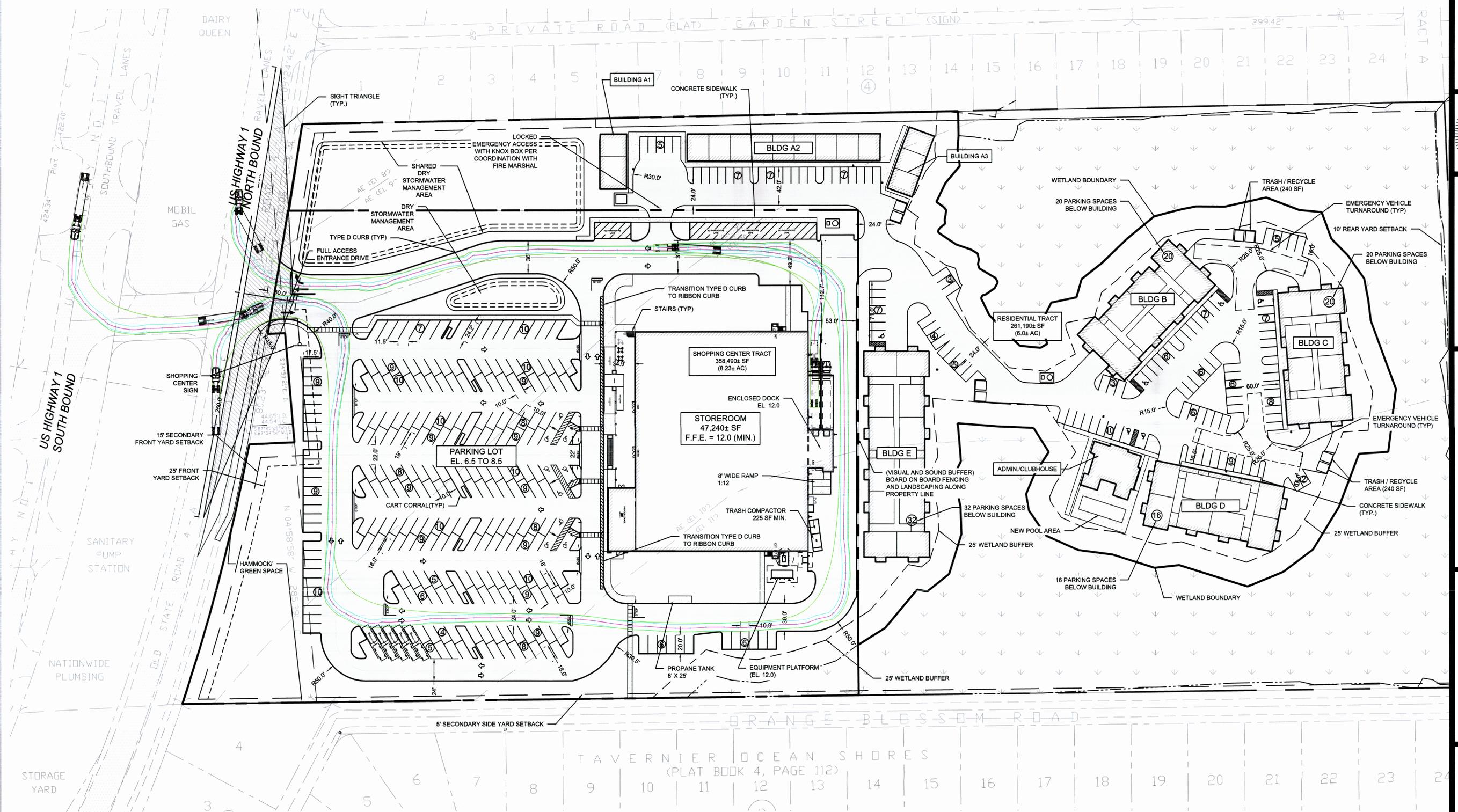
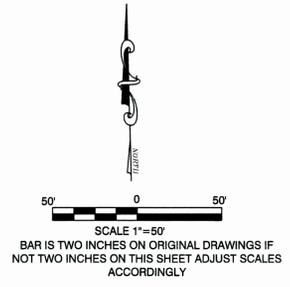


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CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8579
 Key West Office
 1010 E. PEREZ BLVD., Suite 202
 Key West, Florida 33940
 Tel: (305) 293-9440



REVISIONS:

1	ORIGINAL	AUGUST 2021
2		
3		
4		
5		
6		

MIXED USE DEVELOPMENT
 92501 OVERSEAS HIGHWAY
 CONCEPT SITE EXHIBIT

92501 OVERSEAS HIGHWAY

JOB NO.	211039
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

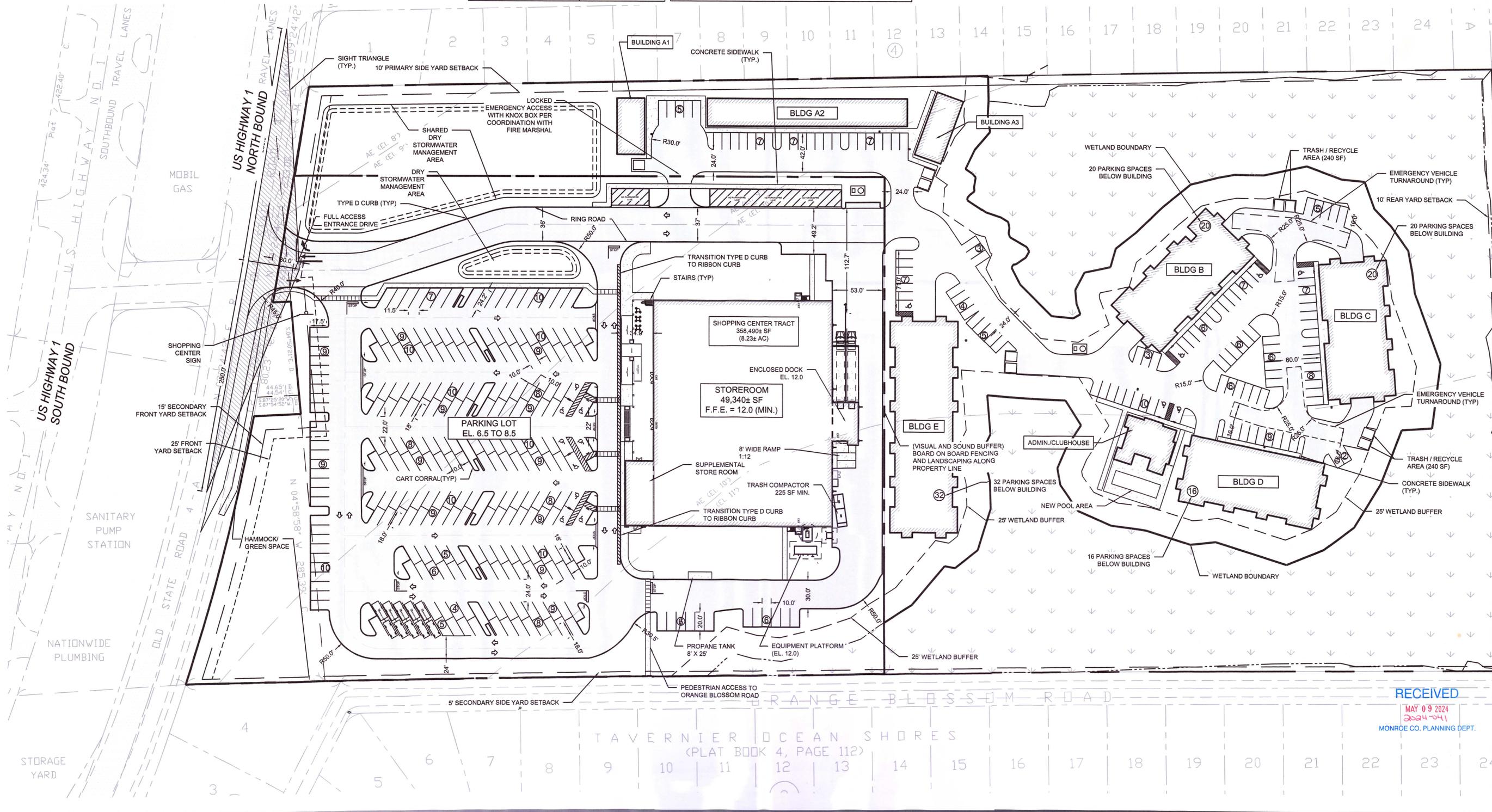
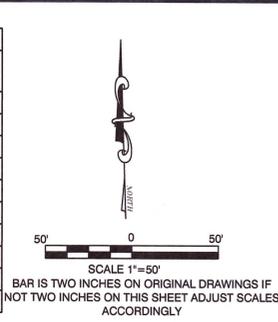
GENERAL BUILDING INFORMATION:	
A. ZONING:	SUBURBAN COMMERCIAL (SC)
B. FLUM DESIGNATION:	MIXED USE COMMERCIAL (MC)
C. TIER OVERLAY DISTRICT:	TIER III
D. FLOOD ZONE:	AE8 / AE9 / AE10 / AE11 / VE11
E. OVERLAY:	TAVERNIER CREEK TO MILE MARKER 97 U.S. HWY 1 CORRIDOR (T3 SUBURBAN)
PROJECT DATA:	
A. PROJECT:	CEMEX TAVERNIER AFFORDABLE HOUSING AND COMMERCIAL RETAIL
B. OWNER/DEVELOPER:	BLACKSTONE-GROUP TAVERNIER 925, LLC
C. SEWER:	KEY LARGO WASTEWATER TREATMENT DISTRICT
D. WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
E. CARGAGE:	KEYS SANITARY
F. ENGINEER:	PEREZ ENGINEERING & DEVELOPMENT, INC.
G. SURVEYOR:	MASSEY RICHARDS SURVEYING & MAPPING
H. ARCHITECT:	POH GROUP
I. ENERGY:	FLORIDA KEYS ELECTRIC COOPERATIVE

DENSITY / INTENSITY	
DENSITY / INTENSITY LAND USE:	COMMERCIAL RETAIL (MEDIUM-INTENSITY)
FAR / DENSITY:	0.25
SIZE OF SITE (TOTAL):	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	157,991.7 SF
PROPOSED (TOTAL):	49,340 SF
POTENTIAL (TOTAL):	31.23%
SIZE OF SITE (SPLIT OUT):	358,647.90 SF (8.33 ACRES)
MAXIMUM ALLOWED (SPLIT OUT):	89,622.50 SF
PROPOSED (SPLIT OUT):	49,340 SF
POTENTIAL USED (SPLIT OUT):	55.1%
LAND USE:	PERMANENT RESIDENTIAL (AFFORDABLE)
FAR / DENSITY:	18 DU / BUILDABLE ACRE
SIZE OF SITE (TOTAL):	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	261 UNITS
POTENTIAL (TOTAL):	86 UNITS
POTENTIAL (TOTAL):	32.9%
SIZE OF SITE (SPLIT OUT):	277,908.12 SF (6.37 AC/5.1 BUILDABLE AC)
MAXIMUM ALLOWED (SPLIT OUT):	91 UNITS
PROPOSED (SPLIT OUT):	86 UNITS
POTENTIAL USED (SPLIT OUT):	94.5%

GENERAL PROJECT AREAS:	
GROSS AREA:	841,940 SF (19.33 ACRES)
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
SUBMERGED AREA:	211,352 SF (4.85 ACRES)
LOT COVERAGE AREA:	380,029 SF (8.72 ACRES)
OPEN AREA:	461,911 SF (10.61 ACRES)
LOT COVERAGE BY STRUCTURES:	
A. COMMERCIAL RETAIL - GROCERY:	49,340 SF (1.13 ACRES)
B. AFFORDABLE HOUSING:	57,950 SF (1.33 ACRES)
C. TOTAL:	107,290 SF (2.46 ACRES)
LOT COVERAGE by Roads, Walkways and Pools	
IMPERVIOUS AREAS	
A. DRIVEWAYS / GROUND FLOOR:	250,386 SF (5.75 ACRES)
B. SIDEWALKS:	22,344 SF (0.51 ACRES)
C. TOTAL BUILDINGS:	107,290 SF (2.46 ACRES)
TOTAL IMPERVIOUS AREA:	380,029 SF (8.72 ACRES)
PERVIOUS AREA	
A. GREEN AREAS:	461,911 SF (10.61 ACRES)
IMPERVIOUS / PERVIOUS PERCENTAGES:	
A. TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
B. TOTAL IMPERVIOUS OF UPLAND:	380,029 SF (8.72 ACRES)
C. IMPERVIOUS % OF UPLAND:	60%
D. TOTAL AREA OF SITE:	841,940 SF (19.33 ACRES)

OPEN SPACE REQUIREMENTS	
TOTAL AREA OF SITE	
TOTAL OPEN SPACE REQUIREMENT:	20 %
TOTAL OPEN SPACE REQUIRED:	168,398 SF (3.86 ACRES)
TOTAL OPEN SPACE AREA OF SITE:	251,377.77 SF (5.78 ACRES)
PERCENTAGE OF UPLAND OPEN SPACE:	40 %
TOTAL SUBMERGED LAND OPEN SPACE:	211,352 SF (4.85 ACRES)
PERCENTAGE OF SUBMERGED LAND OPEN SPACE:	25.1 %
PARKING SUMMARY	
PUBLIC PARKING SUMMARY	
PARKING REQUIREMENT:	3 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA
PARKING REQUIRED:	49,340 / 1,000 = 49.3 x 3 = 148 SPACES
PROPOSED PARKING:	299 SPACES (INCLUDING 9 ACCESSIBLE SPACES)
HOUSING PARKING SUMMARY	
PARKING REQUIREMENT:	2 SPACES PER EACH ONE-BEDROOM DWELLING UNIT, 2 SPACES PER EACH TWO-BEDROOM DWELLING UNIT, 3 SPACES PER EACH THREE+ BEDROOM DWELLING UNIT
PARKING REQUIRED:	12 ONE-BEDROOM UNITS x 2 SPACES / UNIT = 24 SPACES 42 TWO-BEDROOM UNITS x 2 SPACES / UNIT = 84 SPACES 32 THREE-BEDROOM UNITS x 3 SPACES / UNIT = 96 SPACES
TOTAL SPACES REQUIRED:	204 SPACES
PROPOSED PARKING:	208 SPACES (INCLUDING 4 ACCESSIBLE SPACES OUTSIDE BUILDINGS) (INCLUDING 88 SPACES UNDER BUILDINGS, 4 OF WHICH ARE ACCESSIBLE SPACES)

