

**CITY OF KEY WEST - SPECIES FOCUS AREA ASSESSMENT FORM**

**APPLICANT**

Name: City of Key West

Address: PO Box 1409, Key West, FL 33041

Real Estate Number: 00065820-000100

Permit Number: BLD2019-3078 Permit Type: Fence

Latitude: 24.34.09 "N Longitude: -81.45.44 "W

**ASSESSMENT GUIDE CHECKLIST**

Is the Property on the RE Parcel List?  Yes  No Date of List: October 26 2012

Property located in (check appropriate):  Focus Area  Buffer  Neither

Is the Property on the list of parcels that have been predetermined to be excluded from the Focus Area and/or Buffer

in accordance with the Species Assessment Guides?  Yes  No Date of List: 12 Sep. 2011

Number of Species in Focus Area: 1 Brochures provided:  Yes  No

Area of Native Vegetation Disturbed: Zero

Species	(circle letters as determined in Assessment Guide)							Check Determination		
								No Effect	NLAA	May Affect
Eastern Indigo snake	A	B	C	D	E	F	<u>G</u>		X	
Stock Island tree snail	<u>A</u>	B	C	D	E	F	G	X		
Key tree cactus	<u>A</u>	B	C					X		

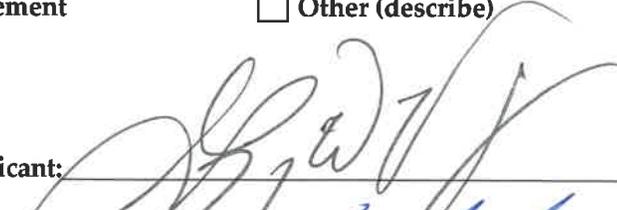
FINAL DETERMINATION - Refer to Service:  Yes  No Date

Referred: \_\_\_\_\_

Mitigation Provided (check all that apply):

Monetary Compensation  Conservation easement  Restoration

Replacement  Other (describe)

Signature of Applicant:  Date: 9-12-19

Signature of approving official:  Date: 9-12-19

## MEMORANDUM

DATE: September 12, 2019 and 10-17-19

RE: 3420 Northside Drive, Species Focus Area Assessment-Eastern Indigo Snake

FROM: Karen DeMaria, Urban Forestry Manager, City of Key West

A building permit application was submitted for 3420 Northside Drive by the City of Key West, Community Services, to install a wire fence along three sides of the property. The property is listed as focus area for eastern indigo snake which requires an assessment as per FEMA/FWS guidelines.

The primary potential eastern indigo snake habitat is in the rear of the property where a large interior wetland pond area is located. The property itself is an existing developed upland area with a large building, parking area and landscaping. Directly to the east there is a road then a developed property and directly to the west there is a developed property (apartments-Mariner's Cove).

The proposed fence will not be installed in the rear area of the property, only along the east, northern and west side terminating near the rear of the existing structure (see attached map) therefore, no impacts to the Eastern indigo snake or its habitat is expected.



Subject Property



Standing in rear of property looking north down western property line



New fence to be installed behind autograph hedge



New fence to be installed behind autograph hedge. No impacts to the roots of trees will occur. Hand dig posts near trees.



New fence to be installed behind curb. No impacts to the roots of trees will occur. Hand dig posts near trees.



Approximate location of fence across front area (to hook up with gate). No impacts to the roots of trees will occur. Hand dig posts near trees.



New fence to be installed at least five feet off existing sidewalk. Select trimming of smaller roots and tree branches can occur during installation.



Standing in rear of property looking north along eastern property line area. Fence work to end at existing gate area.



Rear of property, looking at wetland pond area (no fence work occurring in this area).



Rear of property, looking at wetland pond area (no fence work occurring in this area).

