File #:	**2021-228**
Property Owner:	BOT TIIF, c/o DEP, Division of State Lands
Agent / Contact:	WGI, Inc. – Kristen Nowicki
Type of Application:	Minor Conditional Use Permit
Key:	Sugarloaf Key
RE:	00118820-000000; 00118810-000000; 00118870-000000; 00118900-000000; 00119720-000000

Additional Information added to File 2021-228

End of Additional File 2021-228

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
NOV 29 2021
MONROE CO. PLANNING DEPT.

Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: $8,480.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Application: Nov (Month) / 12 (Day) / 2021 (Year)

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

WGI, Inc.			Kristen Nowicki, AICP
Applicant (Name of Person, Business or Organization)			Name of Person Submitting this Application
3230 W. Commercial Blvd. Suite 300, Fort Lauderdale, FL 33309			
Mailing Address (Street, City, State and Zip Code)			
954-660-2432		954-270-7902	Kristen.Nowicki@wginc.com
Work Phone	Home Phone	Cell Phone	Email Address

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

BOT TIIF, c/o DEP, Division of State Lands			Katherine Burke (FWC)
(Name/Entity)			Contact Person
620 South Meridian Street, Tallahassee, FL 32399-1600			
Mailing Address (Street, City, State and Zip Code)			
850-487-0516			Katherine.Burke@MyFWC.com
Work Phone	Home Phone	Cell Phone	Email Address

Legal Description of Property:
(If in metes and bounds, attach legal description on separate sheet.)

N/A	N/A	N/A	Sugarloaf Key
Block	Lot	Subdivision	Key

00118820-000000, 00118810-000000, 00118900-000000, 00119720-000000, 00118870-000000
Real Estate (RE) / Parcel ID Number — Alternate Key Number

Loop Road (Square Cir.), Old State Road 4A (SR 939), and Sugarloaf Blvd., Sugarloaf Key, FL (off MM 17)
Street Address (Street, City, State & Zip Code) — Approximate Mile Marker

Land Use District Designation of Property: Residential Low (RL) and Residential Conservation (RC)

Present Land Use of Property: Day use trail /park area

Proposed Land Use of Property: Day use trail with structures /park area with 10 off-site parking spaces

Total Area of Property: 180 Acres

Total Upland Area within Property: _____

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

0 Total number of non-residential buildings

0 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

0 Total number of affordable units

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

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

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

☐ Completed application form

☐ Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)

☐ Proof of ownership (i.e., Warranty Deed)

☐ Current property record card(s) from the Monroe County Property Appraiser

☐ Photograph(s) of site from adjacent roadway

☐ Written description of project

☐ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)

☐ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes.
- ☐ All attributes from the boundary survey
- ☐ Future Land Use Map (FLUM) designation(s) of the site
- ☐ Land Use (Zoning) District designation(s) of site
- ☐ Tier designation(s) of the site
- ☐ Flood zones pursuant to the Flood Insurance Rate Map

- ☐ Setback lines as required by the Land Development Code
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
- ☐ Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
- ☐ Extent and area of wetlands, open space preservation areas and conservation easements
- ☐ Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (unless a separate landscape plan showing such is submitted)
- ☐ Location of fire hydrants or fire wells
- ☐ The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
- ☐ A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking

Existing Conditions Report is enclosed.

☐ Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☐ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

N/A ☐ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)

☐ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

N/A ☐ Traffic Study, prepared by a licensed traffic engineer

N/A ☐ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☐ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

☐ Typed name and address mailing labels of all property owners within a 600 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 600 foot radius, each unit owner must be included

☐ Radius report from Monroe County Property Appraiser supporting the required labels

N/A ☐ Proof of Coordination are required from the following:

- ☐ Florida Keys Aqueduct Authority (FKAA)
- ☐ Florida Keys Electric Cooperative (FKEC) or Keys Energy Services
- ☐ Monroe County Office of the Fire Marshal
- ☐ Monroe County Solid Waste Management
- ☐ Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

☐ Notarized Agent Authorization

☐ Vegetation Survey or Wetland delineation

N/A ☐ Construction Phasing Plan

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

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

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

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

_____.

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

* * * * * * *

See Page 5 for Signature and Notary Acknowledgement

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

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

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

Signature of Applicant: _____ **Date:** Nov. 12, 2021

STATE OF Florida

COUNTY OF Palm Beach

Sworn to and subscribed before me this 17th day of November, 2021, by means of ☑ physical presence or ☐ online notarization

by Kristen Nowicki, who is personally known to me OR produced

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.

(TYPE OF ID PRODUCED)

Cyndy Little

_____

Signature of Notary Public, State of Florida

Cyndy Little
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG189612
Expires 3/31/2022

Cyndy Little

_____

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 3-31-22

Send complete application package to:

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

AGENT AUTHORIZATION FORM

Date of Authorization: Sept / 09 / 2021
Month / Day / Year

I hereby authorize Kristen Nowicki, AICP / WGI, Inc. be listed as authorized agent
(Print Name of Agent)

representing BOT TIIF c/o DEP, Division of State Lands & DOT/State of Florida (right of way) for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of WEA Johnson park improvements (4 sites + right of way parking area)
(List the Name and Type of applications for the authorization)

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

Lot	Block	Subdivision	Key (Island)
		n/a	Sugarloaf Key

00118820-000000, 00118810-000000, 00118900-000000, 00119720-000000, 00118870-000000
Real Estate (RE) / Parcel ID Number

Loop Road, Old State Road (SR 939), and Sugarloaf Blvd. Sugarloaf Key, FL — Street Address (Street, City, State & Zip Code)

(Off MM 17) — Approximate Mile Marker

Authorized Agent Contact Information:

WGI, Inc. 3230 W. Commercial Blvd. Suite 300, Fort Lauderdale, FL 33309
Mailing Address (Street, City, State and Zip Code)

Work Phone	Home Phone	Cell Phone	Email Address
954-660-2432			Kristen.Nowicki@WGInc.com

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

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

Signature of Property Owner: K/B K

Printed Name of Property Owner: Katherine Burke Section Leader P&D

STATE OF Florida COUNTY OF Leon

Sworn to and subscribed before me this 27 day of September, 2021 by means of ☒ physical presence or ☐ online notarization,

by Katherine Burke, who is personally known to me OR produced
(Print Name of Person Making Statement)

Self as identification.
(Type of ID Produced)

Signature of Notary Public

Kelly Lorber
Notary Public
State of Florida
Comm# HH140679
Expires 6/10/2025

Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

SITES 2 AND 5

Doc# 2021538 03/27/2015 9:19AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/27/2015 9:19AM
DEED DOC STAMP CL: Krys $13,694.10

Doc# 2021538
Bk# 2731 Pg# 1461

This Instrument Prepared By:
Jo Claire Spear, Senior Attorney
Office of General Counsel
Public Lands Section
3900 Commonwealth Blvd., MS 35
Tallahassee, FL 32399-3000

After Recording, Return to:
Wendi McAleese
American Government Services Corporation
Agent for Commonwealth Land Title Insurance Company
3812 W. Linebaugh Avenue
Tampa, Florida 33618

Consideration: $1,956,240.00
Documentary Stamp Tax: $13,694.10
Tax Parcel ID Nos: See attached Exhibit "B"

TRUSTEE'S DEED

THIS TRUSTEE'S DEED is made this 12 day of February, 2015, by and between

Grantor: **DARRYL E. COONS, as Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 2004** ("Grantor"), with full power and authority to protect, conserve, sell, lease, encumber, convey, transfer or otherwise manage and dispose of all or any portion of the Property herein described, and whose address is 145 Waverly Place, Duluth, MN, 55802; and

Grantee: **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA** ("Grantee"), whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH:

WHERAS, Darryl E. Coons is the duly qualified and acting Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 2004.

THE GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release and convey unto Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Monroe County, Florida, to-wit:

Legal Description: See Attached Exhibit "A" (the "Property")

Property Appraiser's Parcel Identification Number: See Attached Exhibit "B"

Doc# 2021538
Bk# 2731 Pg# 1462

TOGETHER WITH all the benefits, rights, privileges, easements, tenements, hereditaments and other appurtenances thereto belonging or in anywise appertaining, and all improvements of whatever kind, character, or description to or on the Property.

SUBJECT ONLY TO the matters set forth on Exhibit "C" attached hereto (collectively, the "Permitted Exceptions") but this reference shall not operate to reimpose the same.

AND said Grantor does hereby covenant with said Grantee that the Lloyd K. Johnson Revocable Trust is lawfully seized of said Property in fee simple; that Darryl E. Coons, individually, has no right, title, or interest in the Property, that Grantor has good right and lawful authority to sell and convey the Property to Grantee without the joinder of any other persons whomsoever; that Grantor does hereby fully warrant the title to said Property is free from all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances except for the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The Property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

(The Remainder of this Page is Intentionally Blank.
Grantor's Signature is Included on the Following Pages.)

Doc# 2021538
Bk# 2731 Pg# 1463

Signed, sealed and delivered in the presence of:

"GRANTOR"

Naomi M Cooper
(Signature of First Witness)

Naomi M Cooper
(Printed or Typed Name of First Witness)

Heather Mutchler
(Signature of Second Witness)

Heather Mutchler
(Printed or Typed Name of Second Witness)

By: Darryl E. Coons
Darryl E. Coons, as Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 2004

STATE OF MINNESOTA

COUNTY OF ST LOUIS

The foregoing was acknowledged before me this 12 day of February, 2015, by Darryl E. Coons, as Trustee of the Lloyd K. Johnson Revocable Trust under Restated Agreement dated October 29, 20014. He is personally known to me or has produced _____ _____ as identification.

R CRAFT DRYER
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

Notary Public, State of _____
Serial #: _____
My Commission Expires: _____

(NOTARY SEAL)

Trustee's Deed_DSL Legal 2.11.2015

Doc# 2021538
Bk# 2731 Pg# 1464

Exhibit "A"

On the Island known as "Park Key" and is part of Government Lot Three (3) in Section 35, Township 66 South, Range 27 East, more particularly described as follows:

Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West end of the Park Key Viaduct (Station 792 plus 37.14, State Road Department Right-of-Way Map), bear South 72 degrees, 20 minutes and 20 seconds West along said centerline for a distance of one thousand (1,000) feet to a point; thence bear North 17 degrees, 39 minutes and 40 seconds West for a distance of fifty (50) feet to the Point of Beginning of the tract of land hereinafter described, said point of beginning also being on the Northerly boundary line of the right-of-way of U.S. Highway No. 1; from said point of beginning, continue bearing North 17 degrees, 39 minutes and 40 seconds West for a distance of one hundred fifty (150) feet, more or less, to a point on the shoreline of Upper Sugarloaf Sound; thence meander the shoreline of Upper Sugarloaf Sound in a Northeasterly, Northerly, Easterly, Southeasterly and Southerly direction to a point where said shoreline intersects the Northerly boundary line of the right-of-way of U.S. Highway No. 1, said point also being fifty (50) feet distant from the centerline of U.S. Highway No. 1, measured at right angles to the centerline of U.S. Highway No. 1; thence bear South 72 degrees, 20 minutes and 20 seconds West along the Northerly boundary line of the right-of-way of U.S. Highway No. 1 back to the point of beginning.

AND

Two parcels of submerged land in Upper Sugarloaf Sound in Section 35, Township 66 South, Range 27 East, Park Key, Monroe County, Florida, more particularly described as follows:

Parcel #1 – Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West End of the Park Key Viaduct (Station 972 plus 37.14, State Road Department R/W Map), bear South 72° 20' 20" West along the said centerline for a distance of 1000 feet to a point; thence bear North 17° 39' 40" West for a distance of 200 feet, more or less, to a point on the shoreline of Upper Sugarloaf Sound, said point also being the Point of Beginning of the tract of bay bottom land hereinafter described; from said Point of Beginning continue bearing North 17° 39' 40" West for a distance of 600 feet, more or less, to a point; thence bear North 72° 20' 20" East for a distance of 550 feet, more or less, back to the shoreline; thence meander the shoreline in a southwesterly direction for a distance of 800 feet, more or less, back to the Point of Beginning.

Parcel #2 – Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West End of the Park Key Viaduct (Station 972 plus 37.14, State Road Department R/W Map), bear South 72° 20' 20" West along the said centerline for a distance of 1000 feet to a point; thence bear North 17° 39' 40" West for a distance of 800 feet, more or less, to a point; thence bear North 72° 20' 20" East for a distance of 550 feet, more or less, to the Point of Beginning of the tract of bay bottom land hereinafter described; from said Point of Beginning, continue bearing North 72° 20' 20" East for a distance of 510 feet, more or less, to a point; thence bear

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

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South 17° 39' 40" East for a distance of 330 feet, more or less, back to the shoreline; thence meander the shoreline in a northerly and westerly direction for a distance of 600 feet, more or less, back to the Point of Beginning.

AND

That part of Government Lot 9, lying south of U.S. Highway No. 1 in Section 7; Government Lot 3, in Section 17; Government Lots 1 and 2, and that part of Government Lot 3, lying south of U.S. Highway No. 1, and Government Lots 6, 7, and 8 in Section 18, all of said lands being in Township 67 South, Range 27 East, lying and being in Monroe County, Florida.

AND

All of the tracts or parcels of land lying and being in the County of Monroe and State of Florida described as follows to-wit on Sugar Loaf Key:

Lot 1, Section 13, Township 67 South, Range 27 East of the Fourth Principal Meridian;
Lots 1, 2, 3, and 8, Section 6, Township 67 South, Range 28 East of the Fourth Principal Meridian; and
Lots 1, 2, 3, and 4, Section 7, Township 67 South, Range 28 East of the Fourth Principal Meridian.

AND

The Westerly One Hundred (100) feet of Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, Florida, lying South of the North edge of Old State Road 4-A as now located, together with a right of access and use of the Westerly One Hundred (100) feet of said Lot 7 lying between said North edge of Old State Road 4-A and the edge of a small lake lying directly North thereof, less the Right-of-Way of Old State Road 4-A.

AND

That portion of Government Lot 2, Section 17, Township 67 South, Range 27 East, lying South of Platted portion of Saddlebunch Shores Subdivision, Plat Book 3, Page 115.

AND

A tract of land in a part of Government Lot 1, Section 15, Township 67 South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West line of Government Lot 1 and the Southeasterly right-of-way of Old State Road 4-A, bear Northeasterly, along the Southerly right-of-way line of Old State Road 4-A to a point that is 1200 feet, measured at right angles to the West line of Government Lot 1, said point being the Point of Beginning of the tract of land hereinafter

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

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described; from said Point of Beginning, continue bearing in a Northeasterly direction, along the Southerly right-of-way of Old State Road 4-A to a point where the East line of Government Lot 1 and the Southeasterly right-of-way of Old State Road 4-A intersect; thence bear South and parallel with the East line of Government Lot 1 a distance of 485 feet, more or less to the mean high water line of the Atlantic Ocean; thence meander the high water line of the Atlantic Ocean in a Southwesterly direction to a point that is 1200 feet measured at right angles to the West line of Government Lot 1 and due South of the Point of Beginning; thence bear North 485 feet, more or less, back to the Point of Beginning.

AND

Lot six (6) of Section Twelve (12), Township Sixty-seven (67) South, Range Twenty-seven (27) East, according to the map of said Township certified by the Surveyor-General under date January 21, 1876, less the right of way for County Road 939.

AND

A tract of land in a part of Government Lot 3, Section 14, Township 67 South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the West Line of Government Lot 3 and the Southeasterly right-of-way line of Old State Road 4A, bear Northeasterly, along the Southerly right-of-way line of Old State Road 4A to a point that is 200 feet, measured at right angles to the West Line of Government Lot 3, said point being the Point of Beginning; from said Point of Beginning continue bearing Northeasterly along the Southerly right-of-way line of Old State Road 4A to a point that is 300 feet, measured at right angles to the West Line of Government Lot 3; thence bear due South and parallel to the West Line of Government Lot 3 a distance of 490 feet, more or less, to the high water mark of the Atlantic Ocean; thence meander the high water mark of the Atlantic Ocean in a Southwesterly direction to a point that is 200 feet, measured at right angles to the West Line of Government Lot 3 and due South of the Point of Beginning; thence bear North, 490 feet, more or less, back to the Point of Beginning.

AND

A Tract of land in a part of Government Lot Three (3), Section Fourteen (14), Township Sixty-seven (67) South, Range 27 East, on Sugarloaf Key, Monroe County, Florida, and more particularly described as:

The Westerly 200 feet of the above described Lot 3 there lying southwesterly of the southeastern right-of-way line of Old State Rt. 4-A and northwesterly of the mean high water line of the Atlantic Ocean.

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021538
Bk# 2731 Pg# 1467

AND

All of Government Lot 1, Section 13, Township 67 South, Range 27 East, in Monroe County, Florida

AND

The Easterly one hundred (100') feet of the Westerly two hundred (200') feet of Gov't Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, Florida, lying South of the North R/W line of old State Road 4-A, as now located, together with a right of access and use of the Easterly one hundred (100') feet of the Westerly two hundred (200') feet of said Lot 7 lying between the Northern R/W of old State Road 4-A and the shoreline of a lake lying directly North thereof, less the R/W of the old State Road 4-A.

Florida Keys Ecosystem
Daryl E. Coons, Trustee of the Lloyd K. Johnson Revocable Trust
Monroe County

BSM
BY SK
Date: 12.30.2014

EXHIBIT B

Doc# 2021538
Bk# 2731 Pg# 1468

Alt. Key Account #1148628 / RE# 00116800-000000.

Alt. Key Account #1148644 / RE# 00116810-000000.

Alt. Key Account #1152412 / RE# 00118900-000000.

Alt. Key Account #1152439 / RE# 00118910-000100.

Alt. Key Account #1152447 / RE# 00118910-000200.

Alt. Key Account #1152455 / RE# 00118920-000000.

Alt. Key Account #1153222 / RE# 00119630-000000.

Alt. Key Account #1153231 / RE# 00119640-000000.

Alt. Key Account #1153249 / RE# 00119650-000000.

Alt. Key Account #1153281 / RE# 00119690-000000.

Alt. Key Account #1153290 / RE# 00119700-000000.

Alt. Key Account #1153303 / RE# 00119710-000000.

Alt. Key Account #1153311 / RE# 00119720-000000.

Alt. Key Account #1153320 / RE# 00119730-000000.

Alt. Key Account #1153338 / RE# 00119740-000000.

Alt. Key Account #1154059 / RE# 00120440-000000.

Alt. Key Account #1154211 / RE# 00120590-000000.

Alt. Key Account #1154270 / RE# 00120650-000000.

Alt. Key Account #1154288 / RE# 00120660-000000.

Alt. Key Account #1154296 / RE# 00120670-000000.

Alt. Key Account #1154334 / RE# 00120710-000000.

Alt. Key Account #1154342 / RE# 00120720-000000.

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Alt. Key Account #1154351 / RE# 00120730-000000.

Alt. Key Account #8644817 / RE# 00119480-000100.

Alt. Key Account #8644825 / RE# 00119450-000100.

Alt. Key Account #8773862 / RE# 00119450-000200.

Alt. Key Account #8575220 / RE# 00120591-000000.

Doc# 2021538
Bk# 2731 Pg# 1470

Exhibit "C"

Permitted Exceptions

1. The right, if any, of the public to use as a public beach or recreation area any part of the land seaward of the most inland of any of the following: a.) the natural line of vegetation; b.) the most extreme high water line; c.) the bulkhead line; and d.) any other line which has been legally established as relating to such public use.

2. Any and all rights of the United State of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling of such areas.

3. Oil, gas, and mineral rights by and between Perky Properties, Inc. and Island Holding Company of Florida and Joseph M. Dawson in that certain deed dated March 16, 1942 and recorded August 25, 1942 in Deed Book G-11, Page 445, of the Public Records of Monroe County, Florida (as to Alt. Key 1154059 (33), 1154211 (34), 1154270 (35), 1154288 (36), 1154296 (37), 1154334 (38), 1154342 (39), 1154351 (40), 8575220 (44)).

4. Unrecorded Lease No. 912696 between Lloyd Johnson, as Landlord, and National Advertising Company, a Delaware corporation doing business as Infinity Outdoor, Inc. dated February 6, 2001, as evidenced by Memorandum of Lease recorded July 9, 2001 in Official Records Book 1709, Page 104 of the Public Records of Monroe County, Florida, as assigned and amended by the Assignment and Amendment to Lease and Memorandum of Lease recorded on even date of this Trustee's Deed (as to Alt. Key 1154059 (33)/ Parcel ID No. 00120440-000000).

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2021537 03/27/2015 9:19AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/27/2015 9:19AM
DEED DOC STAMP CL: Krys $11,506.60

Doc# 2021537
Bk# 2731 Pg# 1454

This Instrument Prepared By:
Jo Claire Spear, Senior Attorney
Office of General Counsel
Public Lands Section
3900 Commonwealth Blvd., MS 35
Tallahassee, FL 32399-3000

After Recording, Return to:
Wendi McAleese
American Government Services Corporation
Agent for Commonwealth Land Title Insurance Company
3812 W. Linebaugh Avenue
Tampa, Florida 33618

Consideration: $1,643,760.00
Documentary Stamp Tax: $11,506.60
Tax Parcel ID Nos: See attached Exhibit "B"

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 12 day of February, 2015, between **FLORIDA KEYS LAND CO., INC., a Florida corporation**, whose address is 145 Waverly Place, Duluth, MN, 55802, Grantor, and the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, whose address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said Grantor in hand paid by said Grantee, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land situate, lying and being in Monroe County, Florida, to-wit:

Legal Description: See Attached Exhibit "A" (the "Property")

Property Appraiser's Parcel Identification Number: See Attached Exhibit "B"

TOGETHER WITH all the benefits, rights, privileges, easements, tenements, hereditaments and other appurtenances thereto belonging or in anywise appertaining, and all improvements of whatever kind, character, or description to or on the Property.

SUBJECT TO the matters set forth on Exhibit "C" attached hereto (collectively, the "Permitted Exceptions") but this reference shall not operate to reimpose the same.

AND said Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that Grantor has good right and lawful authority to sell and convey

Doc# 2021537
Bk# 2731 Pg# 1455

the Property to Grantee; that Grantor does hereby fully warrant the title to said Property is free from all liens, reservations, restrictions, easements, leases, tenancies and other encumbrances except for the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but against none other.

The Property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

TO HAVE AND TO HOLD the same unto the said Grantee in fee simple forever.

IN WITNESS WHEREOF the Grantor has executed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

"GRANTOR"

FLORIDA KEYS LAND CO., INC.,
a Florida corporation

Naomi M Cooper
(Signature of First Witness)

By: Darryl E Coons
Darryl E. Coons,
As President

Naomi M Cooper
(Printed or Typed Name of First Witness)

(CORPORATE SEAL)

Heather Mutchler
(Signature of Second Witness)

Heather Mutchler
(Printed or Typed Name of Second Witness)

STATE OF MINNESOTA
COUNTY OF ST LOUIS

The foregoing was acknowledged before me this 12 day of February, 2015, by Darryl E. Coons, as President of FLORIDA KEYS LAND CO., INC., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced _____ _____ as identification.

R CRAFT DRYER
Notary Public-Minnesota
My Commission Expires Jan 31, 2020

Notary Public, State of _____
Serial #: _____
My Commission Expires: _____

(NOTARY SEAL)

Special Warranty Deed_DSL Legal Rev 211.2015

DocH 2021537
BkH 2731 PgH 1456

Exhibit "A"

The following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

In Section 1, Township 67 South, Range 27 East:
Govt. Lot 2, Sugar Loaf Key;
Govt. Lot 3, Sugar Loaf Key;

In Section 2, Township 67 South, Range 27 East:
Govt. Lot 1, Sugar Loaf Key;

In Section 11, Township 67 South, Range 27 East:
Govt. Lot 1, Sugar Loaf Key, less right of way of State Road 939;
That part of Govt. Lot 2 lying east of State Road 939, Sugar Loaf Key;
That part of Govt. Lot 7, Sugar Loaf Key, lying east of State Road 939;
That part of Govt. Lot 8, Sugar Loaf Key, lying east of State Road 939;

In Section 12, Township 67 South, Range 27 East:
Govt. Lot 1, Sugar Loaf Key;
Govt. Lot 2, Sugar Loaf Key;
Govt. Lot 3, Sugar Loaf Key;
Govt. Lot 4, Sugar Loaf Key, except that part lying west of State Road 939;
Govt. Lot 5, Sugar Loaf Key, less right of way State Road 4a;
Govt. Lot 7, Sugar Loaf Key, less right of way of old State Road 4a;

In Section 6, Township 67 South, Range 28 East:
Govt. Lot 7, Sugar Loaf Key, less to right of way of old State Road 4a;

In Section 35, Township 66 South, Range 27 East:
Govt. Lot 3, Park Key, less part conveyed by deed dated September 15, 1905 to Florida East Coast Railway Company being the present right of way of U.S. Highway No. 1.

Less:

All that parcel of land on Park Key, also known as Buttonwood Key, situate, being and lying in Monroe County, Florida, to wit:

Beginning at a point on the Northerly boundary line of U.S. Highway No. 1, 840 feet Westerly from an iron peg located on said boundary line of U.S. Highway No. 1 which peg is 1000 feet Westerly from the western abutment of Park Key Viaduct, this iron peg being the Southwest corner of property deeded to Lloyd K. Johnson on April 27, 1964, which deed is recorded in OR Book 310 on Pages 550 and 551, Monroe County, Florida Public Records.

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021537
Bk# 2731 Pg# 1457

Said parcel being more particularly described and bounded as follows: from said Point of Beginning run thence Westerly along the Northerly boundary line of U.S. Highway No. 1 for a distance of 100 feet for a front and bounded on the East and on the West by parallel lines 100 feet apart said parallel lines bearing Northerly 17° 39' 40" West and extending to the waters of Sugar Loaf Sound on the North by the waters of Sugar Loaf Sound and on the South by U.S. Highway No. 1, said parcel of land being a part of Government Lot 3, Section 35, Township 66 South, Range 27 East in the County of Monroe, State of Florida.

Also less:

Any lands on Park Key lying Easterly of the Westerly line of lands described in Official Records Book 571, Page 220 of the Public Records of Monroe County, Florida.

Also less:

That property conveyed in Official Records Book 388, Pages 62 through 64 of the Public Records of Monroe County, Florida.

Also less:

Orchid Park subdivision as recorded in Plat Book 6, Page 57, of the Public Records of Monroe County, Florida.

Also less:

Amended Plat of Sugarloaf Shores Section C Extension subdivision as recorded in Plat Book 7, Page 34, of the Public Records of Monroe County, Florida.

AND

Those parts of:

Government Lots 5, 4, and 3, in Section 12 and Government Lots 1 and 2, in Section 11, all in Township 67 South, Range 27 East, Sugar Loaf Key, Monroe County, Florida;

Said parts being a strip of land 100 feet in width lying within 50 feet each side of the Center line of Right of Way for proposed canal as shown on the Right of Way map for Section 90540-2610, said center line being more particularly described as follows:

Commencing at the Southwest corner of said Section 12, run Easterly along the South line of said Section 12 a distance of 416.48 feet to a point in the Westerly extension of the Base line of survey for State Road No. 939, Section 90540-2604; thence North 68° 28' 08" East along the said base line for said Road No. 939 (Old 4-A) a distance of 470.45 feet; thence North 81° 11' 08" East along said base line for said Road No. 939 a distance of 1300.68 feet to a point in the center line of said proposed canal; thence South 10° 22' 52" East a distance of 1000.37 feet to

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

Doc# 2021537
Bk# 2731 Pg# 1458

the POINT OF BEGINNING; thence North 10° 22' 52" West along said center line of said proposed canal a distance of 113.08 feet to the beginning of a curve to the left; thence Northwesterly along said curve having a radius of 300 feet through a central angle of 32° 05' 00" an arc distance of 167.99 feet to the end of said curve; thence North 42° 27' 52" West a distance of 5713.20 feet to the shore line of Sugarloaf Sound and the End of said described center line.

Less:

Orchid Park subdivision as recorded in Plat Book 6, Page 57, of the Public Records of Monroe County, Florida.

Also less:

Amended Plat of Sugarloaf Shores Section C Extension subdivision as recorded in Plat Book 7, Page 34, of the Public Records of Monroe County, Florida.

AND

All of that part of Gov't Lot 1, Section 13, Township 67 South, Range 27 East, lying directly South of the Easterly eleven hundred and twenty (1120) feet of Gov't Lot 7, Section 12, Township 67 South, Range 27 East, in Monroe County, State of Florida.

AND

That part of Government Lot Four (4) and that part of Government Lot Five (5), Section Twelve (12), Township 67 South, Range 27 East, Sugar Loaf Key, lying to the South of old State Road 4A, excepting from this conveyance that part of said Government Lot Five (5) which was conveyed by Florida Keys Land Co., Inc. to the State of Florida, for the use and benefit of the State Road Department of Florida, by Quit Claim Deed recorded in OR 388, pages 62 to 64, Monroe County, Florida, Public Records.

Florida Keys Ecosystem
Florida Keys Land Co., Inc.
Monroe County

BSM
BY SK
Date: 12.30.2014

EXHIBIT B

Doc# 2021537
Bk# 2731 Pg# 1459

Alt. Key Account #1148580 / RE# 00116790-000000.

Alt. Key Account #1151891 / RE# 00118360-000000.

Alt. Key Account #1151904 / RE# 00118370-000000.

Alt. Key Account #1151912 / RE# 00118380-000000.

Alt. Key Account #1152161 / RE# 00118650-000000.

Alt. Key Account #1152188 / RE# 00118670-000000.

Alt. Key Account #1152269 / RE# 00118760-000000.

Alt. Key Account #1152293 / RE# 00118790-000000.

Alt. Key Account #1152315 / RE# 00118810-000000.

Alt. Key Account #1152323 / RE# 00118820-000000.

Alt. Key Account #1152331 / RE# 00118830-000000.

Alt. Key Account #1152358 / RE# 00118850-000000.

Alt. Key Account #1152366 / RE# 00118860-000000.

Alt. Key Account #1152382 / RE# 00118880-000000.

Alt. Key Account #1152391 / RE# 00118890-000000.

Alt. Key Account #1152421 / RE# 00118910-000000.

Alt. Key Account #1152463 / RE# 00118920-000100.

Doc# 2021537
Bk# 2731 Pg# 1460

Exhibit "C"

Permitted Exceptions

1. The right, if any, of the public to use as a public beach or recreation area any part of the land seaward of the most inland of any of the following: a.) the natural line of vegetation; b.) the most extreme high water line; c.) the bulkhead line; and d.) any other line which has been legally established as relating to such public use.

2. Any and all rights of the United State of America over any lands now or formerly lying under navigable waters, arising by reason of the authority of the United States of America to control navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling of such areas.

Exhibit C Permitted Exc FKLC Inc

MONROE COUNTY
OFFICIAL RECORDS

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

Summary

Parcel ID	00118870-000000
Account#	1152374
Property ID	1152374
Millage Group	100C
Location Address	VACANT LAND, SUGARLOAF KEY
Legal Description	12 67 27 SUGAR LOAF KEY PT LOT 4 G48-298-299 (Note: Not to be used on legal documents.)
Neighborhood	10051
Property Class	RIGHT OF WAY (9400)
Subdivision	
Sec/Twp/Rng	12/67/27
Affordable Housing	No

Owner

DOT/ST.OF FL
3900 The Capitol
Tallahassee FL 32399

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$17,000	$17,000	$17,000	$17,000
=	Just Market Value	**$17,000**	**$17,000**	**$17,000**	**$17,000**
=	Total Assessed Value	**$17,000**	**$17,000**	**$17,000**	**$17,000**
-	School Exempt Value	($17,000)	($17,000)	($17,000)	($17,000)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
(9400)	2.00	Acreage	0	0

Exemptions

Exemption	Amount
20-D STATE LANDS 196.199	$100.00

View Tax Info

View Taxes for this Parcel

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Sales, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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Summary

Parcel ID	00118900-000000
Account#	1152412
Property ID	1152412
Millage Group	100C
Location Address	OLD STATE Rd, SUGARLOAF KEY
Legal Description	12 67 27 SUGAR LOAF KEY LOT 6 G6-138 C-G 10-82A OR896-1204/1209 OR936-1923 OR2614-1003LET/ADM OR2640-326/35 OR2731-1461/70 (Note: Not to be used on legal documents.)
Neighborhood	366
Property Class	STATE PARKS (8000)
Subdivision	
Sec/Twp/Rng	12/67/27
Affordable Housing	No

Owner

BOT TIIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee FL 32399

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$23,047	$23,047	$23,047	$23,047
=	Just Market Value	**$23,047**	**$23,047**	**$23,047**	**$23,047**
=	Total Assessed Value	**$23,047**	**$23,047**	**$23,047**	**$23,047**
-	School Exempt Value	($23,047)	($23,047)	($23,047)	($23,047)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	16.94	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	8.84	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	10.97	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2015	$1,956,300	Warranty Deed		2731	1461	18 - Unqualified	Vacant
6/19/2013	$0	Warranty Deed		2640	326	19 - Unqualified	Vacant
2/1/1985	$45,000	Warranty Deed		936	1923	Q - Qualified	Vacant

View Tax Info

View Taxes for this Parcel

Map



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Summary

Parcel ID	00118820-000000
Account#	1152323
Property ID	1152323
Millage Group	100C
Location Address	VACANT LAND, SUGARLOAF KEY
Legal Description	12 67 27 SUGAR LOAF KEY LOT 2 OR288-540/41 OR294-142-143 OR2731-1454/60 (Note: Not to be used on legal documents.)
Neighborhood	366
Property Class	STATE PARKS (8000)
Subdivision	
Sec/Twp/Rng	12/67/27
Affordable Housing	No

Owner

BOT TIIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee FL 32399

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$22,772	$22,772	$22,772	$22,772
=	Just Market Value	**$22,772**	**$22,772**	**$22,772**	**$22,772**
=	Total Assessed Value	**$22,772**	**$22,772**	**$22,772**	**$22,772**
-	School Exempt Value	($22,772)	($22,772)	($22,772)	($22,772)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
TRANSITIONAL LANDS (000T)	24.31	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	25.64	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	0.80	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/11/2015	$1,643,800	Warranty Deed		2731	1454	18 - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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Summary

Parcel ID	00118810-000000
Account#	1152315
Property ID	1152315
Millage Group	100C
Location Address	VACANT LAND, SUGARLOAF KEY
Legal Description	12 67 27 SUGAR LOAF KEY LOT 1 OR288-540/41 OR294-142-143 OR288-540-541 OR2731-1454/60 (Note: Not to be used on legal documents.)
Neighborhood	366
Property Class	STATE PARKS (8000)
Subdivision	
Sec/Twp/Rng	12/67/27
Affordable Housing	No

Owner

BOT TIIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee FL 32399

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$5,902	$5,902	$5,902	$5,902
=	Just Market Value	**$5,902**	**$5,902**	**$5,902**	**$5,902**
=	Total Assessed Value	**$5,902**	**$5,902**	**$5,902**	**$5,902**
-	School Exempt Value	($5,902)	($5,902)	($5,902)	($5,902)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	41.04	Acreage	0	0
TRANSITIONAL LANDS (000T)	2.01	Acreage	0	0
HARDWOOD HAMMOCK UNPERMITTED (01HHM)	0.20	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/11/2015	$1,643,800	Warranty Deed		2731	1454	18 - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

Map



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Summary

Parcel ID	00119720-000000
Account#	1153311
Property ID	1153311
Millage Group	100C
Location Address	16200 OLD STATE Rd, SUGARLOAF KEY
Legal Description	7 67 28 SUGAR LOAF KEY LOT 2 OR461-106 OR693-524/527 OR2614-1003LET/ADM OR2640-326/35 OR2731-1461/70 (Note: Not to be used on legal documents.)
Neighborhood	340
Property Class	STATE PARKS (8000)
Subdivision	
Sec/Twp/Rng	07/67/28
Affordable Housing	No

Owner

BOT TIIF
C/O DEP, DIVISION OF STATE LANDS
3900 Commonwealth Blvd Mail Station 108
Tallahassee FL 32399

Valuation

		2021	2020	2019	2018
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$0	$0	$0	$0
+	Market Land Value	$6,480	$6,480	$6,480	$6,480
=	Just Market Value	**$6,480**	**$6,480**	**$6,480**	**$6,480**
=	Total Assessed Value	**$6,480**	**$6,480**	**$6,480**	**$6,480**
-	School Exempt Value	($6,480)	($6,480)	($6,480)	($6,480)
=	School Taxable Value	**$0**	**$0**	**$0**	**$0**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
ENVIRONMENTALLY SENS (000X)	45.79	Acreage	0	0
TRANSITIONAL LANDS (000T)	3.96	Acreage	0	0

Exemptions

Exemption	Amount
20-D INTERNAL IMPROVEMENT FUND 196.199	$100.00

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
2/12/2015	$1,956,300	Warranty Deed		2731	1461	18 - Unqualified	Vacant
6/19/2013	$0	Warranty Deed		2640	326	19 - Unqualified	Vacant

View Tax Info

View Taxes for this Parcel

Map



No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Permits, Sketches (click to enlarge), Photos, TRIM Notice.