UNIT TYPES PER BUILDING / TOTAL							
BUILDING NUMBER	BUILDING TYPE	SQ. FT.	1BR	2BR	3BR	TOTAL UNITS PER BLDG.	TOTAL BATHS
A1		5312	8			8	8
A2		2988	3	1		4	5
A3		1660	1	1		2	3
B		9877		8	8	16	32
C		10171		8	8	16	32
D		10302		8	8	16	32
E		15136		16	8	24	48
ADMIN		2513					
TOTAL UNITS			12	42	32	86	
TOTAL BATHS			12	84	64		160



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Tel: (305) 293-9440

CERTIFICATE OF AUTHORIZATION No. 8579



REVISIONS:	DATE	DESCRIPTION
1	AUGUST 2021	ORIGINAL
2		
3		
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MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

CONCEPT SITE EXHIBIT

92501 OVERSEAS HIGHWAY

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2024-0411
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JOB NO.	211039
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-200

Landscape Plan
MIXED USE DEVELOPMENT
92501 Overseas Highway, Tavernier, FL 33070

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Please note:
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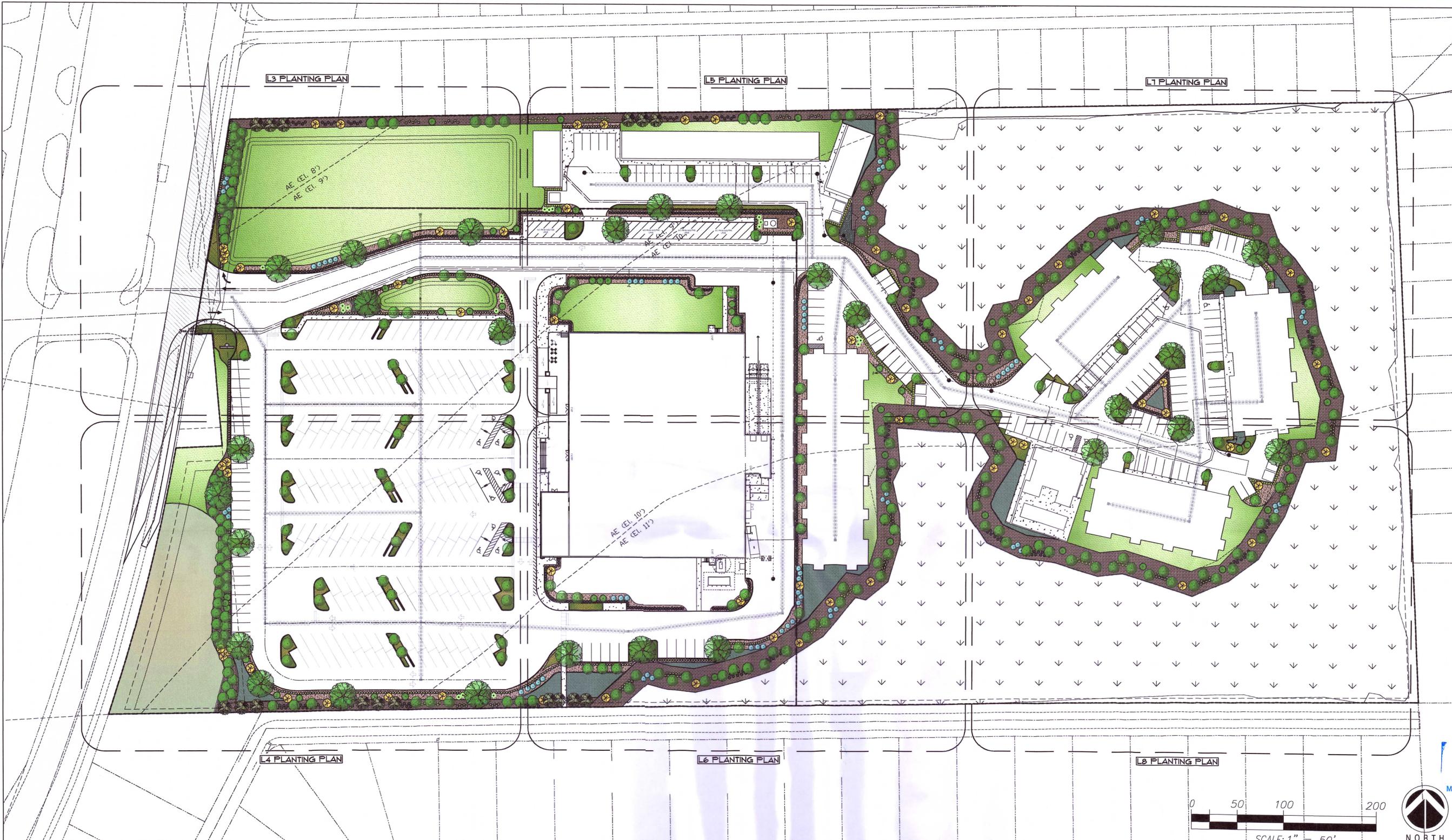


TABLE OF CONTENTS:

- L1 - TITLE SHEET
- L2 - BUFFER LOCATION PLAN
- L3 - PLANTING PLAN
- L4 - PLANTING PLAN
- L5 - PLANTING PLAN
- L6 - PLANTING PLAN
- L7 - PLANTING PLAN
- L8 - PLANTING PLAN
- L9 - OVERALL PLANT SCHEDULE / PLANT PICTURES
- L10 - CODE TABLES / CODE SCHEDULES
- L11 - CODE TABLES / CODE SCHEDULES
- L12 - DETAILS AND SPECIFICATIONS



SITE DATA

HARDINESS ZONE: 11A
MEAN ANNUAL PRECIPITATION: 42" - 55"
MEAN ANNUAL AIR TEMP: 77° - 81°
FROST FREE PERIOD: 365 DAYS
SOIL TYPE: UDORTHENTS AND SIM. ISLANDS
LANDFORM: 0'-32" EXTREMELY GRAVELLY SAND
SOIL PROFILE: 32"-72" MARLY SILT LOAM
 72"-82" BEDROCK

SLOPE: 0% - 2%
DEPTH TO RESTRICTIVE FEATURE: 52"-108"
DRAINAGE CLASS: SOMEWHAT POORLY DRAINING
RUNOFF CLASS: VERY HIGH
DEPTH TO WATER TABLE: 18"-42"
FREQUENCY FOR FLOODING: NONE / RARE
HYDROLOGIC SOIL GROUP: A
 Sand, loamy sand or sandy loam types of soils. It has low runoff potential and high infiltration rates even when thoroughly wetted. They consist chiefly of deep, well to excessively drained sands or gravels and have a high rate of water transmission.
HYDRIC SOIL RATING: NO
HABITAT: HAMMOCK, UNDEVELOPED, EXOTIC, MANGROVE

LEGEND

T TELEPHONE PEDESTAL	D DOWNSPOUT	A/C UNIT
CA CABLE TV PEDESTAL	+ HOSE BIB	EXISTING PALM SYMBOLS VARY BASED ON SPECIES
W WELL	M MAILBOX	EXISTING TREE SYMBOLS VARY BASED ON SPECIES
WM WATER METER	U UTILITY POLE	EXISTING SHRUB SYMBOLS VARY BASED ON SPECIES
G GAS METER	L LIGHT POST	EXISTING PLANT SYMBOLS SHOWN ON THE PLANTING PLAN REPRESENT PLANTS TO BE MAINTAINED
E ELECTRIC METER	W WALL MOUNTED LIGHT	EXISTING TREE TO BE REMOVED
B IRRIGATION BOX	PE POOL EQUIPMENT	EXISTING TREE TO BE RELOCATED
FH FIRE HYDRANT		

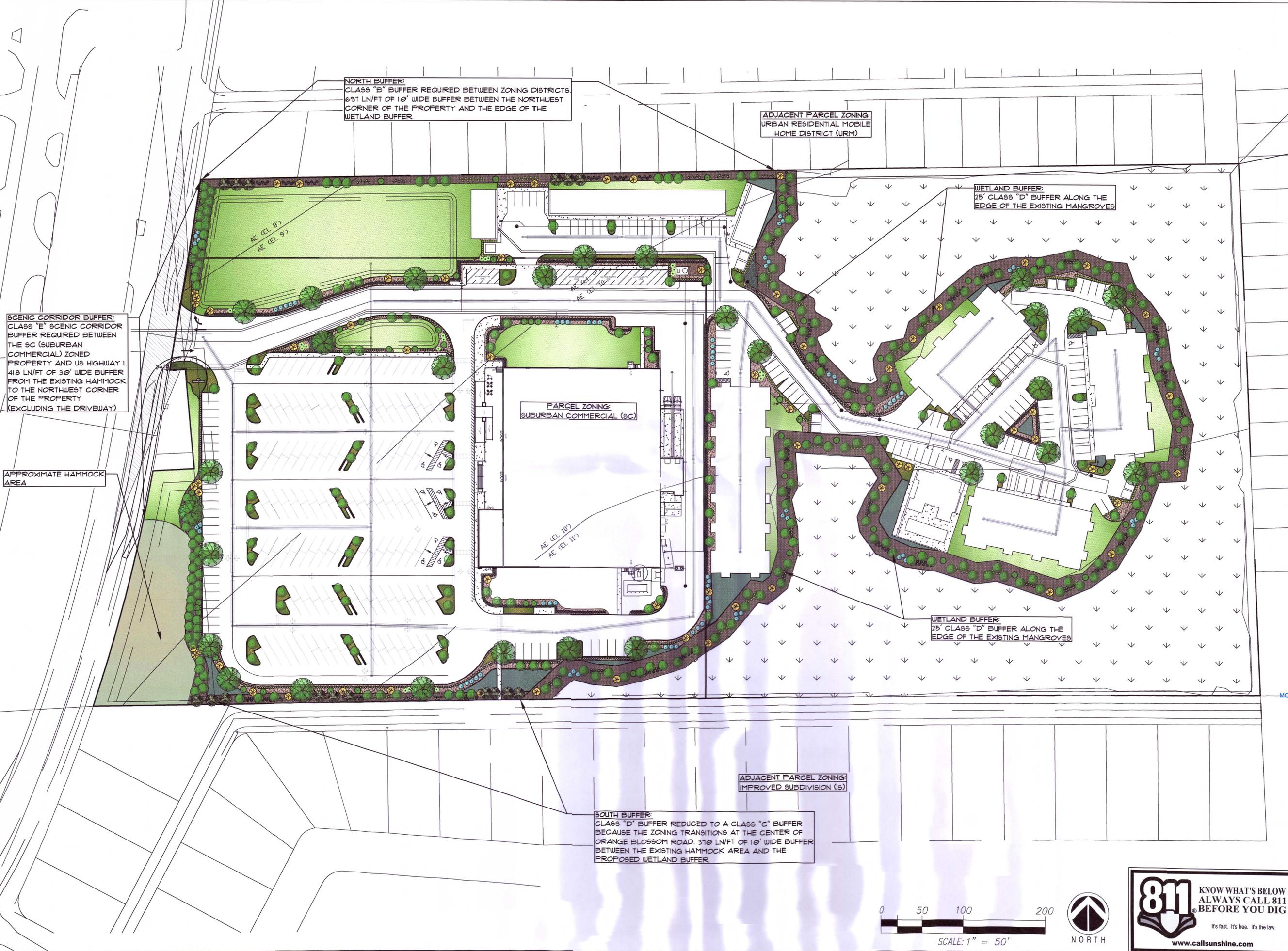
LINE TYPES / NOTES

---	FENCE
---	PROPERTY LINE
---	SETBACK / EASEMENT
---	EXISTING CONTOURS (BASED ON LOCAL GIS DATA)
---	PROPOSED CONTOURS
---	EXISTING VEGETATION MASS
---	SPOT GRADES

ABBREVIATIONS

EX	EXISTING
FV	FIELD VERIFY
TBD	TO BE DETERMINED
OAP	ON ADJACENT PROPERTY

Date: 02/24/2022
 Design by: MF, PA
 Reviewed by: MF
 Revised: 04/15/2024

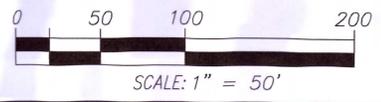


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92501 Overseas Highway, Tavernier, FL 33070

