

File #: 2024-053

Owner's Name: Robbies Safe Harbor Marine Enterprises, Inc.

Applicant: Smith Hawks, PL

Contact: Barton W. Smith, Esq.
Jess M. Goodall, Esq.

Type of Application: Major CUP

Key: Stock Island

Parcel ID #: 00123660-000000

Additional Information added to File 2024-053

County of Monroe
The Florida Keys



**OFFICE OF THE
FIRE MARSHAL**
490 63rd Street Ocean
Marathon, FL 33050
Phone: (305) 289-6020

April 22, 2024

Mr. Jess Goodall
Smith Hawks Attorneys at Law
138 Simonton Street
Key West, FL 33040

Sent Via Email

RE: Letter of Coordination, Major Conditional Use Application, 7281 Shrimp Rd, Stock Island

Dear Mr. Goodall,

This letter of coordination is being provided to confirm that the Fire Marshal's Office the discussion regarding the proposed site plan for parcel no. 00123660-000000, 7281 Shimp Road, Stock Island.

The following will summarize preliminary fire department requirements, however, are not meant to include every requirement at this time:

- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements. Please show all dimensions.
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Submittal shall provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Submittal shall include plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc. For the restaurant area, please identify seating inside and outside.
- Plans shall identify the marked fire lanes. Please distinguish fire lane(s) from loading zones.
- Plans shall identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code, 8th edition, 2023, NFPA 303: Fire Protection Standard for Marinas and Boatyards, 2021 Edition, NFPA 307: Standard for the Construction and Fire Protection of Marine Terminals, Piers, and Wharves, 2021 Edition, NFPA 312: Standard for Fire Protection of Vessels During Construction, Conversion, Repair, and Lay-Up, 2021 Ed.

The attachment provides the fire department construction related requirements for your review. As discussed, this review and comments are preliminary in nature and additional conditions may be required upon submittal of the project for permitting. The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions and any coordination meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,

Craig Marston
Acting Fire Marshal

Attachments

c: Ilze Aguila, Planning Commission Supervisor



Construction Related Fire Department Requirements

The following are the requirements that the Fire Marshal's Office (FMO) will review during plans examination and inspections. All documents, such as permits, reports and revisions referenced herein must be submitted **through** the Building Department. *Please note that private inspection providers are not authorized to perform inspections for fire department requirements.* This document is intended to facilitate the permitting process however is not meant to include every requirement necessary. Additional conditions may be required.

General / Site Plan.

1. Site Plan shall clearly identify the location of the project within the parcel and adjacent roadways.
2. Site Plan shall identify ingress/egress locations, measurements, and protective measures during construction.
3. All construction plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
4. Site plan must contain and clearly show the locations for all hydrant(s), arterial mains, feeder mains and stub out main sizes, including point of service from FCAA source.
5. Provide reference to current edition of NFPA 241 and Chapter 16 NFPA 1, Standard for Safeguarding Construction, Alteration and Demolition Operations, which shall be maintained for duration of work.
6. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants (fire wells) are installed, inspected, flow tested, and approved for service by the Fire Marshal's office. Note: Slabs can be poured, non-combustible walls can be erected, no combustible framing or roof assemblies may be on site.
7. Fire hydrants shall have proper clearances provided and maintained in accordance with Chapter 18, NFPA 1, and guidelines provided by the Fire Marshal's office. No poles, signs or other obstructions shall be in this clear space.
8. An in-service hydrant is defined as cleared through letter by the Florida Keys Aqueduct Authority (FCAA) and the Florida Department of Environmental Protection (FDEP). After obtaining the DEP clearance all hydrants shall be flow tested. This will be done by a licensed sprinkler or underground contractor, with certified test results being provided to the Monroe County Fire Marshal's office. Hydrants shall be flowed and plotted on a graph certifying the flow meets ISO (Insurance Services Office) flow calculations @ 20psi. Hydrants shall be painted in accordance with NFPA 291, providing proper bonnet and cap colors for the hydrant flow @ 20psi. A blue reflector shall also be provided in the center of the traffic lane closest to the hydrant. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system before combustible material is brought on site. This inspection must be scheduled through the Building Department.
9. Plans shall instruct Contractor to call-in required inspections for the water line, including the Fire Marshal's Office for inspections related to the fire suppression system and fire hydrants.
10. Any structure greater than 75 ft above the lowest level of fire department vehicle access, will have an easily accessible and identifiable fire department connection "FDC" leading to a dry standpipe in a stairwell at 1 floor level below the highest working floor.
11. Prior to final approval of construction, it is the responsibility of the property owner or their designee to ensure 99% radio/cellular communication capabilities for all fire and police personnel in accordance



with NFPA 72 paragraph 24.5.2* Two-Way Radio Communications Enhancement Systems. If a failure occurs, a radio/cellular enhancement system will need to be installed.

12. Access shall be provided to fire crews for site and building construction familiarization (new buildings).
13. Separate Permits are required for Fire Sprinkler, Fire Alarm, and Fire Extinguishing Systems. Engineered plans (if required), shall be included in the "SEPARATE" permit application documents.
14. Upon completion of all underground site work, the site should have 360-degree accessibility for emergency apparatus.

Building Design Criteria for New Construction.

1. Identify all applicable Fire and Life Safety Codes and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 8th edition effective December 31, 2023, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
2. For New Construction provide a Life Safety Plan to include the following:
 - a. Identify the Type of Construction.
 - b. Occupancy classification and Occupant load calculations for each Occupancy Type
 - c. Total square footage information.
 - d. Common paths of travel and distances in LF to exits.
 - e. Corridor widths.
 - f. Identify door widths.
 - g. Locations and type of Fire extinguisher(s) with attachment details, in compliance with NFPA 10, including but not necessarily limited to each residential cooking area.
 - h. Locations for Emergency lighting and illuminated exit signage. * (*May be on the lighting/reflective ceiling plan or the LSP, but if on both, plans must be identical.)
3. Provide address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additionally, address numbers shall contrast with their background, in accordance with NFPA 1, 10.11.
4. Provide Wall Types (including its joint assemblies) any shafts and chases shown referenced to detailed drawings on plans, UL or equivalent design details.
5. Identify and include the minimum fire resistance of walls, partitions, and opening protectives. Clearly identify fire resistance separations of Structure members and/or Compartmentation of living spaces.
6. Provide fire stopping details and identify required fire resistance rating for each penetration type (To be inspected on "Rough Fire Inspection – 800"). *Note: If Rough inspection is not called in by Contractor, and this inspection is not performed by the Fire Marshal's Office, Contractor shall be responsible for removing any work covering fire stopping, etc. for the inspection to be completed.*
7. Provide fire stopping details and identify required fire resistance rating between occupancies.
8. Provide a complete Interior finish schedule including wall coverings, floor finishes, furnishings and draperies. Identify and include the minimum interior finish classification(s).
9. Provide Exit access, exit, and exit discharge information that complies with Chapter 7 of NFPA 101.
10. Provide Exit illumination that complies with Chapter 7 of NFPA 101.
11. Provide Emergency lighting and exit signs that comply with Chapter 7 of NFPA 101.
12. Each required exit has to be equipped with exit sign/emergency light combo fixture.
13. Provide Exit corridors that comply with Chapters 7 and 8 of NFPA 101.
14. Provide Stairs with sufficient details including all dimensions such as width, headroom, rise, run, etc. to ensure compliance with Chapter 7 of NFPA 101.
15. Provide Handrail and guard detail including all dimensions-extension, rejections, height, etc.
16. Provide Ramp Detail including all dimensions, show slope in ratio, etc.
17. Provide Doors, locks, latches, and alarm devices with sufficient details such as rating, hardware, width, assembly, etc. on schedule to ensure compliance with Chapter 7 of NFPA 101.



18. Provide a complete Window Schedule including all dimensions, identify egress windows, clear widths, sill height above finished floors, etc.
19. Occupant load and classification shall comply with Chapter 7 of NFPA 101.
20. Accessible means of egress shall comply with Chapter 7 of NFPA 101.
21. If Mechanical Plans, the proper location of Duct Detectors in the supply & return for systems greater than 2000 CFM or 60,000 BTUs and their respective test switches.
22. If Mechanical Plans in a non-sprinklered/non-fire alarm building, the proper location of their respective test switches AND the location of each "Smoke" indicator.
23. If Electrical Plans, the panel schedule needs to indicate which breaker is for the Emergency Lighting and which breaker is for the Fire Alarm Control Panel "FACP" in an alarmed structure. The Fire Alarm breaker must be locked. Note: Only Fire Alarm Contractor shall install the Fire Alarm Detection System.
24. If Lighting Plans, the location of all illuminated exit signs and emergency lighting must be identical to the LSP.
25. Plans shall identify any hazardous materials to be stored, including type, storage and handling and quantities.
26. Plans for storage facilities shall identify materials to be stored with related quantities and provide the hazard classification types.
27. Identify whether or not the building will contain a fire sprinkler or fire alarm system.
28. Any Fire System related work shall require a "SEPARATE" permit from the specific trade performing the work.

Fire Department Access.

1. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
2. Note on plans that "Emergency Access for Fire Apparatus, Emergency Medical Vehicles and Water Supplies shall be maintained unobstructed at all times."
3. Ingress/Egress shall provide inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
4. The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).
5. There shall be no parking on both sides of the street.
6. An approved turnaround for fire apparatus shall be provided where an access road is a dead-end and is in excess of 150 feet. The turnaround shall have a minimum centerline radius of 50 ft. The grade, surface and location of the fire lane shall be approved by the Fire Marshal's Office.
7. A Tee or Y turnaround may be accepted, upon review by the Fire Marshal's Office. See Exhibit A for example.
8. Secondary paved access or an emergency vehicle access to this site may be required or necessary, Per NFPA 1 Chapter 18, upon review by the Fire Marshal's Office.
9. Provide Automatic access at points of ingress and egress to be activated by "Electronic Siren Welp and Wail Modes" (for gated businesses/developments/communities).
10. Provide for Knox Box, with notation to coordinate installation with Monroe County Fire Marshal's Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
 - a. Keys to the following:
 - 1) Main entrance.
 - 2) All mechanical and electrical rooms.



- 3) Emergency elevator operations (2 keys).
 - 4) Fire alarm panel.
 - 5) Pull stations.
 - b. Business card of 24/7 emergency point of contact.
11. Plans for gated developments, subdivisions, etc., require compliance with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
 12. Fire Lanes: Required fire lanes shall be provided. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 41 tons.
 13. Fire lanes shall be marked with freestanding signs with the wording, "**NO PARKING FIRE LANE**" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.
 14. Access to building: A fire department access road shall extend to **within 50 feet** (15 meters) of a single exterior door providing access to the interior of the building.
 15. Additional requirements: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility.
 16. Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

Docks, Marinas and Boat Slips.

1. Plan submittals shall confirm with all applicable standards for construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats as identified in NFPA 303, most recent edition.
2. Plans shall also identify any hazardous materials to be stored, including type, storage and handling and associated quantities.

Water Supply for Fire Suppression. The following water supply design requirements, references and notations shall be provided on the Plans:

1. Provide the "Determination of Needed Fire Flow" Calculations/Report which will identify the water supply required for fire suppression for each building, including the fire sprinkler system, with the building Plans Permit submittal. These Calculations/Report may be provided directly on the plans or submitted separately with a reference on Plans to this Report. Separate reports, etc. must be submitted through the Building Department. Guidance to prepare these "Calculations/Report" may be found in NFPA 1, Chapter 18 and/or at the following website:
<https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
2. Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flow calculations.
3. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
4. Plans shall provide for the installation of Fire hydrant(s) and/or Fire well(s) such that the coverage for each building can be provided by fire suppression apparatus.
5. Provide locations for the point of service from the FKA water main, and locations of the Backflow preventer, Post indicator valve and fire hydrant(s) and/or fire well(s) on the Site Plan.
6. Provide hydraulic nodal information on plans.



7. Where no reliable water service is within ¼ mile of the site then Chapter 29, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, will apply.
 - a. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.
8. Fire main that is separate from water service, in accordance with NFPA 25 and NFPA 13. This includes permitting and coordination with the FKAA and other utilities as applicable.
9. **Underground Fireline:** See General and Specialty Inspection Requirements.
10. Provide copy of FKAA permit(s) prior to 800 Rough Inspections to the Fire Marshal through the Building Department.
11. Fire Well Installations may only be performed by licensed Water Well Construction contractors in accordance with Chapter 62-531, F.A.C.
12. In accordance with Chapter 62-532 Fire Well installations shall obtain a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C. prior to construction and provide this permit with the Monroe County Building permit application for the Fire Well for review by the Fire Marshal's Office.
13. Upon completion of the Fire Well installation, the contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
14. Fire Hydrants and Fire Wells installed on private property shall be required to file an annual testing and maintenance agreement prior to submittal of building permit (NFPA 291, NFPA 25 and NFPA 42).

Fire Sprinkler System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Sprinkler System Plans" submittal by state licensed fire sprinkler contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Provide details for sprinkler heads, hangars, control valve, main drain, auxiliary drain, fire department connection, water flow alarm and system air vent.
5. Clearly identify the location, pipe dimensions and diameter for the fire main point of service from the FKAA water supply.
6. Required inspections include aboveground visual of piping and connections, hangars, heads, and other components under an 800 Rough Fire Inspection, called in through the Building Department. Hydrostatic pressure test, as per NFPA 13, and flow and tamper switch operation required under 891 Final Fire with Acceptance Inspection, called in through the Building Department.
7. Copies of the Contractor's Material and Test Certificates for both the underground and aboveground piping shall be provided to Deputy Fire Marshal/Fire Marshal's Office upon completion of the hydrostatic tests by submission through the Building Department, which is required for the 892 Final Fire Inspection, called in through the Building Department.
8. Fire Sprinkler contractor shall also provide the following upon the 892 Final Inspection by submission through the Building Department:
 - a. Fire Pump testing certificate (new buildings).
 - b. Hydraulic plates.



- c. Spare Heads and associated wrenches.
- d. Escutcheons/cover plates.
- e. Copy of plans – 4” PVC by FACP.
- f. Copy of Maintenance Contract.
- g. All signage per Code requirements.

Fire Alarm System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate “Fire Alarm System Plan” submittal by licensed fire alarm contractor.
2. If submitted in full plan set, provide “Fire Alarm System Plans” on separate designated sheets, in compliance with the current adopted NFPA 72: *National Fire Alarm and Signaling Code*.
3. If this plan is not submitted with the original permit set, provide notation that a separate follow up permit application will be submitted.
4. Systems must meet the applicable criteria per NFPA 72, and the occupancy type, as well as any applicable requirements identified by the Fire Marshal’s Office.
5. Provide all manufacturer’s product (cut) sheets.
6. Requires remote annunciator(s) for each building.
7. Clearly identify and locate FACP on plans with smoke detector above it.
8. The Fire Marshal’s Office requires an inspection for a “Fire Alarm System” which includes testing of any and all components of the system, per NFPA 72.
9. Commercial Cooking Fixed Suppression System Plans must be submitted by a Florida licensed contractor for review, permitting, and all associated inspections per NFPA 1, NFPA 17, 17A, and 96.
10. Hood duct inspections require a “liquid” or “light test” of all seams and welds on sections of ductwork being installed. Once ductwork has been installed, a liquid or light test inspection will be required on welds and seams necessary to install ductwork.
11. Final inspections for alarm systems shall include a function test to verify the proper operation of all system components, including fuel shut off, etc.
12. Fire Alarm contractor shall also provide the following upon final inspection:
 - a. Location of electrical panel and breaker associated with the panel.
 - b. Contact number inside of the panel door.
 - c. Account number inside of the panel door.
 - d. All strobes within visual of another shall be in synchronization.
 - e. Record of Completion.
 - f. Monitoring Contract.
 - g. Maintenance Contract.
 - h. Copy of plans – 4” PVC by FACP.

Commercial Cooking Fire Suppression System.

1. Provide separate “Fire Suppression System Plans” submittal by state licensed fire suppression system contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 10, 13, 17A and 96, as well as, meeting any applicable requirements identified by the Fire Marshal’s Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Fire Alarm contractor shall also provide the following upon final inspection:

UL-300:

 - a. Notification Device.
 - b. Gas company representative.
 - c. Electrical Inspector.



- d. Representative of the business (owner/manager).
 - e. Chain.
 - f. Shunt Trip test.
 - g. Chocks.
 - h. Pre-Engineered Restaurant Fire Suppression Systems Report.
 - i. Signage.
5. FM-200:
- j. Notification Device.
 - k. Fan test – Enclosure Integrity Report.
 - l. Signage.

Above Ground and Underground Fuel Tanks.

- 1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
- 2. All tanks and installation(s) shall meet the requirements per NFPA 30, NFPA 30A, or NFPA 30B, as deemed applicable by the Fire Marshal’s Office.
- 3. All underground tanks require inspections of slab, anchors, piping, and any associated components.
- 4. All aboveground tanks require inspections of supports, mounting, strapping, other protective requirements, and any associated components.

Propane Tanks.

- 1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
- 2. All tanks and installation(s) shall meet the requirements per NFPA 10, 54, 55, and 58, and any other standard or Code as deemed applicable by the Fire Marshal’s Office.

Telecommunications Towers, structures and facilities.

- 1. Plans shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
- 2. Plans shall comply with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: “Remote activation by operation of electronic siren - wail or yelp.”
- 3. Plans shall comply with NFPA 101, including maintenance of the means of egress in the event of fire or other emergency.
- 4. Plans shall meet the requirements as provided in NFPA 70, including grounding, lightning arresters and emergency and standby power systems.
- 5. Provide for “Red Model 1403 Knox Box,” with notation to coordinate installation with Monroe County Fire Marshal’s Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
 - c. Keys to the following:
 - 1) Main entrance.
 - 2) All mechanical and electrical rooms.
 - 3) Emergency elevator operations (2 keys).
 - 4) Fire alarm panel.
 - 5) Pull stations.
 - d. Business card of 24/7 emergency point of contact.
- 6. Access shall be provided to fire crews for site and building construction familiarization (new buildings).



Two Way Radio Communications System / Bi-Directional Amplifier (BDA)

Per Florida Statute 633.202 Florida Fire Prevention Code, Ch. 18, the authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 2, 2022. However, by December 31, 2019, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2022. Existing apartment buildings are not required to comply until January 1, 2025. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by December 31, 2022.

Modern building design and construction techniques, especially those required to satisfy requirements for LEED-certified building designs, make it difficult or impossible for the County's 911 system to provide reliable two-way radio coverage for first responders operating inside of buildings. Two-way radio communications enhancement systems help ensure the safety of building occupants and first responders by extending the coverage of a public safety communications system to the interior areas of the building through the use of special bi-directional amplifiers (BDAs) and a network of indoor antennas strategically located to provide reliable public safety radio system coverage throughout the interior of a building. The BDA and network of antennas is known collectively as a Distributed Antenna System (DAS). DAS systems must be designed, installed, maintained and repaired by qualified personnel to ensure that they meet the coverage reliability requirements of NFPA72-2013 and do not cause unintended harmful interference to the County's radio system or other users of the RF spectrum licensed by the Federal Communications Commission (FCC).

A Public Safety DAS System or ERRCS is a radio frequency-based wireless communication system used by first responders such as police, fire, emergency services, disaster response agencies, and homeland security. Public Safety frequencies utilize analog and digital technology and operate in bands from 150 Mhz to 800 Mhz. First responders require seamless communication to carry out their mission, including but not limited to in-building coverage. Bi-Directional Amplifiers (BDA) are utilized to propagate coverage within a structure that due to construction densities, may block RF signal. A public safety DAS is a distributed antenna system connected to a BDA to amplify a signal within the structure and allow transmit and receive signals to the base station. The internal array of antennas and BDA are connected to a donor antenna on the property that communicates to the transmitting base station antenna.

1. The Florida Fire Prevention Code provides that the Authority Having Jurisdiction can require maintaining adequate fire department radio signal strength inside any building (new or existing), F.S. 633.202.
2. Approved Plans to include written sequence of operation, as-built drawings, and operation and maintenance manuals on site. (NFPA 72-14.6.1.1 and NFPA 1221)
3. Disciplines required for site testing include, but may not be limited to, the following:
 - a. BDA/DAS Installer,
 - b. Fire Alarm Company,
 - c. Monroe County Sheriff's Office Radio Communications Officer at (305) 292-6035,
 - d. Electrical Subcontractor,
 - e. Building Department inspector(s)/Electrical Inspector(s), f) Fire Marshal's Office inspector.



- f. *Note:* If the on-site testing is not properly coordinated with the above disciplines, then the testing may have to be repeated.
- 4. Plans/Permit shall identify the organization responsible for the electrical system (NFPA 70-110.21).
- 5. Plans shall identify the masts and metal structures supporting the antennae are grounded and lightning protection is provided, as required by the National Electric Code (NFPA 70-810.21). This shall be demonstrated during an 891 inspection.
- 6. Plans shall identify that the lightning system shall be grounded in accordance with NFPA 70, Chapter 8.
- 7. Lightning protection shall comply with NFPA 780 and NFPA 96A. Where required by NFPA 780, system components shall be listed and labeled. Contractor shall provide documentation from one of the following:
 - a. UL Master Label inspection,
 - b. Lightning Protection Institute
- 8. Openings and penetrations shall be properly sealed (NFPA 70-820.26). This requirement will be reviewed during an 800 inspection.
- 9. Plans shall identify a pathway of survivability in accordance with pathway survivability levels identified in NFPA 72-12.4 / 24.3.6.8. Where fire survivability is required, a listed electrical circuit protective system or a fire-rated cable that is listed to maintain circuit integrity shall be used.
- 10. The system components shall be approved and compatible with the public safety radio system, included are the repeaters, transmitters, receivers, signal boosters, cabling and the finer distributed antenna system (NFPA 72-24.5.2.5.1).
- 11. All repeaters, transmitters, receivers, signal booster components and battery system components are contained and installed in a UL approved NEMA 4 or 4 X Type enclosures (NFPA 72-24.5.2.5.2).
- 12. The Fire Alarm System supervisory and trouble signals were activated and annunciated by the Fire Alarm panel for the following (NFPA 72-24.5.2.6.1 (2) and (3)):
 - a. Antenna Malfunction (FA system supervisory and Signal booster trouble indicated),
 - b. Signal Booster Failure (FA system supervisory and Signal booster trouble indicated),
 - c. Low-Battery capacity, alarming at 70% of capacity (Factory tested for this percentage -label on inside of battery back enclosure),
 - d. Active system component failure,
 - e. Loss of normal AC Power (FA system supervisory and Signal booster trouble indicated),
 - f. Failure of Battery Charger (FA system supervisory and Signal booster trouble indicated),
 - g. Monitoring for integrity of the system shall comply with NFPA 72-10.6.9 / 12.6),
 - h. Above items shall be reviewed during inspection.
- 13. The integrity of the circuit monitoring signal boosters and power supplies shall comply with section 10.6.9 and 12.6 and shall be reviewed during inspection.
 - a. All monitoring of system components must provide notification of system integrity automatically within 200 seconds (3 min, 20 seconds) (NFPA 72-24.5.2.6.1(1), NFPA 72-12.6.1).
 - b. Above items shall be reviewed during inspection.



14. Plans shall identify a dedicated monitoring panel providing visual and labeled notification(s) that is located in the Emergency Command Center and provided indications of the following occurrences for each signal booster (NFPA 72-24.5.2.6.2):
 - a. BDA disconnect notification shall be immediate to 3 minutes and 20 seconds. These criteria will be reviewed during inspection:
 - b. Loss of AC Power,
 - c. BDA-Failure of Battery Charger,
 - d. BDA-Signal Booster Trouble,
 - e. BDA-Low Battery Capacity,
 - f. BDA-AC Power Fail
 - g. Remove BDA-Antenna Fail

15. Inspection shall confirm that Radio Coverage was provided throughout the building as a percentage of floor area as follows:
 - a. Verify signal heat map for internal antennae locations,
 - b. Contact public safety dispatch for a testing radio channel and test areas throughout the building, including one (1) inspection in the BDA equipment room, one (1) inspection outside and one (1) inspection walking the building with the map performing radio tests to other inspectors.
 - c. Inspectors will verify signal strength from the signal strength chart from the installer).
 - d. Critical areas 99% floor area radio coverage (NFPA 72-24.5.2.2.1 / NFPA 1221). Critical areas include emergency command centers, fire pump rooms, exit stairs and passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations and other areas deemed critical by the Fire Marshal's Office.
 - e. General building use areas 90% floor area radio coverage (NFPA 72-24.5.2.2.2).
 - f. Areas that do not pass the coverage percentage testing will be identified on the inspection report.
 - g. Inspection report shall document radio coverage and be submitted to the building department as part of the 892 inspection for approval by the Fire Marshal's Office.

16. Plans shall identify two (2) independent and reliable power supplies shall be provided and function, one (1) primary and one (1) secondary (NFPA 72-10.6.3.2 / 24.5.2.5.5) as listed. These requirements will be reviewed during the 891 inspection.
 - a. Primary, use one of the following:
 - i. Commercial light and power,
 - ii. Engine driven or equivalent and where person trained to operate is on duty at all times,
 - iii. Engine driven generator or equivalent arranged for cogeneration with commercial light and power.
 - b. Secondary, use one of the following:
 - i. A storage of batteries dedicated to the system with at least 12 hours of 100% system operation capacity and arranged per NFPA 72-10.6.10.
 - ii. Automatic starting engine driven generator serving the dedicated branch circuit or the system with at least 12 hours of 100% system operation capacity and storage batteries dedicated to the system with at least two (2) hours of 100% system operation capacity and arranged in accordance with section 10.6.11.3 (NFPA 72-24.5.2.5.5.2).

17. Plans shall identify the minimum signal strength inbound -95dBm provided throughout the coverage area (NFPA 72-24.5.2.3.1). These requirements will be reviewed during the 891 inspection.



18. Plans shall identify the minimum signal strength outbound -95dBm provided at the donor site from the coverage area (NFPA 72-24.5.2.3.2). These requirements will be reviewed during the 891 inspection.
19. Plans shall identify the Donor Antenna, including isolation to be maintained between donor antennae and all inside antennas and shall be a minimum of 15dB above the signal booster gain under all operating conditions (NFPA 72-24.5.2.3.3). These requirements will be reviewed during the 891 inspection.
20. Plans shall identify that the signal boosters shall be FCC certified and verified by approved documentation provided during the 891 inspection (NFPA 72-24.5.2.5.4) These requirements will be reviewed during the 891 and 892 inspections.
21. Plans shall identify that the signal boosters are compatible with both analog and digital communications simultaneously at the time of installation (NFPA 72-24.5.2.5.4). These requirements will be reviewed during the 891 inspections.
22. Plans shall provide signage where the signal booster equipment is located and is accessible to Monroe County Fire Rescue (Section 10.18.3.2) with the following:
 - a. Fire Rescue / Building department signal booster permit number and Service Provider Name and Contact phone number.
23. Plans shall identify that in BDA/DAS Equipment Room, a labeled binder is provided for all BDA/DAS Equipment (NFPA 72-14.6.1.1). Note the BDA/DAS records shall be separate from fire alarm records. This binder shall include the following:
 - a. Manufacturer's specifications,
 - b. As-built drawings,
 - c. Post signal heat map,
 - d. Maintenance Repair log,
 - e. Post repair signal strength measurements,
 - f. Maintenance Contract

These requirements will be reviewed during the 891 and 892 inspections.
24. Provide NFPA 72 Completion documentation for the installation from fire alarm contractor and/or master electrical contractor, in accordance with Section 489, Florida Statutes. This requirement will be reviewed during the 892 inspection.
25. Provide documentation that a maintenance and service agreement has been entered into between the property owner and service provider for the fire alarm transmitter. All components and signal strength level testing shall be required annually (NFPA 72-14.4.10.1 and 14.4.10.6, NFPA 72-14.6.1.1). These requirements will be reviewed during the 891 and 892 inspections.
26. The BDA/DAS systems are required to be inspected and tested annually or whenever structural changes occur including additions or remodels that could materially change the original field of performance tests. Contact the Office of the Fire Marshal (305) 289-6020 to schedule.
27. The Fire Marshal's Office should be notified in advance and shall direct the annual test procedures and requirements. *Note:* Typically annual tests require several systems to be verified. RF emitting devices and system components should be tested to ensure that the gain is the same as it was at



initial installation and acceptance. Backup batteries and power supplies should be tested under load for one (1) hour to verify that these will operate appropriately during a power outage.

28. The occurrence of any fault in an emergency responder radio coverage system where the system function is decreased shall result in the transmission of a supervisory signal to a supervisory service. Systems that are out-of-service for more than four (4) hours shall be required to provide notification to the Fire Marshal's Office (305) 289-6020.
29. All relevant documentation for the BDA/DAS system, including the acceptance and annual maintenance test reports, must be kept on the building premises and be made available to the Fire Marshal's Office during the annual Fire and Life Safety inspection for the building or upon request.

General Inspection Requirements.

1. Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Site Plan" work associated with water lines for fire suppression.
2. Additionally, Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Docks, Marinas and Slips" where work is related to requirements of NFPA 303.
3. All fire related inspections are required to be scheduled at least 1 day prior to the inspection and must be called in through the Building Department's Inspection Line (IVR System).
4. All inspection time requests are for either morning or afternoon, no specific times will be given.
5. Inspections are conducted Monday through Friday 8:00 AM to 4:00 PM.
6. "Courtesy or miscellaneous inspections" cannot be performed by the Fire Marshal's Office.
7. If a Deputy Fire Marshal is on site and observes work that has not been called in for an inspection, an inspection result will not be filed. Inspections shall be requested through the Building Department inspection line in order for results to be posted to the building permit.
8. All ROUGH Inspections are to be called in by the sub-contractor, as applicable.
9. All FINAL Inspections are to be scheduled by permit number.
10. All FINAL Inspections are to be called in by the General Contractor.
11. A representative of each trade shall be on site at the time of their respective inspection.
12. The Permit card and a copy of all approved/stamped plans shall be on site for each of the inspections being conducted.
13. Additional inspection requirement details will be provided on the Fire Marshal's Office inspection checklist.

Specialty Inspections Requirements.

