AGENDA

PLANNING COMMISSION
MONROE COUNTY
November 14, 2012
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:
Denise Werling, Chairman
Randy Wall, Vice Chairman
Jeb Hale
Elizabeth Lustberg
William Wiatt

STAFF:
Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Mayte Santamaria, Assistant Director of Planning and Environmental Resources
Joe Haberman, Planning & Development Review Manager
Mitch Harvey, Comp Plan Manager
Steven Biel, Sr. Planner
Rey Ortiz, Planner
Emily Schemper, Planner
Barbara Bauman, Planner
Timothy Finn, Planner
Gail Creech, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-
-

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-
-

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-
-

APPROVAL OF MINUTES

-
-

MEETING

New Items:

1. A public hearing to consider and finalize the ranking of applications in the Dwelling Unit Allocation System for the July 13, 2012, through October 12, 2012, ROGO (1st Quarter Year 21). Allocation awards will be allocated for all unincorporated Monroe County.
(File 2012-137)
2012-137 SR PC 11.14.12-Website.pdf

2. Proposed CVS Pharmacy, 5610 Overseas Highway (US 1), Stock Island, Mile Marker 5: A request for approval of a 2APS (beer and wine, package only) Alcoholic Beverage Special Use Permit. The subject property is legally described as Square 24, Lots 1 through 20, Maloney Subdivision (PB1-55), and an abandoned portion of US 1, Stock Island, Monroe County, Florida, having real estate number 00124090.000000.
(File 2012-071)
2012-071 SR PC 11.14.12.PDF
2012-071 FILE.PDF
2012-071 Recvd 5.21.12 Survey.pdf
2012-071 Traffic Study.pdf
2012-071 Letter of Support.PDF

3. Largo Lodge, 101740 Overseas Highway, Key Largo, Mile Marker 101: A request for approval of a 2COP (beer and wine, on premise and package) Alcoholic Beverage Special Use Permit. The subject property is legally described as Lots 2 and 3, Tarpon Acres (PB2-109), Key Largo, Monroe County, Florida, having real estate number 00492670.000000.
(File 2012-115)
2012-115 SR PC 11.14.12.PDF
2012-115 File.PDF
2012-115 Survey.pdf

4. TRANSMITTAL OF AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE FUTURE LAND USE MAP (FLUM) DESIGNATION FROM INDUSTRIAL (I) TO MIXED USE COMMERCIAL (MC) FOR EIGHTEEN PARCELS OF LAND ON STOCK ISLAND, HAVING REAL ESTATE NUMBERS 00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000; LOCATED ON SOUTH STOCK ISLAND; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY 2010 COMPREHENSIVE PLAN.
(File 2012-075)
2012-075 SR PC 11.14.12 w-exhibits1-9.pdf
2012-075 FILE Part 1 of 2.pdf
2012-075 FILE Part 2 of 2.pdf
2012-075 COMBINED Plans Recvd 5.21.12.pdf
2012-075 COMBINED Surveys Recvd 7.09.12.pdf

5-a. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AMENDMENTS TO THE TIER OVERLAY DISTRICT MAP DESIGNATIONS FOR APPROXIMATELY THIRTY (30) PARCELS THROUGHOUT MONROE COUNTY WHICH HAVE A TIER DESIGNATION RECOMMENDED FOR CHANGE; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE SECRETARY OF STATE AND THE STATE LAND PLANNING AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.
(File 2012-118)
2012-118 SR PC 11.14.12.PDF
2012-118 Draft Ordinance 5-a.PDF
2012-118 Maps for PC 11.14.12.PDF

5-b. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING AMENDMENTS TO THE TIER OVERLAY DISTRICT MAPS BY ASSIGNING TIER DESIGNATIONS TO APPROXIMATELY EIGHTY (80) PARCELS

THROUGHOUT MONROE COUNTY WHICH HAVE NO PREVIOUS DESIGNATED TIER; PROVIDING FOR SEVERABILITY AND REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE SECRETARY OF STATE AND THE STATE LAND PLANNING AGENCY; AND PROVIDING FOR AN EFFECTIVE DATE.
(File 2012-118)
2012-118 Draft Ordinance 5-b.PDF

6. TRANSMITTAL OF AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY 2010 COMPREHENSIVE PLAN TO CREATE POLICIES WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO ESTABLISH SUB-AREA POLICIES APPLICABLE TO A SPECIFIC GEOGRAPHIC AREA OF SUBMERGED LANDS TO ENACT SITE-SPECIFIC, TAILORED PARAMETERS FOR THE RE-DREDGING OF PRIVATELY-OWNED SUBMERGED LANDS AND TO AMEND POLICIES TO DEFINE THE SPECIFIC, LIMITED CIRCUMSTANCES AND CONDITIONS WHICH SHALL BE MET TO ALLOW THE RE-DREDGING OF PRIVATELY-OWNED SUBMERGED LANDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING FOR FILING WITH THE SECRETARY OF STATE AND FOR AN EFFECTIVE DATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY 2010 COMPREHENSIVE PLAN.
(File 2010-046)
2010-046 SR PC 11.14.12-exhibits.pdf
2010-046 File-includes addtl info.PDF
2010-046 Letter of Support-Gratton.PDF

7. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY CODE TO ESTABLISH SECTION 101-6, OWNERSHIP DISCLOSURES, TO CREATE A REGULATION PROVIDING THE MINIMUM REQUIREMENTS FOR DISCLOSING OWNERSHIP OF PROPERTY AS IT RELATES TO APPLICATIONS UNDER THE LAND DEVELOPMENT CODE, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.
(File 2012-112)
2012-112 SR PC 11.14.12.PDF

8. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 114-67(C), REQUIRED OFF-STREET PARKING, TO REVISE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR SINGLE-FAMILY DWELLING UNITS, MOBILE HOMES AND RV PARKS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.
(File 2012-109)
2012-109 SR PC 11.14.12.PDF

Pursuant to Section 286.0105 Florida Statutes and Monroe County Resolution 131-1992, if a person decides to appeal any decision of the Planning Commission, he or she shall provide a transcript of the hearing before the Planning Commission, prepared by a certified court reporter at the appellant's expense. For such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

ADA ASSISTANCE: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, please contact the County Administrator's Office, by phoning (305) 292-4441, between the hours of 8:30 a.m. - 5:00 p.m., no later than five (5) calendar days prior to the scheduled meeting; if you are hearing or voice impaired, call "711".

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

- Update from Mayte Santamaria on Keith & Schnars progress

RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

Item #1 **ROGO Q1 Yr21**
Staff Report

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT
We strive to be caring, professional and fair

To: Planning Commission

Through: Townsley Schwab, Sr. Director of Planning & Environmental Resources

From: Tiffany Stankiewicz, Development Administrator

Date: November 5, 2012

Subject: Residential Dwelling Unit Evaluation Report for Quarter 1, Year 21

Meeting Date: November 14, 2012

This report has been prepared pursuant to Section 138-26 of the Land Development Regulations (LDRs). The proposed residential dwelling unit rankings attached to this report are for the first quarter of year twenty-one which covers the period July 13, 2012, through October 12, 2012.

I) BACKGROUND INFORMATION:

On June 23, 1992, the Monroe County Board of County Commissioners adopted Ordinance #016-92, thereby implementing the Residential Dwelling Unit Allocation System. The Ordinance became effective on July 13, 1992, and has been amended from time to time. On March 15, 2006, the Board of County Commissioners adopted Ordinance 009-2006 to implement the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of Community Affairs signed the final order deciding the challenge on September 26, 2007.

The Tier System, still a Rate of Growth Ordinance (ROGO), made changes such as sub-area boundary districts for allocation distribution, basis of scoring applications, and administrative relief.

Sub-districts are as follows: A) Lower Keys Sub-area and Upper Keys sub-area and B) Big Pine/No Name Key subareas remain the same.

Therefore, background information is divided into the following categories of applications reviewed this quarter.

A. Applications reviewed this quarter for Lower & Upper Keys Sub-areas:

	Market Rate	*Affordable Housing*
* Lower Keys	12	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	59	0
****Upper Keys (Adm. Relief)	0	0
Total:	**71**	**0**

* 8 applications are rollovers or reapplications from previous quarters.
** 0 applications are rollovers or reapplications from previous quarters.
*** 55 applications are rollovers or reapplications from previous quarters.
**** 0 applications are rollovers or reapplications from previous quarters.

B. Big Pine/No Name Key Sub-area:

1) On June 23, 1992, the Monroe County Board of Commissioners adopted Ordinance 016-1992, thereby implementing the Residential Dwelling Unit Allocation System. The ordinance became effective on July 13, 1992 and has been amended from time to time.

2) In 1998, the Florida Department of Transportation, Monroe County, the Florida Department of Community Affairs, the U.S. Fish and Wildlife Service and the Florida Fish and Wildlife Conservation Commission signed a Memorandum of Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and other protected species in the project area.

3) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over 20 year horizon at a rate of roughly 10 per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development. Below is a table tracking LCP allocations remaining at the conclusion of Quarter 4 Year 20 (April 13, 2012-July 12, 2012).

Liveable Communikeys Master Plan (LCP) 2003-2023			
	Beginning Balance	Allocated thru Quarter 4 Year 20	Balance of Allocations remaining to LCP*
Market Rate Allocations	160	84	77
Affordable Housing Allocations	40	10	30
Totals	200	94	107

* Means the total adjusted to account for expired allocations and re-use of allocations.

4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.

5) On June 9, 2006, the Federal Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and Endangered Species Incidental Take Permit (ITP) since the permittees have defined the geographic area covered by their HCP.

6) Based on the revised 2010 Comprehensive Plan and the adopted Maps as part of the Master Plan for Big Pine Key and No Name Key, they are now evaluated as their own sub-area.

7) **Applications reviewed this quarter for the Big Pine/No Name Key Sub-area:**

	Market Rate	*Affordable Housing*
*Big Pine/No Name Key	35	0

* 34 applications are rollovers or reapplications from previous quarters.

8) The ITP requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP. Pursuant to the LCP Action Item 9.2.4 the County will create a mitigation fee for new residences, non-residential floor area, and institutional uses in order to ensure that development bears its fair share of the required mitigation under the Federal ITP #TE083411-0.

9) On November 14, 2007, the Board of County Commissioners adopted Ordinance 044-2007 deferring residential and non-residential allocations on Big Pine/No Name Key until a mitigation ordinance is adopted or for two months from December 1, 2007. Ordinance 044-2007 has expired.

10) On May 6, 2008, the Planning Commission made a recommendation not to approve the Big Pine/No Name Key Mitigation Ordinance and forwarded their recommendation to the Board of County Commissioners for review.

11) On August 20, 2008, the Growth Management Division withdrew the proposed Big Pine / No Name Key Mitigation Ordinance from the Board of County Commissioners' agenda. The Growth Management Division is exploring the concept of regulatory conservation to meet or exceed the 3:1 mitigation required by the Incidental Take Permit.

12) On August 19, 2009, the Board of County Commissioners discussed the utilized "H" mitigation credit/debit process for public and private development located on

Big Pine Key and No Name Key with direction to Growth Management to pursue Regulatory Conservation as a mitigation strategy using a mitigation ordinance as a secondary approach. In the meantime the County is using the H bank for the mitigation of allocations.

II) ALLOCATION FACTORS:

A. Pursuant to Section 138-24 the number of annual allocations available is 197.

B. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.

C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.

D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any subarea quarter shall be no more than fifty percent (50%) of the total available market rate allocations.

E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to ten (10) allocations over a twenty year period or H =.022 whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Tier Allocation type	Quarter, Year	Tier 1 Allocations Update
Limited to a miximum 10 or H= .022 whichever is lower over the life of the ITP.	Big Pine	03102303	Adm. Relief	Q 2 Y 16	Big Pine/No Name Keys Subarea: Used 7 out of a mximum potential of 10 or less depending on H allowance whichever comes first.
	Big Pine	97101361	Market Rate	Q 1 Y 17	
	No Name	96101472 (Not used)	Market Rate	Q 2 Y 19	
	No Name	96101470	Market Rate	Q 2 Y 20	
	No Name	96101469	Market Rate	Q 2 Y 20	
	No Name	96101464	Market Rate	Q 3 Y 20	
	No Name	96101463	Market Rate	Q 4 Y 20	
	No Name	96101473	Market Rate	Q 4 Y 20	
Subarea Lower: Begin July 14, 2009 (Year 16)					
Lower Keys maximum annual allocations in Tier 1 is Imited to 3.	Little Torch	96100414	Market Rate	Q 4 Y 16	Lower Keys: Used 0 out of the 3 allowed in Year 21.
	Sugarloaf	03102265 (Not used)	Adm. Relief	Q 2 Y 17	
	Ramrod	03103801	Market Rate	Q 3 Y 19	
	Ramrod	03102386	Market Rate	Q 4 Y 19	
	Sugarloaf	03102265	Adm. Relief	Q 4 Y 19	
	Ramrod	03102385	Market Rate	Q 1 Y 20	
	Big Torch	05100528	Market Rate	Q 1 Y 20	
	Summerland	05103801	Market Rate	Q 1 Y 20	
Subarea Upper: Begin July 14, 2009 (Year 16)					
Upper Keys maximum annual allocations in Tier 1 is Imited to 3.	Largo	04305020	Adm. Relief	Q 4 Y 17	Upper Keys: Used 0 out of 3 in Year 21

Based on the Code and Comprehensive Plan limits: 1) Big Pine/No Name Key Subarea new residential development in Tier 1 has three allocations remaining or H=.022 whichever is lower over the life of the ITP; and 2) Lower Keys Subarea has three allocations available for the remainder of Year 21 for Tier 1 and Upper Keys Subarea has three Tier 1 allocations available in Year 21.

F. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit.

G. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market Rate and 71 Affordable Housing).

Year 21 Allocation Allotment Breakdown by Quarter (July 13, 2012 –July 12, 2013)

Area	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
Lower Keys (Lower/Middle) Keys	**57**	**14**	**14**	**14**	**15**
Big Pine/No Name Keys	**8**	**2**	**2**	**2**	**2**
Upper Keys	**61**	**15**	**15**	**15**	**16**
Total:	**126**	**31**	**31**	**31**	**33**
Affordable Housing:					
Big Pine/No Name Keys	***12**				
Lower/Upper Keys	**262****				

Beginning balances:
a) *Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (6 allocations) and 2) moderate income (6 allocations); and
b) **unincorporated Monroe County excluding the Big Pine/No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (168 allocations) and 2) moderate income (94 allocations).

H. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by subarea such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.

I. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) "The number of permits issued annually for residential development under the Rate of Growth Ordinance shall not exceed a total annual unit cap of 197, plus any available unused ROGO allocations from a previous ROGO year. Each year's ROGO allocation of 197 units shall be split with a minimum of 71 units allocated for affordable housing in perpetuity and market rate allocations not to exceed 126 residential units per year. Unused ROGO allocations may be retained and made available only for affordable housing and Administrative Relief from ROGO year to ROGO year. Unused allocations for market

rate shall be available for Administrative Relief. Any unused affordable allocations will roll over to affordable housing. A ROGO year means the twelve-month period beginning on July 13.

Table shows Total Market Rate Allocations Unused ROGO Years 19-20 available for administrative relief per Florda Administrative Rule 28-20.140.			
	Unused Market Rate Allocations from Year 19	Unused Market Rate Allocations from Year 20	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	55
Big Pine/No Name Key Subarea	0	0	0
Upper Keys Subarea	0	0	0
Total Allocations	11	44	55

Note: This table does not include expired market allocations and may be revised to included expired allocation awards.

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department. Positive and negative points were granted in compliance with the evaluation criteria contained in Section 138-28 of the LDRs for the Lower (Lower/Middle), Upper Keys, and Big Pine/ No Name Key Sub-areas.

Based on the total points scored, each allocation was ranked by sub-area. If applications received identical scores, they were first ranked by date and time. Please note that any excess allocations approved must be deducted from the next quarterly allocation period pursuant to Monroe County Code Section 138-26(e). The following table shows the available market rate allocation awards for this quarter.

	Quarter 1 Year 21 Allocations Available
Lower Keys Subarea	14
Big Pine/No Name Key Subarea	2
Upper Keys Subarea	15
Total Allocations	31

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 1 Year 21:

The number of applications in the Lower Keys, Big Pine/No Name Keys, and Upper Keys sub-areas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the LDRs, the rankings that indicate which applications received sufficient points receive an allocation award. An additional page is attached which identifies the location of each proposed allocation by island and subdivision.

The Market Rate applications that are within the quarterly allocations recommended for Quarter 1 Year 21 approval are as follows:

Lower Keys: Applicants ranked 1 through 6.
Lower Keys Administrative Relief: No Applicants.
Big Pine/No Name Keys: Applicants ranked 1 through 2 are recommended for allocation awards based on mitigation available from Monroe County.
Upper Keys: Applicants ranked 1 through 15 are recommended for allocation awards.
Upper Keys Administrative Relief: No Applicants.

B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 1 Year 21:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. A total of 262 affordable housing allocations are available in the two categories 1) very low income, low income and median income (168 allocations) and 2) moderate income (94 allocations). The Planning Commission may amend the ratio proportions for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

There were zero ~~(0)~~ affordable housing applications submitted this quarter in the moderate income category and there were zero (0) affordable housing applications submitted this quarter in the very low, low & median income category.

C. Affordable Housing Allocations for the Big Pine/No Name Keys Quarter 1 Year 21:

There are two affordable housing allocation categories: 1) very low, low, & median income (6 allocations) and 2) moderate income (6 allocations). The Planning Commission may amend the affordable housing proportions during any ROGO quarter pursuant to Monroe County Code Section 138-24(a)(4).

There were zero (0) affordable housing applications submitted this quarter in the moderate income category and there were zero (0) affordable housing applications submitted this quarter in the very low, low & median income category.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
MARKET RATE DWELLING UNITS																				
1	*	12202691	Vogt, John	3-Aug-12	2:37 PM	Duck Key	Center Island Sec 2 Pt 2 Toms Harbor	26	6	00380470.000000	3	30	0	0	0	0	0	N/A	0	30
2	*	12101236	Lloyds Point LLC	8/10/2012	1:00 PM	Little Torch Key	Windward Beach Estates	2	7	00222600-000000	3	30	0	0	0	0	0	N/A	0	30
3	*	12103634	Rudolph, Douglas	14-Sep-12	9:20 AM	Cudjoe Key	Cutthroat Harbor Estates 1st Addition	2	16	00186250.000000	3	30	0	0	-4	0	0	N/A	0	26
4	*	03102384	Boundry, Ltd	26-Feb-04	11:05 AM	Ramrod		Parcel A	N/A	00114080.000000	1	10	0	0	-4	0	4	8	0	18
5	*	04105722	Haney, Norman	23-Dec-05	10:00 AM	Ramrod	Ramrod Shores Marina Sec.	10	5	00210811.005600	1	10	0	0	0	0	4	4	0	18
6	*	05106427	Parkinson, Dean	15-Mar-06	11:40 AM	Ramrod	Ramrod Shores Marina Sec.	13	3	00210500.000000	1	10	0	0	0	0	4	4	0	18
7		06101084	Schwartz, John	12-Sep-06	2:00 PM	Big Torch	Torchwood West Unit 1	15	1	00243621.001500	1	10	0	0	0	0	4	4	0	18
8		06106183	Geis, David	4-Jan-07	10:57 AM	Big Torch	Torchwood West Unit 2	8 & S 1/2 of 9	2	00243622.002100	1	10	0	0	0	0	4	2	0	16
9		07101251	Parkinson, Dean	19-Jun-07	11:09 AM	Ramrod	Ramrod Shores Marina Sec.	4	7	00210811.009500	1	10	0	0	0	0	4	2	0	16
10		06104954	Escorcia, Jorge	26-Aug-09	12:33 PM	Summerland	Summerland Est. Re-sub #2	11 & 12	5	00200140.000000	1	10	0	0	0	0	3	N/A	0	13
11		06100873	O'Brien, Christopher	10-Jul-07	3:19 PM	Sugarloaf		Pt Govt 3		00119450.000000	1	10	0	0	-4	0	4	2	0	12
12		11102428	Stebbins, Consuelo	18-Sep-12	11:09 AM	Big Torch Key		PtGovtLt 2		00112920.000100	1	10	0	0	0	0	0	N/A	0	10

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS (ADMINISTRATIVE RELIEF) - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
MARKET RATE DWELLING UNITS																				

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Tier Rank		Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 1/2 to 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
MARKET RATE DWELLING UNITS																				
1	*@	07302914	Childrens Anesth Assoc 40	14-Dec-11	02:10 PM	Largo	Monroe Park....	13		00572980.000000	3	30	0	12	-4	0	0	N/A	0	38
2	*	08303195	Thompson, Margaret	13-Jul-09	01:03 PM	Largo	Largo Sound Park	11	2	00470510.000100	3	30	0	0	0	4	3	N/A	0	37
3	*	04303770	Gannaway, Charles	7-Sep-04	11:30 AM	Largo	Bowens Addition to Riviera Village	22	6	00512200.000000	3-A	20	0	0	0	4	4	8	0	36
4	*	06301678	Los Soles Properties	4-Aug-06	1:50 PM	Largo	Amd. Sunrise Point Add.	15	8	00484290.000200	3	30	0	0	-4	4	4	2	0	36
5	*	09302950	Wallace, Otis	12-Nov-09	10:53 AM	Largo	Buccaneer Point	20	5	00496131.013800	3	30	0	0	0	4	2	N/A	0	36
6	*	10303095	Marquet/ Lima	1-Oct-10	12:40 PM	Largo	Buccaneer Point	3	1	00496131.000300	3	30	0	0	0	4	2	N/A	0	36
7	*	11302802	Demers, Robert	24-Oct-11	02:45 PM	Largo	Pirates Cove 1st Add.	1	20	00495840.000000	3	30	0	0	0	4	0	N/A	2	36
8	*	10305253	Lozano, John	6-Dec-10	10:04 AM	Largo	Key Largo Beach Add	2	13	00503330.000000	3	30	0	0	0	4	1	N/A	0	35
9	*	11301101	Cole, Lois	12-Apr-11	11:02 AM	Largo	Bluewater Trailer Village	14	1	00489136.001400	3	30	0	0	0	4	1	N/A	0	35
10	*	10300398	Rigby, William	5-May-11	1:14 PM	Largo	Ocean Isles Est.	1	3	00538630.000000	3	30	0	0	0	4	1	N/A	0	35
11	*	11301847	Fried, Hal	31-May-11	12:11 PM	Largo	Ocean Park Village	4	4	00446140.000000	3	30	0	0	0	4	1	N/A	0	35
12	*	10304169	Moore, John	29-Aug-11	08:00 AM	Largo	Lake Surprise Estates	2	13	00537410.000000	3	30	0	0	0	4	1	N/A	0	35
13	*	04304081	Castellanos, Lydia	5-Nov-04	09:40 AM	Largo	Twin Lakes	11	15	00550080.000000	3-A	20	0	0	0	4	4	6	0	34
14	*	04304080	Castellanos, Lydia	5-Nov-04	09:45 AM	Largo	Twin Lakes	10	15	00550070.000000	3-A	20	0	0	0	4	4	6	0	34
15	*	04305099	Gonzales, Jose	3-Jan-05	09:30 AM	Largo	Key Largo Beach	24	3	00502030.000000	3-A	20	0	0	0	4	4	6	0	34
16		04305501	Hammond, Louis G.	21-Jan-05	12:55 PM	Largo	Ocean Park Village	3	9	00446790.000000	3-A	20	0	0	0	4	4	6	0	34
17		04305516	Rodriguez, Miriam	29-Mar-05	04:00 PM	Largo	Riviera Village	28	4	00511460.000000	3-A	20	0	0	0	4	4	6	0	34
18		04305517	Rodriguez, Miriam	29-Mar-05	04:01 PM	Largo	Riviera Village	27	4	00511450.000000	3-A	20	0	0	0	4	4	6	0	34
19		04305101	Gonzalez, Jose	8-Apr-05	10:40 AM	Largo	Key Largo Beach	3	3	00501820.000000	3-A	20	0	0	0	4	4	6	0	34
20		05300925	Rodriguez, Miriam	13-Apr-05	01:00 PM	Largo	Riviera Village	29	4	00511470.000000	3-A	20	0	0	0	4	4	6	0	34
21		04305636	Sunshine Framing Inc.	26-Apr-05	11:00 AM	Largo	Harris Ocean Park 1st Add.	1	12	00450910.000000	3-A	20	0	0	0	4	4	6	0	34
22		05300246	Diaz/Rodriguez	26-Apr-05	03:00 PM	Largo	Rock Harbor Estates	2	3	00519700.000000	3-A	20	0	0	0	4	4	6	0	34
23		05300206	Triple J. Investment	5-Jul-05	10:50 AM	Largo	Ocean Park Village	23	3	00446010.000000	3-A	20	0	0	0	4	4	6	0	34
24		05303730	Llerena, Olga	27-Sep-05	11:25 AM	Largo	Twin Lakes	4	10	00549360.000000	3-A	20	0	0	0	4	4	6	0	34
25		07303491	Barker , Joseph	9-Apr-08	10:37 AM	Largo	Buccaneer Point	34	3	00496131.007800	3	30	0	0	-4	4	4	N/A	0	34
26		11302933	Native Rental Properties	15-Nov-11	08:42 AM	Largo	Largo Sound Park	6	12	00472690.000000	3	30	0	0	0	4	0	N/A	0	34
27		11304462	Rentz, Mark	14-Dec-11	09:56 AM	Largo	Sexton Cove Estates Resub.	8	6	00532701.016200	3	30	0	0	0	4	0	N/A	0	34
28		11306271	Prince, Richard	23-Feb-12	01:20 PM	Largo	Largo Sound Park	26	9	00472130.000000	3	30	0	0	0	4	0	N/A	0	34
29		12301344	Fried, Harold	9-May-12	10:07 AM	Largo	Re-sub Seaside	18	1	00491790.000000	3	30	0	0	0	4	0	N/A	0	34
30		11305801	Lopez, Manuel	7-Jun-12	02:27 PM	Largo	Bowens Addn to Riviera Village	14	11	00512830.000000	3	30	0	0	0	4	0	N/A	0	34
31		11304838	Correa, Francisco	2-Aug-12	11:00 AM	Key Lar	Key Largo Ocean Shores	7	6	00498550.000000	3	30	0	0	0	4	0	N/A	0	34
32		10307544	Walker, William	21-Sep-12	09:45 AM	Key Lar	Winston Waterways #2	9 & 1/2 8	6	00546800.000000	3	30	0	0	0	4	0	N/A	0	34
33		05302101	Worth, George	13-Oct-05	12:30 PM	Largo	Harris Ocean Park Estates	9	3	00447690.000000	3-A	20	0	0	0	4	4	4	0	32
34		05302098	Worth, George	13-Oct-05	12:32 PM	Largo	Harris Ocean Park Estates	10	3	00447700.000000	3-A	20	0	0	0	4	4	4	0	32
35		04305584	GCC, LLC	13-Oct-05	12:35 PM	Largo	Baywood	9	N/A	00439670.000000	3-A	20	4	0	0	0	4	4	0	32
36		05302329	Mata, Hector & Vivian	9-Jan-06	11:10 AM	Largo	Baywood	7	N/A	00439650.000000	3-A	20	4	0	0	0	4	4	0	32
37		05302063	Rodriguez, Miriam	11-Jan-06	09:50 AM	Largo	Key Largo Beach	26	3	00502050.000000	3-A	20	0	0	0	4	4	4	0	32
38		05306558	M&M Enterprises	12-Jan-06	09:25 AM	Largo	Twin Lakes	6	19	00550580.000000	3-A	20	0	0	0	4	4	4	0	32
39		05306425	Hodes, Michael	13-Jan-06	11:12 AM	Largo	Seaside Resub		Pt. Sq. 3	00492200.000000	3-A	20	0	0	0	4	4	4	0	32
40		05304652	Lewis, Ed	21-Feb-06	10:25 AM	Largo	Harris Ocean Park Est. 1st Add.	20	8	00450070.000000	3-A	20	0	0	0	4	4	4	0	32
41		06305561	Taylor, Mark	2-Jan-07	09:12 AM	Largo	Ocean Park Village	4	3	00445820.000000	3-A	20	0	0	0	4	4	2	0	30
42		06306533	Davis, Sarah	16-Jan-07	02:22 PM	Largo	Ocean Park Village	10	1	00445610.000000	3-A	20	0	0	0	4	4	2	0	30
43		06305562	Harper, Linda	16-Feb-07	08:39 AM	Largo	Harris Ocean Park Est.	3	1	00446940.000000	3-A	20	0	0	0	4	4	2	0	30
44		07305168	Crawdaddy Inc.	6-May-08	12:11 PM	Largo	Bahia Mar Estates	7	9	00544910.000000	3-A	20	0	0	0	4	4	N/A	0	28
45		07304070	Jema Investments Inc.	17-Jun-08	12:01 PM	Largo	Key Largo Park Amd.	7	14	00526320.000000	3-A	20	0	0	0	4	4	N/A	0	28
46		07301529	Bauer, Sally	14-Jul-08	1:53 PM	Largo	Holiday Homesites	1	2	00530340.000000	3-A	20	0	0	0	4	3	N/A	0	27
47		04303580	Parkinson, Dean	7-Sep-04	11:20 AM	Largo	Harris Ocean Park Estates	40	4	00448460.000000	1	10	0	0	0	4	4	8	0	26
48		04303599	Parkinson, Dean	7-Oct-04	12:05 PM	Largo	Ocean Park Village	10	2	00445710.000000	1	10	0	0	0	4	4	8	0	26
49		06300239	Fernandez, Armando	5-Jan-10	11:27 AM	Largo	Ocean Park Village	12	9	00446880.000000	3-A	20	0	0	0	4	2	N/A	0	26
50		08303237	Native Rental Properties LL	2-Feb-10	02:57 PM	Largo	Ocean Park Village	5	2	00445660.000000	3-A	20	0	0	0	4	2	N/A	0	26
51		12302096	Oshesky, Daniel	12-Oct-12	11:00 AM	Key Lar	Monroe Park	8		00572890.000000	3	30	0	0	-4	0	0	N/A	0	26
52		05300846	Rodriguez, Eusebio	30-Mar-05	10:45 AM	Largo	Harris Ocean Park Estates 1st Add.	8	9	00450150.000000	1	10	0	0	0	4	4	6	0	24
53		07303533	Samples, William	5-Jan-12	02:27 PM	Largo	Paradise Point	7	1	00513260.000000	3-A	20	0	0	0	4	0	N/A	0	24
54		01303683	Jess Jenn Corp.	19-May-04	12:20 PM	Largo	Gulfstream Shores	14	6	00565770.000000	1	10	0	0	0	0	4	8	0	22
55		01303684	Jess Jenn Corp.	19-May-04	12:21 PM	Largo	Gulfstream Shores	4	5	00565360.000000	1	10	0	0	0	0	4	8	0	22
56		01303685	Jess Jenn Corp.	14-Oct-04	08:30 AM	Largo	Gulfstream Shores	3	5	00565350.000000	1	10	0	0	0	0	4	6	0	20
57		05305610	Nannini, Steven	13-Feb-06	11:25 AM	Largo	Gulfstream Shores	7	5	00565390.000000	1	10	0	0	0	0	4	4	0	18

RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Tier Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 1/2 to 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
58	11306042	Capobianco, Blaine	12-Oct-12	11:05 AM	Key Lar	Largo Gardens	2	17	00458730.000000	1	10	0	0	0	4	0	N/A	0	14
59	10303865	Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	0	0	0	0	0	N/A	0	10

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
c Indicates application received a scoring correction.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is ewarded.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Tier Rank	Permit #	BOCC Resolution	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
MARKET RATE DWELLING UNITS																				

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Lot Agg Pts. Tier 2 or 3 ONLY ea. 4 Pts	Land Ded Pt 4 per lot	Flood Zone V -4	BAT/ AWT	First Four Years 1	Each Add. Years 2	Payment to Acq. Fund up to 2	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income																			
No applicants under Very Low, Low, Median Income																			
AFFORDABLE DWELLING UNITS Moderate Income																			

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007,
or earlier are grandfathered for perseverance points pursuant to
vesting provision of Ordinance 009-2007.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PRPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 21, QUARTER 1 (JULY 13, 2012 TO OCTOBER 12, 2012)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on No Name -10	Marsh Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Tier 2 or 3 3	Land Ded. 2	Payment to Acq. Fund up to 2	AFH/ Emp 6	Central Waste water 4	Flood Zone V -4	First Four Years 1	Each Add. Years 2	Total
MARKET RATE DWELLING UNITS																							
1 *	12103130	Scheele, Doug	30-Aug-12	11:20 AM	Big Pine	Atlantis Estates	12		00285491.001200	3	20	0	0	0	0	0	0	0	0	0	N/A	20
2 *	06101218	Liu, Hung	25-Jul-06	2:39 PM	Big Pine	Doctors Arm 1st Add.	26	5	00311840.000000	2	10	0	0	0	0	0	0	0	0	4	4	18
3	06101006	Leon, Enmesto	6-Oct-06	2:30 PM	Big Pine	Doctors Arm 2nd Add.	19		00312470.000000	2	10	0	0	0	0	0	0	0	0	4	4	18
4	06101002	Fernandez, Juan	6-Oct-06	2:31 PM	Big Pine	Doctors Arm 3rd Add.	19		00312571.002000	2	10	0	0	0	0	0	0	0	0	4	4	18
5	96101462	Schleu, Vivienne	8-Jan-97	9:17 AM	No Name	Rev. Plat Galleon Bay	3	N/A	00319494.000300	1	0	-10	0	0	0	0	0	0	0	4	22	16
6	96101461	Schleu, Vivienne	8-Jan-97	9:18 AM	No Name	Rev. Plat Galleon Bay	2	N/A	00319494.000200	1	0	-10	0	0	0	0	0	0	0	4	22	16
7	96101460	Schleu, Vivienne	8-Jan-97	9:19 AM	No Name	Rev. Plat Galleon Bay	1	N/A	00319494.000100	1	0	-10	0	0	0	0	0	0	0	4	22	16
8	96101465	Schleu, Vivienne	8-Jan-97	9:20 AM	No Name	Rev. Plat Galleon Bay	6	N/A	00319494.000600	1	0	-10	0	0	0	0	0	0	0	4	22	16
9	96101467	Schleu, Vivienne	8-Jan-97	9:21 AM	No Name	Rev. Plat Galleon Bay	7	N/A	00319494.000700	1	0	-10	0	0	0	0	0	0	0	4	22	16
10	96101468	Schleu, Vivienne	8-Jan-97	9:22 AM	No Name	Rev. Plat Galleon Bay	8	N/A	00319494.000800	1	0	-10	0	0	0	0	0	0	0	4	22	16
11	96101471	Schleu, Vivienne	8-Jan-97	9:24 AM	No Name	Galleon Bay, Rev. Plat	11	N/A	00319494.001100	1	0	-10	0	0	0	0	0	0	0	4	22	16
12	06104544	Cabassa, Edward	13-Oct-06	9:00 AM	Big Pine	Eden Pines Colony	12	19	00269070.000000	2	10	0	0	0	0	0	0	0	0	4	2	16
13	06101005	Vasseur, Jorge	3-Nov-06	12:06 PM	Big Pine	Doctors Arm 3rd Add Sec B	20		00312572.002100	2	10	0	0	0	0	0	0	0	0	4	2	16
14	06106156	Hahn, David	11-Jan-07	3:30 PM	Big Pine	JR Matthew Properties Pt 2	pt 5 & 6		00109350.000500	2	10	0	0	0	0	0	0	0	0	4	2	16
15	03105296	Hochstim, Jan	29-Mar-07	8:38 AM	Big Pine	Eden Pines Colony 1st Add.	4	7	00269910.000000	2	10	0	0	0	0	0	0	0	0	4	2	16
16	06101001	Ojeda, Alex	31-May-07	11:38 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	2		00312572.000300	2	10	0	0	0	0	0	0	0	0	4	2	16
17	07102535	Wheeler, Scott	24-Aug-07	8:45 AM	Big Pine	Eden Pines Colony 1st Add.	9	1	00269190.000000	2	10	0	0	0	0	0	0	0	0	4	2	16
18	07102237	Akins, Candace	10-Sep-07	2:40 AM	Big Pine	Eden Pines Colony	13	6	00266360.000000	2	10	0	0	0	0	0	0	0	0	4	2	16
19	07102238	Akins, Candace	10-Sep-07	2:45 AM	Big Pine	Eden Pines Colony 3rd Add.	3	23	00271270.000000	2	10	0	0	0	0	0	0	0	0	4	2	16
20	06100507	Sampson, James	31-Jul-06	11:15 AM	Big Pine	Doctors Arm 3rd Add.	4		00312571.000500	2	10	0	0	0	0	0	0	0	-4	4	4	14
21	07103911	Shearin, Jerry	24-Oct-07	8:50 AM	Big Pine	Doctors Arm	48	1	00310490.000000	2	10	0	0	0	0	0	0	0	0	4	0	14
22	08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	0	0	0	0	0	0	0	0	3	N/A	13
23	08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	0	0	0	0	0	0	0	0	3	N/A	13
24	07100485	Akins, John	12-Jun-07	10:00 AM	Big Pine	Doctors Arm	27&PtLt26	1	00310280.000000	2	10	0	0	0	0	0	0	0	-4	4	2	12
25	07100483	Akins, John	12-Jun-07	10:02 AM	Big Pine	Doctors Arm	25&Pt24&26	1	00310260.000000	2	10	0	0	0	0	0	0	0	-4	4	2	12
26	07100479	Akins, John	12-Jun-07	10:04 AM	Big Pine	Doctors Arm	23&Pt24	1	00310240.000000	2	10	0	0	0	0	0	0	0	-4	4	2	12
27	07100486	Akins, John	12-Jun-07	10:06 AM	Big Pine	Doctors Arm	21 & 22	1	00310220.000000	2	10	0	0	0	0	0	0	0	-4	4	2	12
28	05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	0	0	0	0	0	0	0	0	2	N/A	12
29	09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	0	0	0	0	0	0	0	0	2	N/A	12
30	10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine K	metes and bounds			00111880.000205	3	20	0	-10	0	0	0	0	0	0	1	N/A	11
31	12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	0	0	0	0	0	0	0	0	0	N/A	10
32	05103835	Stevenson, W.P.	23-Sep-05	11:15 AM	Big Pine	Port Pine Heights 2nd Add.	3 & 4	76	00296960.000000	1	0	0	0	0	3	0	0	0	0	-4	4	6	9
33	05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	0	0	0	0	0	0	0	0	0	4	4	8
34	05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	0	0	0	0	0	0	0	0	0	4	4	8
35	09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	0	0	0	0	0	0	0	0	0	2	N/A	2

* Indicates a ranking sufficient to receive an allocation award.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007,
or earlier are grandfathered for perseverance points pursuant to
vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - BIG PINE KEY AND NO NAME KEY YEAR 21, QUARTER 1
(JULY 13, 2012 TO OCTOBER 12, 2012)

Rank	Permit #	Name	Date and Time of Application Date	Time	Key	Subdivision	Lot	Block	RE#	Tier	Tier Pts	Located on No Name -10	Marsh Rabbit/ Buffer -10	Key Deer Corridor -10	Lot Agg Pts Tier 2 or 3 3	Land Ded. 2	Payment to Acq. Fund up to 2	AFH/ Emp 6	Central Waste water 4	Flood Zone V -4	First Four Years 1	Each Add. Years 2	Total
AFFORDABLE DWELLING UNITS																							
Very Low, Low, Median Income																							
No applicants under Very Low, Low, Median Income																							
AFFORDABLE DWELLING UNITS																							
Moderate Income																							

* Indicates a ranking sufficient to receive an allocation award.
D Indicates the recommendation is deferred to the February 11, 2009, Planning Commission meeting.
@ Indicates a ranking subject to Growth Management Division Director approval.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

Note: The Board of County Commissioners on August 15, 2012 will consider an Ordinance to amend Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Buidling Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.

Item #2 **CVS Pharmacy-Alcoholic Beverage Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Timothy Finn, Planner T.F.

Date: November 2, 2012

Subject: *Request for a 2APS (beer and wine, package only) Alcoholic Beverage Special Use Permit, Proposed CVS Pharmacy, 5610 Overseas Highway (US 1), Stock Island, Real Estate #00124090.000000 (File #2012-071)*

Meeting: November 14, 2012

I REQUEST:

The Applicant is requesting approval of a 2APS (beer and wine, package only) alcoholic beverage special use permit to allow the sale of alcohol at a proposed CVS Pharmacy.