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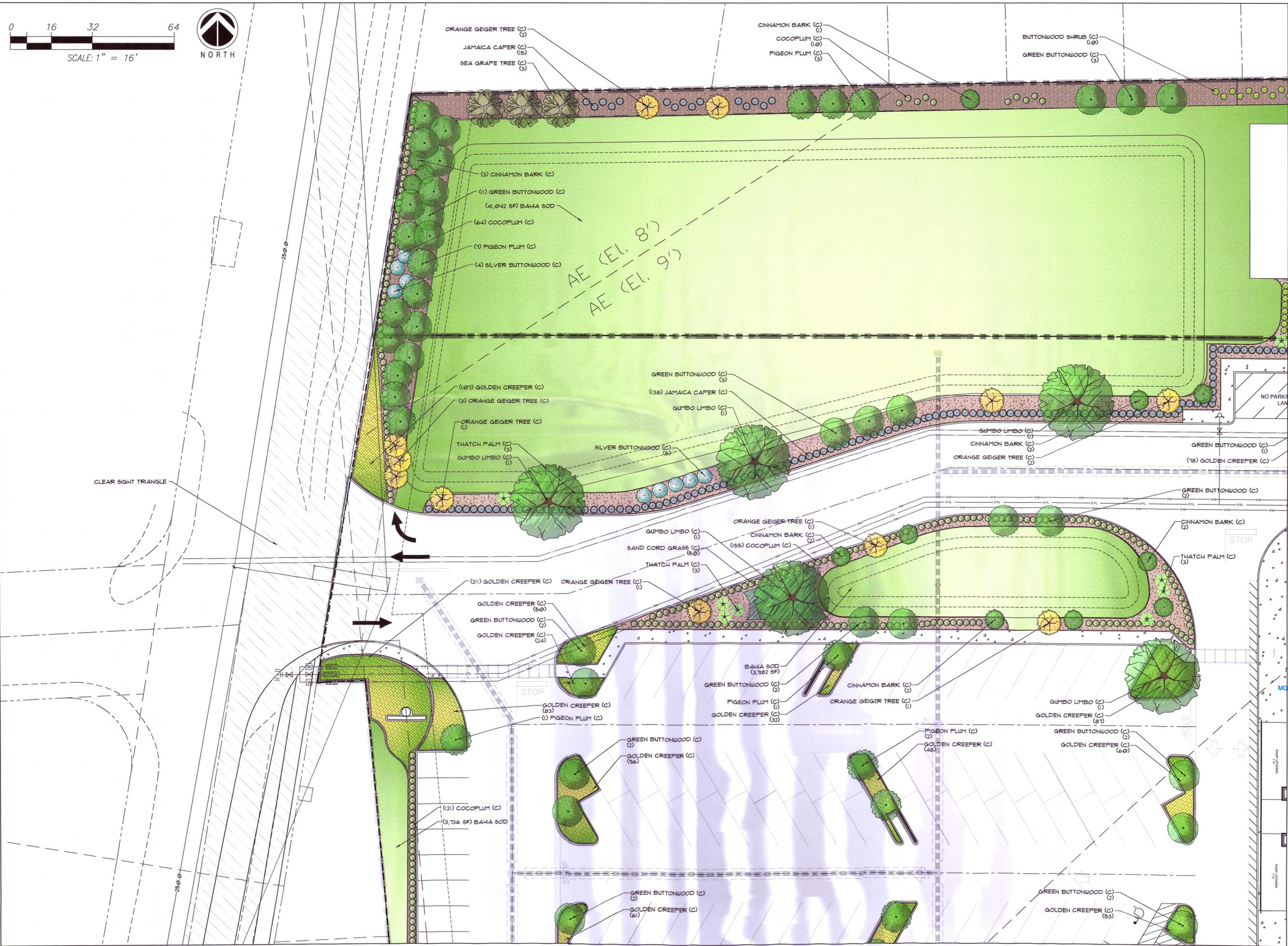
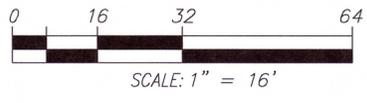
Michael Flough
4/15/24



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Reviewed by: MF
Revised: 04/15/2024



Landscape Plan
MIXED USE DEVELOPMENT
92501 Overseas Highway, Tavernier, FL 33070

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Date: 02/24/2022
Design by: MF, PA
Reviewed by: MF
Revised: 04/15/2024

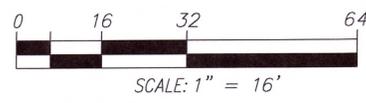
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92501 Overseas Highway, Tavernier, FL 33070

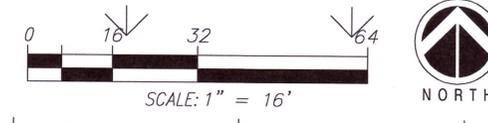
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[Signature]

Date: 02/24/2022
Design by: MF:PF
Reviewed by: MF:PF
Revised: 04/15/2024





Landscape Plan
MIXED USE DEVELOPMENT
92501 Overseas Highway, Tavernier, FL 33070

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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE	
CANOPY TREES									
	29	BURSERA BIMARUBA	GUMBO LIMBO (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE	
	117	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE	
	16	COCCOLOBA UVIFERA	SEA GRAPE TREE (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE	
	185	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE	
PALMS									
	24	THRINAX RADIATA	THATCH PALM (C)	25 GAL	SINGLE	5' OA HT.	NATIVE	REQ. CODE	
UNDERSTORY TREES									
	58	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE	
	88	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (C)	15 GAL	N/A	5' OA HT., 3' SPRD.	NATIVE	REQ. CODE	
	63	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE	
SHRUBS									
	814	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE	
	954	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE	
	446	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (C)	3 GAL	3@ O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE	
GROUND COVERS									
	4,321	ERNODEA LITTORALIS	GOLDEN CREEPER (C)	1 GAL		24" O.C.	4" x 8"	NATIVE	
	92	SPARTINA BAKERI	SAND CORD GRASS (C)	1 GAL		3@ O.C.	28" HT., FULL	NATIVE	REQ. CODE
	545	SPARTINA BAKERI	SAND CORD GRASS	1 GAL		4' O.C.	28" HT., FULL	NATIVE	
OTHER									
	48,853 SF	HARDWOOD, NON-CYPRESS	MULCH (VUA)	S.F.		AS NEEDED	4" LAYER		
	14,145 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.		AS NEEDED	4" LAYER		
	9,360 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.		AS NEEDED	4" LAYER		
	12,832 SF	PASPALLUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD			WEED FREE, TIGHTLY FITTED, STAGGERED JOINTS	DROUGHT TOLERANT	

-ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF PLANTING SOIL AND MULCHED TO A DEPTH OF FOUR INCHES. EXCAVATE THE EXISTING SOILS AS REQUIRED TO KEEP THE NEW MULCH AT OR BELOW ALL ADJACENT HARD SURFACES.
 -ALL TREE SHALL BE PROPERLY GUYED OR STAKED AT THE TIME OF PLANTING.



GUMBO LIMBO



PIGEON PLUM



SEAGRAPE



GREEN BUTTONWOOD TREE



THATCH PALM



CINNAMON BARK



SILVER BUTTONWOOD



ORANGE GEIGER



JAMAICA CAPER



RED TIP COCOPLUM



GREEN BUTTONWOOD



GOLDEN CREEPER



SAND CORDGRASS



BAHIA GRASS

Sheet L9
 Overall Plant Schedule / Plant Pictures

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NORTH BUFFER: 10' WIDE CLASS "B" BUFFER				
691 LN/FT FROM THE NORTHWEST PROPERTY CORNER TO THE EDGE OF THE WETLAND BUFFER				
		REQUIRED	SUPPLIED	STANDARDS
CANOPY TREES	2.4 / 100'	11	11	100% NATIVE, FL#1, 12' OA HT., 3" CAL
UNDERSTORY TREES	.8 / 100'	6	7	100% NATIVE, FL#1, 5' HT.
SHRUBS	8 / 100'	56	75	100% NATIVE, FL#1, 24" HT.

VEHICLE USE AREA LANDSCAPE REQUIREMENT				
		REQUIRED	SUPPLIED	NOTES / STANDARDS
ROADS/PARKING	244,184 SF			
LANDSCAPE AREA	20%	48,837 SF	48,859 SF	100% NATIVE FROM THE LIST
TOTAL TREES	1 / 1,000 SF	245	245	FL#1
CANOPY TREES	50%	123	123	12' OA HT., 3" CAL., 4' CT HT.
UNDERSTORY TREES	40%	98	98	5' OA HT.
PALMS	10%	24	24	
SHRUBS	4 / 1,000 SF	911	1,317	24" HT., MAINTAINED AT MAX 30" HT.
PARKING LOT ISLANDS	1 TREE / ISLAND	1 TREE / ISLAND	1 TREE / ISLAND	NO TURF

PLANT SCHEDULE NORTH BUFFER

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NOTES	CODE
CANOPY TREES								
	6	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	6	COCCOLOBA UVIFERA	SEA GRAPE TREE (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	5	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
UNDERSTORY TREES								
	3	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	4	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE
SHRUBS								
	30	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	25	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	20	CONOCARPUS ERECTUS	BUTTWOOD SHRUB (C)	3 GAL	30" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
OTHER								
	375 SF	HARDWOOD, NON-CYPRESS	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	6,942 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

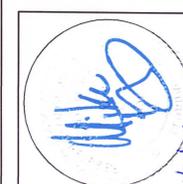
PLANT SCHEDULE VEHICLE USE AREA

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL.	SIZE	NOTES	CODE
CANOPY TREES								
	28	BURSERA SIMARUBA	GUMBO LIMBO (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	46	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	49	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
PALMS								
	24	THRINAX RADIATA	THATCH PALM (C)	25 GAL	SINGLE	5' OA HT.	NATIVE	REQ. CODE
UNDERSTORY TREES								
	29	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	41	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD (C)	15 GAL	N/A	5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	28	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE
SHRUBS								
	566	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	515	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	236	CONOCARPUS ERECTUS	BUTTWOOD SHRUB (C)	3 GAL	30" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
GROUND COVERS								
	4,003	ERNODEA LITTORALIS	GOLDEN CREEPER (C)	1 GAL	24" O.C.	4"x8"	NATIVE	
	92	SPARTINA BAKERI	SAND CORD GRASS (C)	1 GAL	36" O.C.	28" HT., FULL	NATIVE	REQ. CODE
	32	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	4" O.C.	28" HT., FULL	NATIVE	
OTHER								
	48,859 SF	HARDWOOD, NON-CYPRESS	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	863 SF	HARDWOOD, NON-CYPRESS	MULCH AT NON REQUIRED PLANTINGS	S.F.	AS NEEDED	4" LAYER		
	12,289 SF	PASPALUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD			WEED FREE, TIGHTLY FITTED, STAGGERED JOINTS	DROUGHT TOLERANT

Sheet
L10
Code Tables /
Code Schedules

Landscape Plan
MIXED USE DEVELOPMENT
92501 Overseas Highway, Tavernier, FL 33070

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MAY 09 2024
2024-0411
MONROE CO. PLANNING DEPT.



Date: 02/24/2022
Design by: MF/PA
Reviewed by: MF
Revised: 04/15/2024

Please note: This landscape plan is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, geologic aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate at best and on-site adjustments to the design during installation are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

SCENIC CORRIDOR BUFFER: 30' WIDE CLASS "E" BUFFER				
418 LN/FT FROM EXISTING HAMMOCK AREA TO NORTHWEST PROPERTY CORNER (EXCLUDING DRIVEWAY)				
		REQUIRED	SUPPLIED	STANDARDS
CANOPY TREES	12 / 100'	51	51	100% NATIVE, FL#1, 12' OA HT., 3" CAL
UNDERSTORY TREES	6 / 100'	25	25	100% NATIVE, FL#1, 5'HT.
SHRUBS	36 / 100'	151	185	100% NATIVE, FL#1, 24" HT.

PLANT SCHEDULE SCENIC CORRIDOR BUFFER

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	1	BURSERA SIMARUBA	GUMBO LIMBO (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	30	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	20	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
UNDERSTORY TREES								
	8	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	8	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD (C)	15 GAL	N/A	5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	9	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	185	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	318	ERNODEA LITTORALIS	GOLDEN CREEPER (C)	1 GAL	24" O.C.	4"x8"	NATIVE	
OTHER								
	15,552 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

WETLAND BUFFER: 25' WIDE CLASS "D" BUFFER				
2,235 LN/FT WETLAND BUFFER				
		REQUIRED	SUPPLIED	STANDARDS
CANOPY TREES	6 / 100'	135	135	100% NATIVE, FL#1, 12' OA HT., 3" CAL
UNDERSTORY TREES	3 / 100'	60	60	100% NATIVE, FL#1, 5'HT.
SHRUBS	24 / 100'	531	552	100% NATIVE, FL#1, 24" HT.

PLANT SCHEDULE WETLAND BUFFER

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	21	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	108	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
UNDERSTORY TREES								
	18	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	30	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD (C)	15 GAL	N/A	5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	20	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	180	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	192	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	180	CONOCARPUS ERECTUS	BUTTWOOD SHRUB (C)	3 GAL	30" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	54,530 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

SOUTH BUFFER: 10' WIDE CLASS "C" BUFFER				
310 LN/FT FROM THE EDGE OF THE EXISTING HAMMOCK AREA TO THE EDGE OF THE WETLAND BUFFER				
		REQUIRED	SUPPLIED	STANDARDS
CANOPY TREES	5 / 100'	19	19	100% NATIVE, FL#1, 12' OA HT., 3" CAL
UNDERSTORY TREES	2 / 100'	8	8	100% NATIVE, FL#1, 5'HT.
SHRUBS	20 / 100'	14	82	100% NATIVE, FL#1, 24" HT.

PLANT SCHEDULE SOUTH BUFFER

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	6	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	10	COCCOLOBA UVIFERA	SEA GRAPE TREE (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	3	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
UNDERSTORY TREES								
	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTWOOD (C)	15 GAL	N/A	5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	2	CORDIA SEBESTENA	ORANGE GEIGER TREE (C)	25 GAL	1.5" CAL	10-12' HT., 3-4' SPRD.	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE	NOTES	CODE
SHRUBS								
	38	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	34	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	10	CONOCARPUS ERECTUS	BUTTWOOD SHRUB (C)	3 GAL	30" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
OTHER								
	4,063 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