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

Developed by Schneider GEOSPATIAL

Last Data Upload: 11/15/2021, 2:13:48 AM

Version 2.3.161

Sugarloaf Boulevard, facing south to Old State Road 4a

Area proposed for off-site parking, in right-of-way on eastbound side of the road.



Entry gate at Sugarloaf Boulevard and Old State Road 4a



WEA Johnson Trail Structures and On-Street Parking

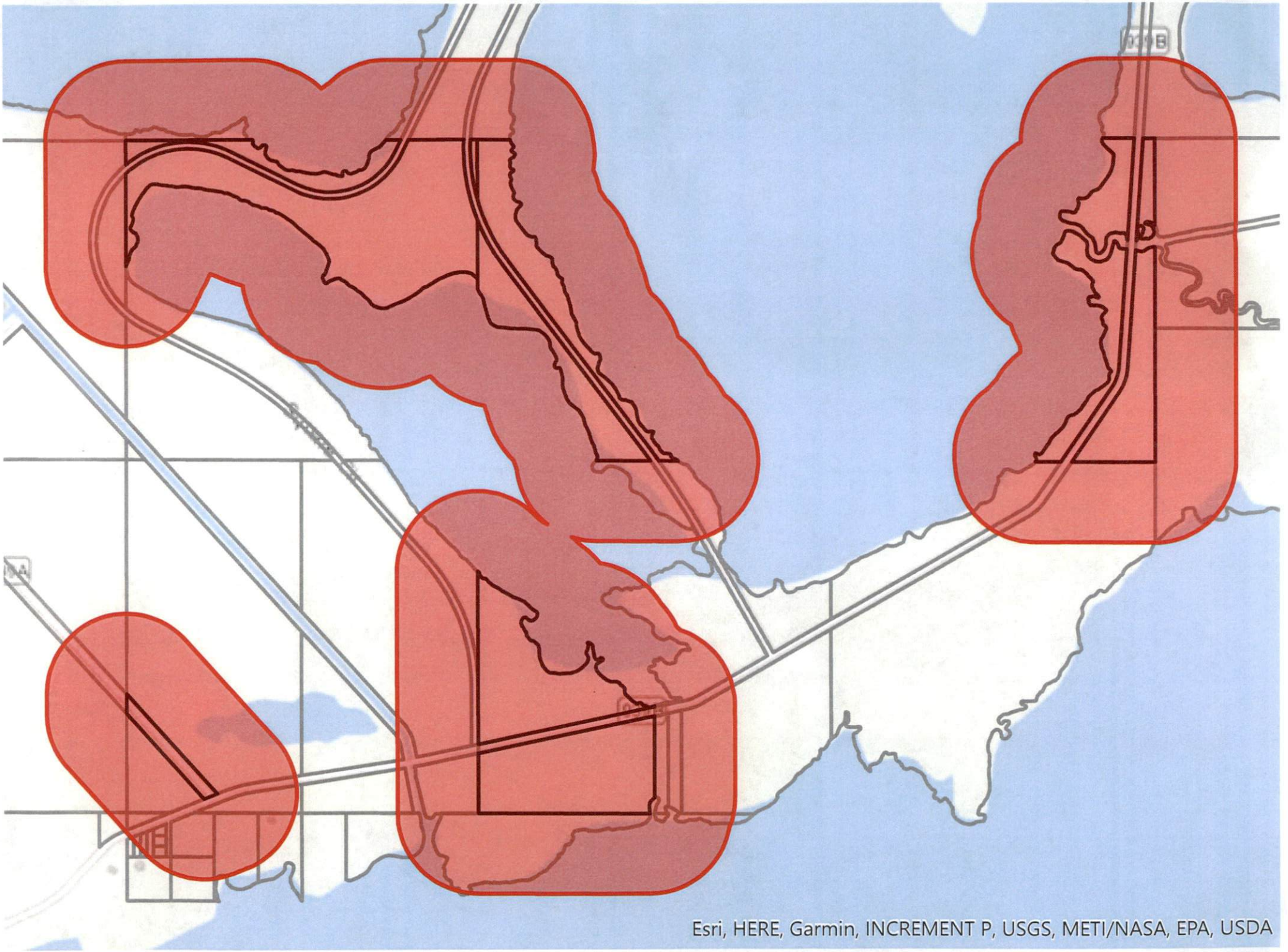
Project Description

The project proposes improvements at the Wildlife and Environmental Area located on the Lloyd K. Johnson Tract in Sugarloaf Key to enhance public access to nature, as well as view and appreciate wildlife. Four sites are identified within the area and the proposed improvements include shade structures (10'x10' and 12'x6'), park benches, an elevated viewing plat, and a picnic table. In addition, an on-street parking area for ten vehicles (nine standard spaces plus one ADA accessible) is planned outside of the gated area, on Sugarloaf Boulevard.

The four sites include two on Square Circle and two on Old State Road 4A. The parking area proposed on Sugarloaf Boulevard, approximately 2.7 miles southeast of Overseas Highway at MM 17, is a row of spaces on the east side of the right-of-way adjacent to the northbound lane. This will replace the current condition of vehicles parking on the shoulders of the roads. The old roadways within the Wildlife and Environmental Area will be closed to vehicular traffic through this project (except for emergency vehicle access) with a new gate proposed at the end of Sugarloaf Boulevard. This will alleviate the safety concerns for those walking or riding bicycles through the area. A washed-out bridge on Old State Road 4A prevents vehicular access from the north into the area.

The elevated viewing platform is proposed with a roof for shade and built-in seating; set approximately 6 feet above grade with ADA accessible ramps. The improvement sites range from one foot to about seventy-five feet in distance from the adjacent asphalt paths, offering a closer look at the wetlands and hammock. The proposed sites are for day use and therefore no lighting or other facilities will be included.

Since 2015, the Lloyd K. Johnson Tract has been owned and managed by the State of Florida (under the Florida Fish and Wildlife Conservation Commission, FWC). Portions of the following Monroe County Parcel IDs are proposed to be impacted by these improvements: 00118810-000000, 00118820-000000, 00118870-000000, 00118900-000000, and 00119720-000000. The designated Future Land Uses are Residential Low (RL) and Residential Conservation (RC). The Zoning Districts include Native Area (NA) and Sparsely Settled (SS). The land area measures over 180 acres, most of which is environmentally sensitive lands, transitional lands, and some hardwood hammock. The total area of all the sites proposed to accommodate the above-mentioned improvements consists of less than one half-acre. The site is void of any development aside from the existing asphalt roadways and contains natural vegetation and wetlands.


Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

environmental
CONSULTING SYSTEMS ,inc.
biological assessments · consultations · habitat analysis

EXISTING CONDITIONS REPORT

PURSUANT TO SECTION 118-2
MONROE COUNTY LAND DEVELOPMENT CODE

Legal Description of Parcel:		
Lot(s)	*Key (island)*	*Re #*
Lot 6, Lot 2, Lot 1, State Road (Old 4A) - (Loop Road)	Sugarloaf Key	00118900-000000, 00118820-000000, 00118810-000000, 00118390-000000
Location: FFWCC Johnson Tract Unit of Florida Keys Wildlife and Environmental Area - vacant - MM 17, Oceanside		
Monroe County Building Permit Application Number:	NA	

Property Owner (Last Name, First Name):	**Address (Mailing address for Owner):**
DEP, Division of State Lands	3900 Commonwealth Blvd Tallahassee FL 32399

Report Date:	**Date(s) of site visit(s):**
30 July 2021	22 July 2021

Name of Biologist:	**Affiliation:**	**Phone:**	(305) 852-1920
Susan V. Sprunt	E.C.S., Inc.	**E-mail:**	susan@susansprunt.com
Signature:	Susan V. Sprunt		

I, Katherine Burke, hereby authorize Monroe County Planning & Environmental
[PROPERTY OWNER - PRINT]

Resources Department staff to access the property identified above for purposes of verifying the information contained in this Existing Conditions Report:

KBurke
[SIGNATURE]

9/27/21
[DATE]

I. SUMMARY

This Existing Conditions Report represents four specific areas proposed for development within a vacant parcel approximately mile marker (MM) 17, Oceanside, on Sugarloaf Key, known locally as Loop Road. The parcel is currently managed by the Florida Fish and Wildlife Conservation Commission (FFWCC) and is named by the FFWCC as the Johnson Tract Unit of Florida Keys Wildlife and Environmental Area. The four areas proposed for development are numbered and listed based on the WGI engineering Sheets: SP-2, SP-3, SP-4, and SP-5, and all sheets are dated: 1/11/2021. The four proposed areas will be labeled within this Report as: Site 2, Site 3, Site 4 and Site 5 (see corresponding Attachments 1- 4 for each). All four sites are adjacent to the existing paved roadway and extend into and along the roadway at various lengths (see Vegetation Site Plans). Each of the four areas have separate plant species lists and individual Vegetation Site Plans within this Report. *This Report was conducted only within the areas proposed for development and the surrounding ten-feet (10') around the limits of clearing line*. In the majority of cases there was little to no vegetation within the proposed development area. The location of the trees and/or features on the Vegetation Site Plans are estimations only, and exact locations should be verified in the field by a land surveyor. Below is a brief description of each site:

Site 2: There was little to no vegetation within the proposed area of development. The limits of clearing extend inward from the existing paved roadway up to the edge of a basin (see Vegetation Site Plan). The edge of the proposed development was located in the field using four corners with wooden stakes. The stakes adjacent to the paved roadway had been removed, however the holes were still visible. The two stakes along the basin (waterway) had been broken, however the base of the two stakes were visible and "frayed" in the ground. The vegetation in and around this area consisted mostly of green buttonwood (*Conocarpus erectus*) approximately six to ten feet in overall height. In addition, there was one black mangrove (*Avicennia germinans*) to the south southeast of the proposed development approximately ten to fifteen feet in overall height. There was little to no understory, however the ground cover consisted of mostly sea oxeye daisy (*Borrichia frutescens*) and keys grass (*Distichlis littoralis*) (see Vegetation Site Plan).

Site 3: There were small plant species within the proposed area of development. The limits of clearing extend from the edge of the existing paved roadway approximately sixteen feet inward (see Vegetation Site Plan). The four corners of the area to be cleared were marked with wooden stakes. All four stakes had been removed, however the holes were still visible. The vegetation in and around this area consisted mostly of small bay cedar plants (*Suriana maritima*) approximately three to four feet in overall height, a few small black torch (*Erithalis fruticosa*) seedlings ranging in height from eighteen to twenty-four inches and very small joewood (*Jacquinia keyensis*) and Rhacoma (*Crossopetalum rhacoma*) seedlings along the edge of the roadway and under the existing bay cedar plants. The substrate was disturbed and consisted of lime rock fill from the existing roadway. There was no understory vegetation and very sparse ground cover consisting mostly of grasses and sea oxeye daisy (*Borrichia frutescens*).

Site 4: There were small plant species within the proposed area of development. The limits of clearing extend from the edge of the existing paved roadway approximately sixteen feet inward away from the edge of the roadway (see Vegetation Site Plan). The four corners of the area to be cleared were marked with wooden stakes. The stakes adjacent to the paved roadway had been removed, however the holes were still visible. The remaining wooden stakes were out in the water and were intact with pink ribbons tied to the top of the stake. The vegetation in and around this area consisted mostly of small bay cedar plants (*Suriana maritima*) approximately three to four feet in overall height, a few small black torch (*Erithalis fruticosa*) seedlings ranging in height from eighteen inches to three feet and a few sea grape (*Coccoloba diversifolia*) plants ranging in height from three to four feet overall. The substrate was disturbed and consisted of lime

rock fill from the existing roadway. The area proposed for development is directly adjacent to the existing paved roadway, however there is a slope of fill from the edge of the pavement towards the water. At the edge of the water where the lime rock fill meets the natural grade, a sparse growth of white mangrove (*Laguncularia racemosa*), black mangrove (*Avicennia germinans*) and red mangroves (*Rhizophora mangle*) were observed. There was no understory vegetation and very sparse ground cover consisting mostly of grasses and sea oxeye daisy (*Borrichia frutescens*).

Site 5: There was little to no vegetation within the proposed area of development. This Site is located at the end of Old State Road 4A (on the Lower Sugarloaf Key side) that once extended across the existing waterway that separates Upper and Lower Sugarloaf Key. The bridge is gone and the remaining fill from the embankment is all that is left. The fill from the embankment is substantial and extends approximately ten to fifteen feet upward from the existing surrounding mangrove substrate. There is no asphalt on the area proposed for development, only lime rock fill from the existing road bed. Sparse vegetation is growing on the sides of the embankment. The edge of the proposed development was located in the field using four corners with wooden stakes. The stakes on the southern east/west corners on either side of the embankment were visible, however only the northern most stake was visible on the waterward side of the proposed development. The only substantial vegetation was on the north western edge of the embankment. One large green buttonwood (*Conocarpus erectus*) approximately eight feet in overall height was observed along one torchwood (*Amyris elemifera*) tree and one darling plum (*Reynosia septentrionalis*) tree both approximately five feet in overall height. There was little to no understory, however there was scattered lantana (*Lantana involucrata*), pluchea (*Pluchea odorata*), and grasses observed (see Vegetation Site Plan).

The location of the vegetation and/or features on the Vegetation Site Plan are estimations only, and exact locations should be verified in the field by a land surveyor.

II. Plant Species List - SITE 2

Common Name	Scientific Name	Status	Number	Size (dbh)	Number to be removed
Grass, Dropseed	*Sporobolus virginicus*	N			
Grass, Keys Grass	*Distichlis littoralis*	N			
Green Buttonwood	*Conocarpus erectus*	N	4	XL	0
Mangrove, Black	*Avicennia germinans*	RI	2	MED, L	0
Mangrove, White	*Laguncularia racemosa*	RI			
Mayten	*Tricerma phyllanthoides*	T	1	MED	0
Seagrape	*Coccoloba uvifera*	N			
Sea Oxeye Daisy	*Borrichia arborescens*	N			
Sea Oxeye Daisy	*Borrichia frutescens*	N			
Sesuvium	*Sesuvium portulacastrum*	N			

KEY: RM = Reproductive Maturity (Section 18-2 (5), Monroe County LDR). N = Native plant; NN = Not Native; T= Threatened, State of Florida; E = Endangered, State of Florida; RI = Regionally Important, Monroe County, Florida. Mitigation sizes for Section118-2(5): SM (small 0-3') MED (Medium 3-6') LG (Large6-10') XL (Extra Large 10'- greater).

II. Plant Species List - SITE 3

Common Name	Scientific Name	Status	Number	Size (dbh)	Number to be removed
Bay Cedar	*Suriana maritima*	N	5	MED	4
Black Torch	*Erithalis fruticosa*	T	15	SM	15
Grass, Dropseed	*Sporobolus virginicus*	N			
Grass, Salt	*Distichlis spicata*	N			
Green Buttonwood	*Conocarpus erectus*	N			
Hurricane grass	*Fimbristylis cymosa*	N			
Joewood	*Jacquinia keyensis*	T	3	SM	2
Marsh Gentian	*Eustoma exaltatum*	N			
Rhacoma	*Crossopetalum rhacoma*	T	4	SM	3
Seagrape	*Coccoloba uvifera*	N			
Sea Oxeye Daisy	*Borrichia frutescens*	N			
Wild Dilly	*Manilkara jaimiqui* subsp. *emarginata*	T	1	SM	0

KEY: RM = Reproductive Maturity (Section 18-2 (5), Monroe County LDR)
N = Native plant; NN = Not Native; T= Threatened, State of Florida; E = Endangered, State of Florida; RI = Regionally Important, Monroe County, Florida
Mitigation sizes for Section118-2(5): SM (small 0-3') MED (Medium 3-6') LG (Large6-10') XL (Extra Large 10'- greater).

II. Plant Species List - SITE 4

Common Name	Scientific Name	Status	Number	Size (dbh)	Number to be removed
Bay Cedar	*Suriana maritima*	N	5	MED	0
Black Torch	*Erithalis fruticosa*	T	4	SM	1
Golden rod	*Solidago* spp.	N			
Grass, Dropseed	*Sporobolus virginicus*	N			
Grass, Salt	*Distichlis spicata*	N			
Green Buttonwood	*Conocarpus erectus*	N			
Hurricane grass	*Fimbristylis cymosa*	N			
Mangrove, Black (in water)	*Avicennia germinans*	RI	Not in area	MED	0
Mangrove, Red (in water)	*Rhizophora mangle*	RI	Not in area	MED	0
Marsh Gentian	*Eustoma exaltatum*	N			

Common Name	Scientific Name	Status	Number	Size (dbh)	Number to be removed
Rubber Vine	*Pentalinon luteum*	N			
Seagrape	*Coccoloba uvifera*	N			
Sea Oxeye Daisy	*Borrichia arborescens*	N			
Spurge, Sanddune	*Euphorbia trichotoma*	N			

KEY: RM = Reproductive Maturity (Section 18-2 (5), Monroe County LDR)
N = Native plant; NN = Not Native; T= Threatened, State of Florida; E = Endangered, State of Florida; RI = Regionally Important, Monroe County, Florida
Mitigation sizes for Section118-2(5): SM (small 0-3') MED (Medium 3-6') LG (Large6-10') XL (Extra Large 10'- greater).

II. Plant Species List - SITE 5

Common Name	Scientific Name	Status	Number	Size (dbh)	Number to be removed
Banana	*Musa* spp.	NN			
Darling Plum	*Reynosia septentrionalis*	T	1	MED	0
Galactia	*Galactia* spp.	N			
Grass, Dropseed	*Sporobolus virginicus*	N			
Green Buttonwood	*Conocarpus erectus*	N	2	XL	0
Lantana	*Lantana involucrata*	N			
Mangrove, Red (side bank)	*Rhizophora mangle*	RI			
Pluchea	*Pluchea odorata*	N			
Seagrape	*Coccoloba uvifera*	N			
Torchwood	*Amyris elemifera*	RI	1	MED	0

KEY: RM = Reproductive Maturity (Section 18-2 (5), Monroe County LDR)
N = Native plant; NN = Not Native; T= Threatened, State of Florida; E = Endangered, State of Florida; RI = Regionally Important, Monroe County, Florida
Mitigation sizes for Section118-2(5): SM (small 0-3') MED (Medium 3-6') LG (Large6-10') XL (Extra Large 10'- greater).

III. Animal Species List

Common Name	Scientific Name	Status	Species Focus Area[g] (Y/N)	Potentially Suitable Habitat		
				Foraging	Roosting	Nesting

No animal species listed as endangered, threatened, or otherwise protected as per Section 118-2 (d) were observed during the site survey.

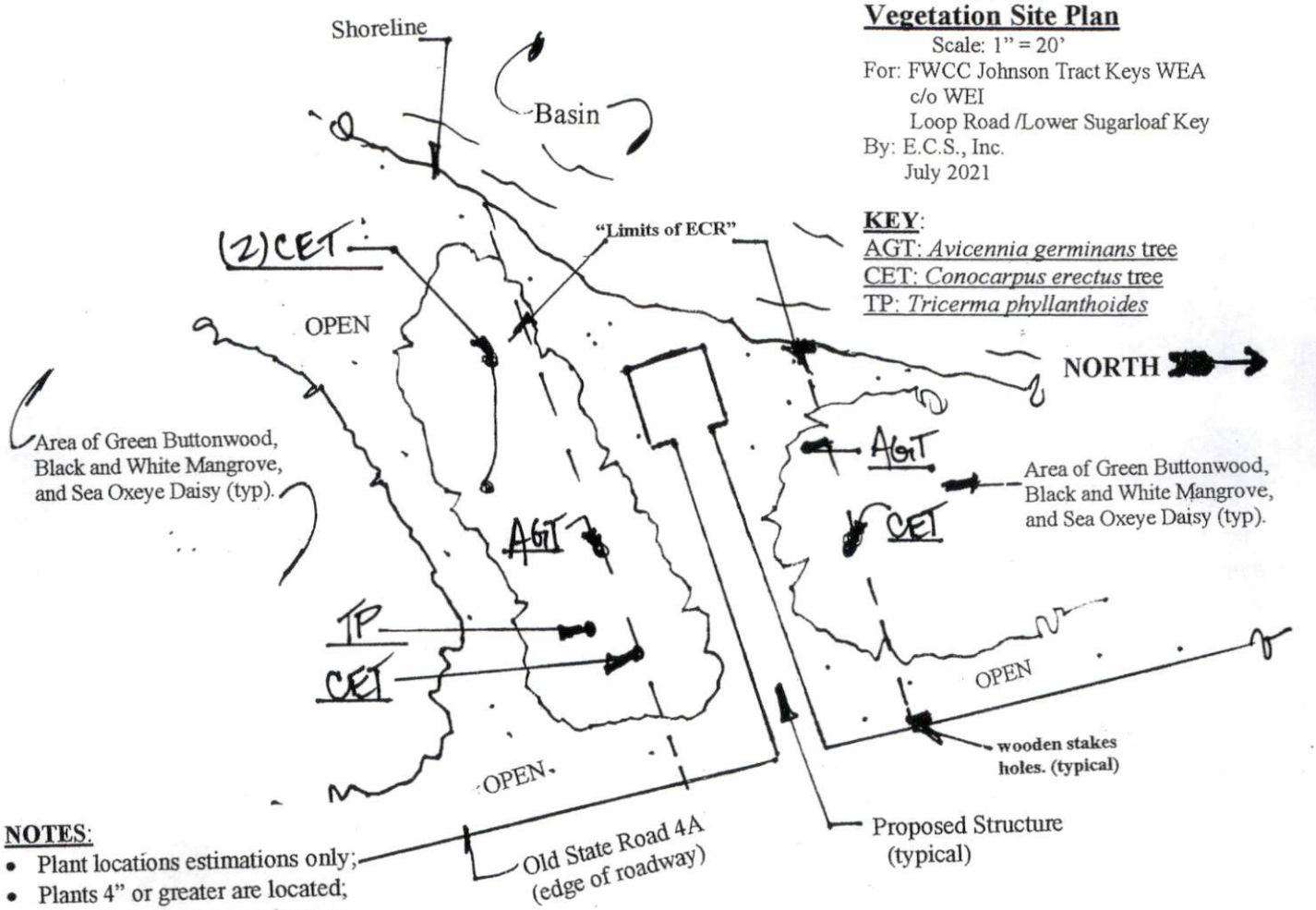
Please feel free to contact me if you have any questions or require additional information.

Regards,

Susan V. Sprunt, PhD
President

SITE 2
Vegetation Site Plan

Scale: 1" = 20'
For: FWCC Johnson Tract Keys WEA
c/o WEI
Loop Road /Lower Sugarloaf Key
By: E.C.S., Inc.
July 2021



KEY:
AGT: *Avicennia germinans* tree
CET: *Conocarpus erectus* tree
TP: *Tricerma phyllanthoides*

NOTES:

- Plant locations estimations only;
- Plants 4" or greater are located;
- Plants listed with special status are located;
- Plants Reproductive Maturity less than 4" are located;

SITE 3
Vegetation Site Plan

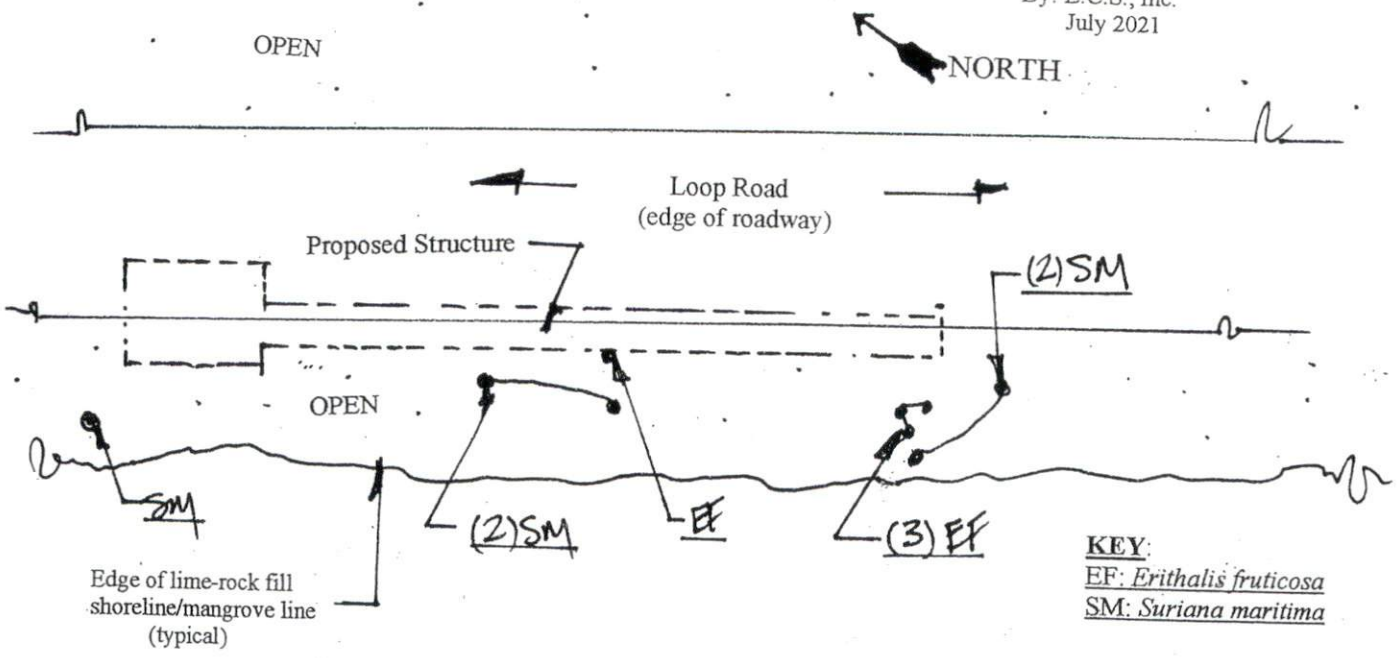
Scale: 1/8" = 1'
For: FWCC Johnson Tract Keys WEA
c/o WEI
Loop Road /Lower Sugarloaf Key
By: E.C.S., Inc.
July 2021

NOTES:

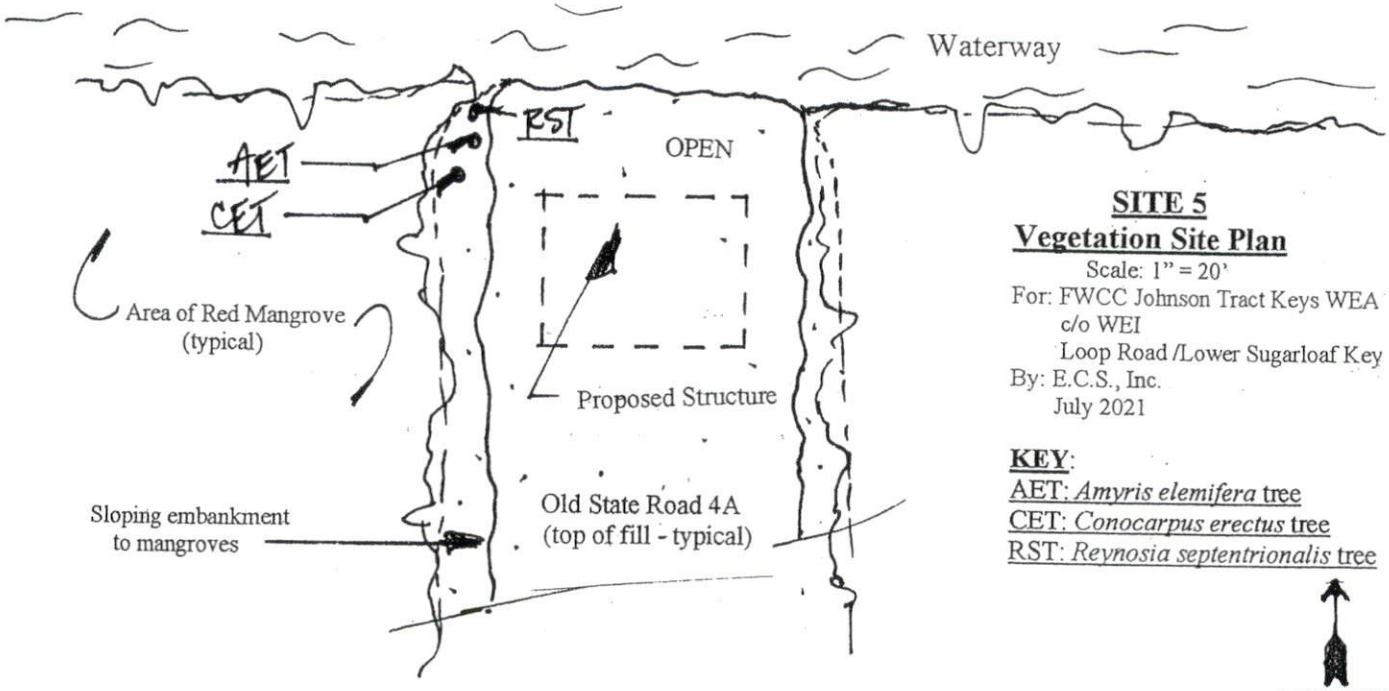
- Plant locations estimations only;
- Plants 4" or greater are located;
- Plants listed with special status are located;
- Plants Reproductive Maturity less than 4" are located;

SITE 4
Vegetation Site Plan

Scale: 1" = 20'
For: FWCC Johnson Tract Keys WEA
c/o WEI
Loop Road /Lower Sugarloaf Key
By: E.C.S., Inc.
July 2021



KEY:
EF: *Erithalis fruticosa*
SM: *Suriana maritima*



SITE 5
Vegetation Site Plan

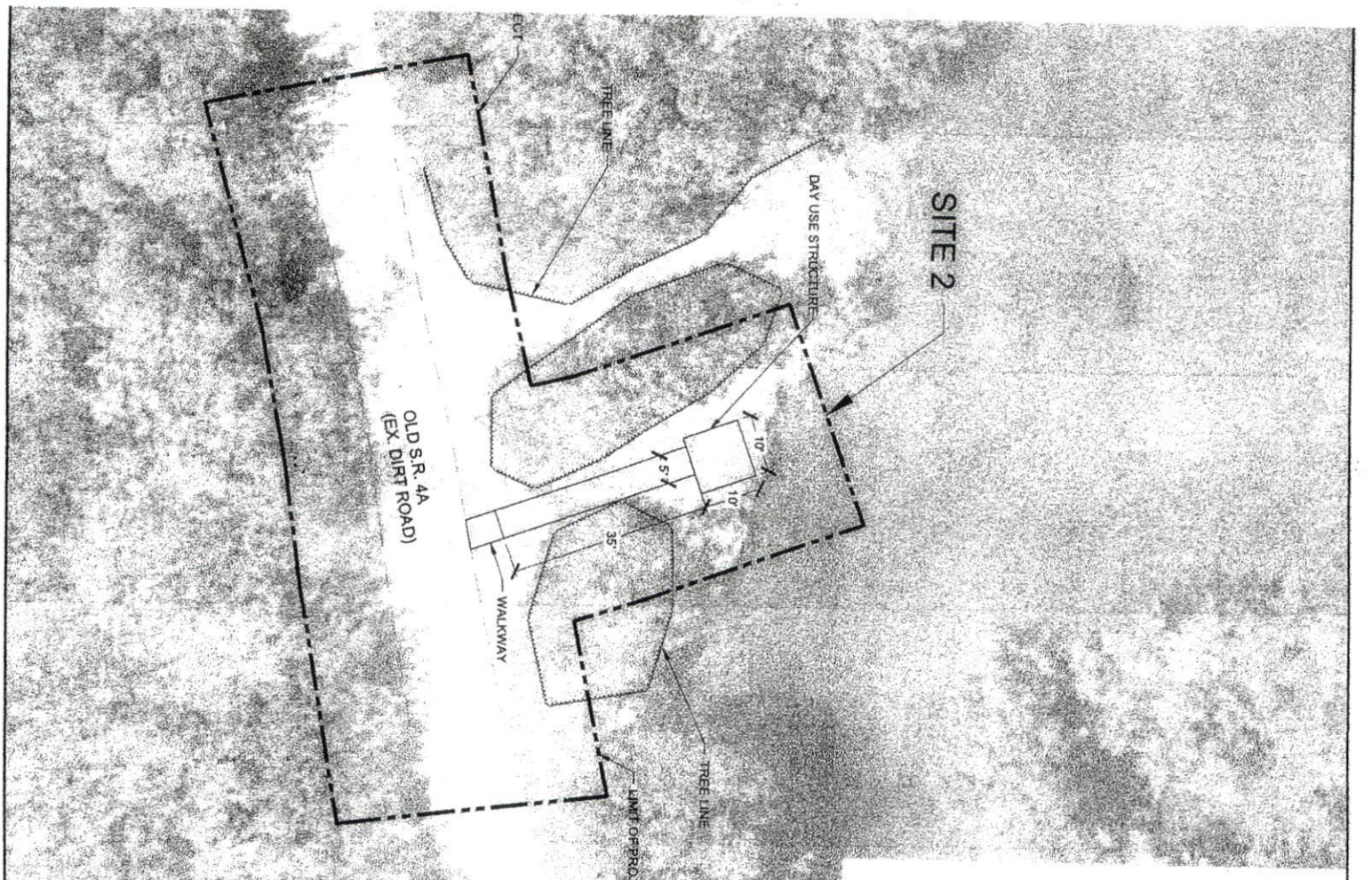
Scale: 1" = 20'
For: FWCC Johnson Tract Keys WEA
c/o WEI
Loop Road /Lower Sugarloaf Key
By: E.C.S., Inc.
July 2021

KEY:
AET: *Amyris elemifera* tree
CET: *Conocarpus erectus* tree
RST: *Reynosia septentrionalis* tree