Subject Property (2012)

W:\GROWTH MANAGEMENT\Geo\Lower Keys\004 Stock Is\US 1 SI\5610 US1 (Proposed CVS)\Proposed CVS\20121102 5610 US1 SI RE 00124090 CVS Pharmacy ABSUP PC SR.docx

Location:

Address: 5610 Overseas Highway (US 1), between the 2nd Street and 3rd Street intersections, Stock Island, approximate mile marker 5, Atlantic Ocean side of US 1

Legal Description: Square 24, Lots 1 through 20, Maloney Subdivision (PB1-55), and an abandoned portion of US 1, Stock Island, Monroe County, Florida

Real Estate (RE) Number: 00124090.000000

Applicant:

Property Owner: Keys Federal Credit Union

Agent: Boos Development Group, Inc.

II RELEVANT PRIOR COUNTY ACTIONS:

On May 21, 2012, the applicant submitted an application for a minor conditional use permit to allow the construction of a new CVS Pharmacy (Planning Department file #2012-072). The 14,600 SF commercial retail building would serve as a pharmacy and have a drive through window. On September 25, 2012, the Development Review Committee reviewed the minor conditional use application with the applicant. At the date of this report, the application remains under review and staff is awaiting site plan revisions from the applicant.

Furthermore, on May 21, 2012, the applicant submitted an application for an administrative variance of 5' from the required 15' front yard setback along the US 1 right-of-way (northern property line) (Planning Department file #2012-070). The variance was necessary in order to receive approval to construct a portion of 39 parking spaces within the setback. The application was reviewed concurrently with the minor conditional use application. On August 23, 2012, following surrounding property owner notification and property posting, the Director of Planning & Environmental Resources approved the administrative variance of 5' from the required 15' front yard setback along the US 1 right-of-way.

III BACKGROUND:

A. Size of Site: 105,374 SF (2.42 acres)
B. Land Use District: Urban Commercial (UC)
C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
D. Tier Designation: Tier 3
E. Flood Zone: AE – EL 9
F. Existing Use: Vacant
G. Existing Vegetation / Habitat: Scarified
H. Community Character of Immediate Vicinity: Mixed Use - commercial retail, office, marina, multi-family residential, mobile Home and commercial recreation

IV REVIEW OF APPLICATION:

Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:

(1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises:

The subject property is within a UC district. Commercial retail uses, which include retail stores and pharmacies, are permitted. Surrounding properties along the US 1 corridor are developed with restaurant and commercial retail uses. There are residential and commercial uses in the immediate vicinity.

Staff found the following Alcohol Beverage Special Use Permits on file for properties for Stock Island and Key Haven (note: there may be others not found in the planning department's files):

Surrounding Properties	Business Type	Type of Alcoholic Beverage
Bone Island Liquors (5390 US 1)	Retail Store	3BPS Beer, wine and liquor, package sales only
Chico's Cantina (5230 US 1)	Restaurant	2COP Beer and wine, on-premises and package
El Caney (5630 1st Ave)	Retail Store	1APS Beer, package only
Finz Dive Center (5130 US 1)	Retail Store	2APS Beer and wine, package only
Hurricane Hole (5130 US 1)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Key Haven Shell (5991 US 1)	Retail Store	2APS Beer and wine, package only
Murray Marine Sales & Service	Retail Store	1APS Beer, package only
Roostica (5620 MacDonald Ave)	Restaurant	2COP Beer and wine, on-premises and package
Rusty Anchor (5510 3rd Ave)	Restaurant	6COP Beer, wine and liquor, on-premises and package
Tom Thumb Food Store (5600 Maloney Ave)	Retail Store	2 APS Beer and wine, package only
Stock Island Chevron (5220 US 1)	Retail Store	1APS Beer, package only

Staff does not have any evidence that approving a 2APS alcoholic beverage special use permit will adversely affect neighboring properties or existing businesses.

Please note that no members of the community, either in support or opposition to the application, contacted the Planning & Environmental Resources Department as of the date of this report.

(2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned:

The site's location, characteristics and intended purpose are within the established parameters of the existing zoning category. A pharmacy with a 2APS alcoholic beverage special use permit is a viable use for the site and the surrounding area.

All future lighting installed on the site shall be required to be shuttered and shielded from surrounding properties.

Music and entertainment are not associated with the proposed business. In any event, the building will be air conditioned.

(3) Access, traffic generation, road capacities, and parking requirements:

The pharmacy will be oriented towards the US 1 corridor with one vehicular access point at 3rd St and another access point at 2nd Street with sufficient stacking to accommodate the site. Staff has determined that the site will have sufficient and appropriate access points.

The site will be designed to accommodate the pharmacy and its intended use. Per the provisions of the Land Development Code, the granting of a 2APS alcoholic beverage special use permit does not increase the off-street parking requirements for the site. Note: the applicant is proposing 97 parking spaces, which is a total greater than the 44 parking spaces required.

There is no evidence to indicate that granting a 2APS Alcohol Beverage Special Use Permit would adversely or notably impact the road capacities or level of service.

(4) Demands upon utilities, community facilities and public services:

The CVS Pharmacy was recently approved to be constructed on the site for commercial retail use. The sale of beer and wine would be located entirely within the approved 14,600 SF building. As such, the size of the approved building would not be increased to facilitate the sale of alcoholic beverages. If this application is denied for any reason, the applicant will utilize the area for the sale of other merchandise. Therefore, it is not anticipated that the issuance of a 2APS alcoholic beverage special use permit will increase demands on utilities, community facilities or public services.

(5) Compliance with the county's restrictions or requirements and any valid regulations:

As of the date of this report, the site, as well as the development thereon, is in compliance with the County's restrictions, requirements, and regulations. The site plan and the commercial retail use are being reviewed concurrently during the minor conditional use permit application process.

V RECOMMENDATION:

Staff recommends APPROVAL to the Planning Commission for a 2APS Alcohol Beverage Special Use Permit with the following conditions (however, valid objections from surrounding property owners at the public hearing may lead the Planning and Environmental Resources Department to reevaluate the recommendation and or suggested conditions):

A. Prior to the issuance of a resolution approving the 2APS alcoholic beverage special use permit application by the Planning Commission, the minor conditional use permit must be approved by the Senior Director of Planning & Environmental Resources.

B. In the event, the application for the minor conditional permit for the commercial retail use is approved and successfully appealed and thus overturned, this Alcoholic Beverage Special Use Permit is null and void.

C. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code shall be deemed to be a privilege running with the land. The sale of the real property which has been granted an Alcoholic Beverage Special Use Permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

D. There shall be no consumption of alcoholic beverages on premise.

E. The drive through was approved for pharmacy purposes only. In no event shall the drive through window be utilized for alcoholic beverage sales by CVS Pharmacy or any future business which may occupy the building.

F. In the event that the holder's license by the Department of Business and Professional Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special Use Permit approval shall be null and void as of the date of that expiration. Additional approval by the Planning Commission shall be required to renew the Alcoholic Beverage Special Use Permit.

Attachment: Monroe County Code Section 3-6. Alcoholic Beverages

(a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same heretofore existed, shall retain all rights and privileges heretofore granted under said section.

(b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in subsection (d) below.

(c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be classified as follows:

(1) 1APS: Beer, package only;
(2) 1COP: Beer, on-premises and package;
(3) 2APS: Beer and wine, package only;
(4) 2COP: Beer and wine, on-premises and package;
(5) 6COP: Beer, wine and liquor, on-premises and package;
(6) 6COP SRX: Restaurant, no package sales;
(7) 6COP SR: Restaurant, package sale;
(8) 6COP S: Motel, package sales;
(9) 6COP SBX: Bowling, no package sales;
(10) 6COP SPX: Boat, no package sales;
(11) 3BPS: Beer, wine and liquor, package sales only;
(12) 3M: Additional license for 6COP, over three (3) bars;
(13) 12RT: Racetrack, liquor, no package sales.

(d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit hereafter made:

(1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in writing on forms provided by the director. Such applications must be signed by the owner of the real property for which the permit is requested. Lessees of the premises may apply for such permits provided that proper authorization from the owner of the premises is given and the application for permit is cosigned by such owner.

(2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit stating the exact classification requested along with the necessary fee, the director of planning shall schedule a public hearing before the planning commission and shall advise the applicant of the date and place of said public hearing.

(3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be provided in a newspaper of general circulation in the manner prescribed in section 110-5.

a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of individual units, in any combination, devoted to commercial retail low-intensity uses, commercial retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those phrases are defined in section 101-1, with immediate off-street parking facilities, and originally

planned and developed as a single project. The shopping center's single project status shall not be affected by the nature of the ownership of any of the individual office or commercial retail units, within the shopping center.

(4) At the hearing before the planning commission, all persons wishing to speak for or against the application shall be heard. Recommendations or other input from the director of planning may also be heard prior to any decision by the planning commission.

(e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:

(1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises" shall mean the entire project site of a shopping center.

(2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned.

(3) Access, traffic generation, road capacities, and parking requirements.

(4) Demands upon utilities, community facilities and public services.

(5) Compliance with the county's restrictions or requirements and any valid regulations.

(f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable conditions considering the criteria outlined herein.

(g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use; industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is otherwise required by the county development regulations in part II of this Code.

(h) *Transferability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

(i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days after the date of the written decision of the planning commission.

(j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the planning commission decides that the original decision was based on a material mistake of fact or that there exists changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the shopping center for which approval was sought and not the entire shopping center site itself.

File #: **2012-071**

Owner's Name: Keys Federal Credit Union

Applicant: CVS Pharmacy

Agent: Boos Development Group, Inc.

Type of Application: Alcoholic Beverage

Key: Stock Island

RE: 00124090-000000

Additional Information added to File 2012-071

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor David Rice, Dist. 4
Mayor Pro Kim WigingtonTem Dist. 1
Heather Carruthers, Dist. 3
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 5.21.12
Time: _____

Dear Applicant:

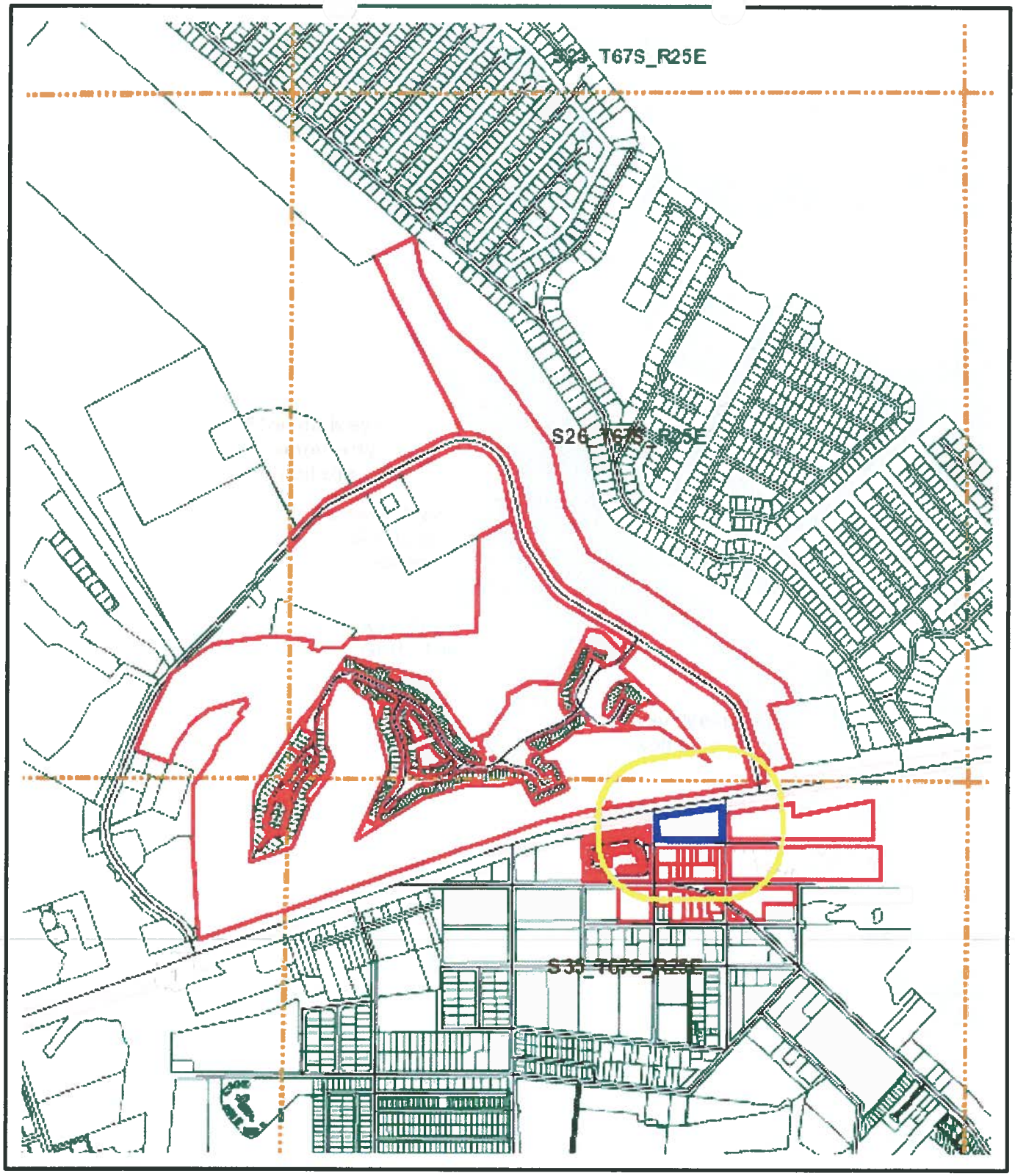
This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

CVS Pharmacy to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff



Monroe County, Florida by GC

Printed:May 22, 2012

MCPA GIS Public Portal

DISCLAIMER: 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 guarante 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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

CERTIFIED FLORIDA APPRAISERS CFA

Verified by GC

"ALLEN JEFFREY E AND	"819 PEACOCK PLAZA"	"STE 809"	"KEY WEST"	"FL"	"33040"
"BARTEL JAMES J AND	"3504 CAR DR"	""	"COMMERCE TOWNSH	"MI"	"48382-1603"
"BEHMKE JOHN AND K	"PO BOX 344"	""	"KEY WEST"	"FL"	"33041-0344"
"BERG PAMELA J"	"PO BOX 389"	""	"LAVALLETTE"	"NJ"	"08735-0389"
"BONNETT MATTHEW	"5650 LAUREL AVE"	""	"KEY WEST"	"FL"	"33040-5915"
"BRASWELL EDGAR "	"5635 MACDONALD A\	""	"KEY WEST"	"FL"	"33040"
"BURRIN FRED R DVM"	"6150 SECOND ST"	""	"KEY WEST"	"FL"	"33040-5997"
"CHANNELL JERRY L"	"744 YARMOUTH ST"	""	"NORFOLK"	"VA"	"23510-1513"
"CHICAGO KEY LLC "	"7549 N OAKLEY"	""	"CHICAGO"	"IL"	"60645"
"CITY OF KEY WEST "	"PO BOX 1409"	""	"KEY WEST"	"FL"	"33041-1409"
"CLARK ROBERT L JR"	"10510 MOXLEY RD"	""	"DAMASCUS"	"MD"	"20872-1353"
"CMT PROPERTY MAN/	"2911 STAPLES AVE"	""	"KEY WEST"	"FL"	"33040"
"CONSOLIDATED ELECT	"1920 WESTRIDGE DR"	""	"IRVING"	"TX"	"75038-2901"
"CORAL HAMMOCK HC	"201 FRONT ST"	"UNIT 103"	"KEY WEST"	"FL"	"33040"
"DALY CAROLYN D"	"20781 2ND AVE WEST	""	"CUDJOE KEY"	"FL"	"33042"
"DEY JOSEPH S III"	"363 CEDAR GROVE"	""	"ORANGE"	"CT"	"06477"
"~~DEY JOSEPH S III~~"	"636 CEDAR GROVE"	""	"ORANGE"	"CT"	"06477"
"DOT/ST.OF FL "	""	""	"TALLAHASSEE"	"FL"	"32399"
"ENG GARY"	"4905 34TH ST S 5800"	""	"SAINT PETERSBURG"	"FL"	"33711"
"FAHEY BARBARA J"	"39 CORAL WAY"	""	"KEY WEST"	"FL"	"33040"
"FEDERAL NATIONAL M	"7105 CORPORATE DR	""	"PLANO"	"TX"	"75024-4100"
"FOGLE STEPHEN ALAN	"1700 BASSETT ST UNI	""	"DENVER"	"CO"	"80202-1919"
"GLASER WILLIAM D "	"118 CARIBBEAN DR"	""	"SUMMERLAND KEY"	"FL"	"33042"
"JABOUR ROBERT S RE\	"1 CORAL WAY"	""	"KEY WEST"	"FL"	"33040-5911"
"KEY WEST GOLF CLUB	"74 GOLF CLUB DR"	""	"KEY WEST"	"FL"	"33040-7920"
"KEY WEST TRAILERS LI	"1001 E ATLANTIC AVE	"STE 201"	"DELRAY BEACH"	"FL"	"33483"
"~~KEY WEST TRAILERS~~ LI	"1001 ATLANTIC AVE"	"STE 201"	"DELRAY BEACH"	"FL"	"33483"
"KEYS FEDERAL CREDIT	"553 PEARY COURT RD	""	"KEY WEST"	"FL"	"33040"
"KWT LLC "	"1000 MARKET ST"	""	"PORTSMOUTH"	"NH"	"03801"
"~~KWT LLC "~~	~~"1000 MARKEY ST"~~	""	"FORTSMOUTH"	"NH"	"03801"
"LAKEWOOD ENTERPR	"P O BOX 344"	""	"KEY WEST"	"FL"	"33041"
"~~LAKEWOOD ENTERPR~~	"PO BOX 344"	""	"KEY WEST"	"FL"	"33041-0344"
"LIBERATORE STEVEN"	"47 CORAL WAY"	""	"KEY WEST"	"FL"	"33040"
"MASTER GARY"	"896 CORPORATE WAY	"STE 440"	"WESTLAKE"	"OH"	"44145"

"MONROE COUNTY "	"1100 SIMONTON ST"	""	"KEY WEST"	"FL"	"33040-3110"
"MONROE COUNTY FIR	"PO BOX 21111 FLAGLI	""	"KEY WEST"	"FL"	"33040"
"MURRAY MARINE SAL	"5710 U S HIGHWAY 1'	""	"KEY WEST"	"FL"	"33040"
"NEWMAN THOMAS G	"6125 2ND ST LOT 20"	""	"KEY WEST"	"FL"	"33040-5975"
"NOBLE DARLA LEE"	"18B DUSTIN AVE"	""	"HAMPTON"	"NH"	"03842"
"NYWENING MICHAEL	"6654 TRIDENT WAY"	""	"NAPLES"	"FL"	"34108-8242"
"Owner Name"	"Address2"	"Unit"	"City"	"State"	"Zip"
"PENDER ROBERT G AN	"22210 ELMIRA BLVD"	""	"PORT CHARLOTTE"	"FL"	"33952"
"PEREZ ALLEN JR AND /	"6 EVERGREEN CT"	""	"KEY WEST"	"FL"	"33040"
"QUINTANA MARGARI	"3707 DONALD AVE"	""	"KEY WEST"	"FL"	"33040-4409"
"R AND S OF KEY WEST	"PO BOX 6032"	""	"KEY WEST"	"FL"	"33041-6032"
"RIESI PIZZA LLC "	"1025 SANDYS WAY"	""	"KEY WEST"	"FL"	"33040"
"RILEY BRIAN R"	"14525 SW MILLIKAN V	"UNIT 18920"	"BEAVERTON"	"OR"	"97005-2343"
"ROMAN LUBOSLAV"	"3404 EAGLE AVE"	""	"KEY WEST"	"FL"	"33040-4652"
"ROSSI MARK"	"24 HILTON HAVEN RD	""	"KEY WEST"	"FL"	"33040"
"SCARDINA VINCENT A	"1107 KEY PLAZA"	"STE 317"	"KEY WEST"	"FL"	"33040"
"SCROGGINS HAROLD S	"18784 SE JUPITER DR"	""	"JUPITER"	"FL"	"33458"
"SKINNER GEORGIANN	"52 CORAL WAY UNIT :	""	"KEY WEST"	"FL"	"33040-5913"
"SLOANS LANDING LLC	"201 FRONT ST"	"STE 224"	"KEY WEST"	"FL"	"33040"
"SMITH KIT CARSON LE	"PO BOX 11"	""	"KEY WEST"	"FL"	"33041-0011"
"STAR OF THE SEA FOU	"5640 MACDONALD AV	""	"KEY WEST"	"FL"	"33040"
"STIAG CORAL HAMMC	"5300 US HIGHWAY 1"	""	"KEY WEST"	"FL"	"33040"
"SVENNINGSEN ROY A'	"41 CORAL WAY"	""	"KEY WEST"	"FL"	"33040-5911"
"SWIFT EDWIN O"	"201 FRONT ST STE 22	""	"KEY WEST"	"FL"	"33040-8348"
"TAYLOR JOHN CLIFTOI	"44 CORAL WAY"	""	"KEY WEST"	"FL"	"33040"
"TINES JEANETTE R LIVI	"26 UPPER CONWAY LI	""	"CHESTERFIELD"	"MO"	"63017"
"TOM THUMB FOOD S	"97 W OKEECHOBEE RI	""	"HIALEAH"	"FL"	"33010-4721"
"TOMITA JUDY A "	"17 KEY HAVEN TER"	""	"KEY WEST"	"FL"	"33040"
"TOMITA TIMOTHY"	"1415 LAIRD ST"	""	"KEY WEST"	"FL"	"33040"
"TORRES LIVIA"	"27 CORAL WAY"	""	"KEY WEST"	"FL"	"33040-5911"
"TRUJILLO DONALD E"	"1415 FLAGLER AVE"	""	"KEY WEST"	"FL"	"33040"
"TUFO RONALD"	"2945 S WATERTOWER	""	"CRETE"	"IL"	"60417"
"TYCLAY LP "	"3908 RYALWOOD CT"	""	"VALRICO"	"FL"	"33596-6493"
"VAN LOON DAVID ANI	"21 SAPPHIRE DR"	""	"KEY WEST"	"FL"	"33040-5642"

"VINTNER RESERVE LLC	"274 SPRUCE ST"	""	"MORGANTOWN"	"WV"	"26505"
"VOYTIK GARY J"	"2700 WEST SIDE DR N	"STE 309"	"CLEVELAND"	"TN"	"37312"
"WATERS EDGE COLON	"2625 GULFVIEW DR"	""	"KEY WEST"	"FL"	"33040"

End of Additional File 2012-071

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
MAY 21 2012
MONROE CO. PLANNING DEPT.

Alcoholic Beverage 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

Alcoholic Beverage Use Permit Application Fee: $1,264.00

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

Date of Submittal: 05 / 21 / 2012
Month Day Year

Property Owner:
Keys Federal Credit Union
Scott Duszynski
Name
553 Peary Court Rd.
Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)
Daytime Phone
Email Address

Agent (if applicable):
Boos Development Group, Inc.
Paul Tremblay
Name
5789 NW 151st Street Suite#B
Miami Lakes, FL 33014
Mailing Address (Street, City, State, Zip Code)
(305) 828-8284
Daytime Phone
ptremblay@boosdevelopment.com
Email Address

Name of Lessee of Property: Contract Purchaser
(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)
CVS Pharmacy
Name
1 CVS Drive
Woonsocket, RI 02895-6184
Mailing Address (Street, City, State, Zip Code)
(401) 765-1500
Daytime Phone
Email Address

APPLICATION

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

See attachment

Block	Lot	Subdivision	Key
Parcel ID: 00124090-000000			1158224

Real Estate (RE) Number **Alternate Key Number**

5610 Overseas Highway, Stock Island, Monroe County, FL Approx. Mile Marker 5

Street Address (Street, City, State, Zip Code) **Approximate Mile Marker**

Land Use District Designation(s): Urban Commercial (UC) (Zoning)

Present Land Use of the Property: Mixed Use/Commercial 9MC) (Land Use)

Total Land Area: 2.42 acres

Requested Type of Alcoholic Beverage: (Please check one)

- ☐ 1APS — BEER, package only
- ☐ 1COP — BEER, on premise and package
- ☒ 2APS — BEER and WINE, package only
- ☐ 2COP — BEER and WINE, on premise and package
- ☐ 3APS — PACKAGE ONLY, included beer, wine and liquor
- ☐ 5COP — BEER, WINE and LIQUOR, on premise and package
- ☐ 5SRX — RESTAURANT, no package sales
- ☐ 5SR — RESTAURANT, package sales
- ☐ 5S — HOTEL, package sales
- ☐ 5SPX — EXCURSION BOAT, no package sales
- ☐ 11C — PRIVATE CLUB; CABANA CLUB
- ☐ 12RT — RACETRACK, LIQUOR, no package sales

All of the following must be submitted in order to have a complete application submittal:

- ☒ Complete alcoholic beverage application (unaltered and unbound);
- ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- ☒ Proof of ownership (i.e. Warranty Deed);
- ☒ Current Property Record Card(s) from the Monroe County Property Appraiser;
- ☒ Location map;
- ☒ Photograph(s) of site from adjacent roadway(s);
- ☒ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or 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;
- ☒ Locations and dimensions of all existing structures and drives;
- ☒ Adjacent roadways;
- ☒ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

☒ Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included;

☐ A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

If applicable, the following must be submitted in order to have a complete application submittal:

☒ Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)

☒ Traffic Study, prepared by a licensed traffic engineer

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

I 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: 5/9/2012

Sworn before me this 19th day of May 2012

Shelbi D'Avignon
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

SHELBI RUE D'AVIGNON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE093039
Expires 5/11/2015

LEGAL DESCRIPTION:

Parcel 1:

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55, of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows: Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block; thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 119.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 feet back to the Southeast corner of said Block and the Point of Beginning.

Parcel 2:

Commence at Station 72+70.16, as shown on FDOT Corridor Map for Section 90020, Sheet 12 of 138, also said station being the intersection of the centerlines of Third Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 35, Township 67 South, Range 25 East; thence North 80°50'25" East, a distance of 25.34 feet to a point on the centerline of Overseas Highway (US-1); thence South 00°12'35" West, a distance of 50.68 feet to the Point of Beginning; thence continue South 00°12'35" West a distance of 50.68 feet; thence North 80°50'25" East, a distance of 506.76 feet; thence North 00°12'35" East, a distance of 50.68 feet; thence South 80°50'25" West, a distance of 506.76 feet to the Point of Beginning.

Membership is REWARDING

Membership is open to everyone who lives or works in the keys.

Keys Federal CREDIT UNION

May 07, 2012

RE: **LETTER OF AUTHORIZATION**

To Whom It May Concern:

I hereby grant authorization to Boos Development Group, Inc to represent Keys Federal Credit Union's interest in the submittal of an Alcoholic Beverage Use permit application in the development of a CVS Pharmacy store of approximately 14,600 sq. ft. on a ± 2.42 ac site (Parcel ID # 00124090-000000) located at the SE corner of Overseas Highway and 3RD Street in Stock Island, Monroe County, Florida.

Sincerely,

Scott Bergquist

KEYS FEDERAL CREDIT UNION

SWORN AND SUBSCRIBED BEFORE ME THIS 9th DAY OF May 2012

Laura Washington

Notary Public

My Commission expires September 4th 2012

LAURA WASHINGTON
MY COMMISSION # DD 918712
EXPIRES: September 4, 2013
Bonded Thru Notary Public Underwriters

FAX (305) 293-6051 | (305) 294-6622 | (800) 805-7535

www.keysfcu.org | P.O. BOX 1898 | KEY WEST, FL 33041-1898

AGENT OF RECORD LETTER

TO THE MONROE BOARD OF COUNTY COMMISSIONERS, MONROE COUNTY, KEY WEST RESORT UTILITIES CORP., FLORIDA KEYS AQUEDUCT AUTHORITY, MONROE COUNTY BUILDING DEPARTMENT, MONROE COUNTY HEALTH DEPARTMENT, SFWMD, STATE DEPARTMENT OF ECONOMIC OPPORTUNITY, FDEP, FDOT, KEYS ENERGY SERVICES, FLORIDA POWER AND LIGHT and AT&T.

For the property identified as Parcel ID number 00124090-000000 Alt Key 1158224 I, SCOTT DUSZYNSKI, hereby designate and appoint Paul Tremblay, Director of Development for Boos Development Group, Inc. or Michael Mallard, Project Manager for Boos Development Group, Inc. as my/our Agent of Record, for the purposes of representing me/us during the Development Review Process and/or hearing process. My/our Agent of Record is hereby vested with authority to make any representations, agreements, or promises that are necessary or desirable in conjunction with the review process. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity.

Date: 13 March 2012

Scott Duszynski, Keys Federal Credit Union
APPLICANT/OWNER (PRINT)

Scott Duszynski
APPLICANT/OWNER'S SIGNATURE

President/CEO
APPLICANT/OWNER'S TITLE

Paul Tremblay, Director of Development
APPLICANT'S REPRESENTATIVE (PRINT)

PAUL TREMBLAY
APPLICANT REPRESENTATIVE'S SIGNATURE

Michael Mallard, Project Manager
APPLICANT'S REPRESENTATIVE (PRINT)

MICHAEL MALLARD
APPLICANT REPRESENTATIVE'S SIGNATURE

5789 NW 151st Street #B
ADDRESS

Miami Lakes, FL 33014
CITY, STATE, ZIP

(305) 828-8284
TELEPHONE

(CVS 5610 Overseas Hwy, South Stock Island)

STATE OF Florida
COUNTY OF Monroe

I HEREBY CERTIFY that on this day personally appeared before me this 13th day of March, 2012 ✓, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of March, 2012.

LAURA WASHINGTON
MY COMMISSION # DD 918712
EXPIRES: September 4, 2013
Bonded Thru Notary Public Underwriters

Laura Washington
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:

NOTE: If an Agent of Record is to be designated, all property owners of the subject property must sign this form.

MONROE COUNTY
OFFICIAL RECORDS

FILE #1364067
BK#1878 PG#1695

RCD Apr 22 2003 10:28AM
DANNY L KOLHAGE, CLERK

Prepared by and Return to:
Deborah A Condello
The Closing Department, Inc.
3452 Duck Avenue
Key West, FL 33040

DEED DOC STAMPS 11200.00
04/22/2003 DEP CLK

This Indenture

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto, the use of the singular shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if more than one "party" shall further all the terms hereunder obligations if more than one etc.

Made this 3RD day of April A. D. 2003

Between RICHARD M. OSBORNE, Trustee of the RICHARD M. OSBORNE TRUST, dated January 13, 1995

whose address is 8500 STATION ST, MENTOR, OH 44060
of the County of ~~Monroe~~ LAKE in the State of ~~Florida~~ OHIO party of the first part.

and

KEYS FEDERAL CREDIT UNION,

whose address is 533 Fleury Coast Road, Key West, Florida 33040
of the County of Monroe in the State of Florida party of the second part.

Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION ---------- Dollars to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of Monroe State of Florida, to wit:

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows: Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block; thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 119.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block ; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 feet back to the Southeast corner of said Block and the Point of Beginning.

SUBJECT TO taxes for the year 2003 and subsequent years.
SUBJECT TO easements, restrictions and reservations of record, but this reference thereto shall not operate to reimpose same.

Property Appraiser's Parcel Identification Number: 00120090-000000 Alt. Key 1150224

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Witnesses:

Printed Name Melvyn E. Resnick

Rebekah Reichard

Printed Name Rebekah Reichard

RICHARD M. OSBORNE, Trustee of the RICHARD M. OSBORNE TRUST, dated January 13, 1995 L.S.

_____ L.S.

MONROE COUNTY
OFFICIAL RECORDS

State of Ohio
County of LAKE

The foregoing instrument was acknowledged before me 3 day of April 2003, by RICHARD M. OSBORNE, Trustee, of the RICHARD M. OSBORNE TRUST dated January 13, 1995 who is/are personally known to me or who has/have produced _____ as identification and who did (did not) take an oath.

Melvyn E. Resnick, Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration Date
(SEAL) Section 147.03 R.C.

NOTARY PUBLIC

27-SPD.03 06/99 (Valuable consideration - reserving mineral rights)

This instrument prepared by,
or under the direction of,

Alicia Trujillo

Alicia Trujillo, Esq.
District General Counsel
Florida Department of Transportation
1000 NW 111th Avenue, Miami, Florida 33172

Parcel No.: 3866
Item/Segment No.: 4152302
Managing District: Six

Doc# 1660481 08/31/2007 10:10AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

08/31/2007 10:10AM
DEED DOC STAMP CL: RHONDA $2,660.70

QUITCLAIM DEED

THIS INDENTURE, Made this 29th day of AUGUST, 2007 by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 1000 N.W. 111th Avenue, Miami, Florida 33172 to KEYS FEDERAL CREDIT UNION, Party of the second part, whose Post Office address is 553 Peary Court, Key West, Florida 33040.

Doc# 1660481
Bk# 2318 Pg# 793

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Six, Florida Department of Transportation on June 18, 2007, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest in all that certain land situate in Monroe County, Florida, viz:

(See Exhibit "A attached hereto and made a part hereof)

Item/Segment No.: 4152302
Managing District: Six
Parcel No.: 3866

Doc# 1660481
Bk# 2318 Pg# 794

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

RESERVING UNTO THE PARTY OF THE FIRST PART and its successors, an undivided three-fourths interest in, and title in and to, an undivided three-fourths interest in all the phosphate, minerals and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same on all lands wherein the Party of the First Part holds the requisite interest.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Six and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ATTEST: Margaret Higgins
Margaret Higgins
Executive Secretary

By: John Martinez
John Martinez, P.E.
District Six Secretary

(Affix Department Seal)

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 29th day of Aug 2007, by John Martinez, District Secretary for District Six, who is personally known to me.

Notary Public in and for the County and State last aforesaid.

M.A. LLANES
MY COMMISSION # DD 351749
EXPIRES: September 1, 2008
Bonded Thru Notary Public Underwriters

(Affix Notary Seal)

My Commission Expires: 9/1/2008

EXHIBIT "A"

LEGAL DESCRIPTION

KEYS FEDERAL CREDIT UNION - RIGHT-OF-WAY SURPLUS

Commence at Station 72+70.16, as shown on FDOT Corridor Map for Section 90020, Sheet 12 of 138, also said station being the intersection of the centerlines of Third Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 35, Township 67 South, Range 25 East;

thence North 80°50′25" East a distance of 25.34' (feet) to a point on the centerline of Overseas Highway (US-1);

thence South 00°12′35" West, a distance of 50.68' (feet) to the Point of Beginning;

thence continue South 00°12′35" West, a distance of 50.68' (feet);

thence North 80°50′25" East a distance of 506.76' (feet);

thence North 00°12′35" East, a distance of 50.68' (feet);

thence South 80°50′25" West a distance of 506.76' (feet) to the Point of Beginning, said parcel containing 25,338 square feet, more or less.

R.E. REECE, P.A.
Professional Surveyor and Mapper
30364 Quail Roost Trail
Big Pine Key, Florida 33043
Office (305) 872-1348
Fax (305) 872-562[illegible]

Robert E. Reece, PSM #5632

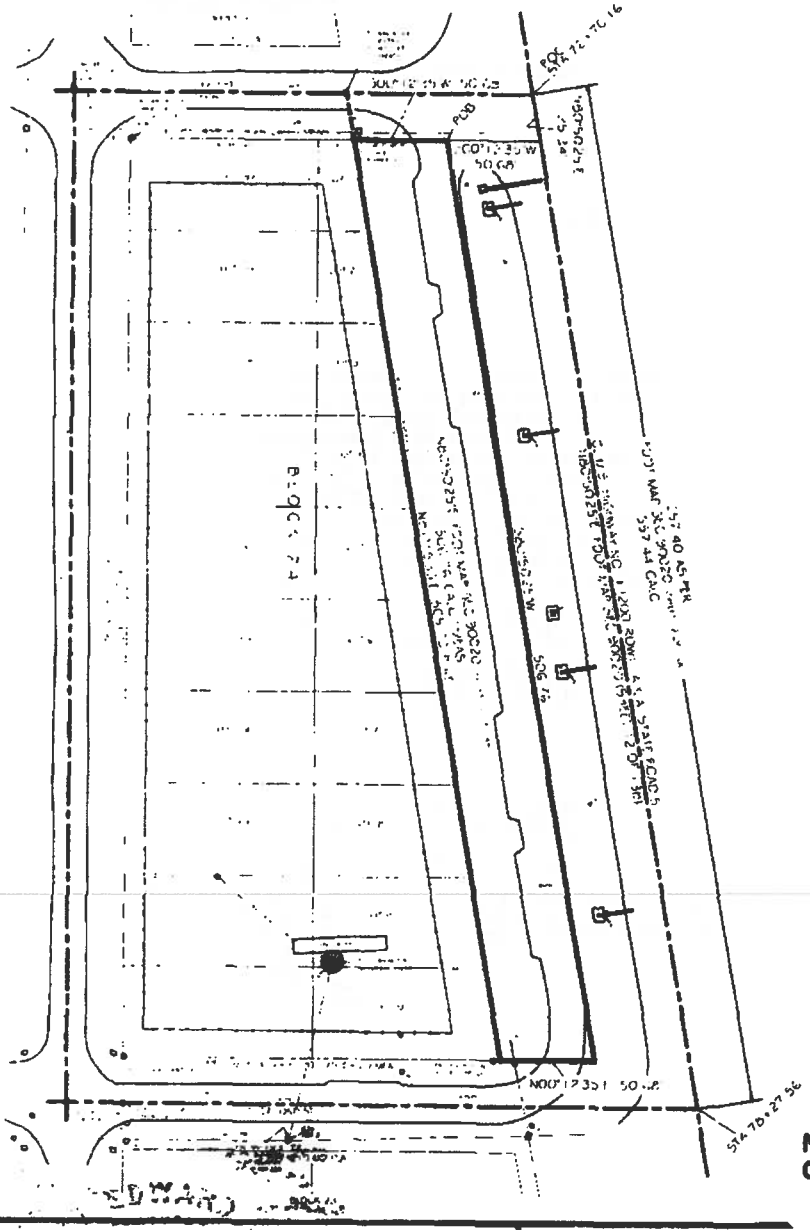
Florida Department of Transportation, District VI

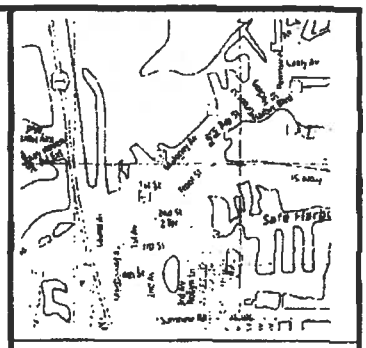
Item/Segment No.: 2502531
W.P.I. No.: N/A
State Project No.: 90020
Federal Project No.: N/A
State Road No.: S.R. 5
County: Monroe
Parcel No.: 3866

EXHIBIT "A"

SKETCH OF LEGAL DESCRIPTION

KEYS FEDERAL CREDIT UNION - RIGHT-OF-WAY SURPLUS





LOCATION MAP - N.T.S.

SCALE: 1" = 100'

BEARING BASE:
DERIVED FROM PLAT

ALL ANGLES DEPICTED
ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

ADDRESS:
XXXXX U.S. HIGHWAY NO. 1
STOCK ISLAND, FL
33040

MONROE COUNTY
OFFICIAL PUBLIC RECORD

R.E. REECE, P.A.
Professional Surveyor and Mapper
30364 Quail Roost Trail
Big Pine Key, Florida 33043
Office (305) 872-1348
Fax (305) 872-5622

Robert E. Reece, PSM #5632

Florida Department of Transportation, District VI

Item/Segment No.:	2502531
W.P.I. No.:	N/A
State Project No.:	90020
Federal Project No.:	N/A
State Road No.:	S.R. 5
County:	Monroe
Parcel No.:	3866

14 Sig.

STATE OF FLORIDA

Department of Administration

Division of State Planning

[illegible] Apalachee Parkway · [illegible] Building

95128

TALLAHASSEE

32301

(904) 488-1115

[illegible]

[illegible]

[illegible]

August 9, 1976

AFFIDAVIT

STATE OF FLORIDA)

COUNTY OF LEON)

Before me this day personally appeared R. G. Whittle, Jr., Director, Division of State Planning, who being duly sworn, deposes and says that attached hereunto are true and correct copies of the legal descriptions of the Big Cypress Area of Critical State Concern boundaries within Monroe County, Florida, and of the Florida Keys Areas of Critical State Concern boundaries within Monroe County, Florida to be recorded in the Public Records of Monroe County pursuant to Chapter 75-190, Laws of Florida. The Big Cypress boundary area was established in Section 380.055(3), Florida Statutes (1975). The Florida Keys critical area boundary was established by rule adopted by the Administration Commission on April 15, 1975, and appears in Chapter 22F-8.02, Florida Administrative Code.