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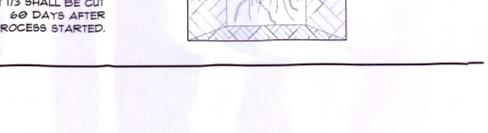
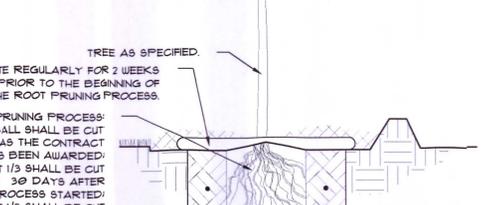
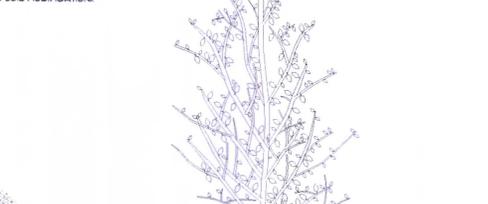
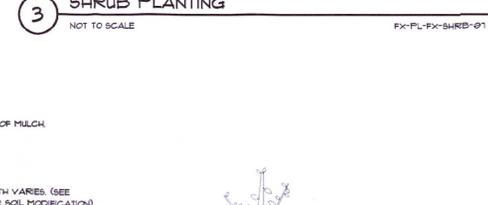
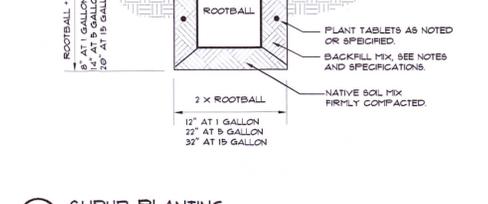
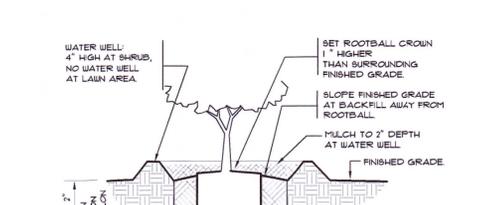
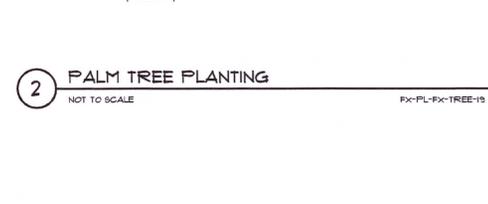
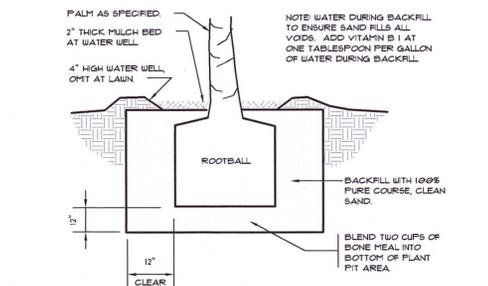
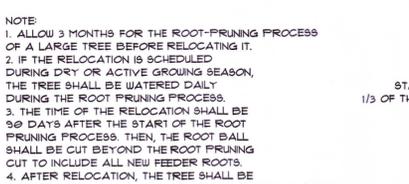
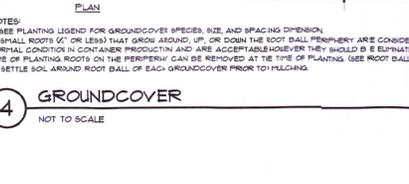
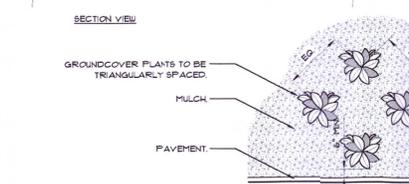
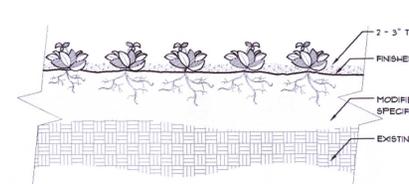
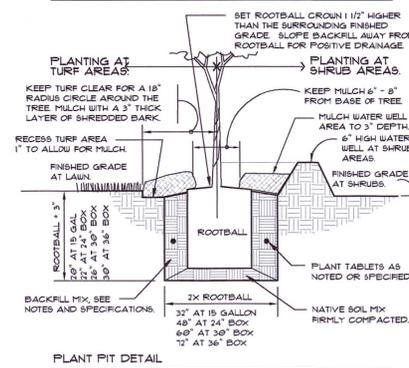
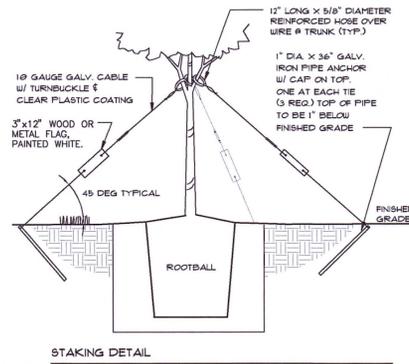
MONROE CO. PLANNING DEPT.

Date: 02/24/2022
Design by: M.F.P.A.
Reviewed by: M.F.
Revised: 04/15/2024

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LANDSCAPE INSTALLATION NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT BY EMAIL PRIOR TO INSTALLATION. AT THE DISCRETION OF THE LANDSCAPE ARCHITECT, A SUBSTITUTION MAY BE MADE.
3. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW AND RECONCILE PLAN WITH LANDSCAPE MATERIALS LIST, AND ANALYZE SITE CONDITIONS AND ACCESS PRIOR TO SUBMITTING A PROPOSAL.
4. LANDSCAPE CONTRACTOR MUST PROVIDE EVIDENCE OF WORKMAN'S COMPENSATION AND LIABILITY INSURANCE IN PROPOSAL PACKAGE.
5. THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE LAWS, CODES AND ORDINANCES.
6. ALL PLANT MATERIAL FURNISHED BY THE LANDSCAPE CONTRACTOR SHALL BE FLORIDA #1 OR BETTER (GRADES AND STANDARDS FOR NURSERY PLANTS, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, LATEST EDITION), UNLESS OTHERWISE NOTED ON THE LANDSCAPE MATERIALS LIST. AS MANY SPECIES TOLERATE BOTH SUNNY AND SHADY GROWING CONDITIONS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL PLANT MATERIAL GROWN IN SIMILAR CONDITIONS TO THE SITE.
7. THE LANDSCAPE CONTRACTOR SHALL COMPLETE ALL WORK ACCORDING TO THE FLORIDA GREEN INDUSTRIES BEST MANAGEMENT PRACTICES.
8. THE LANDSCAPE CONTRACTOR MUST SPECIFY START AND COMPLETION DATES, IF AWARDED THE PROJECT.
9. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
10. ALL PLANTING AREAS SHALL BE PREPARED BY REMOVING ALL DEBRIS, INCLUDING ASPHALT, CONCRETE, OR SIMILAR MATERIALS NOT SUITED FOR LANDSCAPE PLANTING.
11. PLANTING SOIL SHALL BE CLEAN OF ROCKS, STICKS, ROOTS AND WEEDS, AND SHALL BE WELL-DRAINING.
12. ALL LANDSCAPED AREAS SHALL BE FINISH GRADED SUCH THAT FINISHED ELEVATION WILL BE FLUSH AND LEVEL WITH SURROUNDING PAVED SURFACES. THE FINISHED GRADE AFTER PLANTING AND MULCHING SHALL NOT IMPED THE FLOW OF DRAINAGE INTO LANDSCAPED AREAS AND TO PREVENT THE BACKWASH OF MULCH AND DEBRIS INTO PAVED AREAS.
13. ALL PLANTING BEDS MUST DRAIN SUFFICIENTLY PRIOR TO PLANTING. IF EXISTING SOIL IS NOT ADEQUATE FOR ESTABLISHMENT OF PLANT MATERIALS DUE TO POOR DRAINAGE OR CHEMICAL PROPERTIES, SOIL AMENDMENTS SHALL BE ADDED PRIOR TO PLANTING.
14. PLANTS SHALL NOT BE PLACED TOO CLOSE TO ONE ANOTHER OR ANY HARDSCAPES. SEE LANDSCAPE MATERIALS LIST AND PLANTING DETAILS FOR SPACING AND PLACEMENT OF ALL PLANTS. A MULCH STRIP SHALL BE LEFT BETWEEN THE PLANTINGS AND WALLS, EDGE OF SOD, DRIVEWAY OR WALKWAYS. ALL PLANTS SHALL BE PLACED OUTSIDE THE EAVES OF THE ROOF, UNLESS OTHERWISE INDICATED ON THE LANDSCAPE PLAN.
15. ALL PLANTS TO BE RELOCATED SHALL BE PROPERLY ROOT PRUNED 6 TO 10 WEEKS PRIOR TO RELOCATION.
16. ALL NEW LANDSCAPE PLANTS SHALL BE PLANTED SLIGHTLY HIGHER THAN THE EXISTING GRADE LEAVING TOP OF THE ROOT BALL EXPOSED.
17. ALL PLANT MATERIALS SHALL BE THOROUGHLY WATERED IN AT THE TIME OF PLANTING.
18. 3" LAYER OF ORGANIC MULCH SHALL BE LAID IN ALL LANDSCAPE BEDS. NO MULCH SHALL BE LAID NEAR TREE TRUNKS. NO MULCH SHALL BE LAID ON TOP OF CITRUS TREE ROOT BALLS.
19. NEWLY PLANTED TREES SHALL BE STAKED ONLY IF THE ROOT BALL MOVES IN THE WIND OR THE TREES ARE LOCATED IN AN AREA OF WINDY CONDITIONS. ALL PALMS SHALL BE STAKED. ALL WOOD BRACES AND BRACE FRAMES SHALL BE STAINED DARK BROWN. NO NAILS SHALL BE DRIVEN INTO ANY PALM OR TREE.
20. PLANTING PLAN TAKES PRECEDENCE OVER PLANT LIST.
21. THE LANDSCAPE BID SHALL INCLUDE IRRIGATION ON A SEPARATE CONTRACT, EXPRESSED AS A LINE-ITEM PROPOSAL.
22. ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH FULLY AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE IN ALL IRRIGATED PLANTING AREAS. THE IRRIGATION SYSTEM SHALL BE DESIGNED ACCORDING TO ACCEPTED IRRIGATION STANDARDS USING WATER CONSERVATION PRINCIPLES WITH LOW-VOLUME IRRIGATION SYSTEM. THE SYSTEM SHALL ACCOMMODATE EASY ADJUSTMENTS FOR SEASONAL IRRIGATION NEED CHANGES OR LOCAL WATERING RESTRICTIONS.
23. ALL SOD AND SHRUB AREAS SHALL BE IRRIGATED ON SEPARATE ZONES, WHENEVER POSSIBLE. PLANTING AREAS WITH DIFFERENT WATERING NEEDS SHALL BE PLACED ON SEPARATE ZONES.
24. ALL SHRUB AND GROUND COVER AREAS SHALL BE IRRIGATED WITH DRIP LINE OR MIST HEADS; TREES AND PALMS SHALL HAVE BUBBLERS. ALL HEADS IN A GIVEN ZONE MUST HAVE THE SAME PRECIPITATION RATE.
25. SPRAY HEADS SHALL BE PLACED AND ADJUSTED TO MINIMIZE OVER-SPRAY ON PAVED AREAS, ROADWAYS AND CURBING. NO OVER-SPRAY ON BUILDINGS IS ACCEPTABLE.
26. THE CONTRACTOR(S) SHALL KEEP ALL WORK AREAS NEAT AND TIDY ON A DAILY BASIS. AT COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REMOVE FROM THE PROPERTY ALL TEMPORARY STRUCTURES AND GARBAGE AT HIS/HER OWN EXPENSE.
27. THE CONTRACTOR(S) SHALL KEEP ALL PLANTS WATERED, FERTILIZED, MULCHED, PRUNED, STAKED AND GUYED AS NECESSARY TO ASSURE SPECIFIED MINIMUM GRADE OF FLORIDA #1 THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD. PLANTING BEDS SHALL BE KEPT FREE OF LITTER AND UNDESIRABLE VEGETATION. THE CONTRACTOR(S) IS RESPONSIBLE FOR KEEPING ALL THE PLANT MATERIAL HEALTHY, VIGOROUS, AND UNDAMAGED THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION PERIOD.
28. THE FINAL PAYMENT IS MADE UPON COMPLETION OF PROJECT AND EXECUTION OF LIEN RELEASE AFFIDAVIT.
29. ALL SHRUBS AND GROUND COVERS SHALL BE WARRANTED FOR 90 DAYS; ALL TREES AND PALMS SHALL BE WARRANTED FOR 1 YEAR FROM THE DATE OF FINAL ACCEPTANCE AND PAYMENT.



LANDSCAPE MAINTENANCE GUIDELINES:

1. LAWN CARE:
 - 1.1. MAINTAIN BAHIA LAWN AT 2"-3" HEIGHT. LEAVE LAWN CLIPPINGS ON THE LAWN.
 - 1.2. FERTILIZE IN FEBRUARY/MARCH, MAY AND OCTOBER. APPLY PRE-EMERGENT WEED KILLER IN EARLY SPRING AND FALL. OVERSEED IN SPRING.
 - 1.3. PRACTICE INTEGRATED PEST MANAGEMENT TO IDENTIFY AND TREAT INSECT STRESS, WEED AND FUNGAL PROBLEMS. INSPECT AND CONTROL INSECT DAMAGE ON LAWNS DURING SUMMER MONTHS. FOLLOW LABEL DIRECTIONS FOR ANY INSECTICIDE, HERBICIDE OR FUNGICIDE APPLICATION. REFER TO GROWERS GUIDELINES FOR DETAILED INSTRUCTIONS. LIMIT WATERING ONCE ESTABLISHED FOR DESIRED COLOR. OVER WATERING CAN CAUSE DISEASE. TEST SOIL EVERY 3-4 YEARS FOR OPTIMAL PH LEVELS.
 - 1.4. 100% OF THE SOD AREAS SHALL BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. INSPECT THE IRRIGATION SYSTEM FOR BREAKS AND HEAD ALIGNMENT ROUTINELY. L
2. MULCH:
 - 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2. APPLY 3" LAYER OF MSC CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH. L
3. FERTILIZING:
 - 3.1. FERTILIZE WITH A GOOD QUALITY ORGANIC FERTILIZER THREE TIMES A YEAR PER LABEL INSTRUCTIONS STARTING IN MID TO LATE FEBRUARY.
 - 3.2. YELLOWING LEAVES ARE OFTEN A SIGN OF NUTRITIONAL DEFICIENCY.
 - 3.3. DO NOT APPLY FERTILIZER BETWEEN JUNE 1 AND SEPTEMBER 30. COMPOST SHALL BE USED IN LIEU OF FERTILIZER DURING THE RAINY SEASON, AS NEEDED.
 - 3.4. MAINTAIN A FERTILIZER FREE ZONE ALONG THE RIVER TO PREVENT RUN-OFF
4. PEST AND DISEASES:
 - 4.1. SCOUT FOR PESTS AND DISEASES REGULARLY. ONLY 1% OF ALL INSECTS ARE HARMFUL TO PLANTS.
 - 4.2. USE INTEGRATED PEST MANAGEMENT PRACTICES. USE PREVENTATIVE CHEMICAL APPLICATIONS ONLY, WHEN DETERMINED NECESSARY BY A PEST MANAGEMENT PROFESSIONAL
 - 4.3. CHEMICAL PEST CONTROL SHALL BE USED ONLY WHEN THE DAMAGE IS EXPECTED TO BE SIGNIFICANT.
5. WEEDS:
 - 5.1. WEED CONTROL SHALL BE PREVENTATIVE.
 - 5.2. HERBICIDE APPLICATIONS MUST BE DONE BY A LICENSED PEST-CONTROL PROFESSIONAL
6. IRRIGATION:
 - 6.1. PROGRAM THE IRRIGATION SYSTEM TO RUN IN THE EARLY MORNING.
 - 6.2. NEW PLANTINGS SHOULD BE WATERED DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
 - 6.3. NEW TREES SHALL BE WATERED AT LEAST ONCE A WEEK FOR THE FOLLOWING YEAR AND SHRUBS FOR THE FOLLOWING 6 MONTHS FOR PROPER ESTABLISHMENT.
 - 6.4. TREES SHOULD RECEIVE 2 - 3 GALLONS OF WATER PER INCH OF TRUNK DIAMETER AT EACH WATERING.
 - 6.5. AT EACH WATERING, APPLY 1" WATER TO ESTABLISHED PLANTING BED.
 - 6.6. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE INSPECTED ONCE A MONTH FOR LEAKS, BRAKES AND MISALIGNED HEADS.
 - 6.7. INCREASE WATERING FREQUENCY DURING TIMES OF HEAVY WINDS AND DROUGHT, TYPICALLY IN THE SPRING. PLEASE NOTE THAT A RAIN SENSOR WILL NOT DETECT THE DRYING EFFECTS OF HEAVY WINDS.
 - 6.8. REDUCE WATERING FREQUENCY DURING COOL WINTER AND RAINY SUMMER MONTHS. WATER ONLY AS NEEDED AS HEAVY RAINS AND IRRIGATION WILL INCREASE WEEDS. THE IRRIGATION SYSTEM MAY BE TURNED OFF DURING MONTHS OF HEAVY RAIN. A RAIN SENSOR MAY BE USED TO OVERRIDE THE SYSTEM DURING THE RAINY SEASON.
7. PRUNING:
 - 7.1. ALL PRUNING AND TRIMMING TOOLS SHALL BE CLEANED AFTER EACH USE TO PREVENT SPREADING OF DISEASES.
 - 7.2. REMOVE DEAD BRANCHES, DEAD WOOD AND CROSSING BRANCHES ON LARGE SHRUBS, PALMS AND TREES ANY TIME OF THE YEAR.
 - 7.3. FLOWERING SHRUBS: LATE SUMMER AND FALL FLOWERING SHRUBS, AS WELL AS CONIFERS SHALL BE PRUNED ONCE A YEAR IN MARCH. SPRING BLOOMING SHRUBS SHALL BE PRUNED ONCE A YEAR, AFTER THEIR BLOOMS FADE IN LATE SPRING.
 - 7.4. SHADE TREES SHALL BE STRUCTURALLY PRUNED ONCE A YEAR IN SPRING BY A CERTIFIED ARBORIST.
 - 7.5. SHRUBS SHALL BE MAINTAINED FOLLOWING THEIR NATURAL FORM WITH ROUNDED TOP AND WIDER BASE. SMALL-LEAVED (LESS THAN 1" LENGTH) SHRUBS MAY BE SHEARED WITH POWERED HEDGE TRIMMERS. ALL SHRUBS SHALL BE TRIMMED ONE TO THREE TIMES A YEAR TO MAINTAIN DESIRED HEIGHT. ALL OVERGROWN SHRUBS SHALL BE CUT BACK IN MAY AND IN SEPTEMBER.
 - 7.6. HEDGES SHALL BE PRUNED REGULARLY FROM THE BEGINNING FOR PROPER ESTABLISHMENT. ALL HEDGES MUST BE MAINTAINED WITH NARROWER TOP THAN THE BOTTOM FOR SUNLIGHT TO REACH THE LOWER HALF OF THE PLANT.
 - 7.7. ORNAMENTAL GRASSES MAY BE CUT BACK ONCE A YEAR IN SUMMER TO REMOVE BROWN LEAVES. CUTTING MAY BE COMPLETED IN FOUR WEEK INTERVALS SO NOT TO HAVE ALL THE ORNAMENTAL GRASSES RECOVERING AT THE SAME TIME.
8. DIVIDING PLANTS:
 - 8.1. BROMELIADS: WHEN THE MOTHER PLANT TURNS BROWN, CAREFULLY PULL UP THE BROMELIAD CLUMP. CUT THE PUPS APART WITH A SHARP KNIFE OR PRUNERS PRESERVING AS MANY OF THE ROOTS AS POSSIBLE. DISCARD THE DYING MOTHER PLANT AND PLANT THE PUPS. THE DEAD MOTHER PLANT MAY ALSO BE TWISTED OFF AT THE BASE, WITHOUT REMOVING THE CLUMP FROM THE GROUND.
 - 8.2. HERBACEOUS PERENNIALS: THE CLUMPS MAY BE DIVIDED EVERY TWO TO THREE YEARS IN LATE SPRING OR SUMMER. DIG THE ROOT BALL OUT OF THE GROUND AND CAREFULLY DIVIDE THE CLUMP INTO 2-4 SMALLER SECTIONS.
9. RELOCATING PLANT MATERIAL:
 - 9.1. THE BEST TIME TO RELOCATE PLANTS IN THE GARDEN IS FEBRUARY THROUGH APRIL.
 - 9.2. THE PLANT SHALL BE PROPERLY ROOT-PRUNED BETWEEN 6 AND 10 WEEKS BEFORE RELOCATION.
 - 9.3. AT THE TIME OF THE RELOCATION, THE ROOT BALL SHALL BE CUT BEYOND THE ROOT PRUNING CUT TO INCLUDE ALL NEW FEEDER ROOTS.
 - 9.4. WATER RELOCATED PLANTS DAILY FOR THE FIRST TWO WEEKS, AFTER WHICH THREE TIMES PER WEEK FOR THE FOLLOWING TWO MONTHS.
10. MAINTAINING SOIL PH:
 - 10.1. SANDY SOILS ARE NATURALLY ALKALINE, BUT MOST PLANT MATERIALS PREFER SOILS IN NEUTRAL OR ACIDIC RANGE TO THRIVE.
 - 10.2. ADDING ORGANIC MATTER REGULARLY WILL MAINTAIN A HEALTHY PH LEVEL FOR ALL PLANTS.
 - 10.3. COMPOST WILL DECREASE THE SOIL PH THROUGH THE DECOMPOSITION PROCESS.
 - 10.4. ACIDIC ORGANIC MATTER, SUCH AS PINE NEEDLES AND ACID PEAT WILL REDUCE THE PH TEMPORARILY.
 - 10.5. GRANULAR SULFUR SHOULD ONLY BE USED AS THE LAST RESORT TO LOWER SOIL PH.
11. CONTAINER PLANTS:
 - 11.1. ONLY USE POTTING SOIL OR POTTING MIX IN CONTAINERS.
 - 11.2. WATER THOROUGHLY. CONTAINER PLANTS NEED MORE WATER THAN THE PLANTS IN THE GROUND. DURING SUMMER MONTHS, HERBS IN CONTAINERS WILL NEED WATERING ONCE DAILY.
12. COLD PROTECTION:
 - 12.1. WATER COLD SENSITIVE PLANTS THOROUGHLY 12 HOURS BEFORE THE FORECASTED COLD FRONT.
 - 12.2. COVER THE PLANTS AT DUSK WITH BLANKETS OR BREATHABLE COVERS. REMOVE THE COVERS AFTER DAWN.



Sheet L12
Details and Specifications

Landscape Plan
MIXED USE DEVELOPMENT
92501 Overseas Highway, Tavernier, FL 33070

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MAY 09 2024
MONROE CO. PLANNING DEPT.



Date: 02/24/2022
Design by: MF, PA
Reviewed by: MF
Revised: 04/15/2024

Please note: this is a professional interpretation of existing and proposed site elements based on multiple sources of information. These sources may include: property surveys, architectural plans, geographic aerial imagery, site observations, photographs and site plans. At times, these supporting documents are inaccurate or approximate in detail and/or contain omissions. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.

GENERAL BUILDING INFORMATION:	
A. ZONING:	SUBURBAN COMMERCIAL (SC)
B. FIRM DESIGNATION:	MIXED USE COMMERCIAL (MC)
C. TIER OVERLAY DISTRICT:	TIER II
D. FLOOD ZONE:	AE8 / AE9 / AE10 / AE11 / VE11
E. OVERLAY:	TAVERNIER CREEK TO MILE MARKER 97 U.S. HWY 1 CORRIDOR (T3 SUBURBAN)
PROJECT DATA:	
A. PROJECT:	CEMEX TAVERNIER AFFORDABLE HOUSING AND COMMERCIAL RETAIL
B. OWNER/DEVELOPER:	BLACKSTONE-GROUP TAVERNIER S25, LLC
C. SENER:	KEY LARGO WASTEWATER TREATMENT DISTRICT
D. WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
E. GARBAGE:	KEYS SANITARY
F. ENGINEER:	PEREZ ENGINEERING & DEVELOPMENT, INC.
G. SURVEYOR:	MASSEY RICHARDS SURVEYING & MAPPING
H. ARCHITECT:	POH GROUP
I. ENERGY:	FLORIDA KEYS ELECTRIC COOPERATIVE

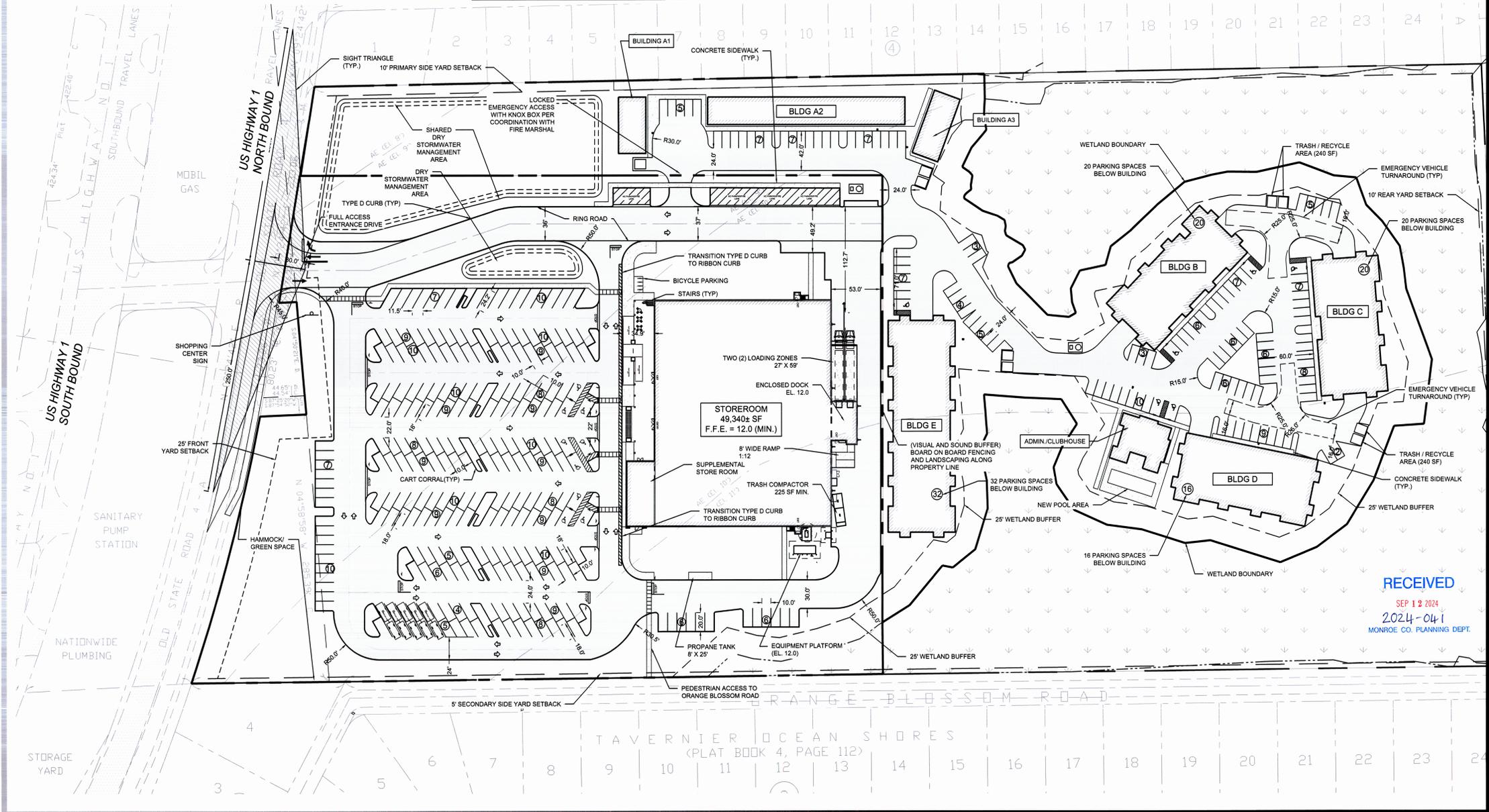
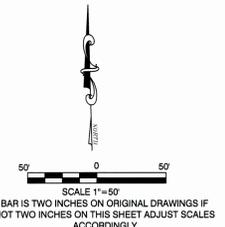
DENSITY / INTENSITY	
DENSITY / INTENSITY LAND USE:	COMMERCIAL RETAIL (MEDIUM-INTENSITY)
FAR / DENSITY:	0.25
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	157,591.7 SF
PROPOSED (TOTAL):	49,340 SF
POTENTIAL (TOTAL):	31.23%
LAND USE:	PERMANENT RESIDENTIAL (AFFORDABLE)
FAR / DENSITY:	18 DU / BUILDABLE ACRE
TOTAL UPLAND AREA (TOTAL):	631,966.77 SF (14.51 ACRES)
BUILDABLE AREA:	505,573 SF (11.61 ACRES)
MAXIMUM ALLOWED:	208 UNITS
PROPOSED (TOTAL):	86 UNITS
POTENTIAL (TOTAL):	41.3%

GENERAL PROJECT AREAS:	
GROSS AREA:	841,940 SF (19.33 ACRES)
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
SUBMERGED AREA:	209,973.58 SF (4.85 ACRES)
LOT COVERAGE AREA:	374,218 SF (8.59 ACRES)
OPEN AREA:	467,722 SF (10.74 ACRES)
LOT COVERAGE BY STRUCTURES:	
A. COMMERCIAL RETAIL - GROCERY:	49,340 SF (1.13 ACRES)
B. AFFORDABLE HOUSING:	58,085 SF (1.33 ACRES)
C. TOTAL:	107,425 SF (2.46 ACRES)
LOT COVERAGE by Roads, Walkways and Pools:	
IMPERVIOUS AREAS:	
A. DRIVEWAYS / GROUND FLOOR:	241,673 SF (5.55 ACRES)
B. SIDEWALKS:	25,120 SF (0.58 ACRES)
C. TOTAL BUILDINGS:	107,425 SF (2.46 ACRES)
TOTAL IMPERVIOUS AREA:	374,218 SF (8.59 ACRES)
PERVIOUS AREA:	
A. GREEN AREAS:	467,722 SF (10.74 ACRES)
IMPERVIOUS / PERVIOUS PERCENTAGES:	
A. TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
B. TOTAL IMPERVIOUS OF UPLAND:	374,218 SF (8.59 ACRES)
C. IMPERVIOUS % OF UPLAND:	59.2%
D. TOTAL AREA OF SITE:	841,940 SF (19.33 ACRES)