1. Fire Main Inspection:



- a. Installation requires Contractor V license, Ch. 633.102, F.S.
 - b. Includes 800 Rough Fire inspections for review of bedding, pipe joints, thrust blocks and a flush and flow test shall be included as part of this inspection.
 - c. An 891 Final Fire w/Acceptance test will include a hydrostatic test.
 - d. Prior to scheduling an 892 Final Fire w/o Acceptance test, Contractor shall submit through the Building Department permit all documentation related to the fire suppression system including but not limited to material and testing certifications, in accordance with NFPA 24, 25 and 72.
2. Fire Hydrant Inspection:
- a. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - b. An 891 Final Fire w/Acceptance Inspection, hydrostatic test and submit a water flow summary to the Fire Marshal through the Building Department (permit) and keep copy on job site.
 - c. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
3. Fire Well Inspection:
- a. Contractor must obtain and maintain on site a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C.
 - b. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - c. An 891 Final Fire w/Acceptance Inspection, flow test with gauge to verify appropriate GPM in accordance with design and submit certification to the Fire Marshal through the Building Department permit (file) and keep copy on job site.
 - d. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
 - e. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
4. Fire Sprinkler Scheduling Requirements:
- a. Coordinate with Fire Alarm/Fire Suppression System inspections.
 - b. All rough inspections are to be scheduled by the sub-contractor performing the work.
 - c. Rough inspections to include:
 - 1. All underground.
 - 2. All flushing prior to connection to the fire sprinkler riser.
 - 3. Fire pump acceptance testing.
 - 4. Existing construction - 1 hard-lid inspection per job.
 - 5. New construction, commercial – 1 hard-lid inspection per floor.
 - 6. New construction to including hotels, apartments, residential board and care – 1 hard-lid inspection per wing, each floor.
 - 7. New construction, residential – 1 hard-lid inspection.
 - d. Final Inspection called in by the General Contractor.



2. Fire Alarm Scheduling Requirements:

- a. Coordinate with Fire Sprinkler/Fire Suppression System inspections.
- b. The sub-contractor performing the work is not to call for inspection.
- c. Final Inspection called in by the General Contractor to ensure coordination of systems.

3. Fire Suppression Scheduling Requirements:

- a. Coordinate with Fire Alarm/Fire Sprinkler system inspections.
 - 1) UL-300, Kitchen Suppression Systems:
 - a) The sub-contractor performing the work is not to call for inspection.
 - 2) FM-200, Clean Agent Systems:
 - a) The requirements listed in section 1 above.
 - b) Fan-Pressure Test to be called in by the sub-contractor performing the work.
- b. Final Inspection must be called in by the General Contractor.

4. Petroleum Fuel Tank Scheduling Requirements:

- a. The sub-contractor shall call in Underground visualization of mounting.
- b. The sub-contractor shall call in the pressure test of gas lines.
- c. Final Inspection called in by the General Contractor.

Note that new development(s) may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator, in accordance with Chapter 15, NFPA 1 at the discretion of the Fire Marshal.

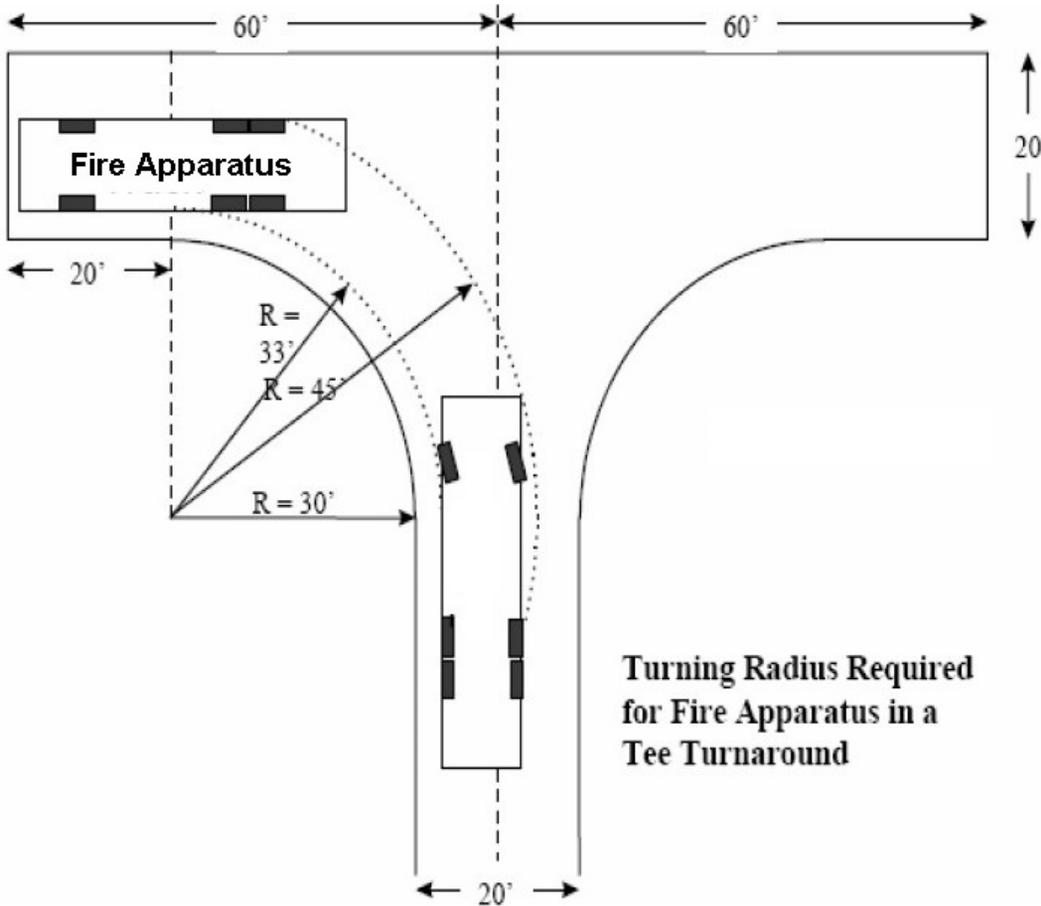
Please use this document as a resource. The Fire Marshal's Office can be contacted at (305) 289-6020.

A handwritten signature in black ink, appearing to read "Craig Marston".

Craig Marston
Fire Marshal
Monroe County Fire Rescue



Exhibit A
Tee Turn Around Example



Monroe County Fire Apparatus Specification for Turn Around:

Gross Vehicle Weight (GVW): 68,000 lbs.

Inside Turning Radius: 25 ft.

Outside Turning Radius: 50 ft.

Ground Clearance: 18 in., Height: 13 ft. 4 in.

Turning Radius Required for Fire Apparatus in a Tee Turnaround

Applicable code references from Florida Fire Prevention Code and NFPA 1 Chapter 18

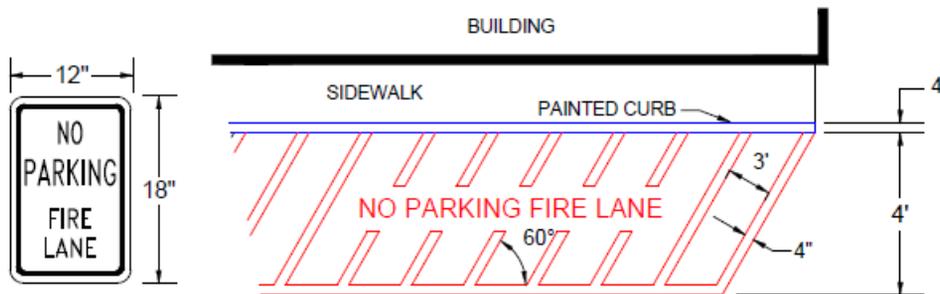
- 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- 18.2.3.4.2 Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
- 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ
- 18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.
- 18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



Exhibit B
Fire Lane Markings - Example



1. Signs shall be high intensity retroreflective, twelve (12) inches wide by eighteen (18) inches in height, white with three inch high red letters not less than one half inch wide to read "NO PARKING FIRE LANE".
2. Signs shall be double faced, face the direction of traffic flow and spaced not greater than sixty (60) feet apart. No part of the Fire Lane shall be further than 30 feet from a sign.
3. Signs shall be mounted on metal posts, not less than two (2) inches in size.
4. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way shall be 5 feet and the maximum to the bottom of the sign shall be 7 feet.
5. Where a curb is provided, four inches (4") of curb top and face shall be painted Traffic Yellow (FDOT Traffic Rated Pavement Paint). Stripes shall be four inches (4") wide extending outward to a width of four (4') feet from curb with three (3') feet between each stripe. Striping shall be two (2) coats of Yellow, FDOT Traffic Rated Pavement Paint.
6. Letters shall be not less than four (4") inches in height and not less than two (2") inches in width within the striping (between the posted signs) to read "NO PARKING FIRE LANE." Lettering shall be Traffic Yellow, FDOT Traffic Rated Pavement Paint.
7. Signs and Painted Markings shall be maintained by the Property Owner.



End of Additional File 2024-053

SMITH / HAWKS
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SENT VIA FEDEX & EMAIL
7755 6756 7807

March 14, 2024

RECEIVED

MAR 18 2024

MONROE COUNTY
PLANNING DEPT.

Emily Schemper, AICP, CFM, Senior Director
Monroe County Planning and Environmental Resources
2798 Overseas Highway
Suite 400
Marathon, Florida 33050
Email: Schemper-Emily@MonroeCounty-FL.Gov

**RE: ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC. - APPLICATION
FOR MAJOR CONDITIONAL USE APPROVAL**

Dear Emily,

Enclosed, please find our clients, ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.'s ("Applicant") application for a Major Conditional Use Approval ("Application"), the Application is for a Major Conditional Use Approval ("Conditional Use Approval") in accordance with §110-67, §110-70, and §130-98 of the Monroe County Land Development Code ("LDC"), to authorize the redevelopment of the parcel commonly known as Robbie's Safe Harbor Marina, located at 7281 SHRIMP Rd, STOCK ISLAND, Florida, with Monroe County Real Estate Number 00123660-000000 (the "Property").

Additionally, please find attached a true copy of this application to be date stamped and returned using the self-addressed envelope included and check No. 41839, in the amount of \$16,950.00 for the application, traffic, SPONS, and advertising fees.

Proposed Development

The Conditional Use Approval will allow the redevelopment of the Property with boat storage buildings totaling nine thousand and fifty two square feet (9,052 SF), one thousand five hundred square feet (1,500 SF) of nonresidential commercial retail floor area, five thousand square feet (5,000 SF) of nonresidential restaurant floor area, boat barns totaling seventy-eight thousand six hundred fifty square feet (78,650 SF) with a total of one hundred ninety-nine (199) dry boat storage racks, and an existing fifty (50) wet slips, including associated accessory uses, pursuant to Monroe County Land Development Section 130-85 and §130-140 ("Development").

BACKGROUND, WRITTEN DESCRIPTION, CODE COMPLIANCE ANALYSIS.

I. BACKGROUND INFORMATION:

- a. Location:** MM 5, Stock Island
- b. Address:** 7281 Shrimp Rd, Stock Island, Florida 33040
- c. Real Estate (RE) Number:** 00123660-000000
- d. Property Owner/Applicant:** Robbies Safe Harbor Marine Ent Inc
- e. Agent:** Smith/Hawks, PL
Barton W. Smith, Esq./ Jess Miles Goodall, Esq.
- f. Total Property Area:** 1,021,482 SF or 23.45 acres
- g. Total Upland Area:** 431,679.6 SF or 9.91 acres
- h. Total Submerged Area:** 589,802.4 SF or 13.54 acres
- i. Land Use District:** Maritime Industries (MI)
- j. Future Land Use Map (FLUM) Designation:** Mixed Use/Commercial (MC)
- k. Tier Designation:** Tier III
- l. Flood Zone:** Multiple on site: AE 9, AE10, VE11, VE 13, VE14
- m. Existing Uses:** Marina uses
- n. Community Character of Immediate Vicinity:** Adjacent land uses include nonresidential to the North and West, open water to the East and South.

II. MAJOR CONDITIONAL USE APPROVAL REQUEST:

Pursuant to §130-85(c)(2), properties with a MI designation are permitted to develop marinas with a major conditional use approval. The marina on the Applicant's Property was developed prior to the adoption of the LDC in 1986. The Property is deemed to have a major conditional use approval.

The Property was developed as a marina resort which includes fifty (50) Wet slips, twenty-two thousand five-hundred two square feet (22,502 SF) dry rack boat barn storage, and eighty-one thousand two hundred ninety two square feet (81,292 SF) designated as outdoor boat storage.

The Conditional Use Approval will allow the Property to be redeveloped as a fully functioning private marina in a suitable location, allowing development of two (2) boat barns totaling seventy-eight thousand six hundred fifty square feet (78,650 SF) and housing one hundred and ninety-nine (199) dry racks (as shown on the site plan), reconfiguration of the outdoor boat storage on the Property, development of a five-thousand square foot

(5,000 SF) restaurant with outdoor ocean front dining, the development of a one thousand five hundred square foot (1,500 SF) commercial retail building, and the development of a nine-thousand fifty two square foot (9,052 SF) light industrial boat/marine vessel service building (collectively, the "Development"). The Development will be built above base flood elevation or flood proofed and will be compliant with all required Monroe County Code.

III. RELEVANT PRIOR COUNTY ACTIONS:

1. On June 21, 2010, the Planning & Environmental Resources Department issued a Letter of Development Rights Determination (LDRD) providing the amount of lawfully established nonresidential floor area and dwelling units on the Property. Providing a lawful determination that 24,912 square feet of non-residential floor area was lawfully established on the Property.
2. On January 26, 2022, the Monroe County Planning Commission passed and adopted Resolution No. P06-22, recommending approval of an amendment to the Land Use District (zoning) Map to apply the Safe Harbor Community Center Overlay. The SHCC Overlay was approved by Monroe County Board of County Commissioners Ordinance No. 016-2022.

IV. ANALYSIS OF CODE COMPLIANCE:

Section 110-67 of the LDC provides the standards that are applicable to all conditional uses. When considering applications for a conditional use permit, the Development Review Committee and the Director of Planning & Environmental Resources shall consider the extent to which:

- (1) *The conditional use is consistent with the purposes, goals, objectives and standards of the comprehensive plan and the land development code Specific policies from the Monroe County Year 2030 Comprehensive Plan that directly pertain to the proposed conditional use include:*

Policy 101.5.6

The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed-use commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial

apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

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

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply to nonresidential development; and
3. maximum net residential density shall be zero.

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

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.

To incentivize additional preservation of recreational and commercial working waterfront uses, the following shall be available:

- i. For the preservation of 36 - 50% of the upland area of property for working waterfront and water dependent uses, up to 20,000 square feet of nonresidential floor area from the NROGO bank shall be provided to the property; and
- ii. For the preservation of 50% or more of the upland area of property for working waterfront and water dependent uses, the residential density on the property may be developed pursuant to the maximum net density standard without the use of TDRs.

2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
6. The preservation of a public access walkway, and a public access boat launch if one already exists, shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area. (Ord. No. 032-2012)

The redevelopment of the existing marina furthers the objective of Comp. Plan Policy 101.5.6 by preserving commercial working waterfront and water dependent uses while enhancing the community character.

Goal 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Goal 102

Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands.

Policy 101.5.25

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1—101.5.20. [F.S. § 163.3177(6)(a)1.]:

Future Land Use Densities and Intensities				Minimum Open Space Ratio (c)
Future Land Use Category and Corresponding Zoning	Residential		Nonresidential	
	Allocated Density (a) (per upland acre)	Maximum Net Density (a)(b) (per buildable acre)	Maximum Intensity (floor area ratio)	
Mixed Use/Commercial (MC) ^{(a)(i)} (SC, UC, DR, RV, MU and MI zoning)	1 du (DR, MU, MI) 3 du (SC) 6 du (UC) Commercial Apartments (RV) ^{(a)(i)} 5—15 rooms/spaces	2 du (MI) 6-18 du (SC) ^{(a)(i)} 12 du (UC) 12—18 du (MU) ^{(a)(i)} 18 du (DR) 10—25 rooms/spaces	0.10—0.45 (SC, UC, DR, MU) <2,500 SF (RV) 0.30—0.60 (MI)	0.20
Notes:				
(a) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net density bonuses shall not be available.				
(b) The Maximum Net Density is the maximum density allowable with the use of TDRs, or for qualifying affordable housing development. TDRs can be utilized to attain the density between the allocated density standard up to the maximum net density standard. Deed restricted affordable dwelling units may be built up to the maximum net density without the use of TDRs. "N/A" means that maximum net density bonuses shall not be available. Buildable acres mean the portion of a parcel of land that is developable and is not required open space.				

(c) Additional open space requirements may apply based on environmental protection criteria; in these cases, the most restrictive requirement shall apply.

(d) Future land use categories of Agriculture/Aquaculture, Education, Institutional, Preservation, Public Buildings/Lands, and Public Facilities, which have no directly corresponding zoning, may be used with new or existing zoning districts as appropriate.

(e) Within the Mainland Native future land use district, campground spaces and nonresidential buildings shall only be permitted for educational, research or sanitary purposes.

(f) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing future land use categories, the maximum floor area ratio shall be 0.10 and the maximum net density bonuses shall not be available.

(g) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, adjacent to the shoreline, pursuant to Policy 101.5.6.

(h) In the RV zoning district, commercial apartments shall be allowed, not to exceed 10% of total spaces allowed or in existence on the site, whichever is less.

(i) The allocated density for the CFSD-20 zoning district (Little Torch Key) shall be 1 dwelling unit per acre, or 1 dwelling unit per parcel for those parcels existing as of September 15, 1986, whichever is less, and the maximum net density bonuses shall not be available. Residential density shall be allowed in addition to the permitted nonresidential uses and intensity (i.e., density and intensity shall not be counted cumulatively).

(j) Within IS subdivisions with primarily single-family residential units, IS-D zoning may be used with a RM future land use designation for platted lots which have a duplex that was lawfully established prior to September 15, 1986.

(k) The maximum net density shall be 25 du/buildable acre for the UR zoning district and shall be 18 du/buildable acre for the MU and SC zoning district for development where all units are deed restricted affordable dwelling units. For the UR zoning district market rate housing may be developed as part of an affordable or employee housing project with a maximum net density not exceeding 18 du/buildable acre.

(l) Vessels, including live-aboard vessels, or associated wet slips are not considered dwelling units and do not count when calculating density.

(m) Within the Residential Low future land use category, the maximum net density for platted lots of less than 0.40 gross acres within the SR zoning district shall be 1 dwelling unit per platted lot, provided all of the following conditions are met:

(n) Density increase above the max net density provided may be permitted for a property within a site-specific policy subarea under Goal 111.

The Development is **NOT** proposing any residential uses on the Property and is therefore compliant with the density standards for the Mixed Use/Commercial zoning district.

Policy 101.19.2

The Community Master Plans shall be incorporated into the 2030 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

1. The Stock Island/Key Haven Livable CommuniKeys Plan Volume I is incorporated by reference into the 2010 Comprehensive Plan. Only the Strategies denoted with a green checkmark in this Master Plan have been adopted and approved as equivalent to the term Objectives in the Comprehensive Plan. Only the Action Items denoted with a green checkmark in this Master Plan have been adopted equivalent to the term Policy in the Comprehensive Plan. Strategies and Action Items without a green checkmark next to them are not considered to be consistent with the definitions of “Objective” and “Policy” and therefore do not serve as equivalents. Adopted by Ordinance 010-2007.
 2. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled Harbor Preservation/Redevelopment and Corridor Enhancement Plan dated November 2005 and incorporated by reference into the 2010 Comprehensive Plan. Only the Strategies denoted with a green checkmark in this Master Plan have been adopted and approved as equivalent to the term Objectives in the Comprehensive Plan. Only the Action Items denoted with a green checkmark in this Master Plan have been adopted equivalent to the term Policy in the Comprehensive Plan. Strategies and Action Items without a green checkmark next to them are not considered to be consistent with the definitions of “Objective” and “Policy” and therefore do not serve as equivalents. Adopted by Ordinance 011-2007.
- (2) *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

The community character of the immediate vicinity is a Mixture of land uses including marina, commercial, retail, office, light industrial, and residential. The Property is located along the entrance to the Safe Harbor basin and offers a unique opportunity to provide safe and secure boat storage in a location that is ideally located and suited for marina use.

The Property is surrounded by marina uses, commercial retail, restaurant uses, and some residential uses within the Safe Harbor basin. The Property is expansive enough to house safe a secure boat barn dry rack storage and provides the opportunity to develop a restaurant with expansive ocean views, enhancing the natural environment and allowing access to the same. The Property is currently used as a private marina and redevelopment of the marina use will enhance the community character and will be more aesthetically pleasing. Given the size and secluded nature of the Property, it offers a rare opportunity to enhance commercial working waterfront and water dependent uses on Stock Island in a suitable location. The Conditional Use Approval would be consistent with the community character of the immediate vicinity.

- (3) *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties:*

The Property will be in full compliance with the County LDC, including landscaping, buffer yards, off-street parking and loading, stormwater management, outdoor lighting, and solid waste/recycling collection. The proposed site plan ("Site Plan") shows all required setbacks will be met, and the proposed landscape plan ("Landscape Plan") shows that all landscaping and buffer yard requirements will be compliant with the LDC. Sufficient off-street parking spaces and loading/unloading area being provided. Additionally, the Development will result in a modern, safe, and visually appealing hotel resort, which will minimize adverse effects, including visual impacts, on adjacent properties.

- (4) *The proposed use will have an adverse impact on the value of surrounding properties:*

The development of a modern, safe, and visually appealing marina and restaurant would typically increase the value of the subject property and would therefore have a favorable impact on surrounding property values. Furthermore, there is no evidence or indication that the Development will have an adverse impact on the value of the surrounding properties.

- (5) *The adequacy of public facilities and services, including, but not limited to:*

(a) **Traffic:**

Localized Impacts & Access Management: Access to and from the Property is along Shrimp Road, 5th Avenue, 5th Street, 4th Street, 2nd Street, Maloney Avenue, 3rd Street, and US 1 and shall be approved by FDOT.

Pursuant to LDC Sec. 114-200, a Level 3 traffic study is required for all areas that have Gross Daily Trip Generations over 500. A level 3 traffic study is being prepared and will be provided.

(b) Water and Wastewater

Proof of coordination has been provided by Florida Keys Aqueduct Authority (FKAA) affirming there is adequate capacity of potable water and wastewater based on the proposed density provided for by the project. The FKAA proof of coordination is included with this application and incorporated herein by reference.

(c) Energy

Proof of coordination has been provided by Keys Energy Service (KES) affirming there is adequate energy capacity based on the proposed density provided for by the project. The KES proof of coordination is included with this application and incorporated herein by reference.

(d) Solid Waste

Proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

(e) Sewage

Proof of coordination confirming available capacity based on the proposed project has been provided by Key West Resort Utilities (KWRU). The KWRU proof of coordination is included with this application and incorporated herein by reference.

(f) Drainage/Stormwater

Drainage and Stormwater are included in the application and are compliant.

(g) Schools

The Capacity is adequate for the Lower Keys.

(h) Recreation and Open Space

Recreation and Open Space is adequate for the Lower Keys.

- a. **Does the Development affect a known archeological, historical, or cultural resource?**

The Development does not affect a known archeological, historical, or cultural resource.

- b. **Does the Development preserve access to public beaches and other waterfront areas?**

The Development will not affect public access to public beaches or other waterfront areas.

V. **DOES THE DEVELOPMENT COMPLY WITH ALL ADDITIONAL STANDARDS IMPOSED ON IT BY THE PARTICULAR PROVISIONS OF THE LDC AUTHORIZING THE DEVELOPMENT?**

1. **Rate of Growth Ordinance:** No residential development is proposed and the Development therefore does not require ROGO allocations.
2. **Nonresidential Rate of Growth Ordinance:** LDC Section 139, Article III provides the Non-Residential Rate of Ordinance (NROGO) requirements. The LDRD identified above provides a lawful determination that the Property is lawfully recognized as having 24,912 SF of non-residential floor area and the Development is therefore compliant and does not require NROGO allocations. According to the Site Plan, the Property's non-residential floor area totals 15,552 SF square feet, which is 62.43% of the vested non-residential square footage. The Development clearly does not exceed the vested NROGO non-residential floor area and is in compliance with section 139 of the LDC.
3. **Purpose of the Maritime Industries District ("MI") (§130-38):** The purpose of the MI district is to establish and conserve areas suitable for maritime uses such as ship building, ship repair, other water dependent manufacturing and service uses and other uses consistent with the Monroe County Comprehensive Plan.

The redevelopment of the existing marina allows the enhancement of the community character and the protection and expansion of commercial working waterfront and water dependent uses in a unique and secluded area that is used for marina uses and commercial restaurants.

4. **Permitted Uses (§130-140):** Within the boundaries of the Safe Harbor Community Center Overlay District, the permitted and conditional uses in subsections (1)—(3) shall be enforced, in lieu of Section 130-85, Maritime Industries, and Section 130-88, Mixed Use; and the nonresidential land use intensities in subsection (3) shall be enforced in lieu of Section 130-164, maximum nonresidential land use intensities and district open space:

(a) *Permitted uses.* The following uses are permitted as of right in the Safe Harbor Community Center (SHCC) Overlay District::

- a. Accessory uses;

- b. Attached and detached dwellings involving less than six units, designated as employee housing as provided for in Section 139-1;
- c. Attached wireless communications facilities, as accessory uses, pursuant to Section 146-5(d);
- d. Collocations on existing antenna-supporting structures, pursuant to Section 146-5(c);
- e. Commercial apartments involving less than six dwelling units, but tourist housing uses, vacation rental use, of commercial apartments is prohibited.
- f. Commercial fishing;
- g. Commercial recreational uses limited to:
 - i. Bowling alleys;
 - ii. Tennis and racquet ball courts;
 - iii. Miniature golf and driving ranges;
 - iv. Theaters;
 - v. Health clubs; and
 - vi. Swimming pools;
- h. Commercial retail, restaurant uses, or any combination thereof, of less than 5,000 square feet of floor area;
- i. Detached dwellings within the Mixed Use (MU) Zoning District;
- j. Institutional residential uses, involving less than ten dwelling units or rooms within the Mixed Use (MU) Zoning District;
- k. Institutional uses;
- l. Light industrial uses;
- m. Office uses of less than 5,000 square feet of floor area;
- n. Public buildings and uses;
- o. Replacement of an existing antenna-supporting structure pursuant to Section 146-5(b);
- p. Satellite earth stations, as accessory uses, pursuant to Section 146-5(f);
- q. Stealth wireless communications facilities, as accessory uses, pursuant to section 146-5(e); and

- r. Wastewater nutrient reduction cluster systems that serve less than ten residences; provided that:
 - i. The wastewater treatment facility and wastewater treatment collection systems are in compliance with all federal, state, and local requirements;
 - ii. The wastewater treatment facility, wastewater treatment collection systems and accessory uses shall be screened by structures designed to be architecturally consistent with the character of the surrounding community and shall minimize the impact of any outdoor storage, temporary or permanent; and
 - iii. In addition to any district boundary buffers set forth in Chapter 114, Article V, a planting bed, eight feet in width, to be measured perpendicular to the exterior of the screening structure shall be established with the following:
 - 1. One native canopy tree for every 25 linear feet of screening structure;
 - 2. One understory tree for every ten linear feet of screening structure and the required trees shall be evenly distributed throughout the planting bed;
 - 3. The planting bed shall be installed as set forth in Chapter 114, Article IV; and
 - 4. A solid fence may be required upon determination by the planning director.

- (b) The following uses are permitted as minor conditional uses in the Safe Harbor Community Center (SHCC) Overlay District, subject to the standards and procedures set forth in Chapter 110, Article III:
 - (1) Agricultural uses, limited to mariculture, provided that:
 - a. The parcel proposed for development is separated from any established residential uses by at least a class C bufferyard;
 - b. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height;
 - (2) Attached and detached dwellings involving six to 18 units,

designated as employee housing as provided for in Section 139-1.

- (3) Commercial apartments involving up to 18 dwelling units, provided that:
 - a. The hours of operation of the commercial uses are compatible with residential uses;
 - b. Access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;
 - c. Tourist housing uses, including vacation rental uses, of commercial apartments are prohibited;
- (4) Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, of greater than 5,000 but less than 10,000 square feet or floor area, provided that access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

In no case shall parcels within the Maritime Industries (MI) zoning district contain more than 5,000 square feet of floor area of commercial retail.

- (5) Commercial retail, office, restaurant uses, or any combination thereof, of high intensity, and of less than 5,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

In no case shall parcels within the Maritime Industries (MI) zoning district contain more than 5,000 square feet of floor area of

- commercial retail.
- (6) Hotels of fewer than 50 rooms, provided that one or more of the following amenities is available to guests:
- a. Swimming pool;
 - b. Docking facilities; or
 - c. Tennis courts;
- (7) New antenna-supporting structures, pursuant to Section 146-5(a).
- (c) The following uses are permitted as major conditional uses in the Safe Harbor Community Center Overlay District, subject to the standards and procedures set forth in [Chapter 110](#), Article III.:
- a. Attached and detached dwelling units involving more than 18 units, designated as employee housing as provided for in Section 139-1.
 - b. Commercial retail, office, restaurant uses, or any combination thereof, of low and medium intensity, of greater than 10,000 square feet of floor area, provided that access to U.S. 1 is by way of:
 - i. An existing curb cut;
 - ii. A signalized intersection; or
 - iii. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

In no case shall parcels within the Maritime Industries (MI) zoning district contain more than 5,000 square feet of floor area of commercial retail.
 - c. Commercial recreation uses (indoor and outdoor), including amusement or sea life parks and drive-in theaters, provided that:
 - i. The parcel of land proposed for development does not exceed five acres;
 - ii. The parcel proposed for development is separated from any established residential use by a class C bufferyard;
 - iii. All outside lighting is designed and located so that light does not shine directly on any established residential use; and
 - iv. The parcel is within the Mixed Use (MU) zoning district.
 - d. Hotels providing 50 or more rooms, provided that:
 - i. The hotel has restaurant facilities on the premises; and

ii. One or more of the following amenities is available to guests:

1. Swimming pool; or
2. Docking facilities; or
3. Tennis courts; and

iii. Access to U.S. 1 is by way of:

1. An existing curb cut;
2. A signalized intersection; or
3. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet;

e. Marinas, provided that:

- i. The parcel proposed for development has access to water at least four feet below mean sea level at mean low tide;
- ii. The sale of goods and services is limited to fuel, food, boating, diving and sport fishing products;
- iii. All outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least six feet in height; and
- iv. Each nonwaterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side yard setback of no less than ten feet; and
- v. New and existing marine facilities, including marinas, with ten slips or more, or one live-aboard-slip, must provide dedicated sewage pump-out facilities or services.