R. G. Whittle, Jr., Director
Division of State Planning

Sworn to and subscribed before me this 9th day of August, 1976.

Notary Public
State of Florida at Large

My commission expires: Notary Public, State of Florida at Large My Commission Expires Dec. 18, 1977 Bonded by American Fire & Casualty Co.

[illegible] 13 10 30 AM '76

095128

BEST COPY

RULES

OF THE

DEPARTMENT OF ADMINISTRATION

ADMINISTRATION COMMISSION

CHAPTER 22F-8

LAND PLANNING

PART 8

BOUNDARY AND PRINCIPLES FOR GUIDING DEVELOPMENT FOR THE FLORIDA KEYS AREA OF CRITICAL STATE CONCERN

22F-8.01 Purpose
22F-8.02 Boundary
22F-8.03 Principles for Guiding Development
22F-8.04 Administration
22F-8.05 Effective Date
22F-8.06 Periodic Reconsideration

22F-8.01 Purpose. Pursuant to Section 7, Article II, of the Florida Constitution, and Section 380.05, Florida Statutes, [illegible] purpose of these rules to define the boundary of the Florida Keys Area of Critical State Concern and to provide principles for guiding development within the critical area in order to conserve and protect the natural, environmental, historical and recreational resources, the scenic beauty, and the public [illegible] within the Area of Critical State Concern. [illegible] further purpose of these rules to provide a land and water management system that will preserve water quality, provide for the optimum utilization of the limited water resources of the area, facilitate orderly and well-planned development, and protect the health, welfare, safety and [illegible] of life of the residents of the state. To [illegible] and equitably accomplish such purposes [illegible] rules should be implemented by local government through existing administrative processes. These processes should be strengthened to the end that local government is able to achieve the purposes herein stated without the continuation of the designation of area of critical state concern. All existing rights of private property should be preserved in accordance with the constitution of the State of Florida and the United States.

General Authority 380 FS. Law Implemented 380.05 FS. History—New 8-16-78.

22F-8.02 Boundary. The following area is hereby designated as the Florida Keys Area of Critical State Concern:

All lands in Monroe County, except:

1) that portion of Monroe County included within the designated exterior boundaries of the Everglades National Park and areas north of said Park;

2) all lands seaward of mean high water that are owned by local, state, or federal governments; and

3) excluding any federal properties.

General Authority Chapter 380, FS. Law Implemented 380.05, FS. History—New 8-16-78.

22F-8.03 Principles for Guiding Development

A. Objectives to be achieved

1) Strengthening local government capabilities for managing land use and development to the end that local government is able to achieve the objectives herein stated without the continuation of the designation of area of critical state concern;

2) Protection of tidal mangroves and associated shoreline and marine resources and wildlife;

3) Minimize the adverse impacts of development on the quality of water in and around the Florida Keys;

4) Protection of scenic resources of the Florida Keys and promotion of [illegible] of unique, tropical vegetation;

5) Protection [illegible] heritage of the Florida Keys [illegible] Historical Preservation District;

6) Protection of [illegible] value, efficiency, cost-effectiveness and amortized life of existing and proposed major public investments, including:

a. The Florida Keys Aqueduct and water supply facilities

b. sewage collection and disposal facilities

c. solid waste collection and disposal facilities

d. Key West Naval Air Station

e. repair and replacement of the Overseas Highway bridges and maintenance and expansion of other transportation facilities.

7) Minimize the adverse impacts of proposed public investments on the natural and environmental resources of the Florida Keys; and

8) Protection of the public health, safety, welfare and economy of the Florida Keys, and the maintenance of the keys as a unique Florida resource.

B. Elements Requiring Regulation

1) Planning and Administration

a. [illegible] government jurisdiction should [illegible] and [illegible] for future land use within [illegible] boundaries which are consistent with these principles. Such plans and policies should be implemented through zoning ordinances and maps which are kept current and made available for reasonable public distribution and inspection. Development orders should be issued in conformance with the policies and standards of the land use plan and zoning ordinances and maps.

b. Issuance of development orders should be coordinated with and made contingent upon the

BEST COPY

provision of adequate public facilities and services for the existing population and the proposed development.

c. Special zoning districts should be created for:

Noise and hazard zones of the Key West Naval Air Station as delineated by the U.S. Navy Office of the Chief of Naval Operations. Development within such zones should be limited to that compatible with air operations. Implementation of this section should be closely coordinated with the Office of the Chief of Naval Operations. Similar districts should be created around civilian airfields in cooperation with the Florida Department of Transportation and the Federal Aviation Administration. Codes for airfield districts should clearly specify height limits for structures and other appropriate restrictions on development necessary to protect air operations and public health and safety.

d. A community impact assessment statement should be submitted and approved prior to the issuance of zoning and rezoning orders or site plan approval for the following developments:

1. Any development which includes buildings in excess of 45 feet in height;

2. Any intensive land uses including: residential uses of 10 or more dwelling units per acre or, 50 or more total dwelling units; and

3. All business, commercial or industrial uses of 5 or more acres.

Such developments should be encouraged to use clustering and designs which would reduce public facilities costs and improve the scenic quality of the development. In addition, they should conform to appropriate setback and open space requirements, stringent landscaping and land use compatibility requirements, and building and siting requirements to reduce hurricane and fire damage potential and limit and control access to the Overseas Highway.

The community impact statement should be designed to enable local governmental officials to determine the proposed development's favorable or unfavorable impact on the environment, natural resources, economy and the potential of the project to meet local or regional housing needs. The statement should also require information relative to the projects potential impact of public facilities, including without limitation, water, sewer, solid waste disposal and public transportation facilities.

2) Site Alteration Regulations

a. Site alteration and landscaping regulations should provide for:

1. A land clearing permit of limited duration issued upon approval of a site plan which includes a natural vegetation map, excepting minimal clearing required for survey.

2. Limitation of the size and species of trees allowed to be removed in clearing, including reasonable exceptions for structure sites and public safety. The ordinance should provide protection for tropical hammocks in which the predominant tree species are tree cactus or mature tree species characteristic of West Indian tropical hardwood hammocks.

3. Revegetation and landscaping of cleared sites after construction.

4. Standards which would protect mangrove areas landward of the mean high water line. Such standards should, to the extent possible, protect the functions of the mangrove areas with regard to natural and biologic functions, water quality maintenance, shoreline stabilization, and storm surge protection. Special [illegible] should be given to protection of the functions of the dwarf, fringing mangrove communities which lie [illegible] mean high water.

3) Waste Control and Wa[illegible] Protection

a. The Monroe County [illegible] Disposal District, [illegible] municipal jurisdictions, should [illegible] criteria and regulations for the [illegible] and location of the disposal of all solid waste, water effluents and residuals.

b. Site alteration and subdivision regulations should provide for:

1. Retention of construction related runoff or discharge of such runoff into adequately sized natural vegetative filtration areas in a manner approximating the natural runoff regime.

2. Permanent drainage systems which make maximum use of natural drainage patterns, vegetative retention and filtration.

4) Protection of Public Facilities and Investments

a. The Monroe County Waste Collection and Disposal District, in cooperation with the municipal jurisdictions and the Florida Keys Aqueduct Authority, should amend all applicable planning codes to provide for the mandatory installation of water conserving fixtures in all new development and redevelopment.

b. Business, commercial and industrial development adjacent to the Overseas Highway should provide off street parking, service roads and limited controlled access points to the Highway. Except in case of extreme hardship, highway access from any development within 250 feet of a bridge or bridge ramp should be prohibited.

c. Existing and future waste treatment and disposal sites should be protected from encroachment by land uses which would endanger their functions or existence.

5) Historical Resource Protection

a. A management and enforcement plan and ordinance should be adopted by the City of Key West providing the design and uses of development and reconstruction within the Key West Historical Preservation District shall be compatible with the existing [illegible] architectural styles and [illegible] the historical [illegible] the District.

b. In accordance with Chapter 266.287(2), F.S., the City of Key West should establish an Architectural Review Board with the duties and responsibilities prescribed. Furthermore, pursuant to Chapter 380.06(16), F.S., the Architectural Review Board should receive notice of all applications for development within the designated area of Key West and participate in hearings as provided.

General Authority 380 FS. Law Implemented 380.05. History—New 9-16-75.

22F 5.04 Administration.

1) The above guidelines are oriented to [illegible] protection of natural and historical resources and public investments of regional and state importance. The regulations developed pursuant to these principles should be:

a. Performance oriented to maximize design

BEST COPY

flexibility.

b. Supplementary and complementary to existing county and municipal land use regulations.

c. Administered by the appropriate local government jurisdictions in the same manner as local ordinances and codes.

2) The South Florida Regional Planning Council is hereby requested to offer technical assistance to the local jurisdiction in preparing land development regulations consistent with these principles.

General Authority 380 FS. Law Implemented 380.05 FS. History New 5-16-75

22F-8.05 Effective Date. This rule shall take effect twenty (20) days after filing with the Secretary of State.

General Authority 120.54(1), 380.0. FS. Law Implemented 380.05 FS. History—New 5-16-75.

22F-8.06 Periodic Reconsideration. The Division of State Planning shall, semi-annually or at the direction of the Administration Commission, from the effective date of this Chapter, appraise the progress made by all involved elements of state and local government in meeting the problems of the Florida Keys Area of Critical State Concern, and shall present to the Administration Commission a status report which shall include the Division's recommendations for any changes or deletions of the rules in this Chapter, including without limitation the boundaries of the Area and the principles for guiding development. Such report shall also include comments and recommendations from local government.

General Authority 380 FS. Law Implemented 380.05 FS. History—New 5-16-75.

BEST COPY

BIG CYPRESS

MONROE

Boundary. All that certain lot, piece or parcel of land situate lying and being in Monroe County in the State of Florida being more particularly bounded and described as follows:

Beginning at the point of intersection of Dade, Collier and Monroe County boundary lines in the Northeast corner of Section 1, Township 54 South, Range 34 East and; thence

(1) Running South along the Dade and Monroe Counties boundary line to the boundary of Everglades National Park, a distance of 13 miles; thence

(2) In a Westerly and Northerly direction along the boundary of Everglades National Park to its point of intersection with the Collier and Monroe Counties boundary line which point is in the Northwest corner of Section 3, Town[illegible] 54 South, Range 31 East; thence

(3) Turning and running [illegible] at along the boundary line of Collier and Monroe Counties a distance of 21 miles to the point or place of beginning.

CHAPT 76-190

A bill to be entitled

An act relating to areas of critical state concern; adding subsection (19) to s. 380.05, Florida Statutes, requiring the recordation of the boundaries of areas of critical state concern by the state land planning agency; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. Subsection (19) is added to section 380.05, Florida Statutes, to read:

380.05 Areas of critical state concern.--

(19) Within 30 days after the designation of an area of critical state concern, the state land planning agency shall record a legal description of the boundaries of the area of critical state concern in the public records of the county or counties in which the area of critical state concern is located. The boundaries of the areas of critical state concern currently designated on the effective date of this act shall be recorded in the manner provided by this section within 60 days after the effective date of this act.

Section 2. This act shall take effect upon becoming a law.

566

Approved by the Governor JUN 20 1976

Filed in Office Secretary of State JUN 21 1976

RECORDED IN OFFICIAL RECORDS BOOK
OF WALTON COUNTY, FLORIDA
RUTH W. PAINE
CLERK OF CIRCUIT COURT
DEFUNIAK SPRINGS, FLORIDA

MONROE COUNTY
OFFICIAL RECORDS

RCD May 31 2002 09:24AM
DANNY L KOLHAGE, CLERK

FILE #1303551
BK#1788 PG#1257

IN THE 16TH CIRCUIT COURT OF FLORIDA, IN AND FOR MONROE COUNTY

Thora Ambrose, *et al*,

Plaintiffs,

vs.

Monroe County and the Village of Islamorada, Political Subdivisions of the State of Florida, and State of Florida, Department of Community Affairs,

Defendants.

CASE NO. 97-20-636-CA-18

FINAL SUMMARY JUDGMENT FOR CERTAIN PLAINTIFFS

This cause came before the Court on April 2, 2002, on cross-motions for Final Summary Judgment. The Court, having heard argument from all parties, and after reviewing the record, including pleadings, judicially noticed documents, and answers to interrogatories on file together with the affidavits filed by Plaintiffs, concludes there is no genuine issue as to any material fact and that the following Plaintiffs are entitled to judgment as a matter of law.

Final Summary Judgment is GRANTED in favor of the following Plaintiffs, and against Defendants.

Dorothy S. Abbott (Trustee), Stanley Alukonis, Richard Bauer and Ellen Bauer, Jill Berle, James Bernadt and Lynda C. Cody (T/E), Larry Biagi, Rudolph Blakey, Rachel M. Brooks (Individually and as Trustee), Steven B. Brown and Carol A. Brown, Tod J. Brown and Rose M. Brown, Samuel Burstyn, P.A., Edward Cabassa and Barbara Cabassa, Jose L. Campo and Maria Campo-Hunter (T/E), Giraldo Castellon, Reynolds Cochrane and America Cochrane, Thomas F. Collins and Patricia Collins, Eugene Cowart and Martha Cowart, Thomas J. Cunningham and Carmel S. Cunningham, James Davidson and Duffield W. Matson III (T/C), Randolph Dawdy, Aurelio A. Del Valle and Maria C. Del Valle, George R. Doster Jr. and Gail E. Doster Jr., Elizabeth Ennis (Trustee), Oscar M. Fell and Rosetta E. Fell, Ellan Fitzgerald (Trustee), Peter E. Flisock and Olinga M. Flisock, Antonio M. Garcia and Debra Garcia and Antonio M. Garcia, III (T/C), Karl Gollnast and Theresia Gollnast, Regina M. Gonzalez, David Hindelang and Ruth R. Hindelang, Raimundo Hung-Simons, Aldyth Innis (Trustee), Richard J. Johnson, Michael J. Kohut Living Trust, Gary Leonard and Karen Leonard, Loschim, Inc., Jack L. Lytton and Maria G. Lytton, Thomas Mawhinney, Richard C. May and Carol May, Raymond V. McHugh, Richard F. Milanese, Norman Neaderhiser, Jr. and Phyllis Neaderhiser, Jr. (Individually and as Trustees), Nils M. Norling and Mary Norling (Trustees), Donald Oliver and Rose Marie Oliver, Richard Olsen and Gisela Olsen, John D. Palmer (Trustee), Laurette C. Patterson, Charles W. Peabody, Jr. and Susan M. Peabody, Jr., Ernest C. Popplein III and Susan M. Popplein III, John D. Prior

160

and Henry M. Prior and Lane B. Prior (T/C), Keith P. Radenhausen, William Sears and Paulette Sears (Individually and as Trustees), Ramon Singler and Roxanne Singler, Col. Jack D. Smith, R. Tucker (Trustee), Marie Wilson, and Richard D. Worden and Linda L. Worden (hereinafter "Plaintiffs").

The prevailing Plaintiffs constitute approximately one-fifth of the Plaintiffs in this case. The Court reserves jurisdiction to enter additional Final Judgments for the remaining Plaintiffs as it may become appropriate.

I. NATURE OF CASE

Plaintiffs own platted lots in Monroe County, Florida, within the boundaries of the Florida Keys Area of Critical State Concern (or "ACSC"). They seek a declaration of their rights under Subsection 380.05(18), Fla. Stat. (2001). Plaintiffs assert § 380.05(18) is a legislative grant of vested rights, superior and in addition to common-law vested rights. They aver that § 380.05(18) prohibits the State, and its agencies and political subdivisions, from "limiting or modifying in any way," the development rights that appertained to their platted lots before the Florida Keys ACSC was designated, or before any such limiting regulations were adopted *after* the Florida Keys ACSC designation.[1]

Defendants have enacted, rescinded, approved, and rejected a plethora of Land Development Regulations ("LDRs") since the Florida Keys was designated an ACSC. They argue that 380.05(18) is no more than a statement of common-law vested rights. If the Court holds otherwise, Defendants argue that (a) construction of a home is not "development authorized by" recordation of a subdivision plat, (b) that subdivisions recorded in Monroe County prior to 1973

[1] Plaintiffs rely on the underscored words in § 380.05(18) as follows.

> (18) Neither the designation of an area of critical state concern nor the adoption of any regulations for such an area shall in any way limit or modify the rights of any person to complete any development that has been authorized by registration of a subdivision pursuant to chapter 498 or former chapter 478, by recordation pursuant to local subdivision plat law, or by a building permit or other authorization to commence development on which there has been reliance and a change of position, and which registration or recordation was accomplished, or which permit or authorization was issued, prior to the approval under subsection (6), or the adoption under subsection (8), of land development regulations for the area of critical state concern. If a developer has by his or her actions in reliance on prior regulations obtained vested or other legal rights that in law would have prevented a local government from changing those regulations in a way adverse to the developer's interests, nothing in this chapter authorizes any governmental agency to abridge those rights.

were not recorded "pursuant to local subdivision plat law," or that (c) provisions of Chapter 163, Fla. Stat., supercede § 380.05(18).

II. MATERIAL FACTS NOT IN DISPUTE

The Florida Keys portion of Monroe County, Florida, is an Area of Critical State Concern. Section 380.0552, Fla. Stat. (2001). Each Plaintiff owns an interest in one or more undeveloped, platted lots in a subdivision that was platted and recorded in the Public Records of Monroe County, Florida, between April 24, 1924, and June 27, 1971. Clerk's Affidavit Authenticating Plats and Plaintiffs' Affidavits on file.

III. CONCLUSIONS OF LAW

A. Area of Critical State Concern Designation

The enabling legislation for Areas of Critical State Concern is the Florida Environmental Land and Water Management Act, Ch. 72-317, Laws of Fla., effective July 1, 1972, at Section 380.05, Fla. Stat. Subsection 380.05(18) was enacted as part of Ch. 72-317, and reads as follows.

> (18) Neither the designation of an area of critical state concern nor the adoption of any regulations for such an area shall in any way limit or modify the rights of any person to complete any development that has been authorized by registration of a subdivision pursuant to chapter 498 or former chapter 478, by recordation pursuant to local subdivision plat law, or by a building permit or other authorization to commence development on which there has been reliance and a change of position, and which registration or recordation was accomplished, or which permit or authorization was issued, prior to the approval under subsection (6), or the adoption under subsection (8), of land development regulations for the area of critical state concern. If a developer has by his or her actions in reliance on prior regulations obtained vested or other legal rights that in law would have prevented a local government from changing those regulations in a way adverse to the developer's interests, nothing in this chapter authorizes any governmental agency to abridge those rights.

On March 3, 1975, the Division of State Planning (now the Department of Community Affairs, or "DCA") recommended, to the Florida Administration Commission (the Governor and Cabinet, or "Commission"), that the Florida Keys be designated an ACSC. *Askew v. Cross Key Waterways*, 372 So. 2d. 913, 917 (Fla. 1978) ("*Askew*"). The Commission held public meetings in Key West on March 28 and April 15, 1975, to receive comments on the proposal. Ten days

later, April 25, 1975, the Commission designated the Florida Keys ACSC, and promulgated the "Principles for Guiding Development" therein, at Ch. 22F-8, Fla. Admin. Code (or "FAC").

The First District Court of Appeal rescinded the 1975 Florida Keys ACSC designation in *Cross Key Waterways v. Askew*, 351 So. 2nd 1062 (Fla. 1st DCA 1977). The Supreme Court affirmed, holding both the *selection* of an ACSC, *and* creating its Principles for Guiding Development, was not delegable to an administrative agency. *Askew, supra.* After the Supreme Court's decision was final on February 15, 1979, the Legislature created the Florida Keys ACSC by statute. Sec. 6, Ch. 79-73, Laws of Fla., codified at § 380.0552, Fla. Stat. (2001). Section 380.0552 became effective July 1, 1979.

B. Statutory Construction

Clear Intent of Statute. The first canon of statutory construction is to apply the plain meaning of the words in the statute. Florida's appellate courts have made it clear that legislative history and intent is a proper criterion within the rules of statutory interpretation, when and if there is a need to resort to the rules of statutory construction. However, the law is clear that legislative intent is primarily determined from the language of the statute, even if the language must be clarified by dictionary definitions, as set forth by Judge (now Florida Supreme Court Justice) Pariente in *State v. Cohen,* 696 So. 2d 435 (Fla.4th DCA 1997), as follows.

> The rules of statutory construction require that courts give statutory language its plain and ordinary meaning, unless the words are defined by statute. ... In the absence of a statutory definition, the plain and ordinary meaning of words can be ascertained, if necessary, by reference to a dictionary. ... When the language of a statute is clear and unambiguous and conveys a clear and definite meaning, there is no occasion for resorting to the rules of statutory interpretation to alter the plain meaning. *See T. R. v. State*, 677 So. 2d 270, 271 (Fla. 1996); *Overstreet v. State*, 629 So. 2d 125, 126 (Fla. 1993); *Holly v. Auld*, 450 So. 2d 217, 219 (Fla. 1984). ... However, legislative intent is determined primarily from the language of a statute. *See Overstreet*, 629 So. 2d at 126. When faced with an unambiguous statute, the courts of this state are without power to construe an unambiguous statute in a way which would extend, modify, or limit, its express terms or its reasonable and obvious implications. To do so would be an abrogation of legislative power. *Holly*, 450 So. 2d at 219... This principle is "not a rule of grammar; it reflects the constitutional obligation of the judiciary to respect the separate powers of the legislature. *State v. Brigham*, 694 So. 2d 793, 797 (Fla. 2nd DCA 1997).

Defendants argue that § 380.05(18) requires more than "mere ownership" of a platted lot and, if § 380.05(18) does apply to mere ownership, construction of a home on a platted lot is not "development authorized" by a subdivision plat. As to the first point, Defendants misinterpret § 380.05(18) by ignoring its punctuation and the word "or." Defendants' interpretation of the statute differs from its actual language as follows, where ~~struckthrough~~ text would have to be stricken by the Court, and <u>double underlined</u> text would have to be added to the Legislature's language.

> (18) ... by recordation pursuant to local subdivision plat law~~, or~~ <u>and</u> by a building permit or other authorization to commence development, on which there has been reliance and a change of position, ...

The disjunctive word "*or*" appears before the phrase "by a building permit or other authorization," not the conjunctive word "*and*," as Defendants would erroneously have the Court read the law. Subsection 380.05(18) provides three avenues to its vested rights, as follows.

1. registration of a subdivision under Ch. 498 or former Ch. 478, Fla. Stat.,
2. recordation of a subdivision pursuant to local subdivision plat law, *or*
3. a building permit or other authorization to commence development on which there has been reliance and a change of position.

Despite Defendants' efforts to insert one, there is no comma after the phrase "authorization to commence development." The phrase "on which there has been reliance and a change of position" modifies only the third avenue to vesting. The sole prerequisite to vesting, that must be met by a person relying on "recordation pursuant to local subdivision plat law," is the date of recordation must precede the *approval* or *adoption* of the LDRs that "limit or modify the rights of any person" to "complete development" on a platted lot. As to the first duty of the Trial Court in determining whether the language of Section 380.05 is clear and unambiguous, the Court finds the language to be clear and definite. The Court holds that the Plaintiffs' construction of § 380.05(18) is correct.

Legislative History and Intent. This Court need not consider legislative intent if the statute is clear and unambiguous, as stated by the Florida Supreme Court in *Forsythe v. Longboat Key Beach Erosion District,* 604 So. 2d 452, 454-455 (Fla. 1992), as follows.

> It is a fundamental principle of statutory construction that where the language of a statute is plain and unambiguous there is no occasion for judicial interpretation. As this Court set forth more than 70 years ago in *Van Pelt v. Hilliard*:
>
> > The Legislature must be understood to mean what it has plainly expressed and this excludes construction. The Legislative intent being plainly expressed, so that the act read by itself or in connection with other statutes pertaining to the same subject is clear, certain and unambiguous, the courts have only the simple and obvious duty to enforce the law according to its terms. Cases cannot be included or excluded merely because there is intrinsically no reason against it. Even where a court is convinced that the Legislature really meant and intended something not expressed in the phraseology of the act, it will not deem itself authorized to depart from the plain meaning of the language which is free from ambiguity. If a Legislative enactment violates no constitutional provision or principle it must be deemed its own sufficient and conclusive evidence of the justice, propriety and policy of its passage. Courts have then no power to set it aside or evade its operation by forced and unreasonable construction. If it has been passed improvidently the responsibility is with the Legislature and not the courts. Whether the law be expressed in general or limited terms, the Legislature should be held to mean what they have plainly expressed, and consequently no room is left for construction, but if from a view of the whole law, or from other laws *in pari materia* the evident intent is different from the literal import of the terms employed to express it in a particular part of the law, that intent should prevail, for that, in fact is the will of the Legislature. 2 SUTHERLAND'S STATUTORY CONSTRUCTION, § 366, p. 701.
>
> 75 Fla. 792, 798-99, 78 So. 693, 694-95 (1918) ... [*String citations omitted*]. The sum of these cases is that this Court is without power to construe an unambiguous statute.

Although the Court believes the statutory language is unambiguous, in light of Defendants' arguments, the importance of this case, and the possibility that an appellate Court may find the statutory language ambiguous, the Court further considers the legislative history and intent. Fortunately, the State Archivist was able to provide the legislative history of Senate Bill 629, the 1972 bill that became § 380.05, Fla. Stat.[2]

---

[2] The Legislative History, a certified copy from the State Archivist, is part of Plaintiffs' Motion for Summary Judgment filed November 23, 1999. It is referred to here as History.

A June 16, 1972, letter from the Chairman of the Senate Natural Resources and Conservation Committee, to Richard H. Barry, sketches the history of Chapter 72-317, Laws of Florida (History at 145), and other documents in the History fill in the dates, as follows.

- SB 629 was introduced in the Senate on February 10, 1972, where it was sequentially referred to the Natural Resources and Conservation, and Ways and Means, Committees. History at 236. The original Bill is in History at 184-216. Governor Askew is credited with introducing the Bill. History at 286.
  - A Committee Substitute (SB/CS 629) was amended and reported favorably, with a 5-2 vote, by the Committee on Natural Resources and Conservation on February 22, 1972. History at 137. The CS (without the amendments of 2/22/72) is in History at 149-182. The SB/CS 629 reported out by Natural Resources, that went to Ways and Means, is in History at 353-370.
  - The Bill was very controversial. History at 237-316
  - The Ways and Means Committee debated SB/CS 629 on March 6 (History at 104-136) and March 9, 1972 (History at 85-103). Ways and Means amended the Natural Resources CS, but reported out a three year "Study Committee" bill as their CS. History at 2.
  - The Senate debated the bill on March 20, 1972. Somehow, not made clear in the historical materials, the Bill's proponents sidetracked the "Study Committee" bill and the Senate reverted to the previous CS as amended by Ways and Means. *See* 2nd Engrossed CS for SB 629, History at 3-17.
  - On Monday, March 27, 1972, the Tampa Tribune quoted Senator Graham as saying the votes were there to pass the bill, but the session would probably end on Friday, March 31, without the bill coming to a vote. History at 286.
  - The Senate debated the bill on March 27 and 28, 1972, passing it on the 28th.
  - The House adopted the Senate Bill on April 5, 1972.

The original version of SB 629, as introduced and as adopted by the Senate Natural Resource and Conservation Committee, had the following language at § 16. History at 67.

```
6     (16) Neither the designation of an area of
7     critical state concern nor the adoption of any
8     regulations for such an area shall in any way limit
9     or modify the rights of any person to complete any
10    development that has been authorized by a building
11    permit or other authorization to commence development
12    on which there has been substantial reliance and
13    a material change of position, and which was issued
14    prior to the publication of the proposed rule
15    designating the area of critical state concern. If
```

16 a developer has by his actions in reliance on prior
17 regulations obtained vested rights that in law
18 would have prevented a local government from changing
19 those regulations in a way adverse to his interests,
20 nothing in this act authorizes any governmental agency
21 to abridge those rights.

This is common-law vested rights language, as Defendants ask this Court to find in § 380.05(18). The bill provided only common law vested rights, requiring (i) a permit or other authorization to commence development, (ii) "substantial" reliance, and (iii) a material change of position. This language turned out to be unacceptable to the Senate Ways and Means Committee.

At the Ways and Means Committee's March 6, 1972, hearing on CS/SB 629, four amendments were considered, after which the Committee rejected the Bill on an 8-8 tie vote. The first three amendments, all by Senator Haverfield of Miami,[3] were to subsection 16. Sen. Haverfield's Amendment #1 added "or other legal" after the word "vested" on line 17. Sen. Haverfield's Amendment #2 replaced the words "to commence," on line 11, with "permitting." Sen. Haverfield's Amendment #3 replaced the word "issued," on line 13, with "in effect." History at 106-8. Amendments 1-3 were adopted by voice vote. History at 104.

Then, Senator Plante of Oviedo (Seminole County) offered Amendment #4, which would strike everything after the enacting clause, and substitute an "Environmental Land Management Study Committee" for the substance of CS/SB 629. History at 110-14. Sen. Plante's Amendment #4 failed on a 6-10 vote. History at 105. Resuming debate on March 9, 1972, the Ways and Means Committee first adopted the following amendment offered by Senator Pope of St. Augustine (St. John's County), to line 10.

Insert the following: after the word "by"
"registration of the subdivision pursuant to Chapter 478,
Florida Statutes," *or recorded pursuant to local*
subdivision plat law, or by

[3] Laws of Florida 1972 lists the home cities and districts of Florida Senate and House members.

The clause "registration of the subdivision pursuant to Chapter 478, Florida Statutes," is typewritten on the amendment sheet attributed to Senator Pope. The clause "or recorded according to local subdivision plat law" is handwritten on the same sheet. History at 117. The Committee vote record, History at 92, has this handwritten notation above the column headed Amendment #1: "*to which Pope offered amend.*" It is apparent that Senator Pope amended his amendment #1 to include the recordation language.

Amendment #2 on March 9, 1972, was offered by Senator Pope as an amendment to lines 14 and 15, and was approved by voice vote. History at 92-93, 133. Amendment #2 replaced lines 14 and 15 with the following language.

> "prior to the adoption or approval by the state land planning agency of the land development regulations for the area of critical state concern. If" [Typewritten in History.]

There were two more amendments by Senator Pope that day, neither relevant to this inquiry. History at 93, 98. The Committee approved two amendments by Senator Haverfield, removing the words "material" and "substantial" from lines 13 and 12. History at 94, 99-100, 128-29.

In what must have been a surprising tack, Senator Williams re-introduced Senator Plante's "Study Amendment," striking everything after the enacting clause and replacing the entire substance of the bill with a study committee. The study committee amendment was approved by a 10-8 vote. History at 94. The gutted bill was recommended favorably to the whole Senate by a 14-3 vote. The Senate, however, passed the bill with section 16 reading as it did just before the study committee amendment passed in the Ways and Means Committee. The following ~~struck through~~ and underlined text shows how the Ways and Means Committee amended section 16 of SB 629.

> (16) Neither the designation of an area of critical state concern nor the adoption of any regulations for such an area shall in any way limit or modify the rights of any person to complete any development that has been authorized by registration of the subdivision pursuant to Chapter 478, Florida Statutes, or recorded pursuant to local subdivision plat law, or by a building permit or other authorization ~~to commence~~ permitting development on which there has been ~~substantial~~ reliance and a ~~material~~ change of position, and which was ~~issued~~ in effect prior to the adoption or approval by

> the state land planning agency of the land development regulations for the area of critical state concern. If~~prior to the publication of the proposed rule designating the area of critical state concern. If~~ a developer has by his actions in reliance on prior regulations obtained vested or other legal rights that in law would have prevented a local government from changing those regulations in a way adverse to his interests, nothing in this act authorizes any governmental agency to abridge those rights.

The Trial Court concludes, on reviewing the legislative history, that § 380.05(18) was carefully, intentionally, and materially amended by Senators Pope and Haverfield, and by the Ways and Means Committee, to create stronger vested rights protection for owners of platted lots in Areas of Critical State Concern, than the common-law provision in the original SB 629. The Defendants' arguments that the statute provides only for common-law vested rights are neither supported by the clear and unambiguous language, nor the legislative history, of the statute.

Development Authorized by Approved Plat. The Court is unconvinced by the County's argument that approving and recording a plat does not authorize the development of single-family homes on the lots. Monroe County's Motion for Summary Judgment. The Illinois, Ohio, and Michigan cases cited by the County address whether a lot owner has common-law vested rights in dimensional specifications that existed when the lots were platted. The issue of whether the construction of a single-family home was *authorized* by virtue of an approved subdivision plat was not addressed in any of the cases cited. The Court concludes that the words "development that has been authorized by ... recordation pursuant to local subdivision plat law," in § 380.05(18) include the construction of a single-family home on a platted, residential subdivision lot.

Local Subdivision Plat Law. Defendants argue that Monroe County plats were not recorded "pursuant to local subdivision lat law." Prior to June 11, 1925, plats were valid once they were filed and recorded in the County Seat. Florida's first "plat law" was Chapter 10275, Laws of Florida, adopted June 11, 1925. Section 10 of Chapter 10275 required the grantor to place upon a plat, before recordation, a certificate —

> ... of approval by the County Commissioners, Town Board, or Council, or the Board of Commissioners (in municipalities having a commission form of government) or their accredited representatives, having jurisdiction over the land described in said ... plat.

Chapter 10275 was named "The Plat Act of 1925." *See Dade County v. Harris*, 90 So. 2d 316 (Fla. 1956). The 1925 law was re-designated Ch. 177, Fla. Stat., in 1955. Chapter 177 was substantially expanded in 1971 to create State-wide uniformity after the 1968 Constitution granted limited home rule to counties and municipalities. Ch. 71-339, Laws of Fla. Section 10 of the Plat Law of 1925, requiring local government approval, is now § 177.071, Fla. Stat. (1997).

Florida counties and municipalities are not sovereign units of government. They are subdivisions of the State of Florida. As subdivisions of the state, they have only those powers granted by Legislature. Non-charter counties, such as Monroe, did not have the authority to adopt their own ordinances until limited home rule was granted by Article VIII of the 1968 Constitution. Section 125.66, Fla. Stat., was adopted by the Legislature in 1969 to effectuate Article VIII. In early 1972, when the Legislature was debating the Environmental Land and Water Protection Act, few counties had platting ordinances — the DCA has identified only seven counties that had pre-1973 Special Acts dealing with plats.[4] The Court does not find the existence of Special Acts in seven counties sufficient to show that Monroe County was not governed by a local subdivision plat law prior to 1973.[5] The Court notes that Senators Pope, the author of the platted lot amendments to § 380.05(18), did not hail from any of those seven counties. Senator Pope was from St. Augustine, in St. John's County (a non-charter county)

The County's platting requirements are still subservient to Chapter 177, Fla. Stat. (1997). The Court concludes that Ch. 177, the Plat Act of 1925, still in force throughout the state, and followed in every county since 1925, was the local subdivision plat law throughout Florida until counties and municipalities adopted supplemental ordinances (or Special Acts). The Court also concludes that plats recorded in the County Seat prior to June 11, 1925, were recorded pursuant to local subdivision plat law, such as it was at the time.

---

[4] The Department of Community Affairs' Request for Judicial Notice includes copies of pre-home rule Special Acts relating to platting, for Volusia, Leon, Pinellas, Alachua, Hendry, Escambia, and Hernando Counties.

[5] Monroe County adopted its first platting ordinance in 1973, No. 3-1973. Ordinance 3-1973 supplemented, but did not replace, Sec. 177, Fla. Stat. Ordinance 3-1973 was superseded in 1986 by the plat section of the *380 Plan*.

C. Area of Critical State Concern Regulations and Their Impact on Platted Lots

From 1979 to 1986, DCA provided technical assistance to Monroe County's local governments, as mandated by § 380.05(7), to help draft § 380.0552-compliant Comprehensive Plans and LDRs ("*380 Plans*"). In February 1986, by Resolution 49-1986, Monroe County submitted a *380 Plan* to DCA for approval, or rejection, pursuant to § 380.05(6), Fla. Stat. In response, DCA approved portions of the County's *380 Plan* and rejected others. Ch. 9J-14.003-.004, FAC (1986). After rejecting portions of the *380 Plan*, Ch. 9J-14.003, FAC, DCA recommended a large number of *380 Plan* amendments to the Commission, for adoption pursuant to its authority at § 380.05(8), Fla. Stat. DCA's amendments were approved, Ch. 28-20.019-.021, FAC, and the *380 Plan* became effective September 15, 1986..

Several provisions of the *380 Plan* adversely affect – even render impossible – the rights to build homes on platted lots. Without attempting to be exhaustive, the Court notes that these provisions include (i) low-density, overlay Land Use Districts,[6] (ii) restrictive vegetation-based overlay zones, and (iii) a change in the ability to build upon platted lots.

A review of the Property Record Cards on file[7] shows several instances where NA (Native), SR (Suburban Residential), and SS (Sparsely Settled) land use (zoning) districts are superimposed ("overlaid") on parts or all of platted subdivisions. NA zoning allows ½ dwelling unit (DU) per upland acre; SR zoning one DU/acre, and SS zoning ½ DU/acre. The Property Record Cards show that platted lot areas typically range from ⅛ to ¼ acre. Where, prior to the *380 Plan*, these lots allowed one DU per *lot*, the overlay zones make it necessary to own about four to eight lots to build one single-family home in SR, and eight to sixteen lots in SS and NA.

The *380 Plan* also introduced Land Use District[8] and habitat[9] Open Space Ratios ("OSR's") to the Florida Keys. The effect of OSR's on platted lots is similar to that of low-den-

---

[6] The County's "Land Use District Map" (zoning map) shows the lots and blocks of platted subdivisions, but overlays low-density land use districts, affecting parts or all of some subdivisions, as though their plats had been rescinded and the lots returned to acreage status.

[7] Plaintiffs' responses to discovery, filed by DCA.

[8] Section 9.5-262, Monroe County Code (hereinafter "MCC") (open space ratios assigned to land use districts)

sity Land Use District overlays. OSR's impose restrictions on "development, use, or occupation" of land, and range up to 95% on offshore islands. There is no Land Use District OSR for IS (Improved Subdivision) districts, but SR, SS, and NA Land Use District OSR's are 50%, 80%, and 80-90%, respectively. Where upland habitats, such as hammocks and pinelands, overlay platted subdivisions, habitat OSR's that go as high as 90% restrict owners of typical ⅛ to ¼ acre lots to as little as 550 to 1,100 ft^2 of useable building area.

In 1986, DCA recommended, and the Commission approved, the following definition of the IS (Improved Subdivision) Land Use District.

> The purpose of this district is to accommodate legally vested residential development rights of the owners of lots in subdivisions that were lawfully established and improved prior to the adoption of these regulations. ... improved lots are those which are served by a dedicated and accepted existing road of porous or nonporous material, that have a Florida Keys Aqueduct Authority approved potable water supply, and that have sufficient uplands to accommodate the proposed use in accordance with required setbacks. This districts is not intended to be used for new land use districts of this classification within the County. [Emphasis added.]

Ch. 28-20.020(9), FAC (1986). The effect of this regulation is indistinguishable from legislative rescission of those portions of a plat that did not have the listed infrastructure in place on September 15, 1986.

In 1992, Monroe County adopted Ordinance No. 016-1992, titled "Dwelling Unit Allocation Ordinance," limiting residential growth in the Florida Keys to 255 DU's per year, and adopting a point system under which property owners compete with each other for building permits. Applicants garnering the most points win "permit allocations," that are handed out quarterly. §§ 9.5-120 – 124, MCC. Also referred to as the Rate of Growth Ordinance ("ROGO"), Ordinance 016-1992 was approved by DCA, and became effective on July 13, 1992. Ch. 9J-14.014, FAC. The ROGO has since been amended, including amendments by the Administration Commission, as part of the DCA/Commission amendments to the County's *2010 Plan*. Ch. 28-20.025 and 28-20.100, FAC. ROGO places a substantial burden on *every* application for a resi-

[9] Section 9.5-343, MCC (open space ratios applicable to habitat type).

dential building permit in the Florida Keys ACSC. In both its growth cap and its point system, the ROGO is inconsistent with the vested rights protected by § 380.05(18).