OPEN SPACE REQUIREMENTS	
TOTAL AREA OF SITE:	
TOTAL OPEN SPACE REQUIREMENT:	20 %
TOTAL OPEN SPACE REQUIRED:	126,393 SF (2.90 ACRES)
TOTAL OPEN SPACE AREA OF SITE:	257,740 SF (5.92 ACRES)
PERCENTAGE OF UPLAND OPEN SPACE:	41 %
TOTAL SUBMERGED LAND OPEN SPACE:	209,973.58 SF (4.82 ACRES)
PERCENTAGE OF SUBMERGED LAND OPEN SPACE:	25.1 %

PARKING SUMMARY	
PUBLIC PARKING SUMMARY	
PARKING REQUIREMENT:	4 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA
PARKING REQUIRED:	49,340 / 1,000 = 49.34 X 4 = 197 SPACES
PROPOSED PARKING:	248 SPACES (INCLUDING 9 ACCESSIBLE SPACES)
HOUSING PARKING SUMMARY	
PARKING REQUIREMENT:	2 SPACES PER EACH ONE-BEDROOM DWELLING UNIT, 2 SPACES PER EACH TWO-BEDROOM DWELLING UNIT, 3 SPACES PER EACH THREE-BEDROOM DWELLING UNIT
PARKING REQUIRED:	12 ONE-BEDROOM UNITS X 2 SPACES / UNIT = 24 SPACES 42 TWO-BEDROOM UNITS X 2 SPACES / UNIT = 84 SPACES 32 THREE-BEDROOM UNITS X 3 SPACES / UNIT = 96 SPACES
TOTAL SPACES REQUIRED:	204 SPACES
PROPOSED PARKING:	208 SPACES (INCLUDING 4 ACCESSIBLE SPACES OUTSIDE BUILDINGS (INCLUDING 88 SPACES UNDER BUILDINGS, 4 OF WHICH ARE ACCESSIBLE SPACES))

UNIT TYPES PER BUILDING / TOTAL							
BUILDING NUMBER	BUILDING TYPE	SQ. FT.	1BR	2BR	3BR	TOTAL UNITS PER BDG.	TOTAL BATHS
A1		1764	8			8	8
A2		6244	3	1		4	5
A3		2078	1	1		2	3
B		9877	8	8	8	16	32
C		10171		8	8	16	32
D		10302		8	8	16	32
E		15136		16	8	24	48
ADMIN		2513					
TOTAL UNITS			12	42	32	86	
TOTAL BATHS							160



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MONROE CO. PLANNING DEPT.

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

ORIGINAL - AUGUST 2021

REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

92501 OVERSEAS HIGHWAY

JOB NO.	211039
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-200

PEREZ ENGINEERING & DEVELOPMENT, INC.
CERTIFICATE OF AUTHORIZATION No. 879

Key West Office:
1010 East Kennedy Drive, Suite 202
Key West, Florida 33040
Tel: (305) 293-9440

ALLEN PEREZ P.E.
Florida P.E. No. 51468
September 9, 2024

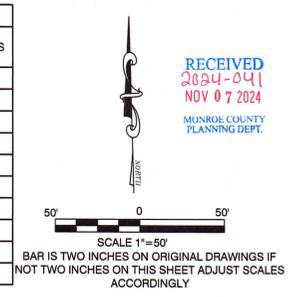
GENERAL BUILDING INFORMATION:	
A. ZONING:	SUBURBAN COMMERCIAL (SC)
B. FLUM DESIGNATION:	MIXED USE COMMERCIAL (MC)
C. TIER OVERLAY DISTRICT:	TIER III
D. FLOOD ZONE:	AEB / AE9 / AE10 / AE11 / VE11
E. OVERLAY:	TAVERNIER CREEK TO MILE MARKER 97 U.S. HWY 1 CORRIDOR (T3 SUBURBAN)
PROJECT DATA:	
A. PROJECT:	CEMEX TAVERNIER AFFORDABLE HOUSING AND COMMERCIAL RETAIL
B. OWNER/DEVELOPER:	BLACKSTONE-GROUP TAVERNIER 925, LLC
C. SEWER:	KEY LARGO WASTEWATER TREATMENT DISTRICT
D. WATER:	FLORIDA KEYS AQUEDUCT AUTHORITY
E. GARBAGE:	KEYS SANITARY
F. ENGINEER:	PEREZ ENGINEERING & DEVELOPMENT, INC.
G. SURVEYOR:	MASSEY RICHARDS SURVEYING & MAPPING
H. ARCHITECT:	BOLD LINE DESIGN
I. ENERGY:	FLORIDA KEYS ELECTRIC COOPERATIVE

DENSITY / INTENSITY	
DENSITY / INTENSITY LAND USE:	COMMERCIAL RETAIL (MEDIUM-INTENSITY)
FAR / DENSITY:	0.25
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	157,991.7 SF
PROPOSED (TOTAL):	49,340 SF
POTENTIAL (TOTAL):	31.23%
LAND USE:	PERMANENT RESIDENTIAL (AFFORDABLE)
FAR / DENSITY:	18 DU / BUILDABLE ACRE
TOTAL UPLAND AREA (TOTAL):	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	505,573 SF (11.61 ACRES)
PROPOSED (TOTAL):	208 UNITS
POTENTIAL (TOTAL):	86 UNITS
	41.3%

GENERAL PROJECT AREAS:	
GROSS AREA:	841,940 SF (19.33 ACRES)
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
SUBMERGED AREA:	209,973.58 SF (4.85 ACRES)
LOT COVERAGE AREA:	374,218 SF (8.59 ACRES)
OPEN AREA:	467,722 SF (10.74 ACRES)
LOT COVERAGE BY STRUCTURES:	
A. COMMERCIAL RETAIL - GROCERY:	49,340 SF (1.13 ACRES)
B. AFFORDABLE HOUSING:	62,192 SF (1.43 ACRES)
C. TOTAL:	111,532 SF (2.56 ACRES)
LOT COVERAGE by Roads, Walkways and Pools:	
IMPERVIOUS AREAS:	
A. DRIVEWAYS / GROUND FLOOR:	241,673 SF (5.55 ACRES)
B. SIDEWALKS:	25,120 SF (0.58 ACRES)
C. TOTAL BUILDINGS:	111,532 SF (2.56 ACRES)
TOTAL IMPERVIOUS AREA:	378,325 SF (8.69 ACRES)
PERVIOUS AREA:	
A. GREEN AREAS:	463,615 SF (10.64 ACRES)
IMPERVIOUS / PERVIOUS PERCENTAGES:	
A. TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
B. TOTAL IMPERVIOUS OF UPLAND:	378,325 SF (8.69 ACRES)
C. IMPERVIOUS % OF UPLAND:	59.9%
D. TOTAL AREA OF SITE:	841,940 SF (19.33 ACRES)

OPEN SPACE REQUIREMENTS	
TOTAL AREA OF SITE	
TOTAL OPEN SPACE REQUIRED:	20 %
TOTAL OPEN SPACE REQUIRED:	126,393 SF (2.90 ACRES)
TOTAL OPEN SPACE AREA OF SITE:	253,642 SF (5.82 ACRES)
PERCENTAGE OF UPLAND OPEN SPACE:	40.1 %
TOTAL SUBMERGED LAND OPEN SPACE:	209,973.58 SF (4.82 ACRES)
PERCENTAGE OF SUBMERGED LAND OPEN SPACE:	100 %
PARKING SUMMARY	
PUBLIC PARKING SUMMARY	
PARKING REQUIREMENT:	4 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA
PARKING REQUIRED:	49,340 / 1,000 = 49.3 x 4 = 197 SPACES
PROPOSED PARKING:	248 SPACES (INCLUDING 9 ACCESSIBLE SPACES)
HOUSING PARKING SUMMARY	
PARKING REQUIREMENT:	2 SPACES PER EACH ONE-BEDROOM DWELLING UNIT, 2 SPACES PER EACH TWO-BEDROOM DWELLING UNIT, 3 SPACES PER EACH THREE+ BEDROOM DWELLING UNIT
PARKING REQUIRED:	12 ONE-BEDROOM UNITS x 2 SPACES / UNIT = 24 SPACES 58 TWO-BEDROOM UNITS x 2 SPACES / UNIT = 116 SPACES 16 THREE-BEDROOM UNITS x 3 SPACES / UNIT = 48 SPACES
TOTAL SPACES REQUIRED:	188 SPACES
PROPOSED PARKING:	208 SPACES (INCLUDING 4 ACCESSIBLE SPACES OUTSIDE BUILDINGS) (INCLUDING 88 SPACES UNDER BUILDINGS, 4 OF WHICH ARE ACCESSIBLE SPACES)

UNIT TYPES PER BUILDING / TOTAL							
BUILDING NUMBER	BUILDING TYPE	SQ. FT.	1BR	2BR	3BR	TOTAL UNITS PER BDG.	TOTAL BATHS
A1		2064	1	1		2	3
A2		10106	11	1		12	13
B		10532		12	4	16	32
C		10532		12	4	16	32
D		10532		12	4	16	32
E		15276		20	4	24	48
ADMIN		3150					
TOTAL UNITS			12	58	16	86	
TOTAL BATHS			12	116	32		160

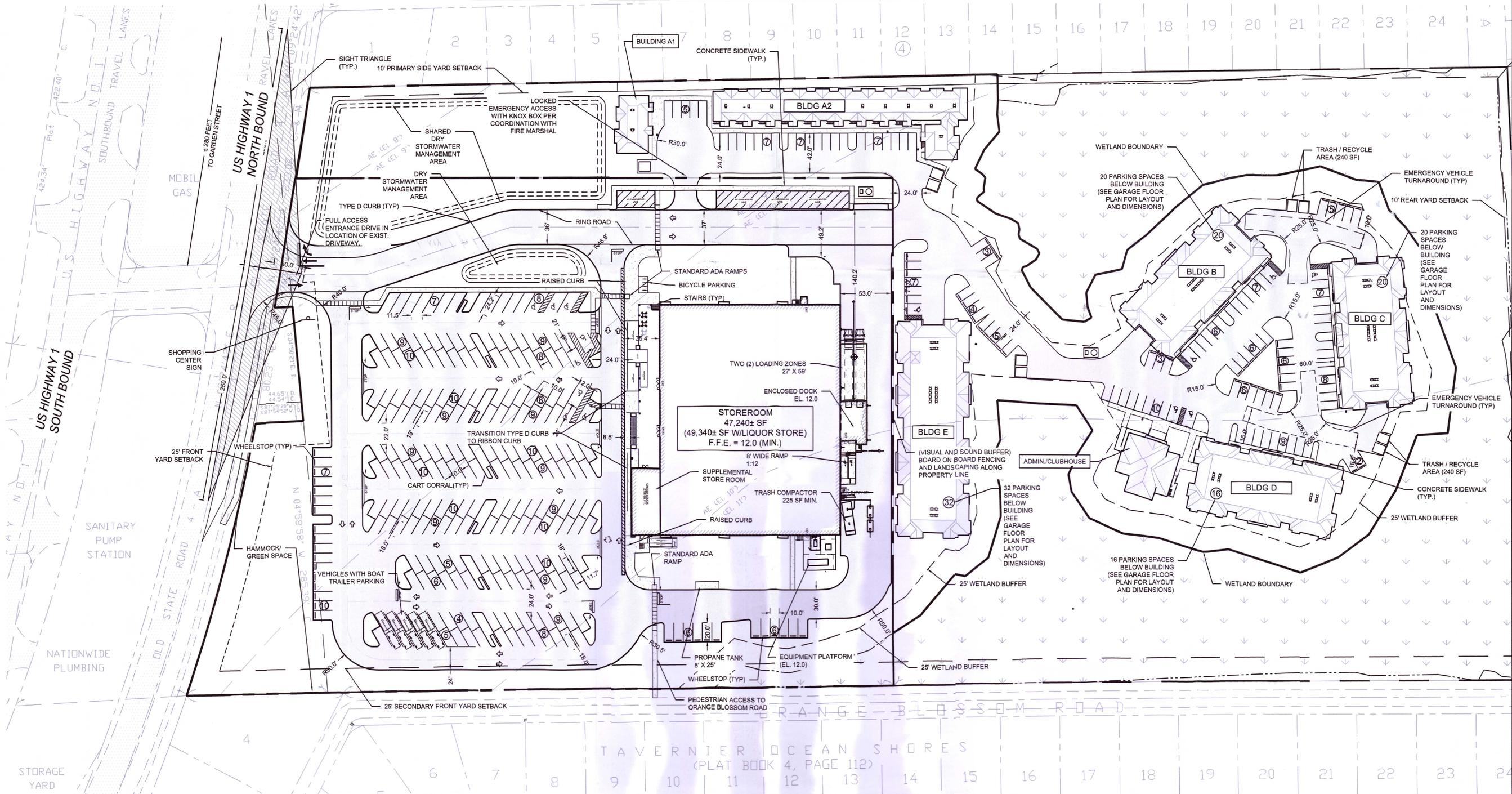


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CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