816ft

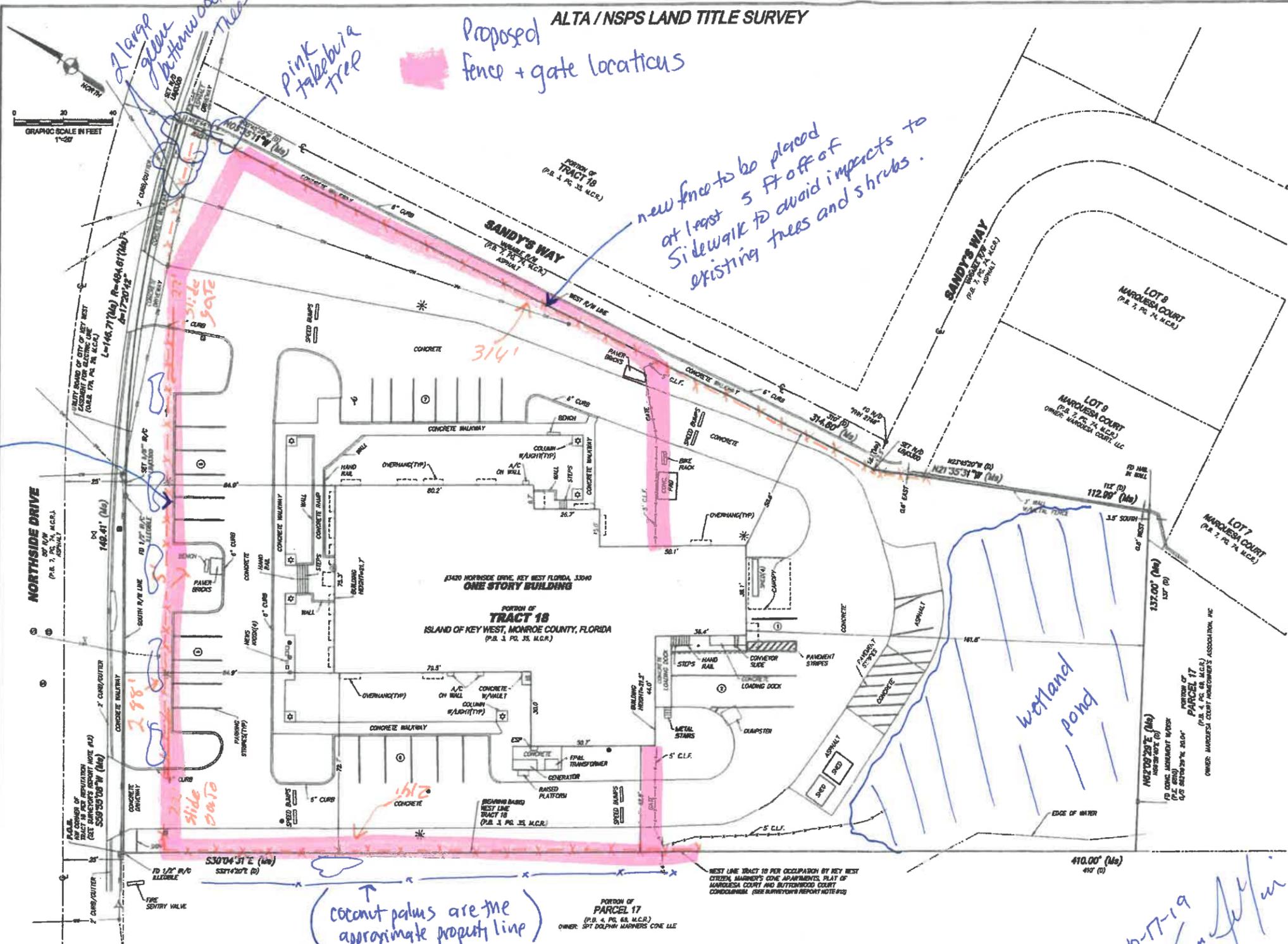
# ALTA / NSPS LAND TITLE SURVEY



**AVIRON & ASSOCIATES, INC.**  
SURVEYING & MAPPING

80 S.W. 2nd AVENUE, SUITE 102  
REDFORD, FLORIDA 33002  
(904) 330-5888 / www.aviron.com

AVIRON & ASSOCIATES, INC. is a member of the National Society of Professional Land Surveyors, Inc. and is licensed to provide professional land surveying services.



### SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment No. 7339595, effective date 10/29/2018 at 11:00 PM, where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Aviron & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. Bearings and coordinates were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy, relative to the nearest control point within the National Geodetic Survey (NGS) Geodetic Control Network. Bearings are based on the West line of Tract 18 having a bearing of S30°04'31"E.
6. The property described hereon lies within Flood Zone AE Elevation 8 feet, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12067G1500K, Community Panel Number 125129 1509 K, dated 02/18/2005.
7. Symbols shown hereon and in the legend may have been enlarged for clarity; these symbols have been plotted at the center of the field location and may not represent the actual shape or size of the features.
8. This map is intended to be displayed at a scale of 1"=20' (±240').
9. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.05'.
10. Adjacent property owner information shown hereon was obtained from the Monroe County Property Appraiser's website.
11. Abbreviation Legend: A/C = Air conditioner; ALTA = American Land Title Association; E = Centerline; C.L.F. = Chain Link Fence; CONC = Concrete; (D) = DEED; Δ = Central Angle; EL = Elevation; FD = Fountain; FPLM = Florida Power & Light; R/C = Iron Rod & Cap; L = Arc Length; LB = Licensed Business; M.C.R. = Monroe County Records; (Ma) = Measured; N/D = Nail & Disk; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; O/S = Offset; P.B. = Plot Book; PG = Page; P.O.B. = Point of Beginning; P.L.S. = Professional Land Surveyor; R = Radius; R/W = Right-of-Way; (TYP) = Typical; W/ = With.
12. The northwest corner of Parcel 18 as recovered in the field is based on the current occupation of the Key West Citizen (Parcel Identification Number 00065820-000100, per Monroe County Property Appraiser's Office) and dependent adjacent surveys of the plot of Marjorie Court as recorded in Plat Book 7, Page 74 of the Public Records of Monroe County, Florida; Marjorie's Cove Apartments (Parcel Identification Number 00066170-000401, per Monroe County Property Appraiser's Office) and Buttonwood Court Condominium as recorded in Official Record Book 1508, Page 842 of the Public Records of Monroe County, Florida.
13. The Surveyor has no knowledge of changes in right-of-way lines and there are no observed evidence of recent street or sidewalk construction or repairs.
14. The Surveyor observed no evidence of recent earth moving work, building construction or building additions.