There have been many changes to the ordinances and regulations affecting the owners of platted lots since the Florida Keys was designated as an ACSC in 1979. The parties resisted the Court's suggestion that they prepare a complete list of all local and state regulations that adversely affect the rights of owners of platted, Florida Keys' lots. The Court agrees that making such a list is not feasible at this time. However, the Court finds there are several major, and undoubtedly many minor, regulatory impediments to the vested rights established by § 380.05(18), as the Court discusses above. These regulatory impediments have been promulgated for 16 years in complete disregard of the rights protected by § 380.05(18).

D. Rulings on Defenses Presented

1. Preemption of § 380.05(18) by Chapter 163. DCA argues that Chapter 163 preempts § 380.05(18). DCA's cites § 163.3211, Fla. Stat., as support for its position:

> Conflict with other statutes. - Where this act may be in conflict with any other provision or provisions of law relating to local governments having authority to regulate the development of land, the provisions of this act shall govern unless the provisions of this act are met or exceeded by such other provision or provisions of law relating to local government, including land development regulations adopted pursuant to chapter 125 or chapter 166. Nothing in this act is intended to withdraw or diminish any legal powers or responsibilities of state agencies or change any requirement of existing law that local regulations comply with state standards or rules.

DCA's argument, that *any* Comprehensive Plan provision or LDR that has been drafted "pursuant to Chapter 163" trumps *all* state laws, is a broad interpretation of the statute indeed. The phrases "relating to local governments having authority to regulate the development of land," "law relating to local government," and "adopted pursuant to chapter 125 or chapter 166," suggest that Chapter 163 should be read as superceding earlier statutes that gave counties and municipalities the authority to enact LDRs. It does not suggest, at least to this Court, that local governments may enact their own Statutes of Limitation, and alter the Constitutionally-protected

property rights of Florida citizens, because right-thinking people are writing "land development regulations" that are superior to every other aspect of civilized behavior in the State of Florida.

The argument raised by DCA is similar to that raised by Monroe County in *Latorre v. Monroe County*, Case No. 96-1109-CA-25 (16th Jud. Cir. Fla., Payne, J.). In *Latorre*, Monroe County attempted to supercede the State of Florida's four-year Statute of Limitations with County Ordinance No. 27-1991. In Ordinance No. 27-1991, Monroe County tried to preempt Florida Statute 95.11(3)(a) where violations of the County's floodplain ordinance were involved. The notion of a County Ordinance trumping a State Statute is hard to comprehend, yet Monroe County has done it before in the name of Land Development Regulations.

The Trial Court is unimpressed with DCA's argument that Chapter 163 trumps all other laws of Florida in the name of growth management.

Some Regulations not Adopted Pursuant to Section 380.05. Defendants argue that "some" Florida Keys land use regulations were adopted under the authority of Section 380.05 (Areas of Critical State Concern), and that others were adopted under the authority of Sections 163.3161-.3244, Fla. Stat. (Local Government Comprehensive Planning Act). Their argument is that Monroe County "would have" adopted certain regulations "anyway." even if it were not an ACSC, and that "those" regulations should not be preempted by 380.05(18). The Court invited Defendants to identify which regulations were promulgated under which authority, but the invitation was declined. After reviewing the Florida Keys ACSC portions of the Florida Administrative Code, the Court finds it cannot accept the Defendants' argument. The Court finds it impossible to determine which LDRs the County would have adopted "anyway," when the County was always under the heavy thumb of the DCA. Furthermore, Defendants' argument is inconsistent with §163.3184(14), Fla. Stat., which negates its argument.

> (14) AREAS OF CRITICAL STATE CONCERN.-No proposed local government comprehensive plan or plan amendment which is applicable to a designated area of critical state concern shall be effective *until it has been reviewed and approved as provided in § 380.05*.

Department of Community Affairs' Continuing 380 Oversight. DCA performs the ACSC oversight for the State of Florida, approving and rejecting proposed amendments to Comprehensive Plans and LDRs, and recommending those amendments it deems necessary to the Commission. DCA also reviews every development order issued in an ACSC, and may appeal same to the Florida Land and Water Adjudicatory Commission ("FLWAC," the Governor and Cabinet). Section 380.07, Fla. Stat. (2001). The extent of DCA's oversight of the Florida Keys ACSC is reflected in the number and volume of Florida Keys' ACSC rules it has promulgated. From 1986 through 1996, DCA promulgated 100 approvals and rejections of Monroe County Comprehensive Plans and LDRs, in 39 separate rule sections, an average of 9.1 approvals or rejections per year. *See* Ch. 9J-14.001 through 14.040, FAC (1976-2001).

Administration Commission's Continuing 380 Oversight. Following its initial amendments in 1986, the Commission promulgated additional amendments to Monroe County's *380 Plan* on October 5, 1989 and August 12, 1992. Ch. 28-20.022, -.023, and -.024, FAC. On January 2, 1996, July 17, 1997, and July 26, 1999, the Commission amended the Monroe County Year 2010 Comprehensive Plan and LDRs (*2010 Plan*). Ch. 28-20.025 and 20.100, FAC (1996). The State's *2010 Plan* amendments alone, promulgated under the DCA's and Administration Commission's Chapter 380 authorities, take up thirty-three fine print pages of the Florida Administrative Code.

The Court concludes that the continuing oversight by DCA and the Administration Commission flows exclusively from the designation of the Florida Keys as an ACSC. The Court finds that there are no LDRs or Comprehensive Plan provisions in effect in the Florida Keys that did not go through the oversight process of Chapter 380, and that every such regulation or provision is subject to preemption by § 380.05(18).

Failure to Exhaust Administrative Remedies. Defendants argue that Plaintiffs should have (i) petitioned for a declaratory statement from DCA, pursuant to § 120.65, Fla. Stat., (ii) petitioned for vested rights under § 9.5-184, MCC, and (iii) applied for building permits and appealed the denials to FLWAC.

Declaratory Statement Remedy. As Plaintiffs are in doubt about the effect of local government regulations, as well as state regulations, on their right to develop their property, and local governments are not subject to the Administrative Procedure Act, Plaintiffs are allowed to proceed directly to Circuit Court. *Hill, et al. v. Monroe County, Florida Dept. of Community Affairs, and Florida Administration Commission,* 581 So. 2d 225 (Fla. 3d DCA 1991) (property owners not required to exhaust Ch. 120 remedy before suing County and state agency in Circuit Court).

Administrative Vested Rights Remedy. As to the argument that Plaintiffs should have sought vested rights under the administrative provision in the *2010 Plan,* section 9.5-184, MCC,[10] that provision specifically declined to recognize vested rights set forth in § 380.05(18). Section 9.5-184, MCC, added two common-law vested rights requirements, (i) detrimental reliance and (ii) commencement of construction, to the "mere ownership" requirement of § 380.05(18). At least 22 of the 90 prevailing Plaintiffs *did* exhaust this administrative "remedy." They petitioned Monroe County for vested rights in January 1997, pursuant to § 9.5-184, MCC. Their petitions were denied by the Monroe County Commission on March 10, 1999, by County Commission Resolution 110-1999, adopting the Recommended Order excerpted below.[11]

> 3. The Petitioners in this cause have all filed petitions to confirm vested rights to build one single-family home per platted lot, relying on the language contained in Section 380.05(18), Florida Statutes, ... Specifically, the Petitioners acknowledge that their claims for vested rights rest solely upon their ownership of platted lots. ....
>
> 5. Pursuant to Policy 101.18.2(2)(a), an applicant for a vested rights determination shall first have the burden of establishing that the applicant has reasonably relied upon an official act of the county. Pursuant to subsection (2), a properly recorded subdivision plat may constitute such an official act. Monroe County acknowledges that these Petitioners have satisfied the first element of the vested rights test by virtue of their ownership of platted, recorded subdivision lots.
>
> 6. Pursuant to subsection (b), the applicant must satisfy the second element of vested rights in demonstrating that the applicant "has made such a substantial change of position or has incurred such extensive obligations and expenses that it would be highly

[10] This "remedy" only existed for one year, from January 6, 1996 until January 5, 1997

[11] Plaintiffs' Notice of Filing and Request for Judicial Notice, April 29, 2002.

inequitable or unjust to affect such rights by requiring the applicant to now conform to the Comprehensive Plan and land development regulations." Finally, the applicant must also demonstrate pursuant to subsection (c) "that the development has commenced and has continued in good faith without substantial interruption."

7. As indicated hereinabove, the Petitioners herein do not assert their entitlement to vested rights determinations upon a claim that they have satisfied these last two elements. ...

10. Specifically, the Petitioners' positions rely first on their assertion that the State of Florida's passage of Section 380.05(18), Florida Statutes, preempts the latter two elements of Policy 101.18.2, as being in conflict with Section 380.05(18), Florida Statutes. Second, the Petitioners' positions rely on an interpretation of Section 380.05(18), Florida Statutes which would provide that this provision, standing alone, guarantees the owners of platted, recorded subdivision lots the right to develop a single-family dwelling on each platted lot.

11. Inasmuch as the ability, authority, and jurisdiction to decide matters of statutory interpretation is within the purview of the Courts of this State, the undersigned has no jurisdiction to determine same.

12. Based on the foregoing, it is the recommendation of the hearing officer that the Petitioners' requests for vested rights be denied.

Monroe County's one-year vested rights ordinance squarely conflicted with state law, and the County could not, by virtue of its being a subordinate body of the State of Florida, enforce an ordinance or regulation that conflicts with a state law. In *F.Y.I. Adventures, Inc. v. City of Ocala*, 698 So. 2d 583, 584 (Fla. 5th DCA 1997), the Fifth DCA cites to the Supreme Court's holding in *Thomas v. State*, 614 So. 2d 468 (Fla. 1993), as follows.

> This meaning of conflict was approved in *Thomas*. The court stated that if an area of law is not preempted by the state law, then a city can pass ordinances concurrently on subjects regulated by state statute. But an ordinance, which is inferior to a state statute, cannot forbid what the statute expressly licenses, authorizes or requires. Nor may it authorize what the statute forbids.

The vested rights ordinance in question, if it was still in effect today, would be subject to invalidation on preemption grounds. The Trial Court finds that Monroe County's administrative vested rights procedure was no remedy at all, and that it would have been futile for all 500+ plaintiffs in this case to have paid the required $500 filing fee and obtained a decision that the County had no jurisdiction to hear the plaintiffs' claims. The County's decision in Resolution 110-1999 confirms the Court's conclusion. *See Monroe County v. Gonzalez*, 593 So. 2d 1143

(Fla. 3rd DCA 1992) (no need to exhaust where administrative remedy cannot grant the relief sought).

Appeal to FLWAC. The third exhaustion argument presented by Defendants, that Plaintiffs should have applied for permits, and appealed to FLWAC, pursuant to § 380.07(2), if turned down, is disingenuous at best. Subsection 380.07(2) provides, in pertinent part:

> Whenever any local government *issues any development order* in any area of critical state concern, ... Within 45 days after the order is rendered, the owner, the developer, or the state land planning agency may appeal the order to the [FLWAC] .... (Emphasis added.)

The only *development order* that can be issued for a single-family home on a platted lot is a building permit.[12] The only way to obtain a building permit in the Florida Keys ACSC is to submit a full set of plans into the ROGO process, and the ROGO is one of the principal regulations Plaintiffs argue is preempted by § 380.05(18). The local governments' ROGO processes allow the government to keep an applicant in the queue for a minimum of four years without issuing or denying a building permit. Forcing Plaintiffs to expend the time and money necessary to complete the ROGO process would force them to endure the very process that they believe is barred by state law. In short, the proposed FLWAC appeal route is a classic example of a "too little, too late" administrative remedy. *See Warner v. City of Miami*, 490 So. 2d 1045 (Fla. 3rd DCA 1986) (exhaustion not required where record clearly shows that the administrative remedy could not have provided adequate or timely relief); *Communities Financial Corp. v. Department of Environmental Regulation*, 416 So. 2d 813, 816 (Fla. 1st DCA 1982) (exhaustion not required where the promised administrative remedies are too little or too late).

Here, the Plaintiffs are seeking to invalidate certain state and local regulations that apply to platted lots in the Florida Keys ACSC. They are not in Court seeking building permits, only a declaration of their *right to build* free of regulations that are inconsistent with § 380.05(18). Defendants have not identified an administrative remedy that would provide Plaintiffs the relief

[12] The term "development order" must include denials of building permits, or there would be no purpose in allowing the owner or developer to appeal to FLWAC.

that they can obtain in Circuit Court. The Court finds that there was no adequate or timely administrative remedy that could grant Plaintiffs the relief they seek here. *See Berkowitz v. City of Tamarac*, 654 So. 2d 982 (Fla. 5th DCA 1995), *rev. denied*, 654 So. 2d 982 (Fla. 1995) (where Plaintiff is seeking remedy than cannot be obtained in administrative proceedings, he is not required to exhaust administrative remedies).

Other Defenses. Many other defenses were raised during the course of this proceeding. All were considered and, even though not discussed here, rejected by the Court.

IV. CONCLUSION

The Court concludes that the minimum use of a platted, residential lot is a single-family home,[13] and that use is authorized when a local government approves a residential subdivision plat. When Subsection 380.05(18), Fla. Stat., became law on July 1, 1972, development of platted lots in Areas of Critical State Concern became vested, and any local or state ordinance, regulation, resolution, or policy that, by its language or effect, limits or modifies such development of a lot platted prior to July 1, 1972, is preempted by Subsection 380.05(18), Fla. Stat., and such ordinance, regulation, resolution, or policy may not be applied to such platted lots to prevent the construction of a single family home.. The Court's decision today does not prevent local governments, or the State, from acquiring such lots by the exercise of eminent domain, or by purchasing lots from willing sellers.

RELIEF SOUGHT BY PLAINTIFFS

Plaintiffs seek a declaration of the extent of the vested rights provided for in § 380.05(18), Fla. Stat. They seek ancillary relief as permitted by Sections 86.011(2), 86.101,

[13] Subsection 380.05(18) does not limit its scope to residential lots, and the Court must conclude the statute also applies to platted lots that are designated, on the plat itself, for a use other than residential. The Court has reserved jurisdiction to enter final judgment for the approximately 400 remaining Plaintiffs, and this situation may well arise in that context. To determine the uses authorized on a non-residential, platted lot, the parties should be guided by the uses authorized by the local government's zoning ordinances as they existed prior to Area of Critical State Concern designation.

and 86.111, Fla. Stat. (2001), and continuing jurisdiction by this Court. Plaintiffs' Motion for Summary Judgment, November 23, 1999, Order on Summary Judgment, March 30, 2000.

RELIEF GRANTED

Based upon the foregoing, it is hereby ORDERED, ADJUDGED, AND DECREED:

A. that this Court has jurisdiction over the parties and the subject matter of this action;

B. that this Court declares Subsection 380.05(18), Fla. Stat. (2001) creates a vested right to complete the development authorized by the recordation, and approval of the County Commission if the plat was recorded after June 10, 1925, of a plat in the Official Records of Monroe County prior to July 1, 1972, and that the minimum development authorized by a subdivision plat is the construct a single-family home, unless the lot is designated for a non-residential use on the face of the plat, in which case the development authorized is that which was allowed by Monroe County's zoning regulations prior to July 1, 1979, the effective date of the Florida Keys Area of Critical State Concern designation;

C. that the prevailing Plaintiffs named in this Judgment each own one or more lots in subdivisions platted, according to the local subdivision plat laws in effect at the time of platting, between April 24, 1924, and June 27, 1971;

D. that the subdivision plats filed with the Court on April 2, 2002, and listed on Exhibit A attached hereto, satisfy the requirements of Subsection 380.05(18), and development of the lots therein, as described above, is thereby vested;

E. that the following platted subdivisions, filed with the Court on April 2, 2002, were approved after July 1, 1972, and do not satisfy the requirements of Subsection 380.05(18): Port Largo Fifth Addition; Amended Plat of Dolphin Harbour; Stirrup Key Subdivision, Allotment of Dock Area "A"; Buccaneer Point; 1st Revision to Venetian Shores Plat No. 6; Reformed Plat of Grassy Key Beach; Dolphin Estates; Valhalla Island Amended Plat; Lambert Subdivision; Amended & Revised Plat of Shark Key; Sunrise Isle; and Pine Key Yacht Club Estates.

F. that the vested rights created by Subsection 380.05(18), Fla. Stat. (2001), are superior to, and preempt, any of the State of Florida, and local governments, that were approved or adopted pursuant to Subsections 380.05 or 380.0552, Fla. Stat, and are solely applicable to, or in, the Florida Keys Area of Critical State Concern, if said ordinance, resolution, regulation, rule, or policy limits or modifies, in any way, the ability of the owner of a lot platted and recorded as set forth above. This includes those Comprehensive Plan provisions and Land Development Regulations described in Section II-C of the Court's opinion, *supra*;

G. that Defendants are enjoined from applying or enforcing any such ordinance, resolution, regulation, rule, or policy that in any way limits or modifies Plaintiffs' vested rights to construct one single-family home on one platted lot in a subdivision listed in Exhibit A;

H. that the Monroe County zoning codes and land development regulations in effect on June 30, 1979, apply to Plaintiffs' rights to develop said platted lots;

I. that the Court interprets the statutory phrase "in any way limit or modify," to include temporal delays of greater than 30 days in issuing building permits, requiring Plaintiffs to obtain permit allocations pursuant to growth-limitation processes, short- and long-term moratoria, limiting clearing or building areas, or imposing any other dimensional limitations, to less than what was allowed by Monroe County's zoning code prior to July 1, 1979, limiting development to less than one dwelling unit per lot, and the like. The Court does not interpret said phrase to include Plaintiffs' obligations to obtain building permits, submit building plans for review pursuant to any national or state-wide building codes adopted by the local governments, pay fees that were required in 1979, as adjusted for inflation, and the like;

J. that this judgment applies to successors-in-title of the prevailing Plaintiffs;

K. that Monroe County and the Village of Islamorada shall provide a Development Letter to any Plaintiff, or a successor-in-title of any Plaintiff, within 10 working days of a written application therefore, a written determination stating that the applicant is entitled to a building permit at any time the applicant chooses or, if such is not the case, any and all reasons why the local government believes the applicant is not entitled to such a building permit. Development Letters shall be transmitted to the Department of Community Affairs as a "development order" would be;

L. that the Court awards costs of this action to Plaintiffs, pursuant to the Uniform Rules and an appropriate motion. Said motion may be submitted any time up to 30 days after the resolution of this matter for all remaining Plaintiffs.

M. that the Court reserves and retains jurisdiction over the parties and the subject matter for five years after this Judgment becomes final, to enter judgments for or against the remaining Plaintiffs, for the purpose of reviewing the Development Letters described above for compliance with this final judgment, and for any additional or further relief that may be necessary to effectuate this judgment.

DONE AND ORDERED in chambers, in Key West, FL, this 28th day of May 2002.

Richard G. Payne
RICHARD G. PAYNE
CIRCUIT JUDGE

cc: James S. Mattson, Esq.
Andrew M. Tobin, Esq.
Karen Cabanas, Esq.
David Jordan, Esq.
Mitchell Bierman, Esq.

Richard Grosso, Esq.
Samuel Reiner II, Esq.

FILE #1303551
BK#1788 PG#1279

MONROE COUNTY
OFFICIAL RECORDS

OR 852 783

STATE OF FLORIDA,
ss.
COUNTY OF MONROE.

I HEREBY CERTIFY that the foregoing is a true copy of a Resolution adopted by the Board of County Commissioners of Monroe County, Florida, at a meeting of said Board duly held on the 22nd day of March, A.D. 1982.

WITNESS my hand and official seal this 31 day of March, A.D. 1982.

(SEAL)

Ralph W. White
Clerk of the Circuit Court in and for Monroe County, Florida, and ex officio Clerk of the Board of County Commissioners of Monroe County, Florida.

BY: Vicki L Garcia
Deputy Clerk

RECORDED IN OFFICIAL RECORDS BOOK
OF MONROE COUNTY, FLORIDA.
ATTEST WITNESS
RALPH W. WHITE
CLERK CIRCUIT COURT

Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block; thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 119.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 back to the Southeast corner of said Block and the Point of Beginning.

2. That the Clerk of this Board be, and he is hereby ordered to publish notice of said vacation in accordance with the provisions of Chapter 177.101, Florida Statutes.

Passed and adopted by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 22nd day of March, A.D. 1982.

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By George E. Delaney
Mayor/Chairman

(Seal)

Attest: RALPH W. WHITE, CLERK
By Virginia M. Pinder, D.C.
Clerk

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY Lucien Proby
Attorney's Office

10.00

269473

OR 652 PG 701

RESOLUTION NO. 113 -1982

RESOLUTION VACATING AND ANNULLING PLAT

WHEREAS, the Board of County Commissioners of Monroe County, Florida, desires to vacate and annul that portion of a plat described below:

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows:

Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block; thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 119.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 back to the Southeast corner of said Block and the Point of Beginning.

and

WHEREAS, vacation by the governing body of this County will not affect the ownership or right of convenient access of persons owning other parts of the subdivision,

and

WHEREAS, the legal requirements for public notice and public hearings as set forth in Florida Statues 177.101, Vacation and Annulment of Plats Subdividing Land have been satisfied and petitioner has complied with the requirements of the statute, now, therefore,

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, as follows:

1. That the Board of County Commissioners of Monroe County, Florida, does hereby vacate and annul that plat described as :

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows:

FILED FOR RECORD
'82 APR 23 A9:22
ALTON W. ROTH
MONROE COUNTY, FLA.

MONROE COUNTY
OFFICIAL RECORDS
FILE #993275
BK#1446 PG#2205
RCD Mar 12 1997 11:06AM
DANNY L KOLHAGE, CLERK

RESOLUTION NO. P3-97

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST OF RICK OSBORNE, IN CARE OF JAMES CESSNA, FOR A MAJOR CONDITIONAL USE TO DEVELOP A 35,200 SQ. FT. MINI-STORAGE WAREHOUSE ON PROPERTY DESCRIBED AS ALL OF SQUARE 24, MALONEY SUBDIVISION, SECTIONS 26 AND 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, MILE MARKER 5. THE LAND USE DESIGNATION IS URBAN COMMERCIAL AND THE REAL ESTATE NUMBER IS 00124090.

WHEREAS, during a regular meeting held on January 7, 1997, the Monroe County Planning Commission conducted a public hearing on the request filed by Rick Osborne, in care of James Cessna, for a major conditional use approval to develop a 35,200 sq ft. mini-storage warehouse; and

WHEREAS, the proposed development is located on property legally described as all of Square 24, Maloney Subdivision, Sections 26 and 35, Township 67 South, Range 25 East, Stock Island, Monroe County; and

WHEREAS, the above-described property is located in the Urban Commercial land use district; and

WHEREAS, the Planning Commission was presented with the following evidence, which by reference is hereby incorporated as a part of the record of said hearing:

1. The Major Conditional Use Application received by Monroe County Planning Department on May 30, 1996 including survey, drainage calculations, and drainage plans prepared by Frederick H. Hildebrant on May 2, 1996, revised on October 21, 1996; site, floor and elevation plans prepared by Robert Delaune on May 28, 1996, revised November 18, 1996; landscaping plans prepared by Brown and Crebbin Design Studio, Inc. on May 6, 1996, revised on November 19, 1996; and

2. The staff report prepared by Jill Jernigan, Development Review Planner, and Dianna Stevenson, Biologist, dated December 10, 1996; and

3. The sworn testimony of the Growth Management Staff; and

4. Presentations by Don Craig, Agent, and Robert Delaune, Architect, and James Cessna, Project Coordinator; and

WHEREAS, the Planning Commission has made the following Findings of Facts and Conclusions of Law based on the evidence presented:

1) Based on the fact that the proposed use (mini-storage) is a retail service, we find that the proposed development is a commercial retail use, pursuant to Section 9.5-4(C-13) of the Monroe County Code. Therefore, we conclude that the proposed mini-storage development is permitted in the Urban Commercial land use district, pursuant to Section 9.5 282 of the Monroe County Code; and

2) Based on the drainage plans, the stormwater will be controlled by injection wells and swales. The County Engineer has not reviewed these plans and therefore compliance cannot be determined at this time; and

3) Based on the revised site plan, no outdoor lighting fixtures are proposed. The original site plan indicated that six (6) light fixtures would be provided. If the applicant is planning to provide outdoor lighting, there is not sufficient detail to determine compliance with Sec. 9 5 392; and

4) Based on the floor plans for the storage units, proposed accessible routes are not shown. Therefore, we find that there is not sufficient detail to determine strict compliance with the Florida Accessibility Code for Building Construction. However, review for strict compliance can occur during the building permit process; and

5) Based on Planning Commission Resolution No. 2 97, the applicant has received a variance to the parking standards to allow 2.5 parking spaces per 1,000 sq. ft. of floor area of the proposed mini-storage warehouse;

NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law, support their decision to **APPROVE** the Major Conditional Use request of Rick Osborne, in care of James Cessna for a 35,200 sq. ft. mini-storage warehouse, with the following conditions:

1) The use of the subject property shall be restricted to mini-storage warehouse uses only. Any future change of use of the property will require Planning Department approval and compliance with all regulations in place at that time; and

FILE #993275
BK#1446 PG#2207

2) Prior to the issuance of a building permit, the drainage plans shall be reviewed and approved by the County Engineer; and

3) Prior to the issuance of a building permit, any proposed outdoor lighting shall be in compliance with Sec. 9.5-392; and

4) Prior to the issuance of a building permit, the plans shall demonstrate strict compliance with the Florida Accessibility Code for Building Construction.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 7th day of January, 1997.

Chair Hansley	
Vice-Chair Nugent	YES
Commissioner Chaplin	YES
Commissioner Manillo	YES
Commissioner Gorsuch	YES
	YES

PLANNING COMMISSION OF
MONROE COUNTY, FLORIDA

BY _____
Mary Hansley, Chair

Signed this 21st day of January, 1997.

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

BY _____
Attorney's Office

MONROE COUNTY
OFFICIAL RECORDS

MJOSBRNE.13/TXTDR/96054

Initials

Doc# 1683959 02/27/2008 10:20AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1683959
Bk# 2347 Pg# 1102

MONROE COUNTY, FLORIDA
MINOR CONDITIONAL USE PERMIT
DEVELOPMENT ORDER NO. 10-07

A DEVELOPMENT ORDER APPROVING A REQUEST BY THE CRAIG COMPANY, ON BEHALF OF KEYS FEDERAL CREDIT UNION, FOR A MINOR CONDITIONAL USE PERMIT TO CONSTRUCT A TWO-STORY BUILDING, CONSISTING OF 13,405 SQ FT OF NON-RESIDENTIAL FLOOR AREA FOR COMMERCIAL RETAIL AND OFFICE USES, AND TO CARRY OUT ASSOCIATED SITE IMPROVEMENTS, AT PROPERTY LEGALLY DESCRIBED AS LOTS 1-20, SQUARE 24, MALONEY SUBDIVISION, PB 1-55, STOCK ISLAND, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00124090.000000.

WHEREAS, during a regularly scheduled meeting held on June 12, 2007, the Development Review Committee of Monroe County conducted a review and consideration of the request by the Craig Company, on behalf of Keys Federal Credit Union, for a minor conditional use permit pursuant to Sections 9.5-68 and 9.5-232 of the Monroe County Code; and

WHEREAS, the subject property is located along the Overseas Highway (US Highway 1) on Stock Island, approximate Mile Marker 5, and is legally described as Lots 1-20, Square 24, Maloney Subdivision, PB 1-55, Stock Island, Monroe County, Florida, having Real Estate Number 00124090.000000; and

WHEREAS, the Applicant has requested a minor conditional use permit in order to construct one (1) two-story building consisting of 13,405 ft² of non-residential floor area and to carry out associated improvements to the site; and

WHEREAS, the non-residential floor area will be utilized by a combination of commercial retail and office uses; and

WHEREAS, the property is located in an Urban Commercial (UC) Land Use District and has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

Doc# 1683959
Bk# 2347 Pg# 1103

WHEREAS, pursuant to Section 9.5-232 of the Monroe County Code, in the Urban Commercial (UC) District, the development shall require minor conditional use permit approval; and

WHEREAS, the Development Review Committee reviewed the following documents and other information relevant to the request:

1. Minor Conditional Use application received by the Monroe County Planning & Environmental Resources Department on May 2, 2007; and
2. Site Plan (A1.1.1) by mbi | k2m Architects, Inc, dated June 1, 2007; and
3. Floor Plans (A2.1.1 & A2.1.2) by mbi | k2m Architects, Inc, dated May 2, 2007; and
4. Exterior Elevations (A3.1.1 & A3.1.2) by mbi | k2m Architects, Inc, dated June 1, 2007; and
5. Conceptual Landscape Plan (LD-001) by the Craig Company, dated April 30, 2007; and
6. Conceptual Drainage Plan (C-1) by Perez Engineering & Development, Inc, dated May 2, 2007; and
7. Boundary & Topographical Survey by Frederick H. Hildebrandt, dated May 2, 1996 and revised April 30, 2007; and
8. Traffic Impact Report (Level 3 Study) by Carter & Burgess Inc, dated May 2007; and
9. Staff report prepared by Joseph Haberman, Monroe County Planner, dated June 1, 2007; and

WHEREAS, in 1997, the Monroe County Planning Commission approved a request by Richard Osborne for a major conditional use permit in order to construct a 35,200 ft² mini-storage warehouse facility on the property. The approval was recorded in Resolution P3-97; and

WHEREAS, on January 17, 2002, Monroe County entered into a Settlement Agreement with Richard Osborne, Case No. CAK-01-108, which maintained that no building permit shall be denied on the basis of Monroe County's regulations relating to a non-residential permit allocation system or its equivalent. Therefore, the settlement agreement allowed the property owner to construct the 35,200 ft² mini-storage warehouse facility without entering into the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system; and

WHEREAS, the 35,200 ft² mini-storage warehouse facility was never constructed; and

WHEREAS, on March 19, 2003, the Settlement Agreement was amended to allow an alternate use of a 25,120 ft² credit union, banking or financial institution facility, which would be exempt from the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system; and

Doc# 1683959
Bk# 2347 Pg# 1104

WHEREAS, the Settlement Agreement was further amended in 2006 and 2007 to authorize several amendments including the establishment of Keys Federal Credit Union as a successor in interest and an extension of the time period for building permit application and construction; and

WHEREAS, based upon the information and documentation submitted, the Development Review Committee made the following Findings of Fact:

1. The Future Land Use Map (FLUM) designation of the property is Mixed Use / Commercial (MC). Policy 101.4.5 of the Monroe County Year 2010 Comprehensive Plan states that the principal purpose of the Mixed Use/ Commercial (MC) land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. The land use category is intended to allow for the establishment of mixed use development patterns, where appropriate; and

2. The Land Use District designation of the property is Urban Commercial (UC). Section 9.5-203 of the Monroe County Code states that the purpose of the Urban Commercial (UC) District is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, professional services and resort activities needs at a regional or multiple planning area scale; and

3. Pursuant to Section 9.5-232 of the Monroe County Code, in the Urban Commercial (UC) District, commercial retail of low and medium intensity, office uses or any combination thereof of greater than 5,000 ft^2 but less than 20,000 ft^2 of floor area may be permitted with minor conditional use permit approval, provided that access to US Highway 1 is by way of a) an existing curb cut; b) a signalized intersection; or c) a curb cut that is separated from any other curb cut on the same side of US Highway 1 by at least 400 feet; and

4. Pursuant to Section 9.5-62 of the Monroe County Code, the Director of Planning & Environmental Resources is authorized to approve applications for minor conditional use permits in accordance with the standards provided in Section 9.5-65; and

5. Section 9.5-65 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Development Review Committee and Director of Planning & Environmental Resources shall consider the extent to which:

   (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and

(b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
(c) The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties; and
(d) The proposed use will have an adverse effect on the value of surrounding properties; and
(e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
(f) The Applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
(g) The development will adversely affect a known archaeological, historical or cultural resource; and
(h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
(i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

6. The building shall consist of 13,405 ft^2 of non-residential floor area and the drive-though canopy shall consist of 1,600 ft^2 of non-residential floor area. Therefore, in total, the development shall consists of 15,005 ft^2 of non-residential floor area; and

7. The property is bordered by public right-of-ways on all four (4) sides. Pursuant to Section 9.5-281 of the Monroe County Code, a front yard setback of fifteen (15) feet is required along all four (4) of property lines; and

8. Pursuant to Section 9.5-283 of the Monroe County Code, no structure or building shall be developed that exceeds a maximum height of thirty-five (35) feet; and

WHEREAS, the Development Review Committee made the following Conclusions of Law:

1. The development shall be consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan:

Doc# 1683959
Bk# 2347 Pg# 1105

Doc# 1683959
Bk# 2347 Pg# 1106

a. The commercial retail and office use is consistent with the purpose of the Mixed Use / Commercial (MC) land use category, as set forth in Policy 101.4.5 of the Monroe County Year 2010 Comprehensive Plan; and

2. The development shall be consistent with the provisions and intent of Chapter 9.5 of the Monroe County Code:

   a. The commercial retail and office use is consistent with the purpose of the Urban Commercial (UC) District, as set forth in Section 9.5-203 of the Monroe County Code; and

   b. The commercial retail and office use of the property is permitted use in the Urban Commercial (UC) District, as set forth in Section. 9.5-232 of the Monroe County Code; and

3. The property has vested rights in accordance with Case No. CA-K-01-108. The settlement agreement states that the property owner is entitled to construct a 35,200 ft^2 mini-storage warehouse or a 25,120 ft^2 credit union, banking or financial institution office facility without going through the Non-Residential Rate of Growth Ordinance (NROGO) permit allocation system. Since the 15,005 ft^2 of new non-residential floor area shall be for a credit union facility and does not exceed 25,120 ft^2, the Applicant does not have to enter the NROGO permit allocation system for any non-residential floor area for the development as currently set forth; and

4. According to the site plan submitted with the minor conditional use permit application, the setbacks would not be in compliance with Section 9.5-281 of the Monroe County Code. The site plan indicated that the proposed building would be setback approximately eleven (11) feet from the property line along Laurel Avenue and a portion of the proposed asphalt parking area would be within the required setback along 3rd Street; and

5. According to the exterior elevation plans submitted with the minor conditional use permit application, the building would not be in compliance with Section 9.5-283 of the Monroe County Code. The exterior elevations indicated that the building would have a height of approximately thirty-nine (39) feet; and

6. Following the provision of additional documentation to the Monroe County Planning & Environmental Resources Department showing that the development would be in compliance with Sections 9.5-281 and 9.5-283 of the Monroe County Code, the Applicant shall have demonstrated that all of the required standards of Section 9.5-65 of the Monroe County Code and the additional requirements of the land development regulations shall be met; and

WHEREAS, Staff provided the following conditions to be met prior to the issuance of a Development Order:

Doc# 1683959
Bk# 2347 Pg# 1107

1. Prior to the issuance of a Development Order, the 25,338 ft² of US Highway 1 right-of-way, as shown on the site plan and included as part of the project area, shall be attained from the Florida Department of Transportation; and

2. Prior to the issuance of a Development Order, a) a variance shall be obtained in accordance with Sections 9.5-523 & 9.5-524 of the Monroe County Code to allow the proposed development within the required setbacks or b) the site plan shall be revised to show that the proposed development will not take place within the required setbacks; and

3. Prior to the issuance of a Development Order, the Applicant shall submit revised building elevations that are consistent with the site plan and indicate that the proposed building will be in compliance with Section 9.5-283 of the Monroe County Code; and

4. Prior to the issuance of a Development Order, the Applicant shall submit a revised site plan showing the locations of fire hydrants/ fire wells. In addition, as requested by the County Traffic Consultant in a letter to the Planning & Environmental Resources Department dated June 1, 2007, the revised site plan shall be modified so that the driveway along 3rd Street is widened to accommodate fire trucks and service vehicles and so that the driveways are adjusted if the vehicle maneuverability details indicate that the design vehicle will have to climb the curb to access the site; and

WHEREAS, the Applicant submitted a Quitclaim Deed for the right-of-way of US Highway 1, dated August 29, 2007, which met the condition imposed by the Development Review Committee to be met prior to the issuance Development Order; and

WHEREAS, the Applicant submitted a revised site plan, (A1.1.1) by mbi | k2m Architects, Inc, dated June 1, 2007, which met all of the conditions imposed by the Development Review Committee to be met prior to the issuance Development Order; and

WHEREAS, the Applicant submitted revised exterior elevation plans, (A3.1.1 & A3.1.2) by mbi | k2m Architects, Inc, dated June 1, 2007, which met the condition imposed by the Development Review Committee to be met prior to the issuance Development Order; and

WHEREAS, following the provision of documentation indicating that the conditions specified at the meeting on June 12, 2007 had been met, Staff recommended approval to the Director of Planning & Environmental Resources of the minor conditional use permit application with conditions; and

WHEREAS, the Director of Planning & Environmental Resources has duly considered the recommendation of Staff and the information and documentation submitted by the Applicant; and

WHEREAS, the record established, the testimonies offered, and the evidence submitted, support the Findings of Fact and Conclusions of Law adopted; and

DocN 1683959
BkN 2347 PgN 1108

NOW THEREFORE, BE IT RESOLVED BY THE DIRECTOR OF PLANNING & ENVIRONMENTAL RESOURCES OF MONROE COUNTY, FLORIDA that the request by the Craig Company, on behalf of Keys Federal Credit Union, for a Minor Conditional Use Permit to construct a two-story building, consisting of 13,405 ft^2 of non-residential floor area for commercial retail and office uses, and to carry out associated site improvements, at property legally described as Lots 1-20, Square 24, Maloney Sub Subdivision, PB 1-55, Stock Island, Monroe County, Florida, having Real Estate Number 00124090.000000 is hereby APPROVED, subject to the following conditions:

A. Pursuant to the Fourth Amended Settlement Agreement CA-K-01-108, Monroe County agrees to process promptly upon submittal the building permit application for the credit union building within ROGO Year 16 (July 14, 2007 through July 13, 2008). Therefore, a building permit application must be submitted to the Building Department by July 13, 2008 in order for the proposed square footage to be exempt from obtaining an NROGO allocation; and

B. The Applicant shall receive all required permits and necessary approvals from the Florida Department of Transportation (FDOT), including the drainage permit as indicated in a letter from FDOT to the Applicant dated May 14, 2007; and

C. As discussed at the pre-application conference on June 21, 2005 and within the Letter of Understanding dated July 28, 2005, and in accordance with Policy 401.1.3 of the Monroe County Year 2010 Comprehensive Plan, the property owner shall work with Monroe County to establish a bike path on the site and shall reserve sufficient right-of-way for a bicycle/pedestrian facility, as well as other corridor improvements, including landscaping and pedestrian-scaled lighting. Prior to a Certificate of Occupancy, the Applicant shall submit a revised site plan that incorporates the requested corridor improvements; and

D. As discussed at the pre-application conference on June 21, 2005 and within the Letter of Understanding dated July 28, 2005, the property owner shall continue to collaborate with Monroe County in regards to establishing a public library on the site; and

E. The height of the building shall be in compliance with Section 9.5-283 of the Monroe County Code; and

F. Prior to the issuance of a Building Permit, the proposed development shall be found in compliance by the Building Department, the County Engineer, the Office of the Fire Marshal and the Florida Department of Health.

Doc# 1683959
Bk# 2347 Pg# 1109

Date 10/30/07

Townsley Schwab
Acting Director of Planning & Environmental Resources

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Townsley Schwab, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me the she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 30TH day of OCTOBER, 2007.

NOTARY PUBLIC, STATE OF FLORIDA

REFERENCE: In the event that this development order constitutes an amendment, extension, variation, or alteration of a previous conditional use permit, that document may be referenced by the following _____

NICOLE M. PETRICK
Notary Public - State of Florida
My Commission Expires Dec 12, 2009
Commission # DD498966
Bonded By National Notary Assn.

NOTICE

Section 9.5-72(a)(1) of the Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Development Review Coordinator within five (5) days of the transfer.

Under the authority of Section 9.5-72(a) of the Monroe County Code, this development order shall become null and void with no further notice required by the County, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the Monroe County Building Official within six (6) months of the expiration of the Florida Department of Community Affairs appeal period or the date when the Florida Department of Community Affairs waives its appeal and all required certificates of occupancy are procured with two (2) years of the date of this development order is approved by the Director of Planning & Environmental Resources.

