

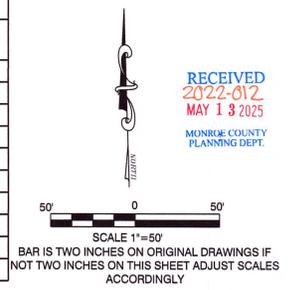
GENERAL BUILDING INFORMATION:	
A. ZONING:	SUBURBAN COMMERCIAL (SC)
B. FLUM DESIGNATION:	MIXED USE COMMERCIAL (MC)
C. TIER OVERLAY DISTRICT:	TIER III
D. FLOOD ZONE:	AEB / A9 / AE10 / AE11 / VE11
E. OVERLAY:	TAVERNIER CREEK TO MILE MARKER 97 U.S. HWY 1 CORRIDOR (13 SUBURBAN)
PROJECT DATA:	
A. PROJECT:	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. ENGINEER:	KEYS SANITARY PEREZ ENGINEERING & DEVELOPMENT, INC.
F. SURVEYOR:	MASSEY RICHARDS SURVEYING & MAPPING
G. ARCHITECT:	BOLD LINE DESIGN
H. ENERGY:	FLORIDA KEYS ELECTRIC COOPERATIVE
FLOOR AREA DATA:	
COMMERCIAL	49,340 SF 25.2% OF TOTAL
RESIDENTIAL	146,131 SF 74.8% OF TOTAL
TOTAL	195,471 SF

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%
FAR / DENSITY:	0.30
TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
MAXIMUM ALLOWED:	189,599 SF
PROPOSED (TOTAL):	350 SF
POTENTIAL (TOTAL):	0.18%
TOTAL POTENTIAL:	31.23% + 0.18% = 31.43%
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 (4.83 ACRES)
LOT COVERAGE AREA:	379,123 SF (8.70 ACRES)
OPEN AREA:	462,817 SF (10.62 ACRES)
LOT COVERAGE BY STRUCTURES:	
A. COMMERCIAL RETAIL - GROCERY:	49,340 SF (1.13 ACRES)
B. AFFORDABLE HOUSING:	62,990 SF (1.44 ACRES)
C. TOTAL:	112,330 SF (2.57 ACRES)
LOT COVERAGE by Roads, Walkways and Pools:	
IMPERVIOUS AREAS:	
A. DRIVEWAYS / GROUND FLOOR:	239,988 SF (5.51 ACRES)
B. SIDEWALKS:	27,755 SF (0.64 ACRES)
C. TOTAL IMPERVIOUS:	112,330 SF (2.57 ACRES)
PERVIOUS AREA:	380,073 SF (8.72 ACRES)
A. GREEN AREAS:	461,867 SF (10.60 ACRES)
IMPERVIOUS / PERVIOUS PERCENTAGES:	
A. TOTAL UPLAND AREA:	631,966.77 SF (14.51 ACRES)
B. TOTAL IMPERVIOUS OF UPLAND:	380,073 SF (8.72 ACRES)
C. IMPERVIOUS % OF UPLAND:	60.1%
D. TOTAL AREA OF SITE:	841,940 SF (19.33 ACRES)

OPEN SPACE REQUIREMENTS	
TOTAL AREA OF SITE:	20 %
TOTAL OPEN SPACE REQUIREMENT:	126,393 SF (2.90 ACRES)
TOTAL OPEN SPACE AREA OF SITE:	251,894 SF (5.78 ACRES)
PERCENTAGE OF UPLAND OPEN SPACE:	39.8 %
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
SPACES REQUIRED:	188 SPACES
INSTITUTIONAL OFFICE PARKING SUMMARY:	
PARKING REQUIREMENT:	3 SPACES PER 1,000 SF
PARKING REQUIRED:	1 SPACE
TOTAL SPACES REQUIRED:	189 SPACES
PROPOSED PARKING:	189 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	2064	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					86
TOTAL UNITS			12	58	16	86
TOTAL BATHS				116	32	160



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CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, FL 34240
Tel: (305) 293-9440

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

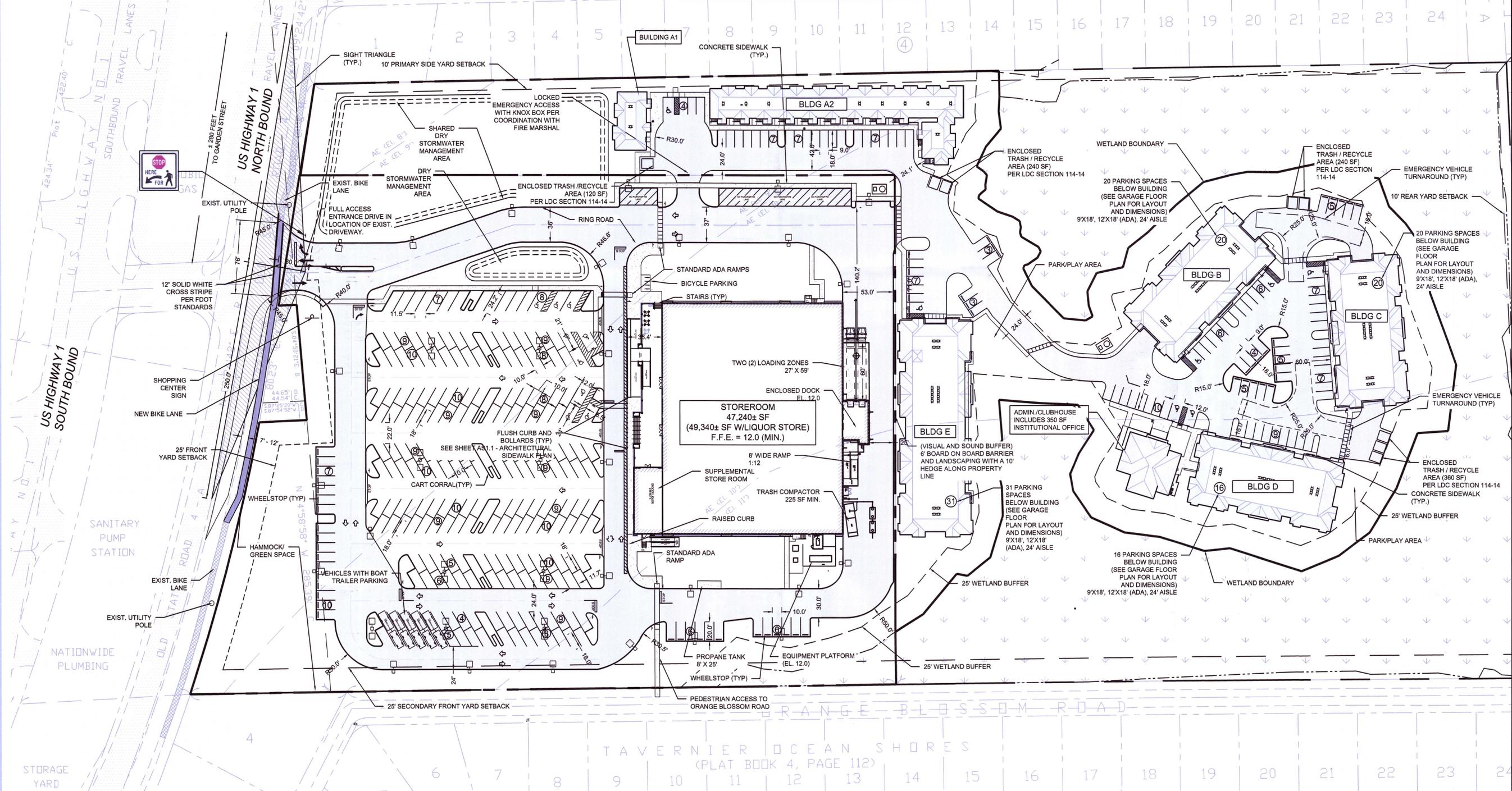


REVISIONS:	DATE	DESCRIPTION
1	ORIGINAL	AUGUST 2021
2		
3		
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6		

MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

CONCEPT SITE EXHIBIT

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



PRELIMINARY - NOT FOR CONSTRUCTION

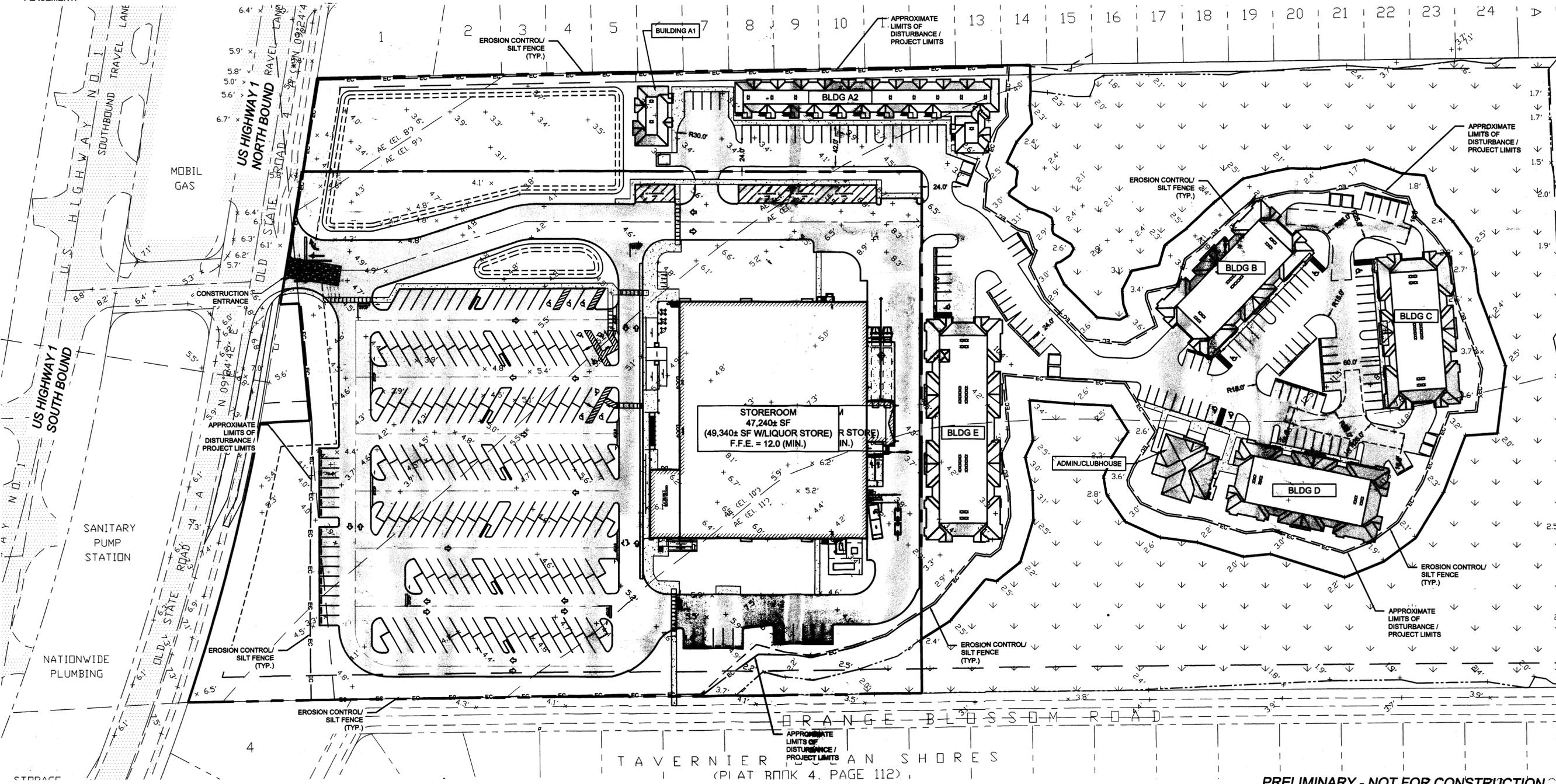
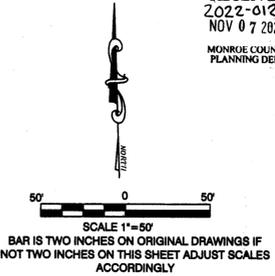
EROSION CONTROL NOTES

1. EROSION, SEDIMENT, AND TURBIDITY CONTROL MEASURES SHALL BE PROVIDED THROUGHOUT CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND REPAIRING ALL SLOPES AND SURFACES THROUGHOUT CONSTRUCTION AND UNTIL A STABLE SURFACE CONDITION EXISTS. THE CONTRACTOR SHALL MINIMIZE THE EXPOSED AREA AT ANY POINT DURING CONSTRUCTION AS MUCH AS PRACTICAL.
2. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS. EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
4. BALED HAY OR STRAW BARRIERS SHALL BE CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH FDOT STANDARDS AND SPECIFICATIONS.
5. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
6. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES AND FILTER SOCK ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATERBODIES. MAINTAIN THESE MEASURES DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
7. EROSION CONTROL SHALL MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER, FILTER SOCK AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
8. DURING CONSTRUCTION, THE CONTRACTOR SHALL, AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY, RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
9. DURING CONSTRUCTION, THE CONTRACTOR WILL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREA THAT HAVE BEEN CLEARED (INCLUDING AREAS OF CONCRETE AND PAVEMENT REMOVAL) AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH), ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
10. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DEWATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS (LESS THAN 29 NTU ABOVE BACKGROUND) PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLAND.
11. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY THE CITY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.

SWPPP GENERAL NOTES

- ALL AREAS WITHIN THE PROJECT LIMITS WILL BE SUBJECTED TO SOIL DISTURBANCE.
- THE ATTACHED BEST MANAGEMENT PRACTICES (BMP'S) DETAILS AND SPECIFICATIONS ARE ONLY A SUGGESTED APPROACH DEVELOPED FOR USE BY THE OWNER/CONTRACTOR TO ASSIST THEM IN IMPLEMENTING APPROPRIATE POLLUTION PREVENTION TECHNIQUES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING THE SWPPP.
- THE CONTRACTOR SHALL SUBMIT A "NOTICE OF INTENT TO USE GENERIC PERMIT FOR STORMWATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES, DEP FORM 62-621.300(4)(B)," ALSO KNOWN AS NOTICE OF INTENT OR NOI, TO THE DEPARTMENT, AND SUBMIT THE PERMIT FEE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO IMPLEMENT THE BEST MANAGEMENT PRACTICES AS OUTLINED IN THE CIVIL DOCUMENTS, THE STORMWATER POLLUTION PREVENTION PLAN, AND SPECIFICATION.
- THE CONTRACTOR SHALL SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO STARTING CONSTRUCTION.

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ORIGINAL: AUGUST 2021

REVISIONS:	DATE	DESCRIPTION
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MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY
CONSTRUCTION MANAGEMENT PLAN

92501 OVERSEAS HIGHWAY

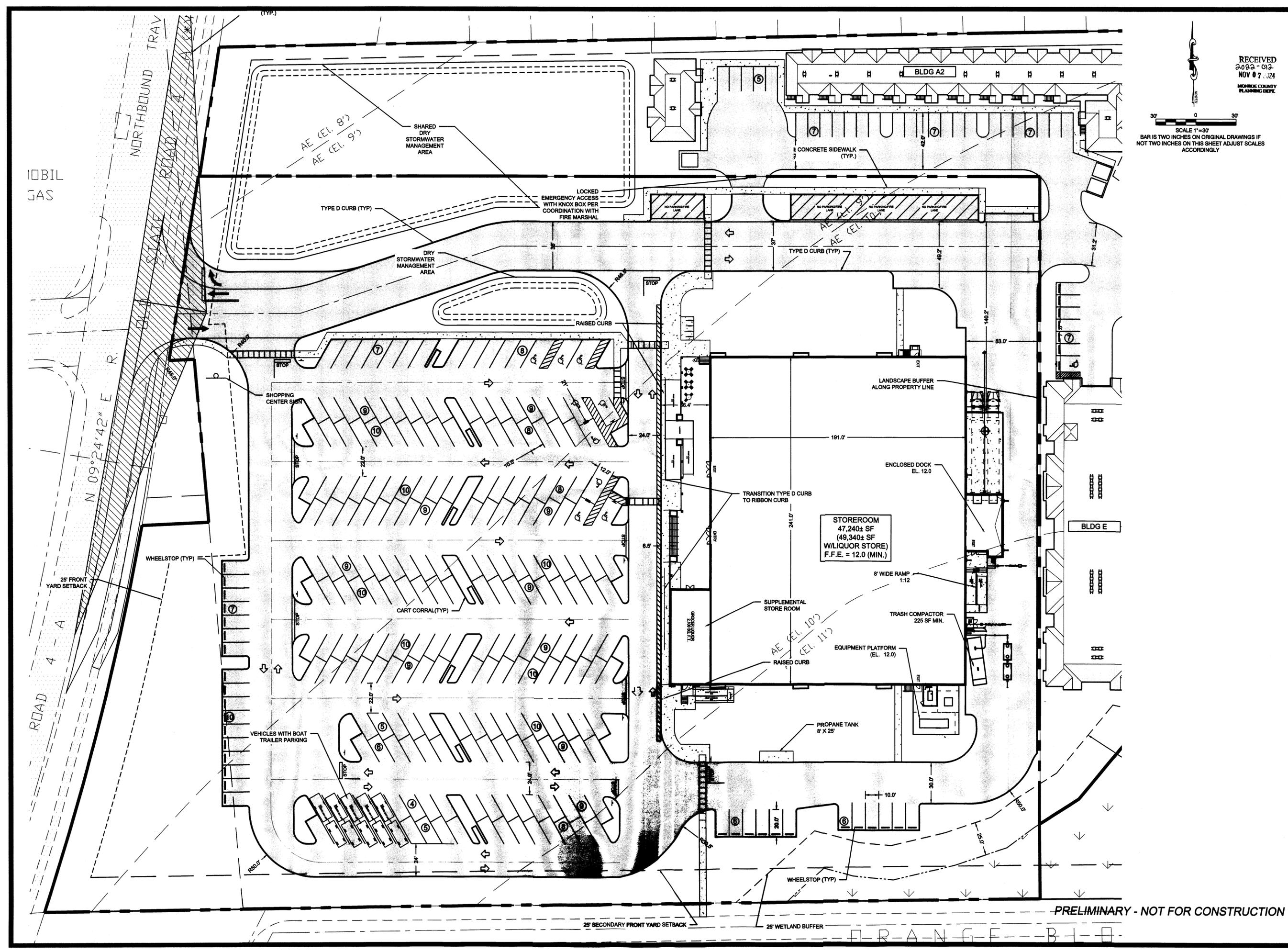
JOB NO. 211039
DRAWN: AEP
DESIGNED: AEP
CHECKED: AEP

SHEET C-100

PRELIMINARY - NOT FOR CONSTRUCTION

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SCALE 1"=30'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES
ACCORDINGLY

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING
& DEVELOPMENT, INC.

CERTIFICATE OF AUTHORIZATION No. 8579



ORIGINAL: AUGUST 2021

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MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

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CHECKED AEP

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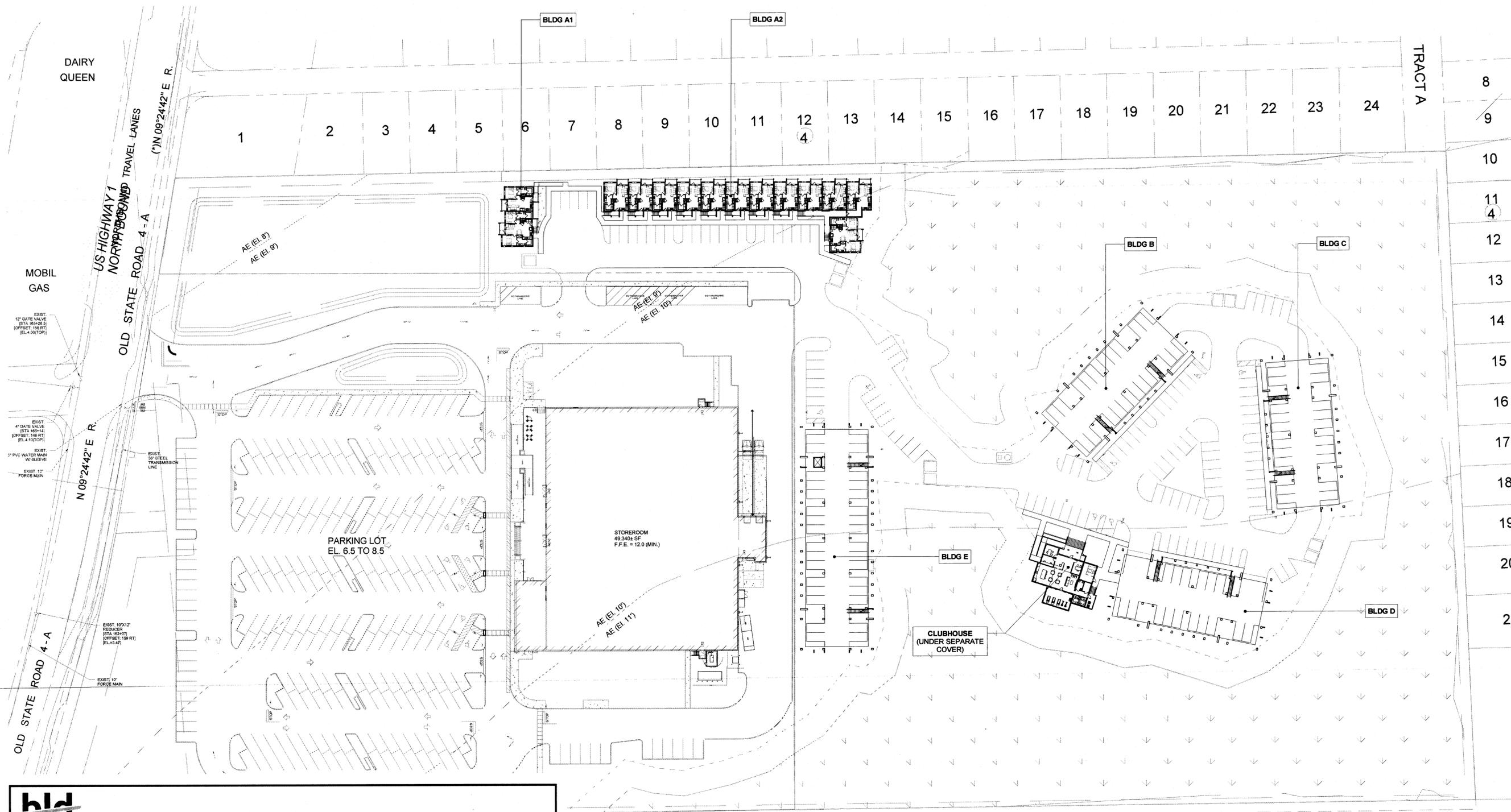


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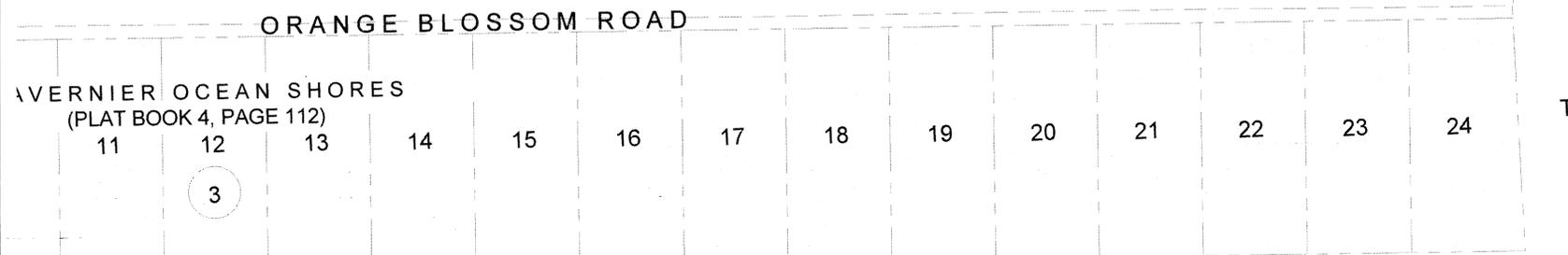
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#	DATE	DESCRIPTION
1	10.25.24	SCHEMATIC DESIGN

TAVERNIER MULTI-FAMILY



Building Matrix - Tavernier										
BLDG QTY	1 BED	1 BED	2 BED	2 BED	2 BED	3 BED	3 BED	Unit	Unit	Efficiency
	A1	A1a	B1	B1a	B2	C1	C1a			
1	663	663	995	995	995	1,213	1,213			
BLDG A1										
Floor 1	0	1	1	0	0	0	0	2	1,658	406
Total	0	1	1	0	0	0	0	2	1,658	406
BLDG A2										
Floor 1	11	0	1	0	0	0	0	12	8,288	1,818
Total	11	0	1	0	0	0	0	12	8,288	1,818
BLDG B (BLDG C AND D SIM)										
Floor 1	0	0	0	0	0	0	0	0	0	0.00%
Floor 2	0	0	2	0	4	2	0	8	8,240	576
Floor 3	0	0	2	0	4	2	0	8	8,240	576
Total	0	0	4	0	8	4	0	16	16,480	1,152
BLDG E										
Floor 1	0	0	0	0	0	0	0	0	0	0.00%
Floor 2	0	0	0	2	8	2	0	12	12,064	864
Floor 3	0	0	1	1	8	1	1	12	12,064	864
Total	0	0	1	3	16	3	1	24	24,128	1,728
Project Total	11	1	15	3	40	15	1	86	83,514	7,408
13.95% 67.44% 18.60%										
3057.23 AVG UNIT SF INCL BALCONIES										