1. Land Use Intensities: Density and Intensity Analysis

Notwithstanding LDC Section 130-164, the Property will have the following intensity standards pursuant to LDC Section 130-140, which is consistent with the LDC and Comp. Plan:

No structure or land in the County shall be developed, used, or occupied at an intensity or density greater than the standards set out in LDC Chapter 130, Article V. The LDC allows market rate housing dwelling units in the DR District to utilize the Max Net Density of up to 18 dwelling units per buildable acre pursuant to LDC Sections 130-157,¹ and allows for transient dwelling units to utilization a max net density of up to 25 rooms or spaces per buildable acre.

The Conditional Use Approval will result in the following Density for the Property, which is consistent with the LDC and Comp. Plan:

¹ See LDC section 130-157(1).

LAND USE	FAR/DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	PROPOSED	POTENTIAL USED
Boat Barn Light Industrial	0.45	440,327.6	198,147.42	78,650	0.0%*
Commercial Retail (low Intensity)	0.45	440,327.6	198,147.42	1,500	0.76%
Restaurant (low intensity)	0.45	440,327.6	198,147.42	5,000	2.52%
Light Industry	0.45	440,327.6	198,147.42	9,052	4.57%
Total					7.85%

The table above illustrates that the Property's developments do not exceed the development potential, and as such, the Density and Intensity is in compliance with the LDC and Comp. Plan.

*Pursuant to LDC Section 130-140, fully enclosed boat barns within the Safe Harbor Community Center Overlay shall not be counted as floor area.

2. Required Open Space (LDC Sections 118-4;118-12; 103-157;130-162; and 130-164)

In the MI zoning district, the minimum required open space ratio is 20%. The Site Plan shows that the Property consists of 23.45 gross acres of area, and 10.11 acres of upland. Therefore, 4.69 gross acres are required to remain open space, and 2.022 acres of upland are required to remain open space. The Site Plan shows that 15.73 gross acres or 67.08% of gross open space is provided, and 2.60 upland acres or 25.72% upland open space is provided.

3. Required Setbacks (Sections 131-1 and 131-3)

The Property is located within the Safe Harbor Community Center Overlay District, which was approved by the BOCC Ordinance No. 016-2022. Pursuant to the standards contained in the Safe Harbor Community Center Overlay District, the required non-shoreline setbacks within the SHCC Overlay district are as follows:

Emily Schemper, Planning Director

Re: Robbie's Safe Harbor Marine Enterprises, Inc.- Application for Major Conditional Use Approval

March 14, 2024

Page 18 of 21

Land Use District/ Land Use	Primary Front Yard (ft.)	Secondary Front Yard (ft.)	Primary Side Yard (ft.)	Secondary Side Yard (ft.)	Rear Yard (ft.)
Maritime Industries (MI)	10	10	5	5	5

The Property is subject to the following non-shoreline setbacks contained in the Safe Harbor Community Overlay District:

Front Yard Setback: Notwithstanding Section 131-1(a), the front yard setback for any structure on a parcel within the Safe Harbor Community Center Overlay District shall be a minimum of 10 feet.

- i. Accessory driveways and walkways. Accessory structures, limited to driveways and walkways, may be permitted within a required front yard setback provided they do not exceed six (6) inches in height as measured from grade. In no event shall the total combined area of all accessory structures occupy more than 60 percent of the out required front yard setback area.
- ii. Outdoor Lighting. All outdoor lighting shall comply with Chapter 114, Article VI Outdoor Lighting. Notwithstanding, streetlights and landscape lighting may be located in the front setback. In no case shall uplighting be permitted.
- iii. Signs and landscaping. Signs as permitted in Chapter 142 and landscaping may be permitted in a required front yard setback.
- iv. Fences. Fences of up to six (6) feet may be permitted, provided they are not located within clear sight triangles as defined in section 114-201 and/or according to FDOT and national AASHTO standards, whichever is more restrictive.

Rear and side yard setbacks. Notwithstanding Section 131-1(a), the minimum required setback for any rear and side yard setback within the within the Safe Harbor Community Center Overlay District shall be reduced to a minimum of 5 feet.

Pursuant to the Site Plan, the Development is compliant with the non-shoreline setbacks.

4. Shoreline Setbacks (Section 118-12)

The Property is subject to the following shoreline setbacks contained in the Safe Harbor Community Overlay District:

Shoreline Setbacks: Notwithstanding Section 1 18-12(c), Water-dependent accessory uses, limited to waterfront dining areas, pedestrian walkways, public monuments or statues, informational kiosks, fuel or septic facilities, and water dependent marina uses, within the Safe Harbor Community Center Overlay District lawfully established as of the effective date of this

Emily Schemper, Planning Director

Re: Robbie's Safe Harbor Marine Enterprises, Inc.- Application for Major Conditional Use Approval

March 14, 2024

Page 19 of 21

section may be redeveloped in their existing footprint in the event of involuntary substantial damage or destruction.

Water-dependent accessory structures within the Safe Harbor Community Center Overlay District **shall be setback the greater of ten (10) feet or the applicable setback prescribed by Florida Department of Environmental Protection or Army Corps of Engineers regulations, whichever regulation is more restrictive,** provided such uses do not involve discharge into Safe Harbor or adjacent surface waters.

Water dependent accessory structures within the SHCC overlay district shall be setback the greater of ten (10) feet or the applicable setback prescribed by the Florida Department of Environmental Protection or Army Corps of Engineers regulations, whichever is more restrictive, provided such uses do not involve discharge into Safe Harbor or adjacent waters.

Pursuant to the Site Plan, the Development is compliant with the required shoreline setbacks.

5. Maximum height (Section 130-187)

No structure or building on the Property does, nor will, exceed a maximum height of 35 feet as shown in the elevation plans provided. The Property is in compliance with section 130-187 of the LDC.

6. Stormwater Management Plans (Section 114-3)

Overall Drainage Plans provided; See attached Overall Drainage Plan for Robbie Key West.

7. Wastewater Treatment Criteria (Section 114-4)

All development on the Property is required to connect to a central sewer system.

8. Fences (Section 114-13)

Any and all fences shown on the Site Plan comply with the requirements of section 114-13 of the LDC.

9. Required Off Street Parking (Section 114-67)

The Development is subject to the following off-street Parking requirements:

	<u>NIGHT</u> <u>(12am-6 am)</u>	<u>WEEKDAY</u> <u>(9am - 4pm)</u>	<u>WEEKDAY</u> <u>(6pm - 12am)</u>	<u>WEEKEND</u> <u>(9am - 4pm)</u>	<u>WEEKEND</u> <u>(6pm - 12am)</u>
Marina (100 spaces)					
Multiplier	0.05	0.7	0.1	1	0.2
Spaces	5	70	10	100	20
Comm. Retail (5 spaces)					
Multiplier	0.05	0.6	0.9	1	0.7
Spaces	1.65	19.8	29.7	33	23.1
Drinking / Entertainment (20 spaces)					
Multiplier	0.01	0.4	1	0.8	1
Spaces	0.2	8	20	16	20
Light Industrial Uses (18 spaces)					
Multiplier	0.05	1	0.1	0.1	0.05
Spaces	0.9	18	1.8	1.8	0.9
Total Needed	<u>7.75</u>	<u>115.8</u>	<u>61.5</u>	<u>150.8</u>	<u>64</u>

Pursuant to the Site Plan, the Property has a total of 233 parking spaces (222 standard, and 11 accessible). The Property’s Parking is in compliance with the parking requirements of section 114-67 of the LDC.

10. Loading and Unloading Spaces (114-69)

Pursuant to the Site Plan, the Property has sufficient loading and unloading spaces and is complaint with section 114-69 of the LDC.

11. Required Landscaping (114-99 and 114-105)

The Property is complaint with all landscaping requirements of sections 114-99 and 114-105 of the LDC; *See* attached Landscape plans.

12. Outdoor Lighting (Section 114-159)

The Property’s outdoor lighting is complaint with section 114-159 of the LDC.

13. Signs (Section 142)

No Signs are planned for the Property. Any signs added to the Property will comply with section 142 of the LDC.

Emily Schemper, Planning Director

Re: Robbie's Safe Harbor Marine Enterprises, Inc.- Application for Major Conditional Use Approval

March 14, 2024

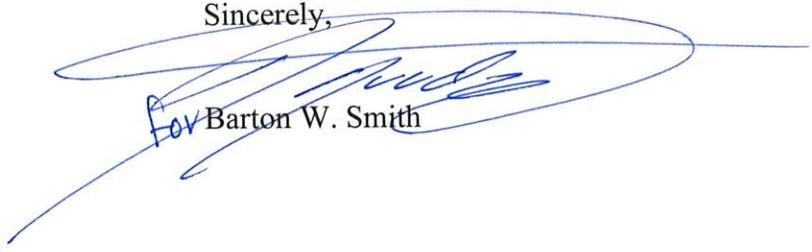
Page 21 of 21

14. Recycling and Solid Waste (Section 114-14)

The Site Plan provides for recycling and solid waste removal as required by the LDC. Additionally, proof of coordination has been provided by Waste Management (WM) affirming there are no issues with the solid waste removal and disposal capacity based on the proposed project. The WM proof of coordination is included with this application and incorporated herein by reference.

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

Sincerely,



For Barton W. Smith

BWS/JMG/bg

Enclosures

Electronic Cc: Ilze Aguila, Aguila-Ilze@MonroeCounty-FL.Gov

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

MAR 18 2024

**MONROE COUNTY
 PLANNING DEPT.**

Request for a Major Conditional Use Permit

An application must be deemed complete and in compliance with the Monroe County Code by the staff prior to the item being scheduled for review.

Major Conditional Use Permit Application Fee: \$11,400.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification (SPON): \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Advertising and Noticing fees for a community meeting: \$245.00 plus \$3.00/SPON

Date of Application: 03 / 14 / 2024
 Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Smith HAWks, PL

Barton W. Smith / Jess Miles Goodall

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

138 Simonton Street, Key West, Florida 33040

Mailing Address (Street, City, State and Zip Code)

Bart@SmithHawks.com

Jess@SmithHawks.com

(305) 296 7227

Brandi@SmithHawks.com

Work Phone

Home Phone

Cell Phone

Email Address

Property Owner: (Business/Corp must include documents showing who has legal authorized to sign.)

ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC. c/o Agent

(Name/Entity)

Contact Person

c/o Agent

Mailing Address (Street, City, State and Zip Code)

c/o Agent

c/o Agent

Work Phone

Home Phone

Cell Phone

Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet.)

See attached survey

Stock Island

Block

Lot

Subdivision

Key

00123660-000000

1157775

Real Estate (RE) / Parcel ID Number

Alternate Key Number

7281 Shrimp Road, Stock Island, Florida 33040

~5

Street Address (Street, City, State & Zip Code)

Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: Maritime Industries (MI)
Present Land Use of Property: Marina
Proposed Land Use of Property: Marina
Total Area of Property: 1,021,482 SF or 23.45 acres
Total Upland Area within Property: 431,679.6 SF or 9.91 acres

If non-residential or commercial floor area is proposed, please provide:

3 Total number of non-residential buildings

15,552 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

0 Total number of affordable units

0 Total number of transient units (hotel, recreational vehicle and/or campground)

Has a previous application been submitted for this site within the past two years? Yes No

Applicants requesting a Major Conditional Use Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

APPLICATION

All of the following items must be included in order to have a complete application submission:

(Please check the box as each required item is attached to the application.)

- Completed application form
- Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*) Proof of ownership (i.e., Warranty Deed) **Tab A**
- Current property record card(s) from the Monroe County Property Appraiser **Tab B**
- Photograph(s) of site from adjacent roadway **Tab C**
- Copy of the recorded conditional use permit and any previous modification approvals **N/A**
- Copy of the most recently approved site plan **N/A**
- Written description of project **See attached background letter**
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat) **Tab D**
- Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a). **N/A**
- Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b).
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following: **Tab E**
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map
 - Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (*certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service*) (unless a separate landscape plan showing such is submitted)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

APPLICATION

- Landscape Plan by a Florida registered landscape architect – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following: **Tab F**
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas) **Tab E**
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale) **Tab G**
- Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure) **Tab G**
- Traffic Study, prepared by a licensed traffic engineer **Being prepared and will be supplemented**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) **Tab E**
- List of names and addresses of all real property owners within a 600 foot radius of the subject property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included **Tab H**
- Radius report from Monroe County Property Appraiser supporting the required labels **Tab H**
- Proof of Coordination are required from the following: **Tab I**
 - Florida Keys Aqueduct Authority (FKAA)
 - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
 - Monroe County Office of the Fire Marshal
 - Monroe County Solid Waste Management
 - Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

If applicable, the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- Notarized Agent Authorization **Tab J**
- Vegetation Survey or Wetland delineation
- Construction Phasing Plan

APPLICATION

Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD)
- South Florida Water Management District (SFWMD)
- Florida Department of Transportation (FDOT)
- Florida Department of Environmental Protection (FDEP)
- Florida Department of State, Division of Historic Resources
- Florida Fish & Wildlife Conservation Commission (FWC)
- U.S. Army Corps of Engineers (ACOE)
- U.S. Fish and Wildlife Service (USFW)

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development?

Yes No Code Case file # _____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

* * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

APPLICATION

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Handwritten Signature]

Date: 03/14/2024

STATE OF Florida

COUNTY OF Monroe

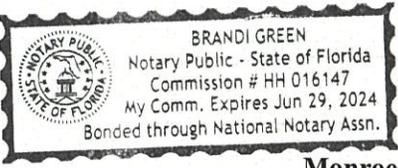
Sword to and subscribed before me, by means of either physical presence OR online notarization,

on 14th day of March, 2024, by Jess Miles Goodall
(PRINT NAME OF PERSON MAKING STATEMENT)

Who is personally known to me OR produced N/A as
(TYPE OF ID PRODUCED) identification.

[Handwritten Signature]
SIGNATURE OF NOTARY PUBLIC

Brandi Green
PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:



Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

AGENT AUTHORIZATION FORM

Date of Authorization: 03 / 14 / 24
Month Day Year

I hereby authorize SMITH HAWKS, PL / Barton W. Smith, Esq. / Jess Miles Goodall, Esq. be listed as authorized agent
(Print Name of Agent)

representing ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC. for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Any/All Planning Department Applications
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

SEE ATTACHED STOCK ISLAND
Lot Block Subdivision Key (Island)
00123660 - 000000 1157775
Real Estate (RE) Number Alternate Key Number
7281 SHRIMP RD., STOCK ISLAND, FLORIDA 33040 ~5MM
Street Address (Street, City, State & Zip Code) Approximate Mile Marker

Authorized Agent Contact Information:
138 Simonton Street
Mailing Address (Street, City, State and Zip Code) Bart@SmithHawks.com
(305) 296-7227 Jess@SmithHawks.com
Work Phone Home Phone Cell Phone Email Address Brandi@SmithHawks.com

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated. The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: [Signature] MICHAEL RECKWERDT AS DIRECTOR
Printed Name of Property Owner:

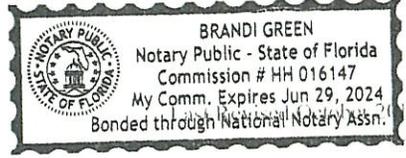
STATE OF Florida COUNTY OF Monroe

Sworn to and subscribed before me this 14 day of March, 2024,
by Michael Reckwerdt, who is personally known to me OR produced
(Print Name of Person Making Statement) as Director

N/A as identification.
(Type of ID Produced)

[Signature] Brandi Green
Signature of Notary Public Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:
06/29/24



A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

Handwritten initials and date: "L.P." and "2/21/91"



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
 ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.

Filing Information

Document Number S22725
FEI/EIN Number 65-0235689
Date Filed 01/04/1991
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 06/20/2023
Event Effective Date NONE

Principal Address

7281 SHRIMP ROAD
 KEY WEST, FL 33040

Changed: 04/26/2007

Mailing Address

7281 SHRIMP ROAD
 KEY WEST, FL 33040

Changed: 02/11/2008

Registered Agent Name & Address

Reckwerdt, Michael
 77522 Overseas Highway
 Islamorada, FL 33036

Name Changed: 04/26/2017

Address Changed: 04/26/2017

Officer/Director Detail

Name & Address

Title D

RECKWERDT, MICHAEL
 77522 OVERSEAS HIGHWAY
 ISLAMORADA, FL 33036

Title CEO

Richards, James
 7281 SHRIMP ROAD
 KEY WEST, FL 33040

Annual Reports

Report Year	Filed Date
2021	04/30/2021
2022	02/15/2022
2023	04/30/2023

Document Images

05/20/2023 -- Amendment	View image in PDF format
04/30/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
08/31/2021 -- Amendment	View image in PDF format
04/30/2021 -- ANNUAL REPORT	View image in PDF format

06/30/2020 -- ANNUAL REPORT	View image in PDF format
04/29/2019 -- ANNUAL REPORT	View image in PDF format
04/26/2018 -- ANNUAL REPORT	View image in PDF format
04/26/2017 -- ANNUAL REPORT	View image in PDF format
04/28/2016 -- ANNUAL REPORT	View image in PDF format
04/17/2015 -- ANNUAL REPORT	View image in PDF format
04/29/2014 -- ANNUAL REPORT	View image in PDF format
04/30/2013 -- ANNUAL REPORT	View image in PDF format
04/25/2012 -- ANNUAL REPORT	View image in PDF format
04/22/2011 -- ANNUAL REPORT	View image in PDF format
01/08/2010 -- ANNUAL REPORT	View image in PDF format
04/17/2009 -- ANNUAL REPORT	View image in PDF format
02/11/2008 -- ANNUAL REPORT	View image in PDF format
04/26/2007 -- ANNUAL REPORT	View image in PDF format
02/07/2006 -- ANNUAL REPORT	View image in PDF format
02/15/2005 -- ANNUAL REPORT	View image in PDF format
03/04/2004 -- ANNUAL REPORT	View image in PDF format
02/18/2003 -- ANNUAL REPORT	View image in PDF format
02/18/2002 -- ANNUAL REPORT	View image in PDF format
01/31/2001 -- ANNUAL REPORT	View image in PDF format
01/26/2000 -- ANNUAL REPORT	View image in PDF format
03/10/1999 -- ANNUAL REPORT	View image in PDF format
01/29/1998 -- ANNUAL REPORT	View image in PDF format
02/26/1997 -- ANNUAL REPORT	View image in PDF format
03/27/1996 -- ANNUAL REPORT	View image in PDF format
02/28/1995 -- ANNUAL REPORT	View image in PDF format

Return to: Lorraine Lewis, P. A.
P.O. Box 783
Islamorada, FL 33034

(77-80
638)
4,40550

Prepared by:

George Lane
Office of Regional Counsel
GSA, Region IV, Atlanta, GA
4-J-FL-914

REC 161 PAGE 0628

FILED FOR RECORD
'91 FEB 28 AM 9 56
DALLAS COLHAGE
CL. & SR. CT.
THURGOOD ALTO
THURGOOD COUNTY, FLA.

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of February 1991,
between the UNITED STATES OF AMERICA, acting by and through the
Administrator of General Services, under and pursuant to the
powers and authority contained in the provisions of the Federal
Property and Administrative Services Act of 1949, approved June
30, 1949 (P.L. 81-152), as amended (40 U.S.C. 484), and regula-
tions and orders promulgated thereunder, Grantor, and ROBBIE'S
SAFE HARBOR MARINE ENTERPRISES, INC. of Stock Island, Key West,
Florida, Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum
of EIGHT HUNDRED ONE THOUSAND AND NO/100 DOLLARS (\$801,000.00),
cash in hand paid and receipt of which is hereby acknowledged,
has remised, released, and forever quitclaimed and by these
presents does remise, release and forever quitclaim unto the
Grantee its successors and assigns, all right, title, interest,
claim and demand which the said Grantor has or may have had in
and to that certain tract or parcel of land in Key West, Florida,
consisting of approximately 23.48 acres of improved land and
access thereto and being more particularly described as follows:

REC'D 161 MAR 06 29

675955

SP

A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto appertaining; and every right, title, or interest, legal or equitable, of the said Grantor of, in, and to the property herein conveyed, including all right, title, and interest which the Grantor may have in the banks, beds, and waters of any streams bordering the aforesaid lands and also all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said lands, and in any means of ingress or egress appurtenant thereto, including a perpetual, non-exclusive access easement, being the same easement fully described and granted to Safe Harbor Boat Repair, Inc., from Phillip C. Toppina, by instrument

675955 REC'D 161 PAGE 0630

dated March 1, 1979, and recorded at Book 782, Pages 1363-1365, in the Official Records of Monroe County, Florida, excepting any rights as herein specifically reserved or retained

SUBJECT, HOWEVER, to all existing easements, including but not limited to, rights-of-way for highways, pipelines, and public utilities, if any, whether of public record or not.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim whatsoever of the said Grantor, either in law or in equity.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services acting pursuant to the above referred to laws, regulations and orders.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name and on its behalf the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

Joseph R. Conshaw
Donna Connor

By: Patricia E. Bailey
PATRICIA E. BAILEY
Contracting Officer
Office of Real Estate Sales
General Services Administration
Region IV, Atlanta, Georgia

675955
REC 161 FILE 0631

STATE OF GEORGIA)
COUNTY OF FULTON)

This day, before the undersigned, personally appeared PATRICIA E. BAILEY, to me well known and known to be the person described in and who executed the foregoing instrument of conveyance on behalf of the UNITED STATES OF AMERICA, and acknowledged that she, being thereunto duly authorized as Contracting Officer, Office of Real Estate Sales, General Services Administration, Region 4, Atlanta, Georgia, executed the same for the purposes therein mentioned as the free act and deed of the UNITED STATES OF AMERICA and General Services Administration.

IN WITNESS WHEREOF, I have hereunto affixed my official seal of office in Atlanta, Georgia, this the 21st day of February, 1991.



Nancy L. Sellers
NANCY L. SELLERS
Notary Public
Notary Public, Rockdale County, Georgia
My Commission Expires March 2, 1992

DB Paid 440550 Date 2-28-91
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By *[Signature]* D.C.

Former Safe Harbor Boat Repair, Inc.
End of Shrimp Road, Stock Island
Key West, Florida
(4-J-FL-914)

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

Monroe County, FL

Disclaimer

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

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

Summary

Parcel ID 00123660-000000
 Account# 1157775
 Property ID 1157775
 Millage Group 110A
 Location 7281 SHRIMP Rd, STOCK ISLAND
 Address 35 67 25 BAY BOTTOM AND FILLED BAY BOTTOM SELY SQRS 55 - 56 STOCK ISLAND PB1-55 OR69-58 OR359-89 OR546-588 OR768-322 OR777-934 OR903-2021 OR918-1275 OR1124-1395 OR1161-628/31
 Legal (Note: Not to be used on legal documents.)
 Description ISLAND PB1-55 OR69-58 OR359-89 OR546-588 OR768-322 OR777-934 OR903-2021 OR918-1275 OR1124-1395 OR1161-628/31
 Neighborhood 10060
 Property Class WAREHOUSE (4800)
 Subdivision
 Sec/Twp/Rng 35/67/25
 Affordable No
 Housing



Owner

ROBBIES SAFE HARBOR MARINE ENT INC
 7281 Shrimp Rd
 Key West FL 33040

Valuation

	2023 Certified Values	2022 Certified Values	2021 Certified Values	2020 Certified Values
+ Market Improvement Value	\$429,153	\$429,153	\$429,153	\$429,153
+ Market Misc Value	\$588,845	\$588,845	\$588,845	\$588,845
+ Market Land Value	\$1,000,508	\$1,000,508	\$1,000,508	\$1,000,508
= Just Market Value	\$2,018,506	\$2,018,506	\$2,018,506	\$2,018,506
= Total Assessed Value	\$2,018,506	\$2,018,506	\$2,018,506	\$2,018,506
- School Exempt Value	\$0	\$0	\$0	\$0
= School Taxable Value	\$2,018,506	\$2,018,506	\$2,018,506	\$2,018,506

Historical Assessments

Year	Land Value	Building Value	Yard Item Value	Just (Market) Value	Assessed Value	Exempt Value	Taxable Value	Maximum Portability
2022	\$1,000,508	\$429,153	\$588,845	\$2,018,506	\$2,018,506	\$0	\$2,018,506	\$0
2021	\$1,000,508	\$429,153	\$588,845	\$2,018,506	\$2,018,506	\$0	\$2,018,506	\$0
2020	\$1,000,508	\$429,153	\$588,845	\$2,018,506	\$2,018,506	\$0	\$2,018,506	\$0
2019	\$1,000,508	\$429,153	\$588,845	\$2,018,506	\$2,018,506	\$0	\$2,018,506	\$0
2018	\$1,000,508	\$429,153	\$588,845	\$2,018,506	\$2,018,506	\$0	\$2,018,506	\$0

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

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(4800)	474,804.00	Square Foot	0	0
ENVIRONMENTALLY SENS (000X)	12.58	Acreage	0	0

Buildings

Building ID	41829	Exterior Walls	METAL SIDING
Style		Year Built	1980
Building Type	SERVICE SHOPS-D- / 25D	EffectiveYearBuilt	1980
Building Name		Foundation	
Gross Sq Ft	800	Roof Type	
Finished Sq Ft	800	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	

Perimeter	120	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	55	Grade	200
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	800	800	0
TOTAL		800	800	0

Building ID	41830	Exterior Walls	MIN WOOD SIDING
Style		Year Built	1980
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	1978
Building Name		Foundation	
Gross Sq Ft	1250	Roof Type	
Finished Sq Ft	1250	Roof Coverage	
Stories	2 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	200	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	60	Grade	200
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	1,250	1,250	0
TOTAL		1,250	1,250	0

Building ID	41831	Exterior Walls	METAL SIDING
Style		Year Built	1979
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	1979
Building Name		Foundation	
Gross Sq Ft	9000	Roof Type	
Finished Sq Ft	9000	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	420	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	55	Grade	200
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,000	9,000	0
TOTAL		9,000	9,000	0

Building ID	41832	Exterior Walls	METAL SIDING
Style		Year Built	1979
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	1979
Building Name		Foundation	
Gross Sq Ft	9000	Roof Type	
Finished Sq Ft	9000	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	420	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	55	Grade	200
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	9,000	9,000	0
TOTAL		9,000	9,000	0

Building ID	41833	Exterior Walls	METAL SIDING
Style		Year Built	1975
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	1975
Building Name		Foundation	
Gross Sq Ft	2400	Roof Type	
Finished Sq Ft	2400	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	POOR	Heating Type	
Perimeter	200	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	60	Grade	200
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	2,400	2,400	0
TOTAL		2,400	2,400	0

Building ID	41834	Exterior Walls	METAL SIDING
Style		Year Built	1975
Building Type	WAREHOUSE/MARINA C / 48C	EffectiveYearBuilt	1975
Building Name		Foundation	
Gross Sq Ft	576	Roof Type	
Finished Sq Ft	576	Roof Coverage	
Stories	1 Floor	Flooring Type	
Condition	AVERAGE	Heating Type	
Perimeter	120	Bedrooms	0
Functional Obs	0	Full Bathrooms	0
Economic Obs	30	Half Bathrooms	0
Depreciation %	60	Grade	250
Interior Walls		Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	576	576	0
TOTAL		576	576	0

Building ID	7821	Exterior Walls	METAL/ALUM
Style		Year Built	1979
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1979
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	720	Roof Type	FLAT OR SHED
Finished Sq Ft	720	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	144	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	43	Grade	350
Interior Walls	MASONRY/MIN	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	720	720	0
TOTAL		720	720	0

Building ID	7822	Exterior Walls	METAL/ALUM
Style		Year Built	1979
Building Type	S.F.R. - R1 / R1	EffectiveYearBuilt	1979
Building Name		Foundation	CONC BLOCK
Gross Sq Ft	708	Roof Type	FLAT OR SHED
Finished Sq Ft	708	Roof Coverage	METAL
Stories	1 Floor	Flooring Type	SFT/HD WD
Condition	AVERAGE	Heating Type	NONE with 0% NONE
Perimeter	142	Bedrooms	2
Functional Obs	0	Full Bathrooms	1
Economic Obs	0	Half Bathrooms	0
Depreciation %	43	Grade	350
Interior Walls	MASONRY/MIN	Number of Fire PI	0

Code	Description	Sketch Area	Finished Area	Perimeter
FLA	FLOOR LIV AREA	708	708	0
TOTAL		708	708	0

Yard Items

Description	Year Built	Roll Year	Size	Quantity	Units	Grade
SEAWALL	1978	1979	5x2112	1	10560 SF	4
CH LINK FENCE	1978	1979	6x300	1	1800 SF	1
CH LINK FENCE	1978	1979	4x575	1	2300 SF	1
BOAT RAMP	1978	1979	25x100	1	2500 SF	3
CONCRETE DOCK	1978	1979	6x537	1	3222 SF	4
ASPHALT PAVING	1979	1980	0x0	1	21000 SF	1
RW2	1979	1980	6x400	1	2400 SF	3
CONC PATIO	1984	1985	40x20	1	800 SF	2
RW2	1994	1995	3x140	1	420 SF	4
CONCRETE DOCK	1979	2003	8x222	1	1776 SF	4
SEAWALL	2002	2003	5x680	1	3400 SF	1
CONCRETE DOCK	1997	2003	12x30	1	360 SF	4
CONCRETE DOCK	2002	2003	8x47	1	376 SF	4
CONCRETE DOCK	1979	2003	9x48	1	432 SF	4

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
2/1/1991	\$801,000	Warranty Deed		1161	628	U - Unqualified	Improved		
5/1/1978	\$150,000	Conversion Code		777	934E	Q - Qualified	Vacant		

