

Keys Permitting

Monroe County is probably the most regulated area on earth. This is due to concern for the unique environment, which has been recognized at the federal level by designation of the National Marine Sanctuary and several wildlife refuges; and at the State level through designation of the Area of Critical State Concern, Outstanding Florida Waters, and two aquatic preserves. Stringent local codes have been adopted and all local development decisions are reviewed by the State.



SWC has provided professional services in this challenging regulatory environment for more than 25 years. The



president of the firm, Sandra Walters, is qualified as an **expert witness** in environmental and land use permitting issues for administrative hearings and court proceedings. The professional staff has **outstanding relationships** with all regulatory

and commenting agencies, so has the credibility to negotiate solutions to difficult problems for both public- and private-sector clients.

SWC works to make **permit applications complete and well-vetted** with regulatory agencies prior to submittal, which streamlines and speeds the permitting process. We provide clear documentation that effects to natural resources are avoided and minimized prior to proposing mitigation. A recent complex marina permit that included a large State submerged land lease had **approvals issued in record time** because of using this approach!

SWC **has worked with all Keys local governments** and understands differences between codes that can affect development plans. The following summarizes some permitting areas with which SWC can assist clients.

ECOLOGICAL SERVICES

- ERPs (Environmental Resource Permits) for parcels that contain areas classified as jurisdictional wetlands by the Florida Department of Environmental Protec-

tion (DEP), South Florida Water Management District and U.S. Army Corps of Engineers (USACE)

- ERPs for marinas and State submerged lands leases
- State lands title exceptions for submerged lands filled without permit prior to July 15, 1975
- Permit consent agreements for violation notices
- Permit compliance monitoring

PLANNING SERVICES

- Letters of development rights determination that document dwelling units and commercial square footage existed on the property and are, therefore, exempt from local allocation systems
- Feasibility assessments for property development or redevelopment that document specific applicable comprehensive plan and code provisions and clearly explain development potential
- Future Land Use Map (FLUM) and zoning changes
- Conditional use approvals and setback and right-of-way variances
- Exemptions from FEMA flood insurance list

CONTAMINATION SERVICES

- Underground fuel storage tank closure to meet Florida Department of Environmental Protection requirements
- Remedial Action Plans (RAPs) and No Further Action determinations approved by DEP

REPRESENTATIVE CLIENTS

- Florida depts. of Transportation & Env. Protection
- Monroe County & City of Key West
- Key West Citizen & Silver Eagle Distributors, Key West
- Hawk's Cay Resort, Monroe County
- Argonaut Group (Seaside Condominiums), Key West
- ParrotDis Bar & Grille, Little Torch Key
- Sugarloaf Lodge, Monroe County
- Marlin Bay Yacht Club, Marathon
- Hawk's Cay Resort, Monroe County
- La Siesta Resort & Marina, Islamorada

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