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

Allen E. Perez, P.E.
Florida P.E. NO. 51468
November 1, 2024



REVISIONS:	DATE	DESCRIPTION
1	AUGUST 2021	ORIGINAL
2		
3		
4		
5		
6		

MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY
CONCEPT SITE EXHIBIT

92501 OVERSEAS HIGHWAY

JOB NO.	211039
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

SHEET C-200

PRELIMINARY - NOT FOR CONSTRUCTION

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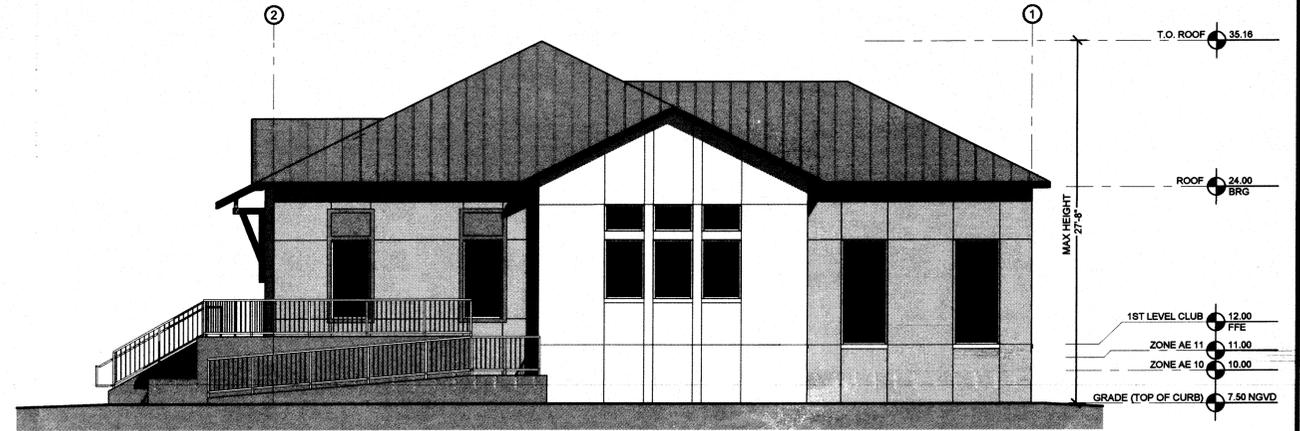
JOHN B. BRAXTAN
AR95376

ISSUES & REVISIONS

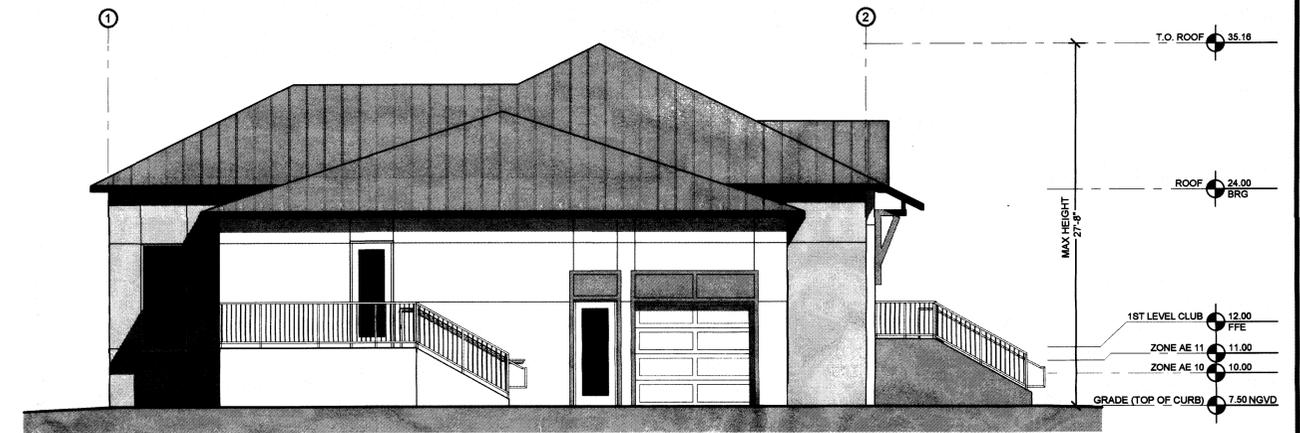
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2024-041
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MUNICIPALITY
PLANNING DEPT.

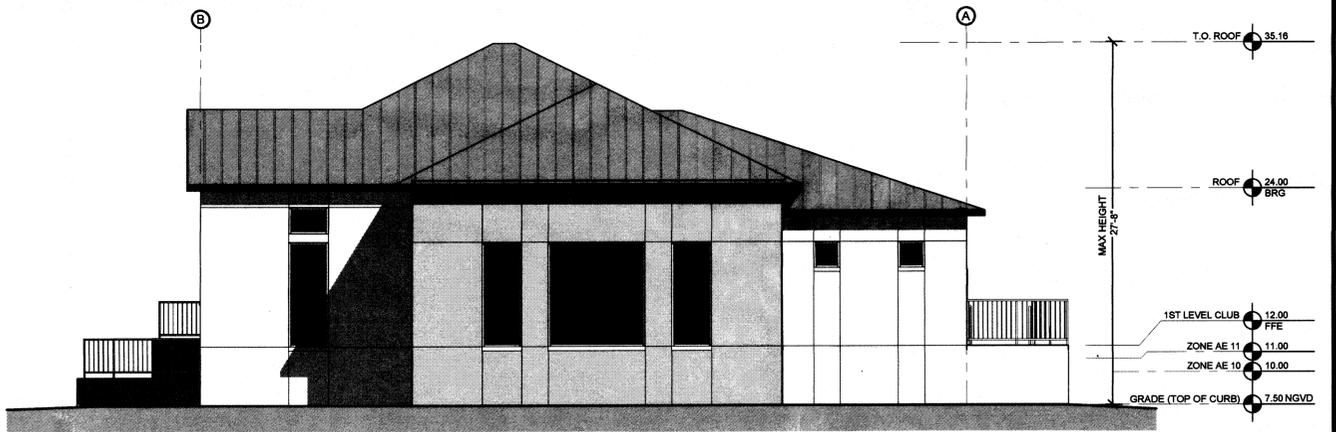
TAVERNIER CLUBHOUSE



4 CLUBHOUSE - WEST EXTERIOR ELEVATION
3/16" = 1'-0"



3 CLUBHOUSE - EAST EXTERIOR ELEVATION
3/16" = 1'-0"



2 CLUBHOUSE - SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 CLUBHOUSE - NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

DRAWN BY: TR
CHECKED BY: JBB
TAVERNIER CLUBHOUSE
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

CLUBHOUSE ELEVATIONS

CA311

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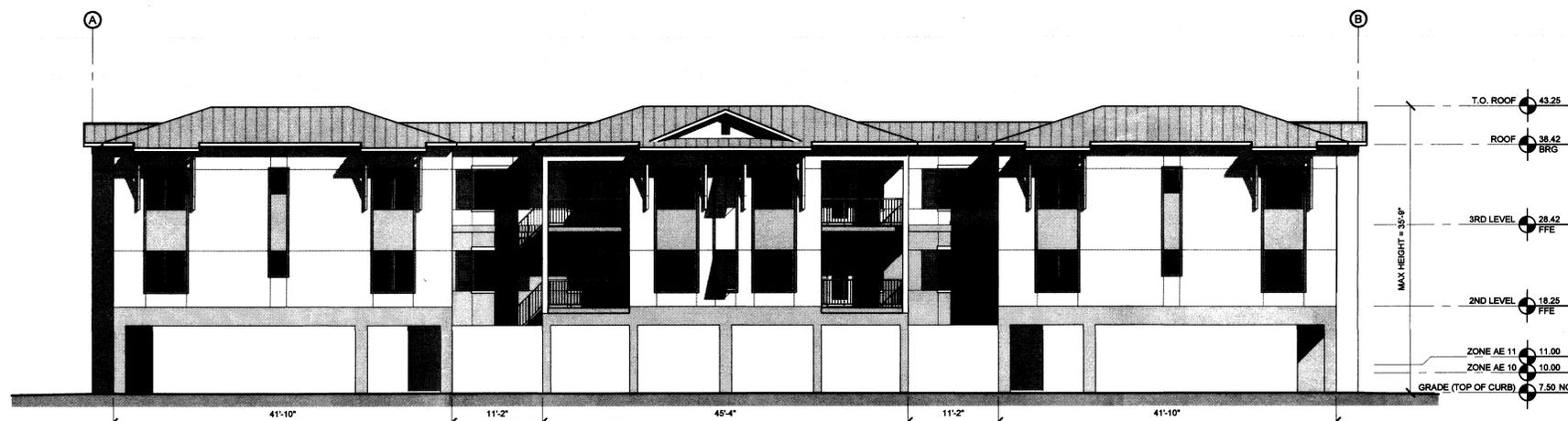
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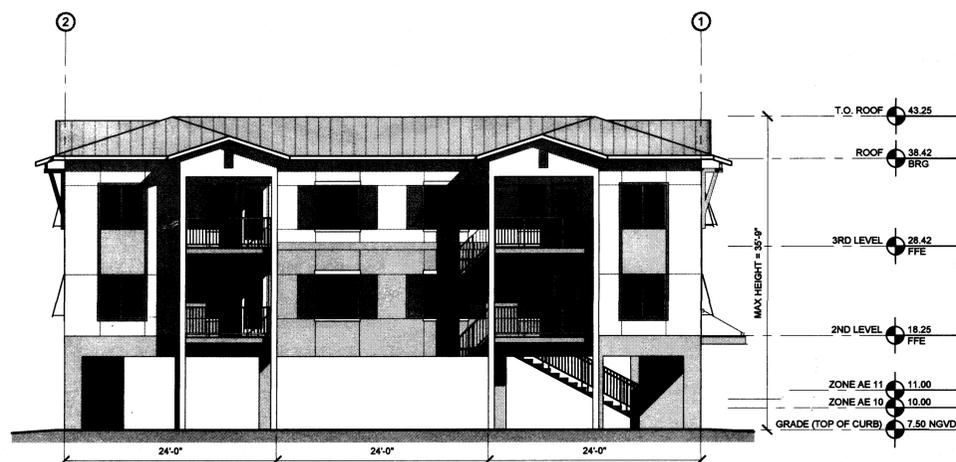
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2024-04
DEC 02 2024

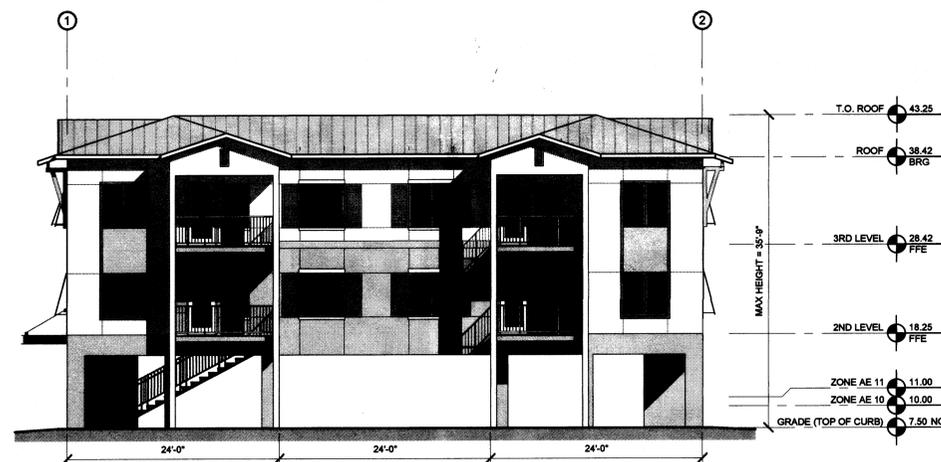
MONROE COUNTY
PLANNING DEPT.



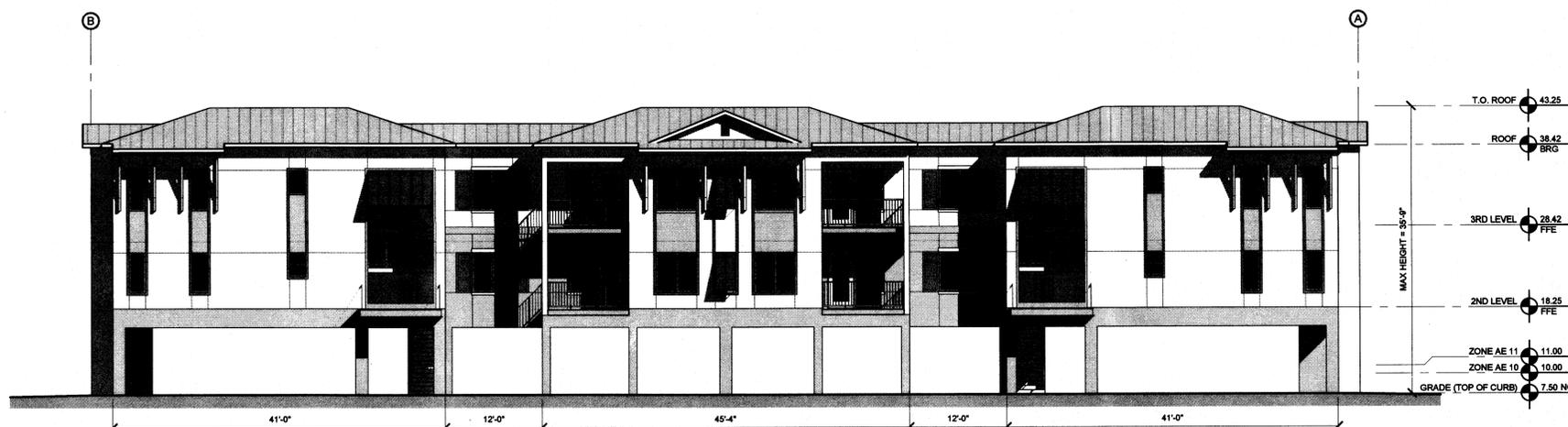
4 BLDG B EXTERIOR ELEVATION - REAR (BUILDING C & D SIM)
1/8" = 1'-0"



3 BLDG B EXTERIOR ELEVATION - LEFT (BUILDING C & D SIM)
1/8" = 1'-0"



2 BLDG B EXTERIOR ELEVATION - RIGHT (BUILDING C & D SIM)
1/8" = 1'-0"



1 BLDG B EXTERIOR ELEVATION - FRONT (BUILDING C & D SIM)
1/8" = 1'-0"

TAVERNIER MULTI-FAMILY

DRAWN BY: JBB
CHECKED BY: JBB
TAVERNIER MULTI-FAMILY
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG B - EXTERIOR ELEVATIONS
(BUILDING C & D SIM)