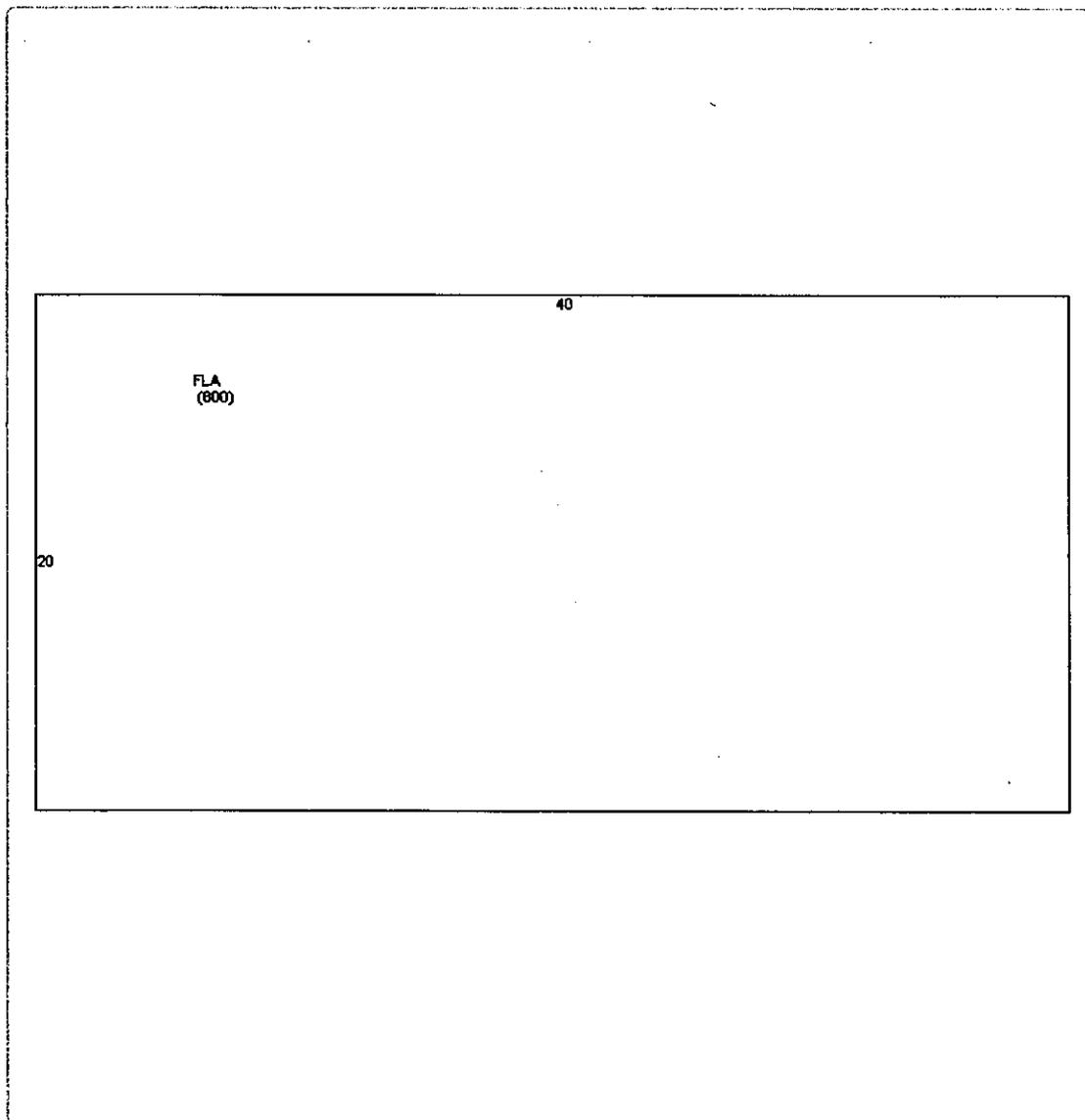
Permits

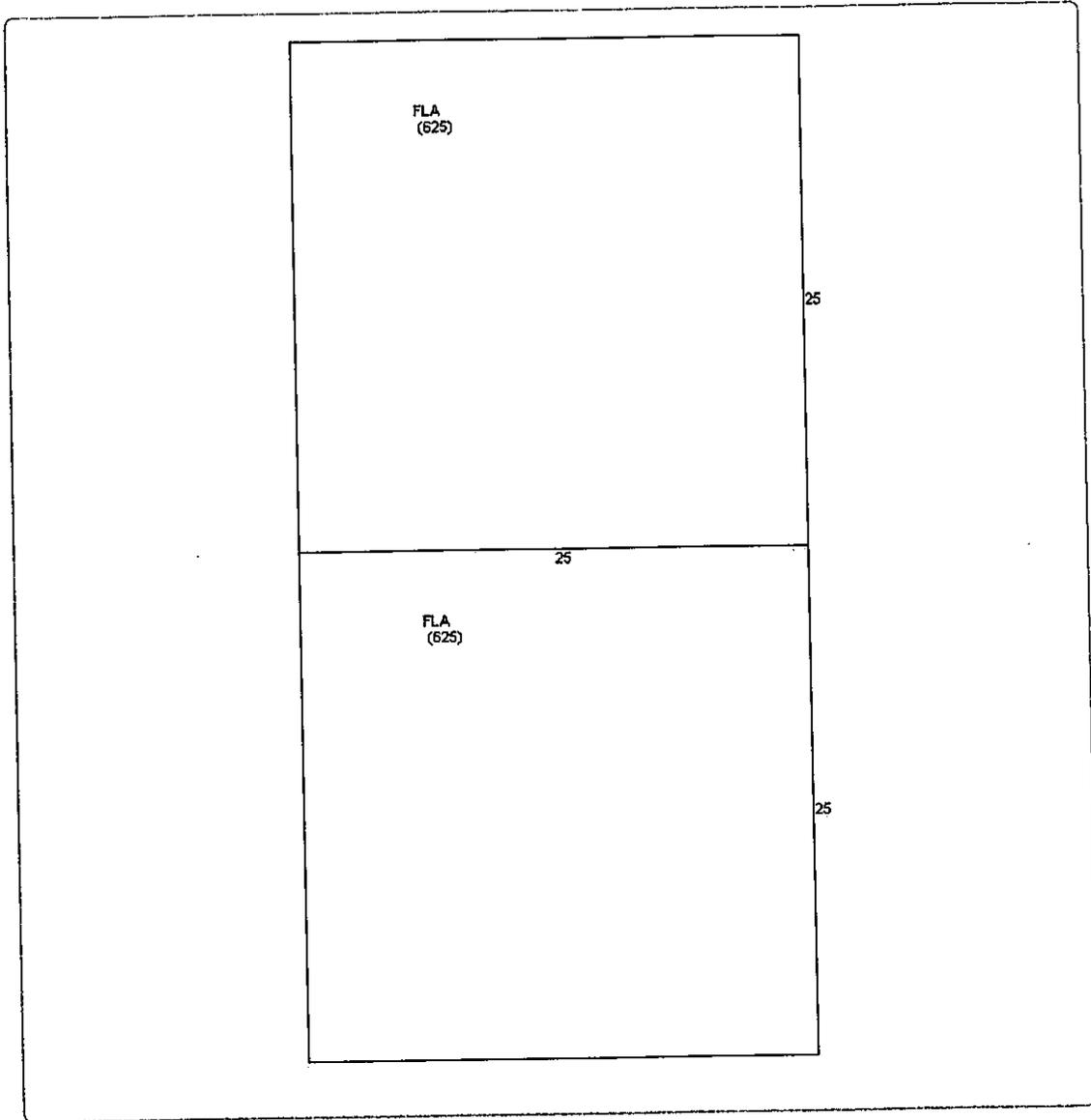
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
05102084	5/26/2005	12/29/2006	\$4,000	Commercial	CONCRETE SLAB
980926	7/6/1998	12/12/1998	\$12,000	Commercial	BLDG MISCELLANEOUS
5754-A	8/1/1979	9/1/1980	\$75,000	Commercial	TWO WAREHOUSES
7200-A	7/1/1979	9/1/1980	\$4,944	Commercial	FUEL STORAGE & DIKE
4918-A	3/1/1979	10/1/1979	\$35,000	Commercial	WAREHOUSE

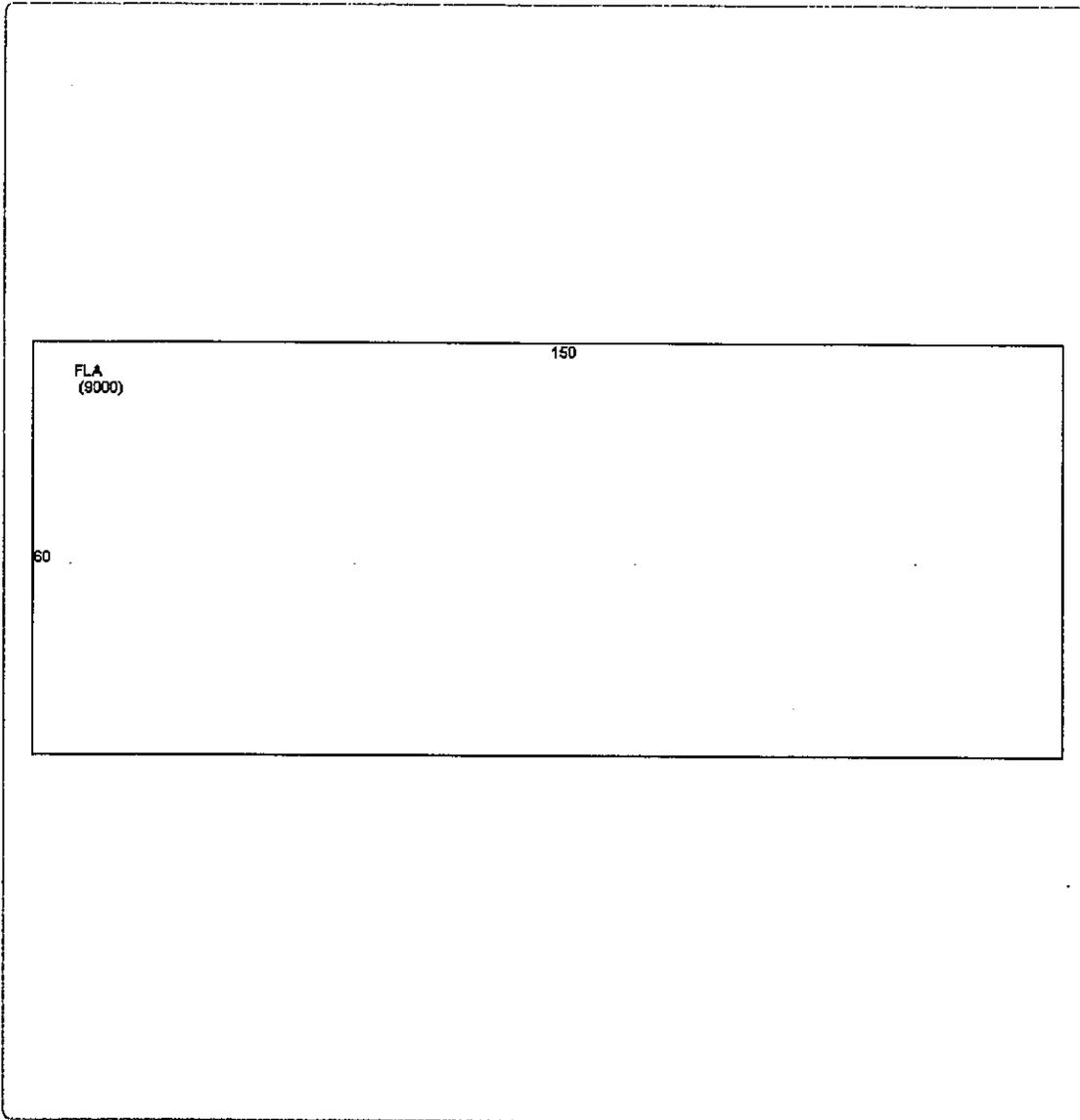
View Tax Info

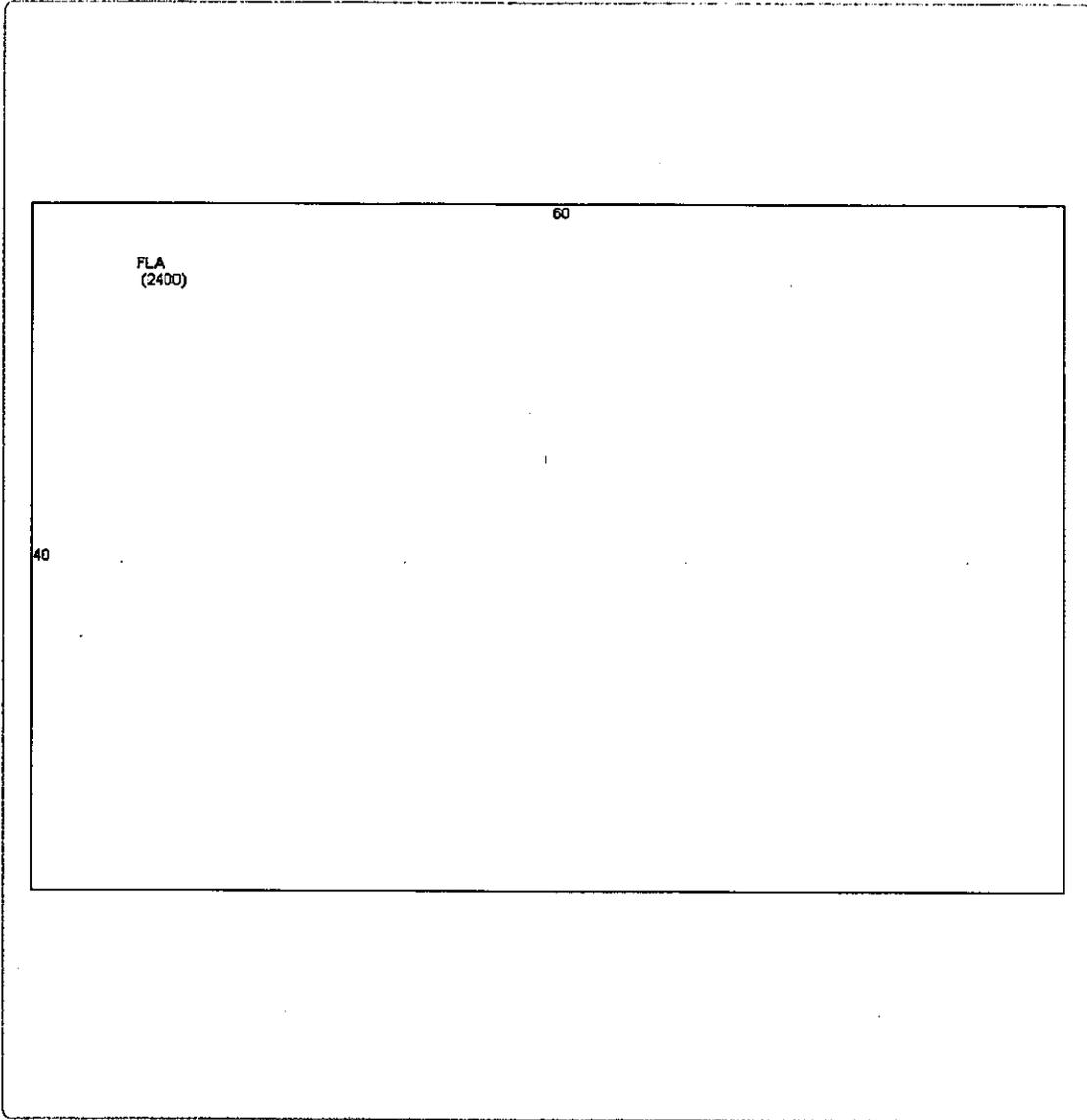
[View Taxes for this Parcel](#)

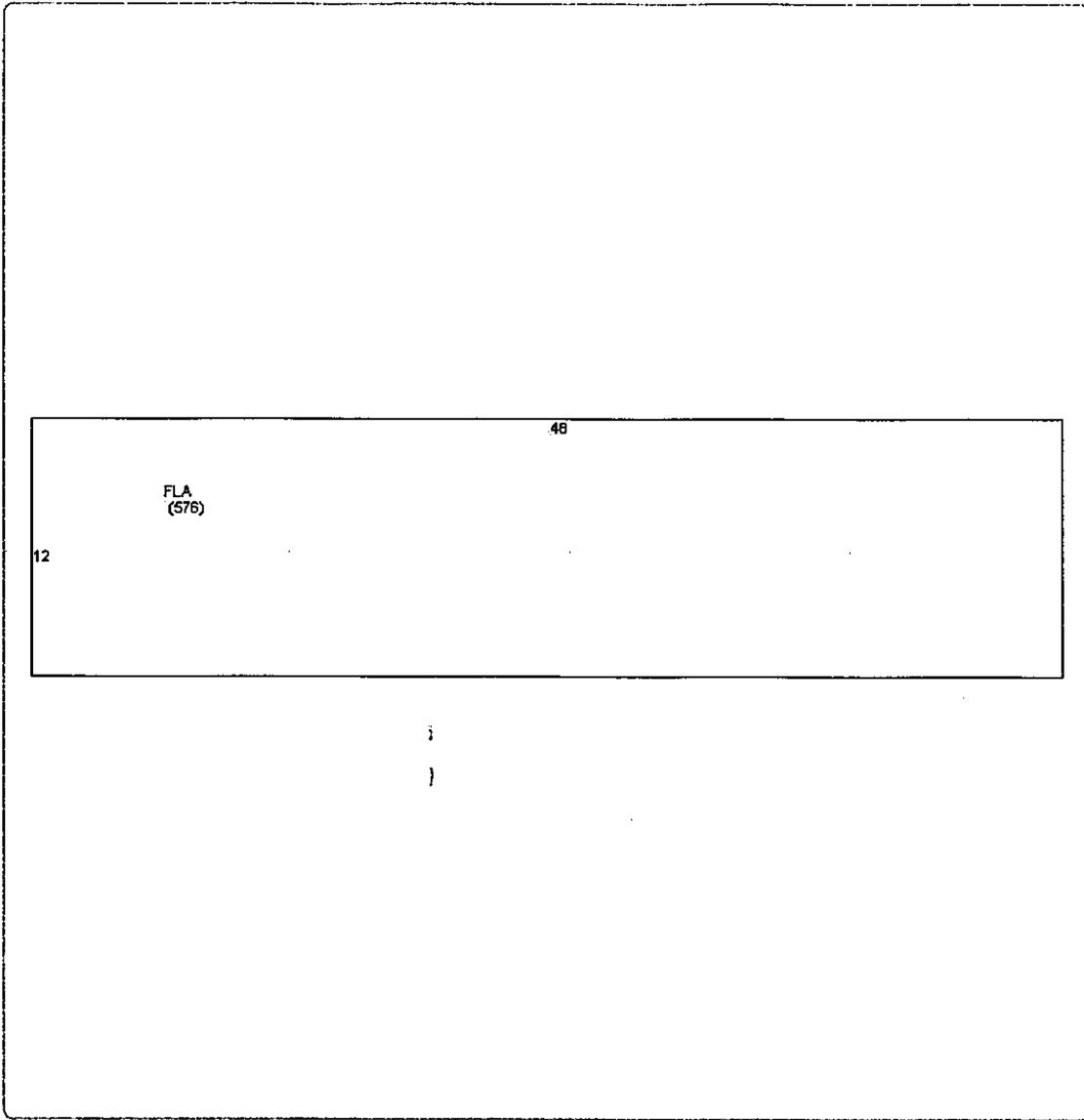
Sketches (click to enlarge)

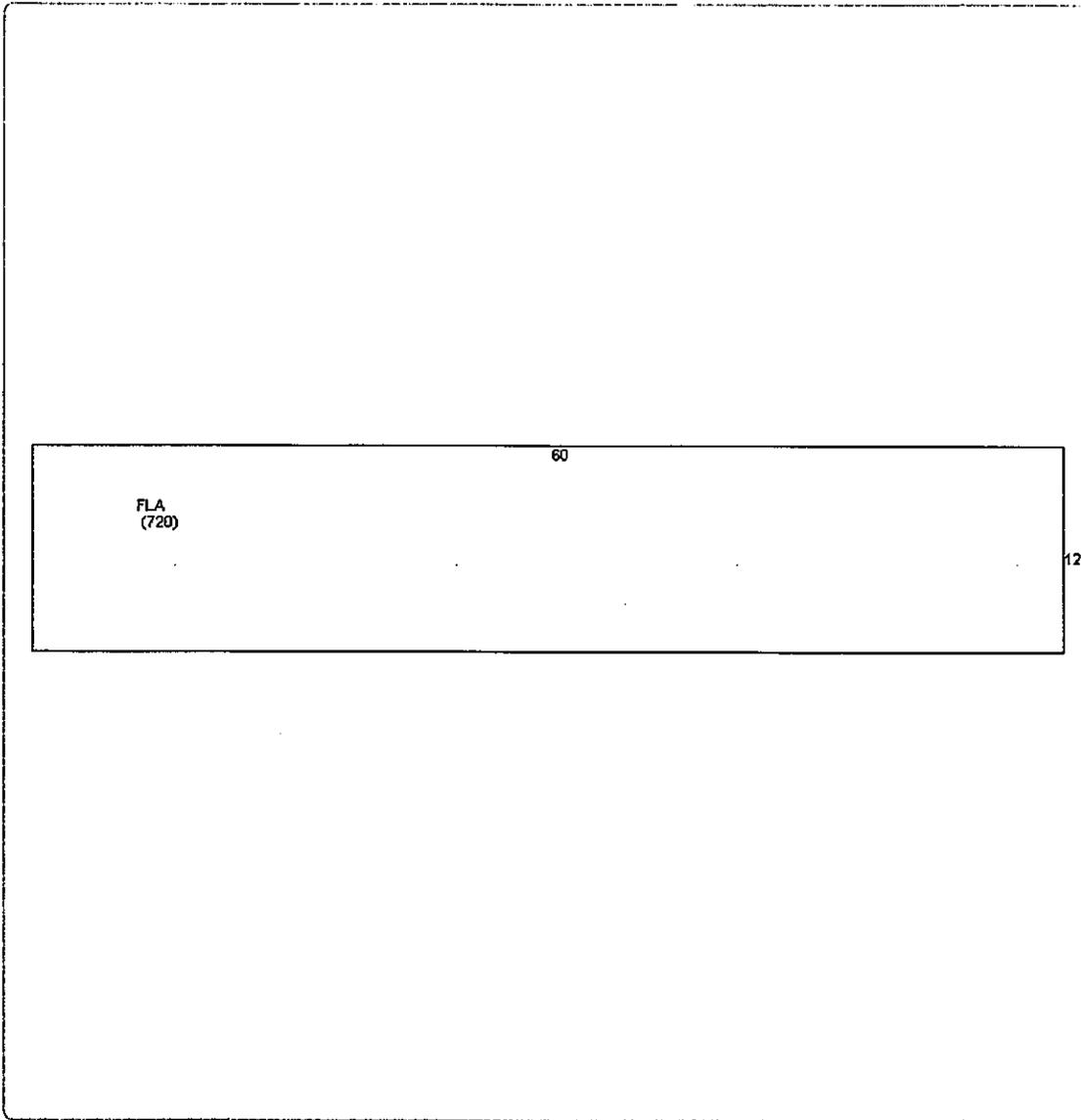


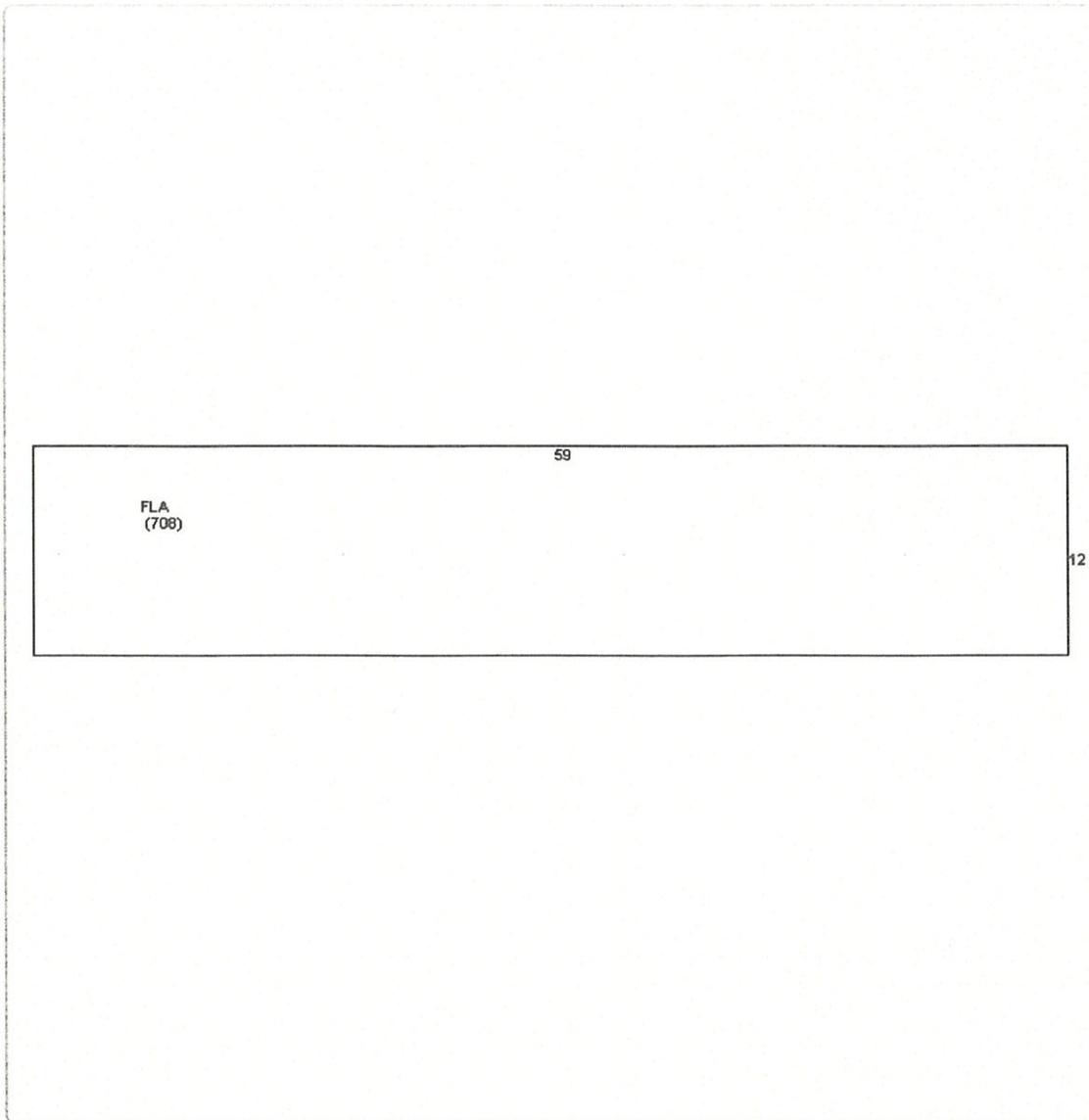




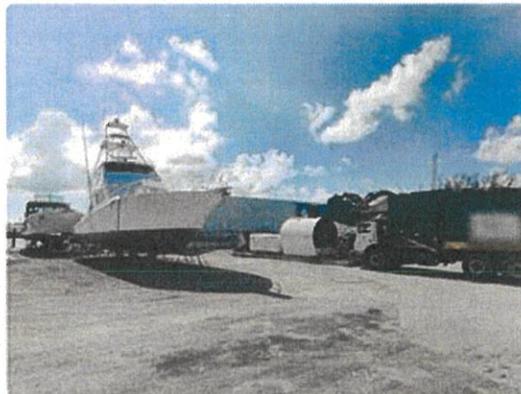








Photos



Map



TRIM Notice

[2023 TRIM Notice \(PDF\)](#)

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

[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/15/2024, 7:16:40 AM

[Contact Us](#)

Developed by
 Schneider
GEOSPATIAL



YAMAHA

VOLVO PENTA



Shrimp

ParcelId	OwnerName	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerCity/Zip	Country
00127360-000000	BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FL	1100 Simonton St	Ste 205		Key West, FL 33040	
00123630-000000	BOT TRIF	C/O DEP DIVISION OF STATE LANDS	3900 Commonwealth Blvd	Mail Station 108	Tallahassee, FL 32399	
00123650-000000	FLA KEYS AQUEDUCT AUTHORITY	1100 Kennedy Dr			Key West, FL 33040	
00123610-000000	FLA KEYS AQUEDUCT COMM	1100 Kennedy Dr			Key West, FL 33040	
00123720-000400	JKYD LLC	PO Box 144235			Coral Gables, FL 33114	
00123761-000400	KW PERRY LLC	848 Brickell Ave	Ste 1100		Miami, FL 33131	
00123910-000000	PARCELS B AND C LLC	1075 Duval St	# 176 C21		Key West, FL 33040	
00123761-000800	STOCK ISLAND OWNER LLC	150 SE 2nd Ave	Ste 800		Miami, FL 33131	
00123620-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St			Key West, FL 33040	
00123550-000000	UTILITY BOARD OF THE CITY OF KEY WEST	1001 James St			Key West, FL 33040	

BOARD OF COUNTY COMMISSIONERS
1100 Simonton St
Ste 205
Key West, FL 33040

BOT TIF
C/O DEP DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 10E
Tallahassee, FL 32399

FLA KEYS AQUEDUCT AUTHORITY
1100 Kennedy Dr
Key West, FL 33040

FLA KEYS AQUEDUCT COMM
1100 Kennedy Dr
Key West, FL 33040

JKYD LLC
PO Box 144235
Coral Gables, FL 33114

KW PERRY LLC
848 Brickell Ave
Ste 1100
Miami, FL 33131

PARCELS B AND C LLC
1075 Duval St
176 C21
Key West, FL 33040

ROBBIES SAFE HARBOR MARINE ENT I
7281 Shrimp Rd
Key West, FL 33040

STOCK ISLAND OWNER LLC
150 SE 2nd Ave
Ste 800
Miami, FL 33131

UTILITY BOARD OF THE CITY OF KEY W
1001 James St
Key West, FL 33040

County of Monroe
The Florida Keys



BOARD OF COUNTY COMMISSIONERS

Mayor David Rice, District 4
Mayor Pro Tem Craig Cates, District 1
Michelle Coldiron, District 2
James K. Scholl, District 3
Holly Merrill Raschein, District 5

August 4, 2023

Attn: Jacob McMahon
Smith/Hawks
138 Simonton St.
Key West FL. 33040

Referenced Property: 7281 Shrimp Rd.
Stock Island, FL. 33040

Owner: Robbies Safe Harbor Marine Ent., Inc.
7281 Shrimp Rd.
Stock Island, FL. 33040

PID #00123660-000000, Alk. #1157775

Dear Mr. McMahon,

After review of the proposed site plan for Robbies Safe Harbor Marine., I find there is sufficient placement and designation for municipal solid waste receptacles for the above referenced property. The plan shows adequate provision for solid waste management.