SHEET 1 OF 2
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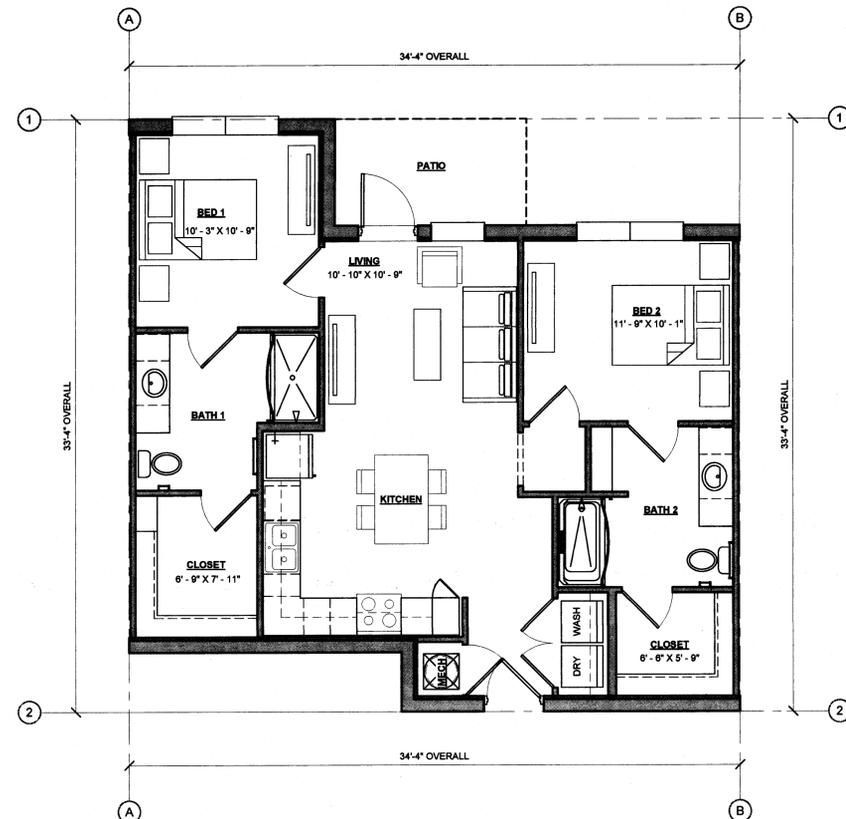
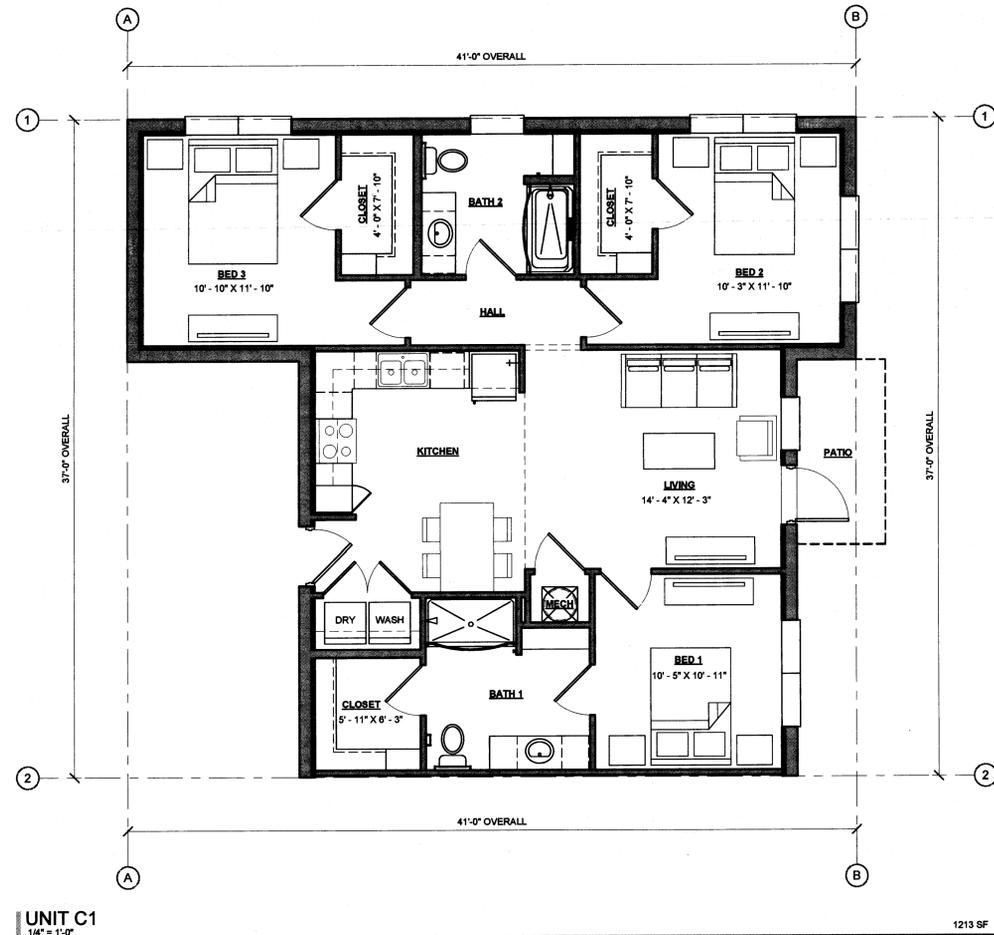
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TAVERNIER MULTI-FAMILY
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025



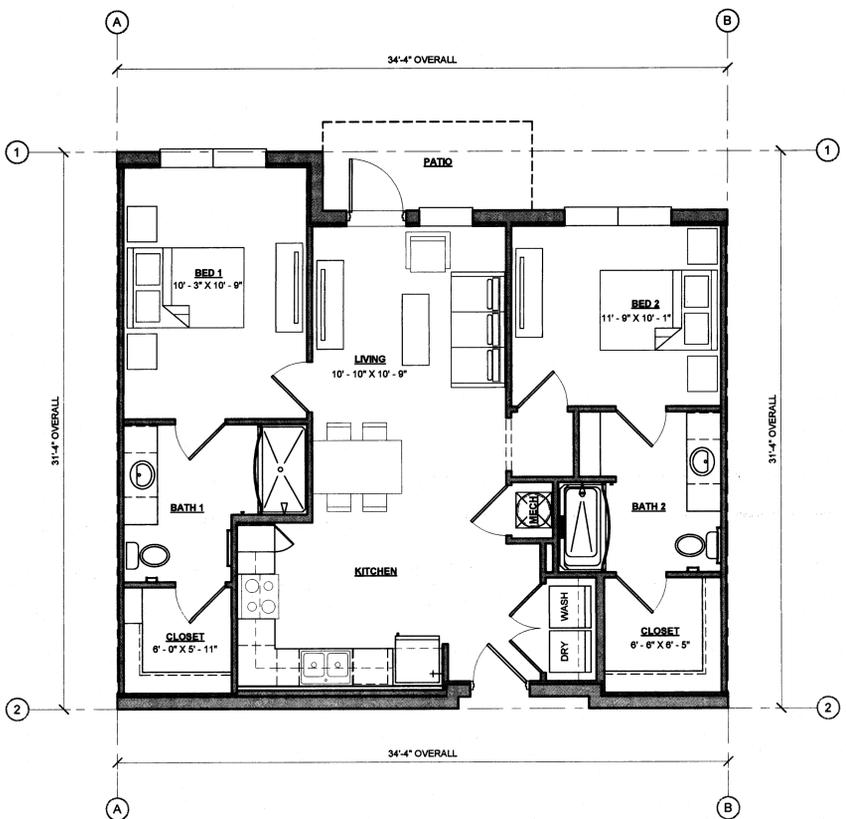
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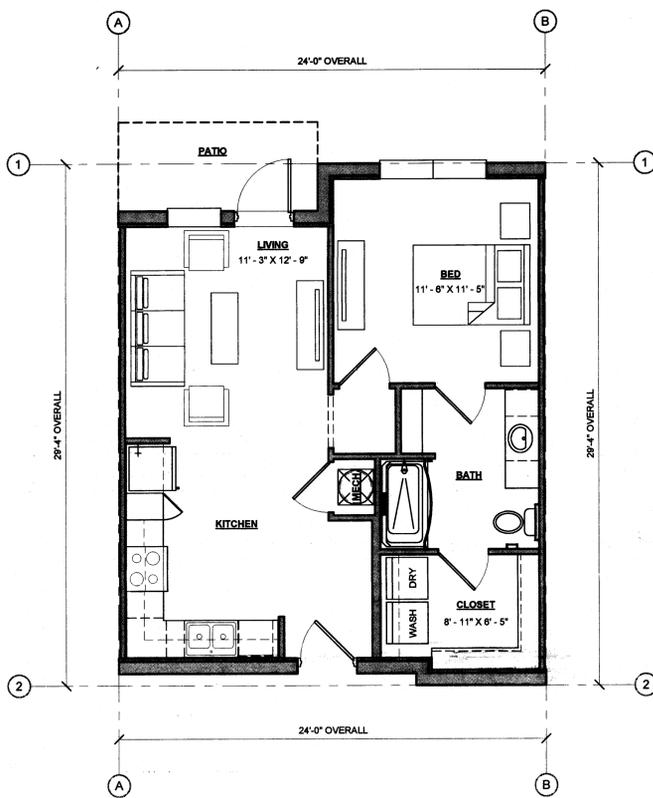
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1	10.25.24	SCHEMATIC DESIGN



UNIT B2
1/4" = 1'-0"



UNIT B1
1/4" = 1'-0"



UNIT A1
1/4" = 1'-0"

TAVERNIER MULTI-FAMILY

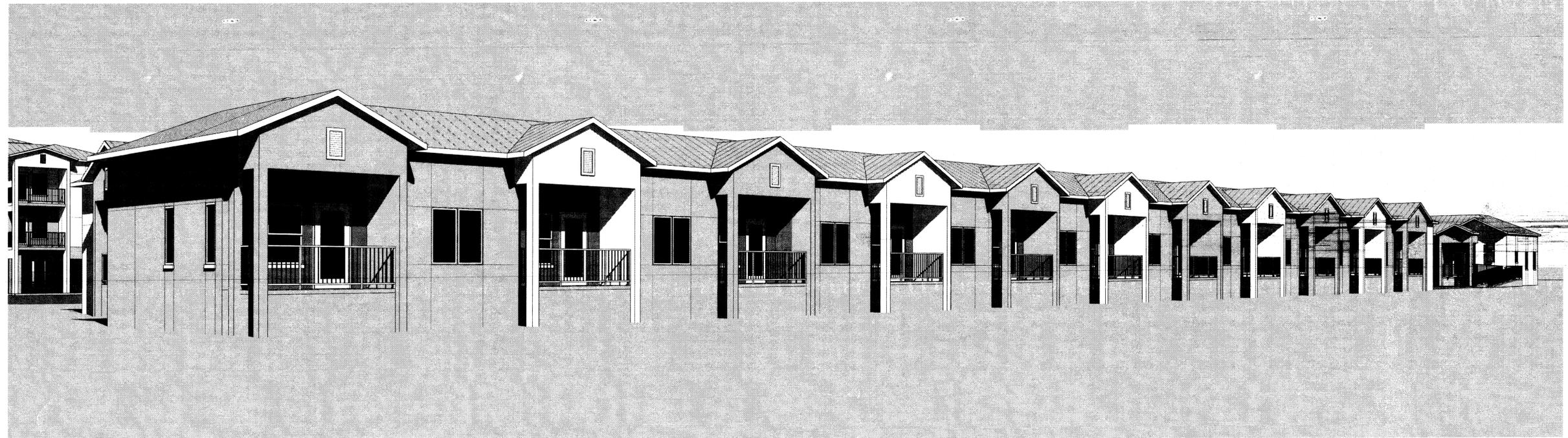
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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

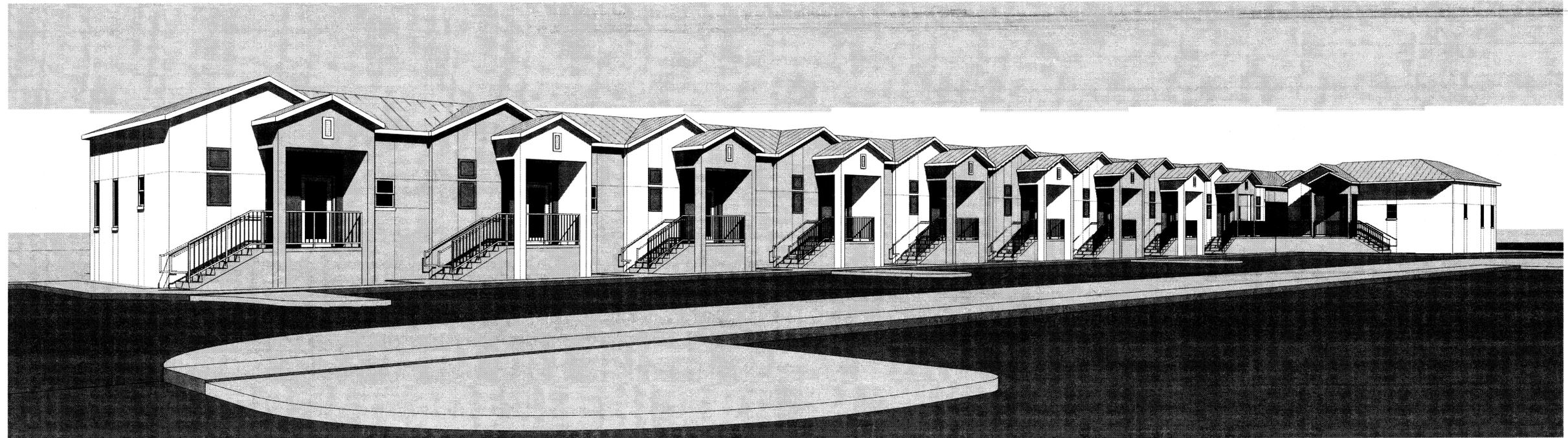
SCHEMATIC UNIT PLANS

A180

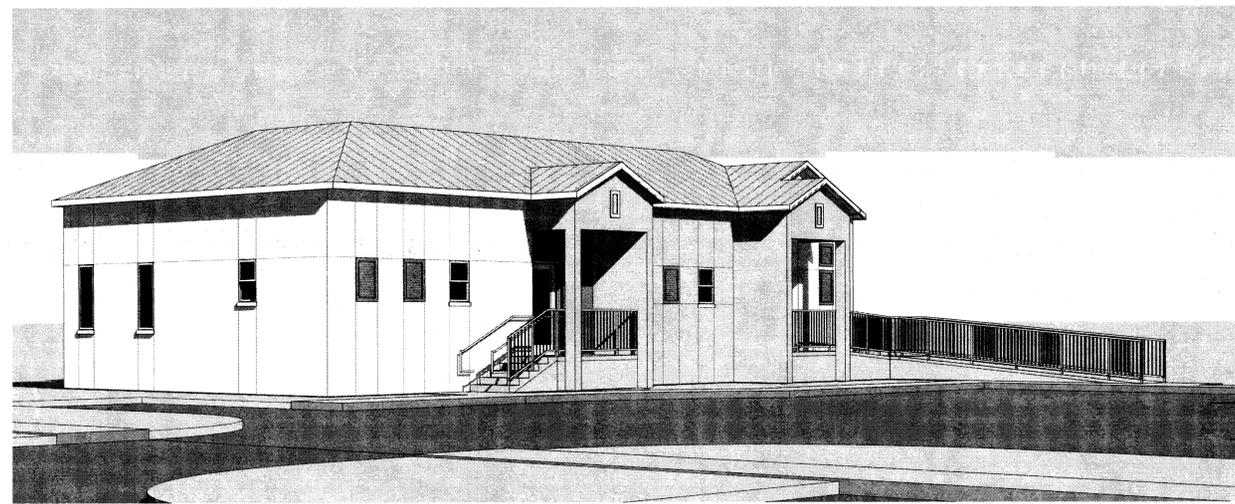
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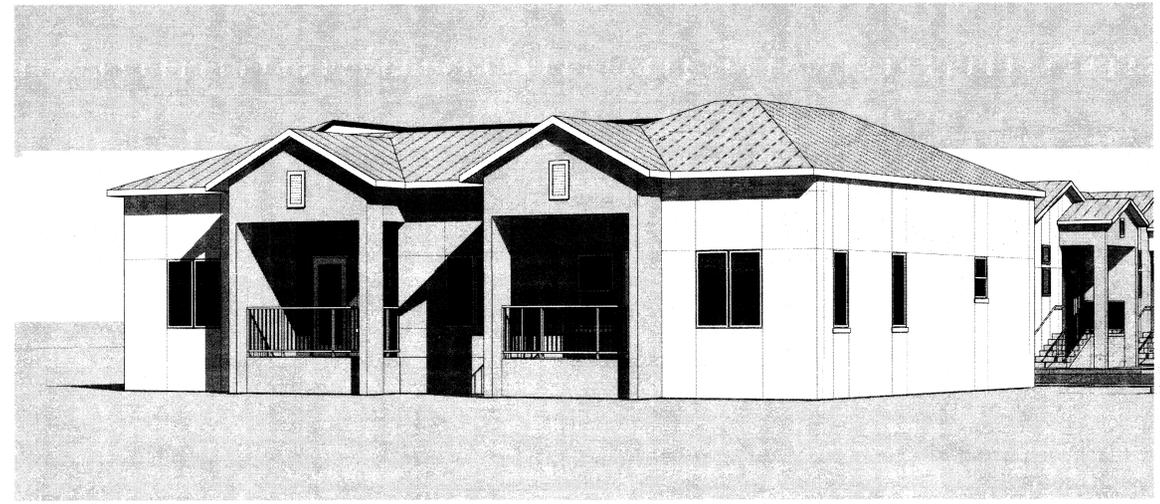
4 BLDG A2 - REAR PERSPECTIVE



3 BLDG A2 - FRONT PERSPECTIVE



2 BLDG A1 - FRONT PERSPECTIVE



1 BLDG A1 - REAR PERSPECTIVE

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John B. Braxtan

TAVERNIER MULTI-FAMILY



4 BLDG A2 - REAR PERSPECTIVE



3 BLDG A2 - FRONT PERSPECTIVE



2 BLDG A1 - FRONT PERSPECTIVE



1 BLDG A1 - REAR PERSPECTIVE

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TAVERNIER MULTI-FAMILY
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

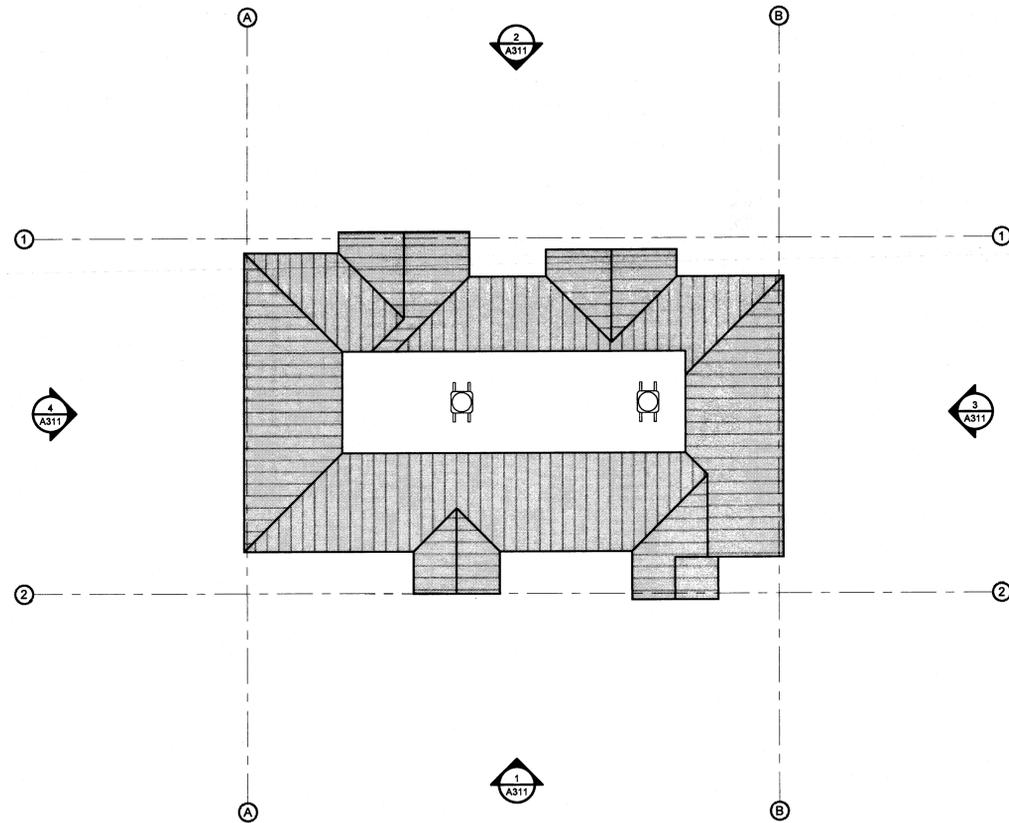
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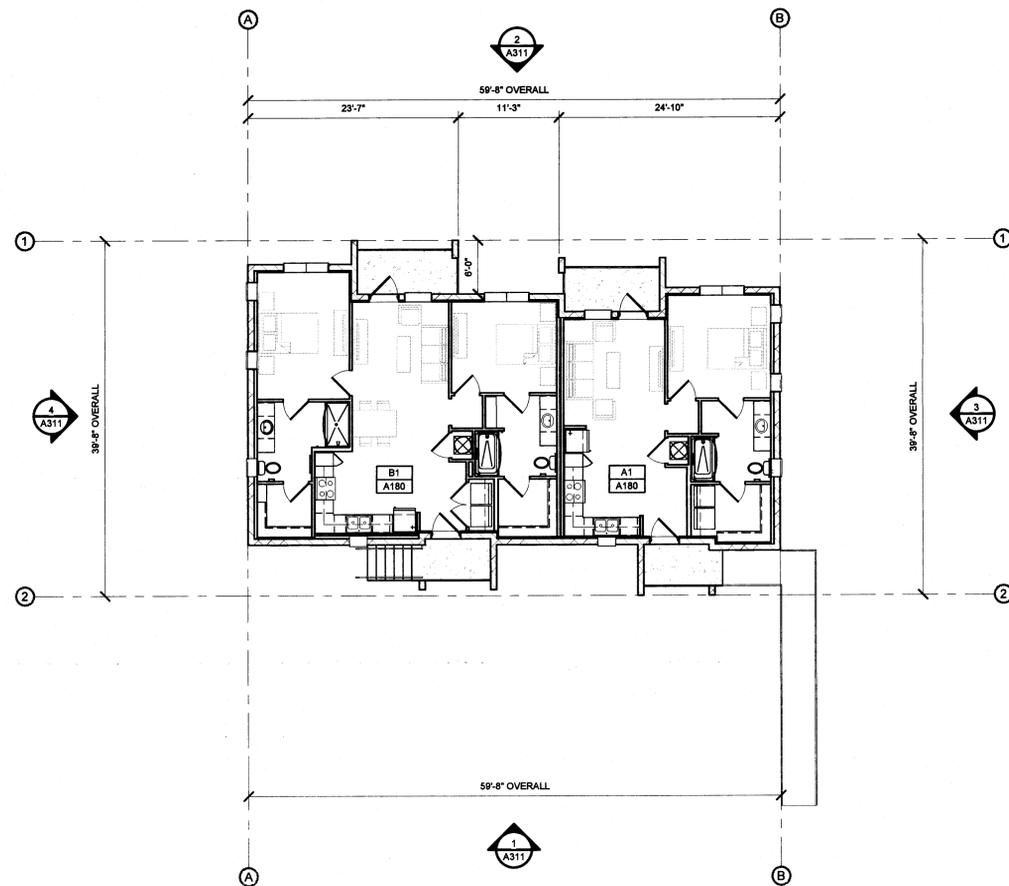


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ISSUES & REVISIONS	
#	DATE DESCRIPTION
1	10.25.24 SCHEMATIC DESIGN



2 BLDG A1 ROOF PLAN
1/8" = 1'-0"



1 BLDG A1 FLOOR PLAN

TAVERNIER MULTI-FAMILY

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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG A1 FLOOR & ROOF PLAN

A111

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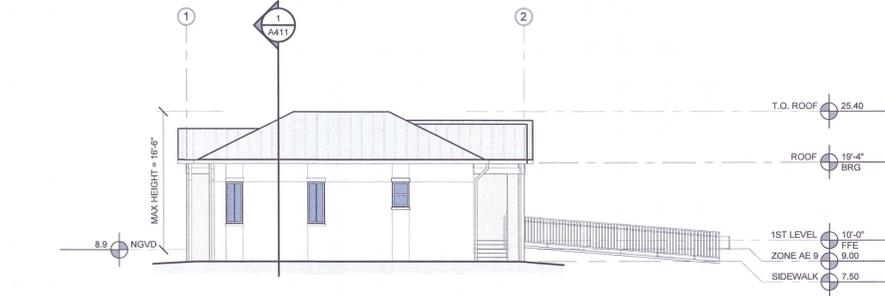


John B. Braxtan

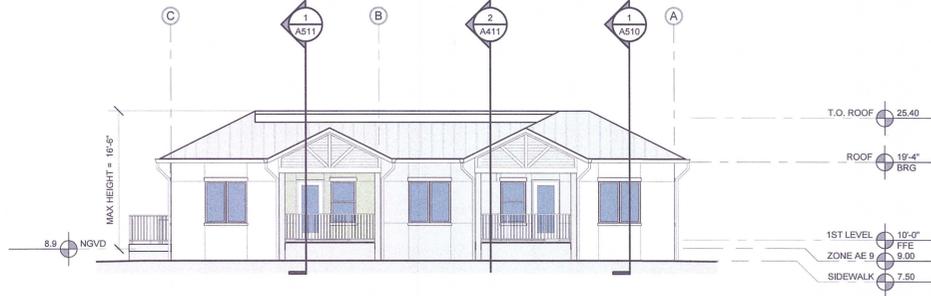
MATERIAL LEGEND	
1	STUCCO REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
2	PAINTED CONCRETE REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
3	STANDING SEAM METAL ROOF BERRIDGE 2" RIB STRIATED PANELS ZINC GREY - DOUBLE ZEE-LOCK PANEL
4	HARD COAT FOAM TRIM REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
5	ALUMINUM BOLT ON CANOPY REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW

EXTERIOR COLORS	
A	SW 7005 PURE WHITE
B	SW 6176 LIVABLE GREEN
C	SW 9128 GREEN ONYX
D	SW 7064 PASSIVE

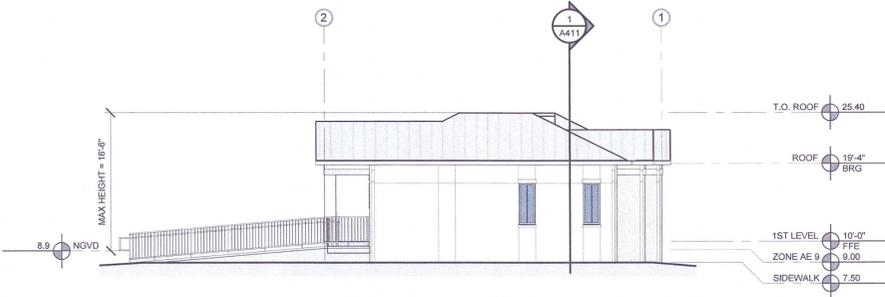
MATERIAL & COLOR NOTES	
a.	PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION.
b.	TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
c.	TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO.