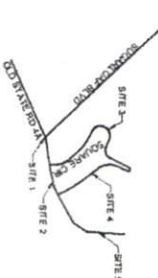
NORTH

NOTES:

- Plant locations estimations only;
- Plants 4" or greater are located;
- Plants listed with special status are located;
- Plants Reproductive Maturity less than 4" are located;

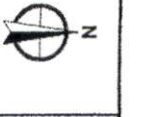


LOCATION MAP



SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
FLOOD ZONE	AE10
TIER DESIGNATION	TIER 1 - NATURAL AREA
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.18 AC.
TOTAL EXISTING S.F.	
TOTAL PROPOSED S.F.	
PROPOSED OPEN SPACE	99.984 %
REQUIRED OPEN SPACE	



CAD 2/25.04-PLBASE.DWG	
JOB NO.	2726.04
DRAWN BY	EG
CHECK BY	KN
DATE	1/11/2021

REVISIONS

NO.	DATE	DESCRIPTION	BY

ENGINEER OF RECORD

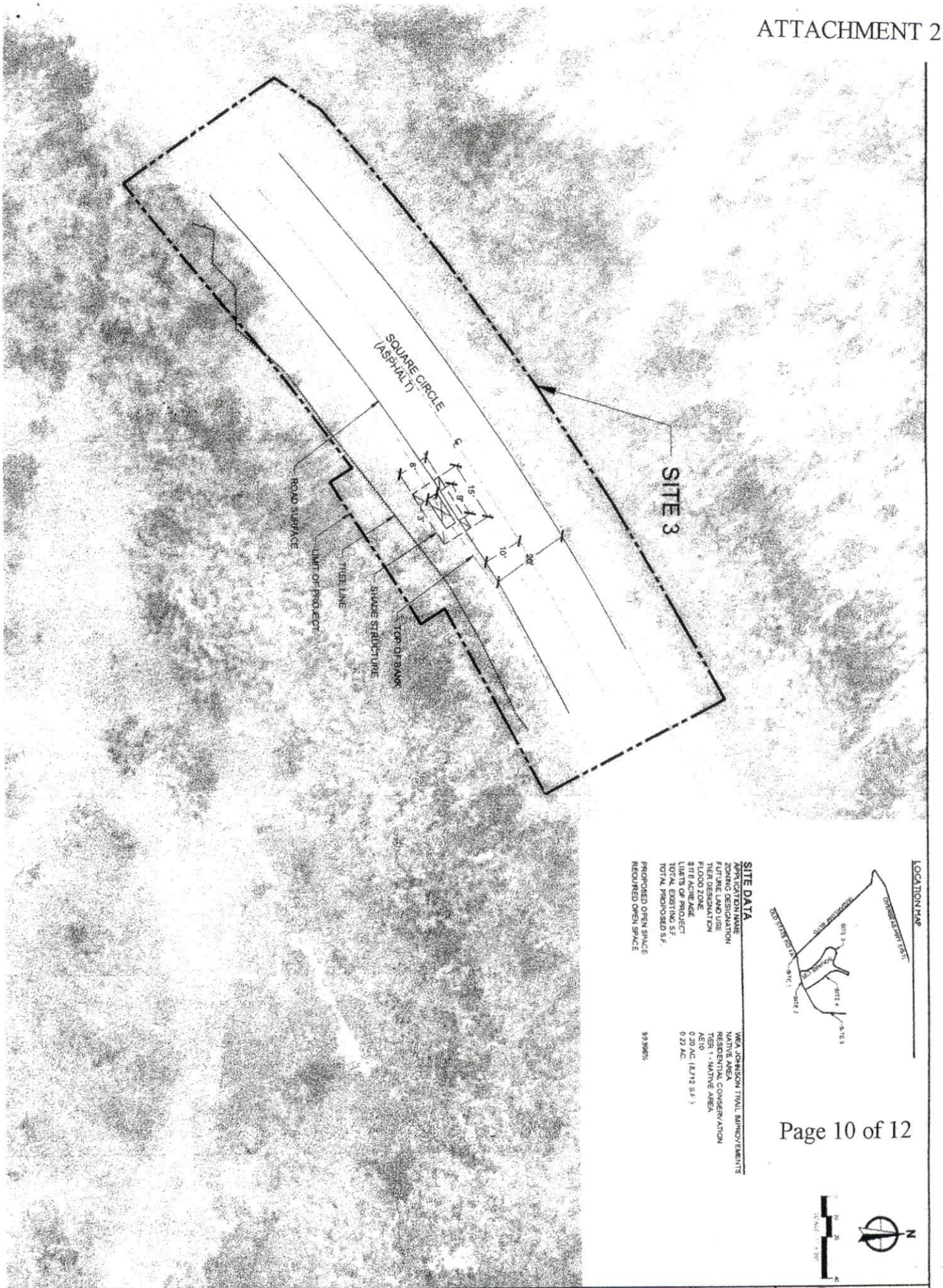
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)

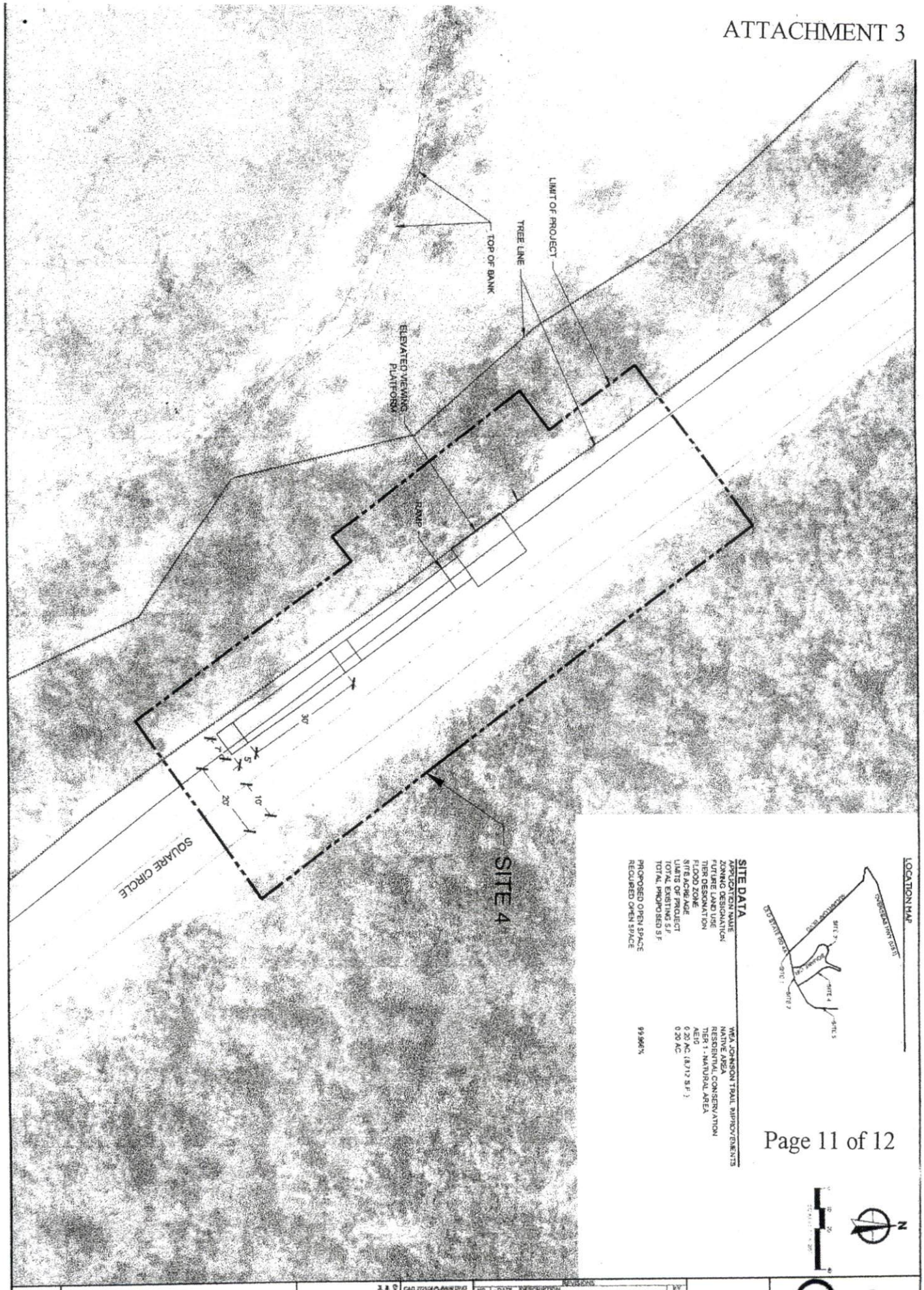
Johnson Tract Viewing Platform and Shade Structures

SHEET: SP-2

WGL

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No 866.909.2220 www.wglinc.com
Cert No. 6091 - LB No. 7055


SITE 3
SQUARE CIRCLE (ASPHALT)
ROAD SURFACE
LIMIT OF PROJECT
TREE LINE
SHADE STRUCTURE
TOP OF BANK
8'
15'
9'
3'
10'
20'
LOCATION MAP
OVERSEAS HWY (US 1)
OLD STATE RD 4A
SITE 1
SITE 2
SITE 3
SITE 4
SITE 5
SITE DATA
APPLICATION NAME
ZONING DESIGNATION
FUTURE LAND USE
TIER DESIGNATION
FLOOD ZONE
SITE ACREAGE
LIMITS OF PROJECT
TOTAL EXISTING S.F.
TOTAL PROPOSED S.F.
PROPOSED OPEN SPACE
REQUIRED OPEN SPACE
WEA JOHNSON TRAIL IMPROVEMENTS
NATIVE AREA
RESIDENTIAL CONSERVATION
TIER 1 - NATIVE AREA
AE10
0.20 AC. (8,712 S.F.)
0.22 AC.
99.996%
N
FLORIDA KEYS WILDLIFE
ENVIRONMENTAL AREA (WEA)
Johnson Tract Viewing Platform and
SHEET
SP-3
CAD 2725.04PL-BASE.DWG
JOB NO. 2725.04
DRAWN BY ES
CHECK BY KN
REVISIONS
NO. DATE DESCRIPTION BY
WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.908.2220 www.wginc.com



SHEET SP-4

FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)

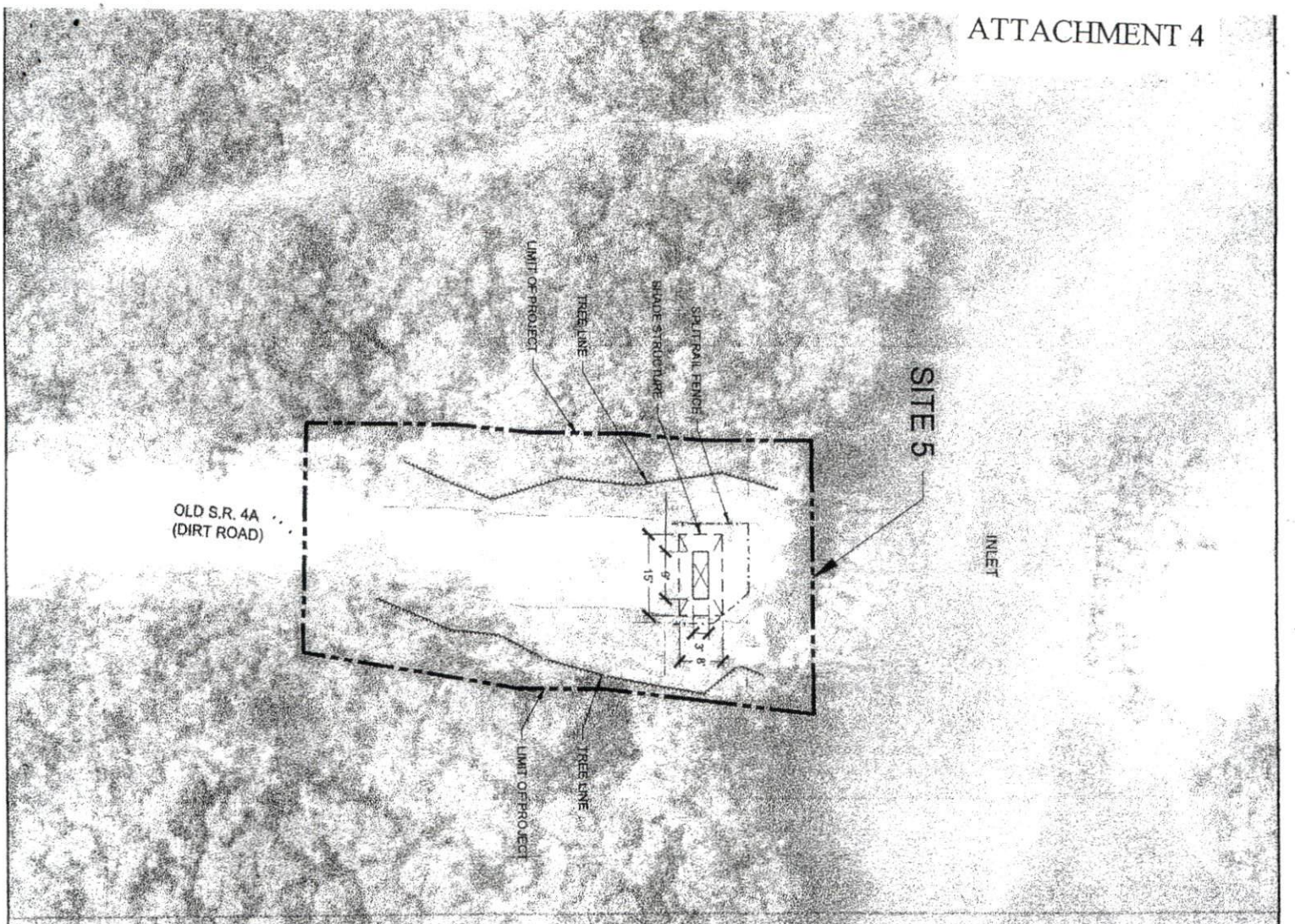
Johnson Tract Viewing Platform and

CAD 2725.04 PLANNING DWG
JOB NO. 2725.04
DRAWN BY EO
CHECK BY KH

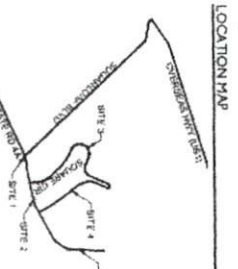
REVISIONS

NO.	DATE	DESCRIPTION	BY

WGL



LOCATION MAP



SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.10 AC.
TOTAL EXISTING S.F.	
TOTAL PROPOSED S.F.	
PROPOSED OPEN SPACE	99.99%
REQUIRED OPEN SPACE	

FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)

Johnson Tract Viewing Platform and Shade Structures

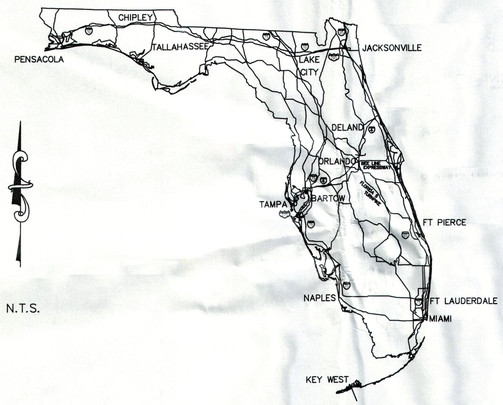
SHEET: SP-5

CAD 2725.04PLBASE.DWG	
JOB NO.	2725.04
DRAWN BY	EG
CHECK BY	RR
DATE	1/11/2021

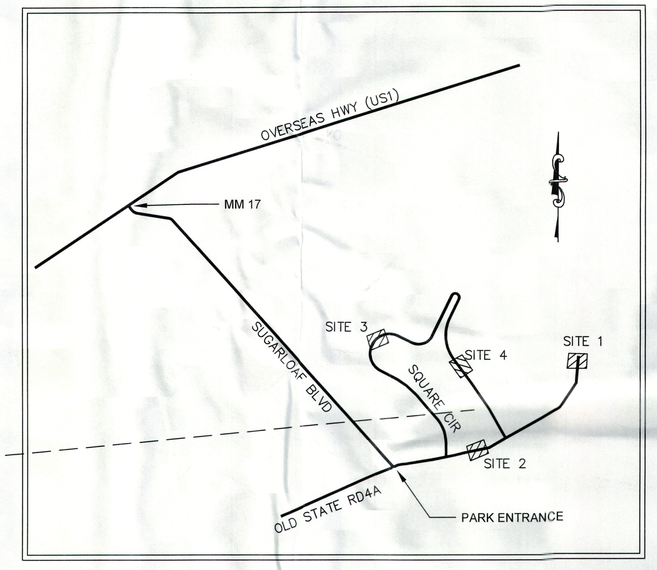
NO	DATE	DESCRIPTION	BY
REVISIONS			

WGL
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wglnc.com
Cert No. 6691 - LB No. 7066

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISION
SOUTH REGION
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES



LOCATION MAP (N.T.S.)



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VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983, FLORIDA STATE PLANES, EAST ZONE, U.S. FEET (NAD83)

811 Know what's below. Call before you dig.

PREPARED BY:

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

PROJECT LOCATED IN
SECTION 7, 11 AND 12 / TOWNSHIP 67 SOUTH / RANGE 27 AND 28 EAST
SUGARLOAF KEY, MONROE COUNTY, FL
LAT 24° 30' 9.2" N, LON 81° 32' 9.2" W

DIRECTIONS TO SITE:

2.7 MILES SOUTH ON SUGARLOAF BLVD FROM OVERSEAS HIGHWAY (@ MILE MARKER 17) TO PARK ENTRANCE ON EAST SIDE OF THE ROAD

SCOPE OF WORK:

CONSTRUCTION OF 10 PARKING SPACES TO INCLUDE ONE ADA COMPLIANT STALL ON SUGARLOAF BOULEVARD. WORK ALSO INCLUDES RESTRICTED ACCESS ENTRANCE TO THE WEA AND INFORMATION KIOSK.

PROVIDE AS-BUILT SURVEY CERTIFIED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA.

INCLUDES ALL LABOR, MATERIALS, EQUIPMENT, UNSUITABLE MATERIAL DISPOSAL, BONDS AND INSURANCE REQUIRED TO COMPLETE THE WORK. ALL DEMOLISHED AND UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER..

PERMIT SUBMTTAL

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	JAN 2019
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DRAWN BY: NL
COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION
6/24/21
THOMAS MUELLER, PE
FL LICENSE NO. 58119

FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA

SHEET TITLE: COVER

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.: CS-1.0

Tom Mueller C:\Users\tmu\Desktop\Work\Florida Keys Wildlife Environmental Area\Johnson Tract Viewing Platform and Shade Structures\CS-1.0.dwg ——— Plotted: 6/24/2021 10:08:35 AM Saved: 6/24/2021 10:08:35 AM

GENERAL NOTES

1. REGULATIONS – ALL CONSTRUCTION SHALL BE DONE IN A WORKMAN LIKE MANNER AND SHALL CONFORM TO ALL COUNTY, STATE AND FEDERAL REGULATIONS AND OR CODES INCLUDING BUT NOT LIMITED TO THE CURRENT COUNTY AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) LATEST REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES TO BEGIN WORK AND PAY ALL REQUIRED FEES ASSOCIATED WITH SAME.

2. STANDARD DETAILS AND SPECIFICATIONS – STATE, COUNTY AND CITY CONSTRUCTION DETAILS AND SPECIFICATIONS SHALL BE APPLIED TO THE APPROPRIATE AREAS OF THE PLANS, GENERALLY DIFFERENTIATED BY PROPERTY OWNERSHIP LINES OR INTENT OF THE DESIGN. ANY CONFLICTS BETWEEN GOVERNING STANDARDS SHALL BE BROUGHT TO THE ATTENTION OF THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) PROJECT MANAGER.

3. DATUM – UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). HORIZONTAL DATA SHOWN HEREON REFERS TO N.A.D. 83 FLORIDA STATE PLANE EAST ZONE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE FWC PROJECT MANAGER BEFORE CONSTRUCTION BEGINS OR RESUMES.

4. CHANGES – ALL CHANGES SHALL BE SUBMITTED IN WRITING AND APPROVED BY THE FWC PROJECT MANAGER PRIOR TO CONSTRUCTION.

5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK "SWEET" (PID#AA0134) A BRASS DISK IN CONCRETE, HAVING A PUBLISHED ELEVATION OF 0.50' AND NGS BENCHMARK "MON 100" (PID#AA1757) A FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISK IN BRIDGE RAILING.
   NAVD88 = NGVD29 – 1.36'

6. GUARANTEE – THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIAL SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.

7. SHOP DRAWINGS – PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE FWC PROJECT MANAGER FOR REVIEW AND APPROVAL. STRUCTURE SHOP DRAWINGS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.

8. RECORD DRAWINGS – THE CONTRACTOR SHALL SUBMIT RECORD DRAWINGS TO THE FWC PROJECT MANAGER FOR REVIEW AND APPROVAL. RECORD DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF FLORIDA AND BE REFERENCED TO THE DATUM SHOWN IN THE CONSTRUCTION PLANS. ANY UNMARKED UTILITIES ENCOUNTERED DURING CONSTRUCTION SHALL BE INCORPORATED INTO THE RECORD DRAWINGS. ALL UTILITIES MUST BE SHOWN IN THEIR AS–BUILT LOCATION.

9. RESPONSIBILITY – THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL VERIFY THE LOCATION, SIZE AND MATERIAL OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE FWC PROJECT MANAGER. THE APPROPRIATE UTILITY COMPANY SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION IN OR AROUND THAT UTILITY. CALL "SUNSHINE STATE ONE CALL" AT 1–800–432–4770 PRIOR TO ANY EXCAVATION. THE ENGINEER AND OWNER SHALL BE HELD HARMLESS AGAINST ALL CLAIMS OR DAMAGES.

11. RESTORATION – THE CONTRACTOR SHALL IMMEDIATELY REPAIR AND RESTORE EXISTING SITE FEATURES INCLUDING PAVEMENT, DRIVEWAYS, PIPES, FENCES, TRAFFIC CONTROL DEVICES, MAILBOXES AND PROPERTY CORNERS DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES. THE REPAIR AND RESTORATION SHALL CONFIRM TO APPLICABLE STANDARDS AS GOVERNED.

12. OPEN TRENCHES – ALL OPEN TRENCHES AND HOLES SHALL BE PROPERLY MARKED AND BARRICADED TO INSURE THE SAFETY OF VEHICULAR AND PEDESTRIAN TRAFFIC. NO OPEN TRENCHES OR HOLES SHALL BE LEFT OPEN DURING NIGHT TIME HOURS WITHOUT EXPRESSED PERMISSION FROM THE FWC PROJECT MANAGER AND REGULATING AGENCIES. ALL TRENCHES SHALL COMPLY WITH OSHA TRENCH SAFETY ACT PROVISIONS.

13. CONFLICTS – ANY CONFLICTING INFORMATION BETWEEN REGULATING AGENCIES AND THE CONSTRUCTION DOCUMENTS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE FWC PROJECT MANAGER. AFFECTED CONSTRUCTION SHALL NOT COMMENCE OR RESUME UNTIL PERMISSION IS GRANTED BY THE FWC PROJECT MANAGER.

14. CONTRACTOR SHALL BE EXTREMELY CAUTIOUS WHEN WORKING NEAR TREES WHICH ARE TO BE SAVED, WHETHER SHOWN ON THE CONSTRUCTION PLAN OR DESIGNATED IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACE IN KIND, OF ANY TREES SPECIFIED TO BE SAVED THAT ARE DAMAGED AS A RESULT OF WORK CONDUCTED.

15. ALL AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE GRASS SEED, FERTILIZER AND MULCH, OR SOD. GRASS TYPE SHALL BE AS APPROVED BY THE AREA MANAGER. MULCH SHALL BE FREE OF INVASIVE/ EXOTIC SPECIES. AREAS SHALL BE FILLED AND GRADED AS NECESSARY TO PROVIDE PROPER DRAINAGE.

16. "PROVIDE" SHALL MEAN "FURNISH AND INSTALL".

CLEARING AND GRUBBING

1. CLEARING – CLEARING SHALL BE LIMITED TO THE CONSTRUCTION AREA AND/OR AS DIRECTED BY THE FWC PROJECT MANAGER AND APPROVED BY THE COUNTY.

2. GRUBBING – ALL STUMPS, ROOTS, BURIED LOGS OR OTHER UNSUITABLE MATERIAL WITHIN THE LIMITS OF ROADWAY OR PARKING AREA SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROADWAY ELEVATION AND REPLACED WITH CLEAN FILL.

3. DEBRIS REMOVAL – ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED. ANY MATERIAL RETAINED ON–SITE FOR MORE THAN 30 DAYS SHALL BE STORED IN CONTAINERS APPROVED BY THE FWC PROJECT MANAGER.

4. PROTECTION – THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING BUILDINGS, UTILITIES, STRUCTURES THAT ARE ABOVE OR BELOW GROUND AND SHALL HOLD THE ENGINEER AND OWNER HARMLESS AGAINST ALL CLAIMS OR DAMAGES.

5. MUCK – ANY MUCK ENCOUNTERED WITHIN 10' OF THE ROADWAY AND PARKING AREAS SHALL BE REMOVED AND REPLACED WITH CLEAN FILL MATERIAL.

PAVING AND DRAINAGE

1. SUBGRADE – SUBGRADE SHALL BE COMPACTED TO 98% MAXIMUM DENSITY IN ACCORDANCE WITH AASHTO T–180 (ASTM–1557) SPECIFICATIONS. ALL STUMPS, ROOTS, AND OTHER DELETERIOUS MATERIAL ENCOUNTERED SHALL BE REMOVED TO A DEPTH OF 3 FEET BELOW FINISHED ROAD GRADE AND REPLACED WITH CLEAN FILL COMPACTED TO NOT LESS THAN 100% OF MAXIMUM DENSITY. ALL SUCH MATERIAL SHALL BE REMOVED FROM WITHIN 8 FEET OF THE EDGE OF PAVEMENT. STABILIZED SUBGRADE SHALL CONFORM TO SECTION 160 OF FDOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND HAVE A MINIMUM LBR OF 40.

2. BASE – APPROVED CRUSHED CONCRETE SHALL CONFORM TO APPLICABLE SECTIONS OF THE LATEST FDOT SPECIFICATIONS. BASE COURSE SHALL BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T–180 (ASTM 1557).

3. CONCRETE – CONCRETE SHALL DEVELOP A 28–DAY MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI UNLESS OTHERWISE NOTED ON THE PLANS AND SHALL CONFORM TO THE APPLICABLE SECTIONS OF THE CURRENT FDOT SPECIFICATIONS.

4. THE EXISTING DRAINAGE DITCHES SHALL BE CLEARED AND REWORKED, AS NECESSARY, TO RESTORE THEM TO AN APPROVED DESIGN SECTION. DRAINAGE SYSTEMS ARE TO BE CLEANED AND/OR GRADED TO THE POINT OF LEGAL POSITIVE OUTFALL.

5. ALL ADA ACCESSIBLE RAMPS SHALL MEET ALL APPLICABLE LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES AND REGULATIONS. ANY MODIFICATIONS SHALL BE APPROVED BY THE FWC PROJECT MANAGER. ADA PARKING SIGNS SHALL BE PLACED A) BEHIND THE SIDEWALK OR B) ATTACHED TO BUILDING WALLS IN AREAS WHERE A SIDEWALK AND/OR BUILDING ABUTS THE STALL OR C) OUTSIDE THE TWO (2') FEET OVERHANG AREA WHERE WHEEL STOPS ARE NOT PROVIDED.

FIELD OBSERVATIONS AND TESTING

1. NOTIFICATION – THE CONTRACTOR SHALL NOTIFY THE FWC PROJECT MANAGER, GOVERNMENT AND OTHER PERMITTING AGENCIES 48 HOURS PRIOR TO SCHEDULING FIELD OBSERVATIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO TEST THE COMPLETED WORK. CALL "SUNSHINE ONE CALL" AT 1–800–432–4770 PRIOR TO ANY EXCAVATION.

2. ALL TESTS SHALL BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF FLORIDA AND ARE TO BE PAID FOR BY THE CONTRACTOR.

3. THE BASE ROCK CHEMICAL AND SIEVE ANALYSIS SHALL BE SUBMITTED TO THE FWC PROJECT MANAGER FOR REVIEW PRIOR TO CONSTRUCTION.

4. PROCTOR AND DENSITY TESTS FOR SUBGRADE AND BASE MATERIAL SHALL BE TAKEN AS DIRECTED BY THE FWC PROJECT MANAGER. PAVING DENSITY TESTS SHALL BE TAKEN A MINIMUM OF ONE PER 500 S.Y.

5. TESTING – TEST RESULTS SHALL BE SUBMITTED TO THE FWC PROJECT MANAGER FOR REVIEW AND APPROVAL. TESTING REQUIREMENTS SHALL INCLUDE, BUT MAY NOT BE LIMITED TO, BACKFILL DENSITY, PIPELINE INTEGRITY (HYDROSTATIC PRESSURE) AND ANY OTHERS REQUIRED BY THE FWC PROJECT MANAGER OR PERMITTING AGENCIES.

ABBREVIATIONS

AC	ACRE
ADA	AMERICAN WITH DISABILITIES ACT
CO	CLEAN OUT
CONC	CONCRETE
DIA	DIAMETER
ELEV	ELEVATION
EX	EXISTING
FM	FORCE MAIN
GAL	GALLON
HB	HOSE BIB
INV	INVERT ELEVATION
LF	LINEAR FEET
MIN	MINIMUM
NAVD	NORTH AMERICAN VERTICAL DATUM OF 1988
NGVD	NATIONAL GEODETIC VERTICAL DATUM OF 1929
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PROP	PROPOSED
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
SCH	SCHEDULE
SF	SQUARE FEET
SS	SANITARY SERVICE
TYP	TYPICAL
WM	WATER MAIN

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PLANNING AND DESIGN SECTION
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Tallahassee, FL 32399–1600
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SYMBOL	REVISION	DATE

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PROFESSIONAL REGISTRATION
THOMAS MUELLER, PE
FL LICENSE NO. 58119
6/26/20

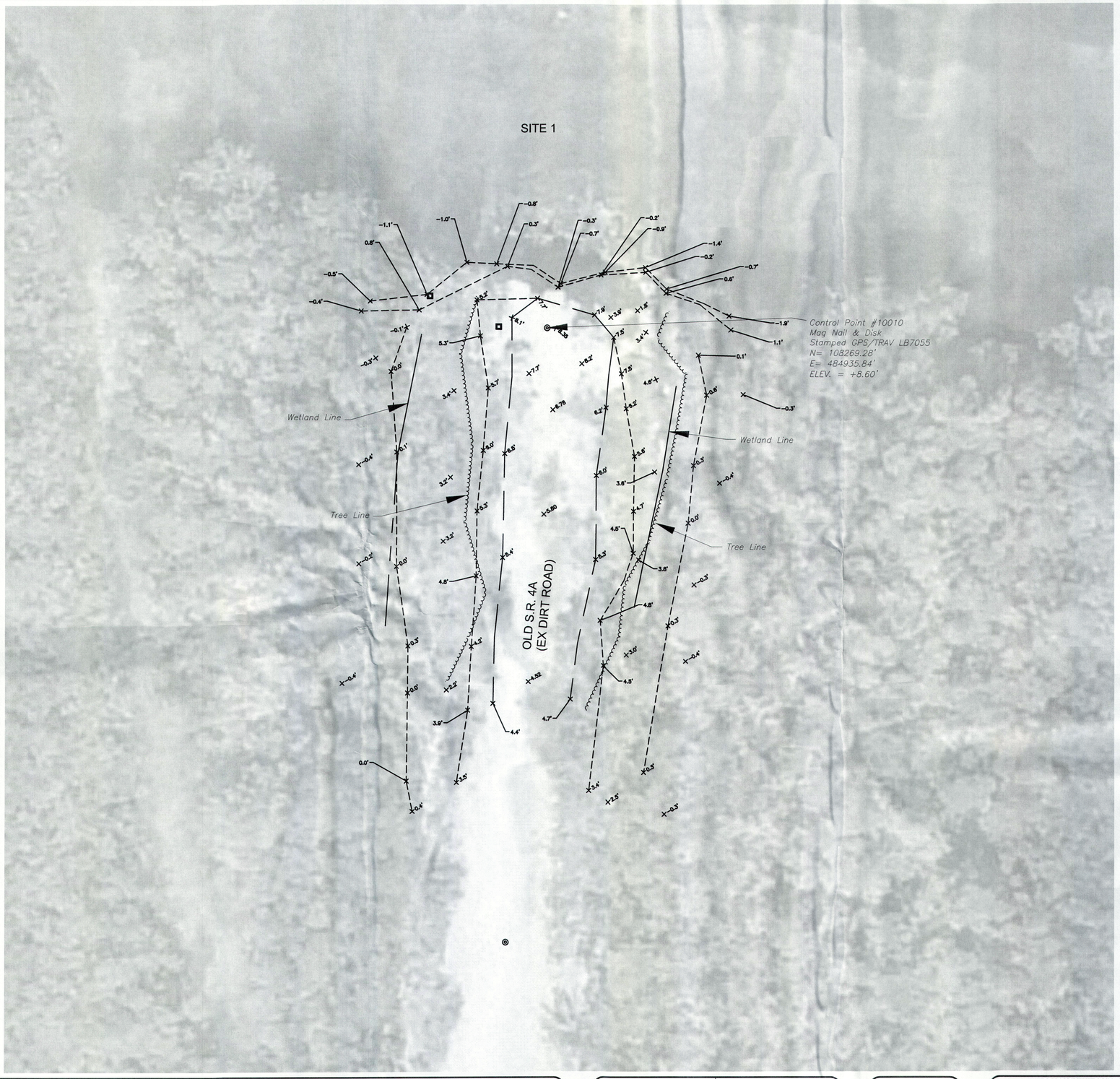
FLORIDA KEYS WEA

SHEET TITLE: GENERAL NOTES

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS–2.0

Nathan Leach C:\pwworking\wgi\nathan.leach\d1328282\272504-CV-COV.dwg ---- Plotted: 5/29/2019 2:16:16 PM Saved: 5/29/2019 2:16:02 PM



0 5 10 20
1" = 10'

NORTH

LEGEND:

	= BOTTOM OF BANK
	= CROWN OF ROAD
℄	= CENTERLINE ROAD
x x	= FENCE/GATE
	= CONCRETE
	= DIRT ROAD
	= LIGHT PLE
	= CONCRETE POWER POLE/CPP
ELEV. x 0.00	= ELEVATION = EXISTING ELEVATION (GROUND SHOTS TO TENTHS ONLY
	= GATE VALVE (WV=WATER VALVE) (SV=SEWER VALVE)(IV-IRRIGATION VALVE)
	= GUY WIRE ANCHOR
LB	= LICENSED SURVEYING BUSINESS
N	= NORTHING
E	= EASTING
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
OHU	= OVERHEAD UTILITY WIRES
PLS	= PROFESSIONAL LAND SURVEYOR
PSM	= PROFESSIONAL SURVEYOR & MAPPER
	= INFORMATION SIGNS
	= TOP OF BANK
W/	= WITH
	= WOODLINE
	= WOOD POWER POLE/WPP
	= WOOD BALLARD
	= BALLARD