If this development order is appealed under Monroe County Code or by the Florida Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) working days following the date of memorialization thereof, and during that time permit shall be subject to appeal as provided in Section 9.5-521(d) of the Monroe County Code. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty-five (45) days following the rendition of the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

Doc# 1683959
Bk# 2347 Pg# 1110

MONROE COUNTY
OFFICIAL RECORDS

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

Property Record View

Alternate Key: 1158224 Parcel ID: 00124090-000000

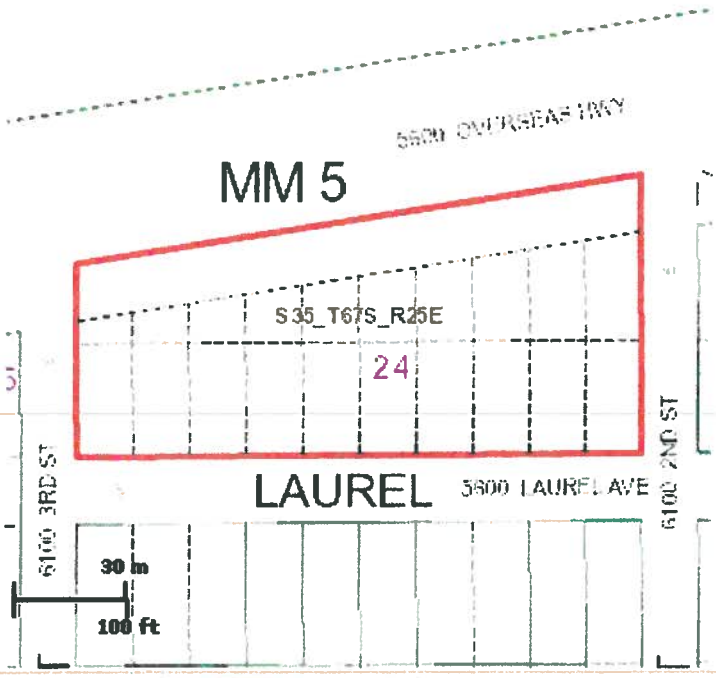
Ownership Details

Mailing Address:
KEYS FEDERAL CREDIT UNION
553 PEARY COURT RD
KEY WEST, FL 33040

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	5610 OVERSEAS HWY SOUTH STOCK ISLAND
Subdivision:	MALONEY SUBD
Legal Description:	STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 LOT 1 THRU 20 SQR 24 AND ADJ PART OF US HWY 1 G34-419-420 G43-5-6 OR571-769 OR682-796 OR734-9/10 OR852-791/793 RESOLUTION NO 113-1982 OR1438-1537/38 OR1878-1695 OR2318-793/96QC

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	104,245.50 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life

1	CL2:CH LINK FENCE	7,560 SF	0	0	1996	1997	3	30

Appraiser Notes

2007 SALE INFO STATE DOT SOLD PORTION OF US 1 (50.68 BY 506.76) TO KEYS FEDERAL FOR $380,100 OR2318-793. THIS PARCEL HAS INCREASED LAND SIZE FOR 2008 TAX ROLL.

SLAB INSTEAD OF BUILDING 97 10000388 FENCE & PRIVACY WALLS $15,000 4/3/97 2001/3/13 REMOVED .84 NEGATIVE ADJ FROM PROPERTY AS THERE IS NO REASON TO HAVE A NEG. ADJ ON THIS PROPERTY...BC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08100180	03/24/2008	04/09/2008	15,000	Commercial	CHAIN LINK FENCE
	06100933	02/23/2006	12/29/2006	2,000	Commercial	CHAIN LINK FENCE REPAIR

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	8,615	1,427,413	1,436,028	1,422,757	0	1,436,028
2010	0	9,265	1,330,609	1,339,874	1,293,416	0	1,339,874
2009	0	9,752	1,166,081	1,175,833	1,175,833	0	1,175,833
2008	0	10,240	1,554,150	1,564,390	1,564,390	0	1,564,390
2007	0	9,067	1,420,335	1,429,402	1,429,402	0	1,429,402
2006	0	9,473	1,420,335	1,429,808	1,429,808	0	1,429,808
2005	0	9,879	1,420,335	1,430,214	1,430,214	0	1,430,214
2004	0	10,420	1,420,335	1,430,755	1,430,755	0	1,430,755
2003	0	10,826	804,857	815,683	815,683	0	815,683
2002	0	11,232	805,800	817,032	817,032	0	817,032
2001	0	11,773	805,800	817,573	817,573	0	817,573
2000	0	7,144	676,872	684,016	684,016	0	684,016
1999	0	7,382	676,872	684,254	684,254	0	684,254
1998	0	7,700	676,872	684,572	684,572	0	684,572
1997	0	0	676,872	676,872	676,872	0	676,872
1996	0	0	676,872	406,123	406,123	0	406,123
1995	0	0	676,872	676,872	676,872	0	676,872
1994	0	2,453	676,872	679,325	679,325	0	679,325
1993	0	2,563	676,872	679,435	679,435	0	679,435
1992	0	2,673	676,872	679,545	679,545	0	679,545
1991	0	2,819	676,872	679,691	679,691	0	679,691
1990	0	2,929	398,160	401,089	401,089	0	401,089
1989	0	3,039	398,160	401,199	401,199	0	401,199

1988	0	3,185	398,160	401,345	401,345	0	401,345
1987	0	3,295	398,160	401,455	401,455	0	401,455
1986	0	3,405	398,160	401,565	401,565	0	401,565
1985	0	3,551	398,160	401,711	401,711	0	401,711
1984	0	490	274,920	275,410	275,410	0	275,410
1983	0	495	274,920	275,415	275,415	0	275,415
1982	0	500	237,000	237,500	237,500	0	237,500

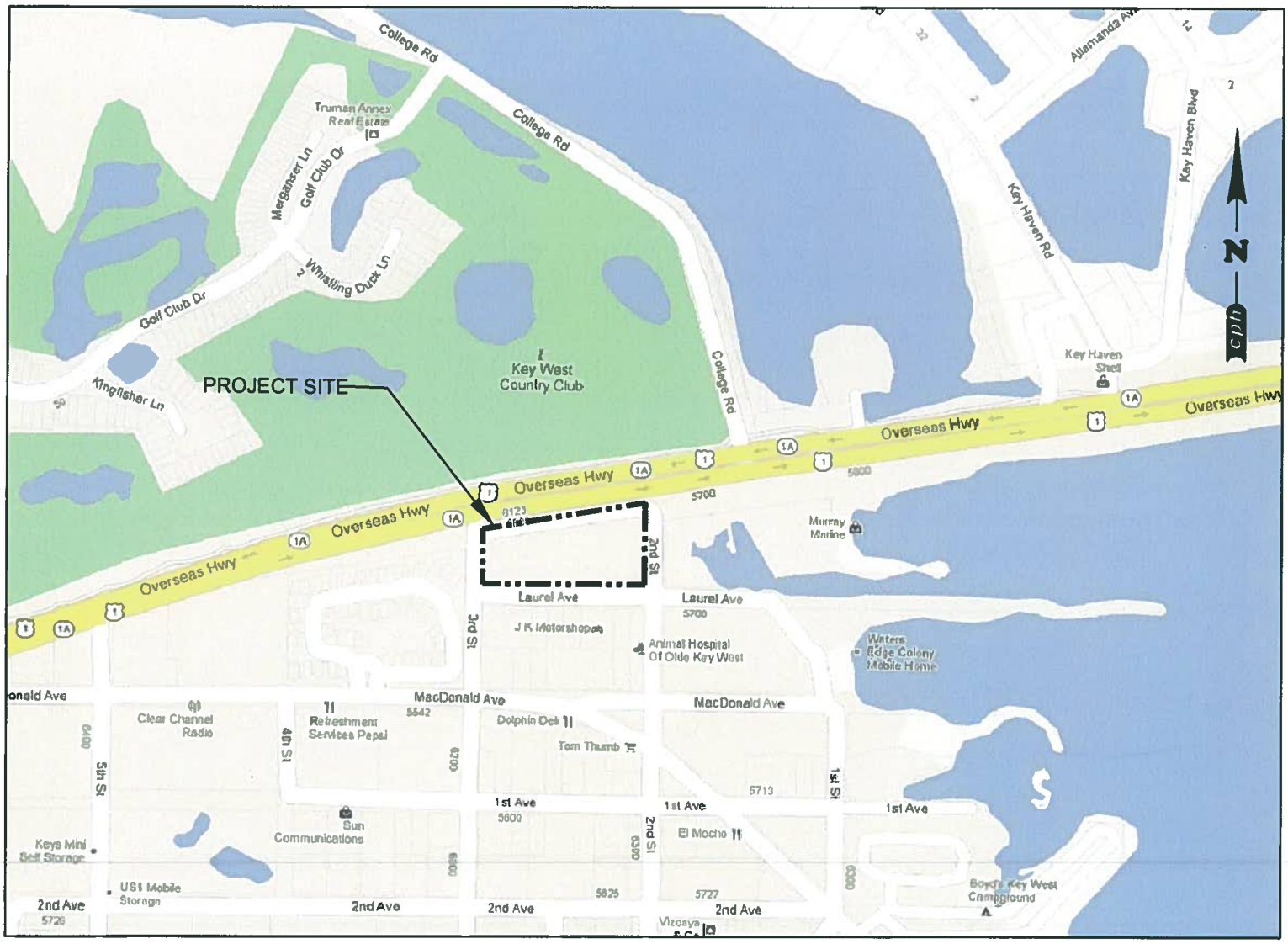
Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/29/2007	2318 / 793	380,100	QC	G
4/3/2003	1878 / 1695	1,600,000	WD	Q
1/1/1997	1438 / 1537	750,000	WD	Q
5/1/1977	734 / 9	172,000	00	Q

This page has been visited 11,511 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176



LOCATION MAP

SCALE 1" = 500'

PROPOSED CVS PHARMACY @

SEC OF OVERSEAS HIGHWAY AND 3RD STREET,
STOCK ISLAND FL

Photographs

Proposed CVS Pharmacy at SEC Overseas Highway and 3rd Street - Stock Island

Photo 1

Photo 2

Photo 3

Photo 4

Photo 5

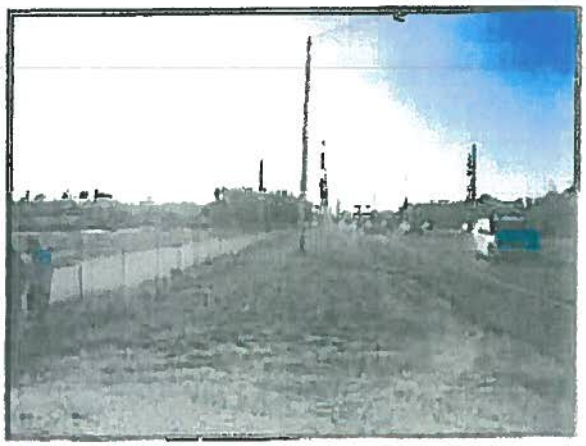


Photo 6

Photographs

Proposed CVS Pharmacy at SEC Overseas Highway and 3rd Street - Stock Island

Photo 7

Photo 8

Photo 9

Photo 10

Photo 11

Photo 12

Monroe County Property Appraiser - Radius Report

AK: 1158917 **Parcel ID:** 00124790-000000 **Physical Location:** 5630 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOT 3 PT 4 & LOT 17 & 18 BLK 35 OR239-2
Owners Name: QUINTANA MARGARITA
Address:: 3707 DONALD AVE KEY WEST, FL 33040-4409

AK: 1158925 **Parcel ID:** 00124800-000000 **Physical Location:** 5640 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: BK 35 LTS 5 AND 16 STOCK ISLAND MALONEY SUB SUBDI VISION PB1-55 OR390-383/384 OR1
Owners Name: STAR OF THE SEA FOUNDATION INC
Address:: 5640 MACDONALD AVE KEY WEST, FL 33040

AK: 1158933 **Parcel ID:** 00124810-000000 **Physical Location:** 5650 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 6 & 15 & W'LY 18' 7 & 14 SQR 35 OR542-128 OR99
Owners Name: CONSOLIDATED ELECTRICAL DISTRIBUTORS INC
Address:: 1920 WESTRIDGE DR IRVING, TX 75038-2901

AK: 1158941 **Parcel ID:** 00124820-000000 **Physical Location:** 5684-5686 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 E'LY 3 6' LOTS 7 & 14 & PT LOTS 8 & 13 SQ
Owners Name: SCARDINA VINCENT A
Address:: 1107 KEY PLAZA STE 317 KEY WEST, FL 33040

AK: 1158224 **Parcel ID:** 00124090-000000 **Physical Location:** 5610 OVERSEAS HWY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 LOT 1 THRU 20 SQR 24 AND ADJ PART OF
Owners Name: KEYS FEDERAL CREDIT UNION
Address:: 553 PEARY COURT RD KEY WEST, FL 33040

AK: 1158682 **Parcel ID:** 00124560-000000 **Physical Location:** 6125 SECOND ST SOUTH STOCK ISLAND
Legal Description: BK 34 LT 1 THRU 10 AND 16 THRU 20 STOCK ISLAND MAL ONEY SUB PB1-55 OR394-1038E OR
Owners Name: NEWMAN THOMAS G LIV TR 11/29/05
Address:: 6125 2ND ST LOT 20 KEY WEST, FL 33040-5975

AK: 1158216 **Parcel ID:** 00124080-000000 **Physical Location:** 5710 OVERSEAS HWY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2 AND 3 AND LOTS 18-19 AND 20 BLK 23 AND II D
Owners Name: MURRAY MARINE SALES AND SERVICE INC
Address:: 5710 U S HIGHWAY 1 KEY WEST, FL 33040

AK: 1158666 **Parcel ID:** 00124540-000000 **Physical Location:** 5700 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1 THRU 7 & AD J BAY BTM LOTS 11 TO 21 INC SQR
Owners Name: WATERS EDGE COLONY INC
Address:: 2625 GULFVIEW DR KEY WEST, FL 33040

AK: 8631669 **Parcel ID:** 00072081-000000 **Physical Location:** 6450 COLLEGE RD KEY WEST
Legal Description: PT GOVT LOT 1 SEC 27 PT GOVT LOT 4 SEC 26 PT GOVT LOT 3 SEC 26 PT GOVT LOT 1 SEC 3
Owners Name: KEY WEST GOLF CLUB HOMEOWNERS ASSOCIATION INC
Address:: 74 GOLF CLUB DR KEY WEST, FL 33040-7920

AK: 8757921 **Parcel ID:** 00072082-002600 **Physical Location:** OVERSEAS HWY KEY WEST
Legal Description: (KEY WEST ROTARY CLUB LEASE)
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 1158232 **Parcel ID:** 00124100-000000 **Physical Location:** 5510 OVERSEAS HWY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 ALL OF SQRS 25 & 3 0 & THAT PT OF LAUREL AVE LYING
Owners Name: CORAL HAMMOCK HOMEOWNERS ASSC INC C/O CHRISTIAN STERLING
Address:: 201 FRONT ST UNIT 103 KEY WEST, FL 33040

AK: 9071316 **Parcel ID:** 00124100-000116 **Physical Location:** 31 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 116 CORAL HAMMOCK OR1989-61/107DEC OR1999-2399/2
Owners Name: CHANNELL JERRY L
Address:: 744 YARMOUTH ST NORFOLK, VA 23510-1513

AK: 9079258 **Parcel ID:** 00124100-000122 **Physical Location:** 43 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 122 CORAL HAMMOCK OR1989-61/107D
Owners Name: PENDER ROBERT G AND PAULA ANN
Address:: 22210 ELMIRA BLVD PORT CHARLOTTE, FL 33952

AK: 9079291 **Parcel ID:** 00124100-000143 **Physical Location:** 8 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 143 CORAL HAMMOCK OR1989-61/107DI
Owners Name: TUFO RONALD
Address:: 2945 S WATERTOWER DR CRETE, IL 60417

AK: 9070656 **Parcel ID:** 00124100-000113 **Physical Location:** 25 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 113 CORAL HAMMOCK OR1989-61/107DEC OR1993-595/597
Owners Name: IRISH GEORGE P
Address:: HC-1 BOX 525 LAKEVILLE, PA 18438

AK: 9070678 **Parcel ID:** 00124100-000115 **Physical Location:** 29 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 115 CORAL HAMMOCK OR1989-61/107DEC OR1997-2103/05
Owners Name: BERG PAMELA J
Address:: PO BOX 389 LAVALLETTE, NJ 08735-0389

AK: 9074770 **Parcel ID:** 00124100-000130 **Physical Location:** 36 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 130 CORAL HAMMOCK OR1989-61/107DEC OR2037-2487/89
Owners Name: DEY JOSEPH S III
Address:: 363 CEDAR GROVE ORANGE, CT 06477

AK: 9074792 **Parcel ID:** 00124100-000151 **Physical Location:** 24 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 151 CORAL HAMMOCK OR1989-61/107DEC OR2034-1339/4
Owners Name: RILEY BRIAN R
Address:: 14525 SW MILLIKAN WAY UNIT 18920 BEAVERTON, OR 97005-2343

AK: 9077402 **Parcel ID:** 00124100-000140 **Physical Location:** 56 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 140 CORAL HAMMOCK OR1989-61/107DI
Owners Name: NOBLE DARLA LEE
Address:: 18B DUSTIN AVE HAMPTON, NH 03842

AK: 9080037 **Parcel ID:** 00124100-000102 **Physical Location:** 3 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 102 CORAL HAMMOCK OR1989-61/107DEC OR2072-585/587
Owners Name: SAWYER DEBRA
Address:: 21 ASTER TERR KEY WEST, FL 33040

AK: 9007087 **Parcel ID:** 00124990-000111 **Physical Location:** UNIT 11, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 11 & 4.0443% COMM ON ELEMENTS OR2007-947/52 OR2(
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9007109 **Parcel ID:** 00124990-000113 **Physical Location:** UNIT 13, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 13 & 4.0443% COMM ON ELEMENTS OR2007-947/52 OR2(
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9079266 **Parcel ID:** 00124100-000135 **Physical Location:** 46 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 135 CORAL HAMMOCK OR1989-61/107DI
Owners Name: GLASER WILLIAM D
Address:: 118 CARIBBEAN DR SUMMERLAND KEY, FL 33042

AK: 9080065 **Parcel ID:** 00124100-000145 **Physical Location:** 12 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 145 CORAL HAMMOCK PT MALONEY SUB PB1-55 OR198 9-61/107DEC OR2073-701/03 OR2095
Owners Name: FOGLE STEPHEN ALAN JR
Address:: 1700 BASSETT ST UNIT 712 DENVER, CO 80202-1919

AK: 9007120 **Parcel ID:** 00124990-000114 **Physical Location:** 14 SLOANS LANDING 14 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 14 & 4.0443% COMM ON ELEMENTS OR2007-947/52 OR2(
Owners Name: KEY WEST TRAILERS LLC
Address:: 1001 E ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483

AK: 9074583 **Parcel ID:** 00124100-000148 **Physical Location:** 18 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 148 CORAL HAMMOCK OR1989-61/107DEC OR2029-2330/23
Owners Name: NYWENING MICHAEL J AND KAE
Address:: 5550 HERONPOINT DR UNIT 304 NAPLES, FL 34108-2818

AK: 9074858 **Parcel ID:** 00124100-000147 **Physical Location:** 16 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 147 CORAL HAMMOCK OR1989-61/107DEC OR2026-364/366
Owners Name: LAKEWOOD ENTERPRISES INC
Address:: PO BOX 344 KEY WEST, FL 33041-0344

AK: 1158569 **Parcel ID:** 00124440-000000 **Physical Location:** 6150 SECOND ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 10 & 11 BLK 3 1 OR454-810 OR849-1155 RE 12445 (
Owners Name: BURRIN FRED R DVM
Address:: 6150 SECOND ST KEY WEST, FL 33040-5997

AK: 9077376 **Parcel ID:** 00124100-000125 **Physical Location:** 49 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 125 CORAL HAMMOCK OR1989-61/107D
Owners Name: TINES JEANETTE R LIVING TR AGREE DTD 4/9/03
Address:: 26 UPPER CONWAY LN CHESTERFIELD, MO 63017

AK: 9007076 **Parcel ID:** 00124990-000110 **Physical Location:** 6200 3RD ST UNIT 10 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 10 OR2007-947/52 OR2011-527/31 OR2015-1309 OR221
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9079281 **Parcel ID:** 00124100-000141 **Physical Location:** 4 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 141 CORAL HAMMOCK OR1989-61/107D
Owners Name: TOMITA TIMOTHY
Address:: 1415 LAIRD ST KEY WEST, FL 33040

AK: 1158542 **Parcel ID:** 00124410-000000 **Physical Location:** 5670 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOT 7 SQR 31 & LOT 8 SQR 31 OR624-88 OR624-89 OR52
Owners Name: CMT PROPERTY MANAGEMENT LLC
Address:: 2911 STAPLES AVE KEY WEST, FL 33040

AK: 9079276 **Parcel ID:** 00124100-000139 **Physical Location:** 54 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 139 CORAL HAMMOCK OR1989-61/107D
Owners Name: LAKEWOOD ENTERPRISES INC
Address:: P O BOX 344 KEY WEST, FL 33041

AK: 9077383 **Parcel ID:** 00124100-000132 **Physical Location:** 40 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 132 CORAL HAMMOCK OR1989-61/107D
Owners Name: VINTNER RESERVE LLC
Address:: 274 SPRUCE ST MORGANTOWN, WV 26505

AK: 9080061 **Parcel ID:** 00124100-000144 **Physical Location:** 10 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 144 CORAL HAMMOCK PT MALONEY SUB PB1-55 OR198 9-61/107DEC OR2075-1851/53 OR25(
Owners Name: SILVERKING RENTAL PROPERTIES LLC
Address:: 5510 3RD AVE KEY WEST, FL 33040-6032

AK: 9081103 **Parcel ID:** 00124100-000152 **Physical Location:** 26 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 152 CORAL HAMMOCK OR1989-61/107D
Owners Name: JABOUR ROBERT S REV TR 1/04/2007
Address:: 1 CORAL WAY KEY WEST, FL 33040-5911

AK: 9082040 **Parcel ID:** 00124100-000126 **Physical Location:** 51 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 126 CORAL HAMMOCK OR1989-61/107D
Owners Name: STIAG CORAL HAMMOCK LLC
Address:: 5300 US HIGHWAY 1 KEY WEST, FL 33040

AK: 9006988 **Parcel ID:** 00124990-000102 **Physical Location:** 2 SOLANS LANDING 2 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 2 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC
Address:: 1001 E ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483

AK: 9007032 **Parcel ID:** 00124990-000106 **Physical Location:** 6 SLOANS LANDING 6 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 6 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC
Address:: 1001 E ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483

AK: 1158488 **Parcel ID:** 00124350-000000 **Physical Location:** 5600 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 1 -2 & 3 BLK 31 G57-446/447 OR650-24
Owners Name: SMITH KIT CARSON LEE
Address:: PO BOX 11 KEY WEST, FL 33041-0011

AK: 9077371 **Parcel ID:** 00124100-000124 **Physical Location:** 47 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 124 CORAL HAMMOCK OR1989-61/107D
Owners Name: LIBERATORE STEVEN
Address:: 47 CORAL WAY KEY WEST, FL 33040

AK: 9074869 **Parcel ID:** 00124100-000150 **Physical Location:** 22 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 150 CORAL HAMMOCK OR1989-61/107DEC OR2026-370/37
Owners Name: BEHMKE JOHN AND KAY
Address:: PO BOX 344 KEY WEST, FL 33041-0344

AK: 9075441 **Parcel ID:** 00124100-000133 **Physical Location:** 42 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 133 CORAL HAMMOCK OR1989-61/107DEC OR2043-888/8
Owners Name: SCROGGINS HAROLD S AND DONNA
Address:: 18784 SE JUPITER DR JUPITER, FL 33458

AK: 9077396 **Parcel ID:** 00124100-000138 **Physical Location:** 52 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 138 CORAL HAMMOCK OR1989-61/107D
Owners Name: SKINNER GEORGIANNA
Address:: 52 CORAL WAY UNIT 138 KEY WEST, FL 33040-5913

AK: 9070700 **Parcel ID:** 00124100-000120 **Physical Location:** 39 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 120 CORAL HAMMOCK OR1989-61/107DEC OR1999-2191/9
Owners Name: FAHEY BARBARA J
Address:: 39 CORAL WAY KEY WEST, FL 33040

AK: 9071701 **Parcel ID:** 00124100-000121 **Physical Location:** 41 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 121 CORAL HAMMOCK OR1989-61/107DEC OR2000-1119/2
Owners Name: SVENNINGSEN ROY A
Address:: 41 CORAL WAY KEY WEST, FL 33040-5911

AK: 1158631 **Parcel ID:** 00124510-000000 **Physical Location:** 5635 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 17 STOCK ISLAND MALONEY SUB PB1-55 G63-33 8-339 G75-543-544 OR771-528 OR88
Owners Name: BRASWELL EDGAR
Address:: 5635 MACDONALD AVE KEY WEST, FL 33040

AK: 1158658 **Parcel ID:** 00124530-000000 **Physical Location:** 5611 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 19 & 20 SQ 31 OR28-495/498 OR416-121 OR734-73
Owners Name: R AND S OF KEY WEST INC
Address:: PO BOX 6032 KEY WEST, FL 33041

AK: 9080096 **Parcel ID:** 00124100-000146 **Physical Location:** 14 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 146 CORAL HAMMOCK OR1989-61/107DEC OR2065-1930/1
Owners Name: CHICAGO KEY LLC
Address:: 7549 N OAKLEY CHICAGO, IL 60645

AK: 9080033 **Parcel ID:** 00124100-000101 **Physical Location:** 1 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 101 CORAL HAMMOCK OR1989-61/107DEC OR2075-2283/2
Owners Name: JABOUR ROBERT AND TERESA A
Address:: 1 CORAL WAY KEY WEST, FL 33040

AK: 9081107 **Parcel ID:** 00124100-000153 **Physical Location:** 28 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 153 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB PB1-55 OR1989-61/107DEC OR2096
Owners Name: CLARK ROBERT L JR
Address:: 10510 MOXLEY RD DAMASCUS, MD 20872-1353

AK: 9007010 **Parcel ID:** 00124990-000104 **Physical Location:** 4 SLOANS LANDING 4 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 4 & 4.0443% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC
Address:: 1001 ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483

AK: 9007021 **Parcel ID:** 00124990-000105 **Physical Location:** 5 SLOANS LANDING 5 SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 5 & 4.0443% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KEY WEST TRAILERS LLC
Address:: 1001 E ATLANTIC AVE STE 201 DELRAY BEACH, FL 33483

AK: 1159051 **Parcel ID:** 00124930-000000 **Physical Location:** 5611 1ST AVE SOUTH STOCK ISLAND
Legal Description: BK 35 LT 20 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR506-853 OR659-362/65P OF
Owners Name: RIESI PIZZA LLC
Address:: 1025 SANDYS WAY KEY WEST, FL 33040

AK: 9077363 **Parcel ID:** 00124100-000118 **Physical Location:** 35 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 118 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB PB1-55 OR1989-61/107DEC OR2044
Owners Name: FEDERAL NATIONAL MORTGAGE ASSOCIATION
Address:: 7105 CORPORATE DR MSPTX-B-35 PLANO, TX 75024-4100

AK: 9077349 **Parcel ID:** 00124100-000117 **Physical Location:** 33 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 117 CORAL HAMMOCK OR1989-61/107DI
Owners Name: TOMITA JUDY A
Address:: 17 KEY HAVEN TER KEY WEST, FL 33040

AK: 9006999 **Parcel ID:** 00124990-000103 **Physical Location:** UNIT 3, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 3 & 4.0443% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9077412 **Parcel ID:** 00124100-000155 **Physical Location:** 32 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 155 CORAL HAMMOCK OR1989-61/107DI
Owners Name: LAKEWOOD ENTERPRISES INC
Address:: P O BOX 344 KEY WEST, FL 33041

AK: 1158640 **Parcel ID:** 00124520-000000 **Physical Location:** 5625 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 18 STOCK ISLAND MALONEY SUB PB1-55 G65- 269 OR2045-353/54PET CASE #44-2(
Owners Name: ROSSI MARK
Address:: 24 HILTON HAVEN RD KEY WEST, FL 33040

AK: 9070689 **Parcel ID:** 00124100-000119 **Physical Location:** 37 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 119 CORAL HAMMOCK OR1989-61/107DEC OR2002-16/18
Owners Name: TRUJILLO DONALD E
Address:: 1415 FLAGLER AVE KEY WEST, FL 33040

AK: 9074759 **Parcel ID:** 00124100-000129 **Physical Location:** 34 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 129 CORAL HAMMOCK OR1989-61/107DEC OR2037-2397/2:
Owners Name: DEY JOSEPH S III
Address:: 636 CEDAR GROVE ORANGE, CT 06477

AK: 1158984 **Parcel ID:** 00124840-000100 **Physical Location:** 5690 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 8 9 10 11 12 & 13 SQR 35 OR575-205 OR840-4
Owners Name: TOM THUMB FOOD STORES INC
Address:: 97 W OKEECHOBEE RD HIALEAH, FL 33010-4721

AK: 1158534 **Parcel ID:** 00124400-000000 **Physical Location:** 5660 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 6 STOCK ISLAND MALONEY SUB PB1-55 OR2-1 57/158 OR1559-1502D/C OR1922-466
Owners Name: ROMAN LUBOSLAV
Address:: 3404 EAGLE AVE KEY WEST, FL 33040-4652

AK: 9070667 **Parcel ID:** 00124100-000114 **Physical Location:** 27 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 114 CORAL HAMMOCK OR1989-61/107DEC OR1992-1917/1!
Owners Name: TORRES LIVIA
Address:: 27 CORAL WAY KEY WEST, FL 33040-5911

AK: 9007098 **Parcel ID:** 00124990-000112 **Physical Location:** UNIT 12, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 12 & 4.0443% COMM ON ELEMENTS OR1759-2026/30 OR
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9074781 **Parcel ID:** 00124100-000131 **Physical Location:** 38 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 131 CORAL HAMMOCK PT MALONEY SUB PB1-55 OR19 89-61/107DEC OR2037-2407/09 OR2(
Owners Name: BARTEL JAMES J AND CORRINE M
Address:: 3504 CAR DR COMMERCE TOWNSHIP, MI 48382-1603

AK: 9079287 **Parcel ID:** 00124100-000142 **Physical Location:** 6 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 142 CORAL HAMMOCK OR1989-61/107DI
Owners Name: DALY CAROLYN D
Address:: 20781 2ND AVE WEST CUDJOE KEY, FL 33042

AK: 1158518 **Parcel ID:** 00124380-000000 **Physical Location:** 5640 LAUREL AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 4 STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 OR180-276/277 OR320-419 OR7
Owners Name: BRASWELL EDGAR
Address:: 5635 MACDONALD AVE KEY WEST, FL 33040

AK: 1158551 **Parcel ID:** 00124430-000000 **Physical Location:** 5671 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 9 STOCK ISLAND MALONEY SUB PB1-55 OR16-50 -51 OR416-121 OR734-730 OR750-86
Owners Name: R AND S OF KEY WEST INC
Address:: PO BOX 6032 KEY WEST, FL 33041-6032

AK: 1158968 **Parcel ID:** 00124830-000000 **Physical Location:** 6180 SECOND ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PT LOTS 8-9-10 SQR 35 PB1 -55 OR205-242-243 DOCKET 9-52 OF
Owners Name: MONROE COUNTY FIRE DEPT
Address:: PO BOX 21111 FLAGLER STA KEY WEST, FL 33040

AK: 9007142 **Parcel ID:** 00124990-000116 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: UNIT 16 SLOANS LANDING CONDOMINIUM AND 4.3116% COM MON ELEMENTS
Owners Name: SWIFT EDWIN O
Address:: 201 FRONT ST STE 224 KEY WEST, FL 33040-8348

AK: 9079271 **Parcel ID:** 00124100-000137 **Physical Location:** 50 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 137 CORAL HAMMOCK OR1989-61/107D
Owners Name: VOYTIK GARY J
Address:: 2700 WEST SIDE DR NW STE 309 CLEVELAND, TN 37312

AK: 9077367 **Parcel ID:** 00124100-000123 **Physical Location:** 45 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 123 CORAL HAMMOCK OR1989-61/107D
Owners Name: VAN LOON DAVID AND ANGELA WARDLOW
Address:: 21 SAPPHIRE DR KEY WEST, FL 33040-5642

AK: 9074506 **Parcel ID:** 00124100-000149 **Physical Location:** 20 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 149 CORAL HAMMOCK OR1989-61/107DEC OR2016-675/67
Owners Name: MASTER GARY
Address:: 896 CORPORATE WAY STE 440 WESTLAKE, OH 44145

AK: 9075529 **Parcel ID:** 00124100-000134 **Physical Location:** 44 CORAL WAY SOUTH STOCK ISLAND
Legal Description: PT MALONEY SUB PB1-55 A/K/A UNIT 134 CORAL HAMMOCK OR1989-61/107DEC OR2043-1227/1
Owners Name: TAYLOR JOHN CLIFTON AND VALERIE H
Address:: 44 CORAL WAY KEY WEST, FL 33040

AK: 9077407 **Parcel ID:** 00124100-000154 **Physical Location:** 30 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 154 CORAL HAMMOCK OR1989-61/107D
Owners Name: ALLEN JEFFREY E AND MONICA R H/W
Address:: 819 PEACOCK PLAZA STE 809 KEY WEST, FL 33040

AK: 1158526 **Parcel ID:** 00124390-000000 **Physical Location:** 5650 E LAUREL AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 5 MALONEY SUB SUBDIVISION PB1-55 STOCK IS LAND OR34-31-32 OR1111-2422D/C
Owners Name: BONNETT MATTHEW R
Address:: 5650 LAUREL AVE KEY WEST, FL 33040-5915

AK: 9081098 **Parcel ID:** 00124100-000128 **Physical Location:** 55 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 128 CORAL HAMMOCK OR1989-61/107D
Owners Name: PEREZ ALLEN JR AND ANN MARIE
Address:: 6 EVERGREEN CT KEY WEST, FL 33040

AK: 1159069 **Parcel ID:** 00124940-000000 **Physical Location:** 5510 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 1 THRU 5 & 16 THRU 20 BLK 36 OR419-924/929 OR
Owners Name: REFRESHMENT SERVICES INC
Address:: 3400 SOLAR AVE SPRINGFIELD, IL 62707-5713

AK: 9007043 **Parcel ID:** 00124990-000107 **Physical Location:** UNIT 7, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 7 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9007065 **Parcel ID:** 00124990-000109 **Physical Location:** UNIT 9, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 9 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9077387 **Parcel ID:** 00124100-000136 **Physical Location:** 48 CORAL WAY SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND PT MALONEY SUB PB1-55 A/K/A UNIT 136 CORAL HAMMOCK OR1989-61/107D
Owners Name: ENG GARY
Address:: 4905 34TH ST S 5800 SAINT PETERSBURG, FL 33711

AK: 1158887 **Parcel ID:** 00124760-000000 **Physical Location:** 5620 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 1 AND 2 BLK 35 OR506-853 OR780-83
Owners Name: RIESI PIZZA LLC
Address:: 1025 SANDYS WAY KEY WEST, FL 33040

AK: 8757981 **Parcel ID:** 00072082-003200 **Physical Location:** 6450 COLLEGE RD KEY WEST
Legal Description: (KEY WEST GOLF COURSE LEASE) OR1333-1926/31(ASSIGN) OR1338-1154/57(ASSGN) OR1375-1
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 1075981 **Parcel ID:** 00072080-001200 **Physical Location:** COLLEGE RD KEY WEST
Legal Description: 26-67-25 DD67527-02/3.1 FILLED BAY BTM E'LY STOCK ISLAND OR401-218-221 OR410-38-39
Owners Name: DOT/ST.OF FL (STATE OF FLORIDA - H/W)
Address:: TALLAHASSEE, FL 32399

AK: 1075914 **Parcel ID:** 00072080-000600 **Physical Location:** NW STOCK ISLAND KEY WEST
Legal Description: 26/27-67-25 PT ISLAND NW STOCK ISLAND OR401-218/22 1 OR408-345/346 PB7-43
Owners Name: DOT/ST.OF FL (STATE OF FLORIDA - H/W)
Address:: TALLAHASSEE, FL 32399

AK: 1075973 **Parcel ID:** 00072080-001100 **Physical Location:** COLLEGE RD KEY WEST
Legal Description: 26/27-67-25 DD67527-02/3 BAY BTM E'LY STOCK ISLAND OR327-178-179
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 1158593 **Parcel ID:** 00124470-000000 **Physical Location:** VACANT LOT ON MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LT 16 STOCK ISLAND MALONEY SUB PB1-55 OR325- 312/313 OR339-293/294 OR416-121D
Owners Name: R AND S OF KEY WEST INC
Address:: PO BOX 6032 KEY WEST, FL 33041-6032

AK: 1158585 **Parcel ID:** 00124460-000000 **Physical Location:** VACANT LOTS ON MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: BK 31 LTS 12-13-14-15 STOCK ISLAND MALONEY SUB PB1 -55 G57-446/447 G74-504/505 OR312
Owners Name: MONROE COUNTY
Address:: 1100 SIMONTON ST KEY WEST, FL 33040-3110

AK: 9081094 **Parcel ID:** 00124100-000127 **Physical Location:** 53 CORAL WAY SOUTH STOCK ISLAND
Legal Description: UNIT 127 CORAL HAMMOCK STOCK ISLAND PT MALONEY SUB PB1-55 OR1989-61/107DEC OR2096
Owners Name: TYCLAY LP
Address:: 3908 RYALWOOD CT VALRICO, FL 33596-6493

AK: 9006977 **Parcel ID:** 00124990-000101 **Physical Location:** UNIT 1, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 1 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC
Address:: 1000 MARKEY ST FORTSMOUTH, NH 03801

AK: 9007054 **Parcel ID:** 00124990-000108 **Physical Location:** UNIT 8, 6200 3RD ST SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 8 & 3.5054% COMMO N ELEMENTS OR2007-947/52 OR201
Owners Name: KWT LLC
Address:: 1000 MARKET ST PORTSMOUTH, NH 03801

AK: 9007131 **Parcel ID:** 00124990-000115 **Physical Location:** 5574 MACDONALD AVE SOUTH STOCK ISLAND
Legal Description: SLOAN'S LANDING CONDOMINIUM UNIT 15 & 42.3016% COM MON ELEMENTS OR2007-947/52
Owners Name: SLOANS LANDING LLC
Address:: 201 FRONT ST STE 224 KEY WEST, FL 33040

AK: 1159042 **Parcel ID:** 00124920-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK 35 LT 19 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR506-853 OR659-362/65P OF
Owners Name: RIESI PIZZA LLC
Address:: 1025 SANDYS WAY KEY WEST, FL 33040

QUINTANA MARGARITA
3707 DONALD AVE
KEY WEST, FL 33040-4409

CORAL HAMMOCK HOMEOWNERS
ASSC INC C/O CHRISTIAN STERLING
201 FRONT ST UNIT 103
KEY WEST, FL 33040

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

STAR OF THE SEA FOUNDATION INC
5640 MACDONALD AVE
KEY WEST, FL 33040

CHANNELL JERRY L
744 YARMOUTH ST
NORFOLK, VA 23510-1513

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

CONSOLIDATED ELECTRICAL
DISTRIBUTORS INC
1920 WESTRIDGE DR
IRVING, TX 75038-2901

PENDER ROBERT G AND PAULA ANN
22210 ELMIRA BLVD
PORT CHARLOTTE, FL 33952

GLASER WILLIAM D
118 CARIBBEAN DR
SUMMERLAND KEY, FL 33042

SCARDINA VINCENT A
1107 KEY PLAZA STE 317
KEY WEST, FL 33040

TUFO RONALD
2945 S WATERTOWER DR
CRETE, IL 60417

FOGLE STEPHEN ALAN JR
1700 BASSETT ST UNIT 712
DENVER, CO 80202-1919

KEYS FEDERAL CREDIT UNION
553 PEARY COURT RD
KEY WEST, FL 33040

IRISH GEORGE P
HC-1 BOX 525
LAKEVILLE, PA 18438

KEY WEST TRAILERS LLC
1001 E ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483