A331

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JOHN B. BRAXTAN
AR95376

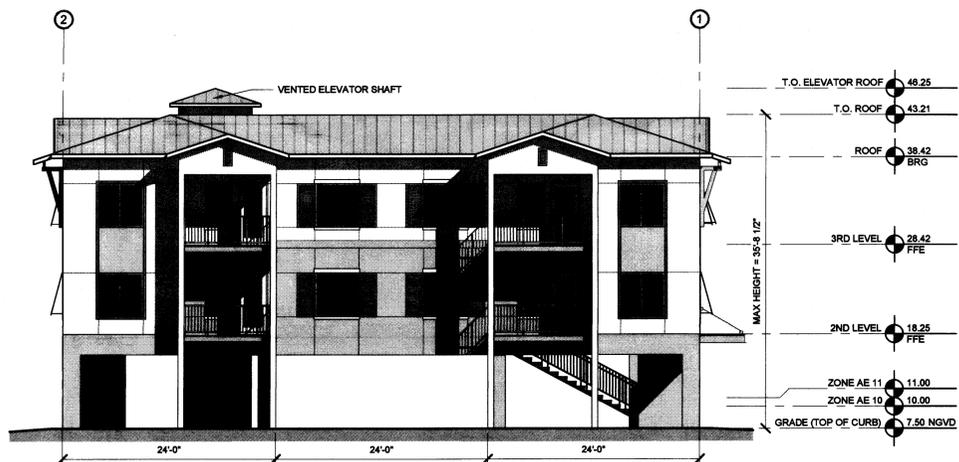
ISSUES & REVISIONS

#	DATE	DESCRIPTION
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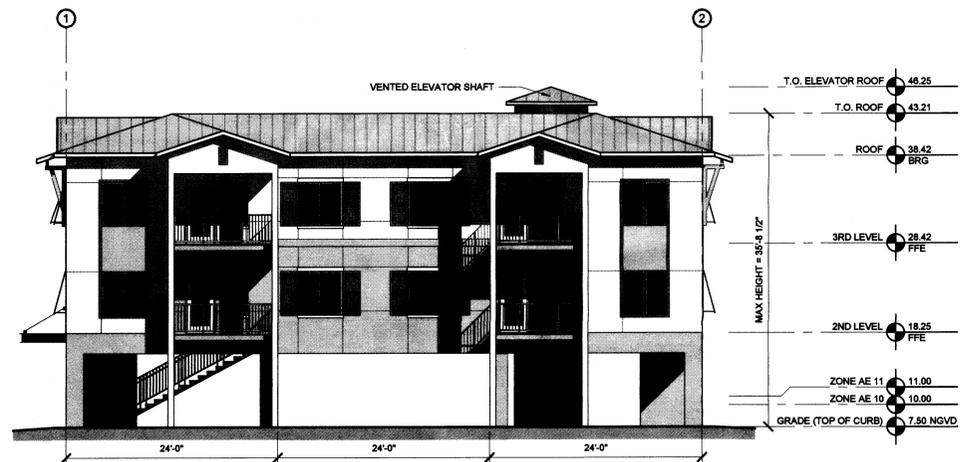
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2024-04
DEC 02 2024
MUNROE COUNTY
PLANNING DEPT.



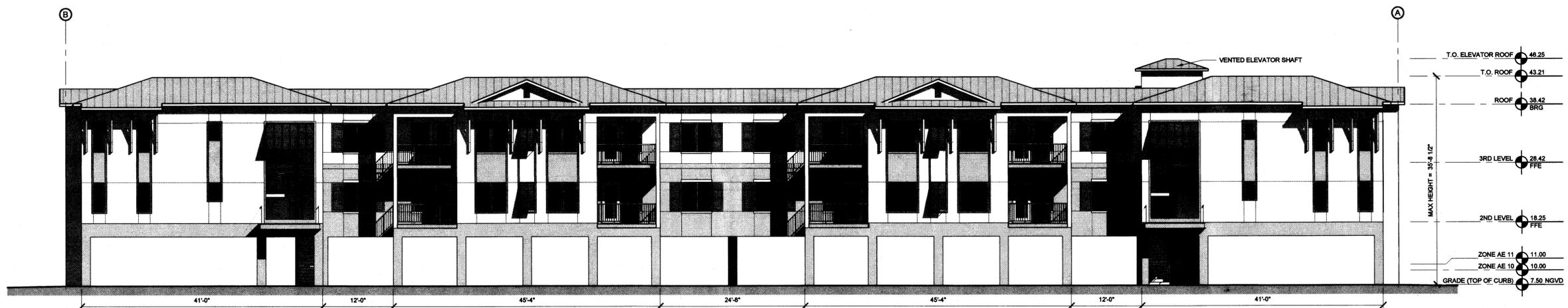
4 BLDG E EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



3 BLDG E EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



2 BLDG E EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"



1 BLDG E EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"

TAVERNIER MULTI-FAMILY

DRAWN BY: JBB
CHECKED BY: JBB
TAVERNIER MULTI-FAMILY
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG E - EXTERIOR ELEVATIONS

A341

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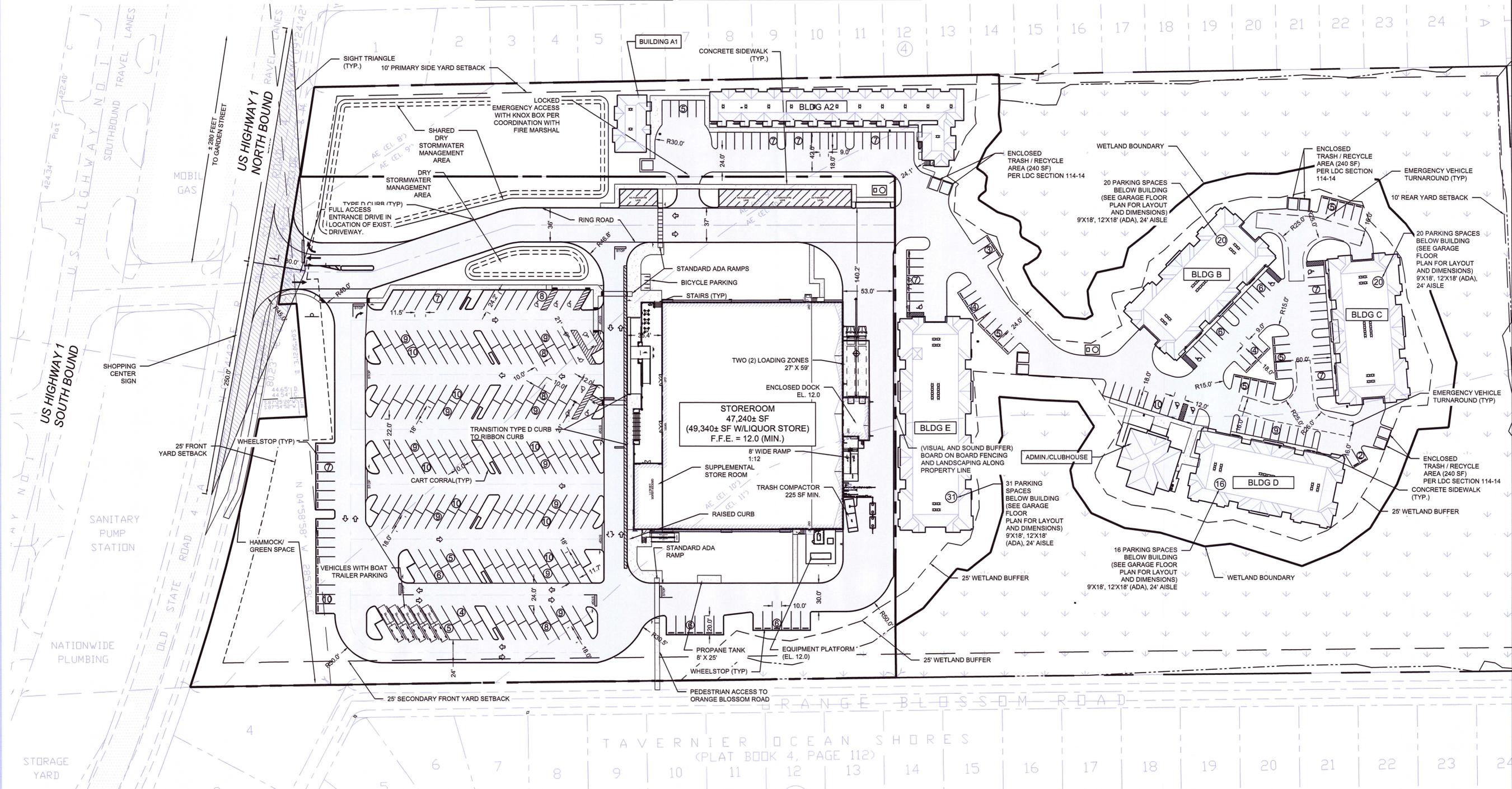
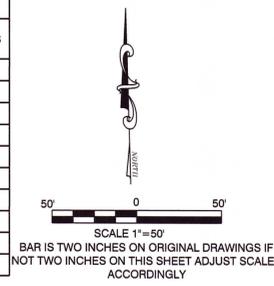
GENERAL BUILDING INFORMATION:	
A. ZONING:	SUBURBAN COMMERCIAL (SC)
B. FLUM DESIGNATION:	MIXED USE COMMERCIAL (MC)
C. TIER OVERLAY DISTRICT:	TIER III
D. FLOOD ZONE:	AEB / AEB / AE10 / AE11 / VE11
E. OVERLAY:	TAVERNIER CREEK TO MILE MARKER 97 U.S. HWY 1 CORRIDOR (T3 SUBURBAN)
PROJECT DATA:	
A. PROJECT:	CEMEX TAVERNIER AFFORDABLE HOUSING AND COMMERCIAL RETAIL
B. OWNER/DEVELOPER:	BLACKSTONE-GROUP TAVERNIER 925, LLC
C. SEWER:	KEY LARGO WASTEWATER TREATMENT DISTRICT
D. WATER:	FLORIDA KEYS AQUIEDUCT AUTHORITY
E. GARBAGE:	KEYS SANITARY
F. ENGINEER:	PEREZ ENGINEERING & DEVELOPMENT, INC.
G. SURVEYOR:	MASSEY RICHARDS SURVEYING & MAPPING
H. ARCHITECT:	BOLD LINE DESIGN
I. ENERGY:	FLORIDA KEYS ELECTRIC COOPERATIVE

DENSITY / INTENSITY	
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BUILDABLE AREA:	505,573 SF (11.61 ACRES)
MAXIMUM ALLOWED:	208 UNITS
PROPOSED (TOTAL):	86 UNITS
POTENTIAL (TOTAL):	41.3%

GENERAL PROJECT AREAS:	
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C. TOTAL:	111,532 SF (2.56 ACRES)
LOT COVERAGE by Roads, Walkways and Pools	
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B. SIDEWALKS:	25,120 SF (0.58 ACRES)
C. TOTAL BUILDINGS:	111,532 SF (2.56 ACRES)
TOTAL IMPERVIOUS AREA:	378,325 SF (8.69 ACRES)
PERVIOUS AREA	
A. GREEN AREAS:	463,615 SF (10.64 ACRES)
IMPERVIOUS / PERVIOUS PERCENTAGES:	
A. TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
B. TOTAL IMPERVIOUS OF UPLAND:	378,325 SF (8.69 ACRES)
C. IMPERVIOUS % OF UPLAND:	59.9%
D. TOTAL AREA OF SITE:	841,940 SF (19.33 ACRES)

OPEN SPACE REQUIREMENTS	
TOTAL AREA OF SITE	
TOTAL OPEN SPACE REQUIREMENT:	20 %
TOTAL OPEN SPACE REQUIRED:	126,393 SF (2.90 ACRES)
TOTAL OPEN SPACE AREA OF SITE:	253,642 SF (5.82 ACRES)
PERCENTAGE OF UPLAND OPEN SPACE:	40.1 %
TOTAL SUBMERGED LAND OPEN SPACE:	209,973.58 SF (4.82 ACRES)
PERCENTAGE OF SUBMERGED LAND OPEN SPACE:	100 %
PARKING SUMMARY	
PUBLIC PARKING SUMMARY	
PARKING REQUIREMENT:	4 SPACES PER 1,000 SF OF NONRESIDENTIAL FLOOR AREA
PARKING REQUIRED:	49,340 / 1,000 = 49.34 x 4 = 197 SPACES
PROPOSED PARKING:	248 SPACES (INCLUDING 9 ACCESSIBLE SPACES)
HOUSING PARKING SUMMARY	
PARKING REQUIREMENT:	2 SPACES PER EACH ONE-BEDROOM DWELLING UNIT, 3 SPACES PER EACH TWO-BEDROOM DWELLING UNIT, 3 SPACES PER EACH THREE+ BEDROOM DWELLING UNIT
PARKING REQUIRED:	12 ONE-BEDROOM UNITS x 2 SPACES / UNIT = 24 SPACES 58 TWO-BEDROOM UNITS x 3 SPACES / UNIT = 174 SPACES 16 THREE-BEDROOM UNITS x 3 SPACES / UNIT = 48 SPACES
TOTAL SPACES REQUIRED:	198 SPACES
PROPOSED PARKING:	198 SPACES (INCLUDING 4 ACCESSIBLE SPACES OUTSIDE BUILDINGS) (INCLUDING 87 SPACES UNDER BUILDINGS, 4 OF WHICH ARE ACCESSIBLE SPACES)

UNIT TYPES PER BUILDING / TOTAL						
BUILDING NUMBER	BUILDING TYPE	SQ. FT.	1BR	2BR	3BR	TOTAL UNITS PER BLDG.
A1		2084	1	1		2
A2		10106	11	1		12
B		10532		12	4	16
C		10532		12	4	16
D		10532		12	4	16
E		15276		20	4	24
ADMIN		3150				
TOTAL UNITS			12	58	16	86
TOTAL BATHS			12	116	32	160



CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING & DEVELOPMENT, INC.
 CERTIFICATE OF AUTHORIZATION No. 8579
 Key West Office: 1010 East Kennedy Drive, Suite 202, Key West, FL 34290, Tel: (305) 293-9440
 Allen Perez, P.E., Registered Professional Engineer, No. 51969, State of Florida, January 2002
 ORIGINAL: AUGUST 2021
 REVISIONS:
 1. [REDACTED]
 2. [REDACTED]
 3. [REDACTED]
 4. [REDACTED]
 5. [REDACTED]
 6. [REDACTED]

MIXED USE DEVELOPMENT
 92501 OVERSEAS HIGHWAY
 CONCEPT SITE EXHIBIT

JOB NO. 211039
 DRAWN: AEP
 DESIGNED: AEP
 CHECKED: AEP
 SHEET C-200

RECEIVED 2022-012 JAN 24 2025
 MONROE COUNTY PLANNING DEPT.

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET C-200