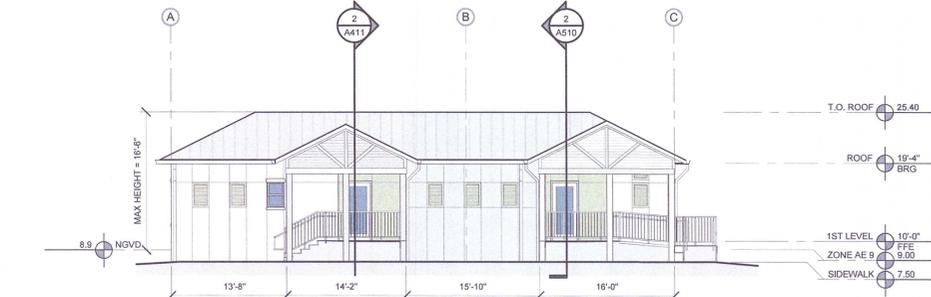
4 BLDG A1 EXTERIOR ELEVATION - LEFT
1/8" = 1'-0"



2 BLDG A1 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"



3 BLDG A1 EXTERIOR ELEVATION - RIGHT
1/8" = 1'-0"



1 BLDG A1 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 A1 - EXTERIOR ELEVATIONS

A311

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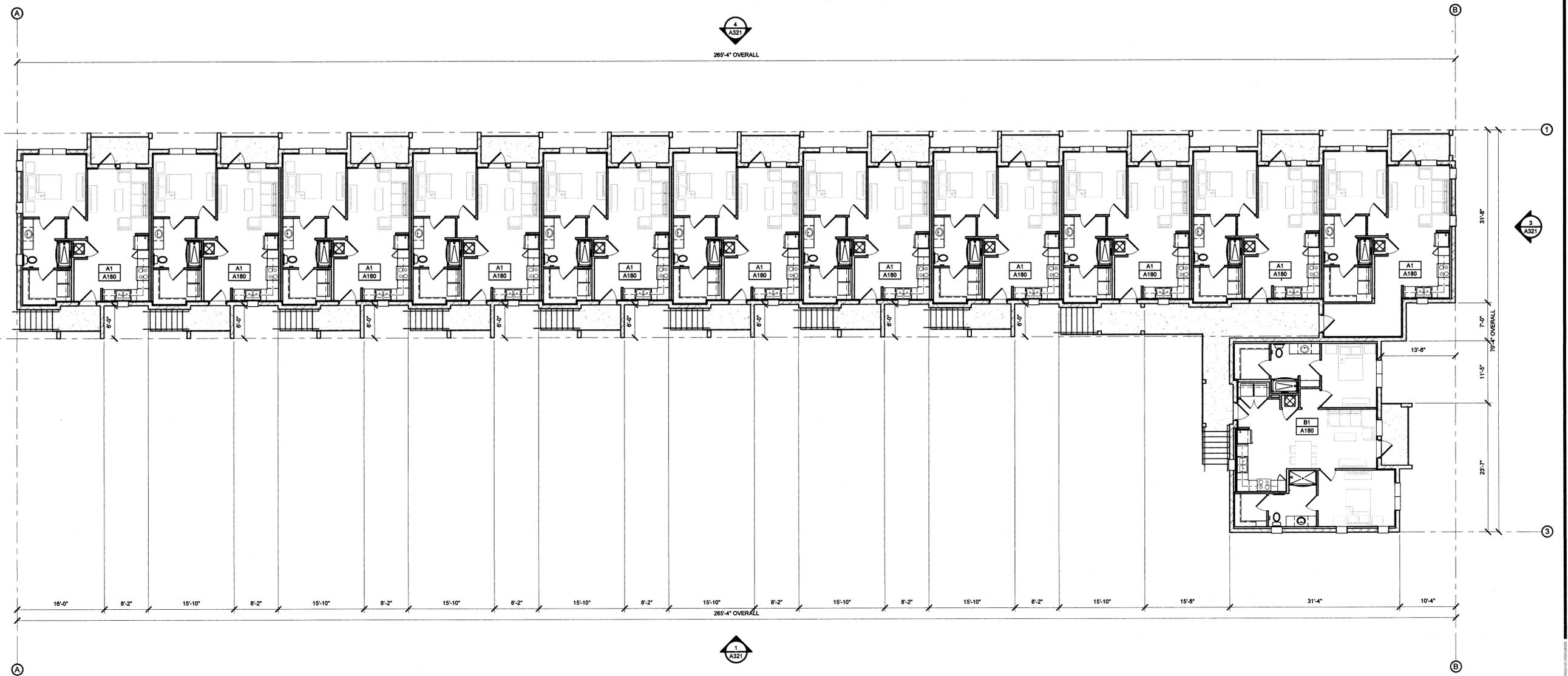


JOHN B. BRAXTAN
AR95376

ISSUES & REVISIONS

#	DATE	DESCRIPTION
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TAVERNIER MULTI-FAMILY

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MONROE COUNTY
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DRAWN BY: JBB
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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG A2 FLOOR PLAN

A121



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AR95376

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TAVERNIER MULTI-FAMILY

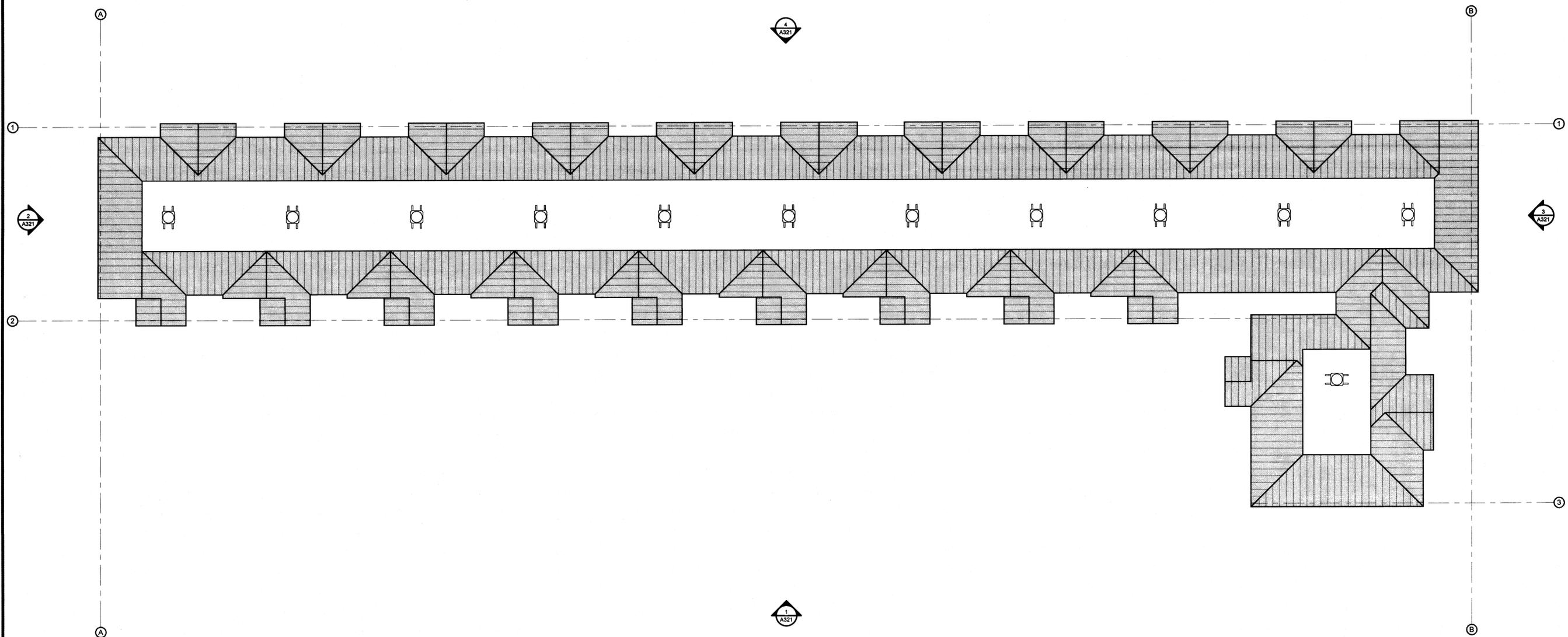
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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

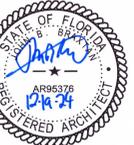
BLDG A2 ROOF PLAN

A122

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BLDG A2 - ROOF PLAN
1/8" = 1'-0"



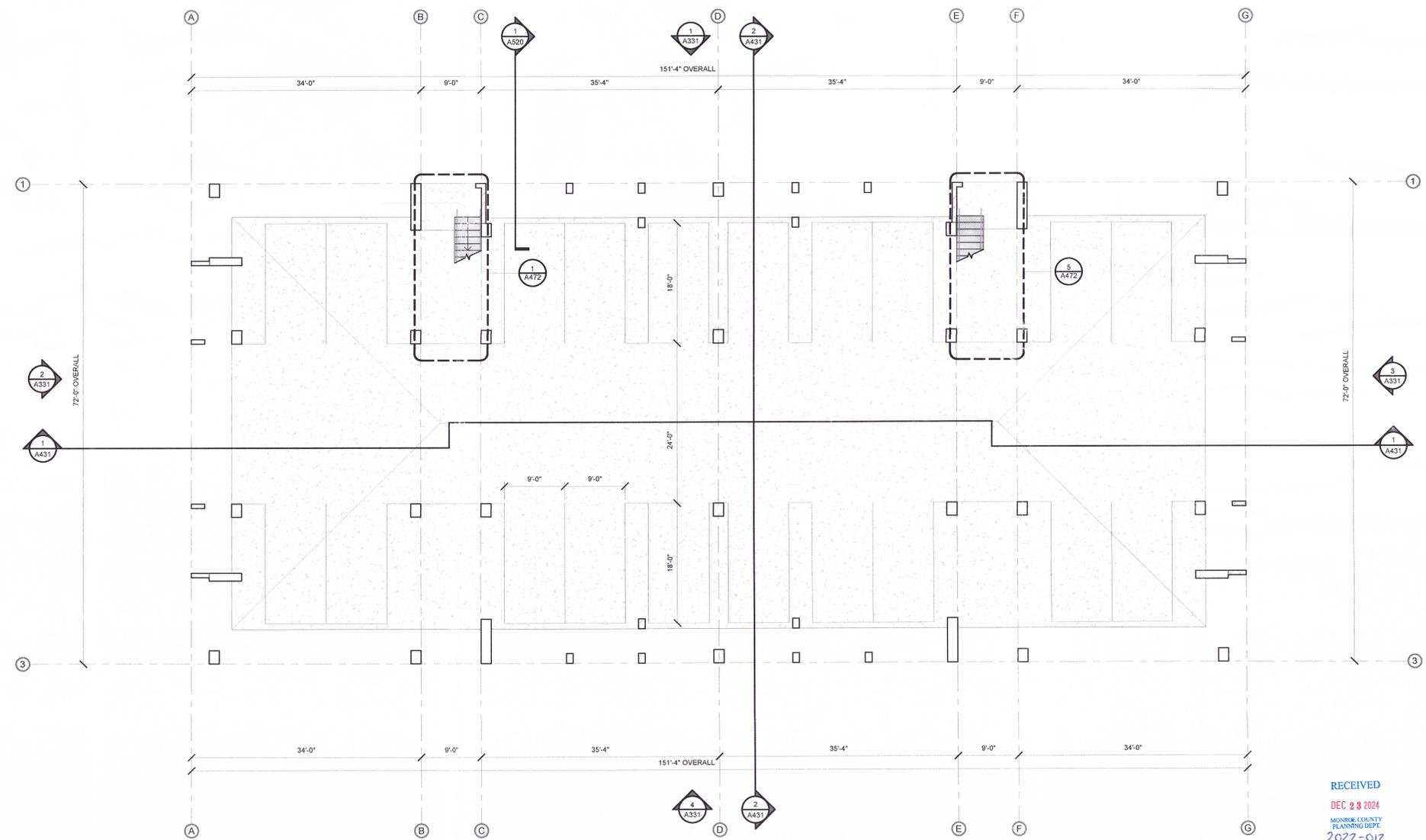
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BLDG B FLOOR PLAN - 1ST LEVEL (BUILDING C SIM)
1/8" = 1'-0"

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2022-012

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TAVERNIER MULTI-FAMILY
TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

**BLDG B FLOOR PLAN - 1ST LEVEL
(BLDG C SIM)**

A131a

TAVERNIER MULTI-FAMILY



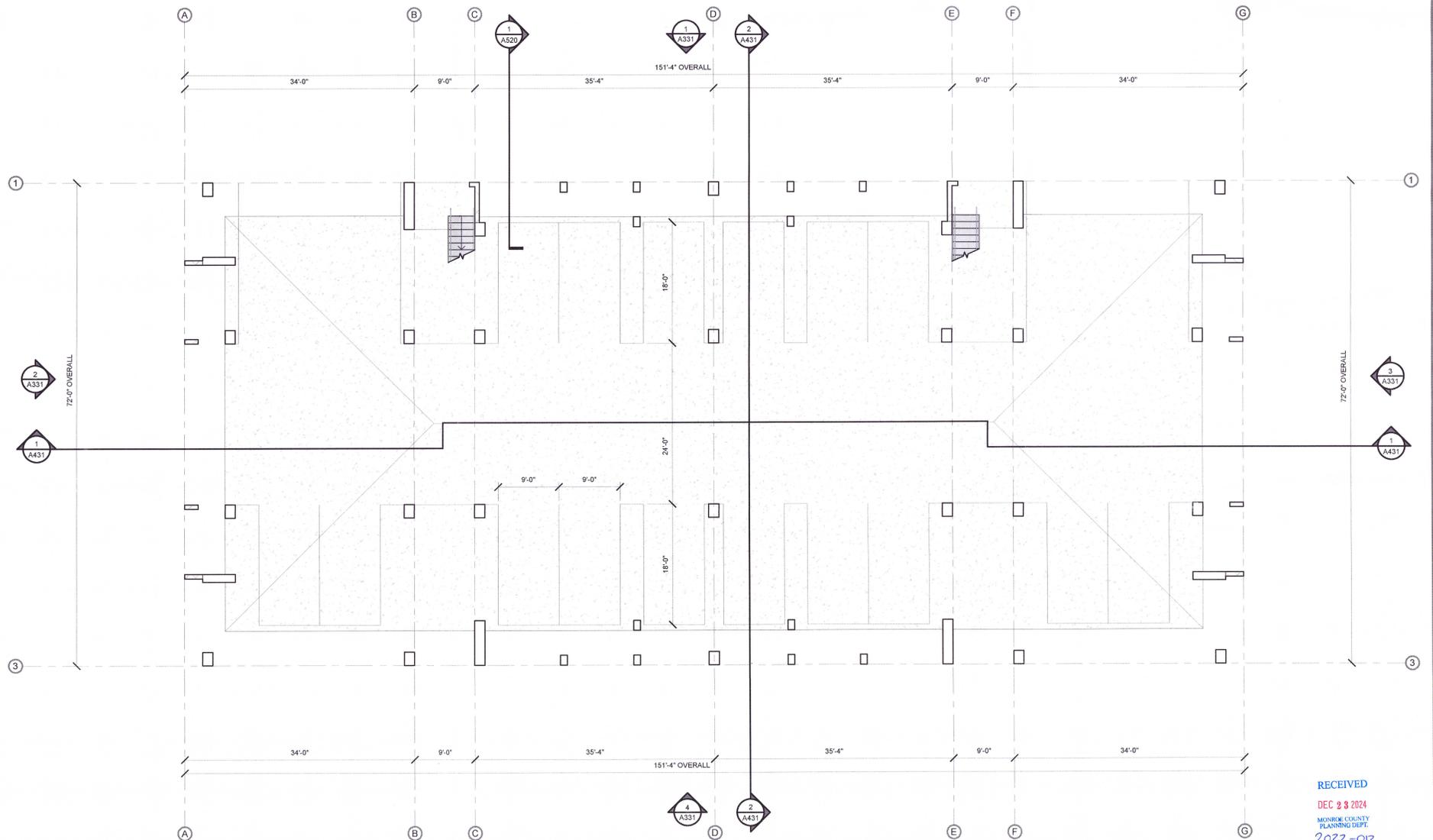
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BLDG D FLOOR PLAN - 1ST LEVEL
1/8" = 1'-0"

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2022-012

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

BLDG D FLOOR PLAN - 1ST LEVEL

A131b

TAVERNIER MULTI-FAMILY

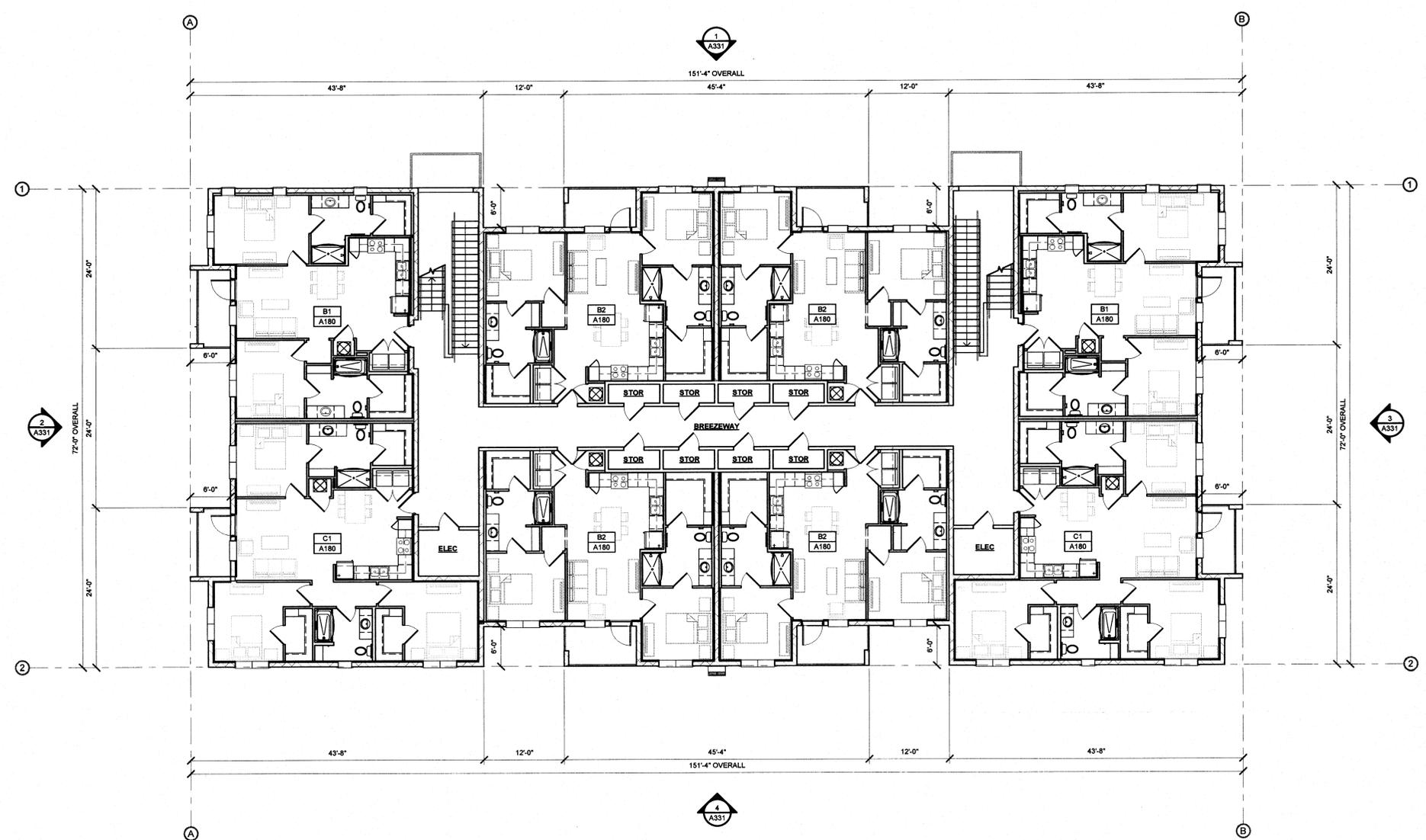
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#	DATE	DESCRIPTION
1	10.25.24	SCHEMATIC DESIGN



BLDG B FLOOR PLAN - 2ND LEVEL (3RD SIM) (BUILDING C & D SIM)
1/8" = 1'-0"

TAVERNIER MULTI-FAMILY

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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG B FLOOR PLAN - 2ND LEVEL (3RD SIM) (BUILDING C & D SIM)

A132

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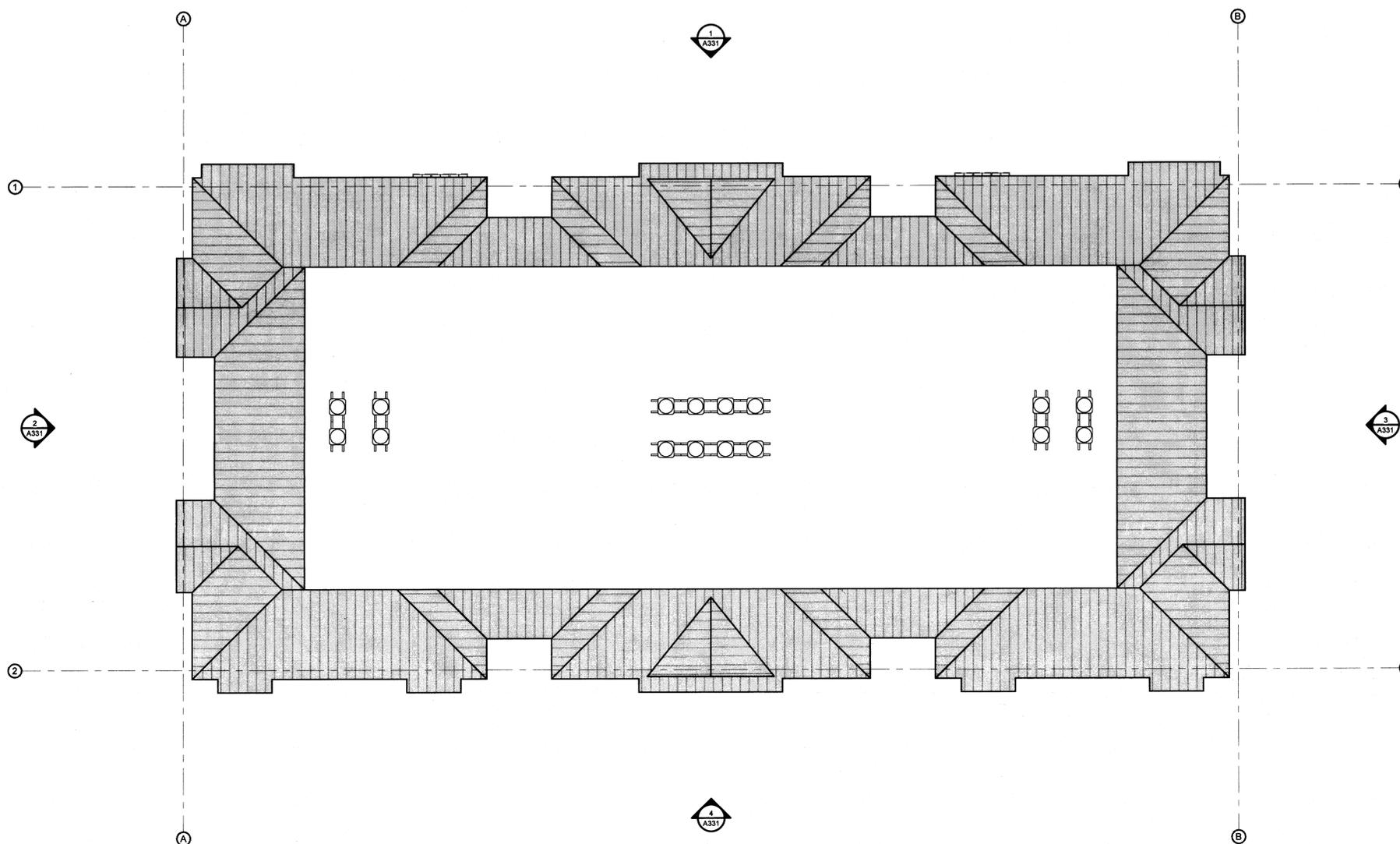
TAVERNIER MULTI-FAMILY

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NOV 07 2024
MONROE COUNTY
PLANNING DEPT.