NEWMAN THOMAS G LIV TR 11/29/05
6125 2ND ST LOT 20
KEY WEST, FL 33040-5975

BERG PAMELA J
PO BOX 389
LAVALLETTE, NJ 08735-0389

NYWENING MICHAEL J AND KAE
5550 HERONPOINT DR UNIT 304
NAPLES, FL 34108-2818

MURRAY MARINE SALES AND SERVICE
INC
5710 U S HIGHWAY 1
KEY WEST, FL 33040

DEY JOSEPH S III
363 CEDAR GROVE
ORANGE, CT 06477

LAKEWOOD ENTERPRISES INC
PO BOX 344
KEY WEST, FL 33041-0344

WATERS EDGE COLONY INC
2625 GULFVIEW DR
KEY WEST, FL 33040

RILEY BRIAN R
14525 SW MILLIKAN WAY UNIT 18920
BEAVERTON, OR 97005-2343

BURRIN FRED R DVM
6150 SECOND ST
KEY WEST, FL 33040-5997

KEY WEST GOLF CLUB HOMEOWNERS
ASSOCIATION INC
74 GOLF CLUB DR
KEY WEST, FL 33040-7920

NOBLE DARLA LEE
18B DUSTIN AVE
HAMPTON, NH 03842

TINES JEANETTE R LIVING TR AGREE
DTD 4/9/03
26 UPPER CONWAY LN
CHESTERFIELD, MO 63017

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

SAWYER DEBRA
21 ASTER TERR
KEY WEST, FL 33040

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

TOMITA TIMOTHY
1415 LAIRD ST
KEY WEST, FL 33040

LIBERATORE STEVEN
47 CORAL WAY
KEY WEST, FL 33040

CLARK ROBERT L JR
10510 MOXLEY RD
DAMASCUS, MD 20872-1353

CMT PROPERTY MANAGEMENT LLC
2911 STAPLES AVE
KEY WEST, FL 33040

BEHMKE JOHN AND KAY
PO BOX 344
KEY WEST, FL 33041-0344

KEY WEST TRAILERS LLC
1001 ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483

LAKEWOOD ENTERPRISES INC
P O BOX 344
KEY WEST, FL 33041

SCROGGINS HAROLD S AND DONNA
18784 SE JUPITER DR
JUPITER, FL 33458

KEY WEST TRAILERS LLC
1001 E ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483

VINTNER RESERVE LLC
274 SPRUCE ST
MORGANTOWN, WV 26505

SKINNER GEORGIANNA
52 CORAL WAY UNIT 138
KEY WEST, FL 33040-5913

RIESI PIZZA LLC
1025 SANDYS WAY
KEY WEST, FL 33040

SILVERKING RENTAL PROPERTIES LLC
5510 3RD AVE
KEY WEST, FL 33040-6032

FAHEY BARBARA J
39 CORAL WAY
KEY WEST, FL 33040

FEDERAL NATIONAL MORTGAGE ASSOCIATION
7105 CORPORATE DR MSPTX-B-35
PLANO, TX 75024-4100

JABOUR ROBERT S REV TR 1/04/2007
1 CORAL WAY
KEY WEST, FL 33040-5911

SVENNINGSEN ROY A
41 CORAL WAY
KEY WEST, FL 33040-5911

TOMITA JUDY A
17 KEY HAVEN TER
KEY WEST, FL 33040

STIAG CORAL HAMMOCK LLC
5300 US HIGHWAY 1
KEY WEST, FL 33040

BRASWELL EDGAR
5635 MACDONALD AVE
KEY WEST, FL 33040

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

KEY WEST TRAILERS LLC
1001 E ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483

R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041

LAKEWOOD ENTERPRISES INC
P O BOX 344
KEY WEST, FL 33041

KEY WEST TRAILERS LLC
1001 E ATLANTIC AVE STE 201
DELRAY BEACH, FL 33483

CHICAGO KEY LLC
7549 N OAKLEY
CHICAGO, IL 60645

ROSSI MARK
24 HILTON HAVEN RD
KEY WEST, FL 33040

SMITH KIT CARSON LEE
PO BOX 11
KEY WEST, FL 33041-0011

JABOUR ROBERT AND TERESA A
1 CORAL WAY
KEY WEST, FL 33040

TRUJILLO DONALD E
1415 FLAGLER AVE
KEY WEST, FL 33040

DEY JOSEPH S III
636 CEDAR GROVE
ORANGE, CT 06477

SWIFT EDWIN O
201 FRONT ST STE 224
KEY WEST, FL 33040-8348

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

TOM THUMB FOOD STORES INC
97 W OKEECHOBEE RD
HIALEAH, FL 33010-4721

VOYTIK GARY J
2700 WEST SIDE DR NW STE 309
CLEVELAND, TN 37312

ENG GARY
4905 34TH ST S 5800
SAINT PETERSBURG, FL 33711

ROMAN LUBOSLAV
3404 EAGLE AVE
KEY WEST, FL 33040-4652

VAN LOON DAVID AND ANGELA WARDLOW
21 SAPPHIRE DR
KEY WEST, FL 33040-5642

RIESI PIZZA LLC
1025 SANDYS WAY
KEY WEST, FL 33040

TORRES LIVIA
27 CORAL WAY
KEY WEST, FL 33040-5911

MASTER GARY
896 CORPORATE WAY STE 440
WESTLAKE, OH 44145

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

TAYLOR JOHN CLIFTON AND VALERIE H
44 CORAL WAY
KEY WEST, FL 33040

DOT/ST.OF FL (STATE OF FLORIDA - H/W)
TALLAHASSEE, FL 32399

BARTEL JAMES J AND CORRINE M
3504 CAR DR
COMMERCE TOWNSHIP, MI 48382-1603

ALLEN JEFFREY E AND MONICA R H/W
819 PEACOCK PLAZA STE 809
KEY WEST, FL 33040

DOT/ST.OF FL (STATE OF FLORIDA - H/W)
TALLAHASSEE, FL 32399

DALY CAROLYN D
20781 2ND AVE WEST
CUDJOE KEY, FL 33042

BONNETT MATTHEW R
5650 LAUREL AVE
KEY WEST, FL 33040-5915

CITY OF KEY WEST
PO BOX 1409
KEY WEST, FL 33041-1409

BRASWELL EDGAR
5635 MACDONALD AVE
KEY WEST, FL 33040

PEREZ ALLEN JR AND ANN MARIE
6 EVERGREEN CT
KEY WEST, FL 33040

R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041-6032

R AND S OF KEY WEST INC
PO BOX 6032
KEY WEST, FL 33041-6032

REFRESHMENT SERVICES INC
3400 SOLAR AVE
SPRINGFIELD, IL 62707-5713

MONROE COUNTY
1100 SIMONTON ST
KEY WEST, FL 33040-3110

MONROE COUNTY FIRE DEPT
PO BOX 21111 FLAGLER STA
KEY WEST, FL 33040

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

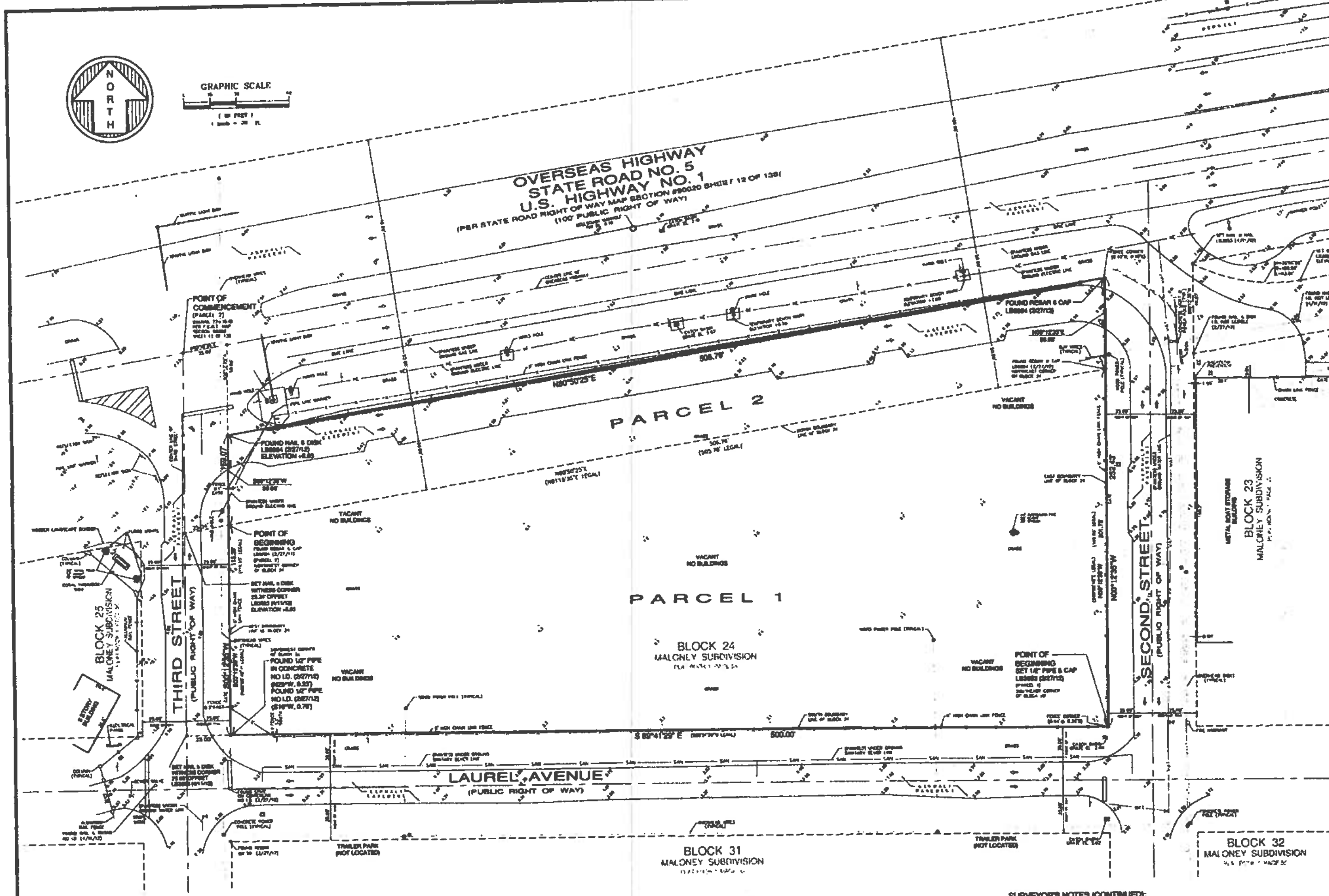
TYCLAY LP
3908 RYALWOOD CT
VALRICO, FL 33596-6493

KWT LLC
1000 MARKEY ST
FORTSMOUTH, NH 03801

KWT LLC
1000 MARKET ST
PORTSMOUTH, NH 03801

SLOANS LANDING LLC
201 FRONT ST STE 224
KEY WEST, FL 33040

RIESI PIZZA LLC
1025 SANDYS WAY
KEY WEST, FL 33040



RECEIVED
MAY 21 2012
2012-071
MONROE CO. PLANNING DEPT.

LEGAL DESCRIPTION:

Parcel 1:

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55, of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows: Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block, thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 118.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 feet back to the Southeast corner of said Block and the Point of Beginning.

Parcel 2:

Commence at Station 72+70.16, as shown on FDOT Corridor Map for Section 90020, Sheet 17 of 138, also said station being the intersection of the centerlines of Third Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 35, Township 67 South, Range 25 East; thence North 80°50'25" East, a distance of 75.34 feet to a point on the centerline of Overseas Highway (US-1); thence South 00°12'35" West, a distance of 50.88 feet to the Point of Beginning; thence continue South 00°12'35" West a distance of 50.68 feet; thence North 80°50'25" East, a distance of 506.79 feet; thence North 00°12'35" East, a distance of 50.68 feet; thence South 80°50'25" West, a distance of 506.78 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida.
- The Northerly line of Parcel 1 is contiguous to the Southerly line of Parcel 2 without gaps or overlaps
- All documents are recorded in the Public Records of Monroe County, Florida unless otherwise noted
- The parcel as a whole is adjacent to public right of ways on all four sides
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order No. 3684467 with an effective date of November 01, 2011. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SURVEYOR'S NOTES (CONTINUED):

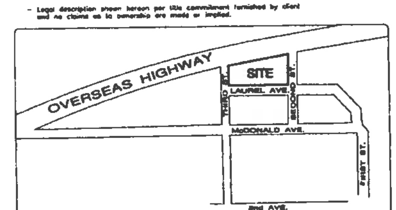
SCHEDULE B SECTION 2

1–5 Standard Exceptions.
6. Florida Keys Area of Critical Concern recorded in O.R.B. 668, Page 43, and O.R.B. 1785, Page 1257. Affects CVS Parcel 1 and Parcel 2 but not subject to location
7. Resolution recorded in O.R.B. 1446, Page 2205. Restrictions affect CVS Parcel 1 and Parcel 2 but not subject to location
8. Quitclaim Deed recorded in O.R.B. 2318, Page 793. Reservations affect Parcel 2 but not subject to location.
9. Monroe County, Florida Minor Conditional Use Permit Development Order 10-07 recorded in O.R.B. 2347, Page 1102. Restrictions affect CVS Parcel 1 and Parcel 2 but not subject to location.

- Bearings hereon are referred to an assumed value of N80°50'25"E and as shown on state road right of way map section (90020, sheet 12 of 138) being the South right of way line of Overseas Highway, and evidenced found nail & disk and found rebar & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on NGS Monument Designation R 387, Published Elevation 7.12 N.A.V.D., (8.47 N.G.V.D.). Located on U.S. #1, East of Boca Pointe Marina.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12087C1539K, for Community No. 125129, map revised date 2/18/2005, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 105,375 square feet, or 2.419 acres, more or less.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- No marked parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

SURVEYOR'S NOTES (CONTINUED):

- Zoning: Information provided by Monroe County, Florida.
- Minimum Building Setbacks are 15 FT (all four sides).
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.



LOCATION SKETCH
NOT TO SCALE

LEGEND

KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

SURVEYOR'S CERTIFICATION:

The undersigned certifies to CVS Caremark Corporation, its affiliates and subsidiaries and their successors, nominees and assigns, Chicago Title Insurance Company, Holland & Knight, LLP, Bean Development Group, Inc., Keys Federal Credit Union, CVS 10122 FL, LLC and Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C., as of the date of this Survey, that to the best of the undersigned's professional knowledge, information and belief.

A. This Survey shows, on the basis of a field instrument survey which meets the standards, if any, established by the State in which the Property is located and in the event that no such standards have been established, the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 (as defined therein):
1. A fixed and determinable position and location of the land (the "Property") described on this Survey (including the position of the point of commencement (if any) and the point of beginning);
2. The location of all buildings, visible structures, and other visible, above ground improvements situated on the Property; and
3. All driveways or other cuts in the curbs along any street upon which the Property abuts; and that B. No easements or rights of way over abutting properties are required for (i) access to and egress from the Property, (ii) drainage of surface or other water off the Property, (iii) any utilities which serve the Property and (iv) storm sewer and sanitary sewer facilities serving the Property;

C. No waterways, ditches, ponds, building restrictions (or, if building restriction lines exist, the lines have not been violated), or party walls affecting the Property exist;

D. No encroachments, protrusions, overlaps, or overhangs of any improvements located on the Property exist upon any easements or rights-of-way encumbering or appurtenant to the Property or adjacent land;

E. No encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land exist upon the Property or any easements or rights-of-way encumbering or appurtenant to the Property.

F. This Survey reflects boundary lines of the Property which close by calculation;

G. The only exceptions to the facts certified in this Survey are as follows:
(i) fence encroachments of the Northwest, Southeast, Southwest corners.
(ii) power poles, guy wires, overhead wires within property and asphalt pavement of Northwest corner all as shown on survey.

H. Without intending to limit any of the foregoing certifications, the undersigned made a specific examination with respect to the following items and reports as follows:
(i) Rights of way, old highways, or abandoned roads, lanes or driveways and visible drains, sewer, water, gas or oil pipe lines across the Property
Existing abandoned road along the North boundary is fenced off at the East and West boundary lines.
(ii) Visible, above ground springs, streams, rivers, ponds, lakes, swamps or drainage ditches located, bordering on or running through the Property
None visible.
(iii) Visible, above ground cemeteries or family burial grounds located on the Property
None visible
(iv) Visible, above ground telephone, telegraph, electric power or other utility poles, wires, lines or transformers overhanging or crossing or located on the Property
Utility poles with overhead wires from East and South boundary lines shown on survey.
(v) Joint driveways or walkways and party walls or rights of support affecting the Property
None visible
(vi) Physical evidence of boundary lines of the Property
Monuments found or set at all boundary corners.
(vii) Proposed changes in street lines
None to my knowledge
(viii) Disputed boundaries
None to my knowledge
(ix) Curbing and curb cuts
No curbing around parcel. Existing curb cut from Second Street and Third Street.
All of the same found to exist are shown upon the Survey in the locations described above.

I. The Premises are in a UC: Urban Commercial zoning district under the applicable zoning ordinance of Monroe County, which district allows the current use of the improvements located on the Premises.

J. The following provisions of the zoning ordinance apply to the Premises:
1. Front yard set back. 15 ft. (all four sides are front)
2. Maximum height. 35 feet

K. The Premises shown on the Survey has access to and from a dedicated public roadway contiguous to the Premises, which access between the Premises and said roadway as shown upon said survey exists without restriction and is sufficient to meet the reasonable needs of the current or proposed use, as the case may be, of the Premises and all applicable requirements of public authorities

L. Water supply, sanitary water, sanitary sewer, storm drainage, electricity, and other utilities are available in adequate quantities at the lot lines of the Premises at the locations indicated on the foregoing survey, and the building improvements are connected and tied into the same.

M. All easements and other rights in the Premises appearing in the title report submitted to the undersigned which are capable of location on a survey have been located on the Survey and the undersigned has not been advised of any other easements or rights-of-way affecting the Property, nor is there any visible evidence of possible unrecorded easements or rights of way affecting the Property. Unless otherwise shown and detailed on the Survey, no easements over land of others are required for:
(i) access to and egress from the Premises,
(ii) drainage of surface or other water off the Premises,
(iii) any utilities which serve the Premises and said improvements, such as water, electricity, and telephone, or
(iv) sanitary sewer facilities serving the Premises and said improvements.

N. As of the date of the Survey, the Premises does lie within a flood plain or flood-prone area, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1973.

O. The undersigned has reviewed the most recent Flood Insurance Rate Map issued by the Federal Emergency Management Agency under the National Flood Insurance Program applicable to the Premises and has determined that the Premises is in Zone AE EL 8, a Special Flood Hazard Area.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 27, 2012, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

FORTIN LEAVY SKILES, INC., LB3653

By: David C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida

CVS/pharmacy #08622
5610 OVERSEAS HIGHWAY
STOCK ISLAND
MONROE COUNTY, FLORIDA

ALTA/ACSM LAND TITLE SURVEY

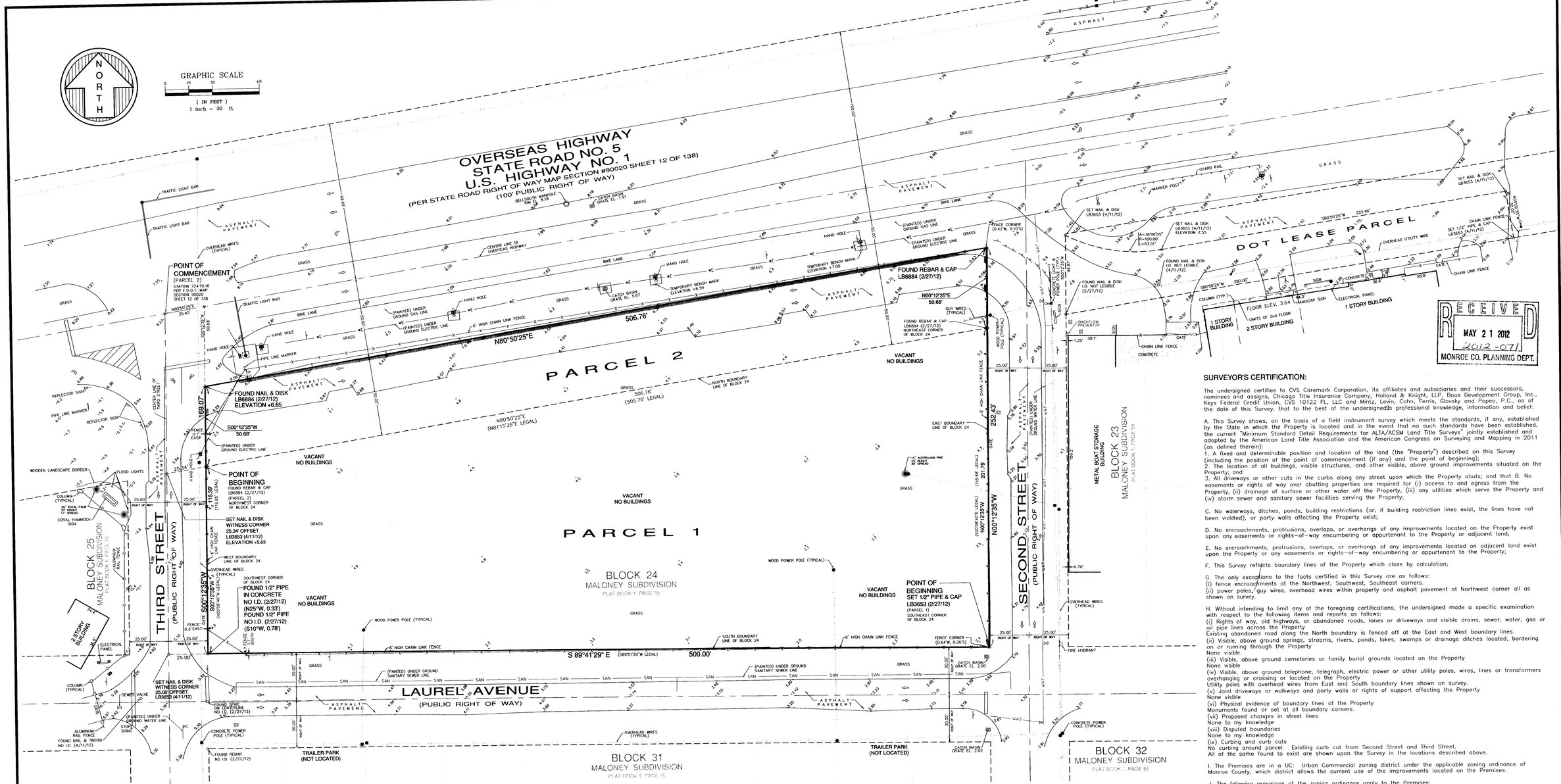
CVS - OVERSEAS HIGHWAY
STOCK ISLAND, MONROE COUNTY, FLORIDA

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER
180 Northeast 168th Street / North Miami Beach, Florida
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

No.	O K	Revision Description
1	120409	ADDITIONAL TOPO (4/11/12) & FDOT LEASE AREA GEN

Date	2/27/12
Scale	1"=30'
Drawn By	DWF / JJS
Cad. No.	120085
Plotted	4/17/12 4:50p
Ref. Dwg.	
Field Book	01818 RLL
Job No.	120085
Dwg. No.	2012-012
Sheet	1 of 1

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.



LEGAL DESCRIPTION:

Parcel 1:

All of Block 24 of Maloney Subdivision, Stock Island, Monroe County, Florida; as recorded in Plat Book 1 at Page 55, of the Public Records of Monroe County, Florida; said Block being described by metes and bounds as follows: Begin at the Southeast corner of said Block and run thence South 89 degrees 51 minutes 20 seconds West along the South Boundary of said Block for a distance of 500 feet to the Southwest corner of said Block; thence North 00 degrees 08 minutes 40 seconds West along the West Boundary of said Block for a distance of 119.95 feet to the Northwest corner of said Block; thence North 81 degrees 15 minutes 35 seconds East along the Northerly Boundary of said Block for a distance of 505.70 feet to the Northeast corner of said Block; thence run South 00 degrees 08 minutes 40 seconds East along the East Boundary of said Block for a distance of 195.68 feet back to the Southeast corner of said Block and the Point of Beginning.

Parcel 2:

Commence at Station 72+70.16, as shown on FDOT Corridor Map for Section 90020, Sheet 12 of 138, also said station being the intersection of the centerlines of Third Street and Overseas Highway (US-1) in Monroe County, State of Florida, Section 35, Township 67 South, Range 25 East; thence North 80°50'25" East, a distance of 25.34 feet to a point on the centerline of Overseas Highway (US-1); thence South 00°12'35" West, a distance of 50.68 feet to the Point of Beginning; thence continue South 00°12'35" West a distance of 50.68 feet; thence North 80°50'25" East, a distance of 506.76 feet; thence North 00°12'35" East, a distance of 50.68 feet; thence South 80°50'25" West, a distance of 506.76 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 35, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida.
- The Northerly line of Parcel 1 is contiguous to the Southerly line of Parcel 2 without gaps or overlaps.
- All documents are recorded in the Public Records of Monroe County, Florida unless otherwise noted.
- The parcel as a whole is adjacent to public right of ways on all four sides.
- Lands shown hereon were abstracted for restrictions, easements and/or rights-of-way of records per Chicago Title Insurance Company, Order No. 3694467 with an effective date of November 01, 2011. All easements and/or rights of way of record per title commitment that are plottable are shown on this "Boundary Survey".

SURVEYOR'S NOTES (CONTINUED):

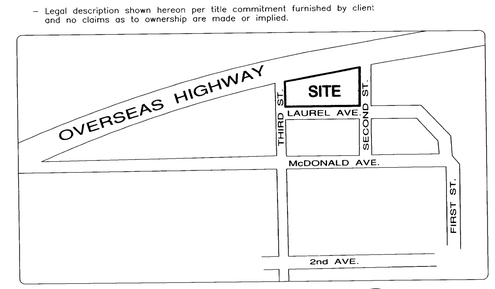
SCHEDULE B SECTION 2

1-5 Standard Exceptions
6. Florida Keys Area of Critical Concern recorded in O.R.B. 668, Page 43, and O.R.B. 1788, Page 1257.
   Affects CVS Parcel 1 and Parcel 2 but not subject to location.
7. Resolution recorded in O.R.B. 1446, Page 2205.
   Restrictions affect CVS Parcel 1 and Parcel 2 but not subject to location.
8. Quitclaim Deed recorded in O.R.B. 2318, Page 793.
   Reservations affect Parcel 2 but not subject to location.
9. Monroe County, Florida Minor Conditional Use Permit Development Order 10-07 recorded in O.R.B. 2347, Page 1102.
   Restrictions affect CVS Parcel 1 and Parcel 2 but not subject to location.

- Bearings hereon are referred to an assumed value of N80°50'25"E and as shown on state road right of way map section #90020, sheet 12 of 138 being the South right of way line of Overseas Highway, and evidenced found nail & disk and found rebar & cap.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on NGS Monument Designation R 397, Published Elevation +7.12 N.A.V.D., (8.47 N.G.V.D.). Located on U.S. #1, East of Boog Powells Marina.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 9) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12087C1528K, for Community No. 125129, map revised date 2/18/2005, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 105,375 square feet, or 2.419 acres, more or less.
- Trees shown are surveyed for their horizontal location and/or size. Identification and/or name verification of all trees should be confirmed by the Division of Forestry County Forester or a professional in that field.
- No marked parking spaces on site.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.

SURVEYOR'S NOTES (CONTINUED):

- Zoning: Information provided by Monroe County, Florida.
- Minimum Building Setbacks are 15 FT (All four sides).
- This firm recommends that the client obtain a certified zoning verification letter from the city, county or agency responsible for zoning classification for the parcel.
- Legal description shown hereon per title commitment furnished by client and no claims as to ownership are made or implied.



LOCATION SKETCH
NOT TO SCALE

LEGEND

- = CATCH BASIN
- = MANHOLE
- = LIGHT POLE
- = WATER METER
- = WATER VALVE
- = CATCH BASIN INLET
- = UTILITY POLE
- = RISER
- = FIRE HYDRANT
- = HANDHOLE
- = SIGN
- = 0.5' CURB
- = 2.00' CURB & GUTTER
- = CHAIN LINK FENCE
- = GRADE ELEVATION
- EL. = ELEVATION
- INV. = INVERT
- SAN. = SANITARY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- B.O.S. = BOTTOM OF STRUCTURE
- T.O.B. = TOP OF BAFFEL
- T.B.M. = TEMPORARY BENCH MARK
- = CONCRETE
- = ASPHALT PAVEMENT

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

SURVEYOR'S CERTIFICATION:

The undersigned certifies to CVS Caremark Corporation, its affiliates and subsidiaries and their successors, nominees and assigns, Chicago Title Insurance Company, Holland & Knight, LLP, Boos Development Group, Inc., Keys Federal Credit Union, CVS 10122 FL, LLC and Mintz, Levin, Cohn, Ferris, Glovsky and Popeo, P.C., as of the date of this Survey, that to the best of the undersigned's professional knowledge, information and belief:

A. This Survey shows, on the basis of a field instrument survey which meets the standards, if any, established by the State in which the Property is located and in the event that no such standards have been established, the current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 2011 (as defined therein):
1. A fixed and determinable position and location of the land (the "Property") described on this Survey (including the position of the point of commencement (if any) and the point of beginning);
2. The location of all buildings, visible structures, and other visible, above ground improvements situated on the Property; and
3. All driveways or other cuts in the curbs along any street upon which the Property abuts; and that B. No easements or rights of way over abutting properties are required for (i) access to and egress from the Property, (ii) drainage of surface or other water off the Property, (iii) any utilities which serve the Property and (iv) storm sewer and sanitary sewer facilities serving the Property;

C. No waterways, ditches, ponds, building restrictions (or, if building restriction lines exist, the lines have not been violated), or party walls affecting the Property exist;

D. No encroachments, protrusions, overlaps, or overhangs of any improvements located on the Property exist upon any easements or rights-of-way encumbering or appurtenant to the Property or adjacent land;

E. No encroachments, protrusions, overlaps, or overhangs of any improvements located on adjacent land exist upon the Property or any easements or rights-of-way encumbering or appurtenant to the Property;

F. This Survey reflects boundary lines of the Property which close by calculation;

G. The only exceptions to the facts certified in this Survey are as follows:
(i) fence encroachments at the Northwest, Southwest, Southeast corners.
(ii) power poles, guy wires, overhead wires within property and asphalt pavement at Northwest corner all as shown on survey.

H. Without intending to limit any of the foregoing certifications, the undersigned made a specific examination with respect to the following items and reports as follows:
(i) Rights of way, old highways, or abandoned roads, lanes or driveways and visible drains, sewer, water, gas or oil pipe lines across the Property
Existing abandoned road along the North boundary is fenced off at the East and West boundary lines.
(ii) Visible, above ground springs, streams, rivers, ponds, lakes, swamps or drainage ditches located, bordering on or running through the Property
None visible.
(iii) Visible, above ground cemeteries or family burial grounds located on the Property
None visible
(iv) Visible, above ground telephone, telegraph, electric power or other utility poles, wires, lines or transformers overhanging or crossing or located on the Property
Utility poles with overhead wires from East and South boundary lines shown on survey.
(v) Joint driveways or walkways and party walls or rights of support affecting the Property
None visible
(vi) Physical evidence of boundary lines of the Property
Monuments found or set at all boundary corners.
(vii) Proposed changes in street lines
None to my knowledge
(viii) Disputed boundaries
None to my knowledge
(ix) Curbing and curb cuts
No curbing around parcel. Existing curb cut from Second Street and Third Street.
All of the same found to exist are shown upon the Survey in the locations described above.

I. The Premises are in a UC: Urban Commercial zoning district under the applicable zoning ordinance of Monroe County, which district allows the current use of the improvements located on the Premises.

J. The following provisions of the zoning ordinance apply to the Premises:
1. Front yard set back: 15 ft. (all four sides are front)
2. Maximum height: 35 feet

K. The Premises shown on the Survey has access to and from a dedicated public roadway contiguous to the Premises, which access between the Premises and said roadway as shown upon said survey exists without restriction and is sufficient to meet the reasonable needs of the current or proposed use, as the case may be, of the Premises and all applicable requirements of public authorities.

L. Water supply, sanitary water, sanitary sewer, storm drainage, electricity, and other utilities are available in adequate quantities at the lot lines of the Premises at the locations indicated on the foregoing survey, and the building improvements are connected and tied into the same.

M. All easements and other rights in the Premises appearing in the title report submitted to the undersigned which are capable of location on a survey have been located on the Survey and the undersigned has not been advised of any other easements or rights-of-way affecting the Property, nor is there any visible evidence of possible unrecorded easements or rights of way affecting the Property. Unless otherwise shown and detailed on the Survey, no easements over land of others are required for:
(i) access to and egress from the Premises,
(ii) drainage of surface or other water off the Premises,
(iii) any utilities which serve the Premises and said improvements, such as water, electricity, and telephone, or
(iv) sanitary sewer facilities serving the Premises and said improvements.

N. As of the date of the Survey, the Premises does lie within a flood plain or flood-prone area, or a flood plain area having special flood hazards identified as such under the Flood Disaster Protection Act of 1973.

O. The undersigned has reviewed the most recent Flood Insurance Rate Map issued by the Federal Emergency Management Agency under the National Flood Insurance Program applicable to the Premises and has determined that the Premises is in Zone AE EL 9, a Special Flood Hazard Area.

This is to certify that this "Boundary and Topographic Survey" was made under my responsible charge on February 27, 2012, in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

"Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper"

FORTIN, LEAVY, SKILES, INC., LB3653

By: _____
Daniel C. Fortin, For The Firm
Surveyor and Mapper, LS2853
State of Florida.

CVS/pharmacy #66622
5610 OVERSEAS HIGHWAY
STOCK ISLAND
MONROE COUNTY, FLORIDA

RECEIVED
MAY 21 2012
2012-071
MONROE CO. PLANNING DEPT.

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is an Instrument of Service not to be Reproduced in Whole or in Part without the Express WRITTEN Permission of Same.

No.	Revision Description
1	ADDITIONAL TOPO (4/11/12) & FDOT LEASE AREA (CEM)
O.N.	120409

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

ALTA/ACSM LAND TITLE SURVEY

CVS - 5610 OVERSEAS HIGHWAY
STOCK ISLAND, MONROE COUNTY, FLORIDA

Date	2/27/12
Scale	1"=30'
Drawn By.	DWF / JJB
Cad. No.	120085
Plotted:	4/17/12 4:04p
Ref. Dwg.	
Field Book.	618/18 RLL
Job. No.	120085
Dwg. No.	2012-012
Sheet	1 of 1

Item #2 CVS Pharmacy-Alcoholic Beverage
Traffic Study

Traffic Impact Study

For Submittal to FDOT & Monroe County

CVS Pharmacy, Stock Island

Northeast Quadrant of US 1 (Overseas Highway & 3rd Street)
Stock Island, Monroe County, Florida

Prepared for:

2651 McCormick Drive
Clearwater, FL 33759

May 2012

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build

Certificate of Authorization No. 00003215

5601 Mariner Street
Suite 240
Tampa, FL 33609
Tel: (813) 288-0233
Fax: (813) 288-0433
Contact: C. John Melendez III

RECEIVED
MAY 21 2012
2012-071
MONROE CO. PLANNING DEPT.

RAGHU K. VETURI
LICENSE
No. 68918
STATE OF FLORIDA
PROFESSIONAL ENGINEER

RAGHU K. VETURI, P.E.
68918
P.E. Number
5/17/12
Date

TABLE OF CONTENTS

1.0 Executive Summary 1

2.0 Introduction 2

2.1 Traffic Impact Analysis Procedures 5

2.2 Site Access 5

2.3 Data Collection 6

3.0 Project Trip Generation 7

4.0 Project Trip Distribution and Assignment 8

5.0 Planned/Scheduled/Funded Improvements 9

6.0 Analysis Scenarios 10

6.1 Intersection Analysis 10

6.2 Arterial Trip Assignment Summary 12

7.0 Turn Lane Length Analysis 14

8.0 Conclusions 15

LIST OF FIGURES

Figure 2-1 Site Location Map 3

Figure 2-2 Site Plan 4

Figure 4-1 Project Trip Distribution 8

LIST OF TABLES

Table 3-1 ITE Trip Generation 7

Table 6-1 PM Peak Hour Signalized Intersection Level of Service and Delay 11

Table 6-2 PM Peak Hour Unsignalized Intersection Approach Levels of Service 11

Table 6-3 Arterial Trip Assignment Summary 13

Table 10-1 PM Peak Hour Turn Lane Length Data 14

LIST OF APPENDICES

APPENDIX A METHODOLOGY CORRESPONDENCE

APPENDIX B ITE TRIP GENERATION

APPENDIX C TRAFFIC DATA

APPENDIX D TRAFFIC VOLUME FIGURES

APPENDIX E INTERSECTION ANALYSIS WORKSHEETS

APPENDIX F REFERENCES

1.0 Executive Summary

The applicant proposes to develop a 14,600 square foot (sf) CVS Pharmacy located in the northeast corner of the intersection of US 1 (Overseas Highway) & 3rd Street, Stock Island, Monroe County, Florida (see Figure 1, Site Location Map). The project is planned to be operational in the year 2013. CPH Engineers, Inc. (CPH) has prepared this Traffic Impact Study for submittal to the Monroe County and the Florida Department of Transportation to address the impacts of the project including traffic concurrency requirements and to provide specific recommendations for safe and adequate ingress and egress to and from the site.

Access from the site to the roadway network is proposed via two access points described as:

- a full-access driveway on 3rd Street; and
- a full-access driveway on 2nd Street.

The proposed project is anticipated to generate less than 100 trips per 1000 sq.ft. on a daily basis. Therefore this project is considered as a minor conditional use. Based upon the analysis, the roadway segments in the study area are anticipated to operate with adequate capacity and thus acceptable LOS with the addition of future background trips and project trips.

Based upon the intersection analysis conducted, the study area signalized intersections are expected to operate at LOS D or better. The study area unsignalized intersections are expected operate at acceptable levels of service with the exception of US 1 & College Road North. For the intersection of US 1 & College Road North, the westbound stop controlled approach is expected to operate at LOS F, indicating that the side street LOS and delay are calculated regardless of the volume of minor-street left turning traffic. Generally longer minor street delays are considered tolerable, such as in this instance where there is a need for progression along major streets.

To provide for safe and adequate access to and from the site, the applicant is proposing to construct a traffic signal at the intersection of US 1 & 3rd Street. Based upon traffic signal warrant analysis conducted at this intersection (provided under separate cover), a traffic signal is warranted and is recommended for installation.

For the intersection of US 1 & 3rd Street, the westbound right-turn lane length required is 350 feet. However, due to existing constraints such as at-grade high power transmission poles and proximity of the driveway, a total turn lane length of 90 feet was provided at this intersection. Further coordination with the County staff will be required regarding the feasibility of this turn lane.

2.0 Introduction

The Applicant proposes to develop a 14,600 square foot (sf) CVS Pharmacy located in the northeast corner of the intersection of US 1 (Overseas Highway) & 3rd Street, Stock Island, Monroe County, Florida. See Figure 1 and 2 for site location map for reference. The site is currently vacant. The project is anticipated to be completed and operational in the year 2013. The report is being provided in accordance with the Monroe County requirements for a traffic impact study. This report addresses the following:

1. traffic impacts of the project
2. traffic concurrency requirements
3. specific recommendations for safe and adequate access to and from the site.

CPH coordinated with the Monroe County Consultant staff prior to commencing the study, submitted a traffic impact study methodology, and implemented agreed upon methodology discussions in conducting this study.