NOTES

1. THE LAST DATE OF FIELD SURVEY WAS JANUARY 9, 2019.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
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12. THE WETLAND DELINEATION WAS PERFORMED BY A CERTIFIED BIOLOGIST FROM WGI ON FEBRUARY 1, 2019.
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PSM NO. 6889

FLORIDA KEYS WEA

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SHEET NO. CS-3.0

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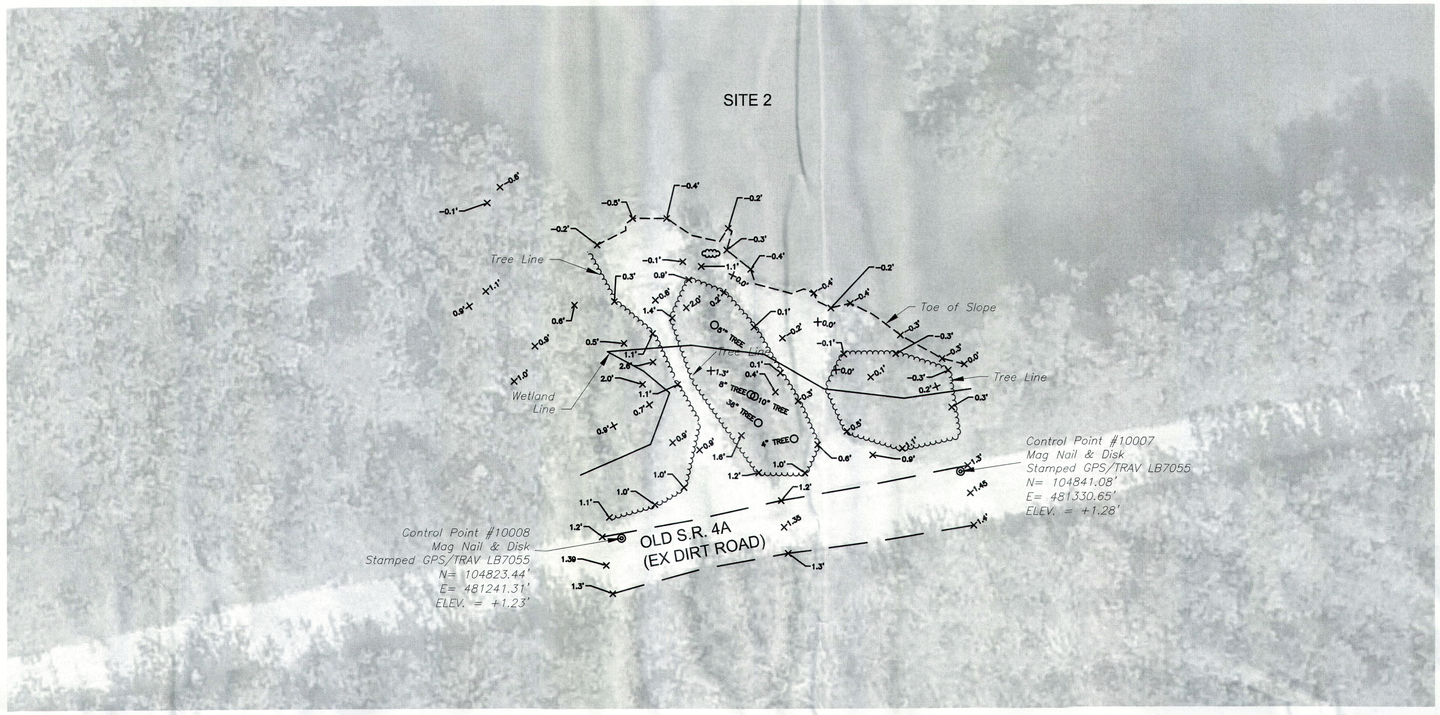

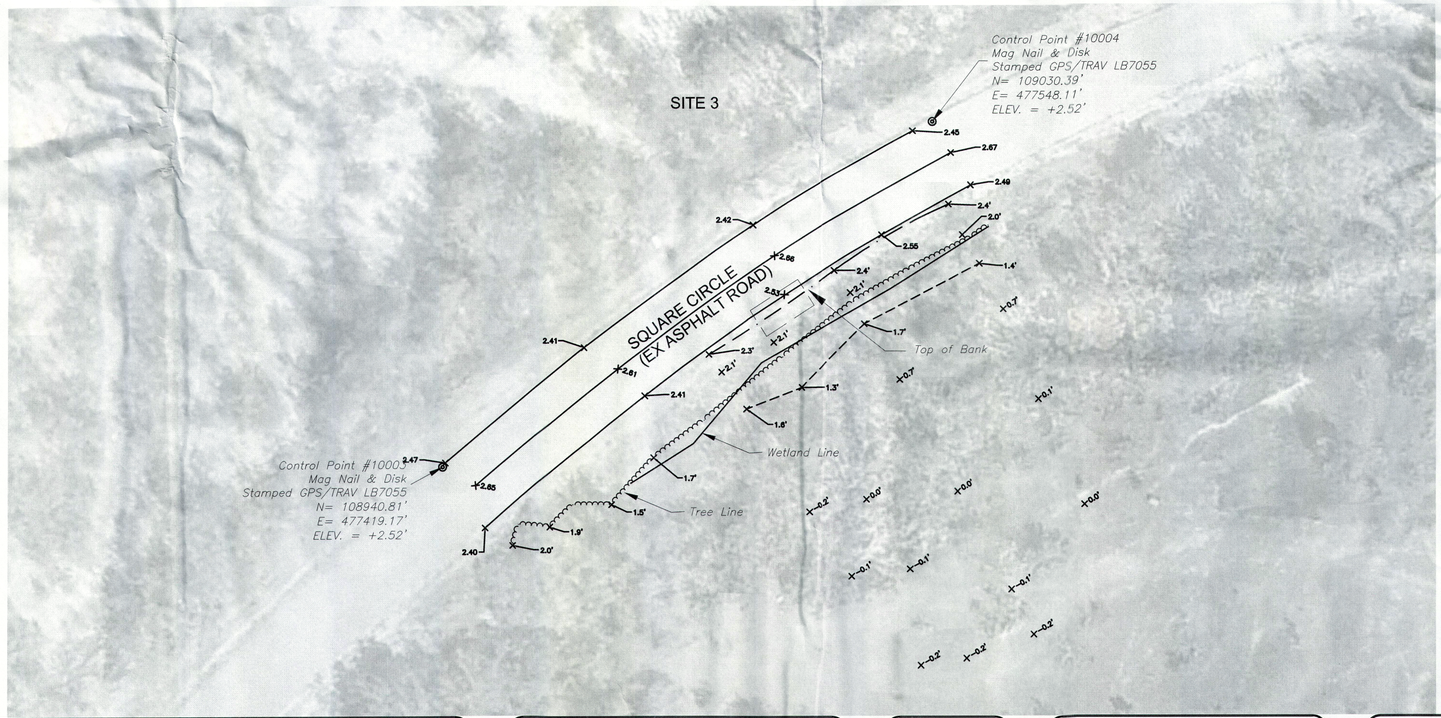

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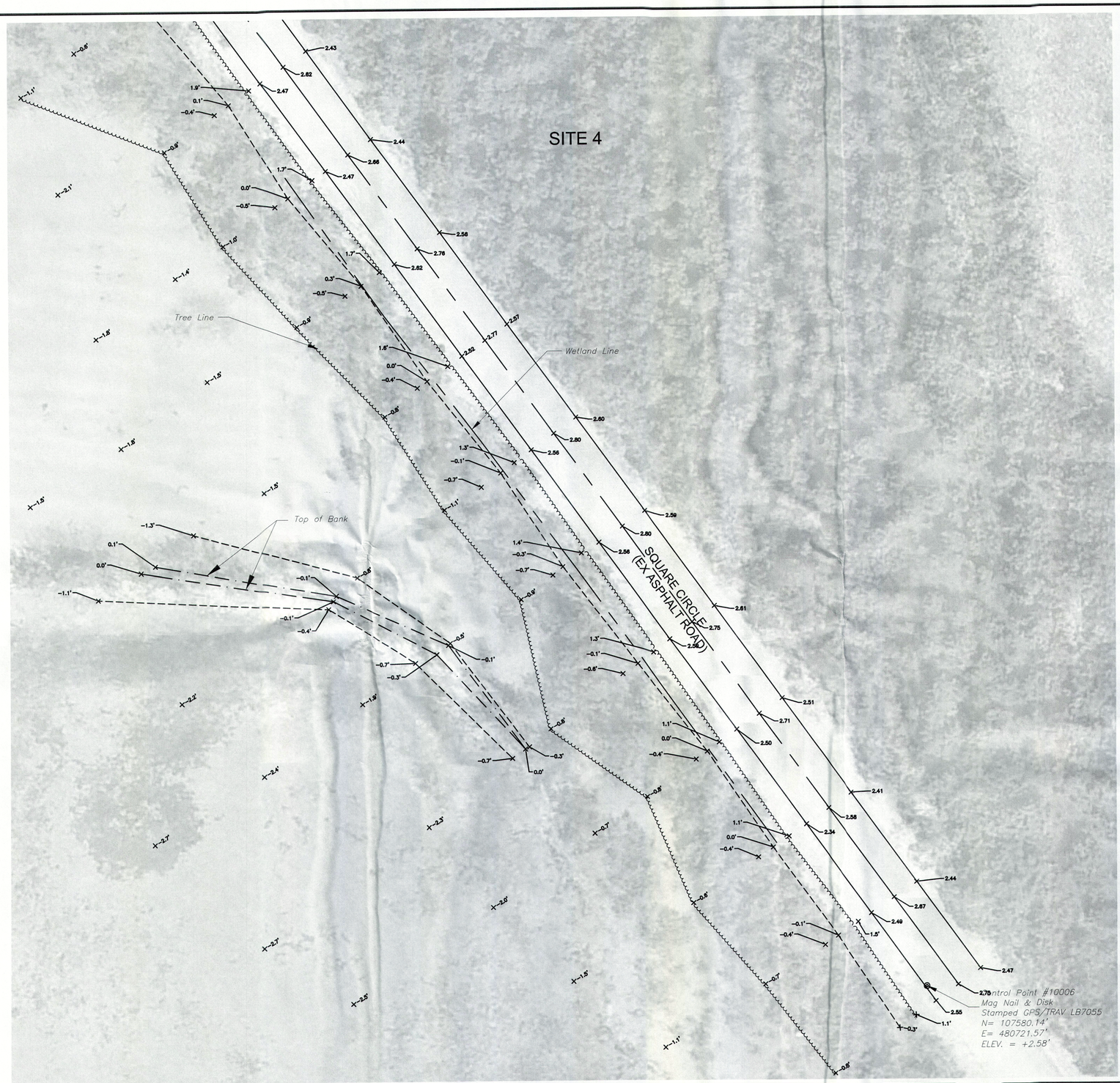
FLORIDA KEYS WEA

SHEET TITLE: SPECIFIC PURPOSE SURVEY

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-3.1

Nathan Leach C:\pwworking\wgi\nathan.leach\d1328283\f272504-CV-SPS.dwg ----- Plotted: 5/29/2019 2:18:46 PM Saved: 5/29/2019 11:44:19 AM



0 10 20 30
1" = 20'

NORTH

LEGEND:

	= BOTTOM OF BANK
	= CROWN OF ROAD
℄	= CENTERLINE ROAD
— x — x —	= FENCE/GATE
	= CONCRETE
	= DIRT ROAD
	= LIGHT POLE
	= CONCRETE POWER POLE/CPP
ELEV. x 0.00	= ELEVATION = EXISTING ELEVATION (GROUND SHOTS TO TENTHS ONLY
	= GATE VALVE (WV=WATER VALVE) (SV=SEWER VALVE)(IV=IRRIGATION VALVE)
	= GUY WIRE ANCHOR
LB	= LICENSED SURVEYING BUSINESS
N	= NORTHING
E	= EASTING
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAD	= NORTH AMERICAN DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
— OHU —	= OVERHEAD UTILITY WIRES
PLS	= PROFESSIONAL LAND SURVEYOR
PSM	= PROFESSIONAL SURVEYOR & MAPPER
	= INFORMATION SIGNS
	= TOP OF BANK
W/	= WITH
	= WOODLINE
	= WOOD POWER POLE/WPP
	= WOOD BALLARD
	= BALLARD

NOTES

1. THE LAST DATE OF FIELD SURVEY WAS JANUARY 9, 2019.
2. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND/OR REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK "SWEET" (PID#AA0134) A BRASS DISK IN CONCRETE, HAVING A PUBLISHED ELEVATION OF 0.50' AND NGS BENCHMARK "MON 100" (PID#AA1757) A FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISK IN BRIDGE RAILING. TO CONVERT TO NGVD29 ADD 1.36'.
6. THE FEATURES SHOWN HEREON ARE REFERENCED TO THE HORIZONTAL DATUM FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990, AS ESTABLISHED USING LOCAL BASE STATION SET UP ON NGS MONUMENT "SWEET" (PID#AA0134) A BRASS DISK IN CONCRETE.
7. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
8. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.
9. THE SURVEY WAS PREPARED FOR THE PURPOSE OF PARK IMPROVEMENTS.
10. THE TREES SHOWN HEREON WERE NOT PREPARED WITH THE BENEFIT OF AN ARBORIST. TREE SPECIMEN NOMENCLATURE IS GENERALLY COMMON (OAK, PALM, PINE, ETC.). CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
11. THE FEATURES SHOWN HEREON WERE ACQUIRED USING RTK GPS, TRIGONOMETRIC METHODS; AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS FOR ACCURACY.
12. THE WETLAND DELINEATION WAS PERFORMED BY A CERTIFIED BIOLOGIST FROM WGI ON FEBRUARY 1, 2019.
13. COPYRIGHT © 2019 BY WANTMAN GROUP, INC.

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Cert No. 6091 - LB No. 7055

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	JAN 2019
SYMBOL	REVISION / DATE

DESIGNER : NL
DRAWN BY: NL
COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION
JIM SULLIVAN, PSM
PSM NO. 6889

FLORIDA KEYS WEA

SHEET TITLE: SPECIFIC PURPOSE SURVEY

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-3.2

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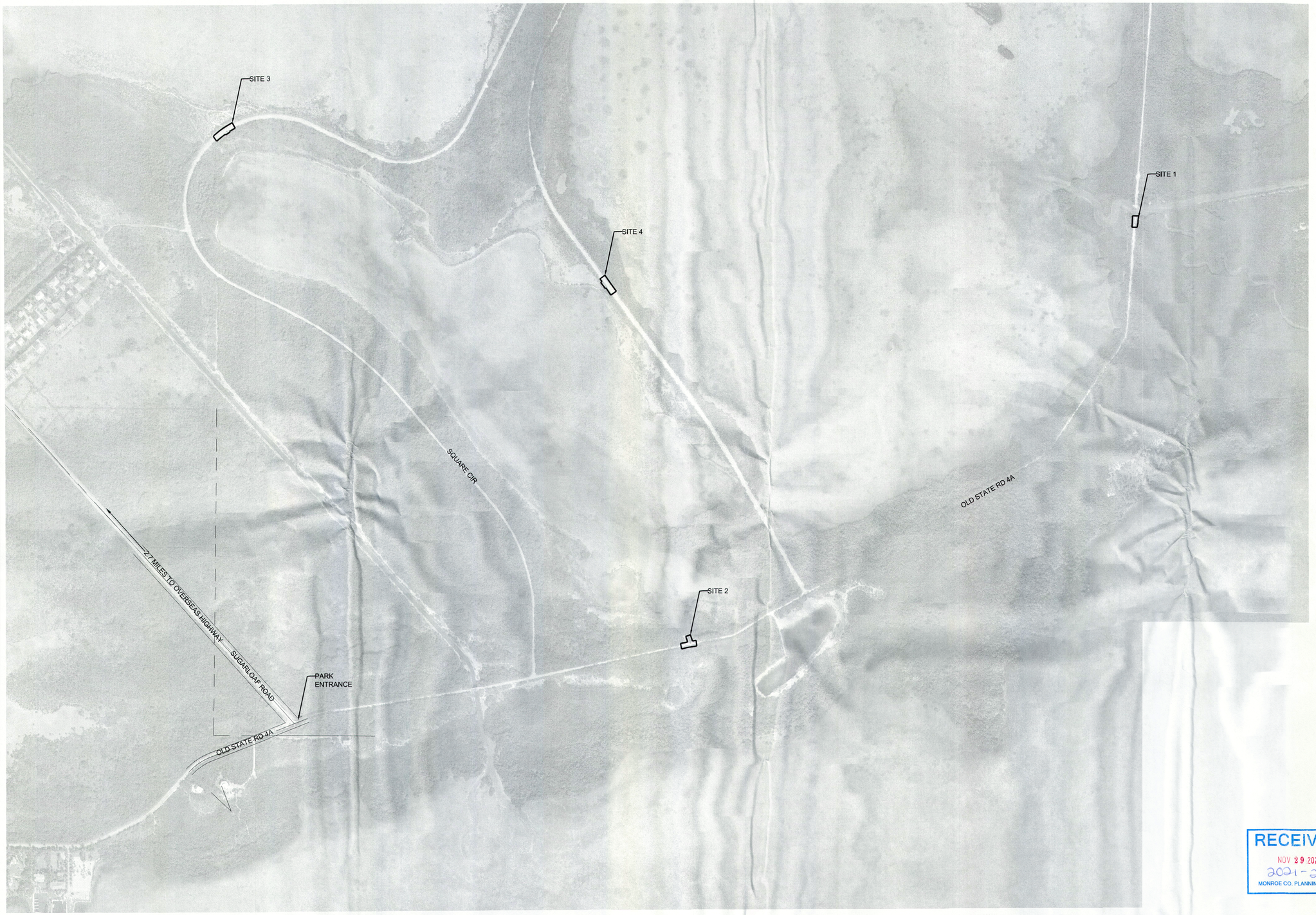

0 200 400 800

1" = 400'

NORTH

LEGEND:

	= BOTTOM OF BANK
	= CROWN OF ROAD
℄	= CENTERLINE OF ROAD
x x	= FENCE/GATE
	= CONCRETE
	= DIRT ROAD
	= LIGHT POLE
	= CONCRETE POWER POLE/CPP
ELEV. x 0.00	= ELEVATION = EXISTING ELEVATION (GROUND SHOTS TO TENTHS ONLY)
	= GATE VALVE (WV=WATERr VALVE) (SV=SEWER VALVE)(IV=IRRIGATION VALVE)
	= GUY WIRE ANCHOR
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	= INFORMATION SIGNS
	= TOP OF BANK
W/	= WITH
	= WOODLINE
	= WOOD POWER POLE/WPP
	= WOOD BALLARD
	= BALLARD

PROJECT LOCATION

LAT	24° 30' 9.2" N
LON	81° 32' 9.2" W
STR	S7, 11, & 12 T67S R27 & 28E
QUAD	SADDLE BUNCH KEYS AND SUGARLOAF KEY
PARCEL ID	00118650-000000, 00118820-000000, 00118830-000000, 00118850-000000, 00118880-000000, 00118900-000000, 00118910-000000, 00119720-000000, 00119740-000000

DIRECTIONS TO SITE:

2.7 MILES SOUTH ON SUGARLOAF BLVD FROM OVERSEAS HIGHWAY (@ MILE MARKER 17) TO PARK ENTRANCE ON EAST SIDE OF THE ROAD

NOTES

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   NAVD'88 = NGVD29 - 1.36'

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STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION

THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE: AERIAL PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-4.0

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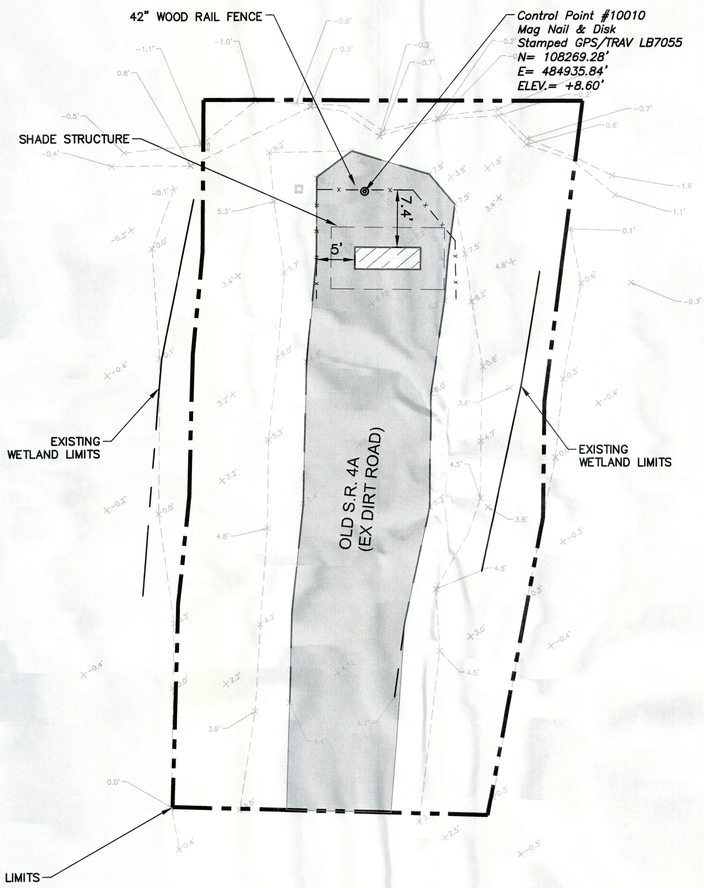
0 5 10 20
1" = 10'

NORTH

SITE 1



LEGEND

STRUCTURE

EX ROAD

ROOF OVERHANG

WOOD RAIL FENCE

NOTES

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   NAVD'84 = NGVD'29 - 1.36'

SITE DATA

IMPERVIOUS AREA	AC.	
STRUCTURE	0.00	
EX DIRT ROAD	0.03	
PERVIOUS AREA	AC.	
OPEN SPACE	0.07	
LAND USE	AC.	PERCENT
IMPERVIOUS	0.03	30
PERVIOUS	0.07	70
TOTAL	0.10	100

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PROFESSIONAL REGISTRATION
THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

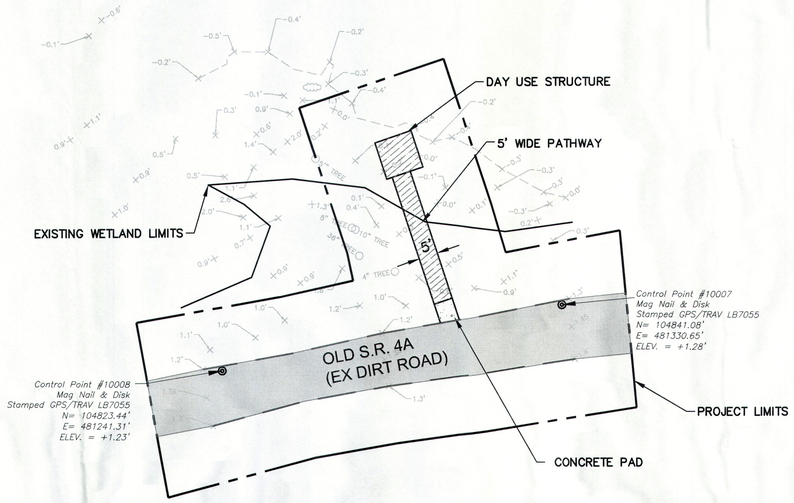
SHEET TITLE: OVERALL SITE PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

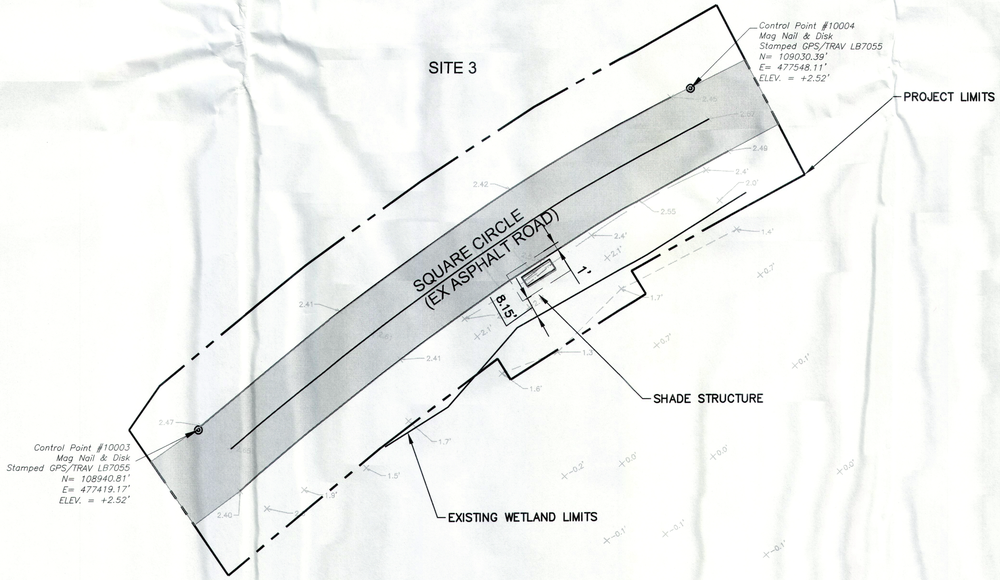
SHEET NO. CS-5.0

Nathan Leach C:\pwworking\wgi\nathan.leach\d1328283\272504-CV-SP.dwg ---- Printed: 5/29/2019 2:18:42 PM Saved: 5/29/2019 12:25:44 PM

SITE 2



SITE 3



0 10 20 40

1" = 20'

NORTH

SITE DATA

IMPERVIOUS AREA	AC.	
CRUSHED CONCRETE	0.00	
EX ROAD	0.04	
STRUCTURE	0.01	
PERVIOUS AREA	AC.	
OPEN SPACE	0.13	
LAND USE	AC.	PERCENT
IMPERVIOUS	0.05	28
PERVIOUS	0.13	72
TOTAL	0.18	100

LEGEND

CONCRETE PAVEMENT

EX ROAD

STRUCTURE

ROOF OVERHANG

NOTES

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   NAVD'84 = NGVD'29 - 1.36'

SITE DATA

IMPERVIOUS AREA	AC.	
EX ROAD	0.08	
STRUCTURE	0.00	
PERVIOUS AREA	AC.	
OPEN SPACE	0.14	
LAND USE	AC.	PERCENT
IMPERVIOUS	0.08	36
PERVIOUS	0.14	64
TOTAL	0.22	100

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PROFESSIONAL REGISTRATION
THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE: OVERALL SITE PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-5.1

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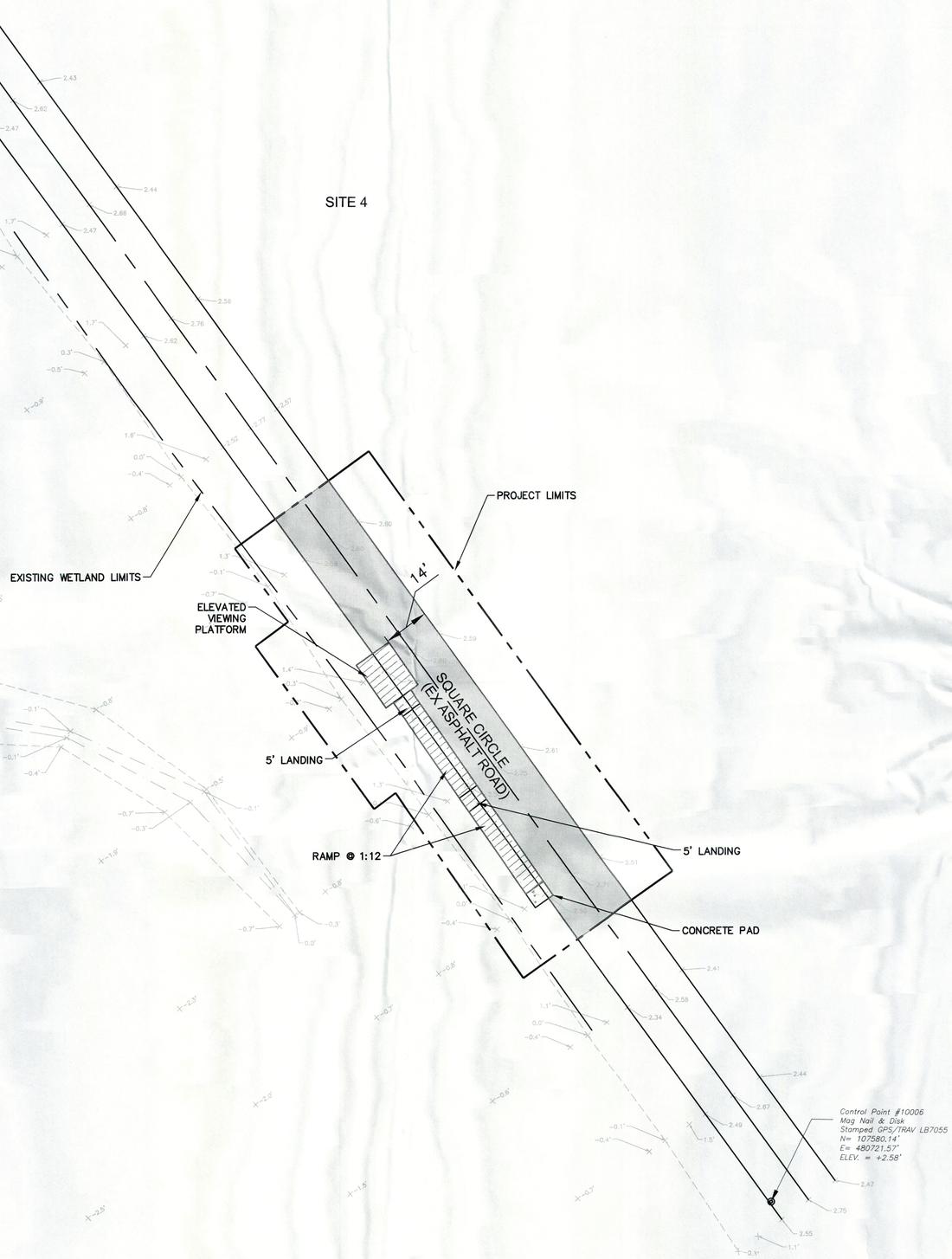

0 10 20 40
1" = 20'

NORTH

LEGEND

CONCRETE PAVEMENT

EX ROAD

STRUCTURE

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   NAVD'84 = NGVD'29 - 1.36'

SITE DATA

IMPERVIOUS AREA	AC.	
EX ROAD	0.06	
STRUCTURE	0.02	
PERVIOUS AREA	AC.	
OPEN SPACE	0.12	
LAND USE	AC.	PERCENT
IMPERVIOUS	0.08	40
PERVIOUS	0.12	60
TOTAL	0.20	100

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PROFESSIONAL REGISTRATION
6/4/21
THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE
OVERALL SITE PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
CS-5.2

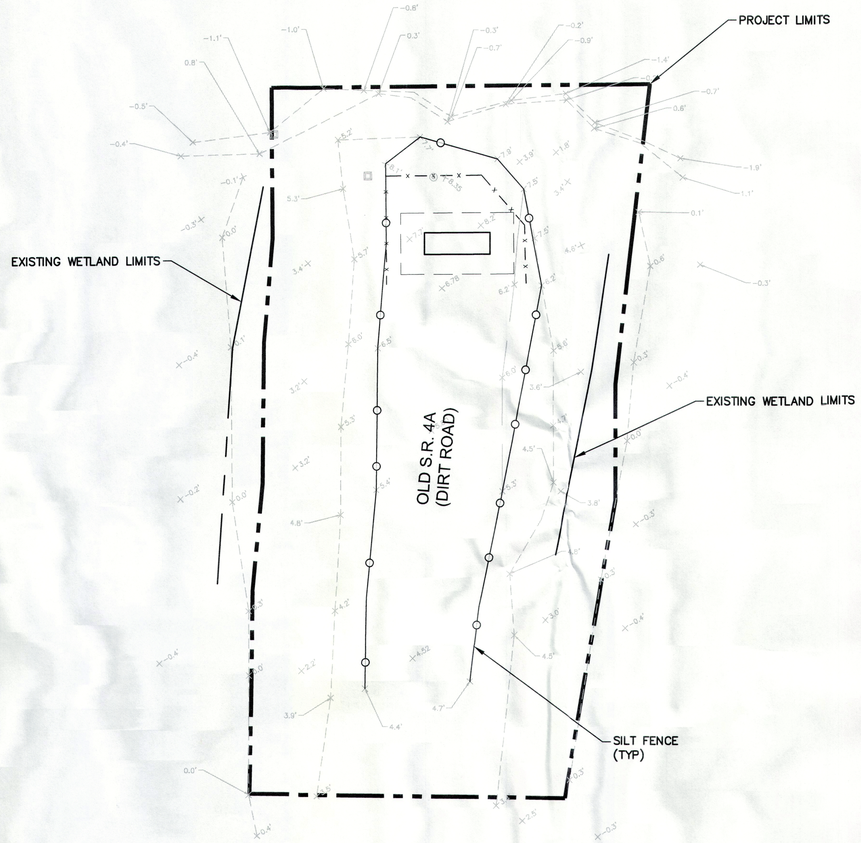
Nathan Leach C:\Users\nleach\Desktop\Working Files\Johnson Tract\Site 4\Johnson Tract Site 4 Overall Site Plan.dwg ---- Plotted: 5/29/2019 2:19:46 PM Saved: 5/29/2019 12:25:44 PM

0 5 10 20

1" = 10'

NORTH

SITE 1



LEGEND

SILT FENCE

ROOF OVERHANG

SAFETY RAILING

NOTES

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2. SWPPP CONTROLS ARE SHOWN IN CONCEPTUAL LOCATIONS AND MAY BE SYMBOLIC IN SIZE DUE TO THE SCALE OF THE DRAWING, ACTUAL CONDITIONS AND LOCATION OF CONSTRUCTION ACCESS POINTS. CONTROLS SHALL BE INSTALLED ACCORDING TO THE DETAILS AND SPECIFICATIONS AND AS DIRECTED BY THE FWC OR ENGINEER.
3. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
4. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

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DESIGNER : NL
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COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION
11/16/21
THOMAS MUELLER, PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

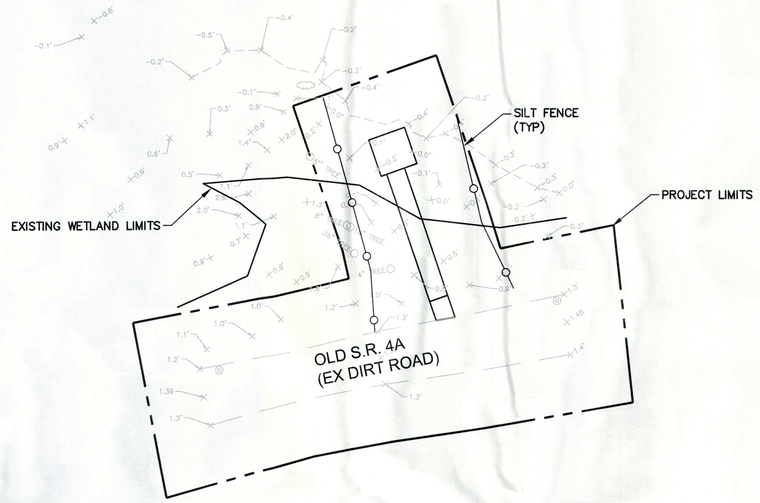
SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