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

BLDG B 3 ROOF PLAN (BUILDING C & D SIM)

A133



BLDG B ROOF PLAN (BUILDING C & D SIM)
1/8" = 1'-0"

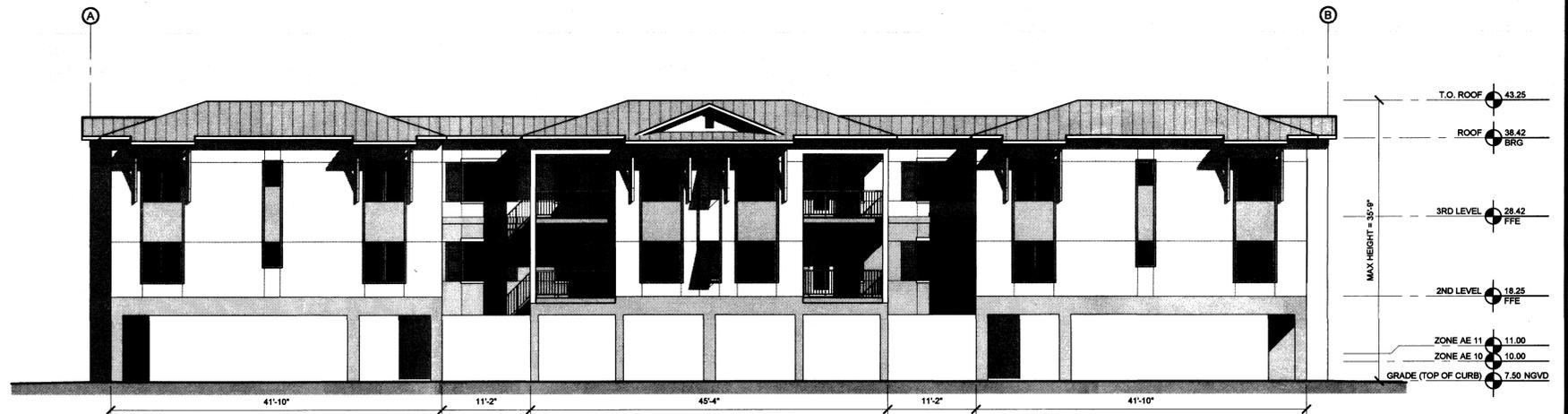


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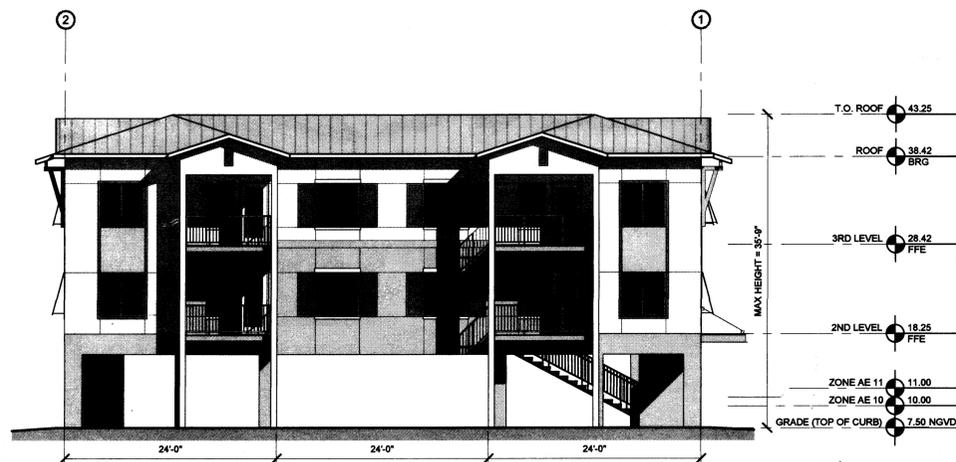
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#	DATE	DESCRIPTION
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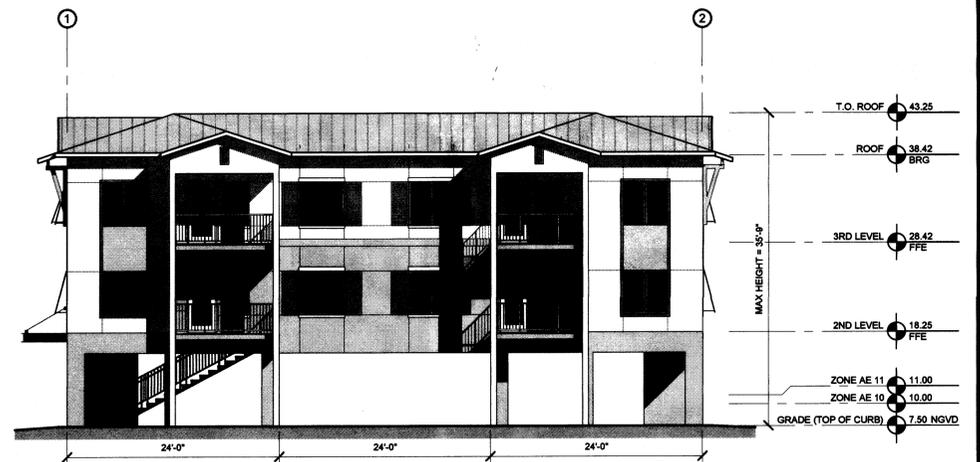
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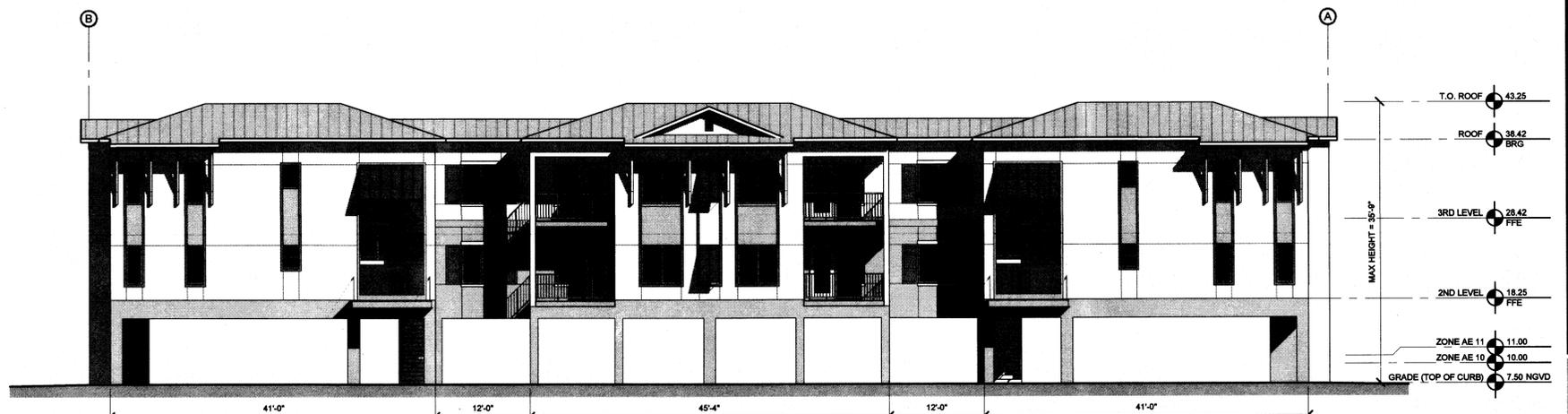
4 BLDG B EXTERIOR ELEVATION - REAR (BUILDING C & D SIM)
1/8" = 1'-0"



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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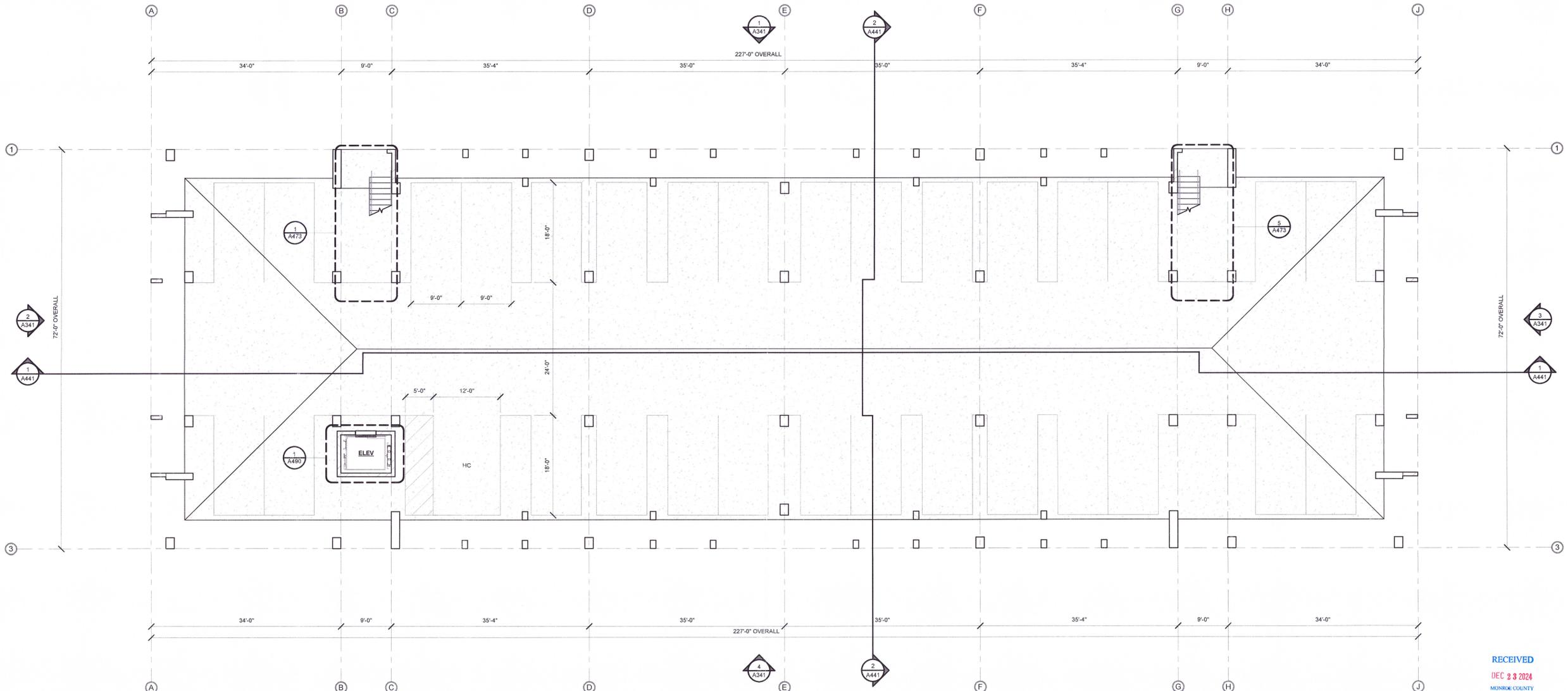


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BLDG E FLOOR PLAN - 1ST LEVEL
1/8" = 1'-0"

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2022-012

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

BLDG E FLOOR PLAN - 1ST LEVEL

A141

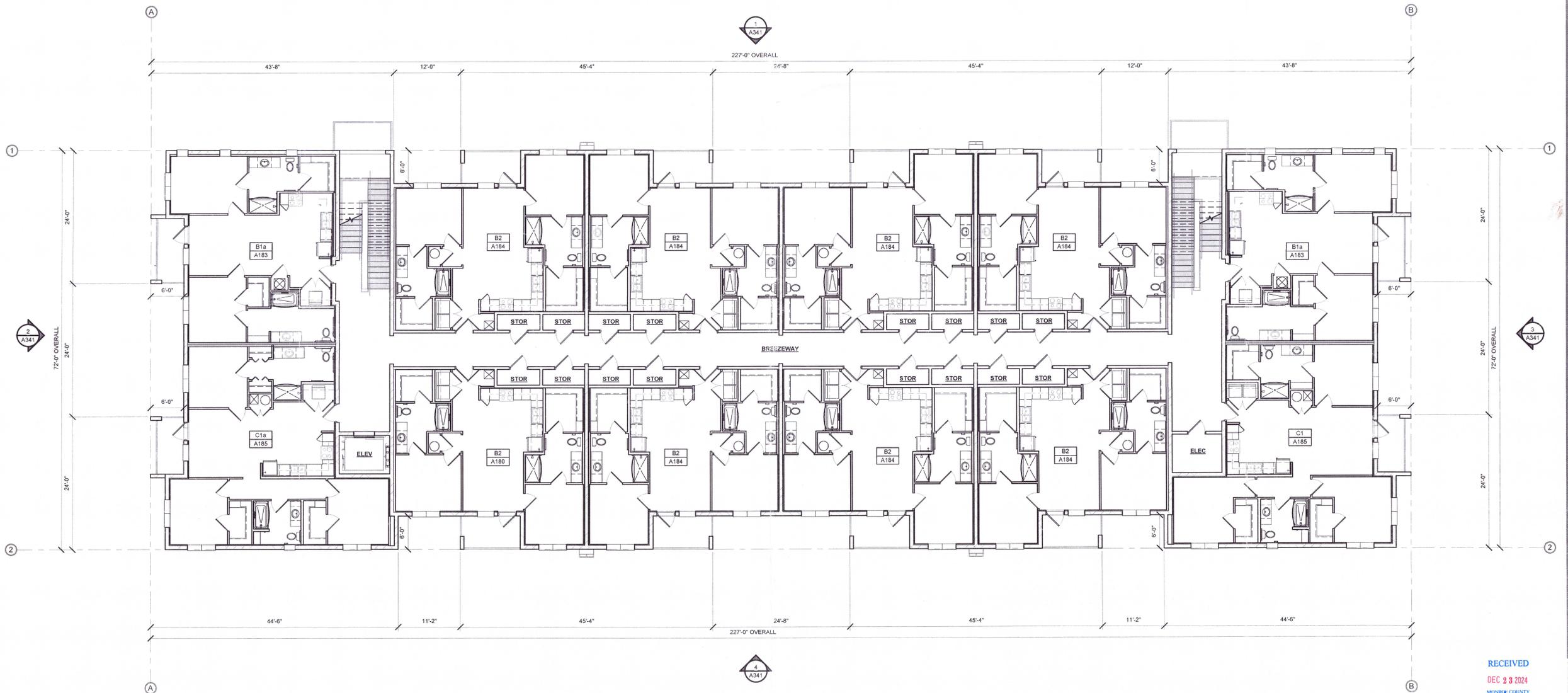
TAVERNIER MULTI-FAMILY

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1	12.12.24	DESIGN DEVELOPMENT



BLDG E FLOOR PLAN - 2ND LEVEL (3RD SIM)
1/8" = 1'-0"

TAVERNIER MULTI-FAMILY

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

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2022-012

BLDG E FLOOR PLAN - 2ND LEVEL

A142

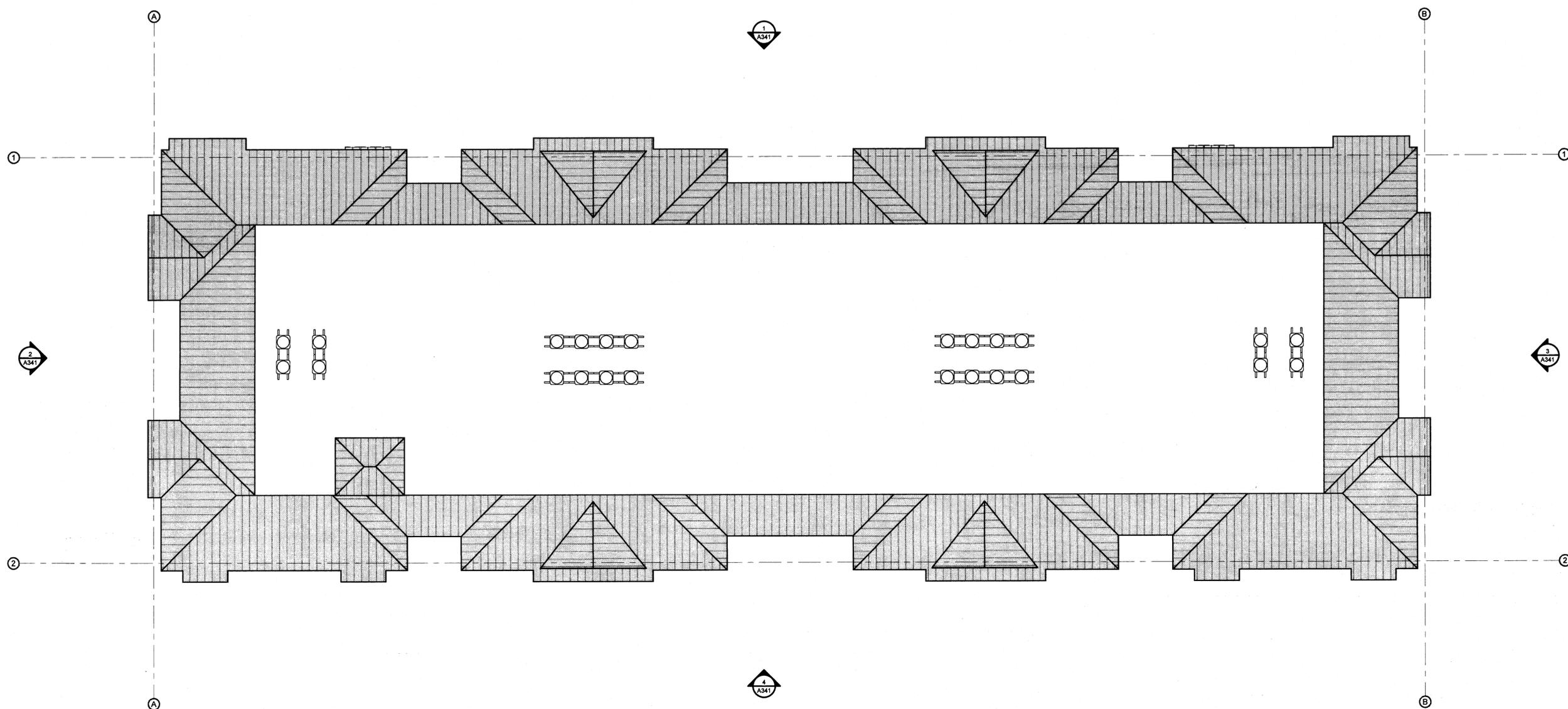
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#	DATE	DESCRIPTION
1	10.25.24	SCHEMATIC DESIGN



BLDG E ROOF PLAN

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TAVERNIER, FLORIDA
PROJECT NUMBER: 24-0025

BLDG E ROOF PLAN

A143

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MATERIAL LEGEND		
1	STUCCO	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
2	HARD COAT FOAM TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
3	ALUMINUM BOLT ON CANOPY	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
4	PAINTED CONCRETE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
5	STANDING SEAM METAL ROOF	BERRIDGE 2" RIB STRIATED PANELS ZINC GREY - DOUBLE ZEE-LOCK PANEL

EXTERIOR COLORS	
A	SW 7005 PURE WHITE
B	SW 8176 LIVABLE GREEN
C	SW 8128 GREEN ONYX
D	SW 7064 PASSIVE

MATERIAL & COLOR NOTES

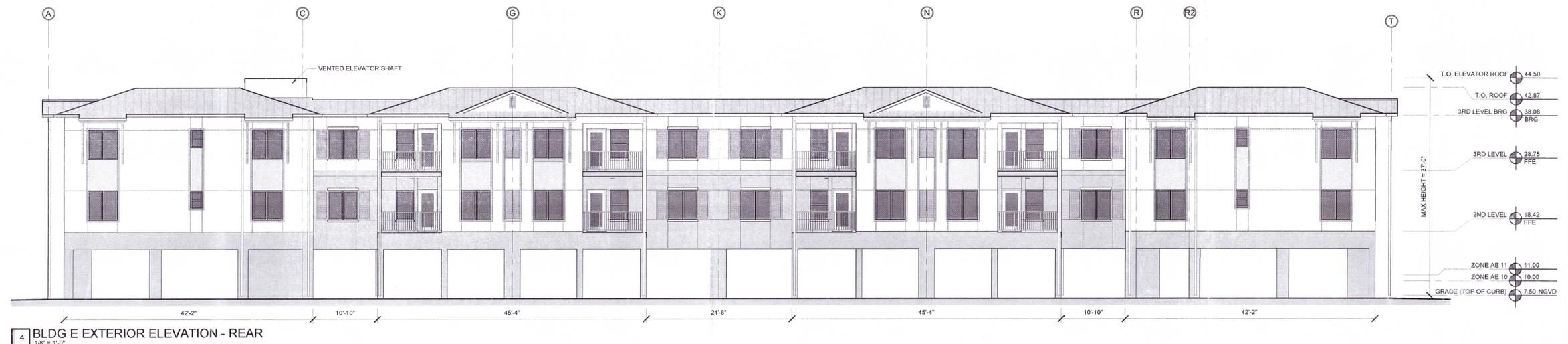
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- TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
- TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO.