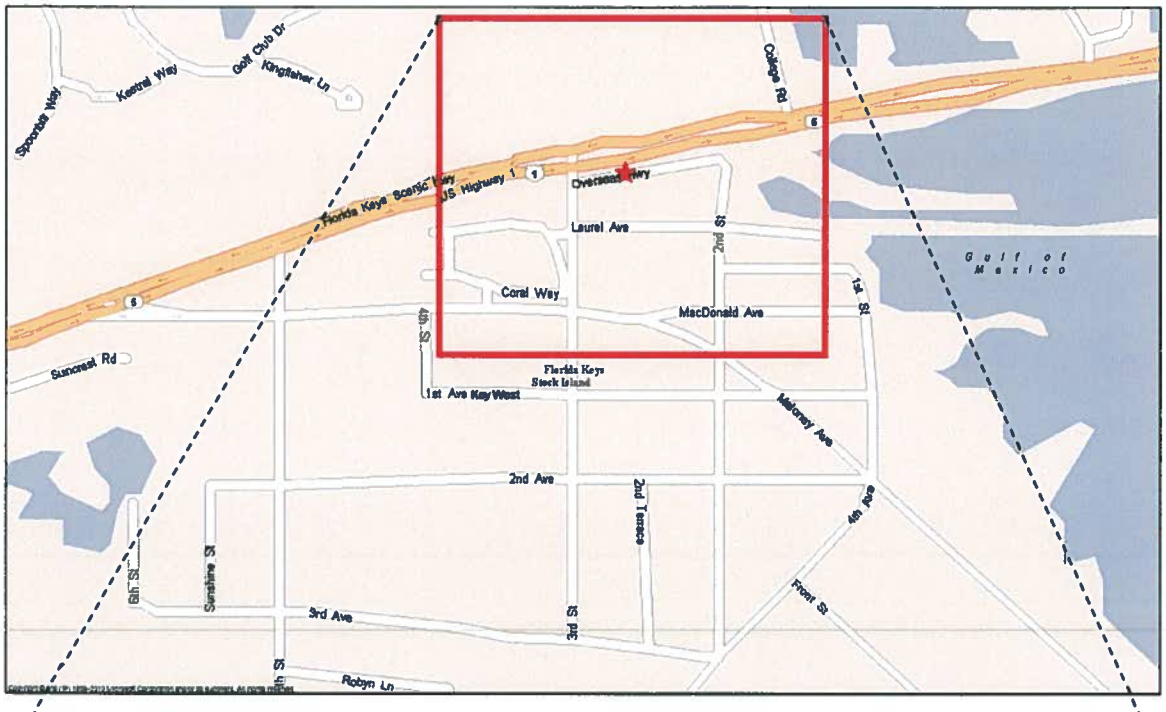
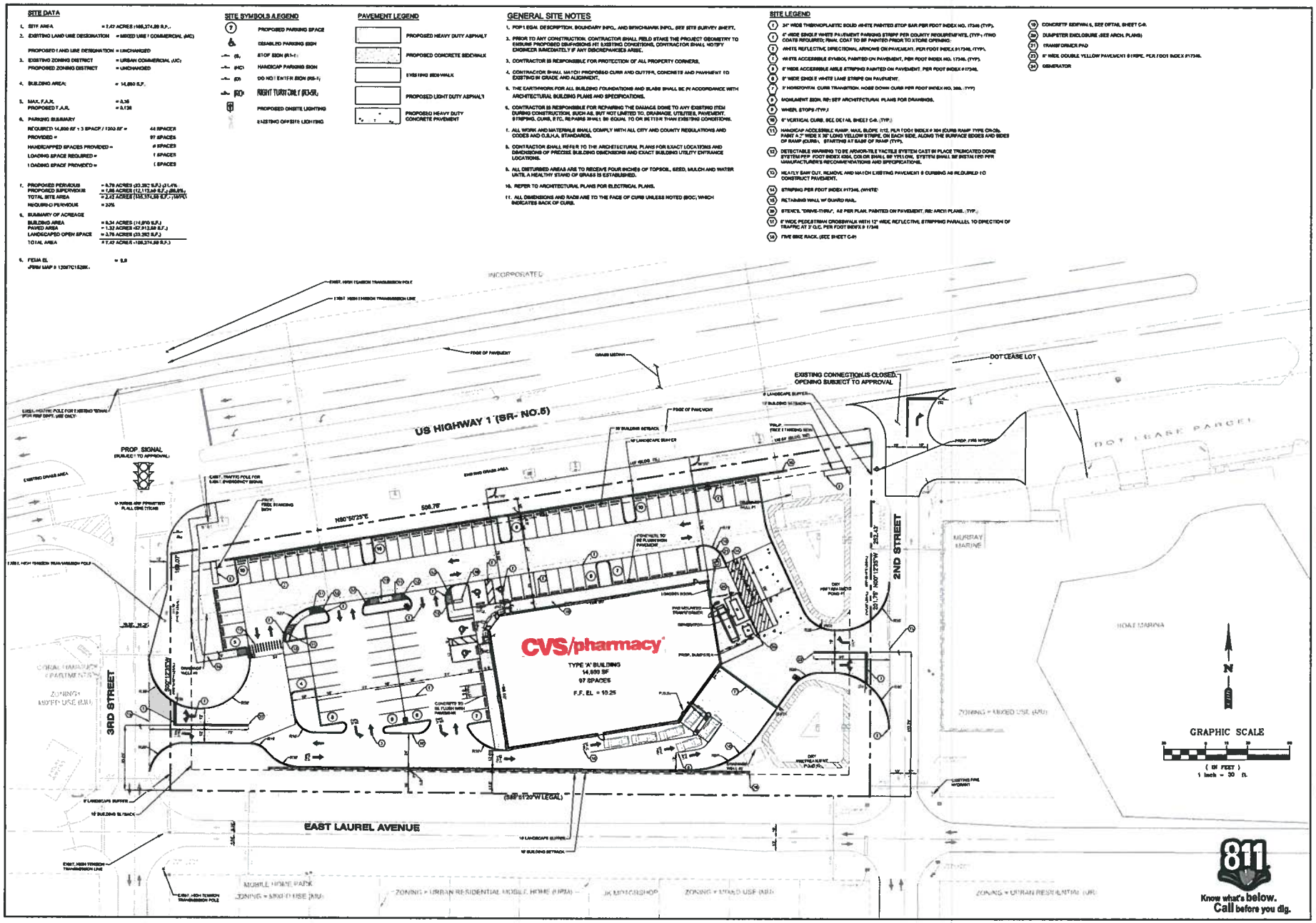


FIGURE 2-1 SITE LOCATION MAP

CVS Pharmacy, Stock Island, FL
NE Quadrant of US 1 & 3rd Street
Monroe County, Florida

cph
Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build
www.cphengineers.com

Figure 2-2 Site Plan



SITE DATA

1. SITE AREA = 2.47 ACRES (108,374.89 S.F.)
2. EXISTING LAND USE DESIGNATION = MIXED USE / COMMERCIAL (MC)
   PROPOSED LAND USE DESIGNATION = UNCHANGED
3. EXISTING ZONING DISTRICT = URBAN COMMERCIAL (UC)
   PROPOSED ZONING DISTRICT = UNCHANGED
4. BUILDING AREA: = 14,600 S.F.
5. MAX. F.A.R. = 3.36
   PROPOSED F.A.R. = 0.138
6. PARKING SUMMARY
   REQUIRED 14,600 SF / 3 SPACE / 1000 SF = 44 SPACES
   PROVIDED = 97 SPACES
   HANDICAPPED SPACES PROVIDED = 4 SPACES
   LOADING SPACE REQUIRED = 1 SPACES
   LOADING SPACE PROVIDED = 1 SPACES
7. PROPOSED PERVIOUS = 0.79 ACRES (33,382 S.F.) 31.4%
   PROPOSED IMPERVIOUS = 1.68 ACRES (72,112.89 S.F.) (68.6%)
   TOTAL SITE AREA = 2.47 ACRES (108,374.89 S.F.) (100%)
   REQUIRED PERVIOUS = 20%
8. SUMMARY OF ACREAGE
   BUILDING AREA = 0.34 ACRES (14,600 S.F.)
   PAVED AREA = 1.32 ACRES (57,512.89 S.F.)
   LANDSCAPED OPEN SPACE = 0.79 ACRES (33,382 S.F.)
   TOTAL AREA = 2.47 ACRES (108,374.89 S.F.)
9. FEMA EL = 9.0
   (FIRM MAP # 12087C1528K)

SITE SYMBOLS LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN
- DO NOT ENTER SIGN (R5-1)
- RIGHT TURN ONLY (R3-5R)
- PROPOSED ONSITE LIGHTING
- EXISTING OFFSITE LIGHTING

PAVEMENT LEGEND

- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED CONCRETE SIDEWALK
- EXISTING SIDEWALK
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT

GENERAL SITE NOTES

1. POR'S LEGAL DESCRIPTION, BOUNDARY INFO., AND BENCHMARK INFO., SEE SITE SURVEY SHEET.
2. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL FIELD STAKE THE PROJECT GEOMETRY TO ENSURE PROPOSED DIMENSIONS FIT EXISTING CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARISE.
3. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
4. CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
5. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
6. CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
7. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY AND COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
8. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
9. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
10. REFER TO ARCHITECTURAL PLANS FOR ELECTRICAL PLANS.
11. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS NOTED (BOC) WHICH INDICATES BACK OF CURB.

SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR PER FDOT INDEX NO. 17346 (TYP.)
2. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE PER COUNTY REQUIREMENTS. (TYP.) (TWO COATS REQUIRED; FINAL COAT TO BE PAINTED PRIOR TO XTORE OPENING)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT, PER FDOT INDEX 17346 (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT, PER FDOT INDEX NO. 17346. (TYP.)
5. 6" WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT, PER FDOT INDEX #17346.
6. 6" WIDE SINGLE WHITE LANE STRIPE ON PAVEMENT.
7. 3" HORIZONTAL CURB TRANSITION, NOSE DOWN CURB PER FDOT INDEX NO. 300. (TYP)
8. SIGNALMENT SIGN, REF: SEE ARCHITECTURAL PLANS FOR DRAWINGS.
9. WHEEL STOPS (TYP.)
10. 6" VERTICAL CURB, SEE DETAIL SHEET C-6. (TYP.)
11. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-3b). PAINT A 2" WIDE X 36" LONG YELLOW STRIPE, ON EACH SIDE, ALONG THE SURFACE EDGES AND SIDES OF RAMP (CURB). STARTING AT BASE OF RAMP (TYP).
12. DETECTABLE WARNING TO BE ARMOR-TILE VACTILE SYSTEM CAST IN PLACE TRUNCATED DOME SYSTEM PER FDOT INDEX #304, COLOR SHALL BE YELLOW. SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
13. NEATLY SAW CUT, REMOVE AND MATCH EXISTING PAVEMENT & CURBING AS REQUIRED TO CONSTRUCT PAVEMENT.
14. STRIPING PER FDOT INDEX #17346. (WHITE)
15. RETAINING WALL W/ GUARD RAIL.
16. STENCIL "DRIVE-THRU", AS PER PLAN. PAINTED ON PAVEMENT. REF: ARCH PLANS. (TYP.)
17. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 3' O.C. PER FDOT INDEX # 17346
18. FIVE BIKE RACK. (SEE SHEET C-6)
19. CONCRETE SIDEWALK, SEE DETAIL SHEET C-6.
20. DUMPSTER ENCLOSURE (SEE ARCH. PLANS)
21. TRANSFORMER PAD
22. 6" WIDE DOUBLE YELLOW PAVEMENT STRIPE. PER FDOT INDEX #17346.
23. GENERATOR

CVS pharmacy

PROTOTYPICAL 14,600
CHAMFER DRIVE-THRU
STORE NUMBER: # 10122

5618 OVERSEAS HIGHWAY
STOCK ISLAND, FLORIDA

PROJECT TYPE: NEW

DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 66622

CONSULTANT:

cph © 2012

Engineers
Surveyors
Planners / Landscape Architects
Environmental Scientists
Construction Management
www.cphenginuers.com
1992 NW 1st Street
Miami, FL 33125
Phone: 305.374.4505
Fax: 305.374.4007
Certificate of Authorization No. 3215

CONSULTANT:

MARIA C. ZAPATA, P.E.
REG.# 54557

DEVELOPER: 5789 NW 151st STREET, SUITE B
MIAMI LAKES, FL. 33014
PHONE: (305) 826-8284
FAX: (305) 828-8594

Boos Development Group, Inc.

SEAL:

REVISIONS:

DRAWN BY: TEAM
DATE: MARCH 29, 2012
JOB NUMBER: B11269

TITLE:
SITE PLAN

SHEET NUMBER:
C-4

COMMENTS:
NOT RELEASED FOR CONSTRUCTION

2.1 Traffic Impact Analysis Procedures

This analysis was conducted for the proposed project based upon the agreed upon methodology with the County's consultant and subsequent coordination. The facilities to be analyzed include the following roadways and intersections. Please see the attached methodology correspondence Appendix A for reference.

Intersections

- US 1 & Roosevelt Boulevard;
- US 1 & College Road North;
- US 1 & Cross Street;
- US 1 & McDonald Avenue;
- US 1 & 3rd Street;
- US 1 & College Parkway North;
- US 1 & Key Haven Boulevard; and
- US 1 & 2nd Street.

Roadway Segments

- Segments 1 through 9 (MM 4.0 to MM 29.5).

In addition to the above analysis, a traffic signal warrant analysis at the intersection of US 1 & 3rd Street was conducted using projected traffic volumes and based upon the requirements published in *Manual on Uniform Traffic Control Devices (MUTCD).* This report is provided under separate cover.

2.2 Site Access

Access to the site is proposed through the following driveways:

- a full access driveway on 3rd Street which connects to the intersection of US 1 & 3rd Street;
- a full access driveway on 2nd Avenue, 2nd Avenue is currently closed and is proposed to opened for connection to US 1. The applicant is pursuing re-opening of 2nd Street connection to US 1.

2.3 Data Collection

PM peak hour turning movement count data was collected at the following study area intersections:

- US 1 & Roosevelt Boulevard;
- US 1 & College Road North;
- US 1 & Cross Street;
- US 1 & McDonald Avenue;
- US 1 & 3rd Street;
- US 1 & College Parkway North; and
- US 1 & Key Haven Boulevard;

Raw turning movement count data for the study area intersections are attached in the Appendix C. Appropriate Peak Season Correction Factor (PSCF) was applied to the raw turning movement counts based upon PSCF factors published by the FDOT for Monroe County. Please refer to the attached PSCF sheet in Appendix C.

3.0 Project Trip Generation

The trip generation potential for the proposed project was determined based upon *the Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition*. ITE land use code 881, Pharmacy/Drugstore with Drive-Through Window was used for the proposed project. A pass-by rate of 49% was applied based upon *ITE Trip Generation Handbook, 2nd Edition*. Table 3-1, shows a summary of ITE Trip Generation. Please see Appendix B for ITE Trip Generation worksheets.

Table 3-1 ITE Trip Generation

Land Use	ITE Land Use Code	Size (ksf/'s)	Gross Daily	Net-New PM Peak Hour Trips
Pharmacy/Drugstore with Drive-Through Window	881	14.6	1,287	77

Note: ksf = thousand square feet

Based upon preliminary trip generation projection, it is anticipated that the proposed project will generate 1,287 gross daily trips and 77 net-new pm peak hour trips after subtracting the trips from the existing land use. Please see the attached trip generation worksheets in Appendix B for reference.

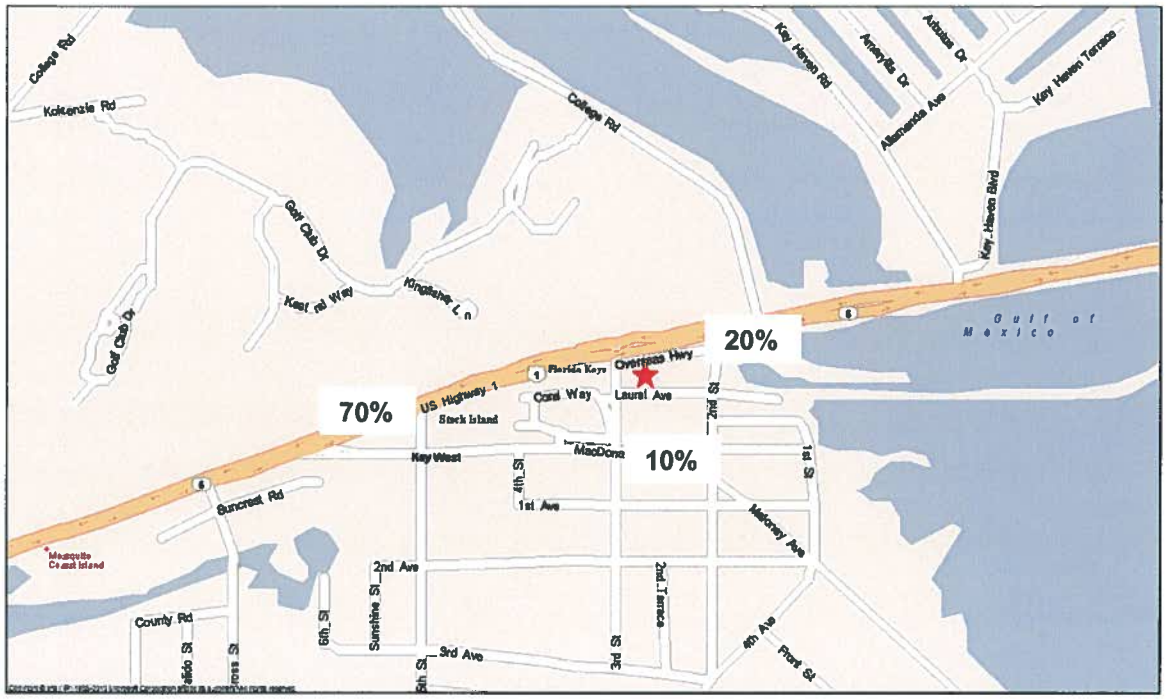
4.0 Project Trip Distribution and Assignment

Trip distribution for the proposed project was determined based upon existing travel patterns observed through available traffic count data and engineering judgment. Based upon existing traffic volumes, the project distribution is as follows:

- 20% to/from north on US 1;
- 70% to/from south on US 1; and
- 10% to/from east from 3rd Street and 2nd Street (local).

For trip assignment and roadway analysis, a trip length of 12.5 miles to north and was used. Trip length of 12.5 miles was based upon the location of the nearest CVS Pharmacy in Big Pine Key which is approximately 25 miles north from the proposed project site. The nearest pharmacy to the south (in Key West is approximately) 3 miles from the proposed project site. Therefore, a trip length of 1.5 miles to the south was used.

Figure 4-1 Project Trip Distribution



5.0 Planned/Scheduled/Funded Improvements

Based upon review of the FDOT five-year work program and the Monroe County Capital Improvement Program (CIP), there are no improvements planned/scheduled/funded on the roadways in the vicinity of the project site.

6.0 Analysis Scenarios

Existing Traffic Conditions

The year 2012 is considered the base year traffic conditions or existing conditions. Based upon discussions with staff, existing condition vehicle turning movements were collected. Appropriate peak season correction factors were applied to the raw turning movement counts to account for the seasonal variations in the traffic. Please see traffic volume figures in Appendix D for reference.

Future Background Traffic Conditions

The proposed project is anticipated to be completed for construction and operational in the year 2013. Future background traffic conditions, also referred to as future non-project traffic conditions, are those present in the study area in the year 2013, prior to the construction and operation of the proposed project. Future background growth rate calculations yielded a growth rate of less than one (1) percent. Hence a growth rate of 1% per year was used for conservative analysis purposes. Please see Appendix C for future background growth rate calculation sheet. Future background traffic volumes were calculated by background traffic to the existing pm peak hour, peak season traffic volumes. Please see traffic volume figures in Appendix D for reference.

Future Total Traffic Conditions

The pm peak hour future total traffic volumes were calculated by adding the future background traffic volumes and project traffic volumes. Please see traffic volume figures in Appendix D for reference.

6.1 Intersection Analysis

The intersections were analyzed for each traffic condition based upon methodologies published in the *Highway Capacity Manual (HCM),* using Highway Capacity Software (HCS). The signalized intersection level of service and delay for each traffic condition is shown in Table 6-1, PM Peak Hour Signalized Intersection Level of Service and Delay and intersection analysis worksheets are attached in Appendix E.

Table 6-1 PM Peak Hour Signalized Intersection Level of Service and Delay

Intersection	Existing		Future Background		Future Total	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
US 1 & Roosevelt Blvd.	D	39.3	D	41.0	D	44.0
US 1 & College Road South	C	22.5	C	22.9	C	23.1
US 1 & Cross Street	B	11.1	B	11.2	B	11.3
US 1 & McDonald Avenue	B	19.7	C	20.3	C	20.3
US 1 & 3rd Street	-	-	-	-	B*	13.0*

* Indicates LOS and Delay with Intersection Improvements (Signalization of US 1 & 3rd Street)

Based upon the intersection analysis conducted, the study area signalized intersections are expected to operate at LOS D or better. Table 6-2 below shows the unsignalized intersections approach levels of service.

Table 6-2 PM Peak Hour Unsignalized Intersection Approach Levels of Service

Intersection	Existing				Future Background				Future Total			
	EB	WB	NB	SB	EB	WB	NB	SB	EB	WB	NB	SB
US 1 & 3rd Street	-	C	-	-	-	C	-	-	-	D	-	-
US 1 & College Road North	E	F	-	-	E	F	-	-	E	F	-	-
US 1 & Key Haven Boulevard	C	-	-	-	C	-	-	-	D	-	-	-
US 1 & 2nd Street	-	-	-	-	-	-	-	-	-	B	-	-

-Indicates no approach or free-flow approach.

The study area unsignalized intersections are operating at acceptable LOS with the exception of US 1 & College Road North. For this intersection, the westbound stop controlled approach is operating at LOS F indicating that the side street LOS and delay are calculated regardless of the volume of minor-street left turning traffic. Generally longer minor street delays are considered tolerable, such as in this instance where there is a need for progression along major streets.

6.2 Arterial Trip Assignment Summary

The proposed project is located along Monroe County's designated US 1 Segment 1. Table 6-3 depicts a summary of daily US 1 arterial traffic volume and proposed site traffic. There are 2,131 available trips on Segment 1. The proposed development's traffic volume is 630 net-new daily trips. With the proposed development trips the remaining trips on Segment 1 are 1,501.

Table 6-3 Arterial Trip Assignment Summary

Project	CVS Pharmacy, Stock Island, FL				
Location	Northeast Quadrant of US 1 & 3rd Street, Stock Island, FL (MM 4.8)			MM	4.8
Type of Development	Pharmacy/Drugsotre with Drive-Through Window				
Project Size	14,600 sq.ft.	**ITE Land Use Code**	881		
Average Trip Length	12.5 miles North/1.5 miles South	**Average Daily Trips (7-Day Average)**	1,236		

	Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	Primary Trips	US-1 Segment Number	US-1 Segment Limits		Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	Project Trips	2011 Reserve Volume	2011 Remaining Reserve Volume
						Begin MM	End MM						
Project Segment (MM 4.8) →	1,236	49%	51%	630	#1	4.0	5.0	(80%) / (20%)	100%	(630 x 0.8 x 1) / (630 x 0.2 x 1) = 504/126	630	2,131	1,501
					#2	5.0	9.0	20%	91%	(630 x 0.2 x 0.91) = 115	115	5,683	5,568
					#3	9.0	10.5	20%	80%	(630 x 0.2 x 0.8) = 101	101	522	421
					#4	10.5	16.5	20%	65%	(630 x 0.2 x 0.65) = 82	82	3,074	2,991
					#5	16.5	20.5	20%	45%	(630 x 0.2 x 0.45) = 57	57	2,131	2,074
					#6	20.5	23.0	20%	32%	(630 x 0.2 x 0.32) = 41	41	2,401	2,361
					#7	23.0	25.0	20%	23%	(630 x 0.2 x 0.23) = 29	29	2,004	1,975
					#8	25.0	27.5	20%	14%	(630 x 0.2 x 0.14) = 18	18	2,247	2,229
					#9	27.5	29.5	20%	5%	(630 x 0.2 x 0.05) = 7	7	2,608	2,602
					#10	29.5	33.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	845	845
					#11	33.0	40.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	6,723	6,723
					#12	40.0	47.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	5,180	5,180
					#13	47.0	54.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	17,408	17,408
					#14	54.0	60.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	3,074	3,074
					#15	60.5	63.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	1,431	1,431
					#16	63.0	73.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	5,246	5,246
					#17	73.0	77.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	-671	-671
					#18	77.5	79.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	-328	-328
					#19	79.5	84.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	951	951
					#20	84.0	86.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	692	692
					#21	86.0	91.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	4,418	4,418
					#22	91.5	99.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	11,128	11,128
					#23	99.5	106.0	20%	0%	(630 x 0.2 x 0.00) = 0	0	9,234	9,234
					#24	106.0	112.5	20%	0%	(630 x 0.2 x 0.00) = 0	0	8,932	8,932

7.0 Turn Lane Length Analysis

Turn lane warrant analysis was conducted at the intersection of 3rd Street & Driveway 1 based upon *National Cooperative Highway Research Program (NCHRP) Report 457.* Based upon the turn lane warrant analysis, an eastbound left-turn lane is not warranted. Please see that attached turn lane warrant analysis worksheet in Appendix F for reference.

Turn lane length analysis was conducted at the intersection of US 1 & 3rd Street. The analysis was conducted using HCS 95th percentile queue length data and FDOT Design Standards Index 301. Turn lane length analysis results are shown in Table 10-1, PM Peak Hour Turn Lane Length Data.

Table 10-1 PM Peak Hour Turn Lane Length Data

Intersection	Movement	Turning Volume (vph)	Posted Speed (mph)	Design Speed (mph)	Deceleration Length (feet)	95th Percentile BOQ (Vehicle Lengths)	Queue Length (feet)	Total Length	Existing Length (feet)
US 1 & 3rd Street	WBR	158	25	30	145	8.2*	205	350	90
	NBR	54	45	50	290	1.4	35	325	360
	SBL	127	45	50	290	6.5	163	453	455

* Indicates 95th percentile BOQ with improvements (assumes future traffic signal at US 1 & 3rd Street)

For the intersection of US 1 & 3rd Street, the westbound right-turn lane length requires is 350 feet. However, due to existing constraints such as high power transmission line and proximity of the driveway to a total turn lane length of 90 feet was provided at this intersection. Further coordination with the County staff will be required regarding the feasibility of this turn lane.

8.0 Conclusions

The applicant proposes to develop a 14,600 square foot (sf) CVS Pharmacy located in the northeast corner of the intersection of US 1 (Overseas Highway) & 3rd Street, Stock Island, Monroe County, Florida. The project is planned to be operational in the year 2013. CPH Engineers, Inc. (CPH) has prepared this Traffic Impact Analysis for submittal to the Monroe County and the Florida Department of Transportation (FDOT) to address the impacts of the project including traffic concurrency requirements and to provide specific recommendations for safe and adequate ingress and egress to and from the site.

The proposed project is anticipated to generate less than 100 trips per 1000 sq.ft. on a daily basis. Therefore this project is considered as a minor conditional use. Based upon the analysis, the roadway segments in the study area are anticipated to operate with adequate capacity and thus acceptable LOS with the addition of future background trips and project trips.

Based upon the intersection analysis conducted, the study area signalized intersections are expected to operate at LOS D or better. The study area unsignalized intersections are expected operate at acceptable levels of service with the exception of US 1 & College Road North. For the intersection of US 1 & College Road North, the westbound stop controlled approach is expected to operate at LOS F, indicating that the side street LOS and delay are calculated regardless of the volume of minor-street left turning traffic. Generally longer minor street delays are considered tolerable, such as in this instance where there is a need for progression along major streets.

To provide for safe and adequate access to and from the site, the applicant is proposing to construct a traffic signal at the intersection of US 1 & 3rd Street. Based upon traffic signal warrant analysis conducted at this intersection, a traffic signal is warranted and is recommended as an improvement. Traffic signal warrant analysis is provided under separate cover.

For the intersection of US 1 & 3rd Street, the westbound right-turn lane length required is 350 feet. However, due to existing constraints such as at-grade high power transmission poles and proximity of the driveway, a total turn lane length of 90 feet was provided at this intersection. Further coordination with the County staff will be required regarding the feasibility of this turn lane.

APPENDIX A

METHODOLOGY CORRESPONDENCE

Veturi, Raghu P.E.

From: Shanmugam, Raj [raj.shanmugam@urs.com]
Sent: Friday, April 20, 2012 12:23 PM
To: Veturi, Raghu P.E.
Cc: Smith-Patricia; Melendez, John; Hendrix, Todd H. (P.E.); Zapata, Maria (P.E.); Ali.Khalilahmadi@dot.state.fl.us
Subject: RE: CVS Pharmacy, Stock Island, Traffic Study Methodology Letter

Good Morning Raghu,

I have reviewed the methodology letter you had presented and generally agree with your approach. However, I like to note the potential issues related to the proposed traffic signal at either 2nd OR 3rd Street intersection with US 1.

The LOS on US 1 in Monroe County is based on travel speeds rather than the traffic volumes. Adding a traffic signal along US 1 tends to have a negative impact on the travel speeds, thus meeting the concurrency requirements. Therefore, any proposal to add traffic signals along US 1 should be thoroughly analyzed not only for the segment immediately next to the project (Segment # 1), but the entire 108 miles of US 1. I recommend that you present the potential alternative solutions, including directional traffic controls at 2nd and 3rd Street intersections with US 1, and utilizing existing signalized intersections to provide access to this site.

Also, the trip percentage distribution of 40/50/10 (north/south/local) seems to be not accurate. Other projects in the area have used the population densities to determine the trip distribution and estimated to be 20/80 (north/south & local). Please confirm your trip distributions.

Thanks and let me know if you have any further questions.

Rajendran Shanmugam, P.E.
Vice President / Branch Manager
URS Corporation Southern
The Exchange
3343 West Commercial Boulevard, Suite 100
Fort Lauderdale, Fl 33309
Tel: 954.739.1881
Dir: 954.670.2601
Fax: 954.739.1789
Raj.Shanmugam@URS.com

From: Veturi, Raghu P.E. [mailto:rveturi@cphengineers.com]
Sent: Wednesday, April 18, 2012 5:29 PM
To: Shanmugam, Raj
Cc: Smith-Patricia; Melendez, John; Hendrix, Todd H. (P.E.); Zapata, Maria (P.E.)
Subject: CVS Pharmacy, Stock Island, Traffic Study Methodology Letter

Hi Raj,

Per our conversation, attached is the traffic study methodology for the above mentioned project. Please review and let us know if you have any questions or comments.

Thank you,
Raghu K. Veturi, PE, PTOE
CPH Engineers, Inc.
Tel: (813) 288-0233
Fax: (813) 288-0433

This e-mail and any attachments contain URS Corporation confidential information that may be proprietary or privileged. If you receive this message in error or are not the intended recipient, you should not retain, distribute, disclose or use any of this information and you should destroy the e-mail and any attachments or copies.

5601 Mariner Street
Suite 240
Tampa, Florida 33609
Phone: 813.288.0233
Fax: 813.288.0433

www.cphengineers.com

April 18, 2012
(via e-mail)

Raj Shanmugam, P.E.
Vice President/Branch Manager
URS Corporation Southern
The Exchange
3343 West Commercial Boulevard, Suite 100
Fort Lauderdale, Florida 33309
E-mail: Raj.Shanmugam@URS.com

RE: Traffic Impact Study Methodology Letter
Proposed 14,600 s.f. CVS Pharmacy
Southeast Quadrant of US 1 (Overseas Highway) & 3rd Street
Stock Island, Monroe County, Florida
CPH Project Number: B11269

Dear Mr. Shanmugam:

Provided here for your review and comment is a Traffic Impact Study methodology for the above referenced project. The methodology has been prepared to be consistent with Monroe County Traffic Study Requirements and per our conversation.

Introduction

This following Traffic Impact study methodology outlines the procedures and data that will be used to evaluate the projected traffic impacts of the proposed 14,600 s.f. CVS Pharmacy located in the southeast quadrant of the intersection of US 1 & 3rd Street in Stock Island, Monroe County, Florida. Please see the attached site location map and site plan for reference. Access to the proposed site is provided via two (2) driveways:

- a full access driveway on 3rd Street;
- a full-access driveway on 2nd Street.

Study Area

The study area includes pm peak hour traffic data collection at the following intersections and 24-hour tube counts on US 1 at two locations north and south of 3rd Street:

Roadways

- US 1 from Roosevelt Boulevard to Key Haven Road; and
- US 1 from Key Haven Road to Rockland Drive.

Intersections

- US 1 & Roosevelt Boulevard;
- US 1 & College Road West;
- US 1 & Cross Street;
- US 1& McDonald Avenue;
- US 1 & 3rd Street;
- US 1 & College Road East;
- US 1 & Key Haven Road; and
- All Site Entrances.

Analysis Year Scenarios

The future analysis year will be 2013, given the anticipated date for completion of construction of the proposed project.

Project Trip Generation
The trip generation potential for the project, a 14,600 s.f. CVS Pharmacy will be determined based upon rates or equations contained in the *Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition.* Based upon a preliminary projection it was determined that the project is anticipated to generate 1,287 average daily trips, 39 gross am peak hour and 151 gross pm peak hour trips. Pass-by rates will be applied based upon *ITE Trip Generation Handbook, 2nd Edition.* Please see the attached trip generation worksheet. Pass-by rate will be checked to be less than ten percent of the adjacent street pm peak hour traffic.

For trip assignment purposes a weighted average of weekday and Saturday trips on daily basis will be considered as follows. Sunday trip generation data was not included as this data is not available from *ITE Trip Generation, 8th Edition.*

Weekday pm peak hour trip generation = 151
Weekday daily trip generation = 1,287
Weekday pm peak to daily ratio = 151/1,287 = 11.7%

Saturday peak hour trip generation = 115
Therefore, Saturday daily trip generation = (115x100)/11.7 = 983

6-day weighted average trip generation = [(5x1,287)+983]/6 = 1,236

Project Trip Distribution
Trip distribution for the proposed project will be determined based upon existing travel patterns observed through available traffic count data and engineering judgment. Based upon existing traffic volumes, the project distribution is as follows:

- 40% to/from north on US 1
- 50% to/from south on US 1
- 10% to/from east of US 1

For trip assignment and roadway analysis, a trip length of 12.5 miles to north and will be used. Trip length of 12.5 miles was based upon the location of the nearest CVS Pharmacy in Big Pine Key which is approximately 25 miles north from the proposed project site. The nearest pharmacy to the south (in Key West is approximately) 3 miles from the proposed project site. Therefore, a trip length of 1.5 miles to the south will be used.

Background (Vested) Traffic
Background traffic volumes will be calculated based upon FDOT historical traffic count data available from 2010 FDOT Traffic Information. Future background growth rate calculations yielded a growth rate of less than 1.0%. Hence a growth rate of 1.0 percent per year will be used. Please see the attached growth rate calculation sheets for reference.

Traffic Count Data
PM peak hour (4pm – 6pm) manual traffic counts will be conducted at study area intersections. In addition, 24-hour tube counts on US 1 will be conducted for projected signal warrant analysis at the US 1 & 3rd Street. All traffic volumes (counts) will be adjusted to peak-season conditions using Florida Department of Transportation (FDOT) seasonal adjustment factors for Monroe County.

Scheduled/Planned Improvements
Improvements scheduled for construction by Monroe County or the FDOT will be included in the analysis if contained in the existing plus one year work programs (Transportation Improvement Program or Capital Improvement Program).

Traffic Analysis
Intersection capacity analysis for the study area intersections will be conducted using Highway Capacity Software (HCS) software for existing, future background, and future total traffic conditions for pm peak hour conditions.

Based upon our coordination with FDOT Permits Office, a traffic signal at the intersection of US 1 & 3rd Street will be allowed if warranted. Accordingly, a traffic signal warrant analysis will be conducted at this intersection based upon projected traffic volumes for submittal to the County staff for review. Hourly distribution percentages will be obtained from three (3) similar land uses at other locations in Monroe County.

Turn Lane Analysis
A review of the turn lane needs, requirements, and design as applicable, will be performed based upon *National Cooperative Highway Research Program (NCHRP) Report 457* and *FDOT Design Standards Index 301*.

Report
A signed and sealed report which details the procedures, data, and results of the traffic analysis outlined above will be provided to the County staff for review and comment.

Please feel free to contact us at (813) 288-0233 if you have any questions or comments regarding this proposed methodology or require additional information.

Sincerely,
CPH ENGINEERS, INC.
(Certificate of Authorization: 00003215)

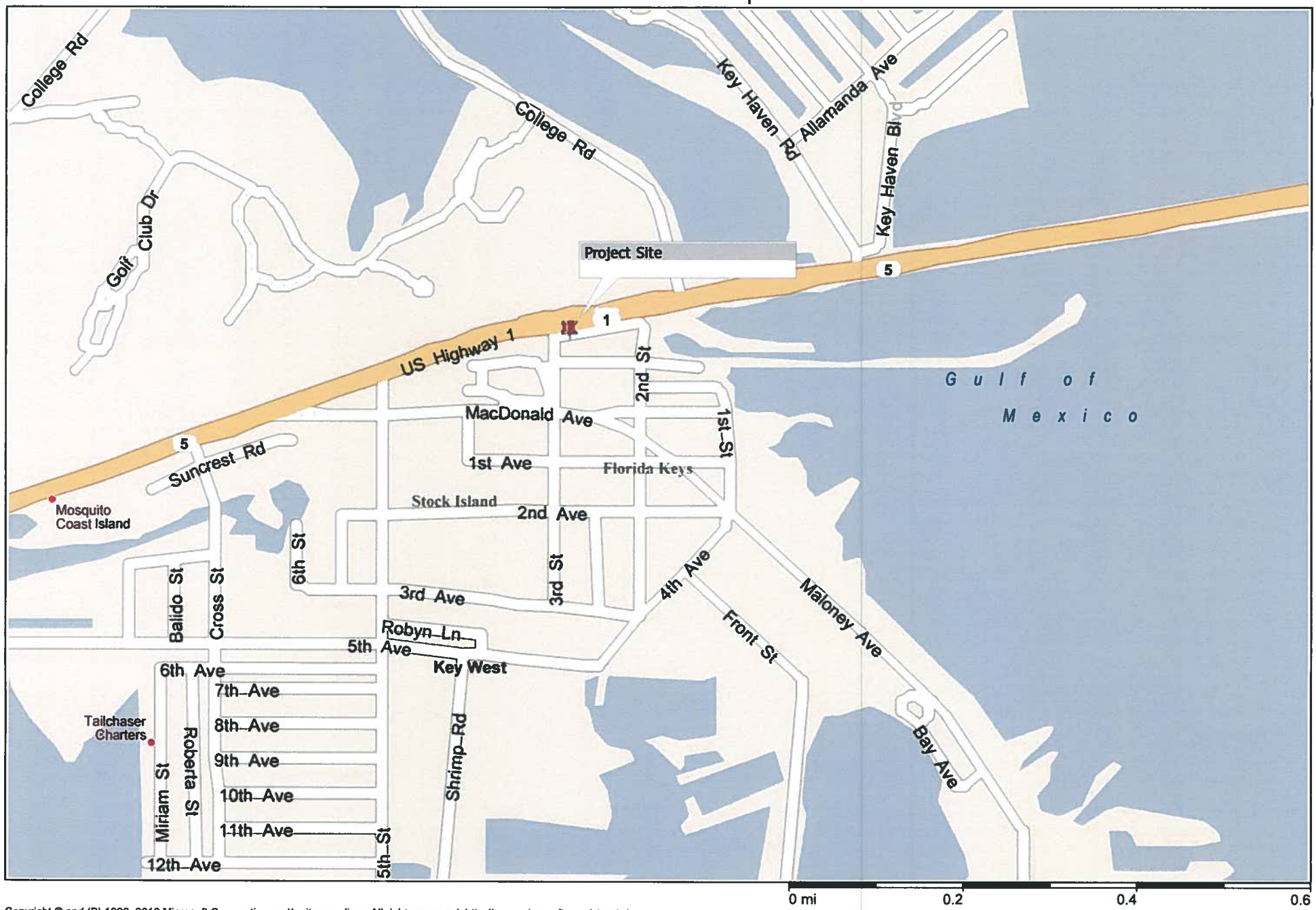
Raghu K. Veturi, P.E.
Traffic Engineer

C. John Melendez III
Transportation Division Manager

Attachments

cc: Patricia Smith, Monroe County

Site Location Map



Copyright © and (P) 1988–2010 Microsoft Corporation and/or its suppliers. All rights reserved. http://www.microsoft.com/streets/
Certain mapping and direction data © 2010 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2010 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2010 by Applied Geographic Systems. All rights reserved.