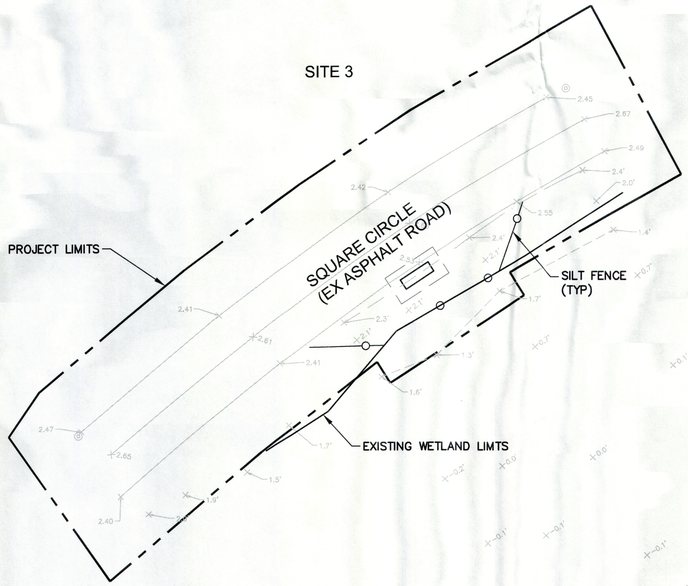
SHEET NO.
CS-6.0

Author: Leach, G:\projects\prj\civil\dwg\sht\328282\372504-CIV-SWPP.dwg ——— Plotted: 5/29/2019 2:19:59 PM Saved: 5/29/2019 2:00:39 PM

SITE 2



SITE 3



0 10 20 40
1" = 20'

NORTH

LEGEND

ROOF OVERHANG

SILT FENCE

NOTES

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3. PORTABLE TOILETS, FUEL STATIONS, AND OTHER SOURCES OF POTENTIAL POLLUTION SHALL HAVE BERMS CONSTRUCTED AROUND THEM TO PREVENT DIRECT SURFACE FLOW INTO STORM SEWERS AND LAKES.
4. DO NOT CONSTRUCT SILT FENCES ACROSS PERMANENT FLOWING WATER COURSES. SILT FENCE TO BE AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

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PROFESSIONAL REGISTRATION
THOMAS MUELLER, PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE: STORM WATER POLLUTION PREVENTION PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-6.1

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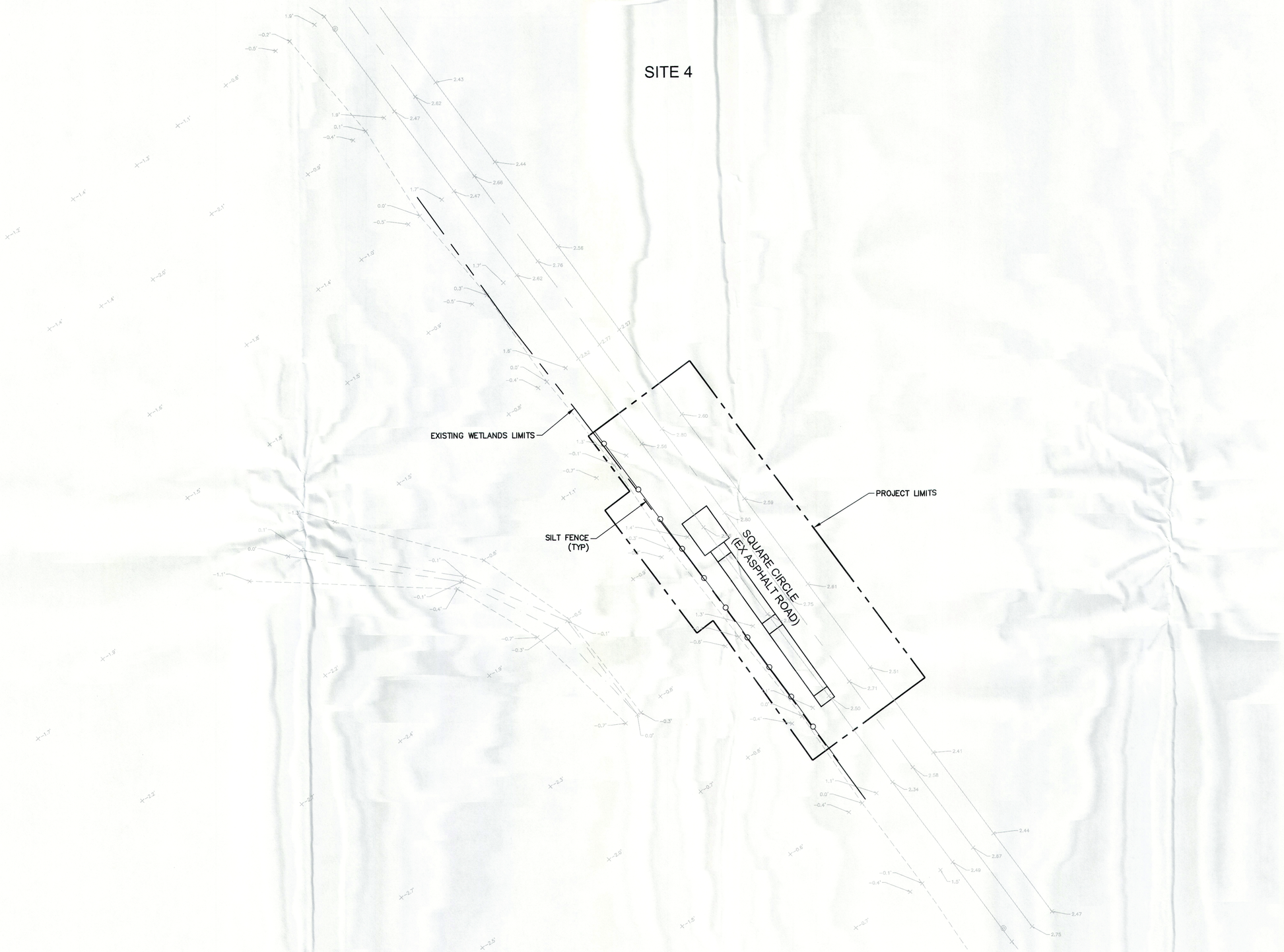

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LEGEND

SILT FENCE

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Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	JAN 2019	
SYMBOL	REVISION	DATE

DESIGNER : NL
DRAWN BY: NL
COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION
6/16/20
THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE
STORM WATER POLLUTION PREVENTION PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

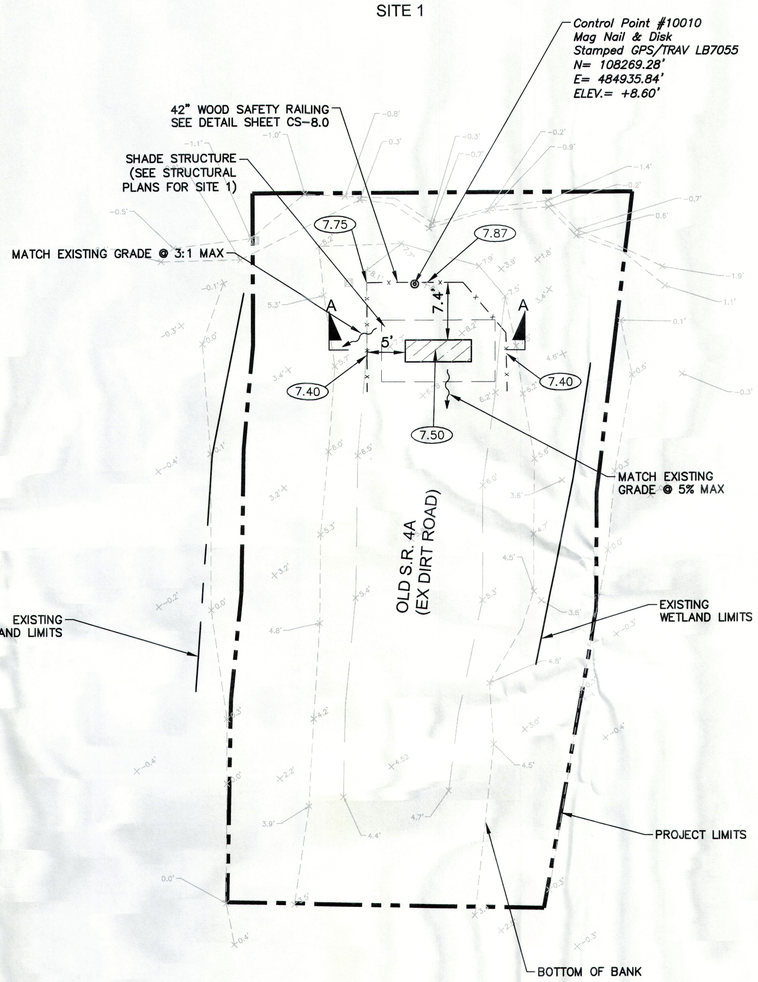
SHEET NO.
CS-6.2

Nathan Leach C:\pwworking\wgi\nathan.leach\d1328282\272504-CV-SWPP.dwg ---- Plotted: 5/29/2019 2:20:03 PM Saved: 5/29/2019 2:00:39 PM

0 5 10 20
1" = 10'

NORTH

SITE 1



LEGEND

STRUCTURE	
ROOF OVERHANG	— — — —
WOOD SAFETY RAILING	— x — x — x —
EXISTING GRADE	+2.0'
PROPOSED GRADE	(1.5)

NOTES

1. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988, AS ESTABLISHED BY NGS BENCHMARK "SWEET" (PID#AA0134) A BRASS DISK IN CONCRETE, HAVING A PUBLISHED ELEVATION OF 0.50' AND NGS BENCHMARK "MON 100" (PID#AA1757) A FLORIDA DEPARTMENT OF TRANSPORTATION BRASS DISK IN BRIDGE RAILING. TO CONVERT TO NGVD29 ADD 1.36'.

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PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
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FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
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FLORIDA KEYS WEA

SHEET TITLE: PAVING AND DRAINAGE PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

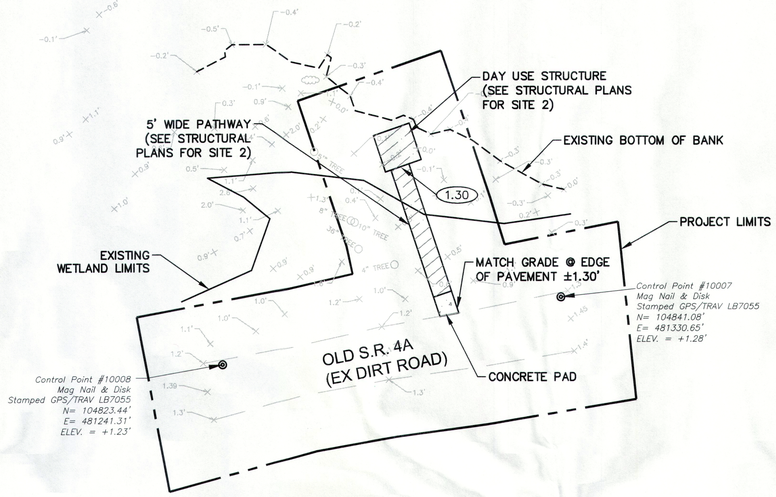
SHEET NO. CS-7.0

Xrefs: C:\jeworking\wgi\nolton.leach\d132826\f272504-CV-PGD.dwg ----- Plotted: 5/29/2019 2:20:16 PM Saved: 5/29/2019 1:04:14 PM

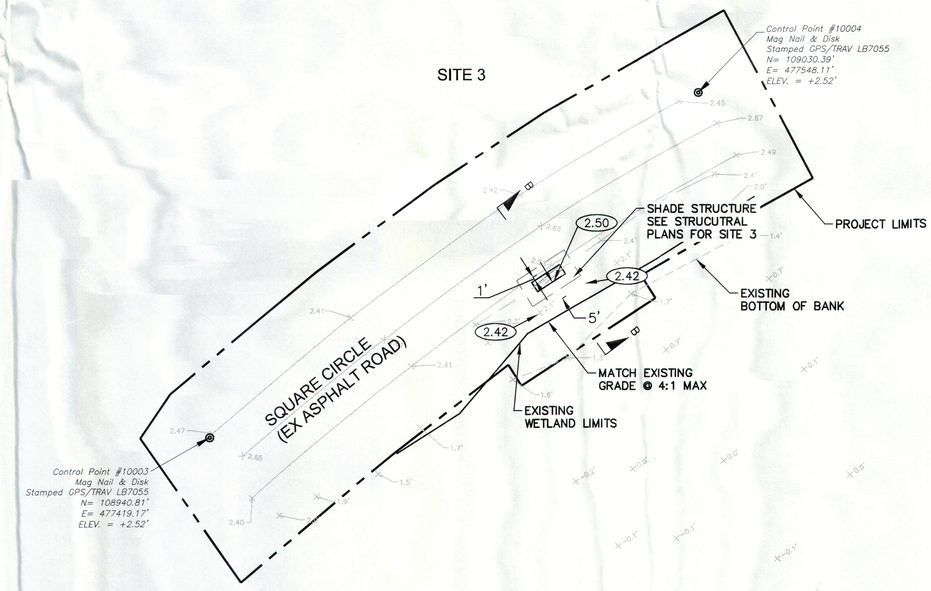
0 10 20 40
1" = 20'

NORTH

SITE 2



SITE 3



NOTE: 1.08' NAVD'88 IS YEARLY HIGHEST TIDE (2018) FOUND ON NOAA TIDE DATA FROM KEY WEST STATION

LEGEND

STRUCTURE	
CONCRETE PAVEMENT	
ROOF OVERHANG	
WOOD RAIL FENCE	
EXISTING GRADE	+2.0'
PROPOSED GRADE	1.5

NOTES

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FLORIDA KEYS WEA

SHEET TITLE: PAVING AND DRAINAGE PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-7.1

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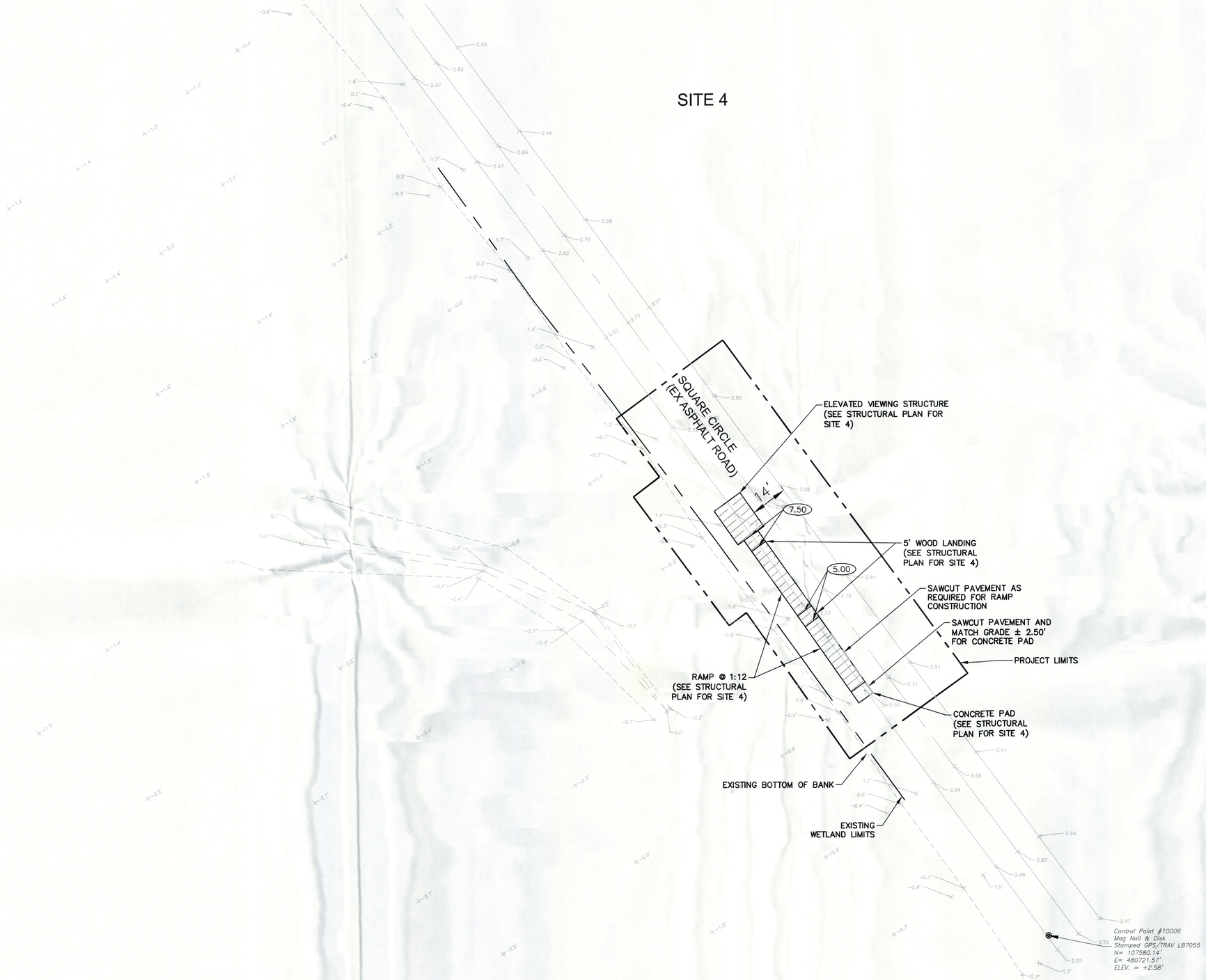
SITE 4



0 10 20 40
1" = 20'

NORTH

LEGEND

STRUCTURE

CONCRETE PAVEMENT

EXISTING GRADE X 2.0'

PROPOSED GRADE 1.5

NOTES

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PROFESSIONAL REGISTRATION
4/12/21
THOMAS MUELLER. PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE: PAVING AND DRAINAGE PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-7.2

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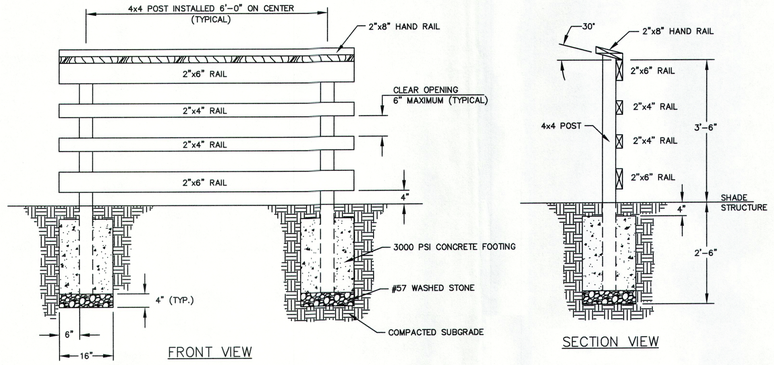


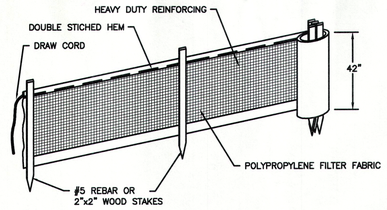
FRONT VIEW

SECTION VIEW

NOTES:
1) REFER TO SHEET SS-2.0 FOR LUMBER AND FASTENER SPECIFICATIONS.
2) ALL BOLTS SHALL BE RECESSED. USE 5/16" LAG BOLTS FOR 2x6 TO 4x4 CONNECTIONS, AND 1/4" LAG BOLTS FOR ALL OTHERS.

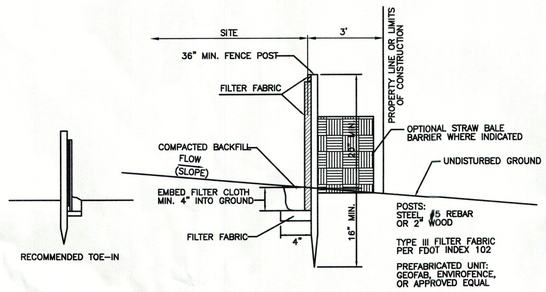
WOOD SAFETY RAILING

NOT TO SCALE



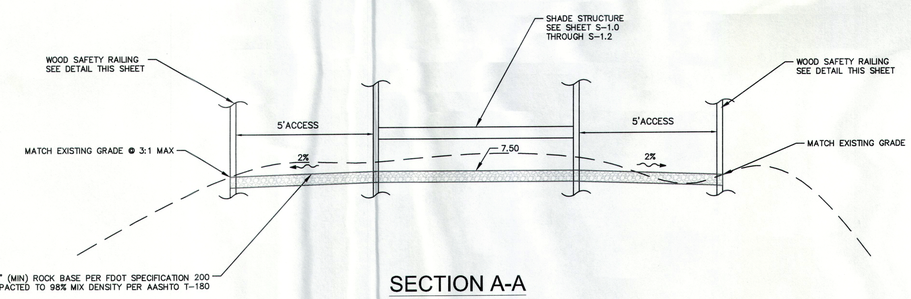
NOTES:

1. FILTER FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES SPACED EVERY 24" AT TOP AND BOTTOM.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
3. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE OR DEPTH OF ACCUMULATED SEDIMENT REACHES 6 INCHES.
4. SILT FENCE SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE.
5. THE CONTRACTOR SHALL INSPECT AND REPAIR THE SILT FENCE AFTER EACH RAIN EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
6. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFFSITE AND CAN BE PERMANENTLY STABALIZED.
7. THE SILT FENCE SHALL BE PLACED ON SLOPE CONTOUR TO MAXIMIZE ITS PONDING EFFICIENCY.
8. IF DITCH LEVEL IS DEEPER THAN 30", THEN A FLOATING SILT SCREEN SHALL BE USED.



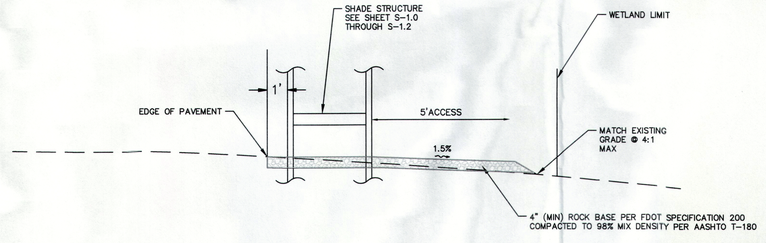
SILT FENCE INSTALLATION

SCALE: NONE



SECTION A-A

SITE 1 SHADE STRUCTURE



SECTION B-B

SITE 3 SHADE STRUCTURE

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PROFESSIONAL REGISTRATION
THOMAS MUELLER, PE
FL LICENSE NO. 58119

FLORIDA KEYS WEA

SHEET TITLE: DETAILS

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. CS-8.0

Nathan Leach C:\jwrworking\wp\[nathan.leach\p\128282\172504-CV-PSD-DET.dwg ----- Plotted: 5/29/2019 2:20:32 PM Sheet: 5/29/2019 1:07:05 PM

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS:

1. DO NOT SCALE FROM DRAWINGS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 6TH EDITION, 2017.
3. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR INCONSISTENCIES.
4. NO CHANGES OF INFORMATION SHOWN ON THE DRAWINGS SHALL BE MADE WITHOUT THE SPECIFIC WRITTEN APPROVAL OF THE ARCHITECT / ENGINEER.
5. DESIGN INFORMATION SHOWN ON THE DRAWINGS PROVIDE OVERALL DIMENSIONAL PARAMETERS AND DESCRIBE ELEMENTS TO BE CONSTRUCTED. THE CONTRACTOR SHALL ADJUST DIMENSIONS AND DETAILS AS REQUIRED TO FIT EXISTING CONDITIONS. THE ARCHITECT / ENGINEER SHALL BE NOTIFIED OF ANY PROPOSED MODIFICATIONS.
6. DEMOLITION SHALL INCLUDE REMOVAL, TRANSPORT AND DISPOSAL OF ALL WASTE MATERIAL RELATED TO THE CONSTRUCTION OF THE PROJECT TO AN APPROVED DISPOSAL FACILITY.
7. THE CONTRACTOR IS TO FLAG THE CONSTRUCTION BOUNDARIES FOR INSPECTION AND APPROVAL BY THE OWNER.
8. ALL EXTERIOR WOOD, UNLESS NOTED OTHERWISE (UNO) SHALL BE S4S NO. 2 SOUTHERN YELLOW PINE K.D. AFTER TREATMENT. TREATMENT SHALL BE IN ACCORDANCE WITH AWPA STANDARDS FOR MCQ .40P/CF. FOR ABOVE GROUND, .40P/CF. FOR GROUND & FRESHWATER CONTACT, .60P/CF. FOR PERMANENT FOUNDATION USE. CUT SURFACES OF TREATED WOOD SHALL BE TREATED WITH PRESERVATIVE IN ACCORDANCE WITH AWPA STANDARD M4. COPPER NAPHTHENATE SOLUTION SHALL BE BRUSHED INTO ALL BOLT HOLES.
9. PLYWOOD ROOF DECK SHALL BE $\frac{3}{4}$" PRESSURE TREATED EXT. GRADE BC (UNO) WITH "B" FACE VISIBLE.
10. ROOF MATERIAL SHALL BE 5 'V' CRIMP, 24 GA. FOREST GREEN, GALV. OR GALVALUME. PROVIDE PROPER SEPARATION BETWEEN METAL AND ANY TREATED WOOD. APPLY ROOFING METAL OVER 30# ROOF FELT ON PLYWOOD SHEATHING, IN ACCORDANCE WITH MANU. RECOMMENDATIONS FOR CODE AND WIND UPLIFT PER LOCATION OF INSTALLATION. (ROOF PANELS BY SEMCO OR EQ.). PANELS SHALL BE FASTENED, AT A MINIMUM, WITH 1-1/2" LONG #9 STAINLESS STEEL WOOD SCREWS WITH BONDED NEOPRENE WASHERS. COLOR OF FASTENER TO MATCH PANEL COLOR. SPACED AT 6" O.C. ALONG PANEL FLASHING, TRIMS, EDGES, EAVES VALLEYS, GABLED ENDS, HIPS, AND RIDGES. SPACED 16" O.C. ON PANEL RIBS AT INTERMEDIATE FIELDS. DO NOT OVER TIGHTEN FASTENERS. NO DIMPLES ALLOWED.
11. WOOD PILINGS/POSTS SHALL COMPLY WITH SECTION 1809 FBC, LATEST EDITION, AND SHALL BE NO. 2 SYP. PILES SHALL COMPLY WITH DOC PS-20. TREATMENT SHALL BE IN ACCORDANCE WITH AWPA STANDARDS FOR ROUND OR SAWN TIMBER PILES. PILINGS MAY BE DRIVEN OR JETTED WITH THE LAST ONE FOOT DRIVEN. DEPTH WILL VARY BY SITE PER GEOTECH. RECOMMENDATIONS.
12. UNLESS NOTED OTHERWISE (UNO) ALL METAL CONNECTORS SHALL BE STAINLESS STEEL MANUFACTURED BY SIMPSON STRONG TIE OR EQ. FASTEN IN ACCORD WITH MANUFACTURER'S REQUIREMENTS.
13. UNLESS NOTED OTHERWISE (UNO) ALL FASTENERS, SCREWS, ANGLES AND METAL CLIPS TO BE STAINLESS STEEL WITH BOLTS, NUTS AND WASHERS. MEET SPECIFICATIONS OF ASTM A304.
14. REFER TO EACH PROJECT SITE PLAN FOR EXTENT, TYPE AND LOCATION OF PAVING.
15. LIMEROCK PATHS AND PADS SHALL BE MADE UP OF A 4" BASE OF CRUSHED LIMEROCK ASTM D 2940 WITH AT LEAST 90% 1-$\frac{1}{2}$" SIEVE AND THE TOP 2" A CLAYEY GRAVEL AND SAND MIXTURE COMPACTED TO A DENSE STATE.
16. WHERE NOTED ON THE PROJECT SITE PLAN, CONC. PAVING FOR: 4" THICK CONC. SLAB, 3,000 PSI DESIGN MIX W/ FIBER REINF(UNLESS NOTED OTHERWISE. PLACE ON COMPACTED FILL WITH 2% SLOPE AWAY FROM THE STRUCTURE, LIGHT BROOM FINISH.
17. DESIGN LOADS:
    A. SUPERIMPOSED DEAD LOADS:
    DEAD LOADS SHALL BE TAKEN AS THE ACTUAL WEIGHTS OF MATERIALS AND CONSTRUCTIONS OR OTHERWISE SATISFACTORY VALUES DESCRIBED IN THE FLORIDA BUILDING CODE.
    B. SUPERIMPOSED LIVE LOADS:

ROOF	20 PSF
DESIGN WIND LOADS:	
GOVERNING CODE	ASCE 7-10
ULTIMATE DESIGN WIND SPEED	V=171 MPH
BUILDING RISK CATEGORY	I
EXPOSURE - MWFRS	D
- CLADDING AND COMPONENT	D
INTERNAL PRESS. COEF.	GCPI=/-0.00 (OPEN BUILDING)
MEAN ROOF HIGH	8.5 FEET
WIND DIRECTIONAL FACTOR	Kd=0.85

ULTIMATE DESIGN PRESSURES (PSF) FOR COMPONENTS AND CLADDING SURFACES:
ROOF SURFACE(+69, -131 PSF) VERTICAL SURFACE(+79, -79 PSF)

18. DISPLAY PANEL BACKING TO BE $\frac{3}{4}$" BC TREATED PLYWOOD, "B" FACE ON THE DISPLAY PANEL SIDE. DISPLAY PANEL GRAPHICS TO BE PROVIDED BY OTHERS. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ENSURE THAT DISPLAY PANELS ARE SIZED IN ACCORDANCE WITH PANEL GRAPHICS. INCORRECT DISPLAY PANELS SIZES ARE NOT ACCEPTABLE. BACKBOARD PANEL & TRIM FINISH: APPLY ALKYD BASED PRIMER & 2 TOP COATS PAINT COLOR TO MATCH BENJ.. MOORE #HC 130.
19. CONSTRUCTION TOLERANCES: (VERIFY WITH STRUCTURAL REQUIREMENTS)
    A. ALIGNMENT AND GRADE: PILES SHALL BE SET TO ACHIEVE CONTINUOUS, STRAIGHT CENTERLINE ALIGNMENT AS INDICATED ON DESIGN PLANS, OR AS DIRECTED BY THE PROJECT ENGINEER. INDIVIDUAL PILES WITHIN THE ALIGNMENT SHALL BE PLUMB ABOUT THEIR CENTERLINE WHEN CHECKED WITH A PLUMB BOB. CENTERS OF PILES IN CONTINUOUS STRAIGHT RUNS SHALL BE WITHIN 1" OF EITHER SIDE OF THE CENTERLINE ALIGNMENT WHEN CHECKED WITH A TAUT STRING LINE. PILES SHALL BE SPACED AT INTERVALS AND SET TO GRADE AS REQUIRED TO CONFORM WITH TYPICAL DETAILS. PILINGS SHALL BE FINISH TRIMMED TO MAINTAIN DESIGN ELEVATIONS.
20. FOUNDATIONS:
    A. THE AREA UNDER FOOTINGS, FOUNDATIONS SHALL HAVE ALL VEGETATION, STUMPS, ROOTS, AND FOREIGN MATERIALS REMOVED PRIOR TO THEIR CONSTRUCTION. FILL MATERIAL AND BACKFILL MATERIAL SHALL BE FREE OF ORGANIC MATERIAL, CONSTRUCTION DEBRIS, LARGE ROCKS, AND ANY OTHER FOREIGN MATERIAL.
    B. FINISH GRADE SHALL BE SLOPED AWAY FROM THE FOUNDATION FOR DRAINAGE.
21. CONCRETE AND REINFORCING STEEL:
    A. CONCRETE WORK SHALL COMPLY WITH THE REQUIREMENTS OF ACI 318.
    B. UNLESS NOTED OTHERWISE, THE CONCRETE SHALL BE NORMAL WEIGHT AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,000 PSI.
    C. NOMINAL MAXIMUM SIZE OF COARSE AGGREGATE SHALL NOT BE LARGER THAN: 1/5 THE NARROWEST DIMENSION BETWEEN SIDES OF FORMS, 1/3 THE DEPTH OF SLABS, NOR 3/4 THE MINIMUM CLEAR SPACING BETWEEN INDIVIDUAL REINFORCING BARS OR WIRES.
    D. CALCIUM CHLORIDE, CHLORIDE IONS, OR OTHER SALTS ARE NOT PERMITTED TO BE USED IN CONCRETE.
    E. REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 60 UNLESS OTHERWISE NOTED.
    F. WELDED WIRE FABRIC (MESH) SHALL CONFORM TO ASTM A185.
    G. ALL REINFORCING STEEL AND EMBEDMENTS SHALL BE SECURELY TIED AND SUFFICIENTLY SUPPORTED TO MAINTAIN THE POSITION WITHIN SPECIFIED TOLERANCES DURING ALL CONSTRUCTION ACTIVITIES.
    H. A MINIMUM CONCRETE COVER OF 3" SHALL BE PROVIDED FOR ALL REINFORCING STEEL UNLESS OTHERWISE NOTED IN THE STRUCTURAL CONTRACT DOCUMENTS.
    I. WEATHER CONDITIONS SHALL NOT BE ACCEPTED AS A VALID REASON FOR INCORRECT OR OTHERWISE POOR QUALITY OF CONCRETE OR CONCRETE SURFACES.