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AR95376

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#	DATE	DESCRIPTION
1	01.30.25	PERMIT SET



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

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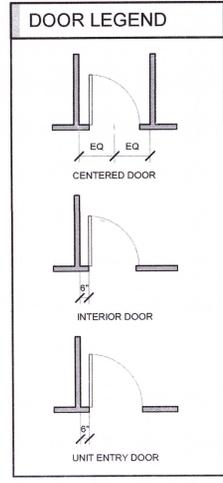
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PROJECT NUMBER: 24-0025

BLDG E - EXTERIOR ELEVATIONS

A341

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blc
architecture

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JACKSONVILLE, FLORIDA 32223

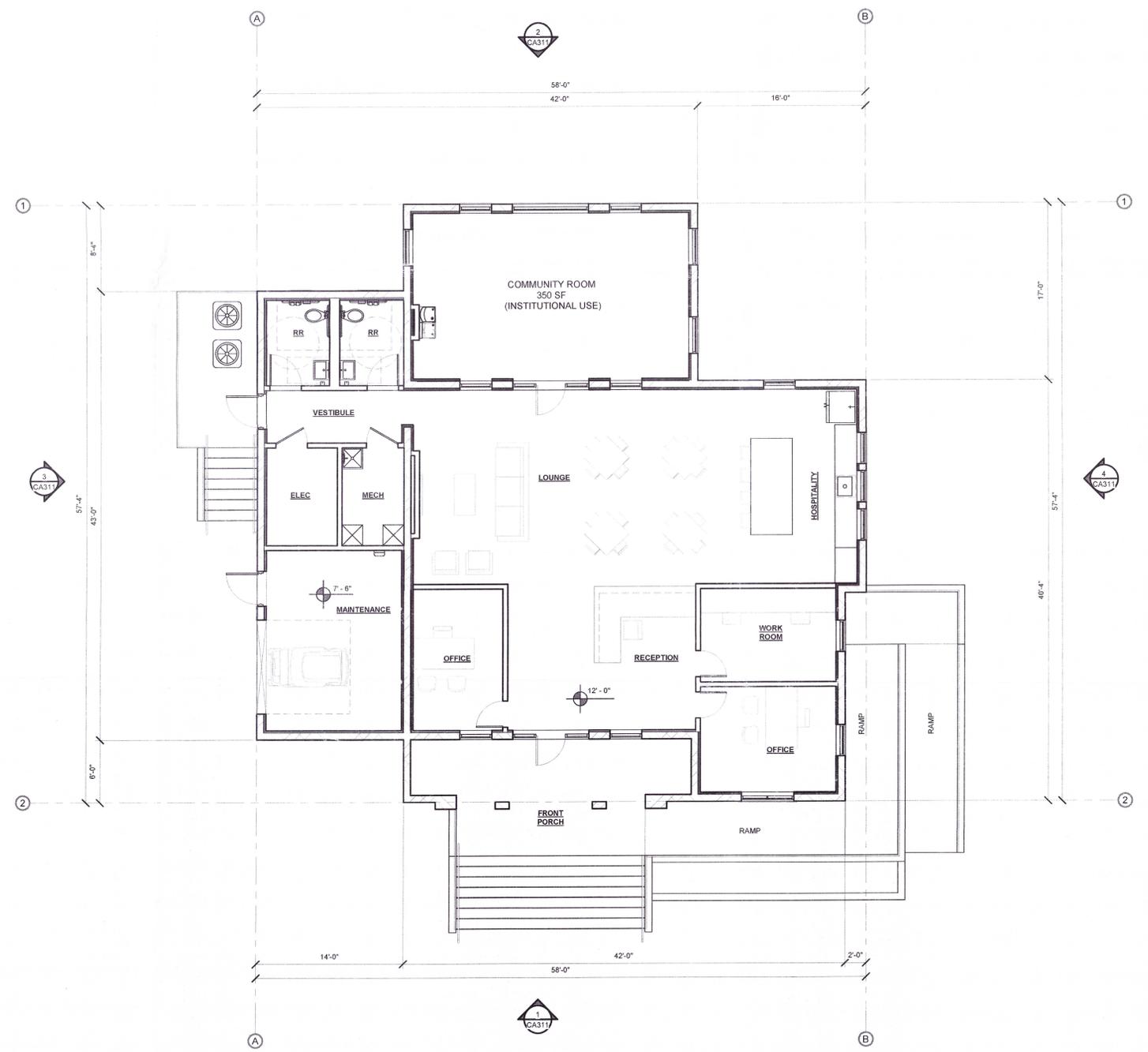
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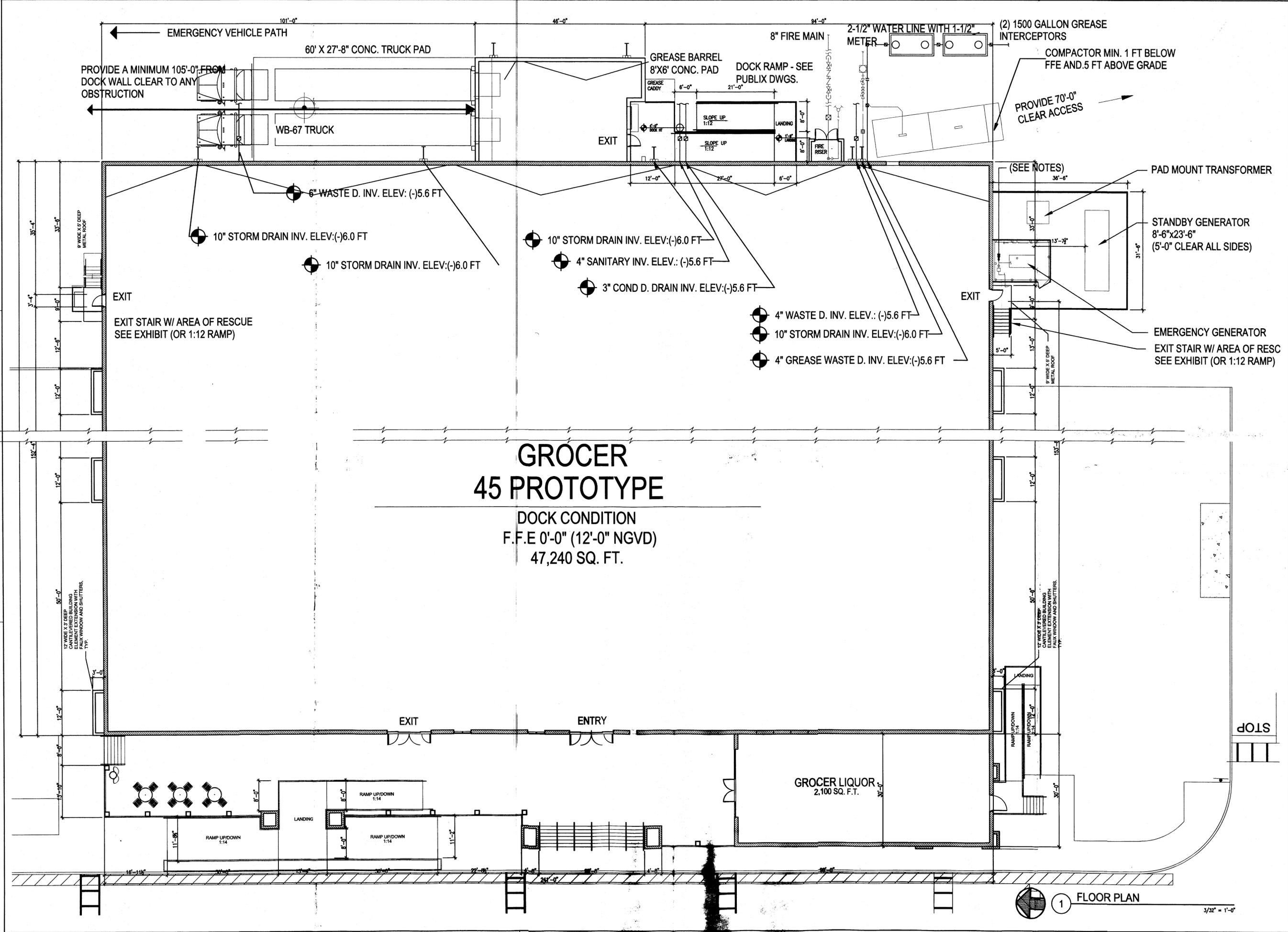
CLUBHOUSE - FLOOR PLAN
3/16" = 1'-0"

GROSS SF: 3,805 SF

TAVERNIER CLUBHOUSE

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

CLUBHOUSE FLOOR PLAN
CA111



**GROCER
45 PROTOTYPE**

DOCK CONDITION
F.F.E 0'-0" (12'-0" NGVD)
47,240 SQ. FT.

1 FLOOR PLAN
3/32" = 1'-0"

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architects • planners • interior designers • lead professionals

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Clearwater, FL 33762
(727) 570-9506
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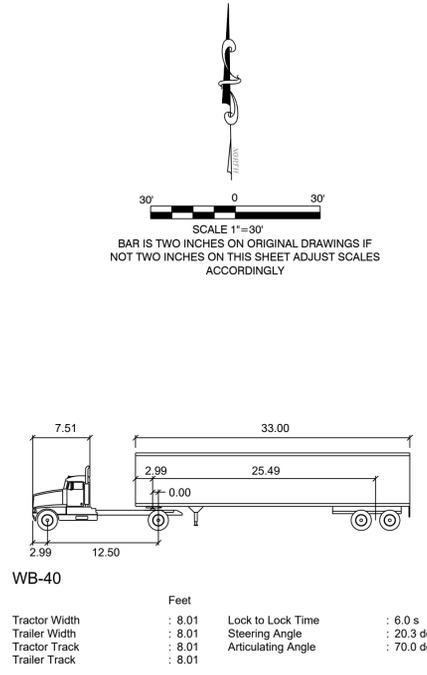
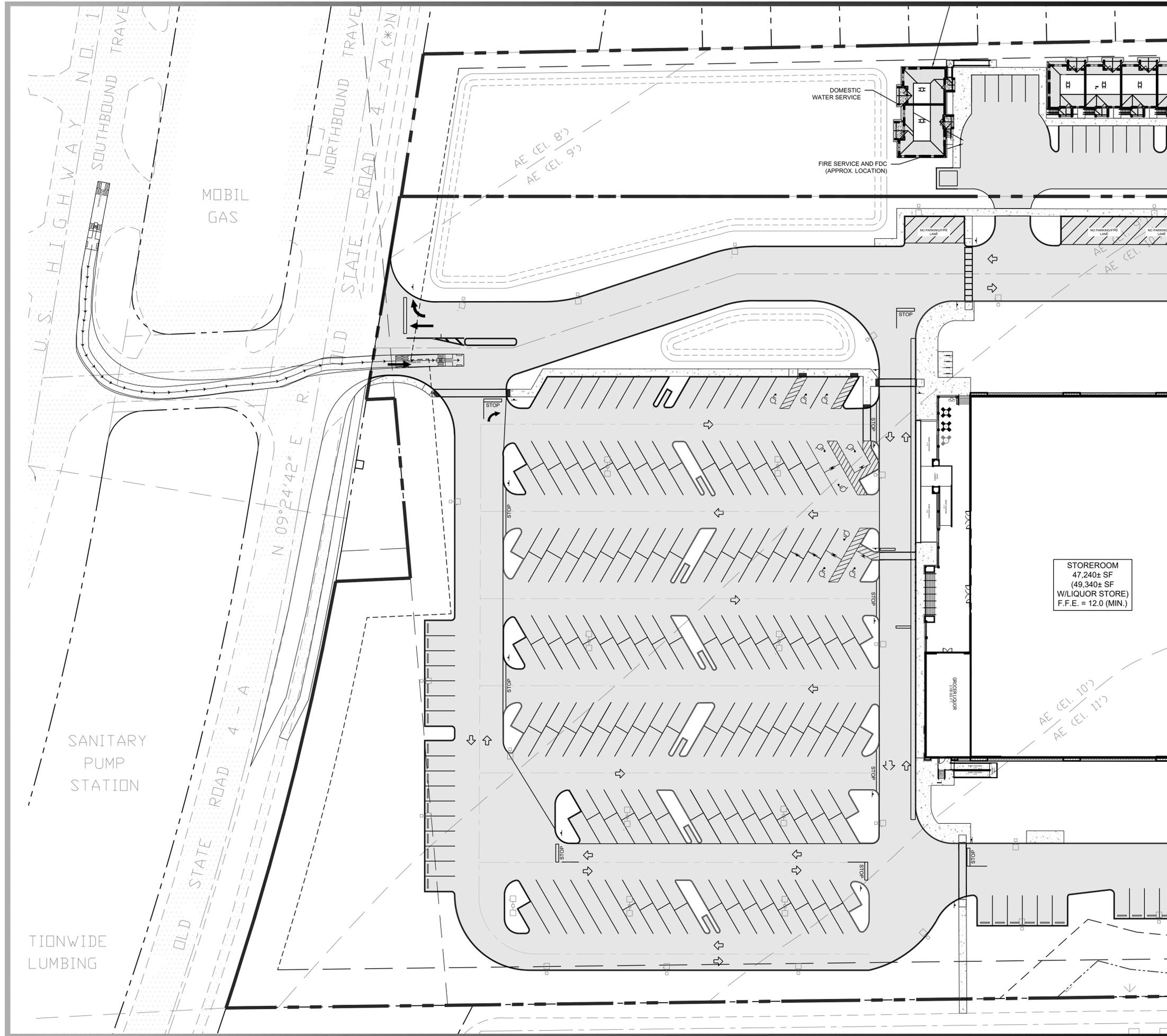
FLOOR PLAN
BLACKSTONE GROUP
THE MARKET AT TOPPING COVE
92501 OVERSEAS HWY (US 1)
MONROE COUNTY, FL

REVISIONS:

CHRIS CULBERTSON
ARCHITECT (AR #91712)

A1.1
Issue Date: 11-01-24
Project No: 2210074

11/1/2024 5:19:57 PM



DESIGN VEHICLE

STOREROOM
 47,240± SF
 (49,340± SF
 W/LIQUOR STORE)
 F.F.E. = 12.0 (MIN.)

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

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

Key West Office Suite 202
 1010 East West Street
 Key West, Florida 33940
 Tel: (305) 293-9440

ALLEN E. PEREZ, P.E.
 Florida P.E. NO. 51468
 March 11, 2025

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

92501 OVERSEAS HIGHWAY

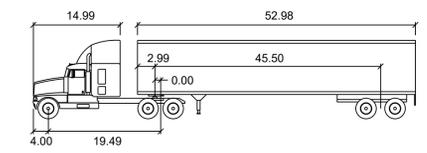
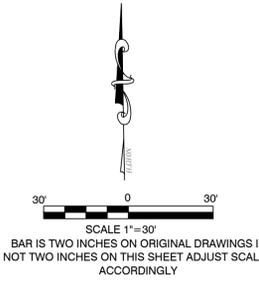
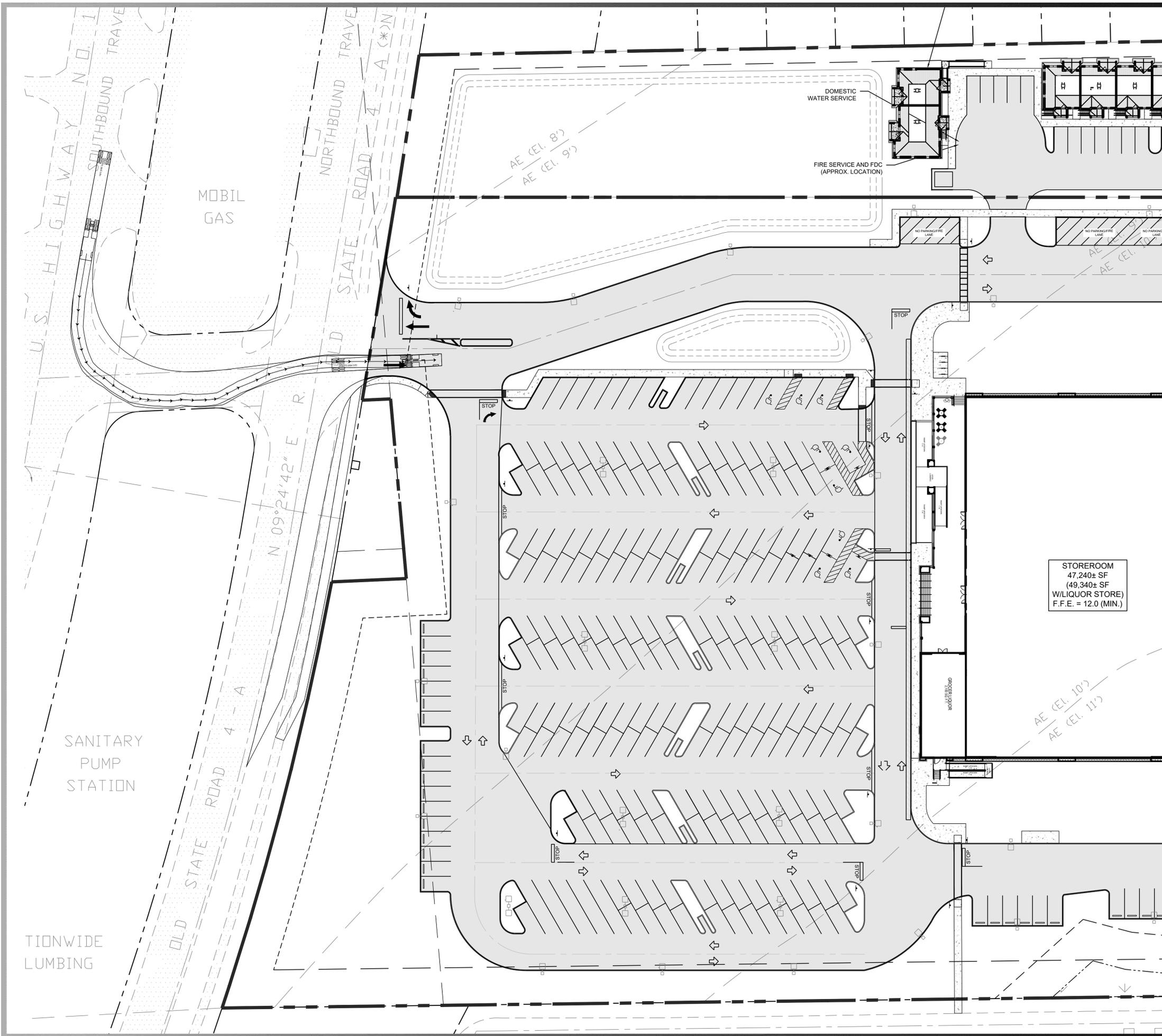
MIXED USE DEVELOPMENT

92501 OVERSEAS HIGHWAY

TRUCK ROUTING PLAN

JOB NO. 211039
 DRAWN AEP
 DESIGNED AEP
 CHECKED AEP

SHEET **C-300**



WB-67

Feet		
Tractor Width	: 8.01	Lock to Lock Time : 6.0 s
Trailer Width	: 8.50	Steering Angle : 28.4 deg
Tractor Track	: 8.01	Articulating Angle : 75.0 deg
Trailer Track	: 8.50	

DESIGN VEHICLE

STOREROOM
47,240± SF
(49,340± SF
W/LIQUOR STORE)
F.F.E. = 12.0 (MIN.)

ORIGINAL: AUGUST 2021

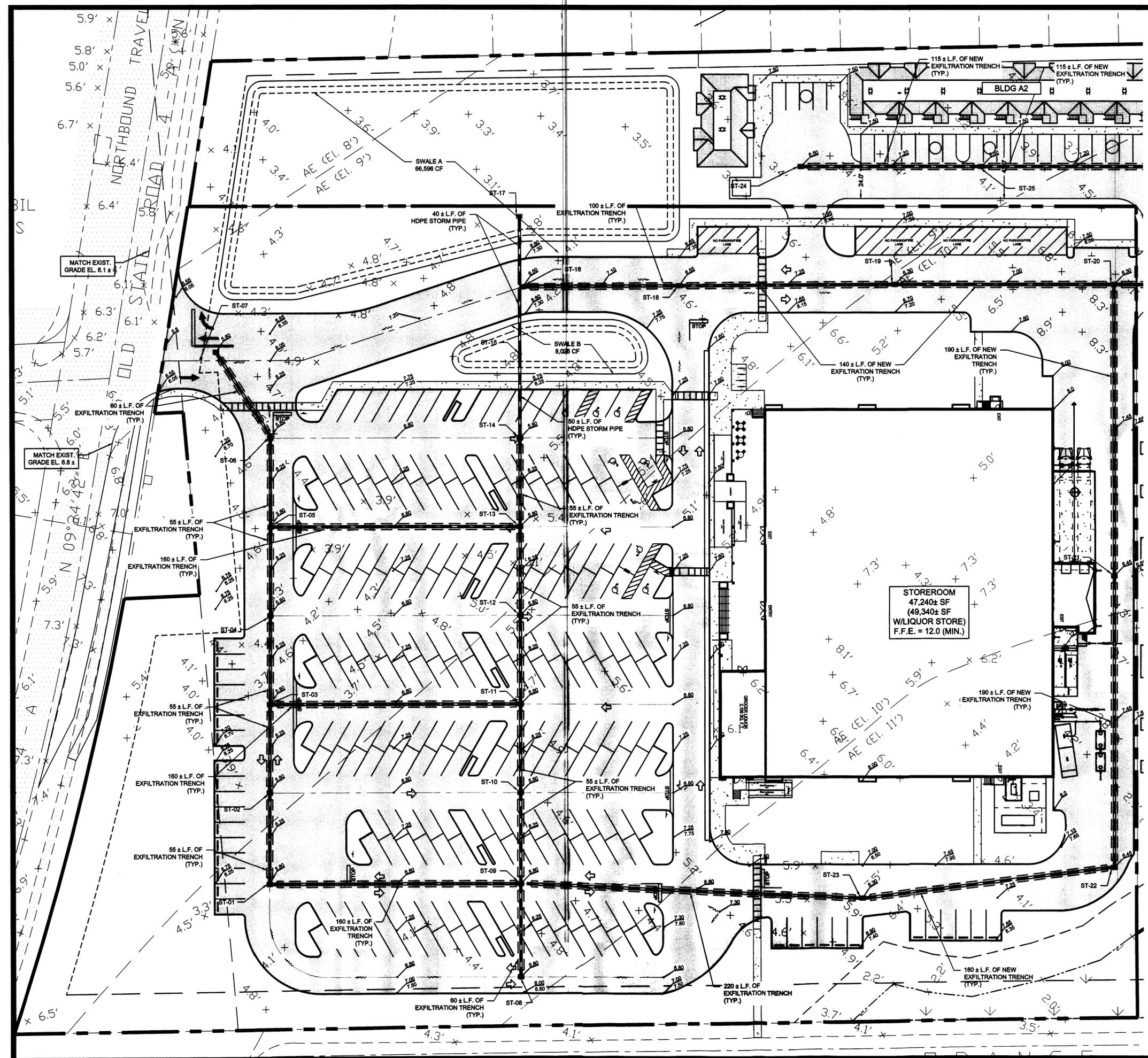
REVISIONS:	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

92501 OVERSEAS HIGHWAY
TRUCK ROUTING PLAN

JOB NO.	211039
DRAWN	AEP
DESIGNED	AEP
CHECKED	AEP

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SCALE 1"=30'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
NOT TWO INCHES ON THIS SHEET ADJUST SCALES
ACCORDINGLY

Water Quantity - Predevelopment			
Total Property Area	19.328	ac	841,940
PerVIOUS Area	18.020	ac	784,956
Impervious Area	1.308	ac	56,984
% Impervious	6.77%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	3	ft	
Predeveloped Available Storage	4.05	ft	
Soil Storage	S = 4.61	in	
$Q_{pre} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.65)}$	$Q_{pre} = 6.03$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3d} = 155.22$	ac-in	
Water Quantity - Postdevelopment			
Project Area	A = 19.328	ac	841,940
PerVIOUS Area	10.648	ac	463,615
Impervious Area	8.695	ac	378,325
% Impervious	44.9%		
Rainfall for 25yr/24hr event	$P_{24} = 9$	in	
Rainfall for 25yr/3day event	$P_{72} = 12.23$	in	
Depth to Water Table	3	ft	
Developed Available Storage	4.05	ft	
Soil Storage	S = 2.73	in	
$Q_{post} = \frac{(P_{24} - 0.25)^2}{(P_{24} + 0.65)}$	$Q_{post} = 9.48$	in	
Runoff Volume from 25 year/ 3 day storm	$V_{25yr/3d} = 180.15$	ac-in	
Postdevelopment - Predevelopment			
$Q_{pre-post} = Q_{post} - Q_{pre}$	$Q_{pre-post} = 1.45$	in	
Pre/Post Volume = $Q_{pre-post} \times A$	$V_{pre-post} = 27.06$	ac-in	

Water Quality			
Project Area	19.328	ac	841,940
Surface Water	0.000	ac	0
Roof Area	2.900	ac	111,532
Pavement/Walkways	6.125	ac	256,798
PerVIOUS area	10.648	ac	463,615
Impervious area for water Quality	6.125	ac	256,798
(Site area for Water Quality - PerVIOUS area)			
% Impervious for Water Quality	32%		
A) One inch of runoff from project area	19.328	ac-in	
B) 2.5 inches times percent impervious (2.5 x percent impervious x (site area - surface water))	15.312	ac-in	
Total Volume Required	19.328	ac-in	70,162
Pond Volume Provided	20.557	ac-in	74,822
Exfiltration Volume Provided	10.797	ac-in	36,193
Total Volume Provided	31.354	ac-in	118,015

Required trench length (L) =

$$L = \frac{V}{K(2HW + 2H^2Du - Du^2 + 2H^2Dd) + 1.36x10^{-4}(W)(Du)}$$

Assumed Hydraulic Conductivity, K = 0.000282

H = 3 ft
W = 4 ft
Du = 1.5 ft
Dd = 4 ft

Volume of Trench, V = 10.797 ac-in

Trench Length Provided = 3922 FT

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT

Perez Engineering & Development, Inc

Key West Office
1010 East Kennedy Drive, Suite 202
Key West, Florida, 33040
Tel: (305) 293-3440

STATE OF FLORIDA
SHERIFF
JAMES E. PEREZ
NOV 07 2024

ORIGINAL: AUGUST 2021

REVISIONS:

1	
2	
3	
4	
5	
6	

MIXED USE DEVELOPMENT
92501 OVERSEAS HIGHWAY

CONCEPTUAL GRADING AND DRAINAGE PLAN

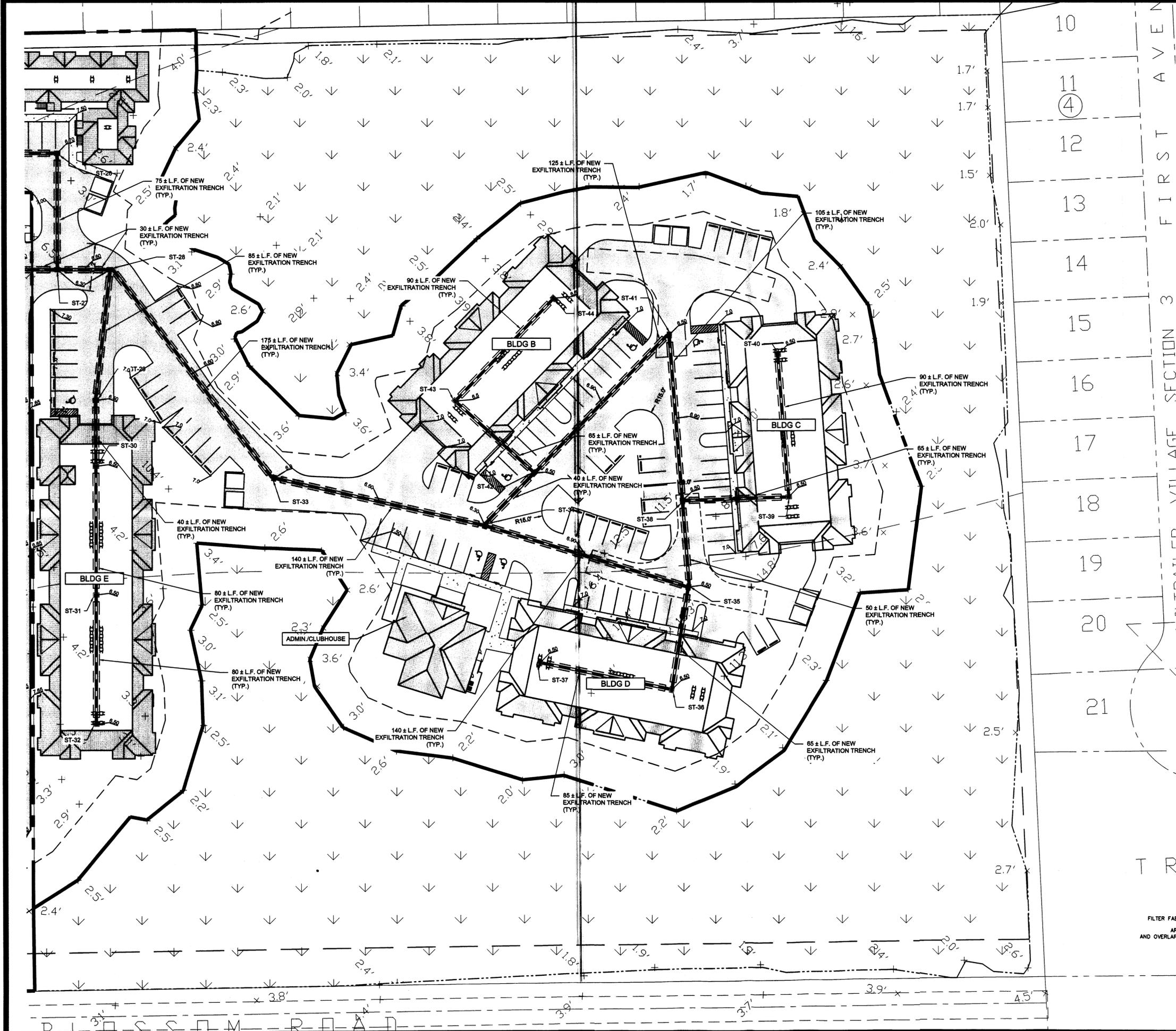
92501 OVERSEAS HIGHWAY

JOB NO. 211039
DRAWN AEP
DESIGNED AEP
CHECKED AEP

SHEET C-401

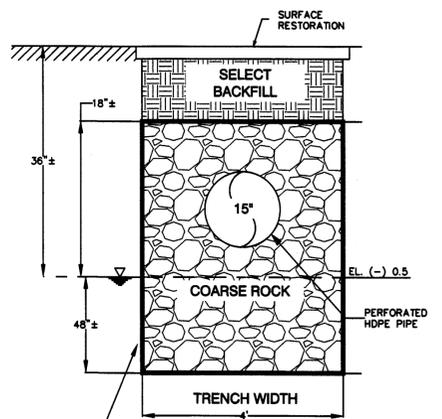
PRELIMINARY - NOT FOR CONSTRUCTION

C:\Users\aperez\OneDrive\Projects\2021\11039\dwg\11039.dwg (Preliminary) SITE.dwg, 11/17/2024 9:03:38 AM



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SCALE 1"=30'
 BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF
 NOT TWO INCHES ON THIS SHEET ADJUST SCALES
 ACCORDINGLY



NOTES:
 1. COARSE ROCK SHALL BE NO. 57 STONE.
 2. SELECT FILL SHALL BE PER 31 2303.

① EXFILTRATION TRENCH DETAIL
 Not to Scale

PRELIMINARY - NOT FOR CONSTRUCTION

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT

PEREZ ENGINEERING
 & DEVELOPMENT, INC.

Key West Office
 1010 East West Florida 33040
 Key West, Florida 33040
 Tel: (305) 293-5440

PROFESSIONAL ENGINEER
 No. 51488
 Agency: PEREZ ENGINEERING & DEVELOPMENT, INC.
 Florida PEI NO. 51488
 November 1, 2024

ORIGINAL: AUGUST 2021

REVISIONS:

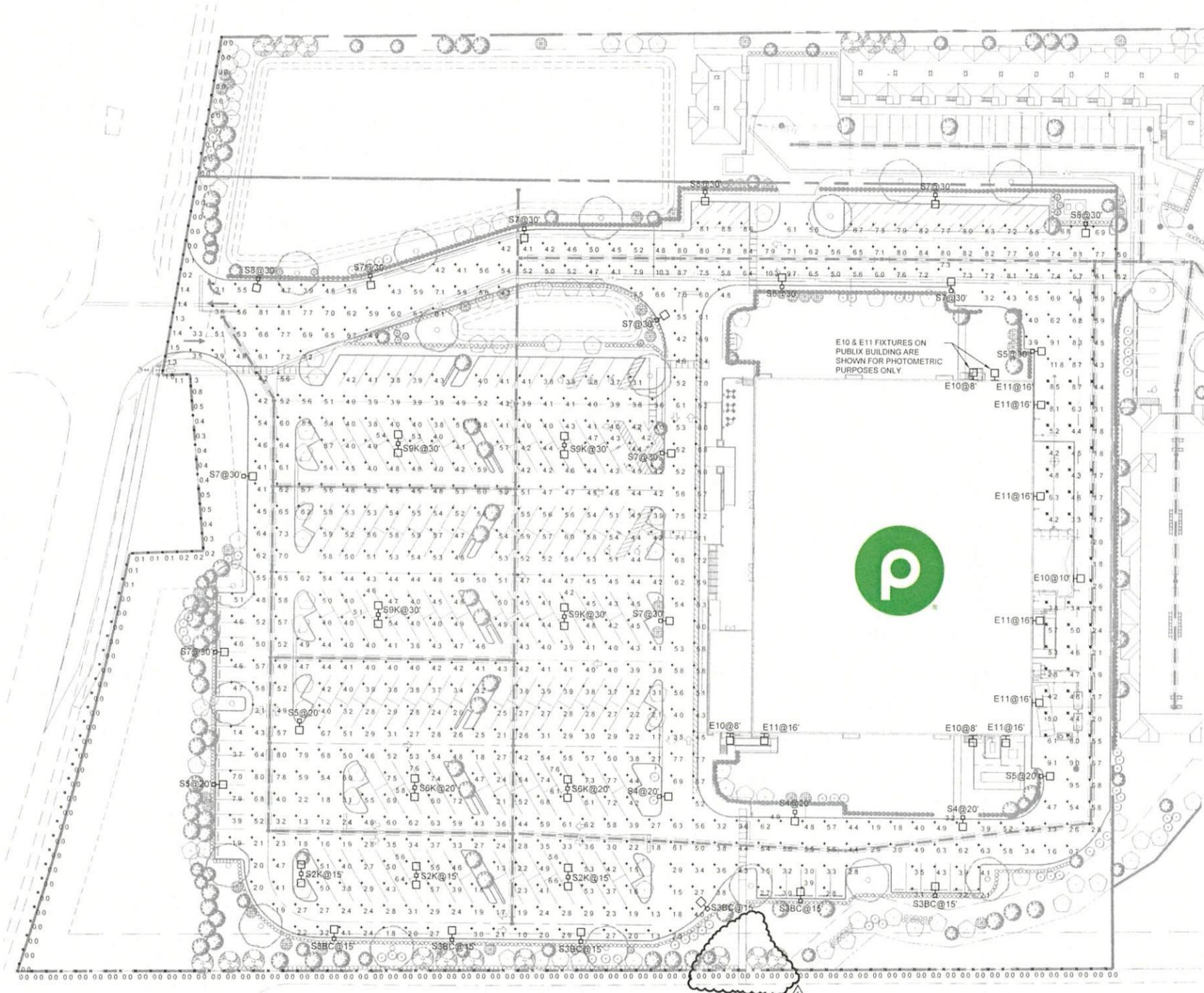
1	
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6	

MIXED USE DEVELOPMENT
 92501 OVERSEAS HIGHWAY
 CONCEPTUAL GRADING AND DRAINAGE PLAN

92501 OVERSEAS HIGHWAY

JOB NO. 211039
 DRAWN: AEP
 DESIGNED: AEP
 CHECKED: AEP

SHEET C-402



PHOTOMETRIC SITE PLAN
SCALE 1" = 40'-0"

Symbol	Label	Manufacturer	Catalog	Description	Number	Lamp Output	LLF	Input Power
□	E10	Beacon Products	TRV-24L-27-4K7-3	TRAVERSE	1	3761	0.9	26.7
□	E11	Beacon Products	TRV-60L-136-4K7-3	TRAVERSE	1	15669	0.9	136.36
□	S1	BEACON	VP-1-160L-50-4K7-2		1	7245	0.9	101
□	S2K	BEACON	VP-1-160L-50-4K7-2		1	7245	0.9	101
□	S3BC	BEACON	VP-1-160L-50-4K7-3-HSS-90-B	Size 1 Viper w/ Type III Polished Acrylic 80L Optics and 90 degree House-Side Shield Blocking Back Light	1	5855	0.9	50.1
□	S4	BEACON	VP-1-160L-160-4K7-3		1	22897	0.9	157.8
□	S5	BEACON	VP-1-160L-160-4K7-4F	Viper w/ Polished 80L Type IV-F Microstrike Lenses	1	21624	0.9	157.8
□	S6K	BEACON	VP-1-160L-160-4K7-3		1	22897	0.9	315.6
□	S7	BEACON	VP-3-480L-285-4K7-3		1	41536	0.9	286.2
□	S8	BEACON	VP-3-480L-285-4K7-4F	Viper w/ Polished 80L Type IV-F Microstrike Lenses	1	41844	0.9	286.2
□	S9K	BEACON	VP-3-480L-285-4K7-50W		1	41735	0.9	572.4

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
R O W Trespass Line	□	0.3 fc	1.5 fc	0.0 fc	N/A	N/A
Rear Drive	×	4.1 fc	8.7 fc	1.7 fc	5.1:1	2.4:1
South Property Line	×	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Lot	+	4.8 fc	11.8 fc	0.7 fc	16.9:1	6.9:1

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ARCHITECTURE + DESIGN
interior designers • led professionals
architects • planners

AA26000994
1901 Ulmerton Rd., Ste 195
Clearwater FL, 33762
(727)570-9506
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PHOTOMETRIC SITE PLAN
BLACKSTONE GROUP
THE MARKET AT TOPPINO COVE
92501 OVERSEAS HWY (US 1)
MONROE COUNTY, FL

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CONSULTING ENGINEERS
11111 E. Hwy 11 North, Suite 200-B, Apollo Beach, FL 33712
Phone: 813-945-4800
Fax: 813-945-4800
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REVISIONS:	REVIEW COMMENTS
12/06/24	

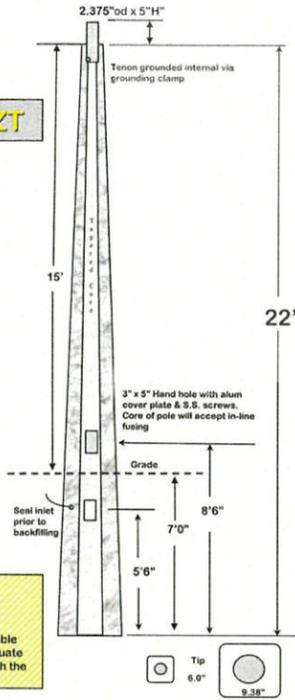
HAROLD A. SCOTT
FLORIDA P.E. #54082

PS1.0
Issue Date: 9-17-24
Project No.: 240072

Utilities Structures Inc.
1.800.798.POLE

USI22TII-H-8656-SZT

Prestressed Concrete Pole
 • Pole Weight= 1,490lbs
 • Wind speed= 180mph Vult
 • Exposure "D"
 • Risk Category II
 • Gust Factor= 1.2
 • 8th Edition 2023 FBC 1620 HVHZ, 1609, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 2400#
 • Concrete= 6,500lbs @ 28 days
 • Grd. Wire= #6 str. copper
 • Strand= .500" @ 70% Ultimate
 • Tenon= 2-3/8" OD x 5" "Salt Zone Tenon"
MP STRUCTURES
RUTH POWELL P.E.

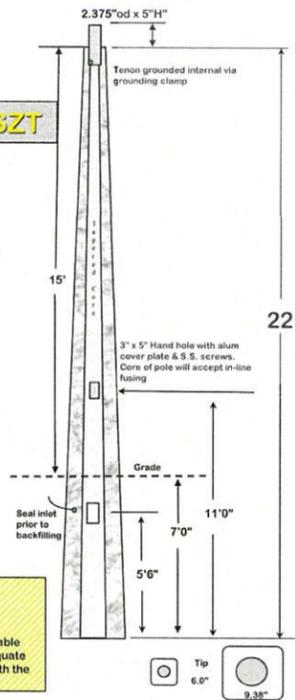


PROJECT:
 This pole embedded 7' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speed of Monroe Co. with the 2.0sqft epa attached.

Utilities Structures Inc.
1.800.798.POLE

USI22TII-H-11056-SZT

Prestressed Concrete Pole
 • Pole Weight= 1,490lbs
 • Wind speed= 180mph Vult
 • Exposure "D"
 • Risk Category II
 • Gust Factor= 1.2
 • 8th Edition 2023 FBC 1620 HVHZ, 1609, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 2400#
 • Concrete= 6,500lbs @ 28 days
 • Grd. Wire= #6 str. copper
 • Strand= .500" @ 70% Ultimate
 • Tenon= 2-3/8" OD x 5" "Salt Zone Tenon"
MP STRUCTURES
RUTH POWELL P.E.



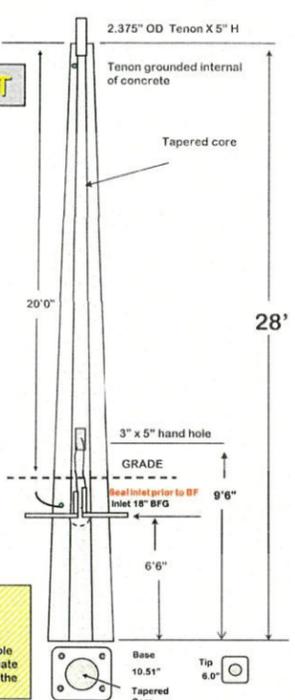
PROJECT:
 This pole embedded 7' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speed of Monroe Co. with the 2.0sqft epa attached.

Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
 Ph. 1-800-798-7653 Fax. 1-941-332-7132
 "Your Prestressed Concrete Pole Producer"

USI28TIIH-9666-SZT

Prestressed Concrete Pole
 • Pole Weight= 1,680lbs
 • Wind speed= 180mph V ult
 • Exposure "D"
 • Load factor = 1.3
 • Gust factor = 1.2
 • Risk Cat = II
 • Wind gust = 3 seconds
 • 8th Edition 2023 FBC 1620 HVHZ, 1609, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 2400#
 • Concrete= 6,500lbs @ 28 days
 • Grd. Wire= #6 str. copper
 • Strand= (4) 1/2" @ 70% Ultimate
 • Tenon= 2.375" OD x 5" "Salt Zone Tenon"
MP STRUCTURES
RUTH POWELL, P.E., S.E.



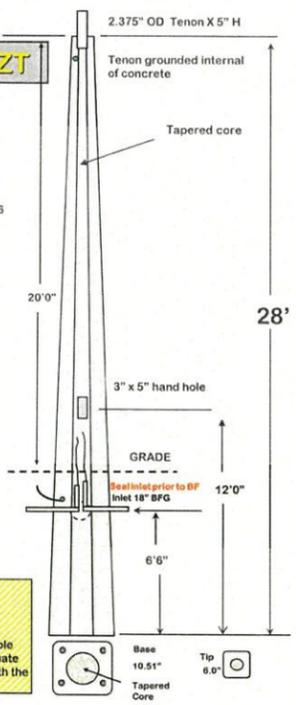
PROJECT:
 This pole embedded 8' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Co. with the 4.5sqft epa attached.

Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
 Ph. 1-800-798-7653 Fax. 1-941-332-7132
 "Your Prestressed Concrete Pole Producer"

USI28TIIH-12066-SZT

Prestressed Concrete Pole
 • Pole Weight= 1,680lbs
 • Wind speed= 180mph V ult
 • Exposure "D"
 • Load factor = 1.3
 • Gust factor = 1.2
 • Risk Cat = II
 • Wind gust = 3 seconds
 • 8th Edition 2023 FBC 1620 HVHZ, 1609, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 2400#
 • Concrete= 6,500lbs @ 28 days
 • Grd. Wire= #6 str. copper
 • Strand= (4) 1/2" @ 70% Ultimate
 • Tenon= 2.375" OD x 5" H SZT
SELECT STRUCTURAL, LLC.
ESRA PERSELLIN, P.E.



PROJECT:
 This pole embedded 8' in to soils with an allowable passive pressure of 300pcf is structurally adequate to resist the local wind speeds of Monroe Co. with the 3.5sqft epa attached.

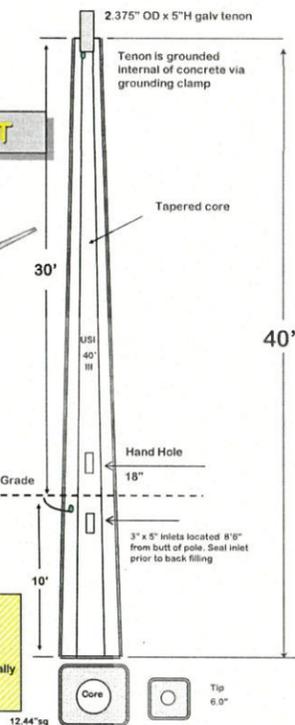
Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
 2700 Evans Ave.
 Fort Myers, FL. 33901

"Your concrete pole producer since 1988"

USI40TIIH-11686-SZT

Prestressed Concrete Pole
 • Pole Weight= 3,280lbs
 • Wind speed= 180mph Vult
 • Exposure = "D"
 • Risk Category II
 • Wind Gust = 3 seconds
 • 8th Edition 2023 FBC 1609, 1620 HVHZ, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 3,000#
 • Concrete= 7,500lbs @ 28 days
 • Strand= .500" @ 70% Ultimate + (4) dormant
 • Tenon= 2.375" x 5" Galv "Salt Zone Tenon"
Select Structural LLC.
Shawn R. Anderson P.E., S.E.



PROJECT:
 This pole embedded 10' in to soils with an allowable passive pressure of pcf is structurally adequate to resist the local wind speeds of Monroe Co. with the 4.0sqft epa attached.

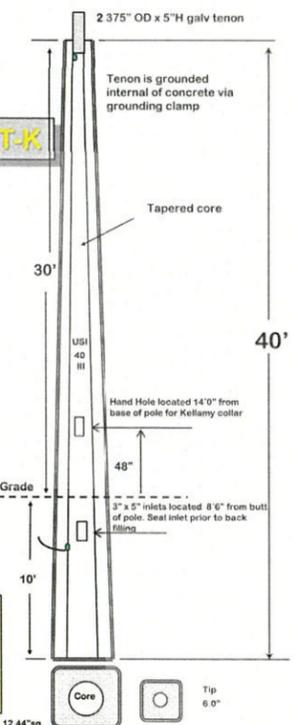
Utilities Structures, Inc.

PO Box 9303 Ft Myers, FL 33901
 2700 Evans Ave.
 Fort Myers, FL. 33901

"Your concrete pole producer since 1988"

USI40TIIH-14086-SZT-K

Prestressed Concrete Pole
 • Pole Weight= 3,280lbs
 • Wind speed= 180mph Vult
 • Exposure = "D"
 • Risk Category II
 • Wind Gust = 3 second
 • 8th Edition 2023 FBC 1609, 1620 HVHZ, 1806
 • ASCE 7-22
 • Min. Brk. Strength= 3,000#
 • Concrete= 6,500lbs @ 28 days
 • Strand= .500" @ 70% Ultimate + (4) dormant
 • Tenon= 2.375" x 5" Salt Zone Tenon"
Select Structural LLC.
Shawn R. Anderson P.E., S.E.



PROJECT:
 This pole embedded 10' in to soils with an allowable passive pressure of pcf is structurally adequate to resist the local wind speeds of Monroe Co. with the 4.0sqft epa attached.



APOLLO ENGINEERING, LLC
 CONSULTING ENGINEERS
 4425 S.W. 11th St., Suite 200, Ft. Myers, FL 33907
 Phone: 813-935-5401
 Fax: 813-935-5402
 www.apolloeng.com

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CUT SHEETS
 BLACKSTONE GROUP
 THE MARKET AT TOPPINO COVE
 92501 OVERSEAS HWY (US 1)
 MONROE COUNTY, FL

REVISIONS:	REVIEW COMMENTS:
12/06/24	

HAROLD A. SCOTT
 FLORIDA P.E. #54082

PS2.1

Issue Date: 9-17-24
 Project No.: 240072

MATERIAL LEGEND		
1	STUCCO	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
2	HARD COAT FOAM TRIM	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
3	ALUMINUM BOLT ON CANOPY	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
4	PAINTED CONCRETE	REFER TO EXTERIOR ELEVATIONS & PAINT COLORS BELOW
5	STANDING SEAM METAL ROOF	BERRIDGE 2" RIB STRIATED PANELS ZINC GREY - DOUBLE ZEE-LOCK PANEL

EXTERIOR COLORS	
A	SW 7005 PURE WHITE
B	SW 8176 LIVABLE GREEN
C	SW 8128 GREEN ONYX
D	SW 7064 PASSIVE

MATERIAL & COLOR NOTES

- PHYSICAL SAMPLES OF ALL MATERIALS AND COLORS TO BE SUBMITTED TO AOR FOR APPROVAL AND MOCKED UP ON BUILDING FOR FINAL APPROVAL PRIOR TO FULL INSTALLATION.
- TRANSITIONS OF MATERIALS AND PAINT COLORS TO BE LOCATED AT INSIDE CORNERS ONLY, UNO.
- TRIM COLOR TO BE CONSISTENT WITH NO TRANSITIONS, UNO.