While recycling is not mandatory, it is strongly encouraged throughout the business community. If information is needed on, how to set-up recycling for this business property, please inform your client to discuss available options with Waste Management, phone number 305-296-8297.

Sincerely,

Cheryl Sullivan

Cheryl Sullivan, Director of Solid Waste Management
Monroe County, Florida

County of Monroe
The Florida Keys



**OFFICE OF THE
FIRE MARSHAL**
490 63rd Street Ocean
Marathon, FL 33050
Phone: (305) 289-6020

July 28, 2023

Mr. Jacob McMahan
Smith Hawks Attorneys at Law
138 Simonton Street
Key West, FL 33040

Sent Via Email

RE: Letter of Coordination, Major Conditional Use, Robbie's 7281 Shrimp Road

Dear Mr. McMahan,

This letter of coordination is being provided to confirm that the Fire Marshal's Office has discussed the proposed project on parcel no. 00123660-000000, 7281 Shrimp Road, Stock Island with you, including a review of the conceptual site plan.

This outlines the preliminary requirements of the Fire Marshal's Office. Attached are the fire department construction related requirements for review. The following will summarize our discussion regarding fire department requirements:

- Plans shall meet the requirements provided in Chapter 18, Fire Department Access and Water Supplies, NFPA 1. This includes the access roads, parking and turnaround requirements.
- Plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
- Provide a "Determination of Needed Fire Flow" report for each structure following guidance from ISO: <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
- Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flows.
- Plans for each structure must include a Life Safety Plan, with square footage, type of construction, occupant load, etc. For the restaurant area, please identify seating inside and outside.
- Plans shall identify the marked fire lanes. Please distinguish fire lane(s) from loading zones, especially in the restaurant area.
- Plans shall identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 7th edition effective December 31, 2020, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
- Please note that any plans submitted after December 31, 2023, will be required to comply with the Building and Fire Prevention Code updates and plans shall provide the appropriate code references.

As discussed, the review and comments are preliminary in nature and additional conditions may be required as plans for this project are updated. The Fire Marshal's Office is committed to a fire prevention program that places a high priority on the welfare and safety of the public while minimizing potential fire and life safety hazards. This office welcomes questions and any coordination meetings to assist your team in completing plans for the project. We look forward to working with you.

If you have any questions or require further information, please do not hesitate to call me at the Fire Marshal's Office (305) 289-6020.

Sincerely,

Craig Marston
Acting Fire Marshal

Attachments



Construction Related Fire Department Requirements

The following are the requirements that the Fire Marshal's Office (FMO) will review during plans examination and inspections. All documents, such as permits, reports and revisions referenced herein must be submitted **through** the Building Department. *Please note that private inspection providers are not authorized to perform inspections for fire department requirements.* This document is intended to facilitate the permitting process however is not meant to include every requirement necessary. Additional conditions may be required.

General / Site Plan.

1. Site Plan shall clearly identify the location of the project within the parcel and adjacent roadways.
2. Site Plan shall identify ingress/egress locations, measurements, and protective measures during construction.
3. All construction plans shall identify water supply for fire suppression which is a requirement of the Florida Fire Prevention Code, current edition. This includes coordination with the Florida Keys Aqueduct Authority for planning and design of all related systems, including but not limited to fire lines, fire hydrants, fire pumps, and fire suppression systems.
4. Site plan must contain and clearly show the locations for all hydrant(s), arterial mains, feeder mains and stub out main sizes, including point of service from FCAA source.
5. Provide reference to current edition of NFPA 241 and Chapter 16 NFPA 1, Standard for Safeguarding Construction, Alteration and Demolition Operations, which shall be maintained for duration of work.
6. No vertical construction or storage of combustible material on site shall be permitted until fire hydrants (fire wells) are installed, inspected, flow tested, and approved for service by the Fire Marshal's office. Note: Slabs can be poured, non-combustible walls can be erected, no combustible framing or roof assemblies may be on site.
7. Fire hydrants shall have proper clearances provided and maintained in accordance with Chapter 18, NFPA 1, and guidelines provided by the Fire Marshal's office. No poles, signs or other obstructions shall be in this clear space.
8. An in-service hydrant is defined as cleared through letter by the Florida Keys Aqueduct Authority (FCAA) and the Florida Department of Environmental Protection (FDEP). After obtaining the DEP clearance all hydrants shall be flow tested. This will be done by a licensed sprinkler or underground contractor, with certified test results being provided to the Monroe County Fire Marshal's office. Hydrants shall be flowed and plotted on a graph certifying the flow meets ISO (Insurance Services Office) flow calculations @ 20psi. Hydrants shall be painted in accordance with NFPA 291, providing proper bonnet and cap colors for the hydrant flow @ 20psi. A blue reflector shall also be provided in the center of the traffic lane closest to the hydrant. A Deputy Fire Marshal will provide a site inspection to verify the flows and accept the system before combustible material is brought on site. This inspection must be scheduled through the Building Department.
9. Plans shall instruct Contractor to call-in required inspections for the water line, including the Fire Marshal's Office for inspections related to the fire suppression system and fire hydrants.
10. Any structure greater than 3 floors, will have an easily accessible and identifiable fire department connection "FDC" leading to a dry standpipe in a stairwell at 1 floor level below the highest working floor.
11. Prior to final approval of construction, it is the responsibility of the property owner or their designee to ensure 99% radio/cellular communication capabilities for all fire and police personnel in accordance with NFPA 72 paragraph 24.5.2* Two-Way Radio Communications Enhancement Systems. If a failure occurs, a radio/cellular enhancement system will need to be installed.
12. Access shall be provided to fire crews for site and building construction familiarization (new buildings).



13. Separate Permits are required for Fire Sprinkler, Fire Alarm, and Fire Extinguishing Systems. Engineered plans (if required), shall be included in the "SEPARATE" permit application documents.
14. Upon completion of all underground site work, the site should have 360-degree accessibility for emergency apparatus.

Building Design Criteria for New Construction.

1. Identify all applicable Fire and Life Safety Codes, and Standards used for design. As a minimum, the Design criteria shall comply with the Florida Fire Prevention Code (FFPC) 7th edition effective December 31, 2020, consisting of NFPA 1, NFPA 101, F.S. 633, & F.A.C. Chapter 69A.
2. For New Construction provide a Life Safety Plan to include the following:
 - a. Identify the Type of Construction.
 - b. Occupancy classification and Occupant load calculations for each Occupancy Type
 - c. Total square footage information.
 - d. Common paths of travel and distances in LF to exits.
 - e. Corridor widths.
 - f. Identify door widths.
 - g. Locations and type of Fire extinguisher(s) with attachment details, in compliance with NFPA 10, including but not necessarily limited to each residential cooking area.
 - h. Locations for Emergency lighting and illuminated exit signage. * (*May be on the lighting/reflective ceiling plan or the LSP, but if on both, plans must be identical.)
3. Provide address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Additionally, address numbers shall contrast with their background, in accordance with NFPA 1, 10.11.
4. Provide Wall Types (including its joint assemblies) any shafts and chases shown referenced to detailed drawings on plans, UL or equivalent design details.
5. Identify and include the minimum fire resistance of walls, partitions, and opening protectives. Clearly identify fire resistance separations of Structure members and/or Compartmentation of living spaces.
6. Provide fire stopping details and identify required fire resistance rating for each penetration type (To be inspected on "Rough Fire Inspection – 800"). *Note: If Rough inspection is not called in by Contractor, and this inspection is not performed by the Fire Marshal's Office, Contractor shall be responsible for removing any work covering fire stopping, etc. for the inspection to be completed.*
7. Provide fire stopping details and identify required fire resistance rating between occupancies.
8. Provide a complete Interior finish schedule including wall coverings, floor finishes, furnishings and draperies. Identify and include the minimum interior finish classification(s).
9. Provide Exit access, exit, and exit discharge information that complies with Chapter 7 of NFPA 101.
10. Provide Exit illumination that complies with Chapter 7 of NFPA 101.
11. Provide Emergency lighting and exit signs that comply with Chapter 7 of NFPA 101.
12. Each required exit has to be equipped with exit sign/emergency light combo fixture.
13. Provide Exit corridors that comply with Chapters 7 and 8 of NFPA 101.
14. Provide Stairs with sufficient details including all dimensions such as width, headroom, rise, run, etc. to ensure compliance with Chapter 7 of NFPA 101.
15. Provide Handrail and guard detail including all dimensions-extension, rejections, height, etc.
16. Provide Ramp Detail including all dimensions, show slope in ratio, etc.
17. Provide Doors, locks, latches, and alarm devices with sufficient details such as rating, hardware, width, assembly, etc. on schedule to ensure compliance with Chapter 7 of NFPA 101.
18. Provide a complete Window Schedule including all dimensions, identify egress windows, clear widths, sill height above finished floors, etc.
19. Occupant load and classification shall comply with Chapter 7 of NFPA 101.
20. Accessible means of egress shall comply with Chapter 7 of NFPA 101.



21. If Mechanical Plans, the proper location of Duct Detectors in the supply & return for systems greater than 2000 CFM or 60,000 BTUs and their respective test switches.
22. If Mechanical Plans in a non-sprinklered/non-fire alarm building, the proper location of their respective test switches AND the location of each "Smoke" indicator.
23. If Electrical Plans, the panel schedule needs to indicate which breaker is for the Emergency Lighting and which breaker is for the Fire Alarm Control Panel "FACP" in an alarmed structure. The Fire Alarm breaker must be locked. Note: Only Fire Alarm Contractor shall install the Fire Alarm Detection System.
24. If Lighting Plans, the location of all illuminated exit signs and emergency lighting must be identical to the LSP.
25. Plans shall identify any hazardous materials to be stored, including type, storage and handling and quantities.
26. Plans for storage facilities shall identify materials to be stored with related quantities and provide the hazard classification types.
27. Identify whether or not the building will contain a fire sprinkler or fire alarm system.
28. Any Fire System related work shall require a "SEPARATE" permit from the specific trade performing the work.

Fire Department Access.

1. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
2. Note on plans that "Emergency Access for Fire Apparatus, Emergency Medical Vehicles and Water Supplies shall be maintained unobstructed at all times."
3. Ingress/Egress shall provide inside turning radius of 25 ft. clear and an outside turning radius of 50 ft. clear.
4. The plan for Ingress/Egress for Fire Department Access roads shall have an unobstructed width of not less than 20 ft., an unobstructed vertical clearance of not less than 13 ft., 6 in., and be designed and maintained to support imposed loads of fire apparatus (44 tons which includes Fire Apparatus and EMS Rescue Vehicles), all clearly shown on the plan, and shall be provided with an all-weather driving surface. (NFPA 1 Chapter 18 & NFPA 241 Chapter 7).
5. There shall be no parking on both sides of the street.
6. An approved turnaround for fire apparatus shall be provided where an access road is a dead end and is in excess of 150 feet. The turnaround shall have a minimum centerline radius of 50 ft. The grade, surface and location of the fire lane shall be approved by the Fire Marshal's Office.
7. A Tee or Y turnaround may be accepted, upon review by the Fire Marshal's Office. See Exhibit A for example.
8. Secondary paved access or an emergency vehicle access to this site may be required or necessary, Per NFPA 1 Chapter 18, upon review by the Fire Marshal's Office.
9. Provide Automatic access at points of ingress and egress to be activated by "Electronic Siren Welp and Wail Modes" (for gated businesses/developments/communities).
10. Provide for "Red Model 1403 Knox Box," with notation to coordinate installation with Monroe County Fire Marshal's Office. The Knox Box for new buildings shall be mounted and have the following placed inside of the box:
 - a. Keys to the following:
 - 1) Main entrance.
 - 2) All mechanical and electrical rooms.
 - 3) Emergency elevator operations (2 keys).
 - 4) Fire alarm panel.
 - 5) Pull stations.
 - b. Business card of 24/7 emergency point of contact.



11. Plans for gated developments, subdivisions, etc., require compliance with NFPA 1, Section 18.2.2.2 related to fire department access. The department does not specify any particular product other than the following: "Remote activation by operation of electronic siren - wail or yelp."
12. Fire Lanes: Required fire lanes shall be provided. Such lanes shall have a surface designed to accommodate fire apparatus with a minimum weight of 41 tons.
13. Fire lanes shall be marked with freestanding signs with the wording, "**NO PARKING FIRE LANE**" or similar wording. Such signs shall be 12 inches by 18 inches with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.
14. Access to building: A fire department access road shall extend to **within 50 feet** (15 meters) of a single exterior door providing access to the interior of the building.
15. Additional requirements: Fire department access roads shall be provided such that any portion of the facility or any portion of an exterior wall of the first story of the building is located not more than 150 feet (46 meters) from fire department access roads as measured by an approved route around the exterior of the building or facility.
16. Multiple Access Roads: More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

Docks, Marinas and Boat Slips.

1. Plan submittals shall conform with all applicable standards for construction and operation of marinas, boatyards, yacht clubs, boat condominiums, docking facilities associated with residential condominiums, multiple-docking facilities at multiple-family residences, and all associated piers, docks, and floats as identified in NFPA 303, most recent edition.
2. Plans shall also identify any hazardous materials to be stored, including type, storage and handling and associated quantities.

Water Supply for Fire Suppression. The following water supply design requirements, references and notations shall be provided on the Plans:

1. Provide the "Determination of Needed Fire Flow" Calculations/Report which will identify the water supply required for fire suppression for each building, including the fire sprinkler system, with the building Plans Permit submittal. These Calculations/Report may be provided directly on the plans or submitted separately with a reference on Plans to this Report. Separate reports, etc. must be submitted through the Building Department. Guidance to prepare these "Calculations/Report" may be found in NFPA 1, Chapter 18 and/or at the following website:
<https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>
2. Provide plan for sufficient fire hydrant(s) and/or fire well(s) in accordance with the needed fire flow calculations.
3. Design shall meet the requirements provided in Chapter 18 Fire Department Access and Water Supplies, NFPA 1.
4. Plans shall provide for the installation of Fire hydrant(s) and/or Fire well(s) such that the coverage for each building can be provided by fire suppression apparatus.
5. Provide locations for the point of service from the FKA water main, and locations of the Backflow preventer, Post indicator valve and fire hydrant(s) and/or fire well(s) on the Site Plan.
6. Provide hydraulic nodal information on plans.
7. Where no reliable water service is within ¼ mile of the site then Chapter 29, NFPA 1142, Standard on Water Supplies for Suburban and Rural Fire Fighting, will apply.
 - a. A water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material accumulates. There shall be no delay in the installation of fire protection equipment.



8. **Underground Fireline:** See General and Specialty Inspection Requirements.
9. Provide copy of FKAA permit(s) prior to 800 Rough Inspections to the Fire Marshal through the Building Department.
10. Fire Well Installations may only be performed by licensed Water Well Construction contractors in accordance with Chapter 62-531, F.A.C.
11. In accordance with Chapter 62-532 Fire Well installations shall obtain a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C. prior to construction and provide this permit with the Monroe County Building permit application for the Fire Well for review by the Fire Marshal's Office.
12. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.

Fire Sprinkler System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Sprinkler System Plans" submittal by state licensed fire sprinkler contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 13, 14, 24, and 25, as well as any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Provide details for sprinkler heads, hangars, control valve, main drain, auxiliary drain, fire department connection, water flow alarm and system air vent.
5. Clearly identify the location, pipe dimensions and diameter for the fire main point of service from the FKAA water supply.
6. Required inspections include aboveground visual of piping and connections, hangers, heads, and other components under an 800 Rough Fire Inspection, called in through the Building Department. Hydrostatic pressure test, as per NFPA 13, and flow and tamper switch operation required under 891 Final Fire with Acceptance Inspection, called in through the Building Department.
7. Copies of the Contractor's Material and Test Certificates for both the underground and aboveground piping shall be provided to Deputy Fire Marshal/Fire Marshal's Office upon completion of the hydrostatic tests by submission through the Building Department, which is required for the 892 Final Fire Inspection, called in through the Building Department.
8. Fire Sprinkler contractor shall also provide the following upon the 892 Final Inspection by submission through the Building Department:
 - a. Fire Pump testing certificate (new buildings).
 - b. Hydraulic plates.
 - c. Spare Heads and associated wrenches.
 - d. Escutcheons/cover plates.
 - e. Copy of plans – 4" PVC by FACP.
 - f. Copy of Maintenance Contract.
 - g. All signage per Code requirements.

Fire Alarm System. The following design requirements, references and notations shall be provided on the Plans:

1. Provide Separate "Fire Alarm System Plan" submittal by licensed fire alarm contractor.
2. If submitted in full plan set, provide "Fire Alarm System Plans" on separate designated sheets, in compliance with the current adopted NFPA 72: *National Fire Alarm and Signaling Code*.
3. If this plan is not submitted with the original permit set, provide notation that a separate follow up permit application will be submitted.



4. Systems must meet the applicable criteria per NFPA 72, and the occupancy type, as well as any applicable requirements identified by the Fire Marshal's Office.
5. Provide all manufacturer's product (cut) sheets.
6. Requires remote annunciator(s) for each building.
7. Clearly identify and locate FACP on plans with smoke detector above it.
8. The Fire Marshal's Office requires an inspection for a "Fire Alarm System" which includes testing of any and all components of the system, per NFPA 72.
9. Commercial Cooking Fixed Suppression System Plans must be submitted by a Florida licensed contractor for review, permitting, and all associated inspections per NFPA 1, NFPA 17, 17A, and 96.
10. Hood duct inspections require a "liquid" or "light test" of all seams and welds on sections of ductwork being installed. Once ductwork has been installed, a liquid or light test inspection will be required on welds and seams necessary to install ductwork.
11. Final inspections for alarm systems shall include a function test to verify the proper operation of all system components, including fuel shut off, etc.
12. Fire Alarm contractor shall also provide the following upon final inspection:
 - a. Location of electrical panel and breaker associated with the panel.
 - b. Contact number inside of the panel door.
 - c. Account number inside of the panel door.
 - d. All strobes within visual of another shall be in synchronization.
 - e. Record of Completion.
 - f. Monitoring Contract.
 - g. Maintenance Contract.
 - h. Copy of plans – 4" PVC by FACP.

Commercial Cooking Fire Suppression System.

1. Provide separate "Fire Suppression System Plans" submittal by state licensed fire suppression system contractor, pursuant to Chapters 489 and 633, F.S.
2. Design criteria shall meet the requirements of NFPA 10, 13, 17A and 96, as well as, meeting any applicable requirements identified by the Fire Marshal's Office.
3. If this plan is not submitted with the original permit set, provide notation that a follow up permit will be submitted.
4. Fire Alarm contractor shall also provide the following upon final inspection:
 - UL-300:
 - a. Notification Device.
 - b. Gas company representative.
 - c. Electrical Inspector.
 - d. Representative of the business (owner/manager).
 - e. Chain.
 - f. Shunt Trip test.
 - g. Chocks.
 - h. Pre-Engineered Restaurant Fire Suppression Systems Report.
 - i. Signage.
 5. FM-200:
 - j. Notification Device.
 - k. Fan test – Enclosure Integrity Report.
 - l. Signage.

Above Ground and Underground Fuel Tanks.

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.



2. All tanks and installation(s) shall meet the requirements per NFPA 30, NFPA 30A, or NFPA 30B, as deemed applicable by the Fire Marshal's Office.
3. All underground tanks require inspections of slab, anchors, piping, and any associated components.
4. All aboveground tanks require inspections of supports, mounting, strapping, other protective requirements, and any associated components.

Propane Tanks.

1. Plans must be submitted by a Florida licensed contractor for review, permitting, and any associated inspections.
2. All tanks and installation(s) shall meet the requirements per NFPA 10, 54, 55, and 58, and any other standard or Code as deemed applicable by the Fire Marshal's Office.

Two Way Radio Communications System / Bi-Directional Amplifier (BDA)

1. Approved Plans to include written sequence of operation, as-built drawings, and operation and maintenance manuals on site. (NFPA 72-14.6.1.1)
2. Disciplines required for site testing include, but may not be limited to, the following:
 - a. BDA/DAS Installer,
 - b. Fire Alarm Company,
 - c. Monroe County Sheriff's Office Radio Communications Officer,
 - d. Electrical Subcontractor,
 - e. Building Department inspector(s)/Electrical Inspector(s), f) Fire Marshal's Office inspector.
3. Plans/Permit shall identify the organization responsible for the electrical system (NFPA 70-110.21).
4. Plans shall identify the masts and metal structures supporting the antennae are grounded and lightning protection is provided, as required by the National Electric Code (NFPA 70-810.21). This shall be demonstrated during an 891 inspection.
5. Plans shall identify that the lightning system shall be grounded in accordance with NFPA 70, Chapter 8.
6. Lightning protection shall comply with NFPA 780 and NFPA 96A. Where required by NFPA 780, system components shall be listed and labeled. Contractor shall provide documentation from one of the following:
 - a. UL Master Label inspection,
 - b. Lightning Protection Institute
7. Openings and penetrations shall be properly sealed (NFPA 70-820.26). This requirement will be reviewed during an 800 inspection.
8. Plans shall identify a pathway of survivability in accordance with pathway survivability levels identified in NFPA 72-12.4 / 24.3.6.8. Where fire survivability is required, a listed electrical circuit protective system or a fire-rated cable that is listed to maintain circuit integrity shall be used.
9. The system components shall be approved and compatible with the public safety radio system, included are the repeaters, transmitters, receivers, signal boosters, cabling and the finer distributed antenna system (NFPA 72-24.5.2.5.1).
10. All repeaters, transmitters, receivers, signal booster components and battery system components are contained and installed in a UL approved NEMA 4 or 4 X Type enclosures (NFPA 72-24.5.2.5.2).
11. The Fire Alarm System supervisory and trouble signals were activated and annunciated by the Fire Alarm panel for the following (NFPA 72-24.5.2.6.1 (2) and (3)):
 - a. Antenna Malfunction (FA system supervisory and Signal booster trouble indicated),
 - b. Signal Booster Failure (FA system supervisory and Signal booster trouble indicated),



- c. Low-Battery capacity, alarming at 70% of capacity (Factory tested for this percentage -label on inside of battery back enclosure),
 - d. Active system component failure,
 - e. Loss of normal AC Power (FA system supervisory and Signal booster trouble indicated),
 - f. Failure of Battery Charger (FA system supervisory and Signal booster trouble indicated),
 - g. Monitoring for integrity of the system shall comply with NFPA 72-10.6.9 / 12.6),
 - h. Above items shall be reviewed during inspection.
12. The integrity of the circuit monitoring signal boosters and power supplies shall comply with section 10.6.9 and 12.6 and shall be reviewed during inspection.
- a. All monitoring of system components must provide notification of system integrity automatically within 200 seconds (3 min, 20 seconds) (NFPA 72-24.5.2.6.1(1), NFPA 72-12.6.1).
 - b. Above items shall be reviewed during inspection.
13. Plans shall identify a dedicated monitoring panel providing visual and labeled notification(s) that is located in the Emergency Command Center and provided indications of the following occurrences for each signal booster (NFPA 72-24.5.2.6.2):
- a. BDA disconnect notification shall be immediate to 3 minutes and 20 seconds. These criteria will be reviewed during inspection:
 - b. Loss of AC Power,
 - c. BDA-Failure of Battery Charger,
 - d. BDA-Signal Booster Trouble,
 - e. BDA-Low Battery Capacity,
 - f. BDA-AC Power Fail
 - g. Remove BDA-Antenna Fail
14. Inspection shall confirm that Radio Coverage was provided throughout the building as a percentage of floor area as follows:
- a. Verify signal heat map for internal antennae locations,
 - b. Contact public safety dispatch for a testing radio channel and test areas throughout the building, including one (1) inspection in the BDA equipment room, one (1) inspection outside and one (1) inspection walking the building with the map performing radio tests to other inspectors.
 - c. Inspectors will verify signal strength from the signal strength chart from the installer).
 - d. Critical areas 99% floor area radio coverage (NFPA 72-24.5.2.2.1 / NFPA 1221). Critical areas include emergency command centers, fire pump rooms, exit stairs and passageways, elevator lobbies, standpipe cabinets, sprinkler sectional valve locations and other areas deemed critical by the Fire Marshal's Office.
 - e. General building use areas 90% floor area radio coverage (NFPA 72-24.5.2.2.2).
 - f. Areas that do not pass the coverage percentage testing will be identified on the inspection report.
 - g. Inspection report shall document radio coverage and be submitted to the building department as part of the 892 inspection for approval by the Fire Marshal's Office.
15. Plans shall identify two (2) independent and reliable power supplies shall be provided and function, one (1) primary and one (1) secondary (NFPA 72-10.6.3.2 / 24.5.2.5.5) as listed. These requirements will be reviewed during the 891 inspection.
- a. Primary, use one of the following:
 - i. Commercial light and power,
 - ii. Engine driven or equivalent and where person trained to operate is on duty at all times,
 - iii. Engine driven generator or equivalent arranged for cogeneration with commercial light and power.



- b. Secondary, use one of the following:
 - i. A storage of batteries dedicated to the system with at least 12 hours of 100% system operation capacity and arranged per NFPA 72-10.6.10.
 - ii. Automatic starting engine driven generator serving the dedicated branch circuit or the system with at least 12 hours of 100% system operation capacity and storage batteries dedicated to the system with at least two (2) hours of 100% system operation capacity and arranged in accordance with section 10.6.11.3 (NFPA 72-24.5.2.5.5.2).

- 16. Plans shall identify the minimum signal strength inbound -95dBm provided throughout the coverage area (NFPA 72-24.5.2.3.1). These requirements will be reviewed during the 891 inspection.
- 17. Plans shall identify the minimum signal strength outbound -95dBm provided at the donor site from the coverage area (NFPA 72-24.5.2.3.2). These requirements will be reviewed during the 891 inspection.
- 18. Plans shall identify the Donor Antenna, including isolation to be maintained between donor antennae and all inside antennas and shall be a minimum of 15dB above the signal booster gain under all operating conditions (NFPA 72-24.5.2.3.3). These requirements will be reviewed during the 891 inspection.
- 19. Plans shall identify that the signal boosters shall be FCC certified and verified by approved documentation provided during the 891 inspection (NFPA 72-24.5.2.5.4) These requirements will be reviewed during the 891 and 892 inspections.
- 20. Plans shall identify that the signal boosters are compatible with both analog and digital communications simultaneously at the time of installation (NFPA 72-24.5.2.5.4). These requirements will be reviewed during the 891 inspections.
- 21. Plans shall provide signage where the signal booster equipment is located and is accessible to Monroe County Fire Rescue (Section 10.18.3.2) with the following:
 - a. Fire Rescue / Building department signal booster permit number and Service Provider Name and Contact phone number.

- 22. Plans shall identify that in BDA/DAS Equipment Room, a labeled binder is provided for all BDA/DAS Equipment (NFPA 72-14.6.1.1). Note the BDA/DAS records shall be separate from fire alarm records. This binder shall include the following:
 - a. Manufacturer's specifications,
 - b. As-built drawings,
 - c. Post signal heat map,
 - d. Maintenance Repair log,
 - e. Post repair signal strength measurements,
 - f. Maintenance Contract

These requirements will be reviewed during the 891 and 892 inspections.

- 23. Provide NFPA 72 Completion documentation for the installation from fire alarm contractor and/or master electrical contractor, in accordance with Section 489, Florida Statutes. This requirement will be reviewed during the 892 inspection.

- 24. Provide documentation that a maintenance and service agreement has been entered into between the property owner and service provider for the fire alarm transmitter. All components and signal strength level testing shall be required annually (NFPA 72-14.4.10.1 and 14.4.10.6, NFPA 72-14.6.1.1). These requirements will be reviewed during the 891 and 892 inspections.



25. The BDA/DAS systems are required to be inspected and tested annually or whenever structural changes occur including additions or remodels that could materially change the original field of performance tests. Contact the Office of the Fire Marshal (305) 289-6020 to schedule.
26. The Fire Marshal's Office should be notified in advance and shall direct the annual test procedures and requirements. *Note:* Typically annual tests require several systems to be verified. RF emitting devices and system components should be tested to ensure that the gain is the same as it was at initial installation and acceptance. Backup batteries and power supplies should be tested under load for one (1) hour to verify that these will operate appropriately during a power outage.
27. The occurrence of any fault in an emergency responder radio coverage system where the system function is decreased shall result in the transmission of a supervisory signal to a supervisory service. Systems that are out-of-service for more than four (4) hours shall be required to provide notification to the Fire Marshal's Office (305) 389-6020.
28. All relevant documentation for the BDA/DAS system, including the acceptance and annual maintenance test reports, must be kept on the building premises and be made available to the Fire Marshal's Office during the annual Fire and Life Safety inspection for the building or upon request.

General Inspection Requirements.

1. Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Site Plan" work associated with water lines for fire suppression.
2. Additionally, Rough, Final with Acceptance test and Final without Acceptance tests (800, 891 and 892) inspections shall be required for "Docks, Marinas and Slips" where work is related to requirements of NFPA 303.
3. All fire related inspections are required to be scheduled at least 1 day prior to the inspection and must be called in through the Building Department's Inspection Line (IVR System).
4. All inspection time requests are for either morning or afternoon, no specific times will be given.
5. Inspections are conducted Monday through Friday 8:00 AM to 4:00 PM.
6. "Courtesy or miscellaneous inspections" cannot be performed by the Fire Marshal's Office.
7. If a Deputy Fire Marshal is on site and observes work that has not been called in for an inspection, an inspection result will not be filed. Inspections shall be requested through the Building Department inspection line in order for results to be posted to the building permit.
8. All ROUGH Inspections are to be called in by the sub-contractor, as applicable.
9. All FINAL Inspections are to be scheduled by permit number.
10. All FINAL Inspections are to be called in by the General Contractor.
11. A representative of each trade shall be on site at the time of their respective inspection.
12. The Permit card and a copy of all approved/stamped plans shall be on site for each of the inspections being conducted.
13. Additional inspection requirement details will be provided on the Fire Marshal's Office inspection checklist.

Specialty Inspections Requirements.

1. Fire Main Inspection:
 - a. Installation requires Contractor V license, Ch. 633.102, F.S.
 - b. Includes 800 Rough Fire inspections for review of bedding, pipe joints, thrust blocks and a flush and flow test shall be included as part of this inspection.
 - c. An 891 Final Fire w/Acceptance test will include a hydrostatic test.



- d. Prior to scheduling an 892 Final Fire w/o Acceptance test, Contractor shall submit through the Building Department permit all documentation related to the fire suppression system including but not limited to material and testing certifications, in accordance with NFPA 24, 25 and 72.
2. Fire Hydrant Inspection:
- a. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - b. An 891 Final Fire w/Acceptance Inspection, hydrostatic test and submit a water flow summary to the Fire Marshal through the Building Department (permit) and keep copy on job site.
 - c. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
3. Fire Well Inspection:
- a. Contractor must obtain and maintain on site a State of Florida Department of Environmental Protection (FDEP) Water Well Permit in accordance with Chapter 62-532, F.A.C.
 - b. Includes 800 Rough Fire inspections for review of placement and flush and flow test, clear water.
 - c. An 891 Final Fire w/Acceptance Inspection, flow test with gauge to verify appropriate GPM in accordance with design and submit certification to the Fire Marshal through the Building Department permit (file) and keep copy on job site.
 - d. Upon completion of the Fire Well installation, contractor shall submit a Water Well Completion report to the FDEP in accordance with Chapter 62-532.410 F.A.C. A copy of this report shall also be submitted to the Monroe County Building Department for review as part of the 892 Final Inspection.
 - e. An 892 Final Fire w/o Acceptance Inspection, submit Contractor's Material and Test Certificate for Underground Piping to the Fire Marshal through the Building Department permit (file) and copy on job site.
4. Fire Sprinkler Scheduling Requirements:
- a. Coordinate with Fire Alarm/Fire Suppression System inspections.
 - b. All rough inspections are to be scheduled by the sub-contractor performing the work.
 - c. Rough inspections to include:
 - 1. All underground.
 - 2. All flushing prior to connection to the fire sprinkler riser.
 - 3. Fire pump acceptance testing.
 - 4. Existing construction - 1 hard-lid inspection per job.
 - 5. New construction, commercial – 1 hard-lid inspection per floor.
 - 6. New construction to including hotels, apartments, residential board and care – 1 hard-lid inspection per wing, each floor.
 - 7. New construction, residential – 1 hard-lid inspection.
 - d. Final Inspection called in by the General Contractor.
2. Fire Alarm Scheduling Requirements:
- a. Coordinate with Fire Sprinkler/Fire Suppression System inspections.
 - b. The sub-contractor performing the work is not to call for inspection.
 - c. Final Inspection called in by the General Contractor to ensure coordination of systems.



3. Fire Suppression Scheduling Requirements:
 - a. Coordinate with Fire Alarm/Fire Sprinkler system inspections.
 - 1) UL-300, Kitchen Suppression Systems:
 - a) The sub-contractor performing the work is not to call for inspection.
 - 2) FM-200, Clean Agent Systems:
 - a) The requirements listed in section 1 above.
 - b) Fan-Pressure Test to be called in by the sub-contractor performing the work.
 - b. Final Inspection must be called in by the General Contractor.

4. Petroleum Fuel Tank Scheduling Requirements:
 - a. The sub-contractor shall call in Underground visualization of mounting.
 - b. The sub-contractor shall call in the pressure test of gas lines.
 - c. Final Inspection called in by the General Contractor.

Note that new development(s) may be required to provide a Fire Department Service Delivery Concurrency Evaluation at the expense of the developer, including the cost of a third-party evaluator, in accordance with Chapter 15, NFPA 1 at the discretion of the Fire Marshal.

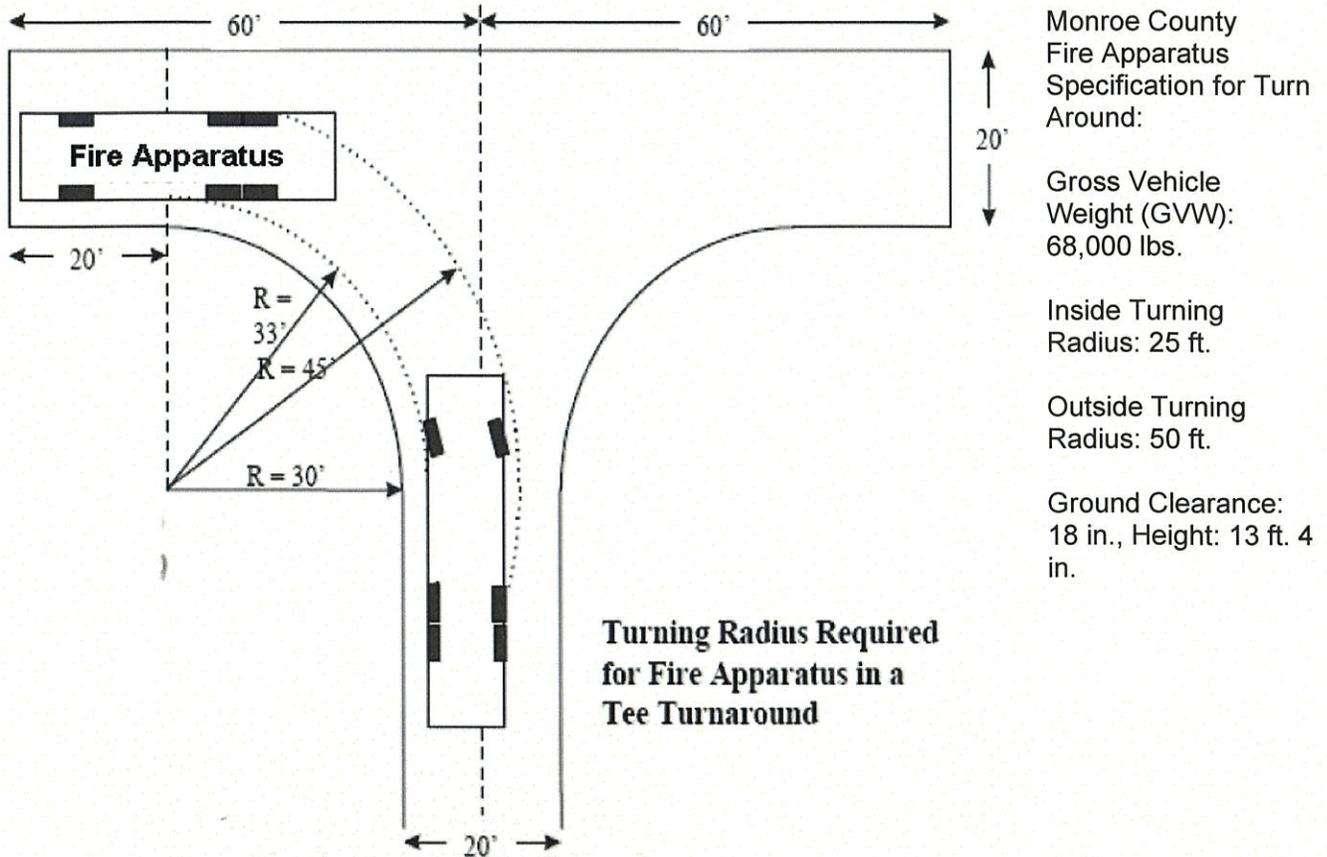
Please use this document as a resource. The Fire Marshal's Office can be contacted at (305) 289-6020.

A handwritten signature in blue ink, appearing to read "R.L. Colina".

R.L. Colina, Deputy Fire Chief /
Monroe County Fire Marshal



Exhibit A
Tee Turn Around Example



Applicable code references from Florida Fire Prevention Code and NFPA 1 Chapter 18

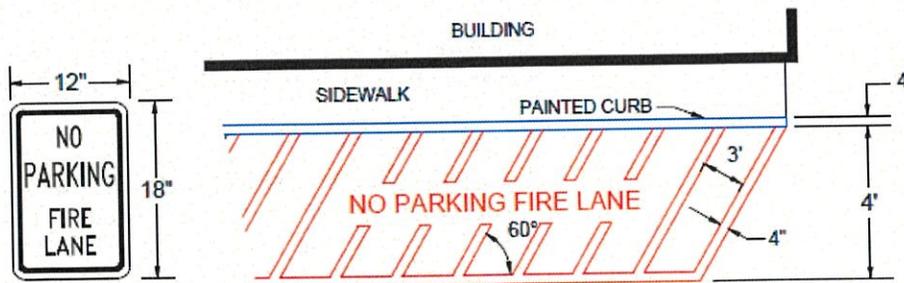
- 18.2.3.4.1.1 Fire department access roads shall have an unobstructed width of not less than 20 ft (6.1 m).
- 18.2.3.4.1.2 Fire department access roads shall have an unobstructed vertical clearance of not less than 13 ft 6 in. (4.1 m).
- 18.2.3.4.1.2.2 Vertical clearances or widths shall be increased when vertical clearances or widths are not adequate to accommodate fire apparatus.
- 18.2.3.4.2 **Surface.** Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.
- 18.2.3.4.3.1 The turning radius of a fire department access road shall be as approved by the AHJ
- 18.2.3.4.3.2 Turns in fire department access roads shall maintain the minimum road width.
- 18.2.3.4.4 **Dead Ends.** Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.



Exhibit B
Fire Lane Markings - Example



1. Signs shall be high intensity retroreflective, twelve (12) inches wide by eighteen (18) inches in height, white with three inch high red letters not less than one half inch wide to read "NO PARKING FIRE LANE".
2. Signs shall be double faced, face the direction of traffic flow and spaced not greater than sixty (60) feet apart. No part of the Fire Lane shall be further than 30 feet from a sign.
3. Signs shall be mounted on metal posts, not less than two (2) inches in size.
4. The minimum height, measured vertically from the bottom of the sign to the top of the curb, or in the absence of curb, measured vertically from the bottom of the sign to the elevation of the near edge of the traveled way shall be 5 feet and the maximum to the bottom of the sign shall be 7 feet.
5. Where a curb is provided, four inches (4") of curb top and face shall be painted Traffic Yellow (FDOT Traffic Rated Pavement Paint). Stripes shall be four inches (4") wide extending outward to a width of four (4') feet from curb with three (3') feet between each stripe. Striping shall be two (2) coats of Yellow, FDOT Traffic Rated Pavement Paint.
6. Letters shall be not less than four (4") inches in height and not less than two (2") inches in width within the striping (between the posted signs) to read "NO PARKING FIRE LANE." Lettering shall be Traffic Yellow, FDOT Traffic Rated Pavement Paint.
7. Signs and Painted Markings shall be maintained by the Property Owner.





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

UTILITY BOARD OF THE CITY OF KEY WEST

July 24, 2023

Mr. Jacob McMahon
Smith/Hawks Attorneys at Law
138 Simonton St
Key West, FL 33040

RE: Robbie's Safe Harbor Marine Enterprises, Inc. 7281 Shrimp Road, Stock
Island, Florida

Dear Mr. McMahon:

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

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

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

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

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

Sincerely,

Zahny Gonzalez
Customer Service Staff Assistant

ZG/zg

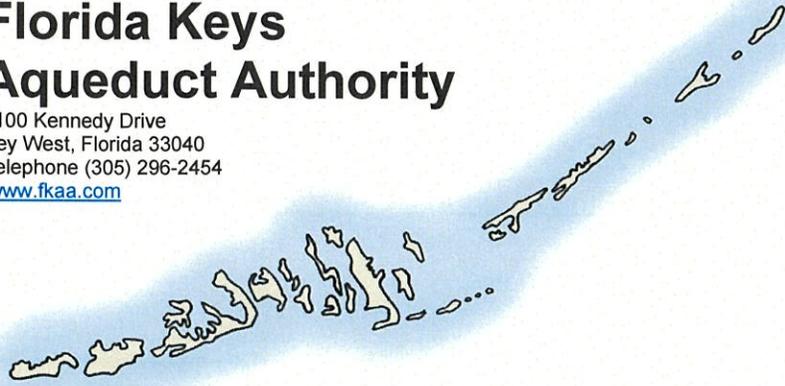
C:

M. Alfonso, Supervisor of Engineering



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

Antoinette M. Appell
Secretary/Treasurer
District 4

Nicholas W. Mulick
District 5

Cara Higgins
District 1

Gregory W. Veliz
Executive Director

July 24, 2023

Jacob McMahan
Smith/Hawks Attorneys at Law
138 Simonton Street
Key West, Florida 33040
Email: Jacob@SmithHawks.com and Jess@SmithHawks.com

RE: Robbie's Safe Harbor Marine Enterprises, Inc.
7281 Shrimp Road, Stock Island
RE#: 00123660-000000
Location # 029027 - 2" Meter

Dear Jacob,

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is a 4" water main along the public right-of-way of Shrimp Road that ends on the north side of the project site. There is a 2-inch meter currently serving the property.

A complete set of Civil and Architectural/Plumbing plans will be required to determine water main requirements, water meter sizing and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Kimberly Judge Digitally signed by Kimberly Judge
Date: 2023.07.24 12:08:52 -04'00'

Kimberly Judge
Utility Design Supervisor

CC Anna Fernandez, Customer Service Manager - Tavernier
Yusi Bonachea, Customer Service Manager - Marathon
Danielle Mendez, Customer Service Manager - Key West



KW Resort Utilities Corp.

6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

July 21, 2023

Robbie's Marina
7281 Shrimp Road
Key West, FL 33040

RE: Letter of Coordination for: **Robbie's Marina Property Renovations**

To Whom It May Concern:

The **Parcel ID #00123660-000000**, located at 7281 Shrimp Road, Key West, FL 33040 is currently not connected to the KW Resort Utilities sanitary sewer system, but is located in the KW Resort Utilities service area. Robbie's Marina is proposing property renovations that include connecting to KW Resort Utilities sanitary sewer system. The renovation plans were drawn by Michael J. Giardullo P.E., of the Weiler Engineering Corporation, titled "Conceptual Site Plan for Robbie's Marina Renovations" dated 6-13-23.

KW Resort Utilities has the capacity and agrees to treat the wastewater from the renovation plans as submitted, provided agreements are entered into, construction drawings are provided, and any and all fees relating to the redevelopment are paid. Fees will include a Capacity Reservation Fee as well as additional fees, which include, but are not limited to, administrative fees, deposits, AFPI and inspection fees per the Utility Agreement. Should the project diverge substantially from the description as referenced above, KW Resort Utilities, Corp, reserves the right to rescind this letter and provide notification of said action to any and all agencies involved directly or indirectly as it relates to the property/project.

Any and all new piping shall be inspected and all required tests shall be witnessed by a KW Resort Utilities Inspector (all testing is to be carried out as stipulated in Chapters 62 and 64E-6 of the Florida Administrative Code). It is the responsibility of the property owner to apply for any necessary permits and to comply with Monroe County Building Codes/Regulations. Plumbing shall be done by a contractor licensed and qualified by Monroe County to carry out the lateral plumbing work. Further, contractor shall provide KW Resort Utilities 48 hours' notice prior to the commencement of work.

KW Resort Utilities, Corp., hereby guarantees that the capacity will be available for the period of 1 year from the date of this letter.

Thank you,

Gregory Wright
Vice President

PROJECT DATA:

PROJECT: ROBBIE'S MARINA
7281 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNERSHIP: ROBBIES SAFE HARBOR MARINE ENT INC
7281 SHRIMP ROAD
KEY WEST, FLORIDA 33040

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: DC JOHNSON SURVEYING AND MAPPING (LB# 4514)
11911 S. CURLEY STREET
SAN ANTONIO, FLORIDA 33576
(352) 588-2768

SEWER UTILITY: KW RESORT UTILITIES (KWRU)

WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

WASTE COLLECTION: WASTE MANAGEMENT

GENERAL INFORMATION:

DATUM: N.G.V.D. 29 (CONVERSION TO NAVD 88 = NGVD - 1.35)

FLOOD ZONE: MULTIPLE ZONES ON SITE:
"AE9", "AE10", "VE11", "VE12", "VE13" & "VE14"
AS SHOWN ON:
F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C1539K
COMMUNITY 125129 | PANEL # 1536 | SUFFIX: K
EFFECTIVE DATE: FEBRUARY 18, 2005

EXISTING ZONING: MARITIME INDUSTRIES (MI)

FUTURE LAND USE: MIXED USE / COMMERCIAL (MC)

TIER OVERLAY DISTRICT: III

PARKING REQUIRED: 151 SPACES (SEE SHARED PARKING CALCULATIONS)

PARKING PROVIDED: 233 TOTAL SPACES (11 ADA & 222 STANDARD)

LOT COVERAGE SUMMARY:

Category	SF	AC	%
TOTAL PROPERTY AREA	1,021,417.17	23.45	100.00%
TOTAL UPLANDS AREA	440,327.60	10.11	43.11%
TOTAL SUBMERGED AREA	581,089.57	13.34	56.89%
EXISTING CONCRETE TO REMAIN	6,171.20	0.14	
EXISTING BUILDINGS TO REMAIN	9,051.70	0.21	0.89%
EXISTING DOCKS TO REMAIN	2,986.50	0.07	
EXISTING RIPRAP TO REMAIN	8,885.60	0.20	
EXISTING WOOD DECK TO REMAIN	1,655.80	0.04	
EXISTING POWER POLES TO REMAIN	28.10	0.0006	
PROPOSED ASPHALT	96,729.60	2.22	
PROPOSED CONCRETE	13,277.50	0.30	
PROPOSED BUILDINGS	92,474.20	2.12	9.05%
PROPOSED GRAVEL BOAT STORAGE	81,292.10	1.87	
PROPOSED DOCKS	2,970.00	0.07	
PROPOSED BREAKWATER	3,150.00	0.07	
PROPOSED AMENITY AREAS	17,527.80	0.40	
TOTAL LOT COVERAGE AREA	336,200.10	7.72	32.92% OF TOTAL
TOTAL OPEN SPACE AREA	685,217.07	15.73	67.08% OF TOTAL
UPLAND ONLY OPEN SPACE AREA	113,234.00	2.60	25.72% OF UPLANDS

SHORELINE SETBACK LOT COVERAGE SUMMARY:

Category	SF	AC	%
TOTAL SHORELINE SETBACK AREA	89,568.20	2.06	100.00%
LOT COVERAGE WITHIN SHORELINE SETBACK	39,989.80	0.85	41.30%
OPEN SPACE WITHIN SHORELINE SETBACK	52,578.40	1.21	58.70%

NON-RESIDENTIAL FLOOR AREA SUMMARY:

Category	SF	AC	%
EXISTING METAL BUILDING	9,052.0	0.208	58.20%
PROPOSED SHIP STORE	1,500.0	0.034	9.65%
PROPOSED RESTAURANT	5,000.0	0.115	32.15%
TOTAL NON-RESIDENTIAL FLOOR AREA	15,552.0	0.357	100.00%

WORKING WATERFRONT & WATER DEPENDENT USES SUMMARY:

Category	SF	AC	%
WORKING WATERFRONT & WATER DEPENDENT	288,574.9	6.625	65.54% OF UPLANDS
NON WORKING WATERFRONT & NON WATER DEPENDENT	151,752.7	3.484	34.46% OF UPLANDS

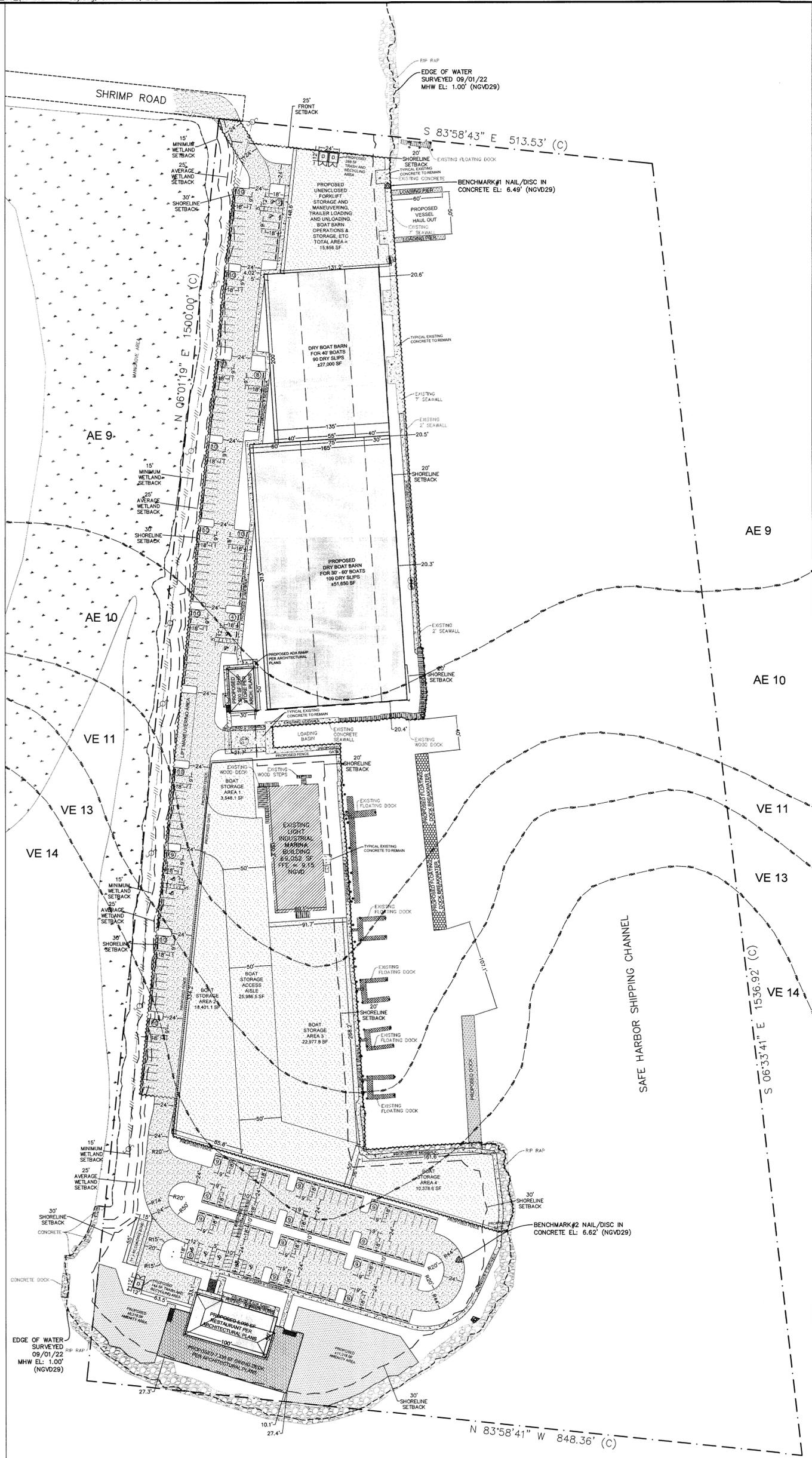
DENSITY / INTENSITY TABLE				
LAND USE	FAR / DENSITY	SIZE OF SITE (UPLAND)	MAXIMUM ALLOWED	POTENTIAL USED
BOAT BARN (LIGHT INDUSTRIAL)	0.45	440,328.0 SF	198,147.42 SF	78,650.0 SF 0.00 %
LIGHT INDUSTRIAL (MARINA BUILDING)	0.45	440,328.0 SF	198,147.42 SF	9,052.0 SF 5.00 %
LOW / MEDIUM INTENSITY COMMERCIAL RETAIL (SHIP STORE & RESTAURANT)	0.45	440,328.0 SF	198,147.42 SF	6,500.0 SF 3.28 %
TOTAL				7.85 %

PARKING CALCULATIONS				
NON-RESIDENTIAL USE	SQUARE FEET / SEATING	PARKING REQUIREMENT	TOTAL PARKING REQUIRED (CODE)	PARKING PROVIDED
LIGHT INDUSTRIAL (MARINA BUILDING)	9,052 SF	2.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN BUILDING, AND 1.0 SPACE PER 1,000 SF OF THE PARCEL THAT IS DEVOTED TO OUTDOOR INDUSTRIAL USE	18 SPACES	19 SPACES (18 STANDARD & 1 ADA)
COMMERCIAL RETAIL (SHIP STORE)	1,500 SF	3.0 SPACES PER 1,000 SF OF NON-RESIDENTIAL FLOOR AREA WITHIN THE BUILDING AND 1.5 SPACES PER 1,000 SF OF AREA DEVOTED TO OUTDOOR RETAIL SALES	5 SPACES	9 SPACES (8 STANDARD & 1 ADA)
NEW PROPOSED RESTAURANT	50 SEATS	FOR AREAS DEVOTED TO FOOD/BEVERAGE SERVICE, 1.0 SPACES PER 3 SEATS OR 3.0 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA, WHICHEVER TOTAL AMOUNT IS HIGHER	17 SPACES	100 SPACES (96 STANDARD & 4 ADA)
BOH / KITCHEN AREAS	1,000 SF	FOR OTHER AREAS, 3.0 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA WITHIN THE BUILDING SEPARATE FROM THE SEATING AREA AND DEVOTED TO ACTIVITIES OTHER THAN FOOD/BEVERAGE SERVICE (INCLUDING, BUT NOT LIMITED TO, KITCHEN, OFFICE, RETAIL SALES NOT RELATED TO FOOD OR BEVERAGE AND STORAGE)	3 SPACES	5 SPACES (4 STANDARD & 1 ADA)
MARINA (WETSLIPS)	50 WET SLIPS	1.0 SPACES PER WET SLIP	50 SPACES	48 STANDARD & 2 ADA
PROPOSED DRY SLIPS	199 RACKS	1.0 SPACE PER 4 DRY STORAGE	50 SPACES	50 SPACES (48 STANDARD & 2 ADA)
TOTAL PARKING FOR NON-RESIDENTIAL			143 SPACES	233 SPACES (222 STANDARD & 11 ADA)

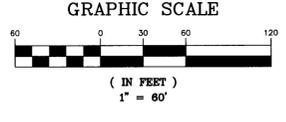
SHARED PARKING CALCULATIONS					
	NIGHT (12-6 AM)	WEEKDAY (9 AM-4 PM)	WEEKDAY (6 PM-12 AM)	WEEKEND (9 AM-4 PM)	WEEKEND (6 PM-12 AM)
MARINA 100 SPACES					
MULTIPLIER	0.05	0.7	0.1	1.0	0.2
SPACES	5.0	70.0	10.0	100.0	20.0
DRINKING/ENTERTAINMENT 20 SPACES					
MULTIPLIER	0.01	0.4	1.0	0.8	1.0
SPACES	0.2	8.0	20.0	16.0	20.0
COMMERCIAL RETAIL 5 SPACES					
MULTIPLIER	0.05	0.6	0.9	1.0	0.7
SPACES	1.65	19.8	29.7	33.0	23.1
OFFICE 18 SPACES					
MULTIPLIER	0.05	1.0	0.1	0.1	0.05
SPACES	0.9	18.0	1.8	1.8	0.9
TOTAL PARKING REQUIRED	7.45	115.8	61.5	150.8	64.0

LEGEND

PROPERTY BOUNDARY	---	EXISTING WETLANDS	[Symbol]
LIMITS OF WORKING WATERFRONT & WATER DEPENDENT AREA	---	EXISTING FLOATING DOCK	[Symbol]
MEAN HIGH WATER LINE	---	PROPOSED AMENITY AREA	[Symbol]
FEMA FLOOD ZONE LINE	---	PROPOSED BUILDING	[Symbol]
EXISTING BUILDING	[Symbol]	PROPOSED CONCRETE	[Symbol]
EXISTING CONCRETE	[Symbol]	PROPOSED ASPHALT	[Symbol]
EXISTING ASPHALT	[Symbol]	PROPOSED DOCK	[Symbol]
EXISTING WOOD DECK	[Symbol]	PROPOSED FLOATING BREAKWATER	[Symbol]
EXISTING RIP RAP	[Symbol]	PROPOSED PARKING ROW COUNT	[Symbol]



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CONCEPTUAL SITE PLAN
for
ROBBIE'S MARINA RENOVATIONS

WEILER ENGINEERING CORPORATION **WEC**
30 Years of Service
excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Approved By: _____
Scale: 1" = 60'
Job No: 22006.001
Date Issued: 03-08-2024

Design: JNB/MJG
Drawn: JNB
Checked: MJG

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2024-053

THIS SHEET IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED ENGINEER.