ABBREVIATIONS

AB	– ANCHOR BOLT	K	– KIP(s)
ALT	– ALTERNATE	KIP(s)	– 1000 POUNDS
APPROX	– APPROXIMATELY	KLF	– KIPS PER LINEAR FOOT
ARCH	– ARCHITECT	KJ	– CONSTRUCTION JOINT
ARCH'L	– ARCHITECTURAL	L	– ANGLE
B/	– BOTTOM OF	LG	– LONG
BC	– BOTTOM CHORD	LLH	– LONG LEG HORIZONTAL
BLDG	– BUILDING	LLV	– LONG LEG VERTICAL
BM	– BEAM	LP	– LOW POINT
BOTT	– BOTTOM	LW	– LONG WAY
BRG	– BEARING	MFR	– MANUFACTURER
C/C	– CENTER TO CENTER	MAS	– MASONRY
CIP	– CAST IN PLACE	MO	– MASONRY OPENING
CJ	– CONTRACTION JOINT	MAT'L	– MATERIAL
CL	– CENTERLINE	MAX	– MAXIMUM
CLR	– CLEAR	MECH'L	– MECHANICAL
CMU	– CONCRETE MASONRY UNIT	MTL	– METAL
COL	– COLUMN	MIN	– MINIMUM
CONC	– CONCRETE	MISC	– MISCELLANEOUS
CONFIG	– CONFIGURATION	NS	– NEAR SIDE
CONT	– CONTINUOUS	NIC	– NOT IN CONTRACT
CONTR	– CONTRACTOR	NTS	– NOT TO SCALE
CTR	– CENTER	OC	– ON CENTER
DBL	– DOUBLE	OH	– OPPOSITE HAND
DET	– DETAIL	OPNG	– OPENING
DIA	– DIAMETER	PAF	– POWDER ACTUATED FASTENERS
DIM	– DIMENSION	PART	– PARTITION
DN	– DOWN	PART'L	– PARTIAL
DR	– DOOR/DRAIN	PCJ	– PRECAST CONCRETE JOIST
DWG	– DRAWING	PL	– PLATE
EA	– EACH	PLF	– POUNDS PER LINEAR FOOT
EE	– EACH END	PSF	– POUNDS PER SQUARE FOOT
EF	– EACH FACE	PSI	– POUNDS PER SQUARE INCH
EJ	– EXPANSION JOINT	PT	– POST TENSIONED/PRESSURE TREATED
EL	– ELEVATION	R	– RISER/RADIUS
ELEV	– ELEVATION/ELEVATOR	REG	– REGULAR
ENGR	– ENGINEER	REINF	– REINFORCING
EOR	– ENGINEER OF RECORD	REM	– REMAINDER
EOS	– EDGE OF SLAB	REQ'D	– REQUIRED
EQ	– EQUAL	REV	– REVISED/REVISION
EW	– EACH WAY	RM	– ROOM
EXIST	– EXISTING	RO	– ROUGH OPENING
EXP	– EXPANSION	RQMTS	– REQUIREMENTS
EXT	– EXTERIOR	SCHED	– SCHEDULE
FIN	– FINISH	SECT	– SECTION
FLR	– FLOOR	SIM	– SIMILAR
FND	– FOUNDATION	SL	– SLOPE
FOM	– FACE OF MASONRY	SOG	– SLAB-ON-GRADE
FS	– FAR SIDE	SP	– SPIRAL
FT	– FOOT	SQ	– SQUARE
FTG	– FOOTING	SS	– STAINLESS STEEL
GA	– GAGE	STD	– STANDARD
GALV	– GALVANIZED	STL	– STEEL
GC	– GENERAL CONTRACTOR	STRUCT'L	– STRUCTURAL
GT	– GIRDER TRUSS	SW	– SHEARWALL/SHORT WAY
HC	– HOLLOW CORE	T/	– TOP OF
HCP	– HOLLOW CORE PLANK	TB	– TIE BEAM
HDG	– HOT DIPPED GALVANIZED	TC	– TIE COLUMN/TOP CHORD
HG	– HIP GIRDER	TEMP	– TEMPERATURE
HK	– HOOK	TJ	– TIE JOIST
HORIZ	– HORIZONTAL	T/O	– THRU OUT
HP	– HIGH POINT	TR	– TREAD/TRUSS
HS	– HIGH STRENGTH	TYP	– TYPICAL
IJ	– ISOLATION JOINT	UON	– UNLESS OTHERWISE NOTED
INFO	– INFORMATION	VERT	– VERTICAL
INT	– INTERIOR	W/	– WITH
IRR	– IRREGULAR	W/O	– WITHOUT
JR	– JAMB REINFORCING	WD	– WOOD
JT	– JOINT	WP	– WORK POINT
		WWF	– WELDED WIRE FABRIC

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2021-228
MONROE CO. PLANNING DEPT.

GMH #17-18-135-40
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FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE		5/17/19
SYMBOL	REVISION	DATE
⊃	PERMIT ISSUE	

DESIGNER : JDM
DRAWN BY: KA
COMP. FILE No.
STATE PROJECT No.

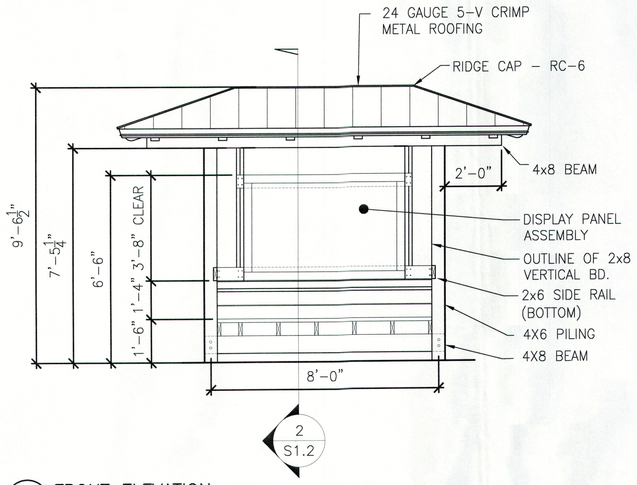
PROFESSIONAL REGISTRATION

FLORIDA KEYS WEA

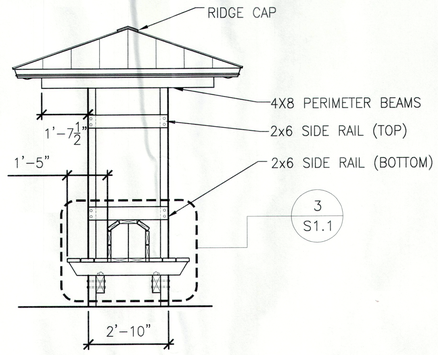
SHEET TITLE
GENERAL NOTES AND DESIGN CRITERIA SHADE STRUCTURE

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

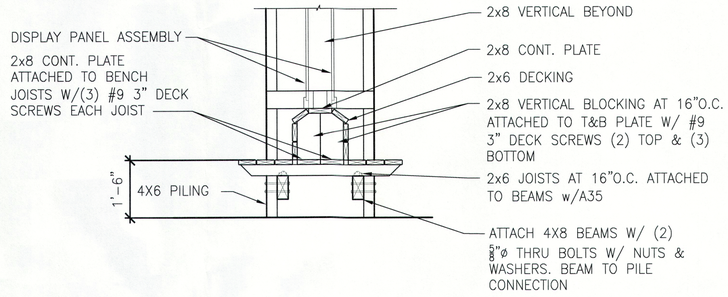
SHEET NO.
S-1.0



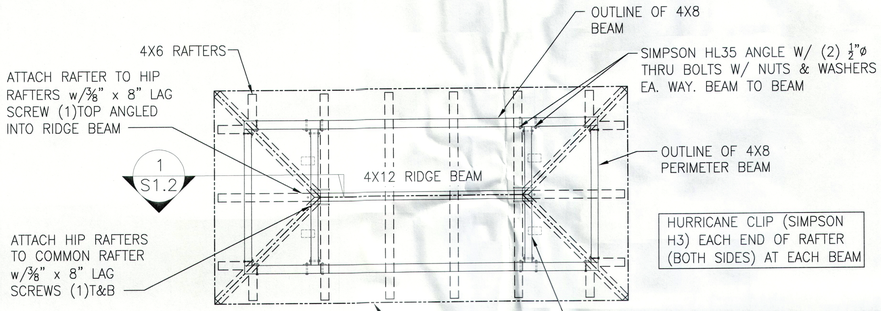
1 FRONT ELEVATION
SCALE = 3/8"=1'-0"
NOTE: THE REAR ELEVATION IS SIMILAR.



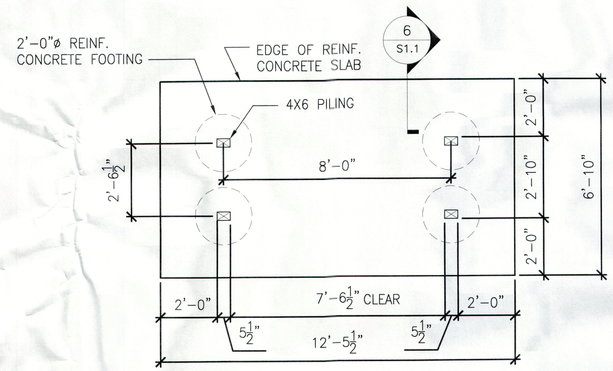
2 END ELEVATION
SCALE = 3/8"=1'-0"



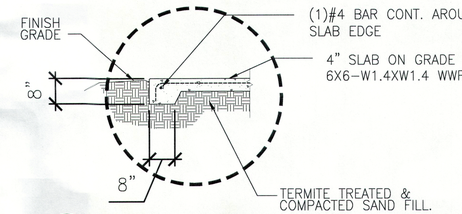
3 BENCH DETAIL
SCALE = 1/2"=1'-0"



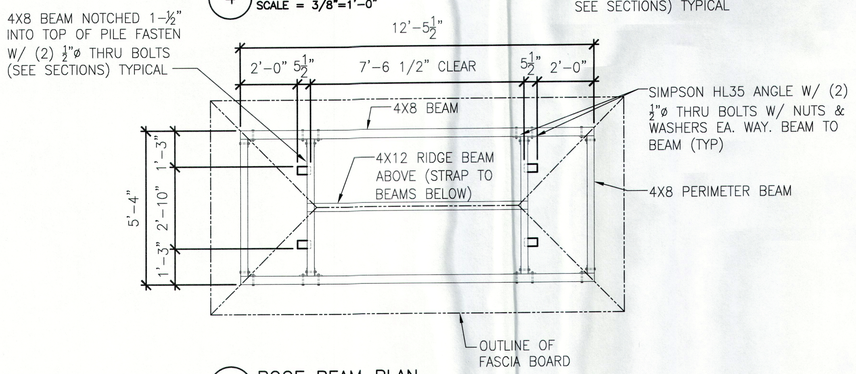
4 PILING PLAN
SCALE = 3/8"=1'-0"



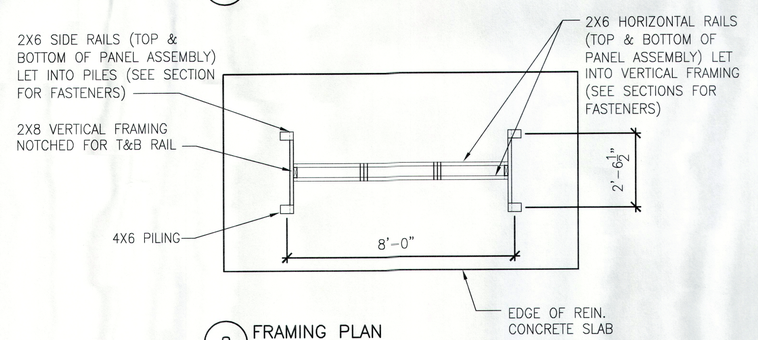
5 PILING PLAN
SCALE = 3/8"=1'-0"



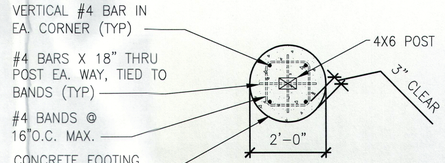
6 SLAB EDGE DETAIL
SCALE = 1/2"=1'-0"



7 ROOF BEAM PLAN
SCALE = 3/8"=1'-0"



8 FRAMING PLAN
SCALE = 3/8"=1'-0"



9 SECTION THRU ENCASEMENT FTG.
SCALE = 1/2"=1'-0"

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MONROE CO. PLANNING DEPT.

GMH #17-18-135-40
G.M. HILL ENGINEERING, INC.
STRUCTURAL
G.M. Hill Engineering, Inc.
9640 Sunbeam Center Drive
Suite 1
Jacksonville, Florida 32257
Phone: 904-280-8244
Certificate of Authorization No.26181

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE		5/17/19
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⊃	PERMIT ISSUE	

DESIGNER : JDM
DRAWN BY: KA
COMP. FILE No.
STATE PROJECT No.

PROFESSIONAL REGISTRATION

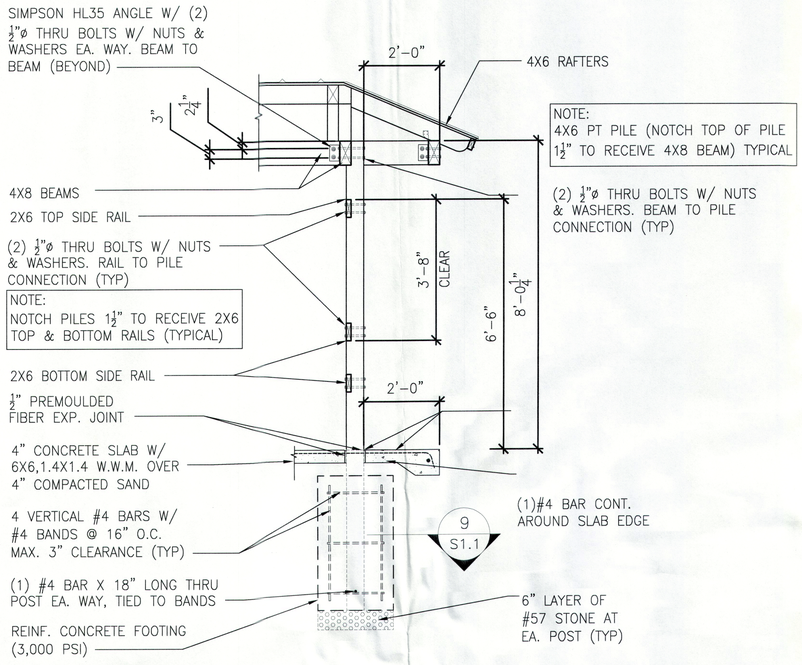
FLORIDA KEYS WEA

SHEET TITLE
FRAMING PLANS, ELEVATIONS & DETAILS SHADE STRUCTURE

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

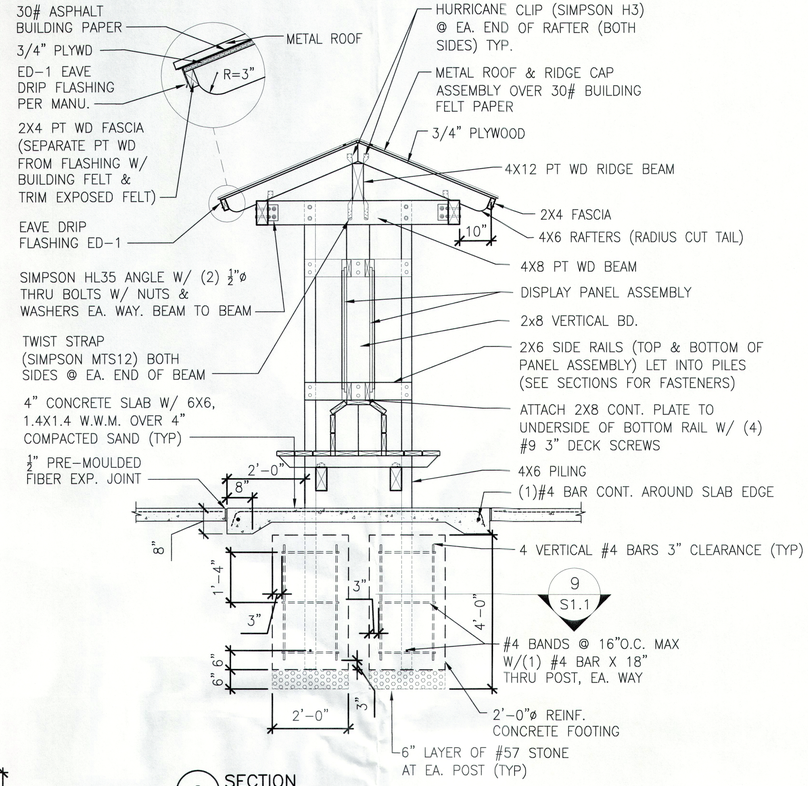
SHEET NO.
S-1.1

NOTE:
1) PAVING AS PER SITE SPECIFIC SITE PLAN (SEE CIVIL SHEETS)



1 SECTION
SCALE = 1/2"=1'-0"

3 SECTION/SIDE VIEW
SCALE = 3/4"=1'-0"
ONLY ONE PANEL SIDE SHOWN FOR CLARITY



2 SECTION
SCALE = 1/2"=1'-0"

4 DISPLAY PANEL ELEVATION AND SECTION
SCALE = 3/4"=1'-0"

NOTE:
1. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ENSURE THAT DISPLAY PANELS ARE SIZED IN ACCORDANCE WITH PANEL GRAPHICS. INCORRECT DISPLAY PANELS SIZES ARE NOT ACCEPTABLE.
2. DISPLAY PANEL FINISH: APPLY ALKYD BASED PRIMER & 2 TOP COATS PAINT COLOR TO MATCH BENJ.. MOORE #HC 130.
3. THE VIEWABLE AREA OF THE SIGN IS 4'-10½" BY 2'-10½"

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PUBLIC ACCESS SERVICES OFFICE
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620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	5/17/19
SYMBOL	REVISION / DATE
1	PERMIT ISSUE

DESIGNER : JDM
DRAWN BY: KA
COMP. FILE No.
STATE PROJECT No.

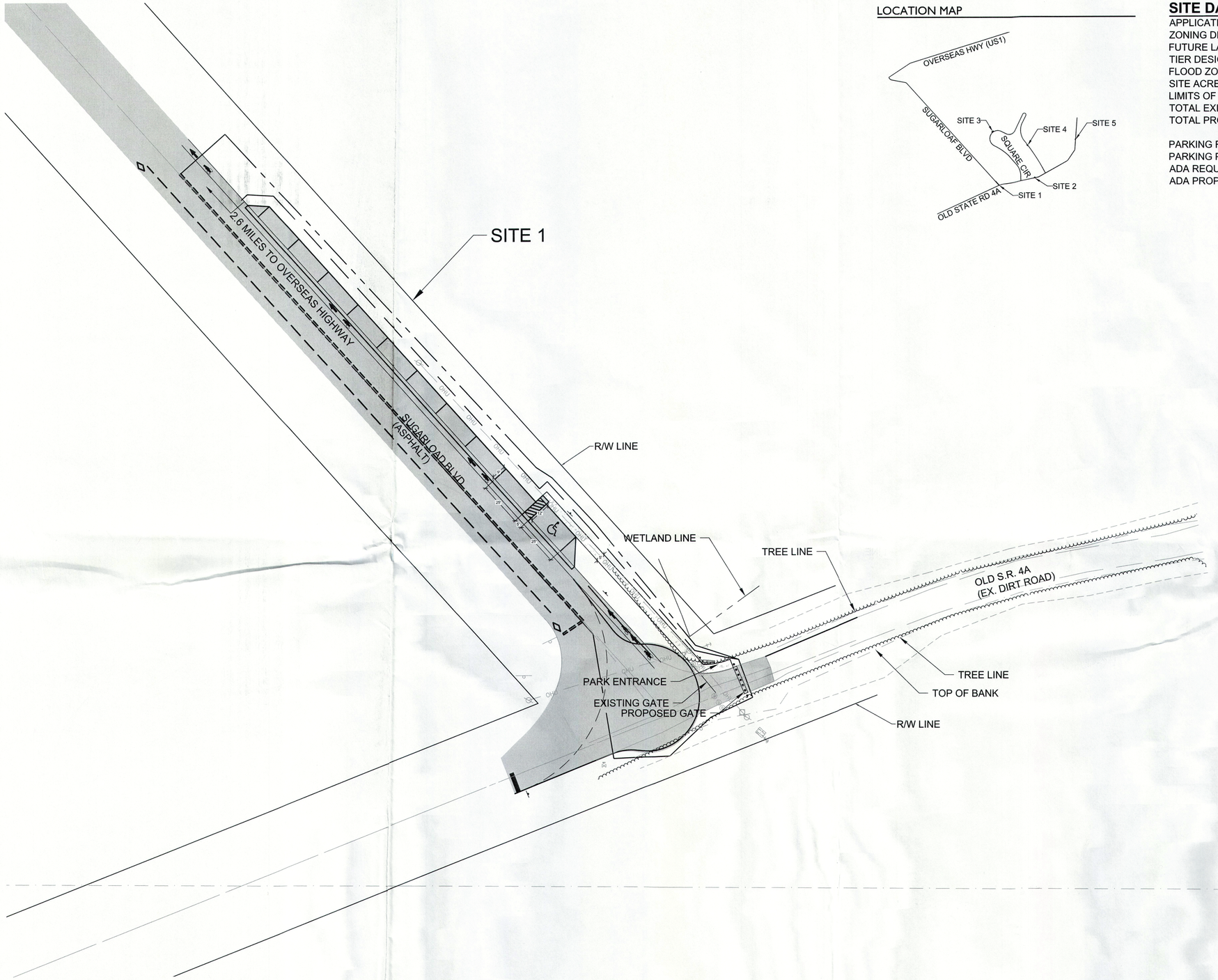
PROFESSIONAL REGISTRATION

FLORIDA KEYS WEA

SHEET TITLE
SHADE STRUCTURE DISPLAY PANEL ELEVATIONS AND SECTIONS

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
S-1.2



LOCATION MAP

SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	SPARSELY SETTLED
FUTURE LAND USE	RESIDENTIAL LOW
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.37 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	0 S.F.
PARKING REQUIRED	5 SP.
PARKING PROPOSED	10 SP
ADA REQUIRED	1 SP.
ADA PROPOSED	1 SP

N

0 5 10 20
SCALE: 1" = 10'

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2021-228
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PREPARED BY:

WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021

SYMBOL	REVISION	DATE

DESIGNER : EG
DRAWN BY: EG
COMP. FILE No. 2725.04-PL-BASE.DWG
STATE PROJECT No.

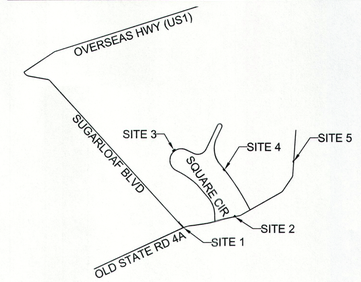
PROFESSIONAL REGISTRATION
Thomas Mueller PE
FL Reg # 58119

SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

SHEET NO.
SP-1

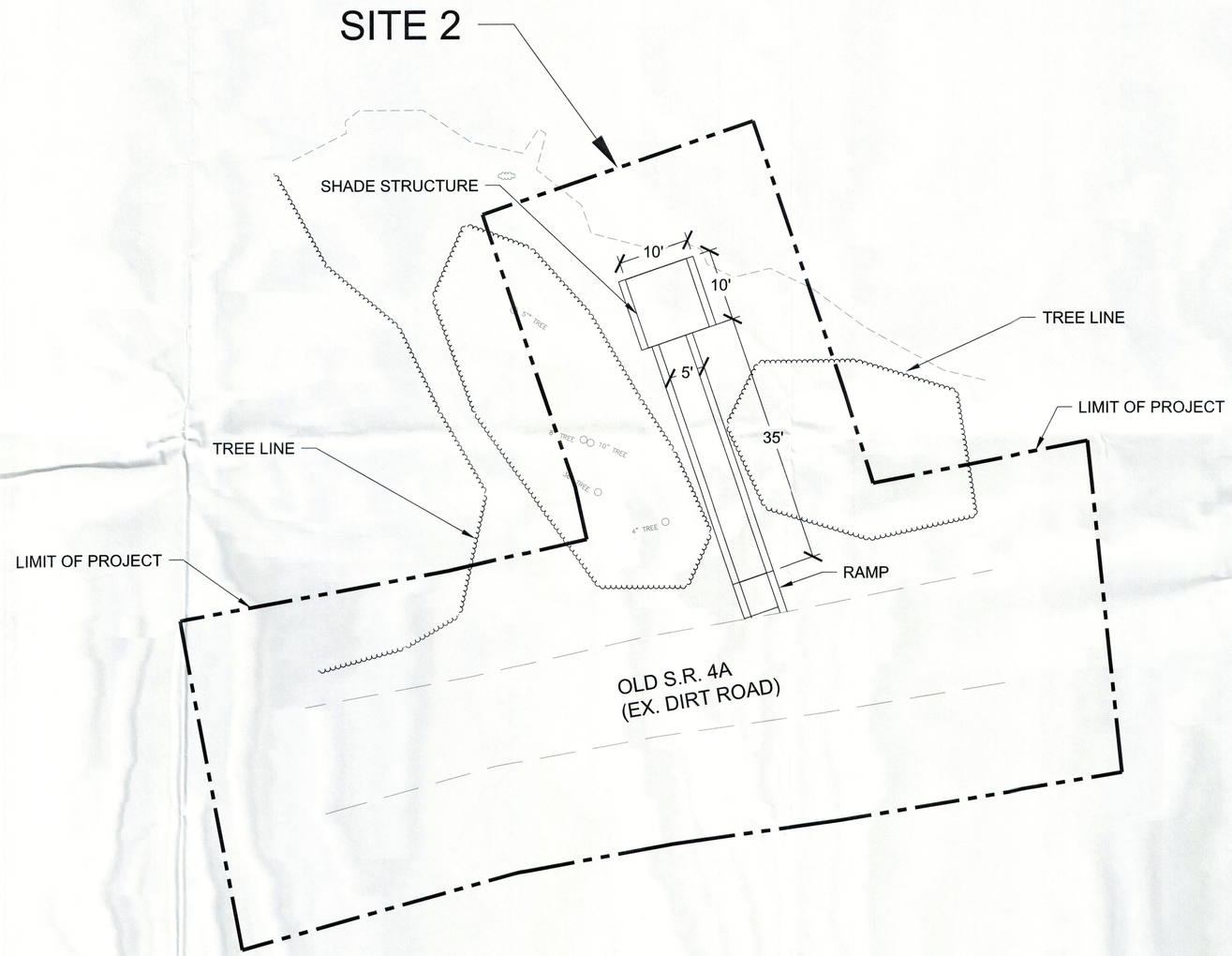
LOCATION MAP

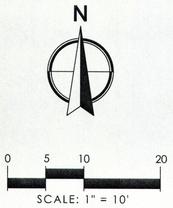


SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
FLOOD ZONE	AE10
TIER DESIGNATION	TIER 1 - NATURAL AREA
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.18 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	377.88 S.F.

OPEN SPACE DATA - SITES 2, 3 ,4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639





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PREPARED BY:

WGI

2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021
SYMBOL	REVISION	DATE

DESIGNER : EG
DRAWN BY: EG
COMP. FILE No. 2725.04-PL-BASE.DWG
STATE PROJECT No.

PROFESSIONAL REGISTRATION

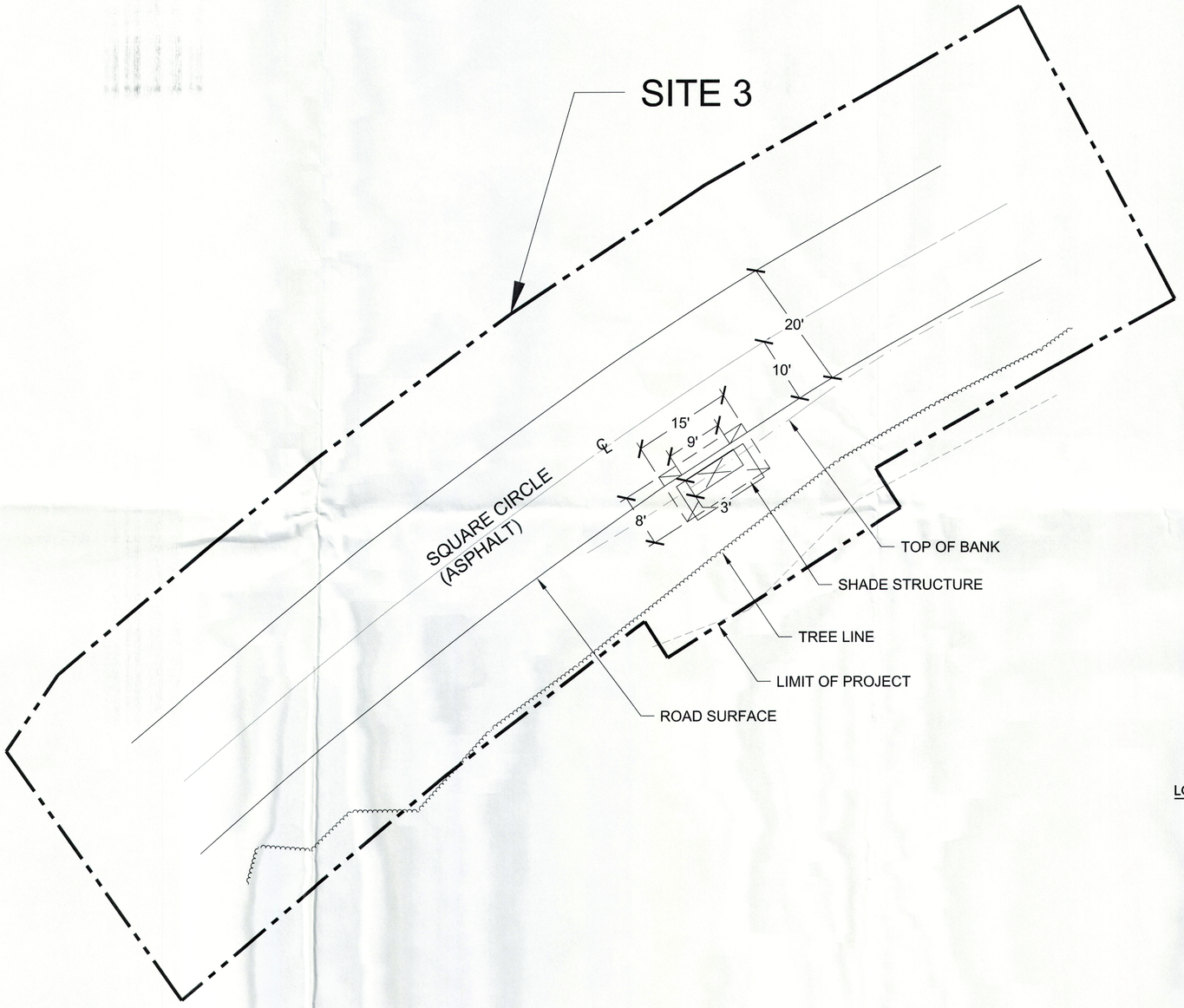
SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

SHEET NO.
SP-2

SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATIVE AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.22 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	99.88 S.F.



OPEN SPACE DATA - SITES 2, 3 ,4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639

N

0 5 10 20
SCALE: 1" = 10'

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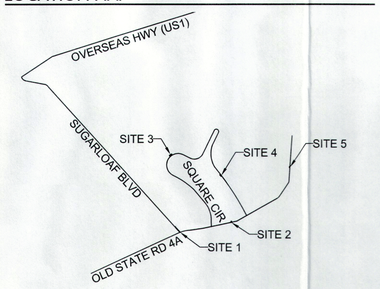
LOCATION MAP



PREPARED BY:

WGI

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Cert No. 6091 - LB No. 7055

CONSULTANTS:

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Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021
SYMBOL	REVISION	DATE

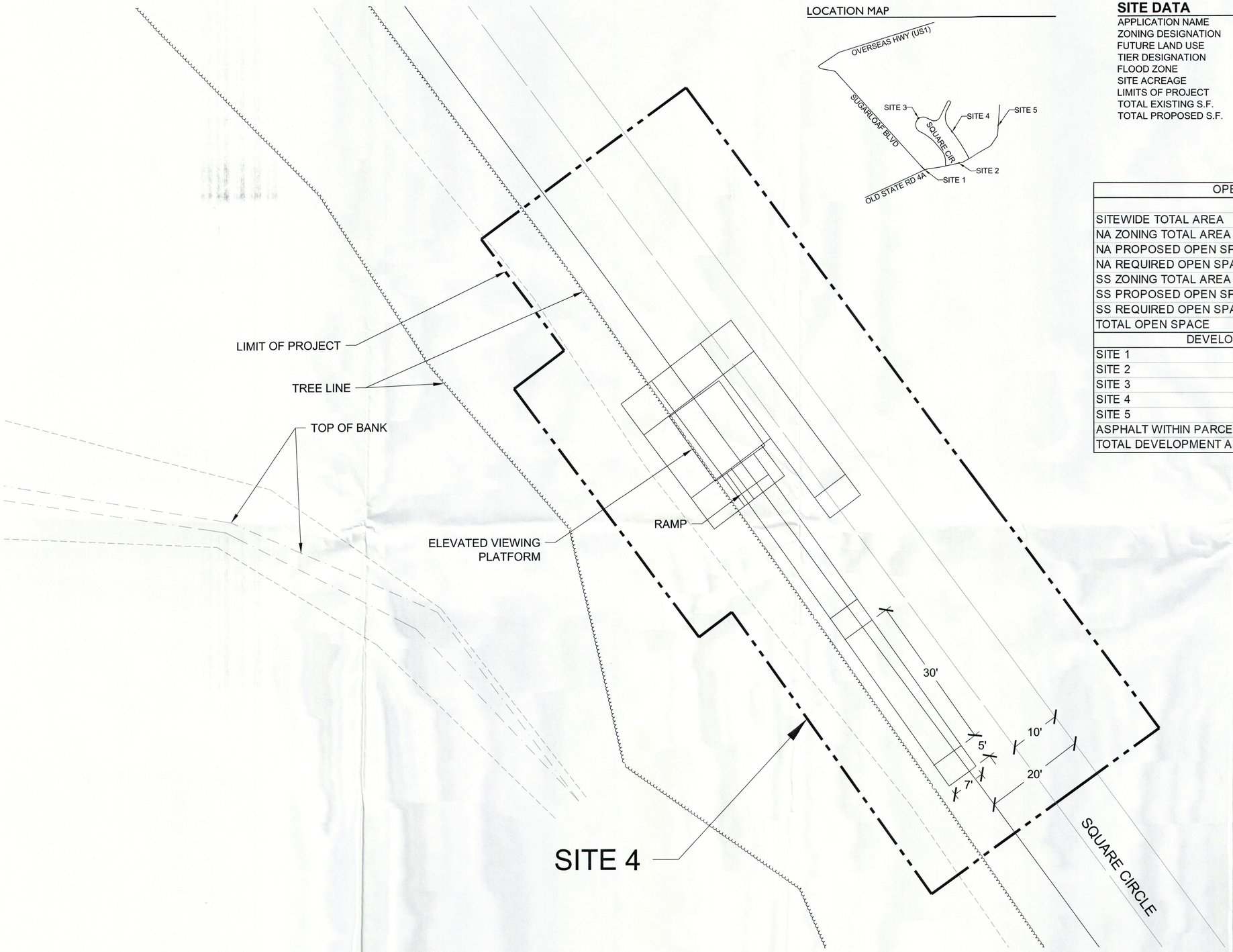
DESIGNER : EG
DRAWN BY: EG
COMP. FILE No. 2725.04-PL-BASE.DWG
STATE PROJECT No.

PROFESSIONAL REGISTRATION

SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

SHEET NO.
SP-3



LOCATION MAP

SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.20 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	673 S.F.

OPEN SPACE DATA - SITES 2, 3 ,4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639

N

0 5 10 20
SCALE: 1" = 10'

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PREPARED BY:

WGI

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CONSULTANTS:

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COMP. FILE No. 2725.04-PL-BASE.DWG
STATE PROJECT No.