**LEGEND**

- CLEAN CUT
- CONCRETE UTILITY POLE
- ⊕ CURB INLET
- ⊖ DRAINAGE MANHOLE
- ⊕ FIRE HYDRANT
- ⊖ FLAG POLE
- ⊕ GUY ANCHOR
- ⊖ HANDICAP PARKING
- ⊕ MAIL BOX
- ⊖ METAL LIGHT POLE
- ⊕ NUMBER OF REGULAR PARKING
- ⊖ DRIVEWAY RAMP
- ⊕ DRIVEWAY MANHOLE
- ⊖ SIGN (UNLESS NOTED)
- ⊕ UNKNOWN UTILITY POLE
- ⊖ WATER METER
- ⊕ WATER VALVE
- ⊖ WOOD UTILITY POLE
- ⊕ YARD LIGHT (UNLESS NOTED)

LAND DESCRIPTION: (Per Official Records Book 1651, Page 444, Monroe County Records, Florida.)

On the Island of Key West, and more particularly described as follows:

BEGINNING at the northwest corner of Tract 18, as shown on Plat Survey of Land on Island of Key West, Monroe County, Florida recorded in Plat Book 3, Page 35 of the Public Records of Monroe County, Florida; thence bear South 32° 14' 20" East for a distance of 410 feet to a point; thence bear North 59° 56' 40" East for a distance of 137 feet to a point; thence bear North 23° 45' 20" West for a distance of 112 feet to a point; thence bear North 05° 45' 20" West for a distance of 310 feet to a point on the southerly right-of-way line of Northside Drive; thence in a westerly direction along the southerly right-of-way line of Northside Drive, 298 feet more or less back to the Point of Beginning.

Land also described by current survey as:

BEGIN at the northeast corner of Tract 18 per reputation; thence S30°04'31"E, along the west line of said Tract 18, per occupation by Key West Citizen (Parcel Identification Number 00065820-000100) per Monroe County Records, Marjorie's Cove Apartments (Parcel Identification Number 00066170-000401) per Monroe County Records, Plat of Marjorie Court as recorded in Plat Book 7, Page 34 of the Public Records of Monroe County, Florida and Buttonwood Court Condominium as recorded in Official Records Book 1508, Page 842, of said Public Records, 410.00 feet; thence N62°05'29"E, 137.00 feet; thence N27°35'31"W, 112.99 feet; thence N03°35'11"W along the west right-of-way of Sandy's Way, according to said Plat of Marjorie Court, 314.60 feet to the south right-of-way of Northside Drive as existing and currently in use, being on a point of curvature concave to the south having a radius of 484.61 feet and a central angle of 17°20'42", (a radial point bears S12°44'10"E from said point); thence continue westerly along said curve and said south right-of-way line, an arc distance of 148.71 feet; thence S59°55'08"W, 148.41 feet to the POINT OF BEGINNING.

Said land lying in Monroe County, Florida and contains 84,281 square feet (1.9348 acres), more or less.

**SUMMARY TABLE FOR:**  
SCHEDULE B, SECTION 2 EXCEPTIONS  
TITLE COMMITMENT NO. 7339595 (SEE SURVEYOR'S REPORT R2)

EXCEPTION NUMBER AND RECORDING INFORMATION	ACTION TAKEN
No. 6 P.B. 325	Apply - As Shown
No. 7 O.R.B. 17928	Apply - As Shown
No. 8 O.R.B. 805200	Apply - Start - Not Plotable

### CERTIFICATION:

To: The City of Key West, Chicago Title Insurance Company and Dropeza, Stone & Cardenas, PLLC

THIS IS TO CERTIFY that this map or plot and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 13, 16, 17 and 20 of Table A thereto. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes. The field work was completed on 12/06/2018.

Date of Plot or Map: 12-20-2018

Digitally signed by  
Keith M. Chee-A-Tow  
Date: 2018.12.20  
09:42:02 -05'00'

KEITH M. CHEE-A-TOW, P.L.S.  
Florida Registration No. 5328  
AVIRON & ASSOCIATES, INC.  
L.B. No. 3300  
EMAIL: keith@aviron.com

ALTA / NSPS LAND TITLE SURVEY

PORTION OF TRACT 18 ISLAND OF KEY WEST, MONROE COUNTY, FLORIDA (P.B. 3, PG. 35, M.C.R.) CITY OF KEY WEST MONROE COUNTY, FLORIDA

SCALE: 1" = 20'

DATE: 12/06/2018

BY: KBC

CHECKED: K.M.C.

P.B. 1797 PG. 61

JOB #: 11044

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