Michael J. Giardullo
Professional Engineer
State of Florida
Registration No. 70676

Sheet No. C-1.00

PROJECT DATA:

PROJECT: ROBBIE'S MARINA
7281 SHRIMP ROAD
KEY WEST, FLORIDA 33040

OWNERSHIP: ROBBIE'S SAFE HARBOR MARINE ENT INC
7281 SHRIMP ROAD
KEY WEST, FLORIDA 33040

ENGINEER: THE WEILER ENGINEERING CORPORATION
MICHAEL J. GIARDULLO, P.E. NO. 70676
201 W. MARION AVENUE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700

SURVEYOR: DC JOHNSON SURVEYING AND MAPPING (LB# 4514)
11911 S. CURLEY STREET
SAN ANTONIO, FLORIDA 33576
(352) 588-2768

SEWER UTILITY: KW RESORT UTILITIES (KWRU)

WATER UTILITY: FLORIDA KEYS AQUEDUCT AUTHORITY (FKAA)

WASTE COLLECTION: WASTE MANAGEMENT

GENERAL INFORMATION:

DATUM: N.G.V.D. 29 (CONVERSION TO NAVD 88 = NGVD - 1.35)

FLOOD ZONE: MULTIPLE ZONES ON SITE: "AE9", "AE10", "VE11", "VE12", "VE13" & "VE14" AS SHOWN ON: F.E.M.A. FLOOD INSURANCE RATE MAP: # 12087C1536K COMMUNITY 125129 | PANEL # 1536 | SUFFIX: K EFFECTIVE DATE: FEBRUARY 18, 2005

EXISTING ZONING: MARITIME INDUSTRIES (MI)

FUTURE LAND USE: MIXED USE / COMMERCIAL (MC)

TIER OVERLAY DISTRICT: III

PARKING REQUIRED: 151 SPACES (SEE SHARED PARKING CALCULATIONS)

PARKING PROVIDED: 233 TOTAL SPACES (11 ADA & 222 STANDARD)

LOT COVERAGE SUMMARY:

TOTAL PROPERTY AREA	1,021,417.17 SF	23.45 AC	100.00%
TOTAL UPLANDS AREA	440,327.60 SF	10.11 AC	43.11%
TOTAL SUBMERGED AREA	581,089.57 SF	13.34 AC	56.89%
EXISTING CONCRETE TO REMAIN	6,171.20 SF	0.14 AC	
EXISTING BUILDINGS TO REMAIN	9,051.70 SF	0.21 AC	0.89%
EXISTING DOCKS TO REMAIN	2,986.50 SF	0.07 AC	
EXISTING RIPRAP TO REMAIN	8,885.60 SF	0.20 AC	
EXISTING WOOD DECK TO REMAIN	1,655.80 SF	0.04 AC	
EXISTING POWER POLES TO REMAIN	28.10 SF	0.0006 AC	
PROPOSED ASPHALT	96,729.60 SF	2.22 AC	
PROPOSED CONCRETE	13,277.50 SF	0.30 AC	
PROPOSED BUILDINGS	92,474.20 SF	2.12 AC	9.05%
PROPOSED GRAVEL BOAT STORAGE	81,292.10 SF	1.87 AC	
PROPOSED DOCKS	2,970.00 SF	0.07 AC	
PROPOSED BREAKWATER	3,150.00 SF	0.07 AC	
PROPOSED AMENITY AREAS	17,527.80 SF	0.40 AC	
TOTAL LOT COVERAGE AREA	336,200.10 SF	7.72 AC	32.92% OF TOTAL
TOTAL OPEN SPACE AREA	685,217.07 SF	15.73 AC	67.08% OF TOTAL
UPLAND ONLY OPEN SPACE AREA	113,234.00 SF	2.60 AC	25.72% OF UPLANDS

SHORELINE SETBACK LOT COVERAGE SUMMARY:

TOTAL SHORELINE SETBACK AREA	89,568.20 SF	2.06 AC	100.00%
LOT COVERAGE WITHIN SHORELINE SETBACK	39,989.80 SF	0.85 AC	41.30%
OPEN SPACE WITHIN SHORELINE SETBACK	52,578.40 SF	1.21 AC	58.70%

STORMWATER TREATMENT CALCULATIONS:

Required Treatment Volume					
Zone	Pervious Area	Impervious Area	Total Zone Area	Roof Area	Water Surface Area
Total Site (SF)	113,234.00	327,093.60	440,327.60	101,525.90	-
Total Site (ac)	2.599	7.509	10.309	2.331	-
	0.257	0.743		0.231	

Phase I Development	Treatment Volume		Greatest Requirement	Discharge to OFW	Volume Required
	2.5" Over Impervious Area	1" Over Entire Basin			
Phase I (CF)	61,075.36	36,693.97	61,075.36	150%	91,613.03
Phase I (ac-ft)	1.402	0.842	1.402		2.103

Length of Exfiltration Trench Required

$$L = \frac{V}{K(2H^2 Du Du^2 + 2H^2 Ds^2) + (1.39 \times 10^{-4}) W^3 Du}$$

L = Length of Trench Required (ft)

V = Volume to be Exfiltrated (ac-in)

W = Trench Width (ft)

K = Hydraulic Conductivity (cfs/sf-ft head)

H2 = Depth to Water Table (ft)

Du = Non-Saturated Trench Depth (ft)

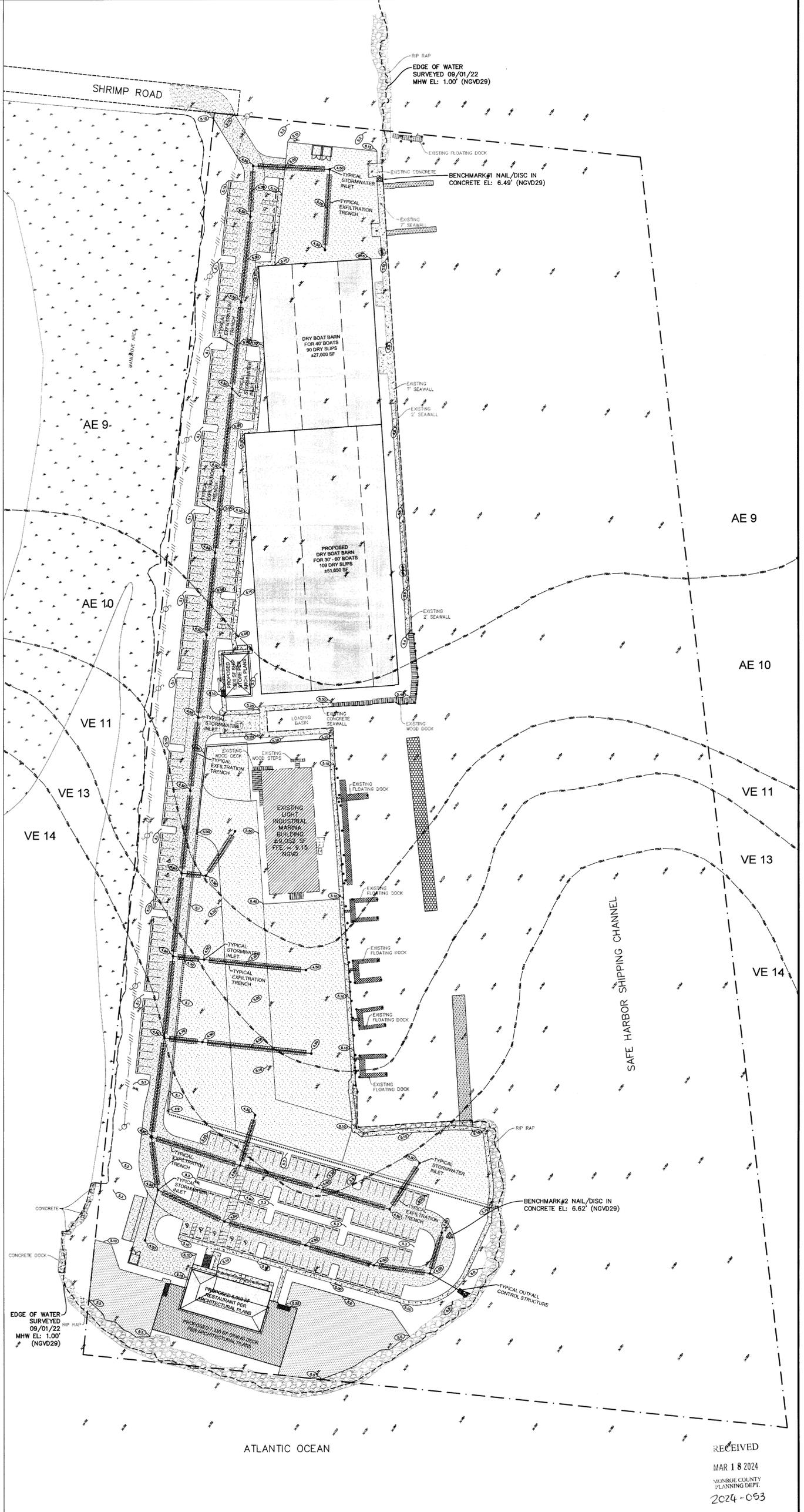
Ds = Saturated Trench Depth (ft)

Required Length	Volume Provided
V = 25.238 ac-in	Length of Exfiltration Provided = 2297 ft
W = 6.00 ft	W = 6.00 ft
K = 0.0002743 cfs/sf-ft head	K = 0.0002743 cfs/sf-ft head
H2 = 2.10 ft	H2 = 2.10 ft
Du = 2.10 ft	Du = 2.10 ft
Ds = 7.00 ft	Ds = 7.00 ft
L = 2289.04 ft	V = 33.26 ac-in

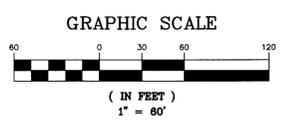
Total Exfiltration Trench Required = 2290 LF **Total Volume Provided by Exfiltration = 2.772 ac-ft**

LEGEND

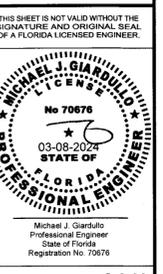
PROPERTY BOUNDARY	EXISTING WETLANDS
MEAN HIGH WATER LINE	EXISTING FLOATING DOCK
FEMA FLOOD ZONE LINE	PROPOSED AMENITY AREA
EXISTING BUILDING	PROPOSED BUILDING
EXISTING CONCRETE	PROPOSED CONCRETE
EXISTING ASPHALT	PROPOSED ASPHALT
EXISTING WOOD DECK	PROPOSED DOCK
EXISTING RIP RAP	PROPOSED FLOATING BREAKWATER
EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION



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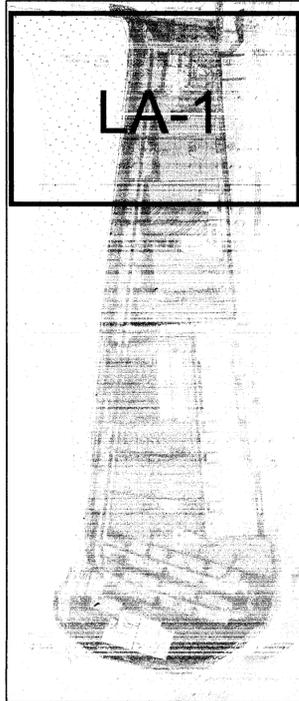


Description	Revisions

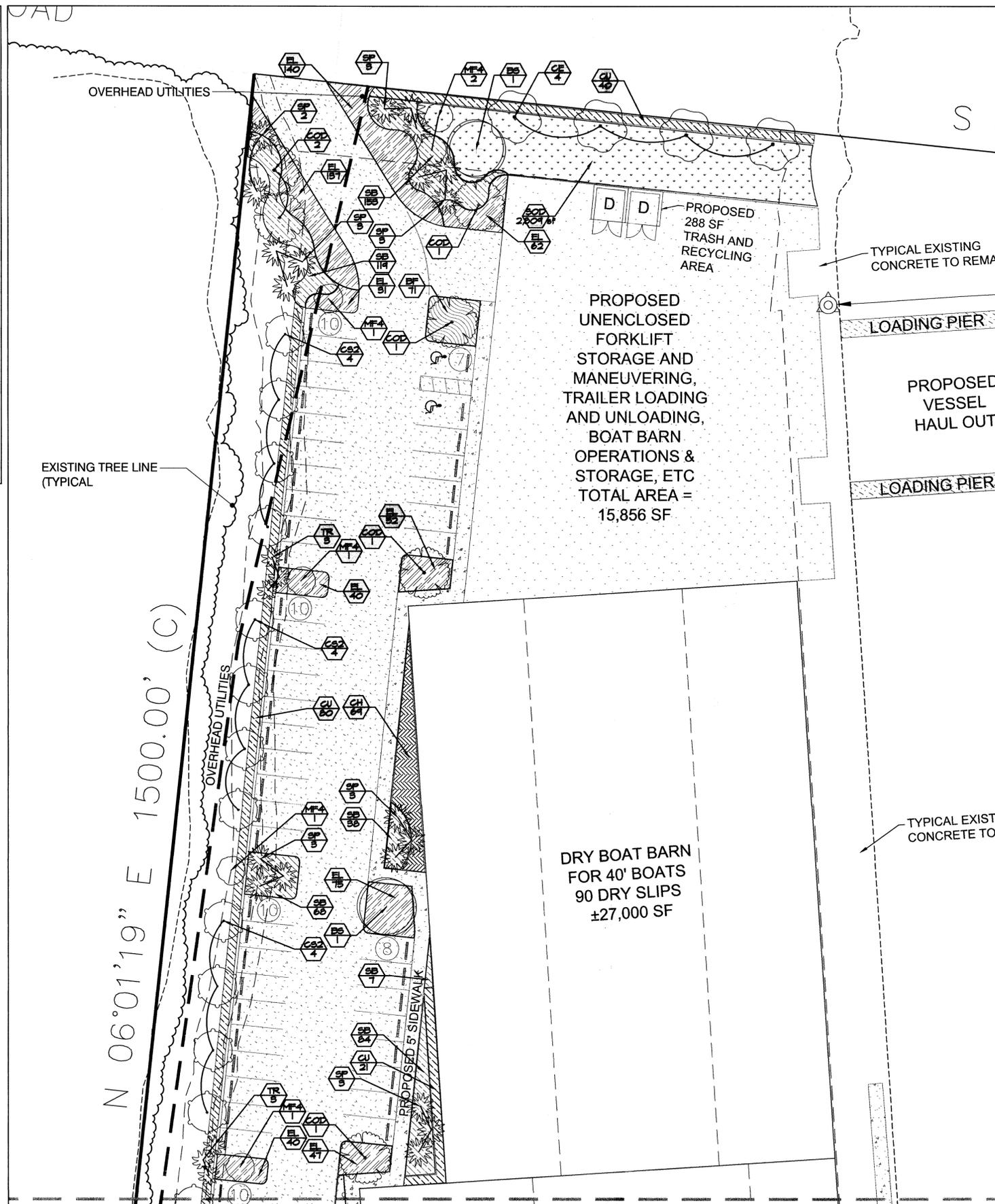
CONCEPTUAL DRAINAGE PLAN
for
ROBBIE'S MARINA RENOVATIONS

WEILER ENGINEERING CORPORATION *30 Years of Service*
WEC excellence in engineering
201 W. MARION AVE, SUITE 1306
PUNTA GORDA, FLORIDA 33950
941.505.1700
EB #6656

Approved By:	Design:	JNB/MJC	
Scale:	1" = 60'	Drawn:	JNB
Job No:	22006.001	Checked:	MJC
Date Issued:	03-08-2024		



KEY MAP



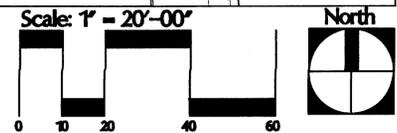
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	BS	25	Bursera simaruba	Gumbo Limbo
	COD	12	Cocoloba diversifolia	Pigeon Plum
	CE	15	Conocarpus erectus	Green Buttonwood
	CS2	44	Conocarpus erectus f. sericeus	Silver Buttonwood
	LL	16	Lysiloma latisiliqua	Wild Tamarind
	MF4	15	Myrcianthes fragrans	Twinberry
PALM TREES				
	SP	57	Sabal palmetto	Cabbage Palm
	TR	27	Thrinax radiata	Florida Thatch Palm
SHRUB AREAS				
	CH	1,306	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CU	702	Cocoloba uvifera	Sea Grape
	CE2	403	Conocarpus erectus sericeus	Silver Button Wood
	PB2	11	Psychotria ligustrifolia	Bahama Coffee
	SP3	203	Scaevola plumieri	Inkberry
GROUND COVERS				
	BF	126	Borrhchia frutescens	Sea Ox-eye Daisy
	EL	1,922	Ernodea littoralis	Golden Creeper
	IP	528	Ipomoea pes-caprae	Beach Morning Glory
	SB	666	Spartina bakeri	Sand Cord Grass
ROCKS				
	CQS	6,608 sf	Coquina Shell / Gravel	Coquina Shell / Gravel
SOD/SEED				
	SOD	22,051 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

SEC. 114-126. District Boundary Buffers	Butterfly width Req'd	Butterfly width Provided
-West Property Line (north section) 802LF/1500LF (MI/NA) = Butterfly C	25'	26'
-West Property Line (south section) 698LF/1500LF (no adjacent property) = No Butterfly Required	-	-
-East Property Line 1537LF (MI - MI) = No Butterfly Required	-	-
-North Property Line 513LF (MI - MI) = No Butterfly Required	-	-
SEC. 114-104. Street Trees	Total Required	Total Provided
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
Does not apply		
SEC. 114-100. Required Landscaping	Total Required	Total Provided
(a.)(3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.	18,451 sf	26,715 sf
(a.)(7.) 1 tree per 1000sf of gross parking area	92	92
(a.)(8.) 4 shrubs per 1000sf of gross parking area	368	368+
(a.)(10.) Minimum 50% required trees shall be native canopy trees	46	46+ (100%)
(a.)(11.) Minimum 40% required trees shall be native understory trees	37	37+(100%)
(a.)(12.) Maximum 10% required trees may be native palms	9	9 sabal

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PREPARED BY: **ECOPLAN**
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
11 MADRID AVE. SUITE 100
FT. LAUDERDALE, FL 33304
954.349.8722 www.ecoplan-hc.com

SITE PLAN SUBMITTAL

ROBBIES OF KEY WEST MARINA
7281 Shrimp Rd. Key West, FL 33040

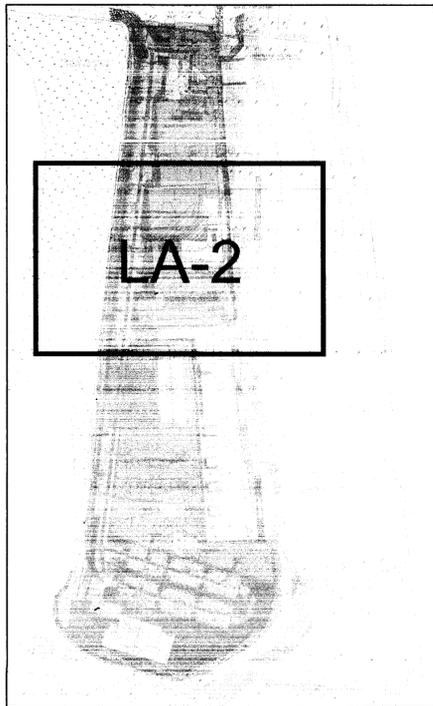
LANDSCAPE PLAN

DATE: 3/7/24
PROJECT #: 2337
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

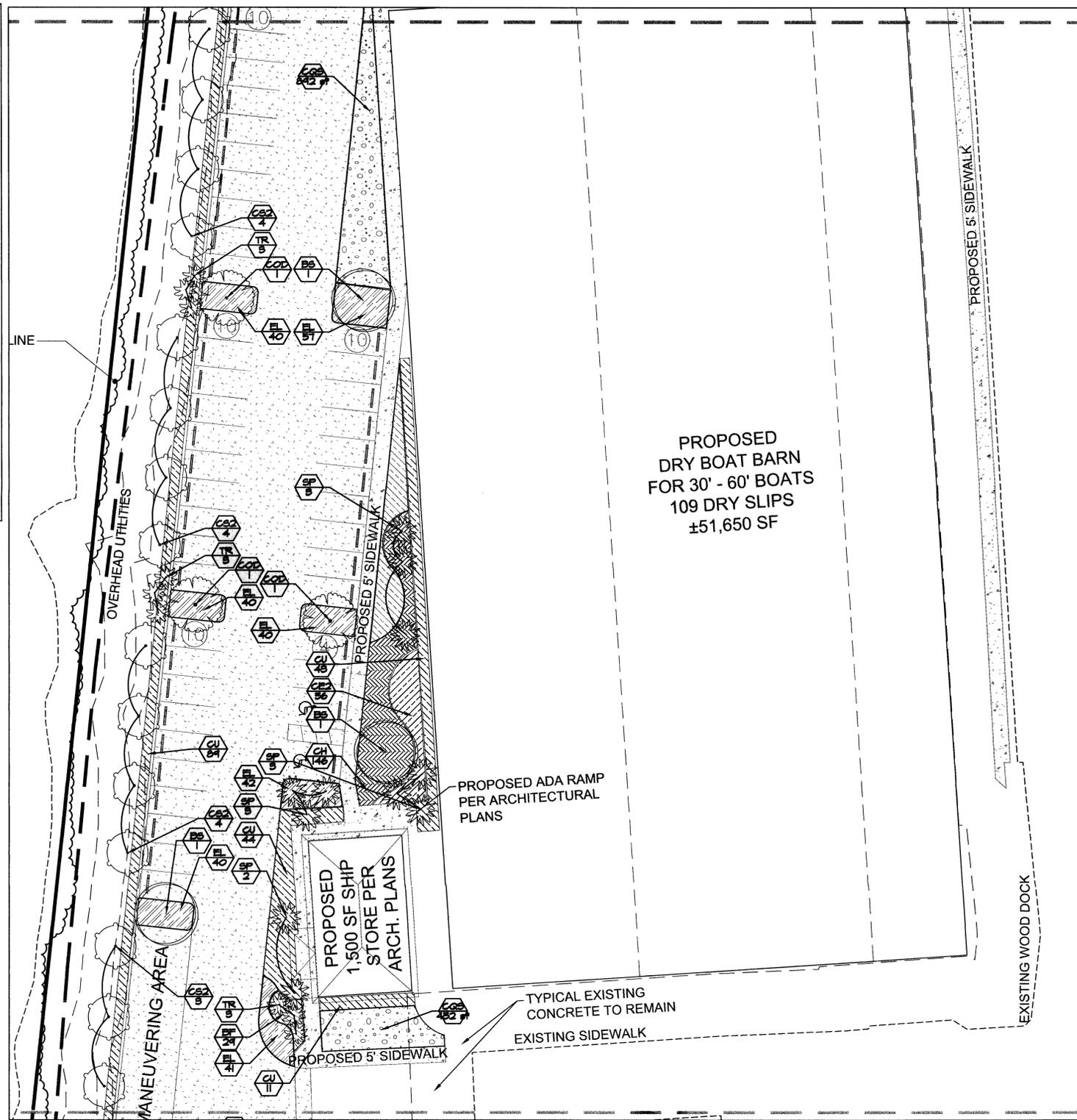
REVISIONS:

SEAL:
Quality checked by:
John Naranjo
ON: 6/15/23
ECOPLAN, INC.
ECOLOGICAL / ENVIRONMENTAL LAND PLANNING
LAND USE ANALYSIS LANDSCAPE ARCHITECTURE
11 MADRID AVE. SUITE 100
FT. LAUDERDALE, FL 33304
954.349.8722 www.ecoplan-hc.com

SHEET NUMBER:
LA-1



KEY MAP



PROPOSED DRY BOAT BARN FOR 30' - 60' BOATS
109 DRY SLIPS
±51,650 SF

PROPOSED 1,500 SF SHIP STORE PER ARCH. PLANS

PROPOSED ADA RAMP PER ARCHITECTURAL PLANS

TYPICAL EXISTING CONCRETE TO REMAIN EXISTING SIDEWALK

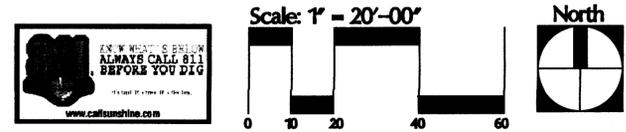
PLANT SCHEDULE

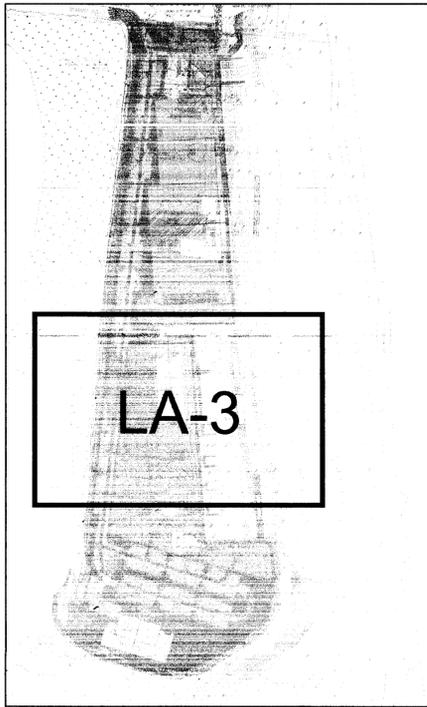
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	BS	25	Bursera simaruba	Gumbo Limbo
	COD	12	Coccoloba diversifolia	Pigeon Plum
	CE	15	Conocarpus erectus	Green Buttonwood
	CS2	44	Conocarpus erectus f. sericeus	Silver Buttonwood
	LL	16	Lysiloma latisiliqua	Wild Tamarind
	MF4	15	Myrcianthes fragrans	Twinberry
PALM TREES				
	SP	57	Sabal palmetto	Cabbage Palm
	TR	27	Thrinax radiata	Florida Thatch Palm
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
SHRUB AREAS				
	CH	1,306	Chrysobalanus icaco 'Horizontalis'	Horizontal Coco Plum
	CU	702	Coccoloba uvifera	Sea Grape
	CE2	403	Conocarpus erectus sericeus	Silver Button Wood
	PB2	11	Psychotria ligustrifolia	Bahama Coffee
	SP3	203	Scaevola plumieri	Inkberry
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
GROUND COVERS				
	BF	126	Borrchia frutescens	Sea Ox-eye Daisy
	EL	1,922	Ernodea littoralis	Golden Creeper
	IP	528	Ipomoea pes-caprae	Beach Morning Glory
	SB	666	Spartina bakeri	Sand Cord Grass
ROCKS				
	CQS	6,608 sf	Coquina Shell / Gravel	Coquina Shell / Gravel
SOD/SEED				
	SOD	22,051 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod

MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

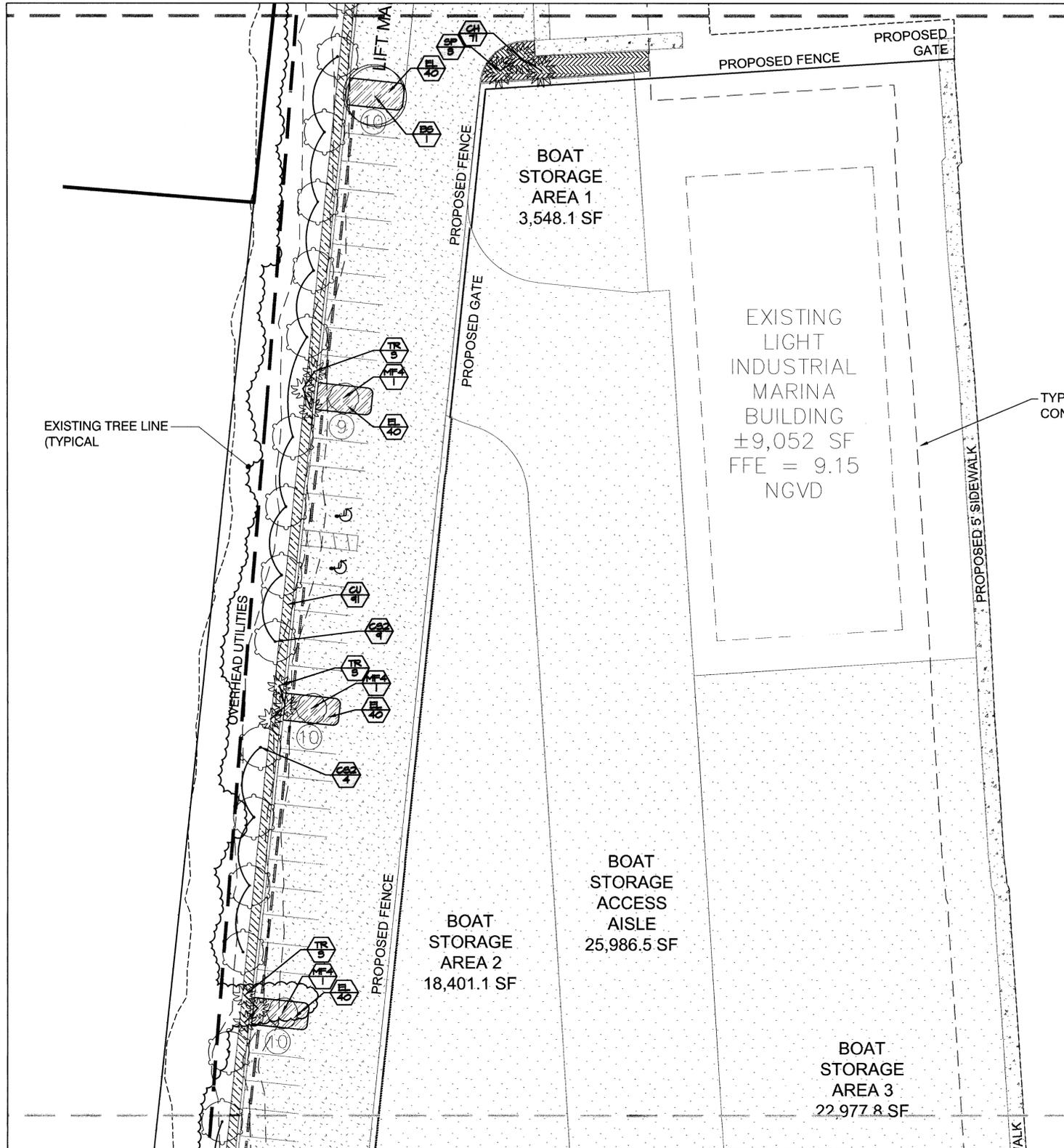
SEC. 114-126. District Boundary Buffers	Bufferyard width Req'd	Bufferyard width Provided
West Property Line (north section): 802LF/1500LF (MVA) = Bufferyard 'C'	25'	26'
'C' Buffer = 3.5 Canopy Trees / 4 Understory / 4 Shrubs / 100LF	28 Canopy Trees, 12 Understory, 112 Shrubs	2 Canopy Trees (overhead utilities); 35 Understory, +288 Shrubs
West Property Line (south section): 098LF/1500LF (no adjacent property) = No Bufferyard Required		
East Property Line 1537LF (M1 - M1) = No Bufferyard Required		
North Property Line 513LF (M1 - M1) = No Bufferyard Required		
SEC. 114-104. Street Trees	Total Required	Total Provided
(c.) 1 canopy tree of at least 12' height or 3" caliper per 100' of street length		
Does not apply		
SEC. 114-100. Required Landscaping	Total Required	Total Provided
(a.) (3.) Landscaping shall be provided in a square footage area equal to a min. of 20% of gross parking lot area.	18,461 sf	26,715 sf
92,307 sf x 20%		
(a.) (7.) 1 tree per 1000sf of gross parking area	92	92
92,307 sf / 1000sf x 1		
(a.) (8.) 4 shrubs per 1000sf of gross parking area	368	388+
92,307 sf / 1000sf x 4		
(a.) (10.) Minimum 50% required trees shall be native canopy trees	46	46+ (100%)
92 x 50%		
(a.) (11.) Minimum 40% required trees shall be native understory trees	37	37+ (100%)
92 x 40%		
(a.) (12.) Maximum 10% required trees may be native palms	9	9 sabal
92 x 10%		