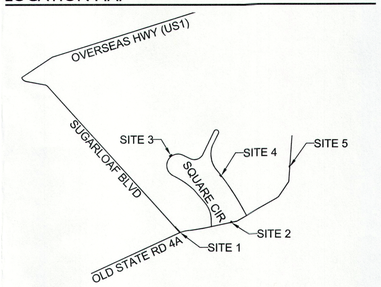
PROFESSIONAL REGISTRATION

SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

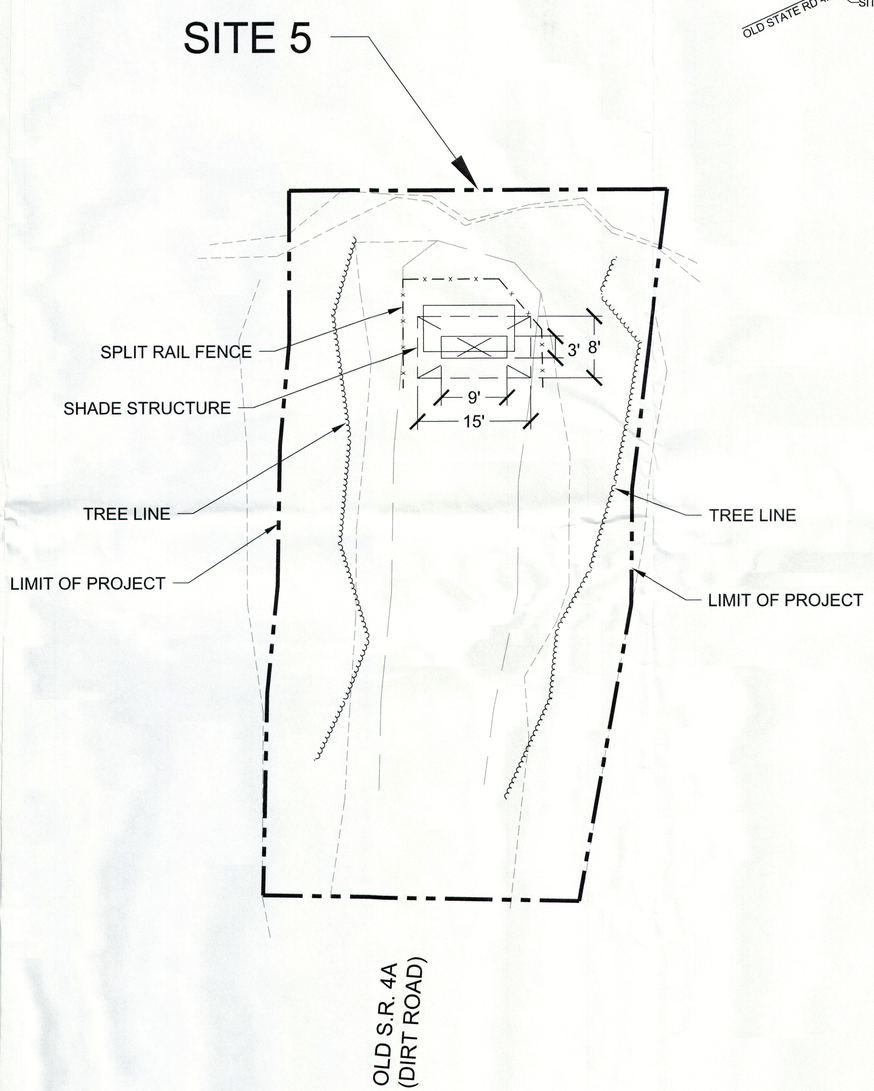
SHEET NO.
SP-4

LOCATION MAP

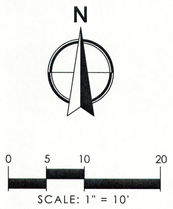


SITE DATA

APPLICATION NAME	WEA JOHNSON TRAIL IMPROVEMENTS
ZONING DESIGNATION	NATIVE AREA
FUTURE LAND USE	RESIDENTIAL CONSERVATION
TIER DESIGNATION	TIER 1 - NATURAL AREA
FLOOD ZONE	AE10
SITE ACREAGE	0.20 AC. (8,712 S.F.)
LIMITS OF PROJECT	0.10 AC.
TOTAL EXISTING S.F.	0 S.F.
TOTAL PROPOSED S.F.	98.99 S.F.



OPEN SPACE DATA - SITES 2, 3 ,4, AND 5			
	ACRES	SQUARE FEET	%
SITEWIDE TOTAL AREA	179.24	7,807,694.40	100.00
NA ZONING TOTAL AREA	118.78	5,173,926.12	66.27
NA PROPOSED OPEN SPACE	114.07	4,968,821.75	96.04
NA REQUIRED OPEN SPACE	112.84	4,915,229.81	95.00
SS ZONING TOTAL AREA	60.46	2,633,811.84	33.73
SS PROPOSED OPEN SPACE	60.46	2,633,811.84	100.00
SS REQUIRED OPEN SPACE	48.37	2,107,049.47	80.00
TOTAL OPEN SPACE	174.51	7,601,631.16	97.36
DEVELOPMENT AREA BEYOND PAVED SURFACES			
SITE 1	ENTIRELY WITHIN ASPHALT ROADWAY		
SITE 2	0.01	377.88	0.005
SITE 3	0.00	98.99	0.001
SITE 4	0.01	482.00	0.006
SITE 5	ENTIRELY WITHIN ASPHALT ROADWAY		
ASPHALT WITHIN PARCELS	4.71	205,104.37	2.627
TOTAL DEVELOPMENT AREA	4.73	206,063.24	2.639



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Cert No. 6091 - LB No. 7055

CONSULTANTS:

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
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PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	NOVEMBER 18, 2021
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DESIGNER : EG
DRAWN BY: EG
COMP. FILE No. 2725.04-PL-BASE.DWG
STATE PROJECT No.

PROFESSIONAL REGISTRATION

SHEET TITLE
Johnson Tract Viewing Platform and Shade Structures

PROJECT TITLE
FLORIDA KEYS WILDLIFE ENVIRONMENTAL AREA (WEA)
VARIANCE AND MINOR CONDITIONAL USE SUBMITTAL

SHEET NO.
SP-5

DESIGN CODE:
FLORIDA BUILDING CODE 2017

WIND LOAD CRITERIA:
WIND DESIGN PER ASCE 7-10
VEL (ULT) =155 MPH (3-SEC GUST)
VEL (ASD) =120 MPH (3-SEC GUST)
RISK CATEGORY I
EXPOSURE C
Kzt = 1.0
Kd = 0.85
G = 0.85
GCp = ±0.00
qs = 44.4 PSF

ROOF LOADS:
ROOF DL = 20 PSF
ROOF LL = 30 PSF

BOARDWALK/OBSERVATION DECK:
LIVE LOAD = 100 PSF

SOILS:
SOILS INFORMATION IS BASED ON TIERRA SOUTH FLORIDA GEOTECHNICAL ENGINEERING REPORT FOR FWC WEA JOHNSON TRACK, DATED 01/25/2019.

SPREAD FOOTING:
ALLOWABLE BEARING PRESSURE = 3,000 PSF
MODULUS OF SUBGRADE REACTION = 150 PCI

CONCRETE PILES:
CONCRETE PILES SHALL COMPLY WITH FDOT INDEX 455-001 FOR 14 INCH SQUARE PILES
OBSERVATION DECK PILES (14 INCH SQUARE PILES)
PILE LOAD = 10 TONS
BOARDWALK PILES (14 INCH SQUARE PILES)
PILE LOAD = 5 TONS
ALL PILES SHALL BE PRE-DRILLED AND DRIVEN TO A MINIMUM EMBEDMENT OF 3 FEET INTO THE ROCK SUBSTRATE.

CONCRETE:
- ALL REINFORCEMENT TO BE ASTM A615 GRADE 60
- MINIMUM CONCRETE COMPRESSIVE STRENGTH = 5,000 PSI (28 DAYS) (MINIMUM W/C RATIO = 0.40)

TIMBER SPECIFICATIONS:
1. WOOD PRESERVATIVE AND RETENTION (PCF):
STRINGERS, BLOCKING AND PILE CAP TIMBERS ACQ 0.6 CCA 0.6
POSTS, RAILS, AND PICKETS ACQ 0.6 CA-B 0.31
SUBMIT PRESERVATIVE TREATMENT AND RETENTION FOR APPROVAL.

2. SOUTHERN YELLOW PINE (SYP) GRADE NO. 1 DIMENSIONAL LUMBER.

3. LUMBER SIZES INDICATED ARE NOMINAL.

4. ALL NUTS, BOLTS, WASHERS AND FASTENERS TO BE TYPE 316 STAINLESS STEEL (SS) UNLESS NOTED OTHERWISE.
SIMPSON HARDWARE TO USE TYPE 316 STAINLESS STEEL CONNECTORS AND FASTENERS.
STAINLESS STEEL DECK SCREWS SHALL BE ALIGNED WITH CHALK SNAP LINE.
ALL ALUMINUM TO BE 6061-T6.
ALL ALUMINUM IN CONTACT WITH CONCRETE AND WOOD SHALL BE COATED WITH BITUMASTIC EPOXY.

5. DECK LUMBER SHALL BE SOUTHERN YELLOW PINE GRADE NO. 1 (SYP).
KILN DRIED LUMBER SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS FOR 2 INCH NOMINAL THICKNESS OR LESS AND A MOISTURE CONTENT OF 19% OR LESS FOR A NOMINAL THICKNESS GREATER THAN 2 INCHES.

6. FASTEN WOOD DECKING (HEART SIDE DOWN) TO STRINGERS WITH #8x3" STAINLESS STEEL "WOODPECKER TRIM HEAD FINISH SCREWS BY SWAN SECURE OR EQUAL APPROVED BY FFWCC, TWO PER STRINGER LOCATION. DECKING MUST BE PRE-DRILLED FOR A FLUSH SCREW SET. SPACING BETWEEN DECK BOARDS IS 20d NAIL (0.203") OR LESS.

7. SOUTHERN YELLOW PINE GRADE NO. 1 STRINGERS AND PILE CAP TIMBERS SHALL BE WRAPPED IN GRACE VYCOR DECK PROTECTOR AT ALL POINTS OF CONTACT BETWEEN WOOD AND GALVANIZED CONNECTORS AND BENEATH DECKING.

GENERAL NOTES:

1. ALL ELEVATIONS SHOWN, UNLESS OTHERWISE NOTED, ARE NAVD 1988.

2. EXISTING LOCATIONS AND ELEVATIONS ARE APPROXIMATE.

EXISTING CONDITIONS BASED ON SURVEY BY WGI (01/09/2019, PROJECT NO. 2725.04).

3. ALUMINUM HAND RAIL (AHR) SHALL BE MOUNTED SUCH THAT THE TOP SURFACE IS BETWEEN 34 INCHES AND 38 INCHES ABOVE THE DECK. THE CLEARANCE BETWEEN GRIPPING SURFACE AND ADJACENT SURFACES SHALL BE 1.5 INCHES MINIMUM. THE DIAMETER SHALL BE BETWEEN 1.5 INCHES AND 2 INCHES. THE HAND RAIL SHALL EXTEND 12 INCHES MINIMUM BEYOND THE ENDS OF ALL RAMPS.

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PREPARED BY:

WGI
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Cert No. 6091 - LB No. 7055

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COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

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FL LICENSE NO. 76797

FLORIDA KEYS WEA
SHEET TITLE: GENERAL NOTES
PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES
SHEET NO. SS-2.0

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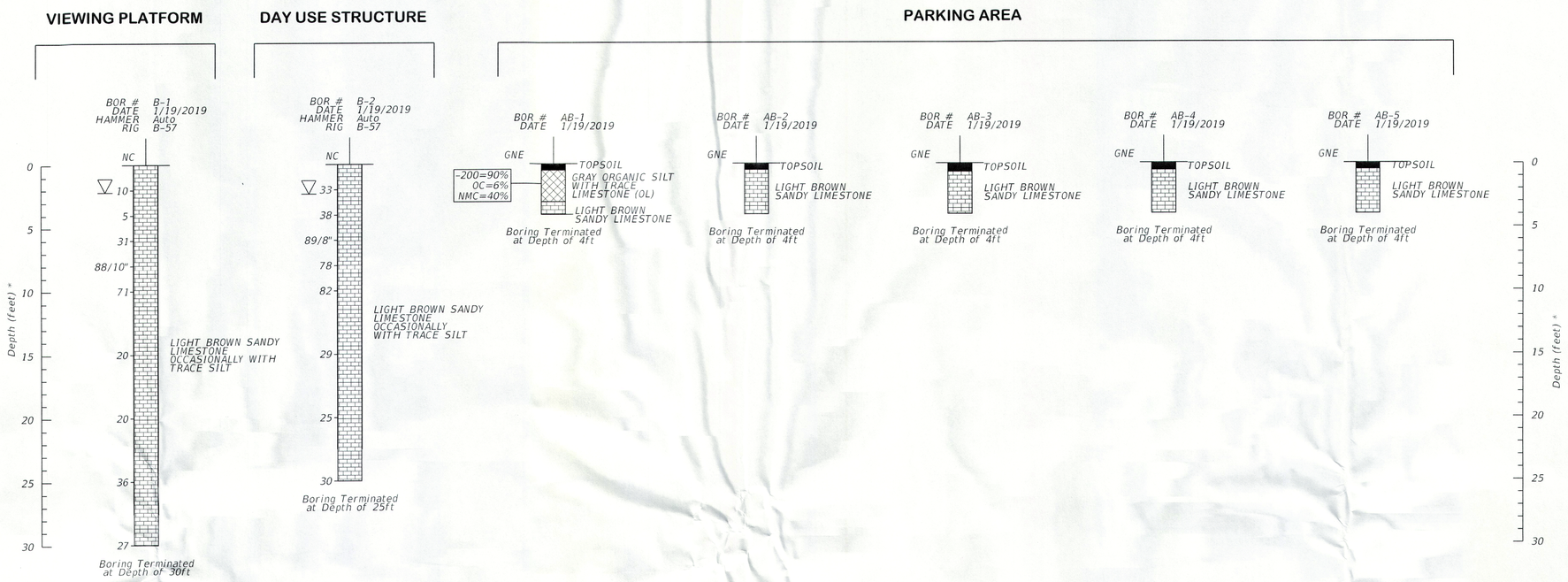

NOTES

- ▽ ENCOUNTERED GROUNDWATER TABLE
- GNE GROUNDWATER NOT ENCOUNTERED
- * DENOTES DEPTH IN FEET FROM EXISTING GROUND SURFACE
- | | CASING
- -200 WASH 200 SIEVE TEST
- OC ORGANIC CONTENT
- NMC NATURAL MOISTURE CONTENT
- NC NUMBERS TO THE LEFT OF BORINGS INDICATE CORRECTED SPT VALUE FOR 12" PENETRATION OBTAINED USING AN AUTOMATIC HAMMER CORRECTION FACTOR OF 1.24

LEGEND

- Topsoil
- Muck
- Limestone

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DRAWN BY: NG	APPROVED BY: RK	ENGINEER OF RECORD: RAJ KRISHNASAMY, P.E.	RAJ KRISHNASAMY, P.E. P.E. LICENSE NUMBER 53567 TIERRA SOUTH FLORIDA 2765 VISTA PARKWAY, S-10 WEST PALM BEACH, FL 33411 CERTIFICATE OF AUTHORIZATION 28073	SCALE: NTS	PROJECT NUMBER: 7111-19-004	SOIL PROFILES FWC WEA JOHNSON TRACK PROJECTS SUGARLOAF KEY, FLORIDA	Sheet: 2
CHECKED BY: JO	DATE: 01-25-2019	FLORIDA LICENSE NO.: 53567					

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SHEET TITLE: SOIL BORING DATA

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-2.1

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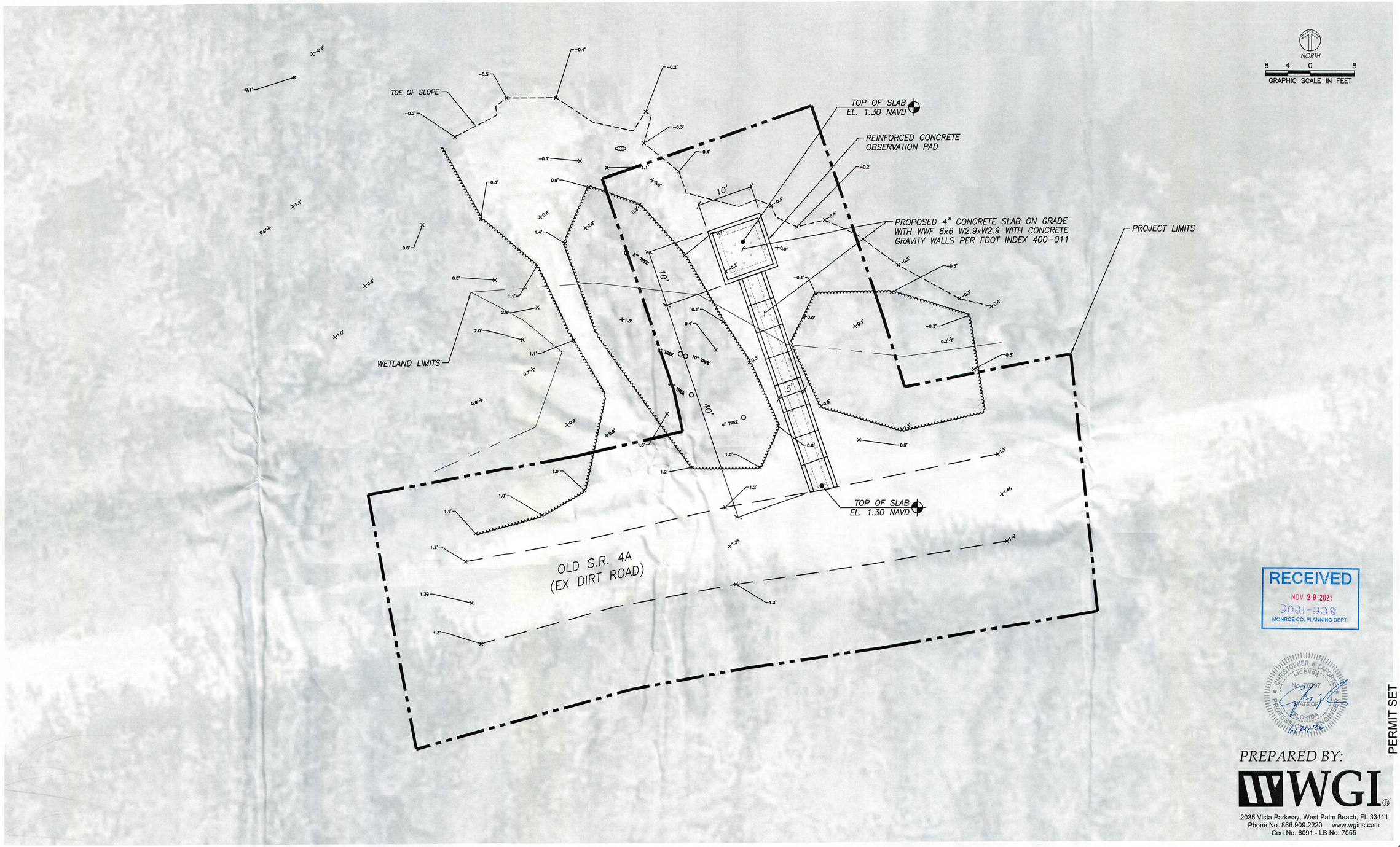

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FLORIDA KEYS WEA

SHEET TITLE
SITE 2 STRUCTURAL PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
SS-3.1

NORTH

10 5 0 10

GRAPHIC SCALE IN FEET

PROJECT LIMITS

WETLAND LIMITS

TOP OF DECK
EL. 7.50 NAVD

OBSERVATION DECK

±13'-10"

12'

SQUARE CIRCLE
(EX ASPHALT ROAD)

15'-6"

5' LANDING

SLOPE @ 1:12 MAX.

30'

5' LANDING

SLOPE @ 1:12 MAX.

30'

5'

TOP OF DECK
EL. 5.00 NAVD

WOOD RAMP

TOP OF SLAB
EL. 2.50 NAVD

CONCRETE PAD WITH THICKENED EDGE

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FLORIDA KEYS WEA

SHEET TITLE: SITE 4 STRUCTURAL PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-3.2

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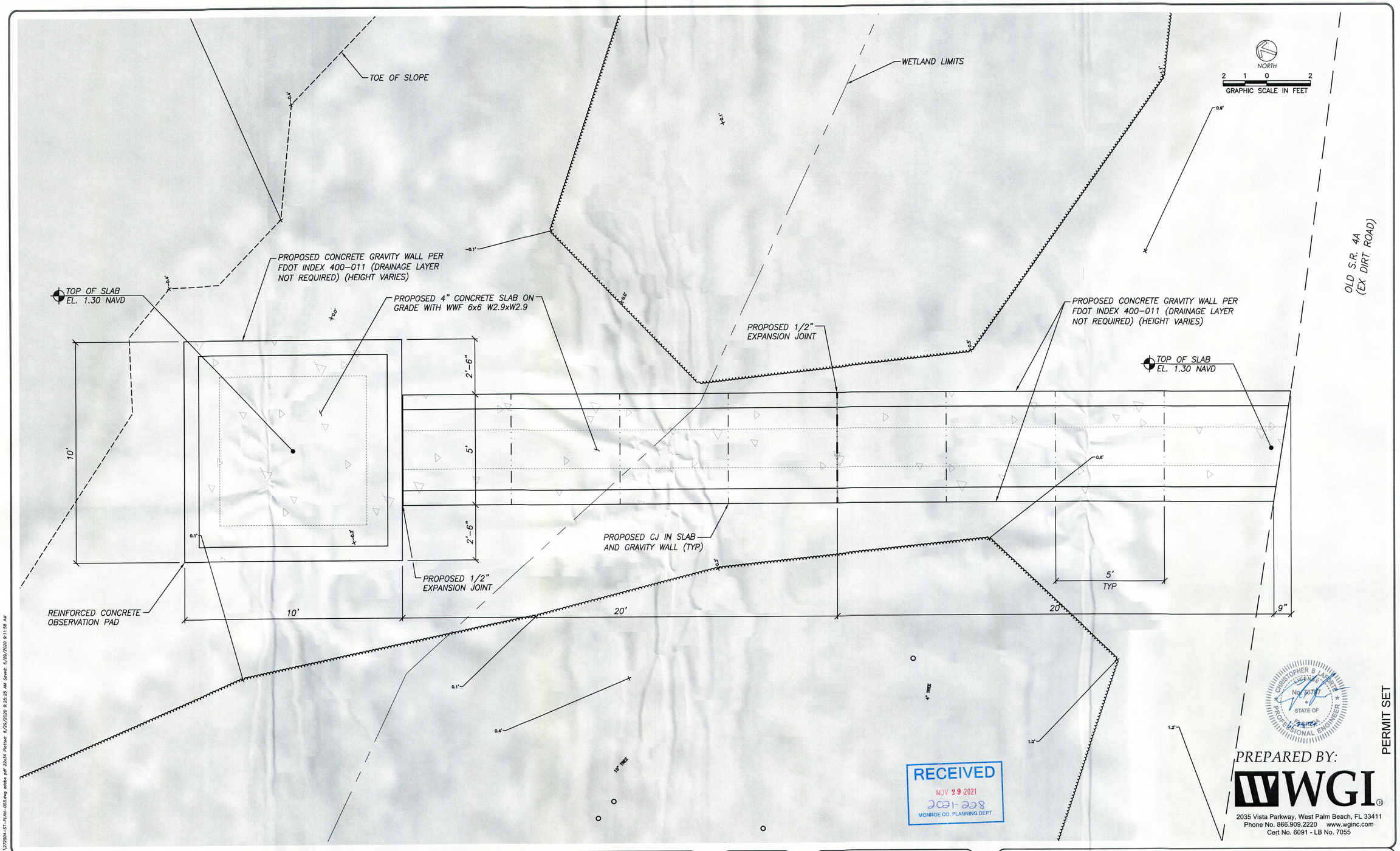

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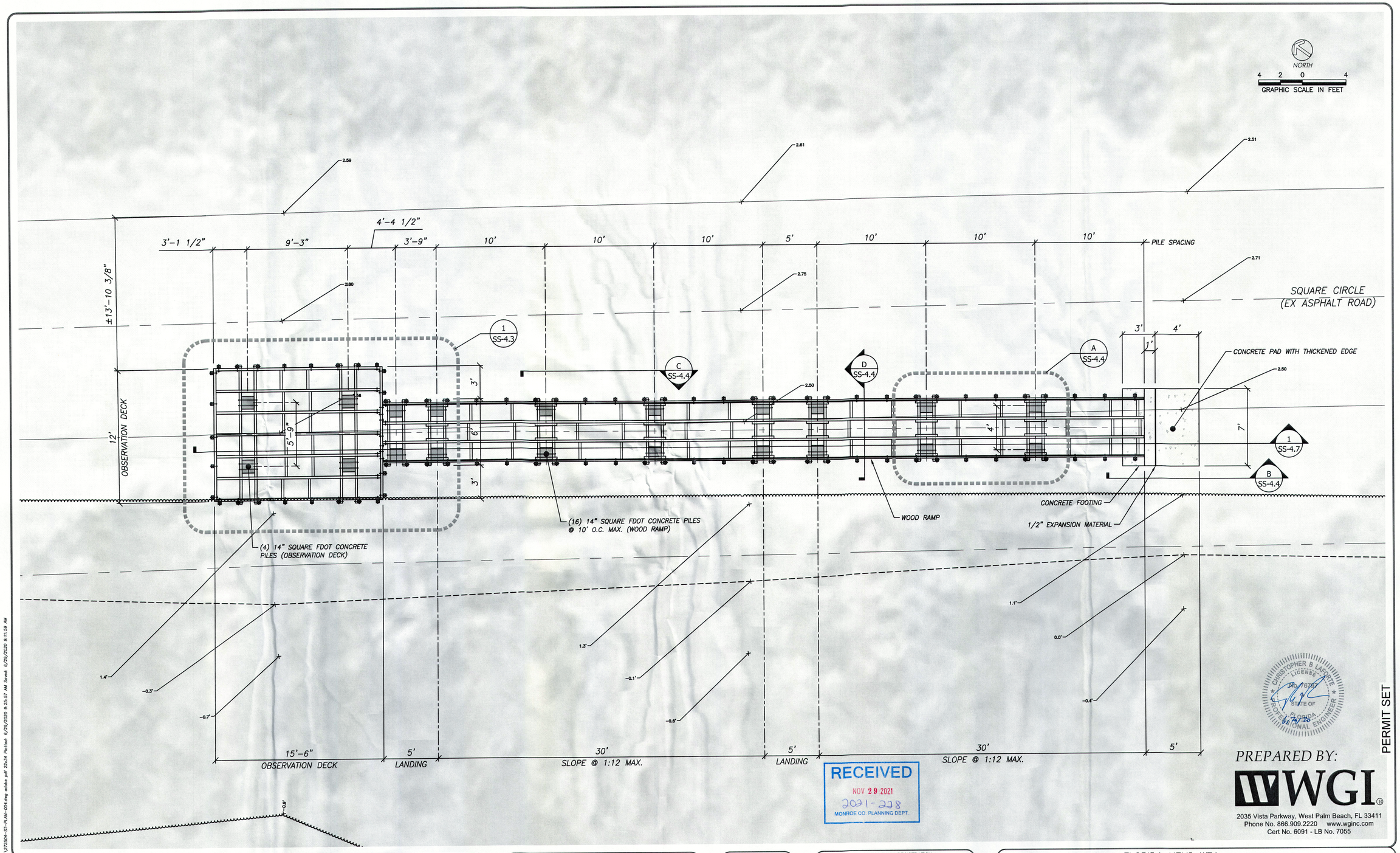
SHEET TITLE
SITE 2 ENLARGED PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
SS-4.1



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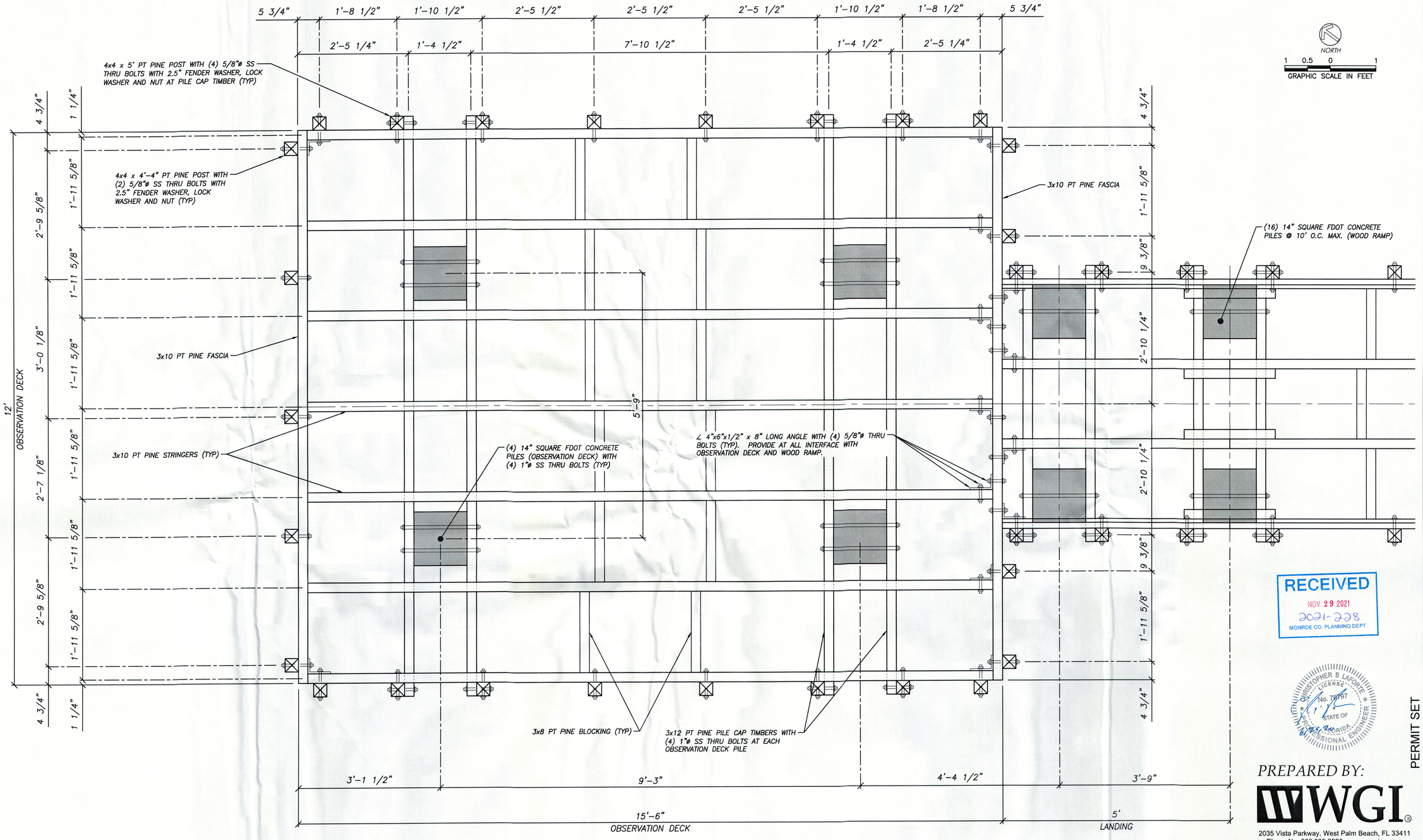
SHEET TITLE
SITE 4 ENLARGED PLAN

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
SS-4.2



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SHEET TITLE: SITE 4 OBSERVATION DECK PLAN

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-4.3

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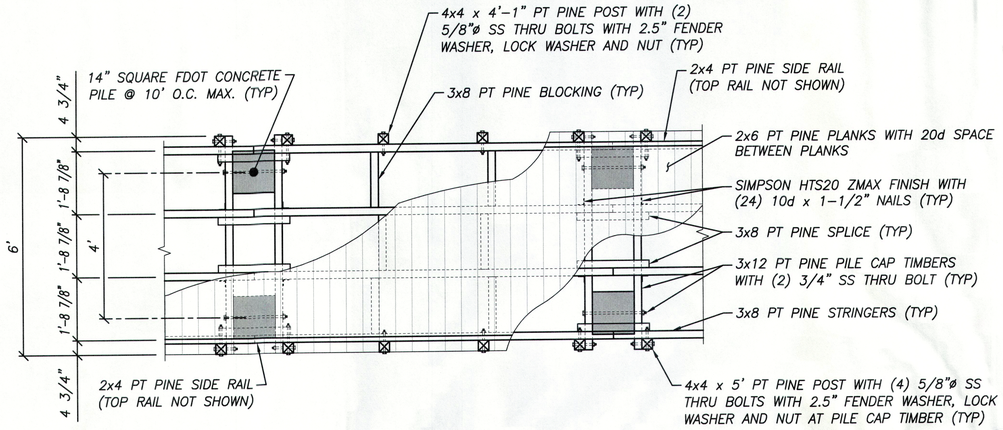

A SS-4.4 **PARTIAL PLAN VIEW**

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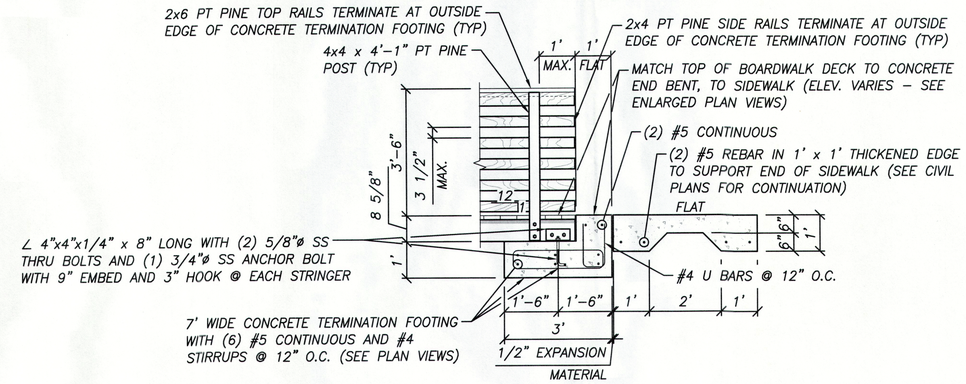
GRAPHIC SCALE IN FEET

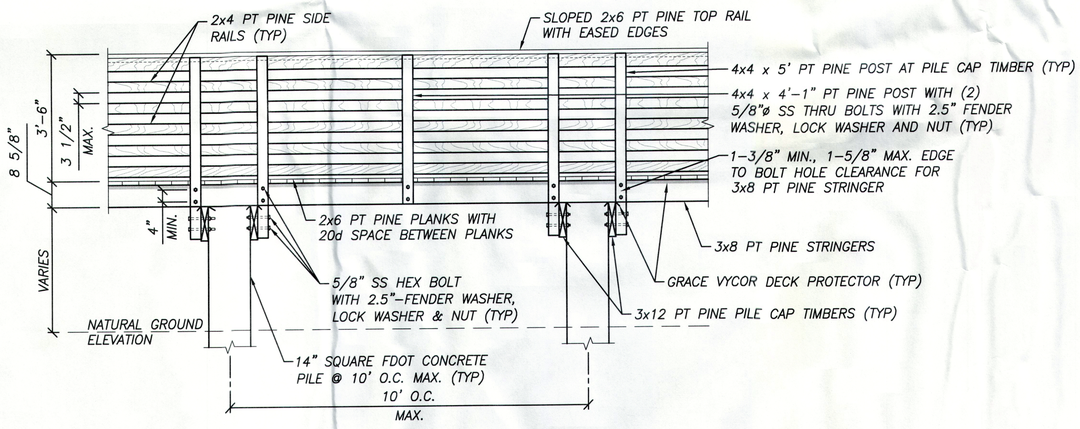


B SS-4.4 **BOARDWALK TERMINATION DETAIL**

1 0.5 0 1
GRAPHIC SCALE IN FEET

BOARDWALK NOTES:
1. BOARDWALK SHALL NOT EXCEED 12:1 GRADE.