BOLD LINE DESIGN LLC
12636 SAN JOSE BLVD | SUITE 3
JACKSONVILLE, FLORIDA 32223

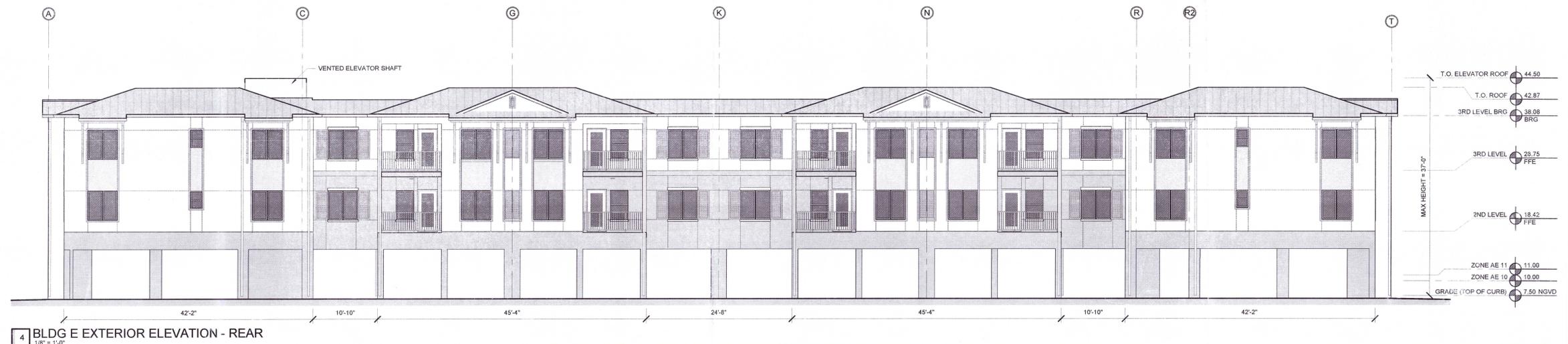
ARCHITECTURE@BOLDLINE.DESIGN



JOHN B. BRAXTAN
AR95376

ISSUES & REVISIONS

#	DATE	DESCRIPTION
1	01.30.25	PERMIT SET



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

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

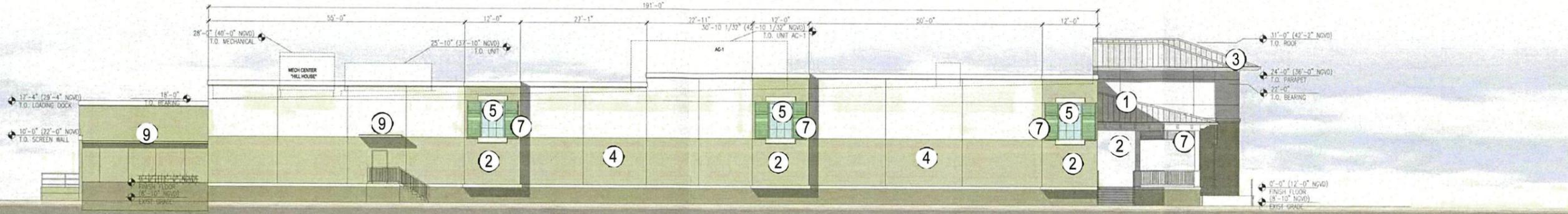
BLDG E - EXTERIOR ELEVATIONS

A341

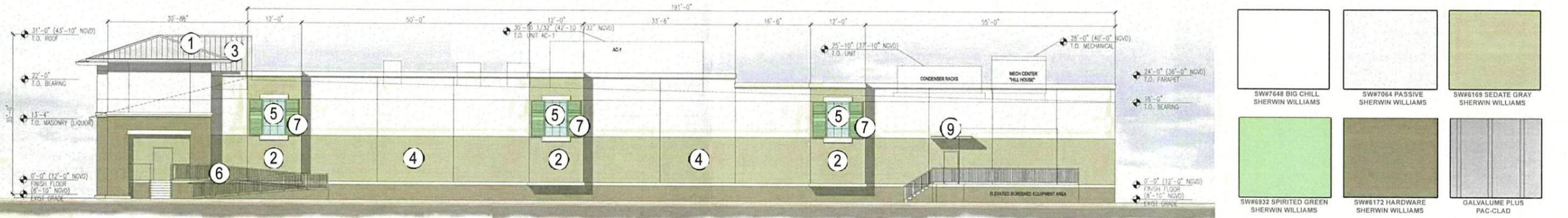
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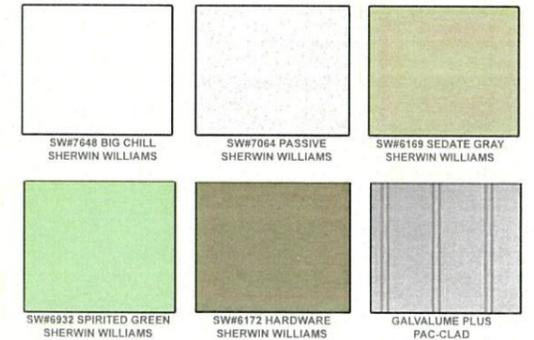
US-1 (FRONT-WEST) FACADE ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



**TAVERNIER CREEK OVERLAY CRITERIA
SUBURBAN**

BUILDING CONFIGURATION

- ① **HEIGHT/MIDTH/DEPTH -**
Height - Per Monroe County must be less than 35'-0" (43'-10" NGVD)
Width - The intent is to break down the apparent mass of buildings wider than 50 feet by creating facade inserts or intervals appropriate to the mass of the building.
- ② **BUILDING FACADE BREAKDOWN BY INSULTS THAT PROVIDE RELATIONSHIP WITH CURVES, WALKWAYS, FACADE/PORCH AND BUILDING MASS CHARACTERISTICS COMPONENT TOWER AND 3' DEEP SIDE ELEVATION FEATURES WITH FAUX GLAZING**

BUILDING ELEMENTS

- ① **ROOF SHAPE -** All buildings in residential zones should have sloped roofs. Sloped roofs can be hipped or gabled and may carry dormers that are architecturally integrated.
ROOF ELEMENTS WITH SLOPED ROOFS (HIPPED)
- ② **PORCHES & ARCADES -** No guidelines apply, however the use of arcades and porches is encouraged for commercial buildings.
WALKWAY UNDER ARCADE - PROVIDED ALONG FRONT FACADE

- ③ **ROOFING -** Materials include standing seam metal, stamped metal, V-crimp metal, and composition tile for residential buildings. Commercial buildings may have flat roofs.
STANDING SEAM - ALL ROOFING
- ④ **EXTERIOR WALLS -** Materials include clapboard siding and horizontal or drop siding. Masonry exterior finishes, such as stucco and textured stucco as well as exposed and painted brick, are recommended for commercial structures. Materials resembling wood siding may be acceptable if the building technique is properly applied.
STUCCO - ARCADE MIT - SAND FINISH
- ⑤ **WINDOWS -** Window types should include bay, casement, single hung, and double hung. Single-pane and awning windows are permissible if the window has imbedded mullions. The minimum vertical proportion of a window should be 1.5 times its width. Windows may be grouped in bands of two or more, which separated by a visible window mullion. The use of a window lintel for cap is optional; however, all windows should have sills. The glazing in all windows should be clear and non-reflective; stained glass may be used for accents.
GLAZING PROVIDED WITH 1.5:1 W PROPORTIONS WITH HEAD AND SILL TREATMENT - TOWER, AND FLAT MOUNTED AT ARCADE

- ⑥ **RAILINGS -** The use of railings is recommended for exterior porches, and not recommended for arcades unless required by the building code. All railings must meet the requirements of the applicable building code. Railings should consist of square or rectangular section rails.
RAILINGS PROVIDED - GALVALUME PLUS - VERTICAL FINISH - HAI M-FI CHECK 1-RA
- ⑦ **SHUTTERS -** The intent is to allow the use of shutters that are compatible with the architecture of Tavernier. Two types of shutters are encouraged, Bahama and hinged shutters.
BAHAMA STYLE SHUTTERS PROVIDED AT ENTRY, GROCERY FLOORS AND TOWER WINDOWS AND FLAT MOUNTED AT ARCADE
- ⑧ **PINEAPPLE CARVED RAILING -** All railings must meet the requirements of the applicable building code. Railings should consist of square or rectangular section rails.
FRONT RAILING TO AVE PINEAPPLE DESIGN
- ⑨ **CONCRETE EYEBROW -** A concrete eyebrow by Publix



EMPAD
ARCHITECTURE AND DESIGN
AA26000094
1901 ULMERTON ROAD SUITE 195 CLEARWATER, FL

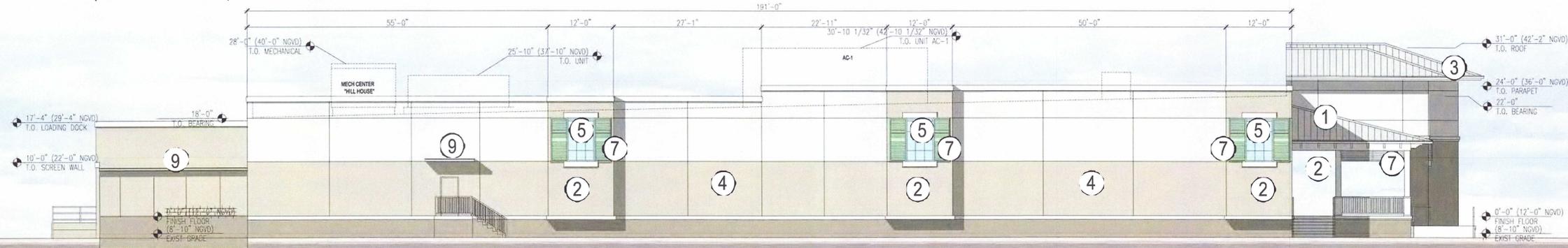
Publix Tavernier
Monroe County, FL

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JAN 24 2025

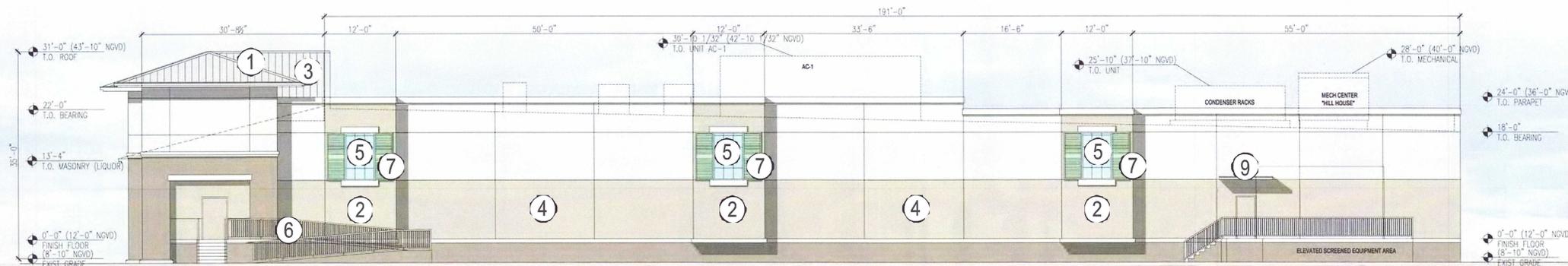
MONROE COUNTY
PLANNING DEPT.



US-1 (FRONT-WEST) FACADE ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



TAVERNIER CREEK OVERLAY CRITERIA
SUBURBAN

BUILDING CONFIGURATION

- ① **HEIGHT/MIDTH/DEPTH** - Height - Per Monroe County must be less than 35'-0" (43'-10" NGVD)
 - ② **WIDTH** - The intent is to break down the apparent mass of buildings wider than 50 feet by creating facade insets or intervals appropriate to the mass of the building.
- BUILDING FACADE SHOULD BE BROKEN DOWN BY INSULTS THAT PROVIDE RELIEF WITH CURVES, WALLS, AND PORCHES AND BUILDING MASS OF LIQUOR COMPONENT TOWER AND 3' DEEP SIDE ELEVATION FEATURES WITH FAUX GLAZING**

BUILDING ELEMENTS

- ① **ROOF SHAPE** - All buildings in residential zones should have sloped roofs. Sloped roofs can be hipped or gabled and may carry dormers that are structurally integrated.
- ② **PORCHES & ARCADES** - No guidelines apply, however the use of arcades and porches is encouraged for commercial buildings.

- ③ **ROOFING** - Materials include standing seam metal, stamped metal, V-crimp metal, and composition tile for residential buildings. Commercial buildings may have flat roofs.
- ④ **EXTERIOR WALLS** - Materials include capboard siding and novelty or drop siding. Masonry exterior finishes, such as stucco and textured stucco as well as exposed and painted brick, are recommended for commercial structures. Materials resembling wood siding may be acceptable if the building technique is properly applied.
- ⑤ **WINDOWS** - Window types should include bay, casement, single hung, and double hung. Single-pane and awning windows are permissible if the window has imbedded mullions. The minimum vertical proportion of a window should be 1.5 times its width. Windows may be grouped in bands of two or more, then separated by a visible wider mullion. The use of a window lintel or cap, is optional; however, all windows should have sills. The glazing in all windows should be clear and non-reflective; stained glass may be used for accents.

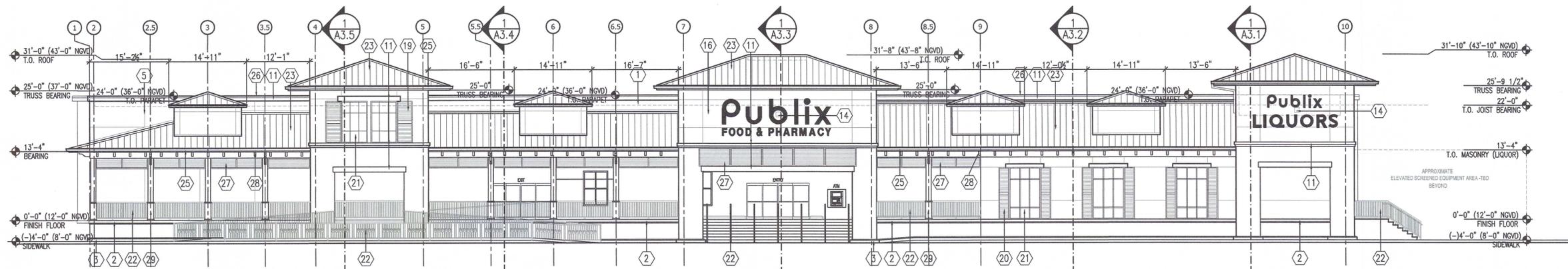
- ⑥ **RAILINGS** - The use of railings is recommended for exterior porches, and not recommended for arcades unless required by the building code. All railings must meet the requirements of the applicable building code. Railings should consist of square or rectangular section styles.
- ⑦ **SHUTTERS** - The intent is to allow the use of shutters that are compatible with the architecture of Tavernier. Two types of shutters are encouraged, Bahama and hinged shutters.
- ⑧ **PINEAPPLE CARVED RAILING** - All railings must meet the requirements of the applicable building code. Railings should consist of square or rectangular section styles.
- ⑨ **CONCRETE EYEBROW** - All concrete eyebrows by Publix.



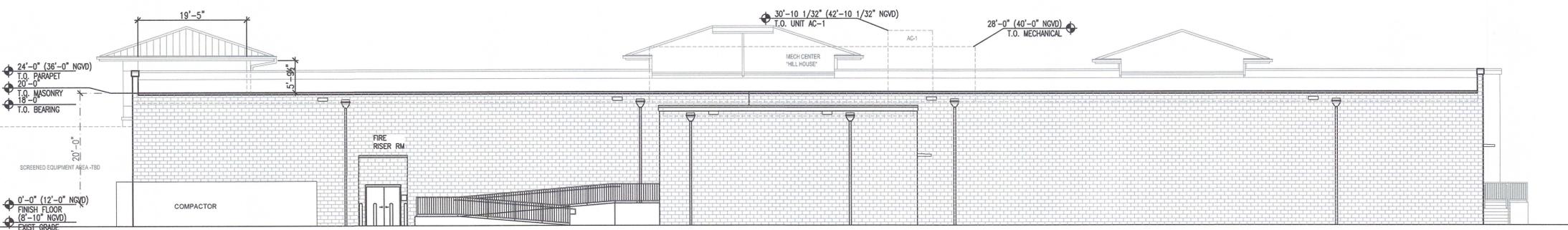
Publix Tavernier
Monroe County, FL

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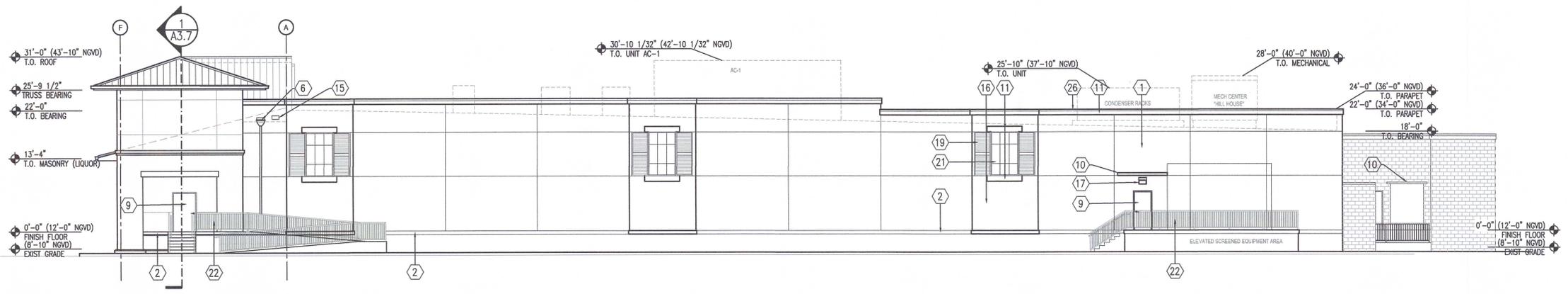
1-21-25



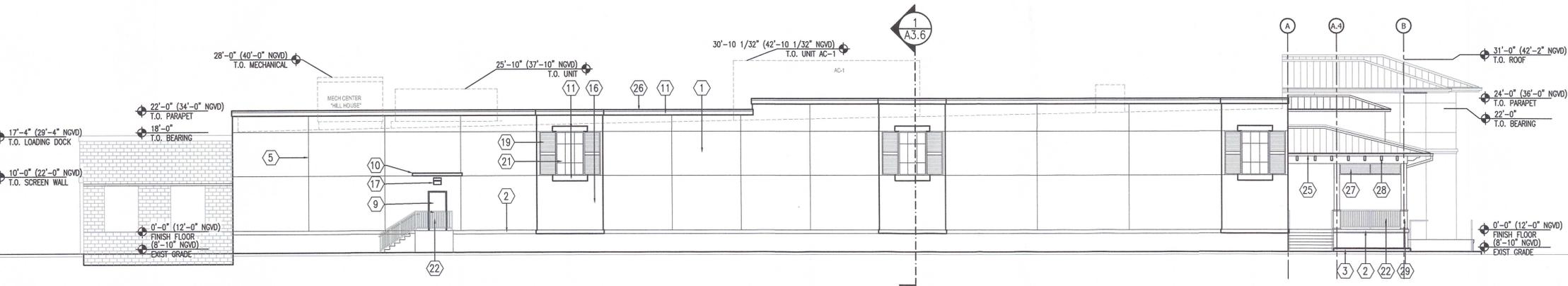
1 FRONT (WEST) ELEVATION
3/32" = 1'-0"



2 REAR (EAST) ELEVATION
3/32" = 1'-0"



3 RIGHT (SOUTH) SIDE ELEVATION
3/32" = 1'-0"



4 LEFT (NORTH) SIDE ELEVATION
3/32" = 1'-0"

- ### KEYED NOTES
- 1 5/8" CEMENT PLASTER ON CMU, TYP.
 - 2 PRECAST CONC. SILL. SEE DETAIL X/A6.3
 - 3 CAST IN PLACE CONCRETE CURB
 - 4 SIGN BY OWNER & INSTALLED BY G.C. W/CIRCUIT TO FEED FROM TENANT ELECTRICAL PANEL. CONTRACTOR IS TO PROVIDE ADEQUATE PLYWOOD BLOCKING AS REQUIRED BY SIGN MANUFACTURER TO SUPPORT SIGN WEIGHT. COORDINATE THE PROPER SIGNAGE TO BE USED WITH OWNER.
 - 5 CHANNEL SCREED, TYP. SEE X/A6.1
 - 6 16" WIDE X 8" HIGH STAINLESS STEEL SCUPPER, COLLECTOR HEAD, AND DOWNSPOUTS TO CONNECT TO STORM SEWER, REFER TO CIVIL DRAWINGS. SEE 11/A6.2
 - 7 PRE-FINISHED ALUMINUM PARAPET FLASHING CAP.
 - 8 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM.
 - 9 PAINTED METAL DOOR
 - 10 CONCRETE EYEBROW BY PUBLIX
 - 11 EIFS BAND REFER TO DETAILS. NO EIFS BELOW 10'-0"
 - 12 WALL MOUNTED SCONCE LIGHT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 13 ELECTRICAL SERVICE, REFER TO ELECTRICAL AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION. TO BE PAINTED TO MATCH ADJ. BUILDING COLOR
 - 14 PROVIDE ELECTRICAL J-BOX FOR TENANT SIGNAGE. CONFIRM LOCATION WITH TENANT
 - 15 16" WIDE X 8" HIGH OVERFLOW OPENING, SEE ROOF PLAN FOR LOCATION 14/A6.2
 - 16 7/8" CEMENT PLASTER ON MTL. LATH ON (2) LAYERS 30# BUILDING PAPER ON 5/8" FIRE TREATED EXTERIOR GRADE PLYWOOD ON MTL. STUDS @ 24" O.C.
 - 17 WALL PACK LIGHT FIXTURE REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
 - 18 12" WIDE X 3" DEEP CANTILEVERED BUILDING ELEMENT EXTENSION
 - 19 3' WIDE X 8' HIGH ALUM. SHUTTER
 - 20 2' WIDE X 10' HIGH ALUM. SHUTTER
 - 21 CLEAR ANODIZED ALUMINUM CURTAINWALL VENEER WINDOW.
 - 22 WHITE ALUM. HANDRAIL/GUARDRAIL
 - 23 STANDING SEAM METAL ROOF ON COLD APPLIED SELF ADHERING 30 MIL. WATERPROOF MEMBRANE ON 5/8" EXT. GRADE FIRE TREATED (FTP) PLYWOOD ON PRE-ENGINEERED STEEL TRUSSES @ 24" O.C.
 - 24 .063 PRE-FINISHED ALUMINUM FLASHING
 - 25 .063 PRE-FINISHED ALUM. 6" CUTTER
 - 26 24 GA. STAINLESS STEEL COPING W/ 1" STANDING SEAM JOINTS SET IN ADHESIVE OVER .045 EPDM MEMBRANE (POSITIVE SLOPE TOWARD ROOF) SNAP OVER CONT. CLEAT @ FRONT & NEOPRENE SCREWED @ THE REAR OF PARAPET
 - 27 DECORATIVE ALUM. BAHAMA SHUTTER.
 - 28 DECORATIVE ALUM. BRACKETS
 - 29 DECORATIVE FRAMED STUCCO COLUMN. SEE DETAIL X/A6.2

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EMPAD
ARCHITECTURE + DESIGN
interior designers • lead professionals
architects • planners

AA26000994
1901 Ulmerton Rd., Ste 195
Clearwater FL, 33762
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WWW.EMPAD.NET

100% PUBLIX SUBMITTAL - NOT FOR CONSTRUCTION 2.14.25

EXTERIOR ELEVATIONS
BLACKSTONE GROUP
THE MARKET AT TOPPINO COVE
92501 OVERSEAS HWY (US 1)
MONROE COUNTY, FL

REVISIONS:

CHRIS CULBERTSON
ARCHITECT AR #91712

A2.0
Issue Date: 11-27-24
Project No.: 240072



TABLE OF CONTENTS:

- L1 - TITLE SHEET
- L2 - BUFFER LOCATION PLAN
- L3 - PLANTING PLAN
- L4 - PLANTING PLAN
- L5 - PLANTING PLAN
- L6 - PLANTING PLAN
- L1 - 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

LOCATION MAP:



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" EXTREME Y GRAVELLY SAND
SOIL PROFILE:	32"-72" MARLY SILT LOAM
	72"-82" BEDROCK
SLOPE:	0% - 2%
DEPTH TO RESTRICTIVE FEATURE:	52"-108"
DRAINAGE CLASS:	SOMEWHAT PCORLY 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 HAMMOCK, UNDEVELOPED, EXOTIC, MANGROVE
HABITAT:	

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Michael Flough
LANDSCAPE ARCHITECT

FL Reg. # LA000128
772-419-0024
flough.com/info/michael-flough www.michael-flough.com

Sheet
L1
Title Sheet

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

Michael Flough
Digitally signed
by Michael Flough
Date: 2025.05.08
15:52:00 -04'00'

Date: 02/24/2022
Design by: MF, PA
Reviewed by: MF
Revised: 04/15/2024,
10/01/2024, 10/18/2024,
10/29/2024, 11/01/2024,
02/20/2025, 04/24/2025,
05/01/2025, 05/08/2025

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Michael Flough
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FL REG. #A0001728
772.419.0024
houzz.com/pro/michael-flough www.mikeflough.com

Sheet
L2
Buffer Location
Plan

Landscape Plan MIXED USE DEVELOPMENT

92501 Overseas Highway, Tavernier, FL 33070

Michael
Flough

Digitally signed
by Michael Flough
Date: 2025.05.08
15:52:20 -04'00'

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, google earth 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 construction are necessary. It is the contractor's responsibility to verify all measurements and quantities prior to commencing work.



Date: 02/24/2022
Design by: MF, PA
Reviewed by: MF
Revised: 04/15/2024
10/01/2024, 11/01/2024,
02/20/2025, 04/24/2025,
05/01/2025, 05/08/2025

NORTH BUFFER:
CLASS "B" BUFFER REQUIRED BETWEEN ZONING DISTRICTS.
691 LN/FT OF 10' WIDE BUFFER BETWEEN THE NORTHWEST
CORNER OF THE PROPERTY AND THE EDGE OF THE
WETLAND BUFFER.

