



Planning Services

The Florida Legislature has designated Monroe County and the cities of Key West, Islamorada and Marathon as areas of critical state concern. To implement stringent planning guidelines required by the State, local governments have adopted very conservative comprehensive plans and codes.

SWC has worked in all local jurisdictions and is familiar with the differences between local codes that can affect development plans. The president of the firm, Sandra Walters, is qualified as an expert witness in land use issues for State administrative hearings and court proceedings, she provided expert witness services to Monroe County in a major land use case, and has worked with private-sector clients in this capacity, as well.

The philosophy of the firm is to design development plans and permit applications that are as complete and as well-vetted by local planning staff as possible at submittal, which streamlines and speeds the permitting process. The following is a brief excerpt from former Marathon Planning Director Fred Gross:

“The firm is highly professional, producing thorough and effective documents and applications. The quality of their work stands out as exceptional in my experience here in the Keys.”

The following summarizes some of the services with which SWC can assist clients.

SWC 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, setback and right-of-way variances
- Exemptions from FEMA flood insurance list
- Representation before elected and appointed bodies
- Planning studies of utilities conditions and capacities
- Expert witness services



REPRESENTATIVE CLIENTS

- City of Key West & Monroe County
- Hawk's Cay Resort, Monroe County
- Marlin Bay Yacht Club, Marathon
- Parrot Bar & Grille, Little Torch Key
- Sugarloaf Lodge, Monroe County
- Hugh Morgan, Key West
- Storage Mart, Stock Island and Big Coppitt Key
- Florida Department of Transportation

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