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KEY MAP



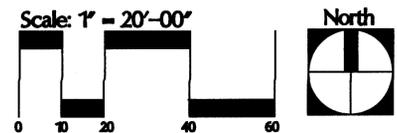
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MONROE COUNTY LANDSCAPE CODE REQUIREMENTS

SEC. 114-126. District Boundary Buffers	Bufferyard width Req'd	Bufferyard width Provided
-West Property Line (north section) 802LF/1500LF (MINA) = Bufferyard 'C'	25	26
'C' Buffer = 3.5 Canopy Trees, 1.4 Understory, 14 Shrubs / 100LF	28 Canopy Trees, 12 Understory, 112 Shrubs	2 Canopy Trees (overhead utilities), 35 Understory, +288 Shrubs
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92,307sf x 20%	18,461 sf	26,715 sf
(a.) (7.) 1 tree per 1000sf of gross parking area		
92,307sf / 1000sf x 1	92	92
(a.) (8.) 4 shrubs per 1000sf of gross parking area		
92,307sf / 1000sf x 4	368	368+
(a.) (10.) Minimum 50% required trees shall be native canopy trees		
92 x 50%	46	46+ (100%)
(a.) (11.) Minimum 40% required trees shall be native understory trees		
92 x 40%	37	37+(100%)
(a.) (12.) Maximum 10% required trees may be native palms		
92 x 10%	9	9 sabal

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SITE PLAN SUBMITTAL

ROBBIE'S OF KEY WEST MARINA
7281 Shrimp Rd, Key West, FL 33040

LANDSCAPE PLAN

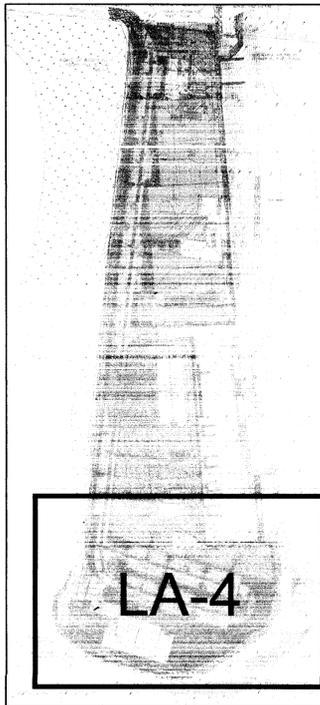
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SCALE: INDICATED

REVISIONS:

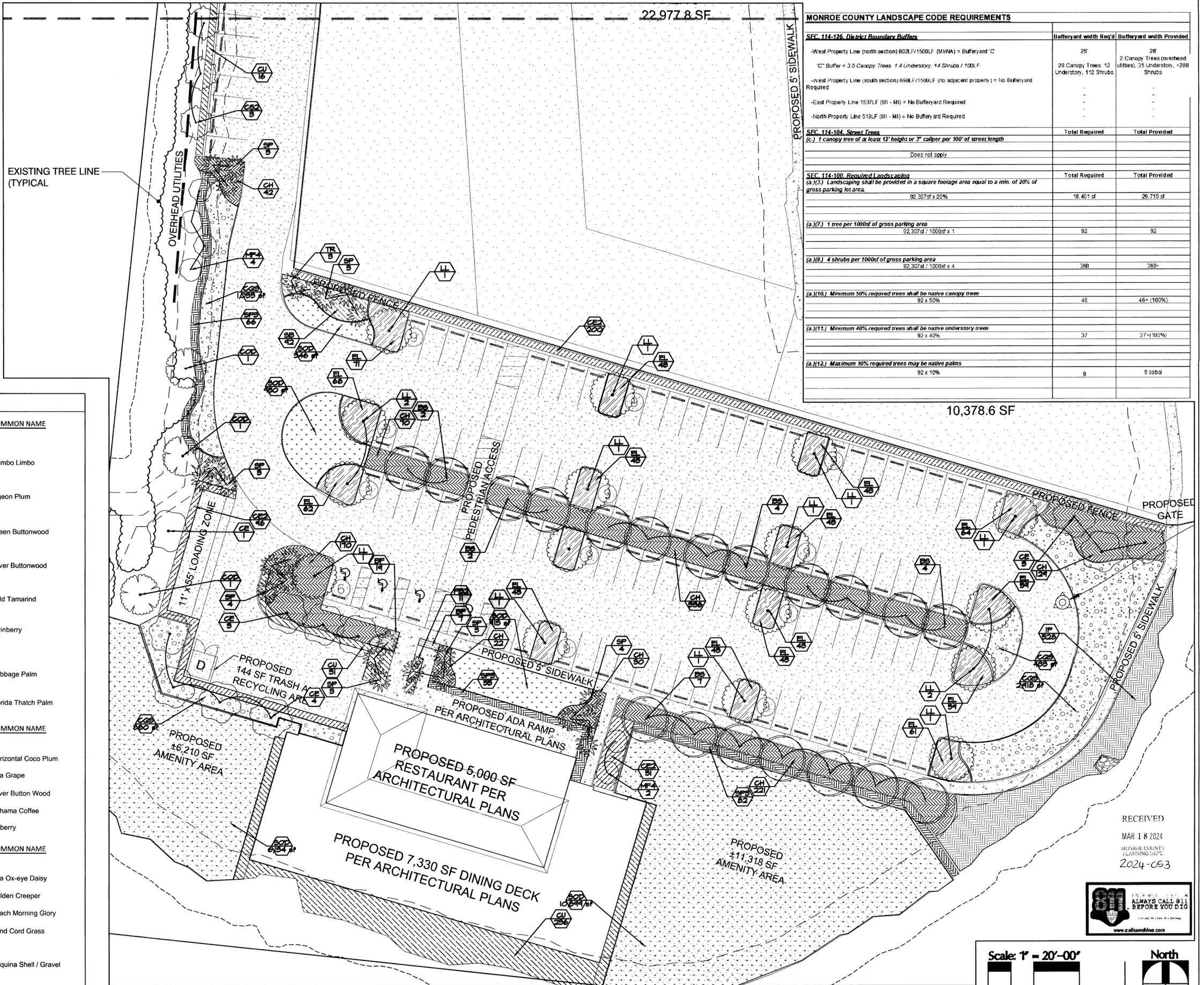
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Digitally signed by John Hennigan, DN: cn=J. HENNINGAN, o=ECOPLAN, ou=ECOPLAN, email=jhenningan@ecoplan-fl.com, c=US, Date: 2024.03.08 15:24:51 -0500



SHEET NUMBER:
LA-3



KEY MAP



MONROE COUNTY LANDSCAPE CODE REQUIREMENTS		
SEC. 114-126. District Boundary Buffers	Bufferyard width Req'd	Bufferyard width Provided
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-North Property Line 513LF (M) - (M) = No Bufferyard Required		
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(a.) (12.) Maximum 10% required trees may be native palms	9	9 sabal
92 x 10%		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME
TREES				
	BS	25	Bursera simaruba	Gumbo Limbo
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	CU	702	Coccoloba uvifera	Sea Grape
	CE2	403	Conocarpus erectus sericeus	Silver Button Wood
	PB2	11	Psychotria ligustrifolia	Bahama Coffee
	SP3	203	Scaevola plumieri	Inkberry
GROUND COVERS				
	BF	126	Borrhicia frutescens	Sea Ox-eye Daisy
	EL	1,922	Ernodea littoralis	Golden Creeper
	IP	528	Ipomoea pes-caprae	Beach Morning Glory
	SB	666	Spartina bakeri	Sand Cord Grass
ROCKS				
	CQS	6,608 sf	Coquina Shell / Gravel	Coquina Shell / Gravel
SOD/SEED				
	SOD	22,051 sf	Stenotaphrum secundatum 'Palmetto'	'Palmetto' St. Augustine Sod



SITE PLAN SUBMITTAL

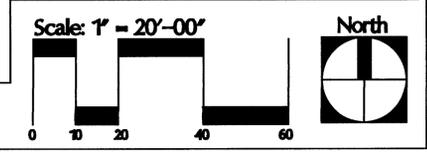
ROBBIES OF KEY WEST MARINA
7281 Shrimp Rd., Key West, FL 33040

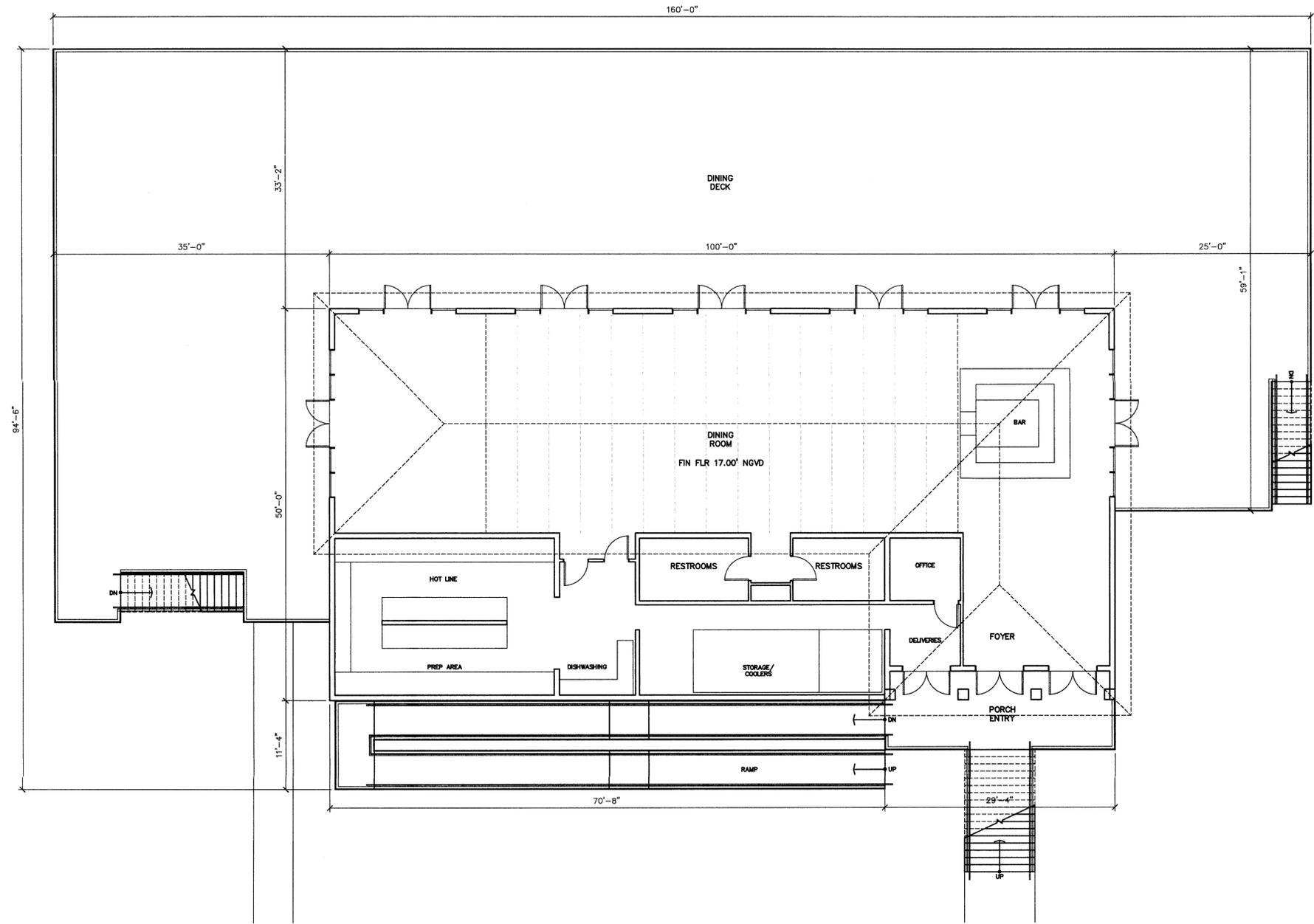
LANDSCAPE PLAN

DATE: 3/7/2024
PROJECT #: 2337
DRAWN BY: HP
CHECKED BY: JH
SCALE: INDICATED

REVISIONS:

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Floor Plan

1/8" = 1' - 0"

Restaurant Plan

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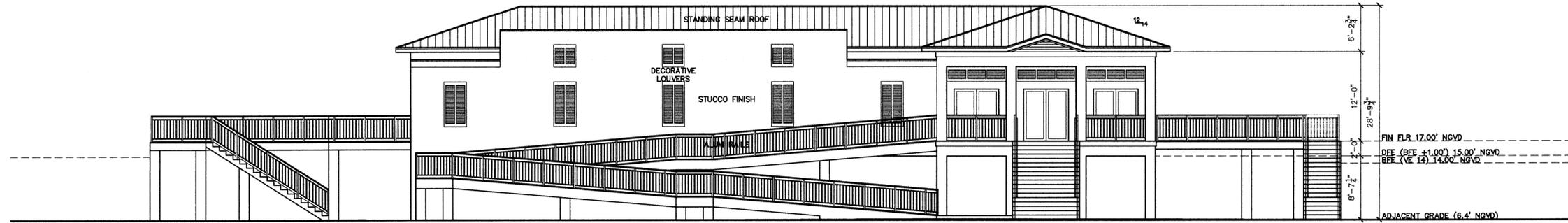


Robbie's Marina
7281 Shrimp Road Stock Island, FL

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

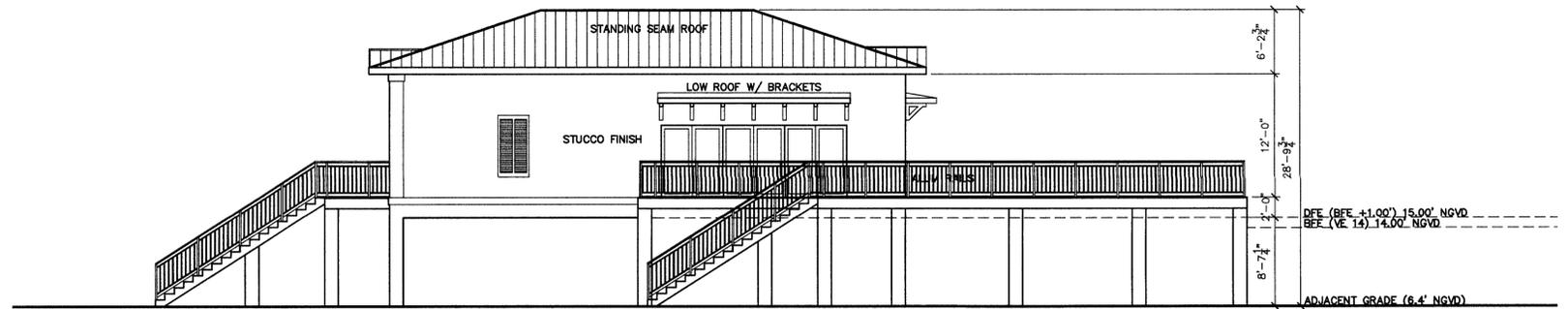
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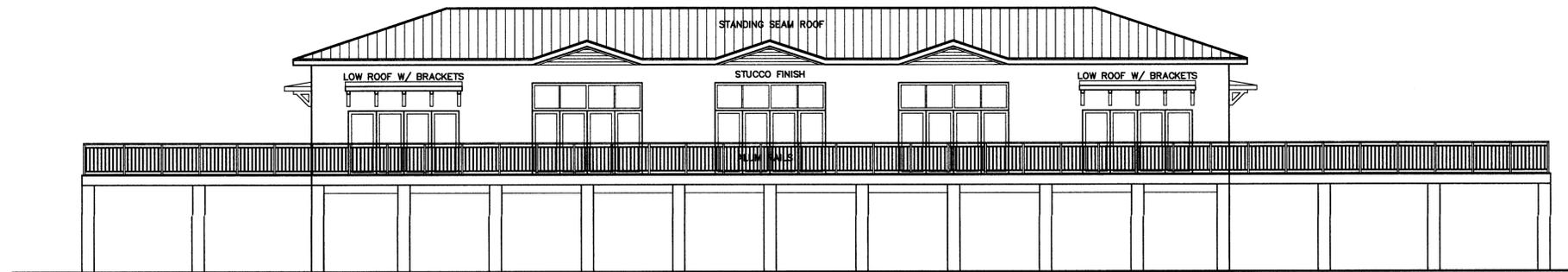
North Elevation

1/8" = 1' - 0"



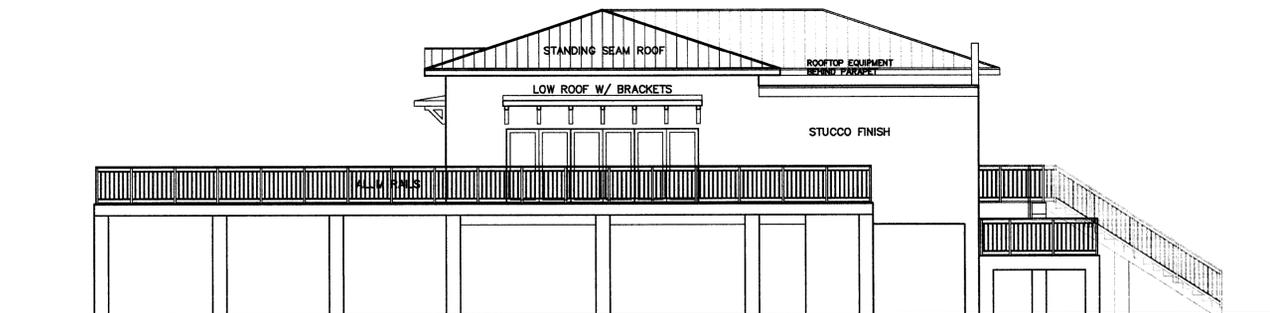
West Elevation

1/8" = 1' - 0"



South Elevation

1/8" = 1' - 0"



East Elevation

1/8" = 1' - 0"

Restaurant Elevations

Robbie's Marina
7281 Shrimp Road Stock Island, FL

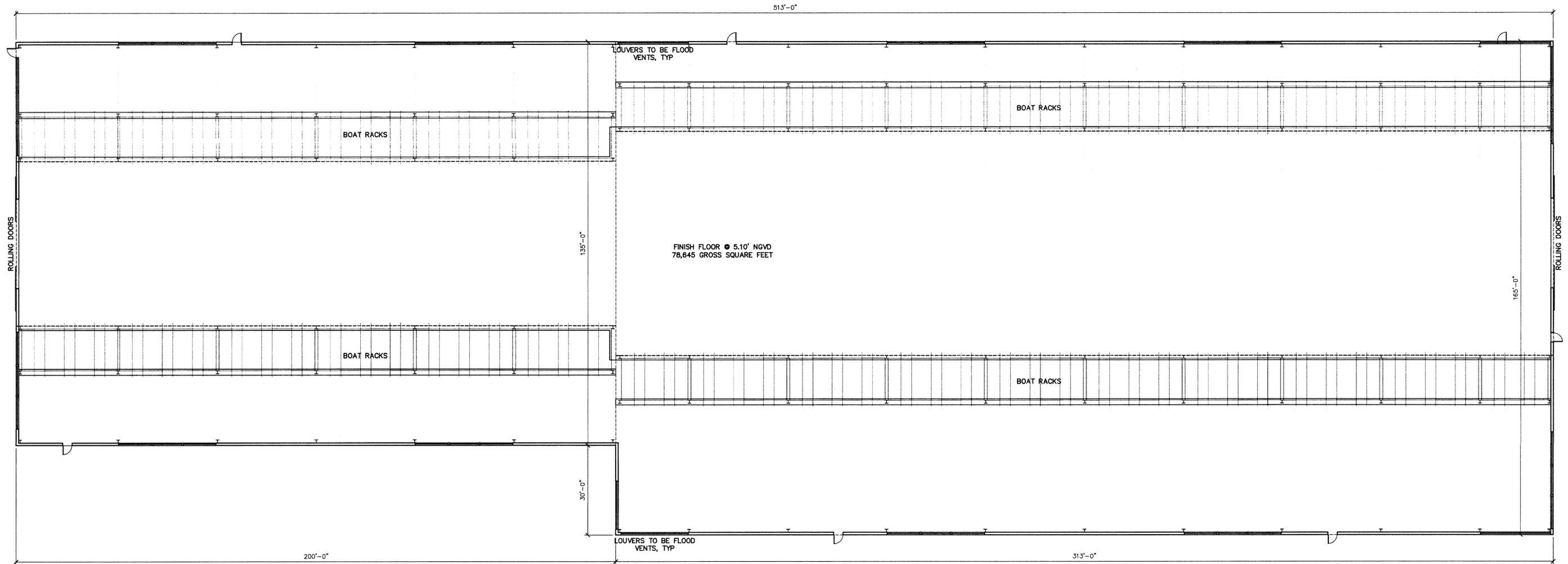
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Boat Barn Floor Plan

1/16" = 1' - 0"

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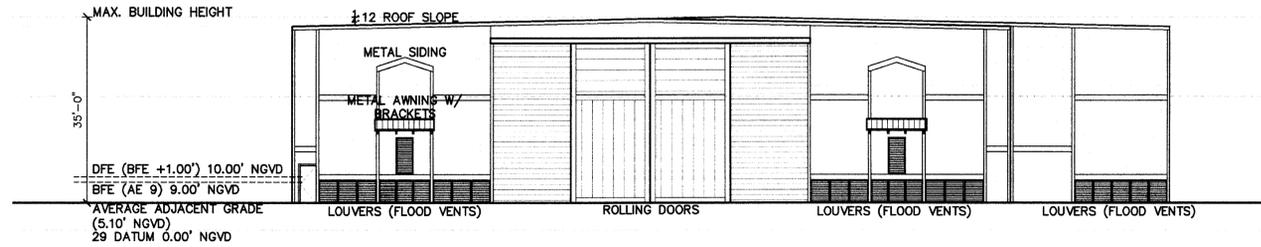
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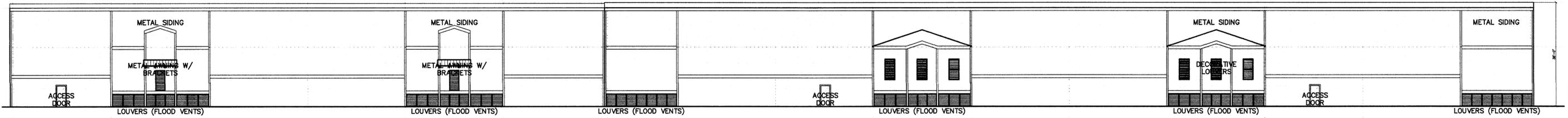
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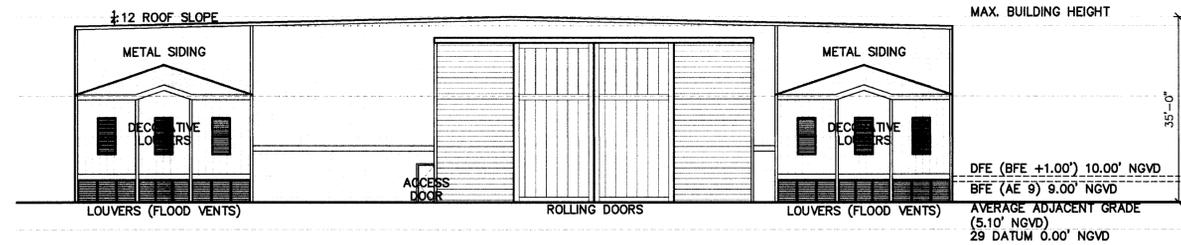
North Elevation

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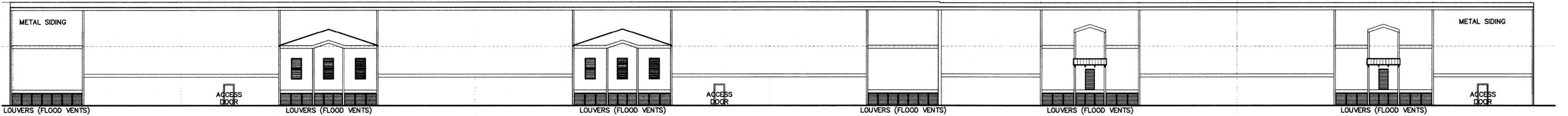
West Elevation

1/16" = 1' - 0"



South Elevation

1/16" = 1' - 0"



East Elevation

1/16" = 1' - 0"

Boat Barn Elevations

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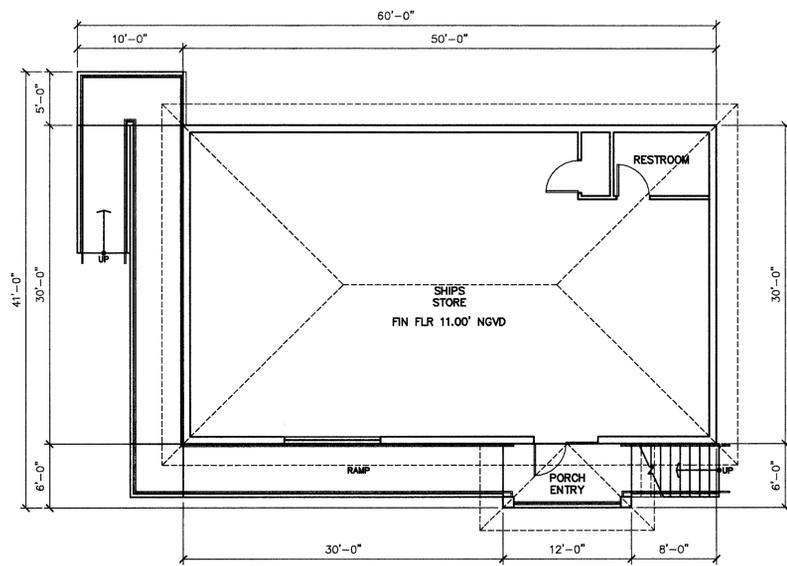


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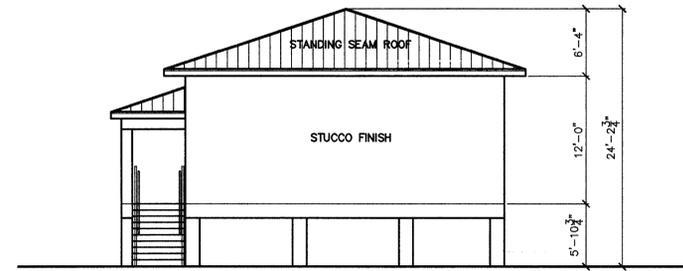


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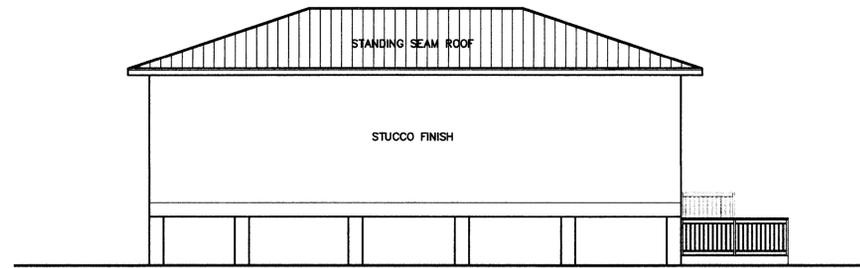
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THOMAS E. POPE, P.A.
610 White St. Key West FL
(305) 296 3611



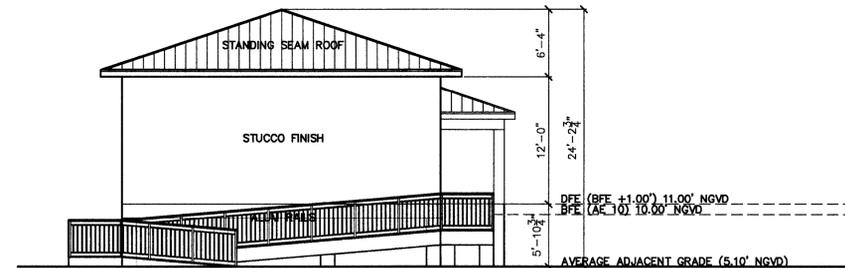
Floor Plan
1/8" = 1' - 0"



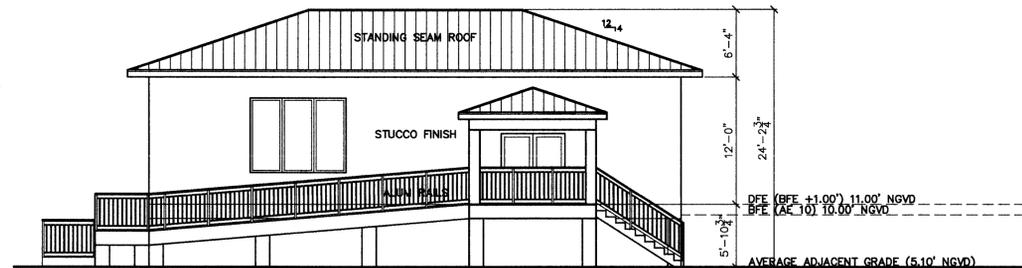
South Elevation
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East Elevation
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North Elevation
1/8" = 1' - 0"



West Elevation
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Robbie's Marina
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