ADJACENT PARCEL ZONING:
URBAN RESIDENTIAL MOBILE
HOME DISTRICT (URM)

WETLAND BUFFER:
25' CLASS "D" BUFFER ALONG THE
EDGE OF THE EXISTING MANGROVES

SCENIC CORRIDOR BUFFER:
CLASS "E" SCENIC CORRIDOR
BUFFER REQUIRED BETWEEN
THE SC (SUBURBAN
COMMERCIAL) ZONED
PROPERTY AND US HIGHWAY 1.
418 LN/FT OF 30' WIDE BUFFER
FROM THE EXISTING HAMMOCK
TO THE NORTHWEST CORNER
OF THE PROPERTY
(EXCLUDING THE DRIVEWAY)

APPROXIMATE HAMMOCK
AREA

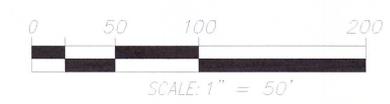
PARCEL ZONING:
SUBURBAN COMMERCIAL (SC)

STOREROOM
47,240± SF
(49,340± SF W/LIQUOR STORE)
F.F.E. = 12.0 (MIN.)

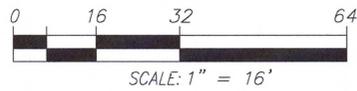
WETLAND BUFFER:
25' CLASS "D" BUFFER ALONG THE
EDGE OF THE EXISTING MANGROVES

ADJACENT PARCEL ZONING:
IMPROVED SUBDIVISION (IS)

SOUTH BUFFER:
CLASS "D" BUFFER REDUCED TO A CLASS "C" BUFFER
BECAUSE THE ZONING TRANSITIONS AT THE CENTER OF
ORANGE BLOSSOM ROAD. 310 LN/FT OF 10' WIDE BUFFER
BETWEEN THE EXISTING HAMMOCK AREA AND THE
PROPOSED WETLAND BUFFER.



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Stuart
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www.MichaelFlough.com

Sheet
L3
Planting Plan

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

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15:52:32 -0400



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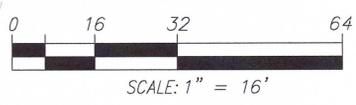
92501 Overseas Highway, Tavernier, FL 33070

Michael
Flaugh

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15:52:46 -04'00'



Date: 02/24/2022
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Reviewed by: MF
10/01/2024, 10/18/2024
02/20/2025, 04/24/2025
05/01/2025, 05/08/2025



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Sheet
L5
Planting Plan

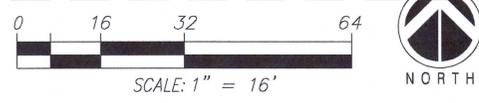
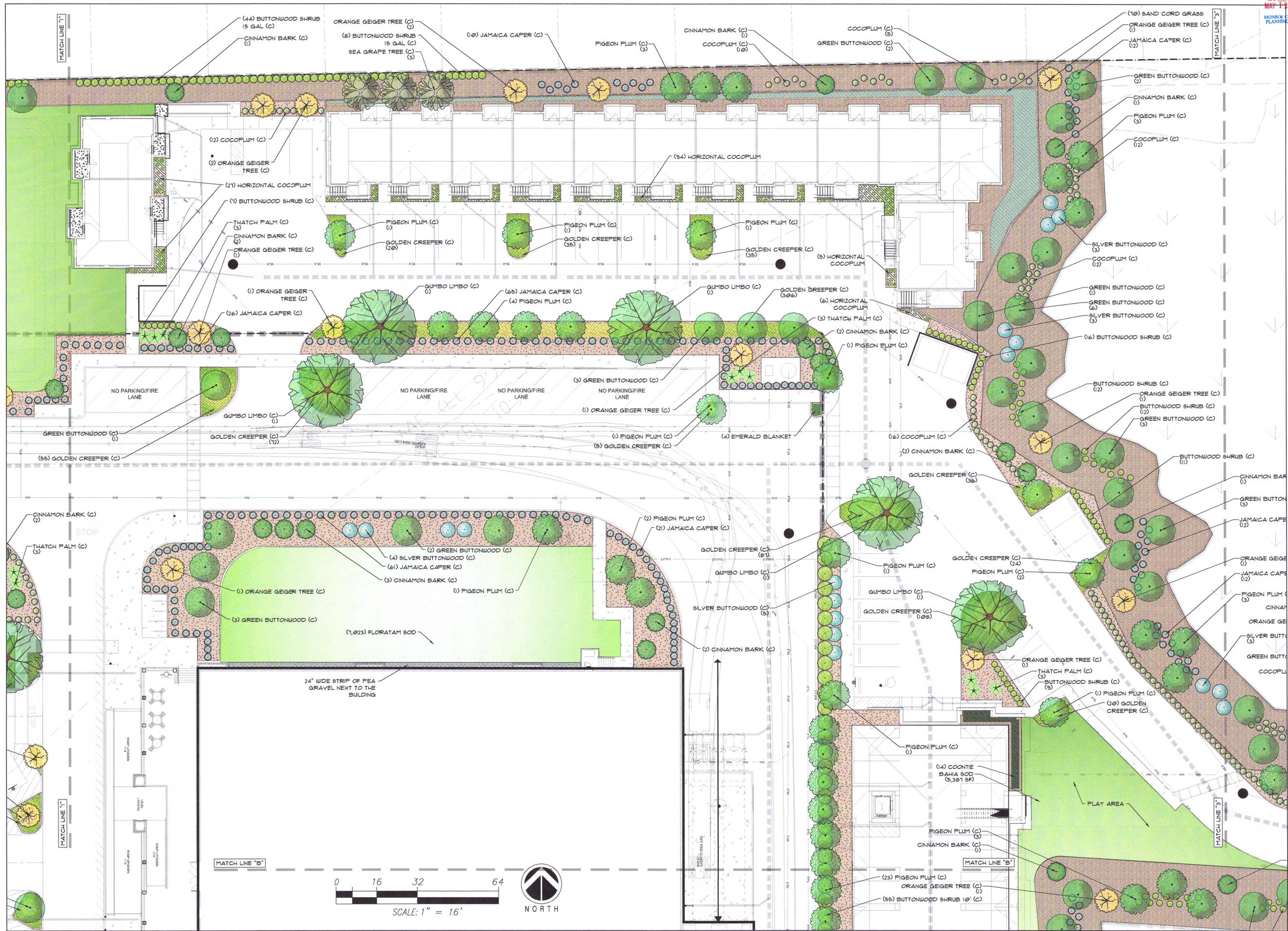
LANDSCAPE PLAN MIXED USE DEVELOPMENT

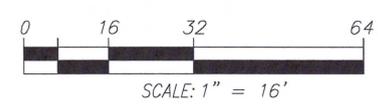
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02/20/2025, 04/24/2025,
05/01/2025, 05/08/2025





MATCH LINE "B"

MATCH LINE "B"

MATCH LINE "4"

MATCH LINE "2"

MATCH LINE "2"

GROCELIQUOR
21,150 SF

AE (EL. 10')
AE (EL. 11')

STOP

(105) BUTTWOOD SHRUB 15 GAL (C)

GOLDEN CREEPER (C) (46)

SILVER BUTTWOOD (C) (5)

(40) SAND CORD GRASS

(3) PIGEON PLUM (C)

(1) ORANGE GEIGER TREE (C)

(3) SEA GRAPE TREE (C)

(1) COCOPLUM (C)

(3) PIGEON PLUM (C)

(3) PIGEON PLUM (C)

(4) GREEN BUTTWOOD (C)

(2) CINNAMON BARK (C)

(65) GOLDEN CREEPER (C)

(3) SILVER BUTTWOOD (C)

(46) JAMAICA CAPER (C)

(2) CINNAMON BARK (C)

(65) GOLDEN CREEPER (C)

(3) SILVER BUTTWOOD (C)

(3) PIGEON PLUM (C)

(82) SAND CORD GRASS

(1) ORANGE GEIGER TREE (C)

(3) PIGEON PLUM (C)

(2) SAND CORD GRASS

(1) ORANGE GEIGER TREE (C)

(3) PIGEON PLUM (C)

(3) SEA GRAPE TREE (C)

(1) COCOPLUM (C)

(3) PIGEON PLUM (C)

(2) CINNAMON BARK (C)

(65) GOLDEN CREEPER (C)

(3) SILVER BUTTWOOD (C)

(46) JAMAICA CAPER (C)

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(65) GOLDEN CREEPER (C)

(3) SILVER BUTTWOOD (C)

(3) PIGEON PLUM (C)

(82) SAND CORD GRASS

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(3) SEA GRAPE TREE (C)

(1) COCOPLUM (C)

(3) PIGEON PLUM (C)

(3) PIGEON PLUM (C)

(3) SILVER BUTTWOOD (C)

(1) ORANGE GEIGER TREE (C)

(2) PIGEON PLUM (C)

(25) JAMAICA CAPER (C)

GREEN BUTTWOOD (C) (1)

ORANGE GEIGER TREE (C) (1)

GOLDEN CREEPER (C) (135)

GUMBO LIMBO (C) (1)

SILVER BUTTWOOD (C) (6)

ORANGE GEIGER TREE (C) (1)

JAMAICA CAPER (C) (12)

GREEN BUTTWOOD (C) (3)

PIGEON PLUM (C) (3)

JAMAICA CAPER (C) (12)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

(3) SILVER BUTTWOOD (C)

(1) ORANGE GEIGER TREE (C)

(2) PIGEON PLUM (C)

(25) JAMAICA CAPER (C)

GREEN BUTTWOOD (C) (1)

ORANGE GEIGER TREE (C) (1)

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PIGEON PLUM (C) (3)

JAMAICA CAPER (C) (12)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

(5) COONTIE (13) COONTIE

(3) SILVER BUTTWOOD (C)

(1) ORANGE GEIGER TREE (C)

(2) PIGEON PLUM (C)

(25) JAMAICA CAPER (C)

GREEN BUTTWOOD (C) (1)

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JAMAICA CAPER (C) (12)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

ORANGE GEIGER TREE (C) (1)

ORANGE GEIGER TREE (C) (1)

SAND CORD GRASS (103)

BUTTWOOD SHRUB (C) (12)

(2) GREEN BUTTWOOD (C)

ORANGE GEIGER TREE (C) (1)

SILVER BUTTWOOD (C) (5)

GREEN BUTTWOOD (C) (3)

BUTTWOOD SHRUB (C) (12)

ORANGE GEIGER TREE (C) (1)

JAMAICA CAPER (C) (12)

GREEN BUTTWOOD (C) (3)

PIGEON PLUM (C) (3)

JAMAICA CAPER (C) (12)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

CINNAMON BARK (C) (1)

ORANGE GEIGER TREE (C) (1)

ORANGE GEIGER TREE (C) (1)

GREEN BUTTWOOD (C) (3)

BUTTWOOD SHRUB (C) (24)

JAMAICA CAPER (C) (12)

GREEN BUTTWOOD (C) (3)

CINNAMON BARK (C) (1)

JAMAICA CAPER (C) (12)

GREEN BUTTWOOD (C) (3)

SILVER BUTTWOOD (C) (3)

JAMAICA CAPER (C) (12)

GREEN BUTTWOOD (C) (3)

COCOPLUM (C) (12)

GREEN BUTTWOOD (C) (3)

FIGEON PLUM (C) (3)

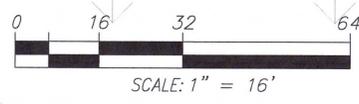
COCOPLUM (C) (12)

CINNAMON BARK (C) (1)

(2) GREEN BUTTWOOD (C)

COCOPLUM (C) (12)

CINNAMON BARK (C) (1)



Sheet
L7
Planting Plan

Landscape Plan MIXED USE DEVELOPMENT

92501 Overseas Highway, Tavernier, FL 33070

Michael
Flough

Digitally signed by
Michael Flough
Date: 2025.05.08
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02/20/2025, 04/24/2025,
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MONROE COUNTY
PLANNING DEPT.

Landscape Plan MIXED USE DEVELOPMENT

92501 Overseas Highway, Tavernier, FL 33070

Michael
Flough

Digitally signed
by Michael
Flough
Date: 2025.05.08
15:53:42 -04'00'



Date: 02/24/2022
Design by: MF,PA
Reviewed by: MF
Revised: 04/15/2024,
10/01/2024, 10/18/2024,
02/20/2025, 04/24/2025,
05/01/2025, 05/08/2025



SCALE: 1" = 16'



NORTH

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	NOTES	CODE
CANOPY TREES								
	29	BURSERA SIMARUBA	GUMBO LIMBO (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	138	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
	189	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
PALMS								
	12	THRINAX RADIATA	THATCH PALM, 15 GAL	15 GAL	SINGLE	4' OA HT.	NATIVE	
	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
	81	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								
	518	CAFFARIS CYNOPHALOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	366	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	442	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	173	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB 15 GAL (C)	15 GAL	36" O.C.	4' - 5' HT., FULL	NATIVE	REQ. CODE
	331	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (C)	3 GAL	36" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
	55	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB 18" (C)	FIELD GROWN	AS SHOWN	18" HT., 6' SPRD.	NATIVE	REQ. CODE
SHRUB AREAS								
	241	ZAMIA FUMILA	COONTIE	3 GAL	48" O.C.	12" x 12"	NATIVE	
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CONT	INSTALL	SPECS	NOTES	CODE
GROUND COVERS								
	43	CARISSA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	3 GAL		24" O.C.		
	216	CHRYSOBALANUS ICACO 'HORIZONTALIS' NATIVE	HORIZONTAL COCOPLUM	3 GAL		24" O.C.		
	3,362	ERNODEA LITTORALIS	GOLDEN CREEPER (C)	1 GAL		24" O.C.	NATIVE	
	575	LIRIOPE MUSCARI 'BIG BLUE'	LIRIOPE	1 GAL		12" OC		
	58	SPARTINA BAKERI	SAND CORD GRASS (C)	1 GAL		36" O.C.	NATIVE	REQ. CODE
	469	SPARTINA BAKERI	SAND CORD GRASS	1 GAL		4' O.C.	NATIVE	
OTHER								
	48,098 SF	HARDWOOD, NON-CYPRESS	MULCH (VIA)	S.F.		AS NEEDED		4" LAYER
	13,181 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.		AS NEEDED		4" LAYER
	13,566 SF	HARDWOOD, NON-CYPRESS	MULCH	S.F.		AS NEEDED		4" LAYER
	61,241 SF	MULCH AT NON REQUIRED PLANTINGS PASPALLUM NOTATUM 'ARGENTINE'	BAHIA SOD	SOD				DROUGHT TOLERANT
	15,714	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	SOD				TIGHTLY FITTED, STAGGERED JOINTS

-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.



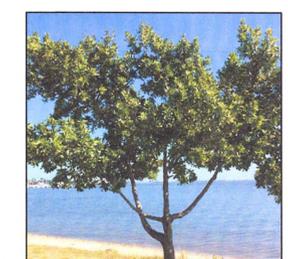
GUMBO LIMBO



PIGEON PLUM



SEAGRAPE



GREEN BUTTONWOOD TREE



THATCH PALM



CINNAMON BARK



SILVER BUTTONWOOD



ORANGE GEIGER



JAMAICA CAPER



RED TIP COCOPLUM



GREEN BUTTONWOOD



COONTIE PALM



HORIZONTAL COCOPLUM



GOLDEN CREEPER



SAND CORDGRASS



BIG BLUE LIRIOPE



BAHIA GRASS



ST. AUGUSTINE FLORATAM SOD

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Sheet
L9
Overall Plant
Schedule /
Plant Pictures

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

Michael
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Digitally signed
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Date: 02/24/2022
Design by: MF, PA
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Revised: 04/15/2024,
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NORTH BUFFER: 0' 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	114	100% NATIVE, FL#1, 24" HT.

VEHICLE USE AREA LANDSCAPE REQUIREMENT				
		REQUIRED	SUPPLIED	NOTES / STANDARDS
ROADS/PARKING	237,661 SF			
LANDSCAPE AREA	20%	47,532 SF	47,660 SF	100% NATIVE FROM THE LIST
TOTAL TREES	1 / 1,000 SF	230	244	FL#1
CANOPY TREES	50%	115	145	12' OA HT., 3" CAL., 4' CT HT.
UNDERSTORY TREES	40%	95	97	5' OA HT.
PALMS	10%	24	24	
SHRUBS	4 / 1,000 SF	951	951	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 BUTTONWOOD (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								
	25	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
	64	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB 15 GAL (C)	15 GAL	36" O.C.	4 - 5' HT., FULL	NATIVE	REQ. CODE
OTHER								
	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								
	21	BURSERA SIMARUBA	GUMBO LIMBO (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	61	COCCOLOBA DIVERSIFOLIA	PIGEON PLUM (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
	51	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
PALMS								
	12	THRINAX RADIATA	THATCH PALM, 15 GAL	15 GAL		4' OA HT.	NATIVE	
	24	THRINAX RADIATA	THATCH PALM (C)	25 GAL		5' OA HT.	NATIVE	REQ. CODE
UNDERSTORY TREES								
	25	CANELLA WINTERANA	CINNAMON BARK (C)	15 GAL		5' OA HT., 3' SPRD.	NATIVE	REQ. CODE
	40	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (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								
	312	CAPPARIS CYNOPHALLOPHORA	JAMAICA CAPER (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	289	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	144	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	151	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (C)	3 GAL	30" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
	55	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB 10' (C)	FIELD GROWN	AS SHOWN	10' HT., 6' SPREAD	NATIVE	REQ. CODE
SHRUB AREAS								
	33	ZAMIA FUMILA	COONTIE	3 GAL	40" O.C.	12" X 12"	NATIVE	
GROUND COVERS								
	43	CARISBA MACROCARPA 'EMERALD BLANKET'	EMERALD BLANKET	3 GAL	24" O.C.	12" SPRD.		
	132	CHRYSOBALANUS ICACO 'HORIZONTALIS' NATIVE	HORIZONTAL COCOPLUM	3 GAL	24" O.C.	8"x12"		
	3,255	ERNODEA LITORALIS	GOLDEN CREEPER (C)	1 GAL	24" O.C.	4"x8"	NATIVE	
	50	SPARTINA BAKERI	SAND CORD GRASS (C)	1 GAL	36" O.C.	28" HT., FULL	NATIVE	REQ. CODE
	36	SPARTINA BAKERI	SAND CORD GRASS	1 GAL	4' O.C.	28" HT., FULL	NATIVE	
OTHER								
	47,660 SF	HARDWOOD, NON-CYPRESS	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	1,790 SF	PASPALUM NOTATUM 'ARGENTINE' WEED FREE, TIGHTLY FITTED, STAGGERED JOINTS	BAHIA SOD	SOD			DROUGHT TOLERANT	
	9,276	STENOTAPHRUM SECUNDATUM 'FLORATAM'	FLORATAM SOD	SOD			TIGHTLY FITTED, STAGGERED JOINTS	

Sheet L10
Code Tables / Code Schedules

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

Michael Flough

Digitally signed by Michael Flough
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Date: 02/24/2022
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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	151	100% NATIVE, FL#1, 24" HT.

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	531	100% NATIVE, FL#1, 24" HT.

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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 BUTTONWOOD (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 BUTTONWOOD (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
SHRUBS								
	11	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	14	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
GROUND COVERS								
	101	ERNODEA LITTORALIS	GOLDEN CREEPER (C)	1 GAL	24" O.C.	4"x8"	NATIVE	
OTHER								
	14,128 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

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
	100	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD (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 BUTTONWOOD (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
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
	185	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB (C)	3 GAL	36" O.C.	24" HT., 18" SPRD.	NATIVE	REQ. CODE
OTHER								
	430 SF	HARDWOOD, NON-CYPRESS	MULCH (VUA)	S.F.	AS NEEDED	4" LAYER		
	54,396 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

SOUTH BUFFER: 10' WIDE CLASS "C" BUFFER				
370 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	21	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	116	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
	5	CONOCARPUS ERECTUS 'GREEN'	GREEN BUTTONWOOD (C)	B & B	3" CAL	12' OA HT., 4' CT	NATIVE	REQ. CODE
UNDERSTORY TREES								
	6	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTONWOOD (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
SHRUBS								
	1	CHRYSOBALANUS ICACO 'RED-TIP'	COCOPLUM (C)	3 GAL	AS SHOWN	24" HT., FULL	NATIVE	REQ. CODE
	109	CONOCARPUS ERECTUS	BUTTONWOOD SHRUB 15 GAL (C)	15 GAL	36" O.C.	4 - 5' HT., FULL	NATIVE	REQ. CODE
OTHER								
	4,063 SF	HARDWOOD, NON-CYPRESS	MULCH (BUFFER)	S.F.	AS NEEDED	4" LAYER		

Sheet
L11
Code Tables /
Code Schedules

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

Michael Flough
Digitally signed by Michael Flough
Date: 2025.05.08 15:54:33 -04'00'

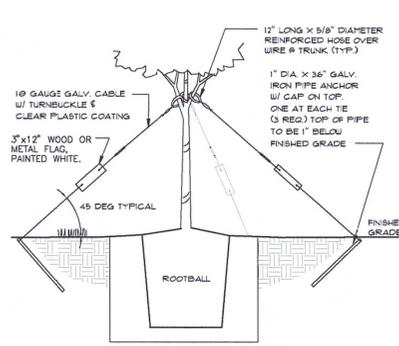


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Reviewed by: MF
Revised: 04/15/2024, 10/01/2024, 10/18/2024, 10/29/2024, 11/01/2024, 02/20/2025, 04/24/2025, 05/01/2025, 05/09/2025

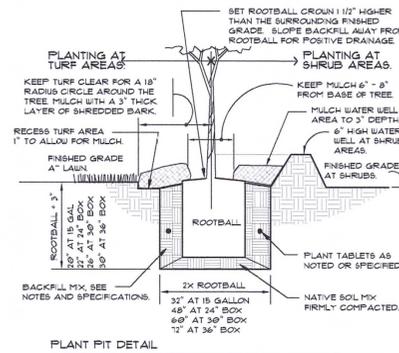
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LANDSCAPE INSTALLATION NOTES:

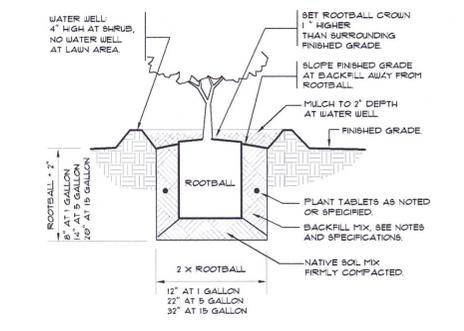
1. THE LANDSCAPE CONTRACTOR SHALL DESIGNATE AN ENGLISH SPEAKING, SKILLED CREW FOREMAN FOR THE PROJECT, WHO WILL BE AVAILABLE AND ACCESSIBLE FOR THE DURATION OF THE LANDSCAPE INSTALLATION.
2. ALL SPECIFICATIONS MUST BE SATISFIED. IF THERE IS A PROBLEM LOCATING A MATERIAL WITH GIVEN SPECIFICATIONS, THE 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 IMPEDE 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.



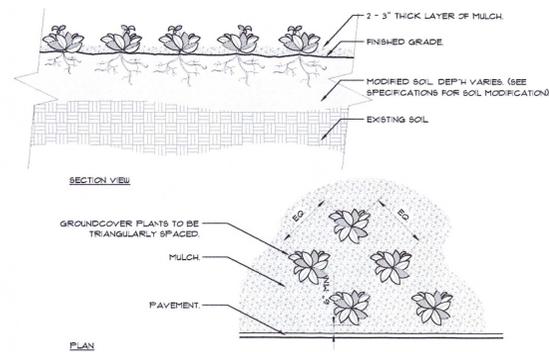
2 PALM TREE PLANTING
NOT TO SCALE
FX-PL-FX-TREE-15



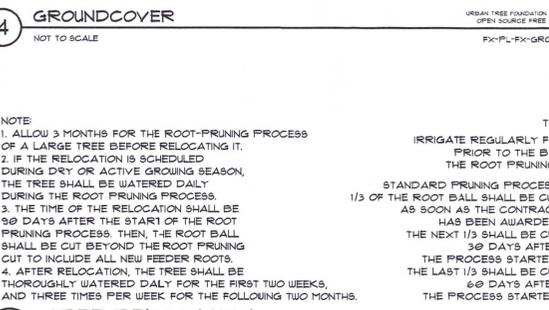
1 TREE GUY WIRE PLANTING
NOT TO SCALE
FX-PL-FX-TREE-11



3 SHRUB PLANTING
NOT TO SCALE
FX-PL-FX-SHRUB-01



4 GROUND COVER
NOT TO SCALE
FX-PL-FX-GROU-01



5 TREE RELOCATION
NOT TO SCALE

LANDSCAPE MAINTENANCE GUIDELINES:

RECEIVED
2022-012
MAY 12 2025
MONROE COUNTY
PLANNING DEPT.

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. .
2. MULCH:
 - 2.1. ALL LANDSCAPE BEDS SHALL BE MULCHED TWICE A YEAR.
 - 2.2. APPLY 3" LAYER OF M&C CERTIFIED, SHREDDED EUCALYPTUS OR RECYCLED HARDWOOD MULCH. .
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 FRONDS, 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 FEAT 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.

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Sheet
L12
Details and
Specifications

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

Michael Flough
Digitally signed by Michael Flough
Date: 2025.05.08
15:54:58 -0400



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Reviewed by: MF
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