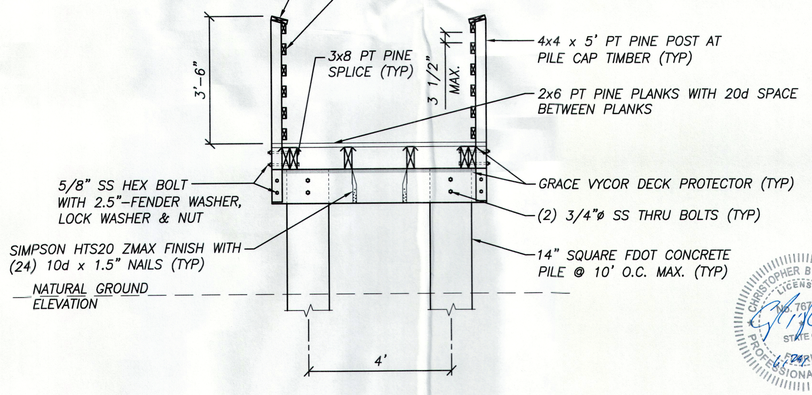
TIMBER NOTES:
1. LUMBER SIZES INDICATED ARE NOMINAL.
2. LUMBER SHALL BE PT SYP GRADE 1.
3. ALL NUTS, BOLTS, WASHERS AND FRAMING HARDWARE SHALL BE STAINLESS STEEL 316 (UON).
4. FASTENERS SHALL BE #8 x 3" STAINLESS STEEL 316 WOODPECKER TRIM HEAD FINISH SCREWS BY SWAN SECURE OR EQUIVALENT APPROVED BY ENGINEER. TWO SCREWS ARE REQUIRED PER STRINGER LOCATION. DECKING SHALL BE PRE-DRILLED FOR A FLUSH SCREW SET. STAINLESS STEEL DECK SCREWS SHALL BE ALIGNED WITH CHALK SNAP LINE.
5. CONTRACTOR SHALL SPACE PT PINE DECKING WITH 20d NAIL (0.203").
6. 1-3/8" MIN., 1-5/8" MAX. EDGE TO BOLT HOLE CLEARANCE FOR PT 3x8 PINE STRINGER.
7. STRINGERS, BLOCKING AND PILE CAP TIMBERS TO BE WRAPPED IN GRACE VYCOR DECK PROTECTOR.



C SS-4.4 **PARTIAL ELEVATION**

1 0.5 0 1
GRAPHIC SCALE IN FEET

PILING NOTES:
1. ALL PILES SHALL BE PRE-DRILLED AND DRIVEN TO A MINIMUM EMBEDMENT OF 3 FEET INTO THE ROCK SUBSTRATE.
2. MAXIMUM PILE SPACING SHALL BE 10 FEET ON CENTER.
3. PILES SHALL HAVE A 5 TON SERVICE LOAD, MINIMUM.
4. PILES SHALL BE 14 INCH SQUARE FDOT PRESTRESSED CONCRETE PER FDOT INDEX 455-014.



D SS-4.4 **BOARDWALK CROSS-SECTION**

1 0.5 0 1
GRAPHIC SCALE IN FEET

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FLORIDA KEYS WEA

SHEET TITLE: BOARDWALK DETAILS

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-4.4

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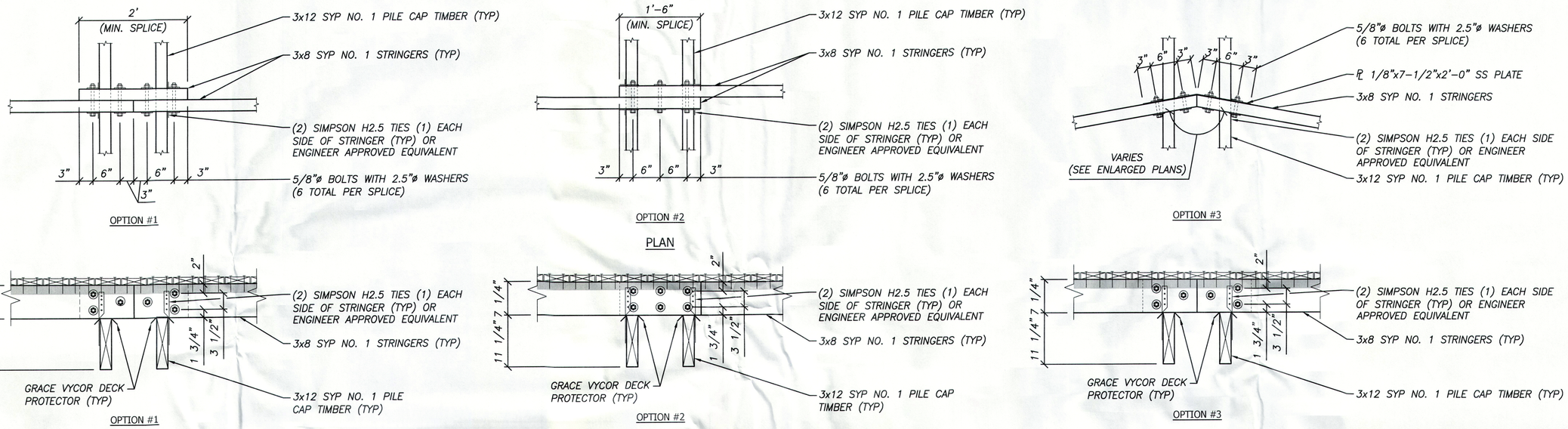

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SHEET TITLE
STRINGER SPLICE DETAILS

PROJECT TITLE
JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO.
SS-4.5

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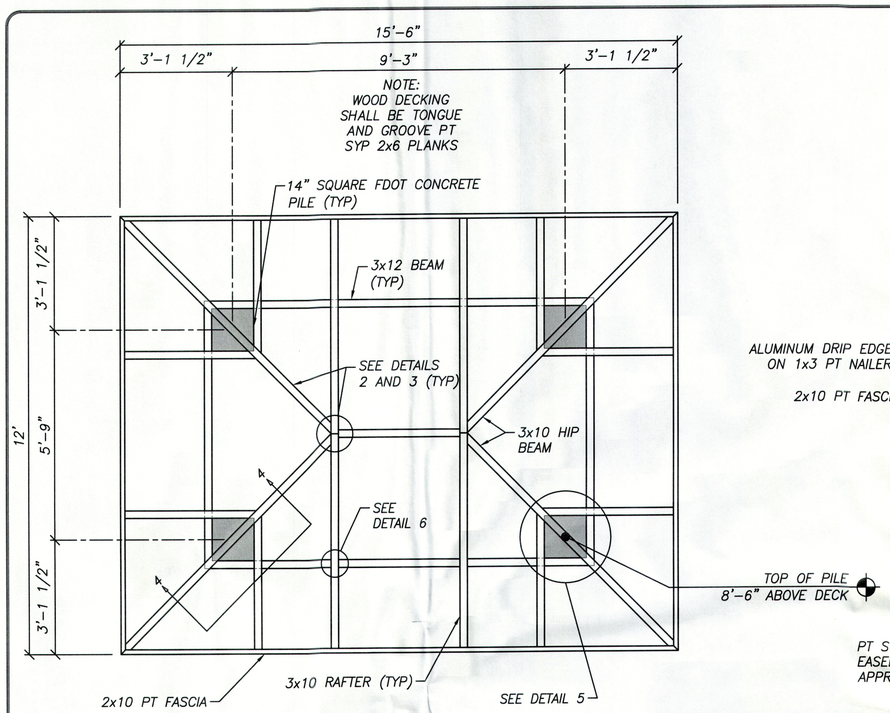
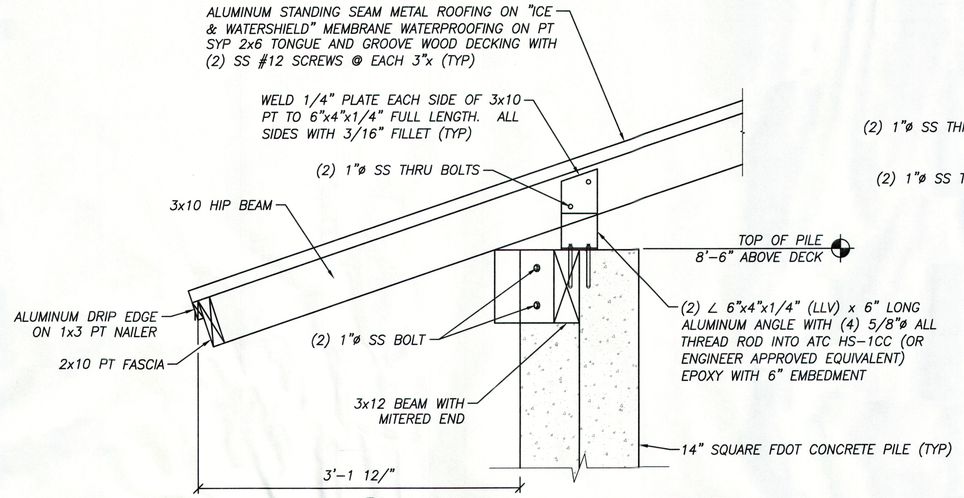
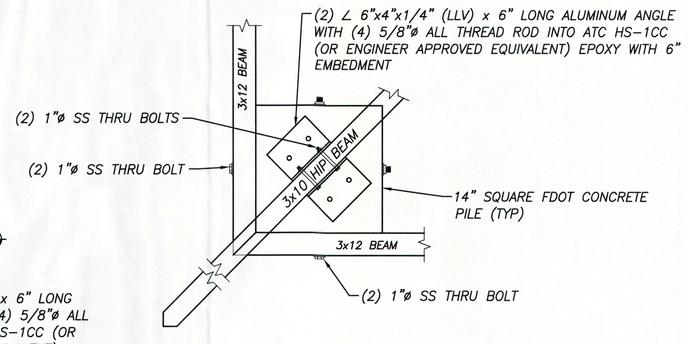


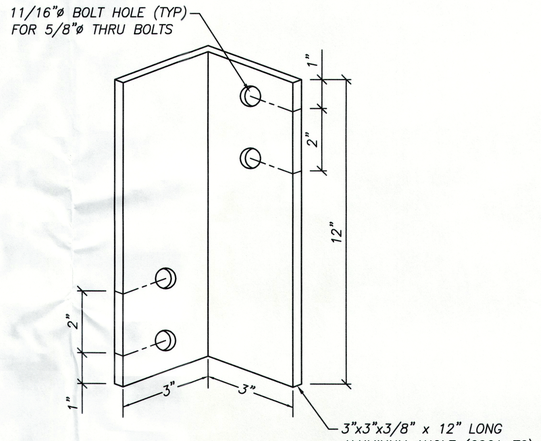
1 SS-4.6 **ROOF FRAMING PLAN** NOT TO SCALE



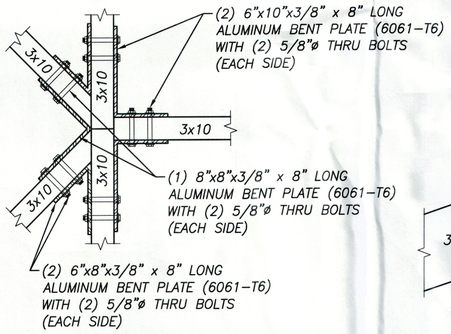
4 SS-4.6 **ELEVATION DETAIL AT EAVE** NOT TO SCALE



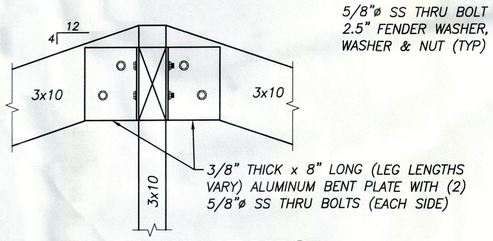
5 SS-4.6 **PLAN DETAIL AT COLUMN** NOT TO SCALE



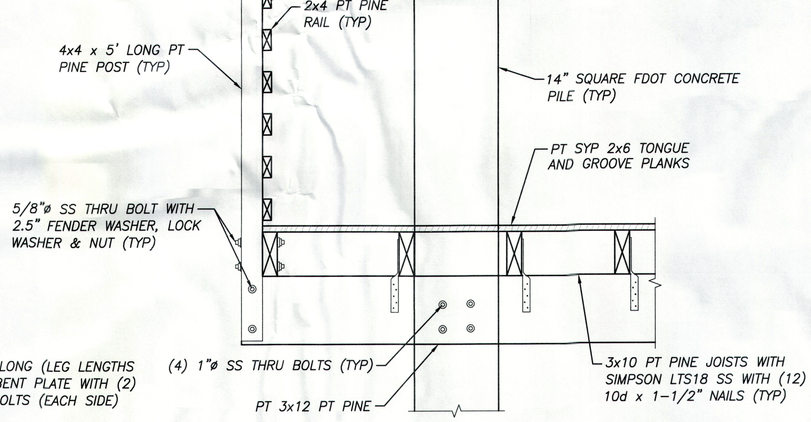
6 SS-4.6 **SHADE SHELTER RAFTER BRACKET DETAIL** NOT TO SCALE



2 SS-4.6 **PLAN DETAIL AT RIDGE** NOT TO SCALE



3 SS-4.6 **ELEVATION DETAIL AT RIDGE** NOT TO SCALE



7 SS-4.6 **OBSERVATION DECK DETAIL** NOT TO SCALE

NOTES:

1. ALL NUTS, BOLTS, AND WASHERS SHALL BE STAINLESS STEEL TYPE 316 (SS) UNLESS OTHERWISE NOTED.
2. LUMBER SIZES INDICATED ARE NOMINAL.
3. LUMBER SHALL BE 0.4 PRESSURE TREATED (PT) SOUTHERN YELLOW PINE (SYP) EXCEPT FOR STRUCTURAL LUMBER WHICH SHALL BE 0.6 PT SYP.
4. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

PILING NOTES:

1. ALL PILES SHALL BE DRIVEN TO A MINIMUM EMBEDMENT OF 3 FEET INTO THE ROCK SUBSTRATE.
2. MAXIMUM PILE SPACING SHALL BE 10 FEET O.C.
3. PILES SHALL HAVE A 10 TON SERVICE LOAD, MINIMUM.
4. PILES SHALL BE 14 INCH SQUARE FDOT PRESTRESSED CONCRETE PER FDOT INDEX 455-014.

CHRISTOPHER B LAFORTE LICENSE No. 76797 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Cert No. 6091 - LB No. 7055

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
PUBLIC ACCESS SERVICES OFFICE
PLANNING AND DESIGN SECTION
620 South Meridian Street
Tallahassee, FL 32399-1600
(850) 921-9931

INITIAL ISSUE DATE	JAN 2019
SYMBOL	REVISION / DATE

DESIGNER : CBL
DRAWN BY: DAM
COMP. FILE No. 2725.04
STATE PROJECT No. 19.7305.005A

PROFESSIONAL REGISTRATION
NOT FOR CONSTRUCTION
CHRISTOPHER B. LaFORTE, PE
FL LICENSE NO. 76797

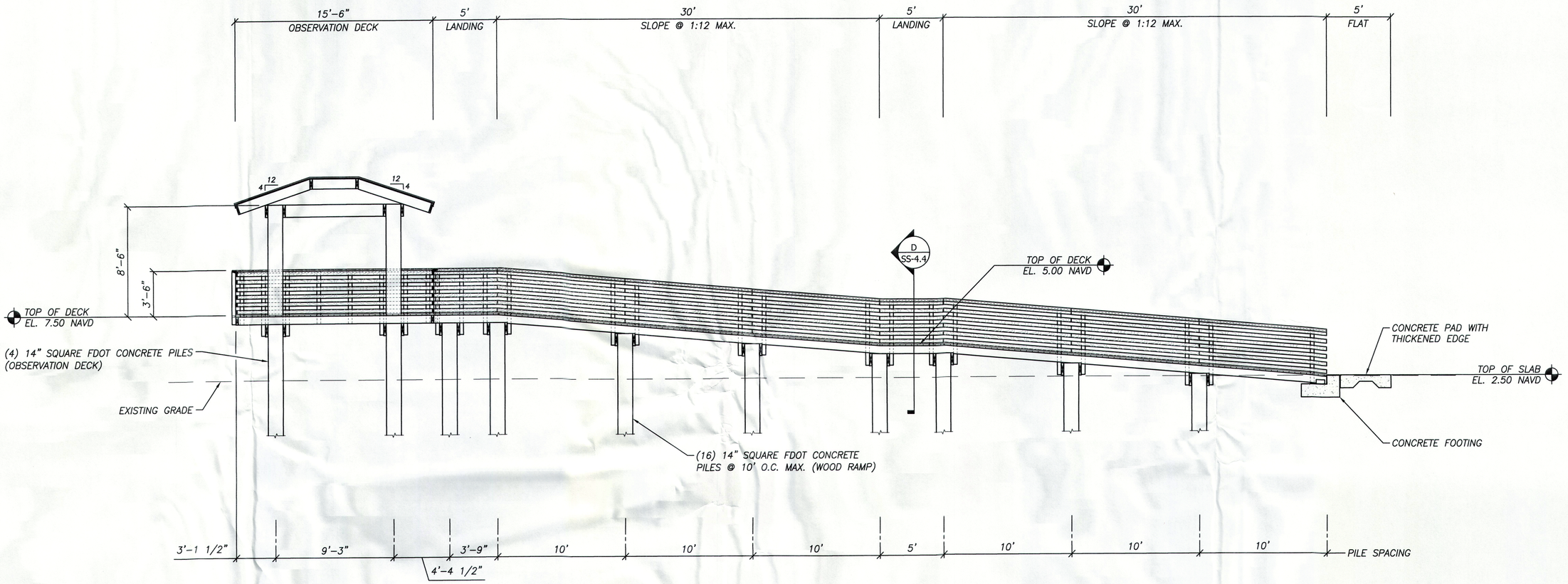
FLORIDA KEYS WEA

SHEET TITLE: OBSERVATION DECK DETAILS

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-4.6

Dave Wiselle c:\jeworking\wgi\ut328556\272504--ST--DETL--003.dwg dobbe.pdf 22x34 Plotted: 6/29/2020 9:26:16 AM Saved: 6/29/2020 9:11:58 AM



1 SS-4.7 SITE 4 PROPOSED ELEVATION

4 2 0 4
GRAPHIC SCALE IN FEET

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LICENSE
No. 76797
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
11/24/20

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FL LICENSE NO. 76797

FLORIDA KEYS WEA

SHEET TITLE: SITE 4 PROPOSED ELEVATION

PROJECT TITLE: JOHNSON TRACT VIEWING PLATFORM AND SHADE STRUCTURES

SHEET NO. SS-4.7

Dave Miller c:\jeworking\wp\st385\st272504-ST-ELEV-001.dwg adobe pdf 22x34 Plotted: 6/29/2020 8:26:22 AM Saved: 6/29/2020 8:11:57 AM

TOPOGRAPHIC SURVEY

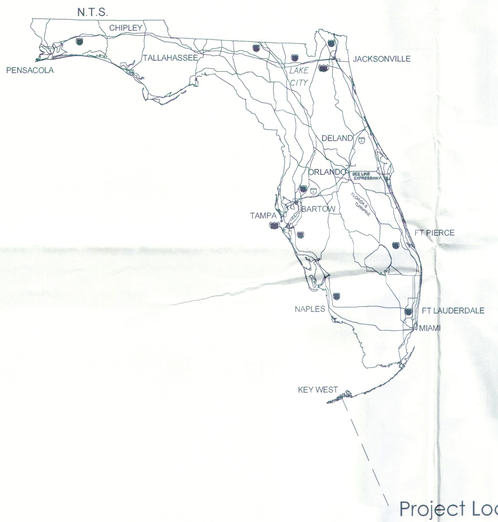
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION

SECTION 12, TOWNSHIP 67 SOUTH, RANGE 27 EAST

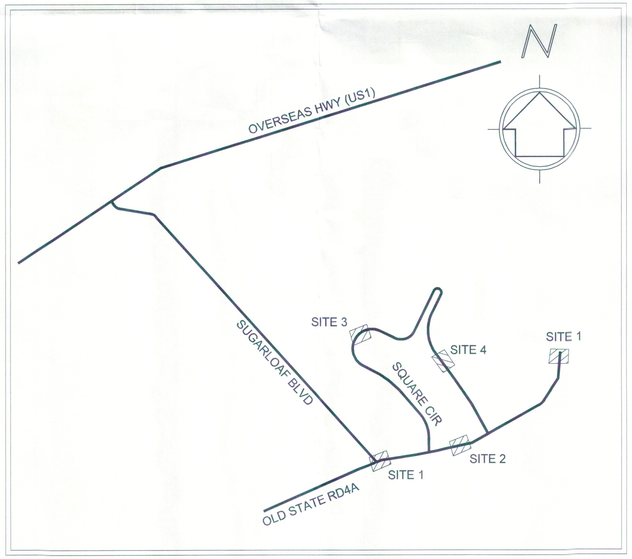
SECTION 7, TOWNSHIP 67 SOUTH, RANGE 28 EAST

SUGARLOAF KEY, MONROE COUNTY, FL

FOR THE BENEFIT OF:
FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION
1317 WINEWOOD BLVD.
TALLAHASSEE, FL



LOCATION MAP



PROJECT LOCATED IN
SECTION 12 / TOWNSHIP 67 SOUTH / RANGE 27 EAST
SECTION 7 / TOWNSHIP 67 SOUTH / RANGE 28 EAST
SUGARLOAF KEY, MONROE COUNTY, FL

LEGEND:

_ _ _ _ _ _	= Bottom of Bank
——— – ———	= Crown of Road
℄	= Centerline Road
— x — x —	= Fence/Gate
	= Concrete
	= Dirt Road
○○	= Light Pole
⬡	= Concrete Power Pole/CPP
ELEV. x 0.00	= Elevation = Existing Elevation (Ground shots to tenths only)
⋈	= Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
←	= Guy Wire Anchor
LB	= Licensed Surveying Business
N	= Northing
E	= Easting
NGVD	= National Geodetic Vertical Datum
NAD	= North American Datum
NAVD	= North American Vertical Datum
— OHU —	= Overhead Utility Wires
PLS	= Professional Land Surveyor
PSM	= Professional Surveyor & Mapper
-o- & -o-	= Information Signs
——— ——— ———	= Top of Bank
W/	= With
∩∩∩∩∩	= Woodline
⊘	= Wood Power Pole/WPP
▭	= Wood Ballard
ⓑ	= Ballard

SHEET INDEX

1	COVER SHEET
2–3	TOPOGRAPHIC SURVEY

SURVEYOR NOTES

1. The last date of field survey was January 9, 2019.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.050 through 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the signature and the original raised seal or digital signature of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by NGS benchmark "SWEET" (PID#AA0134) a brass disk in concrete, having a published elevation of 0.50' and ngs benchmark "MON 100" (PID#AA1757) a Florida Department of Transportation brass disk in bridge railing. To convert to NGVD29 add 1.36'.
6. The features shown hereon are referenced to the Horizontal Datum Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 1990, as established using Local base station set up on NGS MONUMENT "SWEET" (PID#AA0134) a brass disk in concrete.
7. Underground improvements, if any, were not located except as shown.
8. Symbols shown hereon are not to scale.
9. The survey was prepared for the purpose of park improvements.
10. The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). consult with an arborist for further classification.
11. The features shown hereon were acquired using RTK GPS; Trigonometric methods; and were verified through a redundancy of measurements for accuracy.
12. The Wetland Delineation was performed by a certified Biologist from WGI on February 1, 2019.
13. Copyright © 2019 by Wantman Group, Inc.

PREPARED BY:
WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

CONSULTANTS:

PROJECT TITLE:

TOPOGRAPHIC SURVEY
FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION
SECTION 12, TOWNSHIP 67S, RANGE 27E
SECTION 7, TOWNSHIP 67S, RANGE 28E
SUGARLOAF KEY, MONROE COUNTY, FL

SURVEYOR OF RECORD
JIM SULLIVAN, PSM
PSM#6889

11-15-21

JIM SULLIVAN License Number 6889 STATE OF FLORIDA Professional Surveyor and Mapper

NO:	DATE:	DESCRIPTION:
1	2019-02-05	ADDED WETLAND LINES
2	2019-03-05	REVISED SECTION INFO.

DRAWN DATE:	2019-01-16
DRAWN BY:	MS
CHECKED BY:	JS
FIELD	CG
FB/PG	750/19
PROJECT #:	2725.03/04

TOPOGRAPHIC SURVEY

SHEET #:	TOTAL SHEETS
1	3

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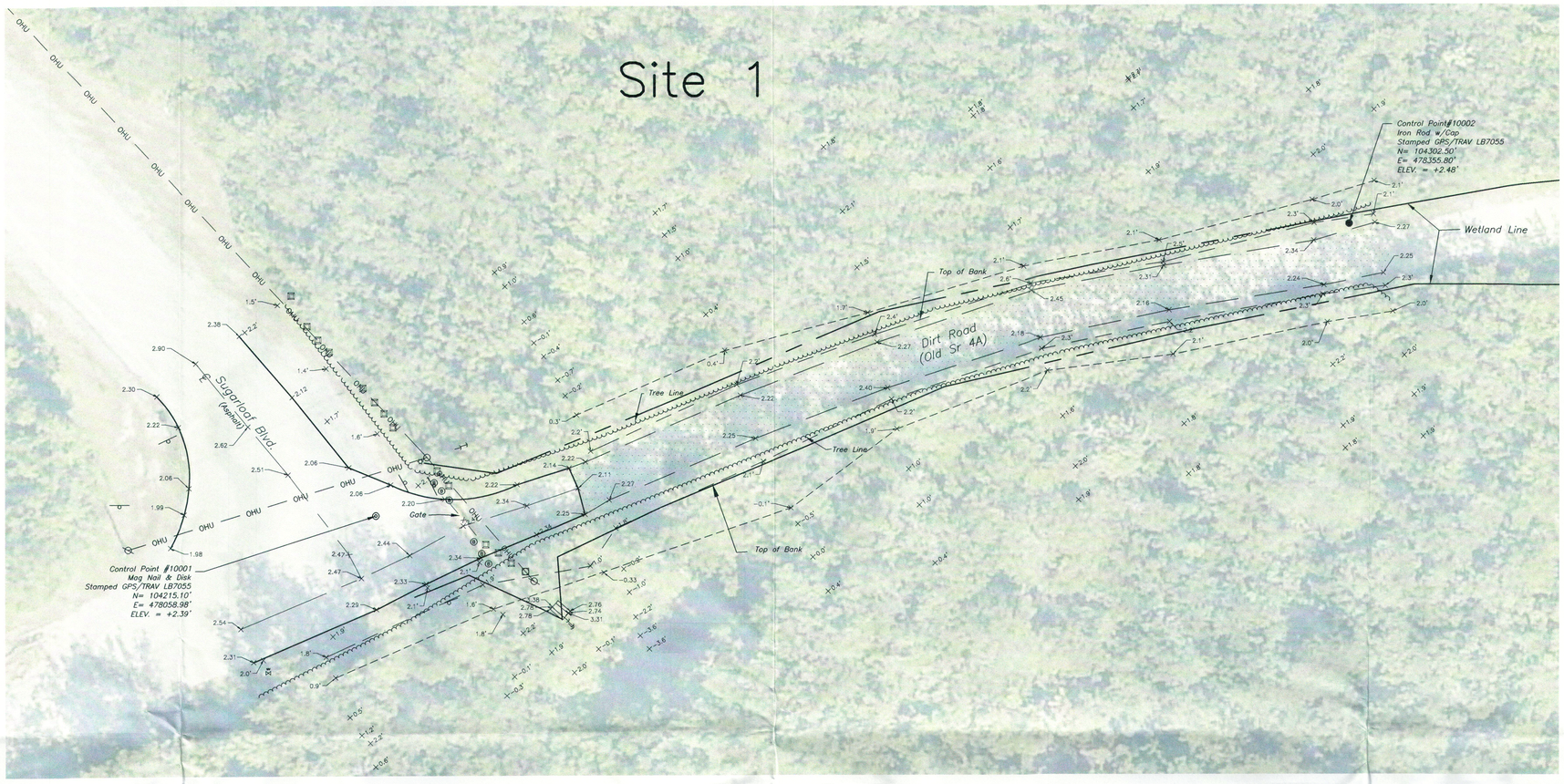

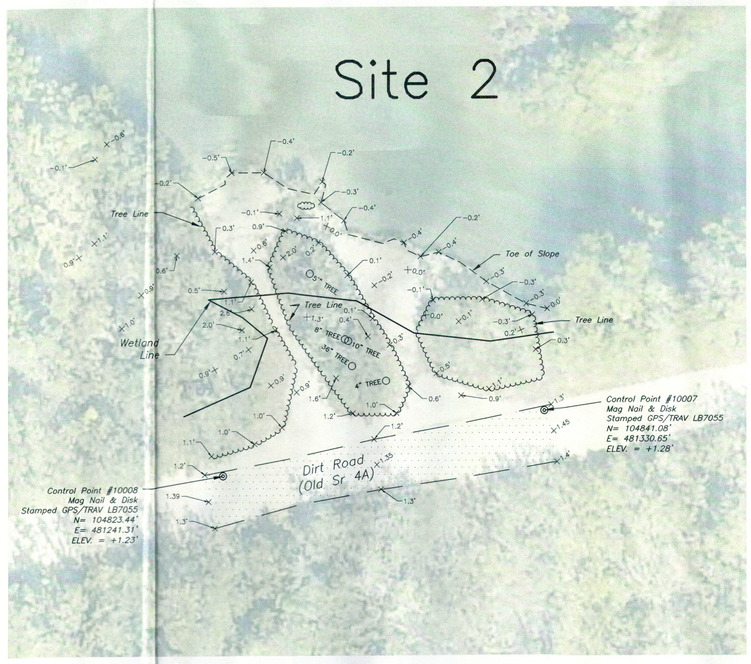

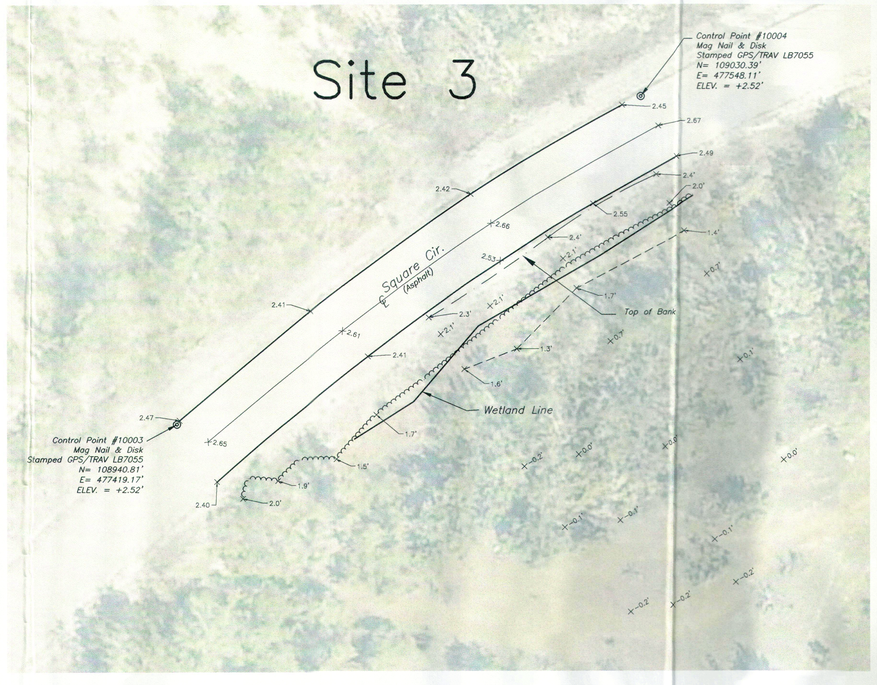

LEGEND:

- = Bottom of Bank
- = Crown of Road
- ℄ = Centerline Road
- — x — x — = Fence/Gate
- = Concrete
- = Dirt Road
- = Light Pole
- = Concrete Power Pole/CPP
- ELEV. = Elevation
- x 0.00 = Existing Elevation (Ground shots to tenths only)
- = Gate Valve (WV=Water Valve) (SV=Sewer Valve) (IV=Irrigation Valve)
- = Guy Wire Anchor
- LB = Licensed Surveying Business
- N = Northing
- E = Easting
- NGVD = National Geodetic Vertical Datum
- NAD = North American Datum
- NAVD = North American Vertical Datum
- —— OHU —— = Overhead Utility Wires
- PLS = Professional Land Surveyor
- PSM = Professional Surveyor & Mapper
- = Information Signs
- = Top of Bank
- W/ = With
- = Woodline
- = Wood Power Pole/WPP
- = Wood Ballard
- = Ballard

N

0 10 20 40

SCALE: 1" = 20'

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REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2019-2-5	ADDED WETLAND LINES	MS
2	2019-3-5	REVISED SECTION INFO.	MS

CAD 27303SV-TOPO.DWG
JOB NO. 2723.03/04 MS
DRAWN BY MS
CHECK BY JS
DATE 01-16-2019

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
JOHNSON TRACT OLD A1A SHADE STRUCTURE,
VIEWING PLATFORM AND TRAILHEAD IMPROVEMENTS
SECTIONS 12, TOWNSHIP 67S, RANGE 27E
SECTIONS 7, TOWNSHIP 67S, RANGE 28E
SUGARLOAF KEY, MONROE COUNTY FL

SHEET:
2 OF 3

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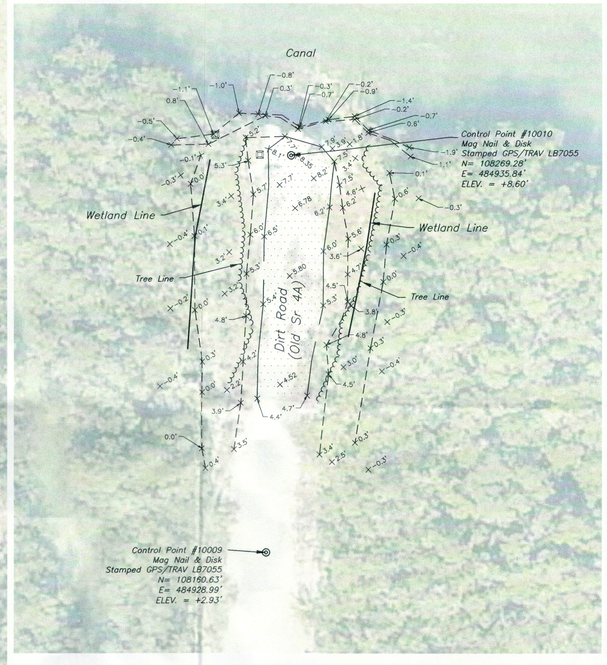
Site 4



Site 5



N

0 10 20 40

SCALE: 1" = 20'

LEGEND:

	= Bottom of Bank
	= Crown of Road
℄	= Centerline Road
x x	= Fence/Gate
	= Concrete
	= Dirt Road
	= Light Pole
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NO.	DATE	DESCRIPTION	BY
1	2019-2-5	ADDED WETLAND LINES	MS
2	2019-3-5	REVISED SECTION INFO.	MS

REVISIONS

CAD: 2725035V-TOPO.DWG
JOB NO.: 2725.03/04
DRAWN BY: MS
CHECK BY: JS
DATE: 01-16-2019

FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
JOHNSON TRACT OLD A1A SHADE STRUCTURE, VIEWING PLATFORM AND TRAILHEAD IMPROVEMENTS
SECTIONS 12, TOWNSHIP 67S, RANGE 27E
SECTIONS 7, TOWNSHIP 67S, RANGE 28E
SUGARLOAF KEY, MONROE COUNTY FL

SHEET:
3 OF 3

Marc Stotler C:\planning\eng\marc.stotler\d13280962725035-01\TOPO.dwg — Plotted: 3/5/2019 1:08:32 PM Saved: 3/5/2019 1:08:23 PM