VICINITY MAP

SITE DATA

EXISTING ZONING: URBAN COMMERCIAL (UC)
PARCEL NUMBER: 00124000-000000, AK: 1158224

BUILDING SETBACKS
- NORTH SETBACK 10 FL
- SOUTH SETBACK 10 FL
- EAST SETBACK 10 FL
- WEST SETBACK 10 FL

PHASE SUMMARY	SQ. FT.	ACRES	
TOTAL SITE AREA	165,374.9ft.	3.42±	(100.00%)
TOTAL IMPERVIOUS AREA	72,112.8ft.	1.66±	(68.9%)
MINIMUM PERVIOUS AREA REQUIRED	= 20% OF SITE)		
TOTAL PERVIOUS AREA	33,262±	0.76±	(31.4%)
BUILDING AREA	14,600±	0.34±	

BUILDING HEIGHT LIMIT = 35'
ALLOWABLE MAXIMUM F.A.R. = 0.35
PROPOSED F.A.R. = 0.138

PARKING SUMMARY

REQUIRED PARKING (1 SPACE/ 1000 S.F.)	47
HANDICAPPED PARKING REQUIRED	3
TOTAL PARKING REQUIRED	44
PARKING PROVIDED	93
HANDICAPPED PARKING PROVIDED	1
TOTAL PARKING PROVIDED	97

LEGEND

- WB-65 DELIVERY TRUCK (53' TRUCK)
- (7) PROPOSED PARKING COUNT
- DESIGNATED HC PARKING SPACE
- TRANSFORMER PAD
- HEAVY DUTY ASPHALT
- LIGHT DUTY ASPHALT
- HEAVY DUTY CONCRETE
- CONCRETE

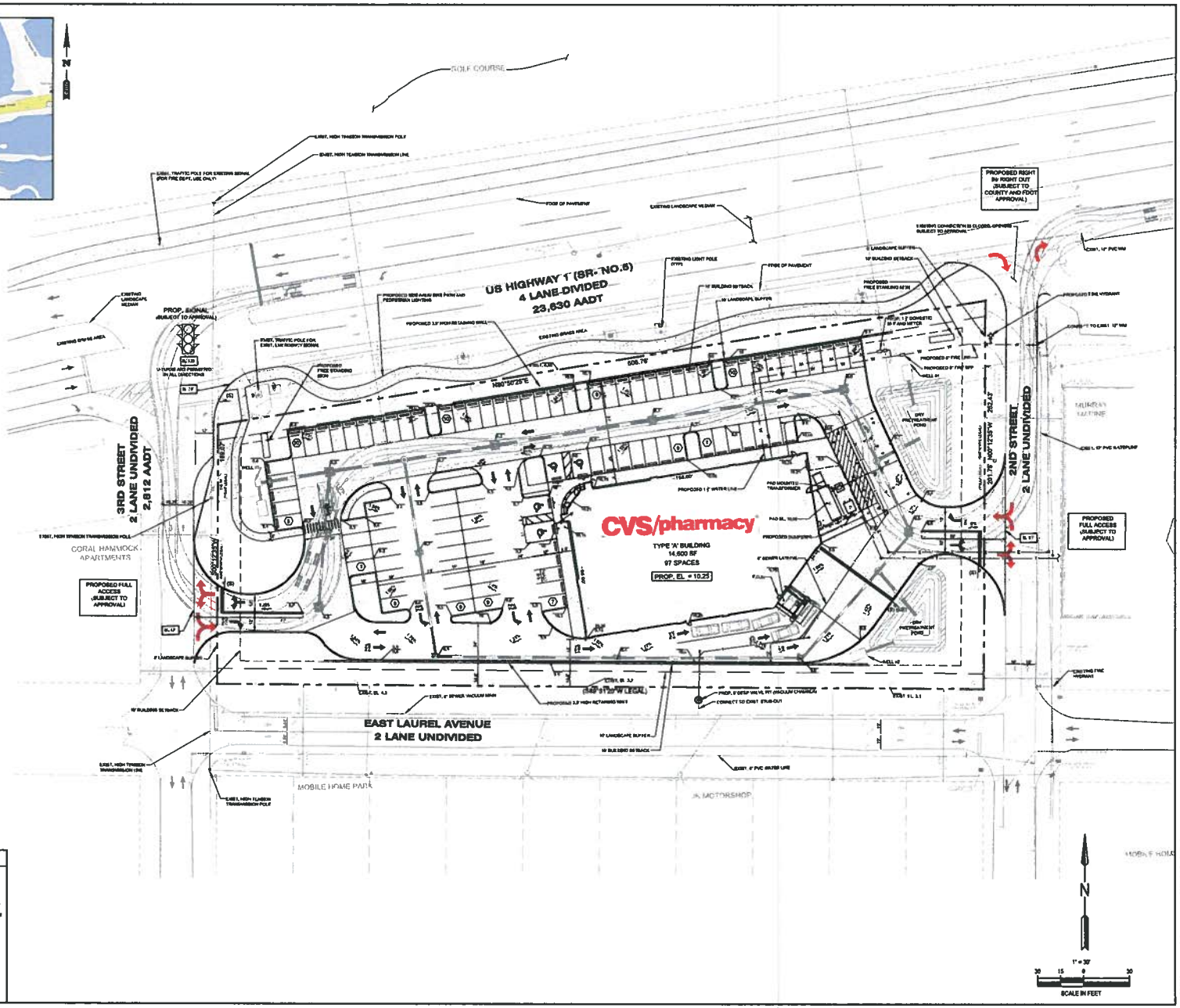
SITE SIGNAGE INDEX	
(NE)	"NO ENTRY" SIGN
(S)	"STOP" SIGN
(OW)	"ONE WAY" SIGN
(DT)	"DRIVE-THRU" SIGN
(RO)	"RIGHT ONLY" SIGN
(LO)	"LEFT ONLY" SIGN

ESTIMATED CONSTRUCTION QUANTITIES	
CURB AND GUTTER	2,467 L.F.
REGULAR DUTY PAVEMENT	331± S.Y.
HEAVY DUTY PAVEMENT	2296 S.Y.
HEAVY DUTY CONCRETE	289 S.Y.
SIDEWALKS	843 S.Y.
FILL	12,141 C.Y.
RETAINING WALL 3.2' HIGH	637 L.F.

SITE RISK ASSESSMENTS

THE FOLLOWING SITE RISK ASSESSMENTS MUST BE CONSIDERED:

- A MINOR CONDITIONAL USE IS REQUIRED.
- A VARIANCE IS REQUIRED FOR PARKING WITHIN THE 10-FT SETBACK ALONG US-1.
- SITE IS SUBJECT TO THE MODO ALLOCATION SYSTEM, ACCORDING TO DOCUMENTS PROVIDED BY THE PROPERTY OWNER, THE SITE HAS BEEN PREVIOUSLY APPROVED FOR APPROXIMATELY 7k, 129 S.F. OF COMMERCIAL DEVELOPMENT. FURTHER COORDINATION WITH THE COUNTY IS REQUIRED TO DETERMINE IF THIS CAN BE TRANSFERRED AND USED FOR THE PROPOSED CVS.
- ACCESS TO 3RD STREET FROM OVERSEAS HWY IS CLOSED. FURTHER COORDINATION WITH PUBLIC WORKS AND FDOT WILL BE REQUIRED TO CONFIRM IF THE ROAD MAY BE RE-OPENED.
- THE EXISTING TRAFFIC SIGNAL ON OVERSEAS HWY AND 3RD STREET IS AN EMERGENCY SIGNAL FOR THE FIRE DEPT. A TRAFFIC STUDY AND SIGNAL WARRANT STUDY WILL BE REQUIRED FOR PROPOSED TRAFFIC SIGNAL.
- THERE IS A HIGH TRANSMISSION LINE ON THE EAST SIDE OF 3RD STREET. ANY REQUIRED MODIFICATIONS TO THIS ROAD FOR TRAFFIC STUDY MAY INTERFERE WITH THE HIGH TENSION TRANSMISSION POLE
- REQUIRED SIDEWALK ALONG PEDESTRIAN SIDEWALK CAN BE CONSTRUCTED IN PUBLIC CONSTRUCTION AGREEMENT WITH FDOT IS REQUIRED
- PER LEGAL DOCUMENTS AND AGREEMENTS WITH COUNTY, A PUBLIC LIBRARY IS REQUIRED (MBE'S. RELEASE FROM LIBRARY REQUIREMENT IS NEEDED.



CVS pharmacy

PROTOTYPICAL 14,600
CHAMFER DRIVE-THRU
STORE NUMBER: # 10122
5618 OVERSEAS HIGHWAY
STOCK ISLAND, FLORIDA
PROJECT TYPE: NEW
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 66622

CONSULTANT:

cph © 2012
Engineers
Surveyors
Planners / Landscape Architects
Environmental Scientists
Construction Management
www.cphenglinerrs.com
5992 SW 8th Street
Miami, FL 33135
Phone: 305.276.4805
Fax: 305.276.4807
Certificate of Authorization No. 3215

CONSULTANT:

MARIA C. ZAPATA, P.E.
REG.# 64587

DEVELOPER: 5789 NW 151st STREET, SUITE B
MIAMI LAKES, FL. 33014
PHONE: (305) 826-8294
FAX: (305) 829-9594

Boos Development Group, Inc.

SEAL:

REVISIONS:

DRAWN BY: TEAM
DATE: MARCH 29, 2012
JOB NUMBER: 811269
TITLE: CONCEPT 1.6
SHEET NUMBER: SP-1
COMMENTS: NOT RELEASED FOR CONSTRUCTION

CVS Pharmacy, Stock Island, FL
Summary of Trip Generation Calculation
For 14.6 Th.Sq.Ft. GFA of Pharmacy / Drugstore with Drive-Thru
April 13, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	88.16	14.37	1.00	1287
7-9 AM Peak Hour Enter	1.52	0.00	1.00	22
7-9 AM Peak Hour Exit	1.14	0.00	1.00	17
7-9 AM Peak Hour Total	2.66	1.80	1.00	39
4-6 PM Peak Hour Enter	5.18	0.00	1.00	76
4-6 PM Peak Hour Exit	5.18	0.00	1.00	76
4-6 PM Peak Hour Total	10.35	5.72	1.00	151
AM Pk Hr, Generator, Enter	3.86	0.00	1.00	56
AM Pk Hr, Generator, Exit	4.01	0.00	1.00	59
AM Pk Hr, Generator, Total	7.87	3.21	1.00	115
PM Pk Hr, Generator, Enter	4.61	0.00	1.00	67
PM Pk Hr, Generator, Exit	4.61	0.00	1.00	67
PM Pk Hr, Generator, Total	9.21	4.06	1.00	134
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	3.93	0.00	1.00	57
Saturday Peak Hour Exit	3.93	0.00	1.00	57
Saturday Peak Hour Total	7.85	3.69	1.00	115
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

ITE TRIP GENERATION

DAILY TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	88.16	50%	50%	644	644	1,287	49%	631	328	328	656

AM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	2.66	57%	43%	22	17	39	49%	19	11	9	20

PM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	10.35	50%	50%	76	76	151	49%	74	39	39	77

Notes:
ksf = Thousand Square Feet
Rates from ITE Trip Generation, 8th Edition

Florida Department of Transportation
Transportation Statistics Office
2010 Historical AADT Report

County: 90 - MONROE

Site: 0165 - SR-5/US-1 200 FT E COW KEY BRDG#00000170 MONROE CO

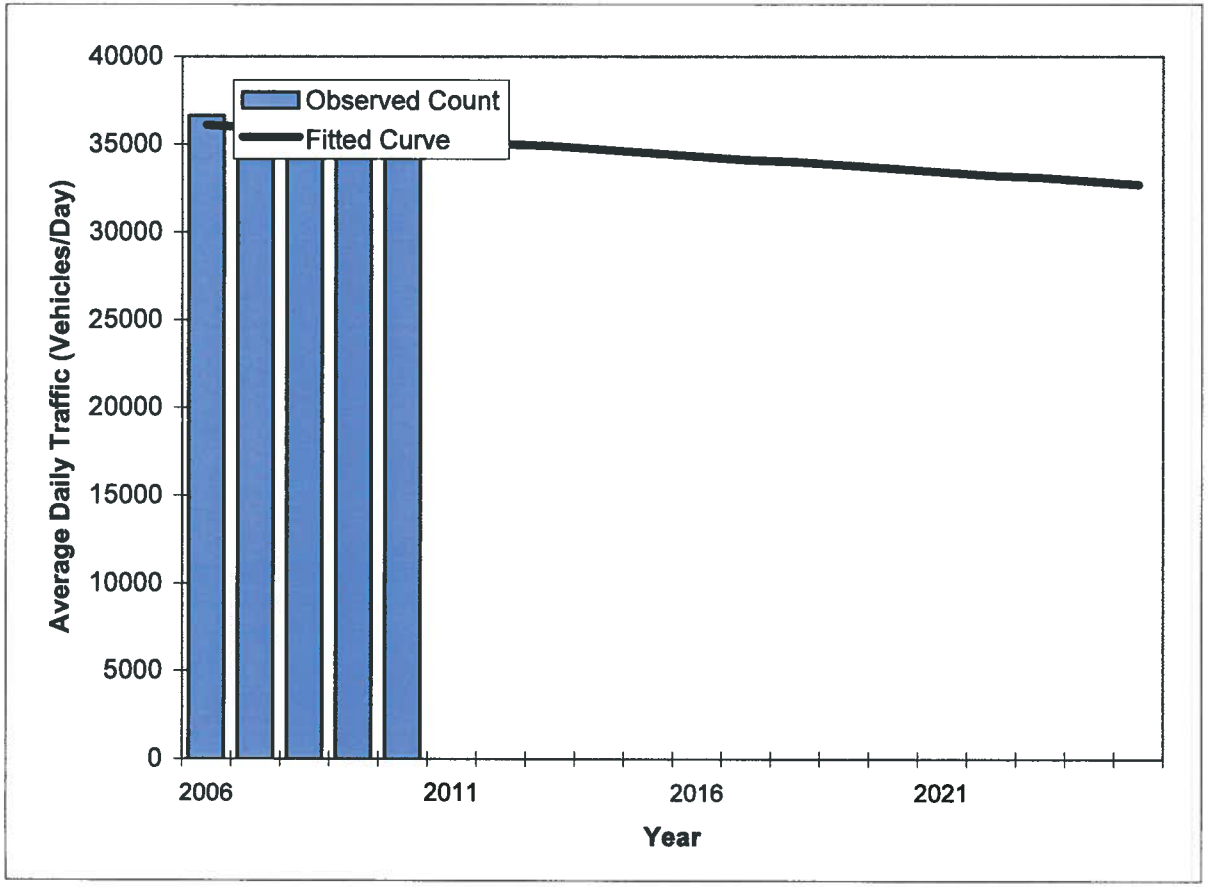
Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2010	36027 C	N 17980	S 18047	9.71	56.29	3.80
2009	35471 C	N 17672	S 17799	9.59	58.14	4.10
2008	34602 C	N 17266	S 17336	10.14	56.24	8.60
2007	36080 C	N 18055	S 18025	9.60	57.50	6.60
2006	36598 C	N 18353	S 18245	9.61	57.90	7.40
2005	37137 C	N 18583	S 18554	9.40	58.50	5.50
2004	37926 C	N 19091	S 18835	9.40	58.50	7.30
2003	37403 C	N 19079	S 18324	9.60	56.70	6.60
2002	37478 C	N 18912	S 18566	9.60	56.40	6.20
2001	37401 C	N 18863	S 18538	9.60	57.60	6.00
2000	35472 C	N 18190	S 17282	9.60	56.80	6.10
1999	29838 C	N 16018	S 13820	8.20	57.40	4.60
1998	28452 C	N 15434	S 13018	8.20	60.20	4.00
1997	29201 C	N 15727	S 13474	8.10	58.80	4.90
1996	29256 C	N 15523	S 13733	9.20	55.50	5.90
1995	31696 C	N 15758	S 15938	8.80	53.20	7.20

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Estimate
S = Second Year Estimate; T = Third Year Estimate; X = Unknown

TRAFFIC TRENDS

US 1 -- 200 feet East of Cow Key Bridge

County:	Monroe
Station #:	90
Highway:	US 1



Year	Traffic (ADT/AADT) Count*	Trend**
2006	36600	36100
2007	36100	35900
2008	34600	35800
2009	35500	35600
2010	36000	35400
2013 Opening Year Trend		
2013	N/A	34900
2014 Mid-Year Trend		
2014	N/A	34700
2020 Design Year Trend		
2020	N/A	33600
TRANPLAN Forecasts/Trends		

*Axle-Adjusted

** Annual Trend Increase:	-180
Trend R-squared:	14.1%
Trend Annual Historic Growth Rate:	-0.48%
Trend Growth Rate (2010 to Design Year):	-0.51%
Printed:	18-Apr-12
Straight Line Growth Option	

APPENDIX B

ITE TRIP GENERATION

ITE TRIP GENERATION

DAILY TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	88.16	50%	50%	644	644	1,287	49%	631	328	328	656

AM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	2.66	57%	43%	22	17	39	49%	19	11	9	20

PM PEAK HOUR TRIP GENERATION

Land Use	ITE Land Use Code	Size (ksf)	Rate	Directional Distribution (%)		Gross Trips			Pass-By		Net-New Trips		
				Enter	Exit	Enter	Exit	Total	Rate	Trips	Enter	Exit	Total
Pharmacy/Drugstore with Drive-Through Window	881	14.6	10.35	50%	50%	76	76	151	49%	74	39	39	77

Notes:
ksf = Thousand Square Feet
Rates from ITE Trip Generation, 8th Edition

CVS Pharmacy, Stock Island, FL
Summary of Trip Generation Calculation
For 14.6 Th.Sq.Ft. GFA of Pharmacy / Drugstore with Drive-Thru
April 13, 2012

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	88.16	14.37	1.00	1287
7-9 AM Peak Hour Enter	1.52	0.00	1.00	22
7-9 AM Peak Hour Exit	1.14	0.00	1.00	17
7-9 AM Peak Hour Total	2.66	1.80	1.00	39
4-6 PM Peak Hour Enter	5.18	0.00	1.00	76
4-6 PM Peak Hour Exit	5.18	0.00	1.00	76
4-6 PM Peak Hour Total	10.35	5.72	1.00	151
AM Pk Hr, Generator, Enter	3.86	0.00	1.00	56
AM Pk Hr, Generator, Exit	4.01	0.00	1.00	59
AM Pk Hr, Generator, Total	7.87	3.21	1.00	115
PM Pk Hr, Generator, Enter	4.61	0.00	1.00	67
PM Pk Hr, Generator, Exit	4.61	0.00	1.00	67
PM Pk Hr, Generator, Total	9.21	4.06	1.00	134
Saturday 2-Way Volume	0.00	0.00	1.00	0
Saturday Peak Hour Enter	3.93	0.00	1.00	57
Saturday Peak Hour Exit	3.93	0.00	1.00	57
Saturday Peak Hour Total	7.85	3.69	1.00	115
Sunday 2-Way Volume	0.00	0.00	1.00	0
Sunday Peak Hour Enter	0.00	0.00	1.00	0
Sunday Peak Hour Exit	0.00	0.00	1.00	0
Sunday Peak Hour Total	0.00	0.00	1.00	0

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

APPENDIX C

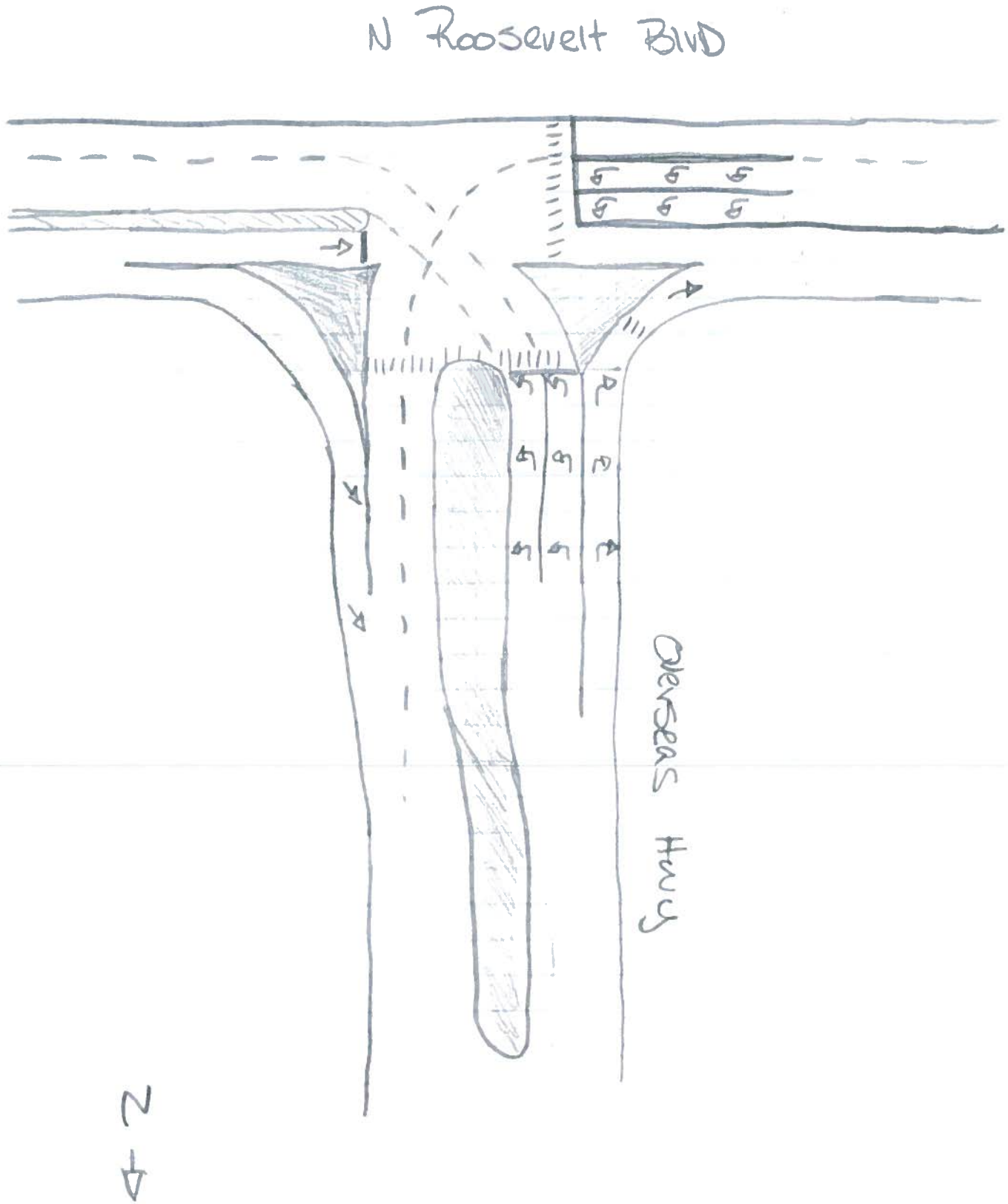
TRAFFIC DATA

2010 Peak Season Factor Category Report - Report Type: ALL
Category: 9000 MONROE COUNTYWIDE

MOCF: 0.93

Week	Dates	SF	PSCF
1	01/01/2010 - 01/02/2010	1.05	1.13
2	01/03/2010 - 01/09/2010	1.03	1.11
3	01/10/2010 - 01/16/2010	1.01	1.09
4	01/17/2010 - 01/23/2010	1.00	1.08
5	01/24/2010 - 01/30/2010	0.99	1.07
6	01/31/2010 - 02/06/2010	0.97	1.04
* 7	02/07/2010 - 02/13/2010	0.96	1.03
* 8	02/14/2010 - 02/20/2010	0.95	1.02
* 9	02/21/2010 - 02/27/2010	0.94	1.01
*10	02/28/2010 - 03/06/2010	0.92	0.99
*11	03/07/2010 - 03/13/2010	0.90	0.97
*12	03/14/2010 - 03/20/2010	0.89	0.96
*13	03/21/2010 - 03/27/2010	0.90	0.97
*14	03/28/2010 - 04/03/2010	0.91	0.98
*15	04/04/2010 - 04/10/2010	0.92	0.99
*16	04/11/2010 - 04/17/2010	0.93	1.00
*17	04/18/2010 - 04/24/2010	0.94	1.01
*18	04/25/2010 - 05/01/2010	0.95	1.02
*19	05/02/2010 - 05/08/2010	0.96	1.03
20	05/09/2010 - 05/15/2010	0.97	1.04
21	05/16/2010 - 05/22/2010	0.97	1.04
22	05/23/2010 - 05/29/2010	0.98	1.06
23	05/30/2010 - 06/05/2010	0.98	1.06
24	06/06/2010 - 06/12/2010	0.99	1.07
25	06/13/2010 - 06/19/2010	0.99	1.07
26	06/20/2010 - 06/26/2010	0.99	1.07
27	06/27/2010 - 07/03/2010	0.99	1.07
28	07/04/2010 - 07/10/2010	0.99	1.07
29	07/11/2010 - 07/17/2010	1.00	1.08
30	07/18/2010 - 07/24/2010	1.00	1.08
31	07/25/2010 - 07/31/2010	1.01	1.09
32	08/01/2010 - 08/07/2010	1.02	1.10
33	08/08/2010 - 08/14/2010	1.02	1.10
34	08/15/2010 - 08/21/2010	1.03	1.11
35	08/22/2010 - 08/28/2010	1.05	1.13
36	08/29/2010 - 09/04/2010	1.08	1.16
37	09/05/2010 - 09/11/2010	1.10	1.18
38	09/12/2010 - 09/18/2010	1.13	1.22
39	09/19/2010 - 09/25/2010	1.11	1.20
40	09/26/2010 - 10/02/2010	1.10	1.18
41	10/03/2010 - 10/09/2010	1.09	1.17
42	10/10/2010 - 10/16/2010	1.08	1.16
43	10/17/2010 - 10/23/2010	1.07	1.15
44	10/24/2010 - 10/30/2010	1.07	1.15
45	10/31/2010 - 11/06/2010	1.07	1.15
46	11/07/2010 - 11/13/2010	1.06	1.14
47	11/14/2010 - 11/20/2010	1.06	1.14
48	11/21/2010 - 11/27/2010	1.05	1.13
49	11/28/2010 - 12/04/2010	1.05	1.13
50	12/05/2010 - 12/11/2010	1.05	1.13
51	12/12/2010 - 12/18/2010	1.05	1.13
52	12/19/2010 - 12/25/2010	1.03	1.11
53	12/26/2010 - 12/31/2010	1.01	1.09

* Peak Season


N Roosevelt Blvd
Overseas Hwy
N

US 1 & BLVD.

TABLE 4
RECOMMENDED CONTROLLER TIMINGS

CONTROLLER SETTINGS

INTERSECTION: US 1 & ROOSEVELT BOULEVARD

BASIC FUNCTIONS

	RING 1				RING 2			
PH: NO:	1	2	3	4	5	6	7	8
INTERVAL								
TYPE	EBL	EW		SB				
INITIAL	20	8		20	8			
PASSAGE	3.0	2.5		3.0	4.0			
YELLOW CLEAR	3.5	4.0		4.0	4.0			
RED CLEAR	1.0	1.0		1.0	2.0			
MAX GREEN 1	50	20		55	30			
MAX GREEN 2								
WALK	7	7		7				
PED CLEAR	6	6		8				
MIN RECALL		X						
MAX RECALL								
PED RECALL								
DET NON-LOCK								
CNA1		X						
CNA2								
FLASHING WALK								
PHASE OMIT								
PED OMIT								
SOFT RECALL								

COORDINATION FUNCTIONS

			RING 1				RING 2			
TIMING PATTERN		PH: NO:	1	2	3	4	5	6	7	8
	CYCLE	OFFSET	EBL	EW		SB				
1	110	3	47	19		44				
2	100	22	59*	19		28				
3										
4										
5										
6										

IMPLEMENTATION SCHEDULE

DAY	TIME
M-F	7:30 - 09:30 - morning
M-F	6:30 - 18:30

Runs Free 18:30 to 6:30

* Timing changed on PH. 2 Initial from 15 sec. to 8 sec.
* Timing changed on PH. 4 MAX GREEN 1 from 40 sec. to 55 sec.
* Timing changed on 1-17-02 BY JOHN [illegible]

4/25/00

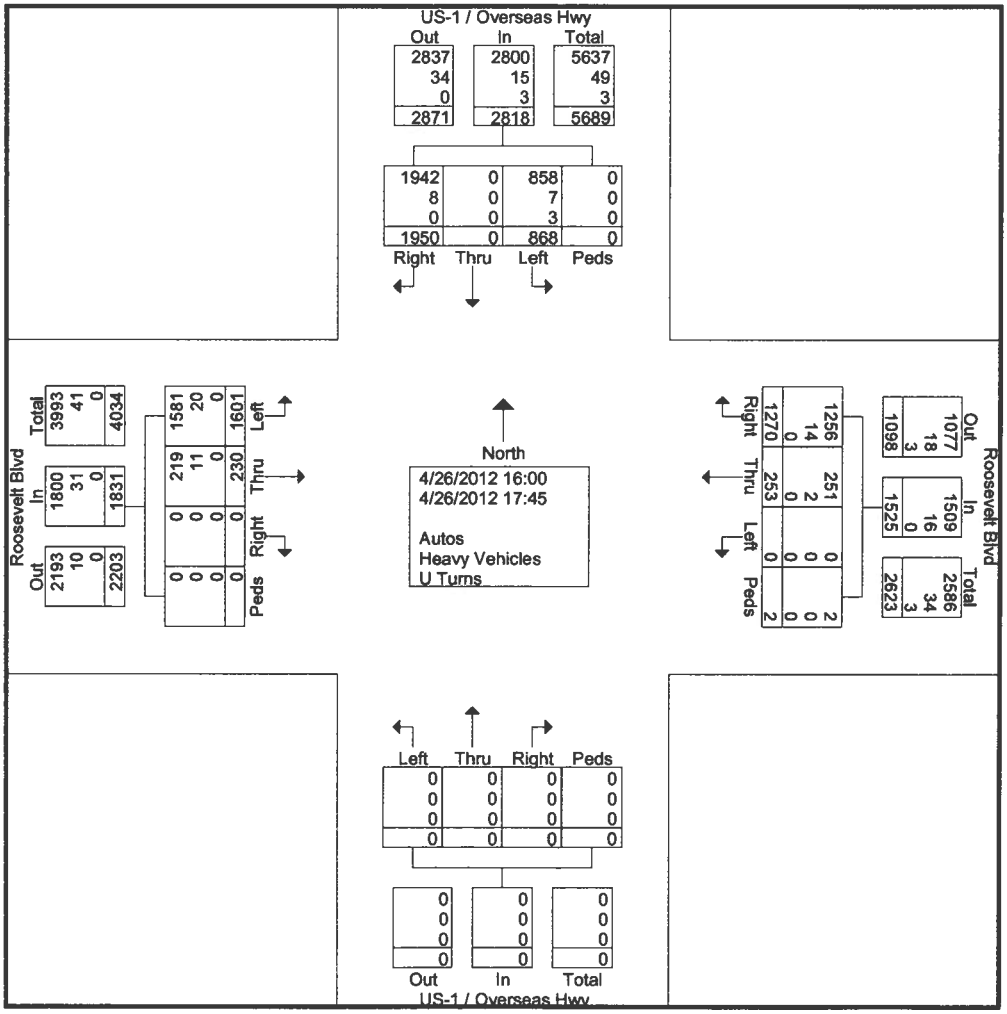
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 7-Roosevelt Blvd @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				Roosevelt Blvd WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				Roosevelt Blvd EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	236	0	118	0	139	38	0	1	0	0	0	0	0	29	122	0	683
16:15	273	0	96	0	170	26	0	0	0	0	0	0	0	35	217	0	817
16:30	290	0	117	0	136	34	0	0	0	0	0	0	0	29	172	0	778
16:45	256	0	104	0	177	34	0	0	0	0	0	0	0	33	201	0	805
Total	1055	0	435	0	622	132	0	1	0	0	0	0	0	126	712	0	3083
17:00	283	0	133	0	184	34	0	0	0	0	0	0	0	31	216	0	881
17:15	212	0	112	0	179	29	0	0	0	0	0	0	0	22	219	0	773
17:30	225	0	101	0	139	30	0	0	0	0	0	0	0	36	227	0	758
17:45	175	0	87	0	146	28	0	1	0	0	0	0	0	15	227	0	679
Total	895	0	433	0	648	121	0	1	0	0	0	0	0	104	889	0	3091
Grand Total	1950	0	868	0	1270	253	0	2	0	0	0	0	0	230	1601	0	6174
Apprch %	69.2	0	30.8	0	83.3	16.6	0	0.1	0	0	0	0	0	12.6	87.4	0	
Total %	31.6	0	14.1	0	20.6	4.1	0	0	0	0	0	0	0	3.7	25.9	0	
Autos	1942	0	858	0	1256	251	0	2	0	0	0	0	0	219	1581	0	6109
% Autos	99.6	0	98.8	0	98.9	99.2	0	100	0	0	0	0	0	95.2	98.8	0	98.9
Heavy Vehicles	8	0	7	0	14	2	0	0	0	0	0	0	0	11	20	0	62
% Heavy Vehicles	0.4	0	0.8	0	1.1	0.8	0	0	0	0	0	0	0	4.8	1.2	0	1
U Turns	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	3
% U Turns	0	0	0.3	0	0	0	0	0	0	0	0	0	0	0	0	0	0

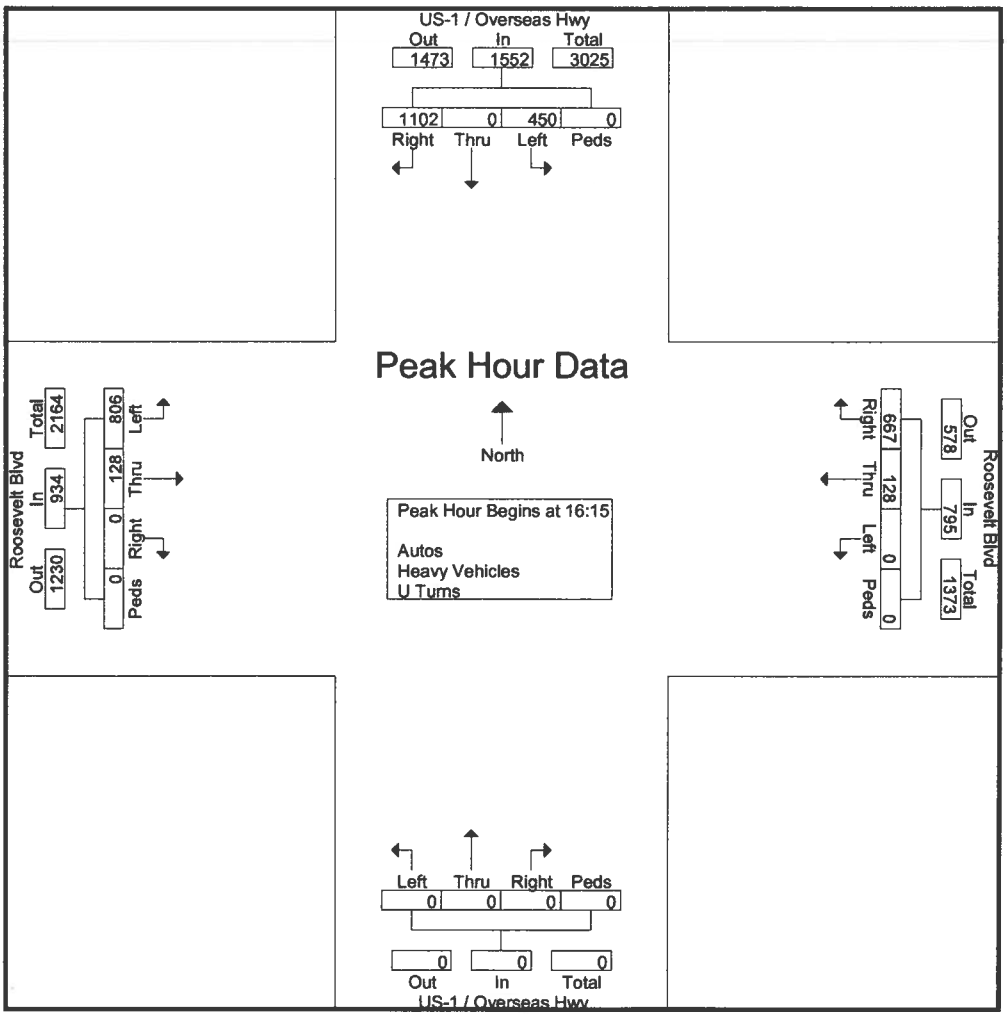


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 7-Roosevelt Blvd @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					Roosevelt Blvd WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Roosevelt Blvd EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	273	0	96	0	369	170	26	0	0	196	0	0	0	0	0	0	**35**	**217**	0	**252**	817
16:30	**290**	0	117	0	407	136	**34**	0	0	170	0	0	0	0	0	0	29	172	0	201	778
16:45	256	0	104	0	360	177	34	0	0	211	0	0	0	0	0	0	33	201	0	234	805
17:00	283	0	**133**	0	**416**	**184**	34	0	0	**218**	0	0	0	0	0	0	31	216	0	247	**881**
Total Volume	1102	0	450	0	1552	667	128	0	0	795	0	0	0	0	0	0	128	806	0	934	3281
% App. Total	71	0	29	0		83.9	16.1	0	0		0	0	0	0		0	13.7	86.3	0		
PHF	.950	.000	.846	.000	.933	.906	.941	.000	.000	.912	.000	.000	.000	.000	.000	.000	.914	.929	.000	.927	.931

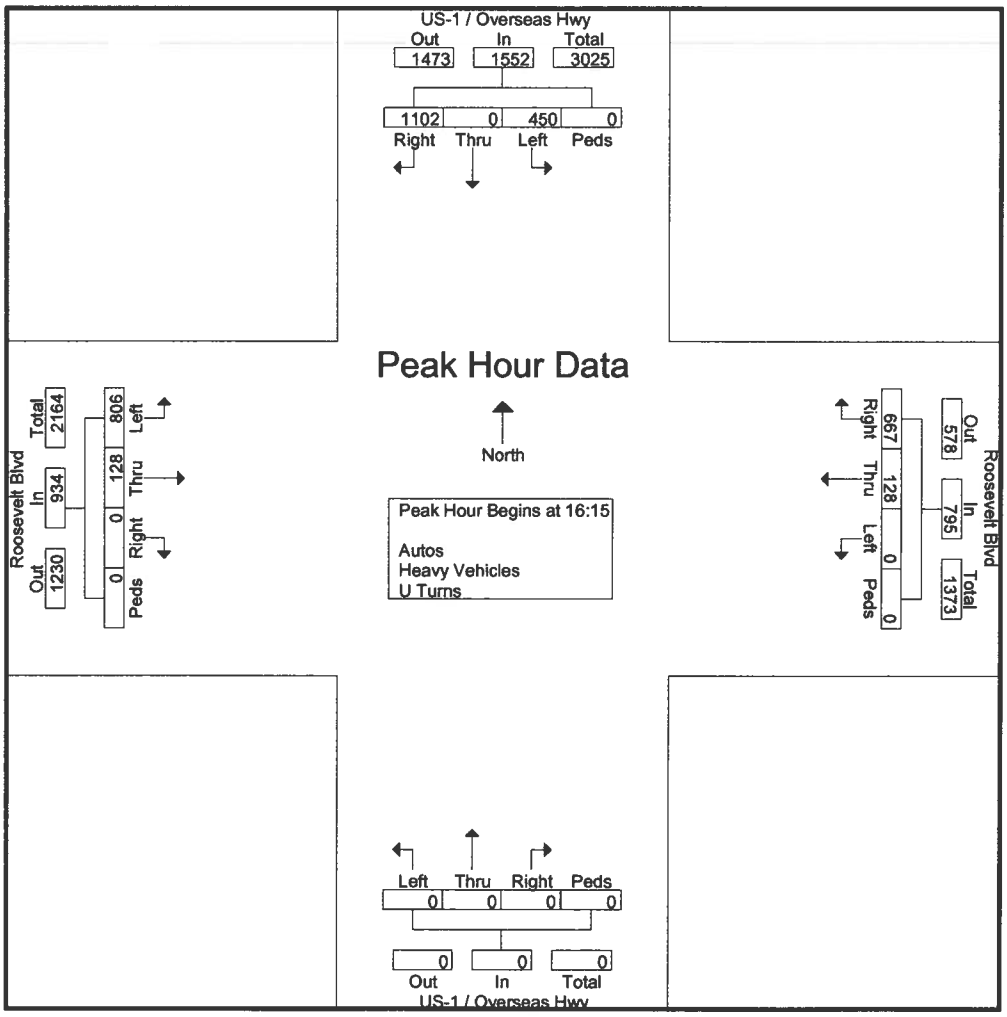


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 7-Roosevelt Blvd @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					Roosevelt Blvd WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Roosevelt Blvd EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:15																					
16:15	273	0	96	0	369	170	26	0	0	196	0	0	0	0	0	0	**35**	**217**	0	**252**	817
16:30	**290**	0	117	0	407	136	**34**	0	0	170	0	0	0	0	0	0	29	172	0	201	778
16:45	256	0	104	0	360	177	34	0	0	211	0	0	0	0	0	0	33	201	0	234	805
17:00	283	0	**133**	0	**416**	**184**	34	0	0	**218**	0	0	0	0	0	0	31	216	0	247	**881**
Total Volume	1102	0	450	0	1552	667	128	0	0	795	0	0	0	0	0	0	128	806	0	934	3281
% App. Total	71	0	29	0		83.9	16.1	0	0		0	0	0	0		0	13.7	86.3	0		
PHF	.950	.000	.846	.000	.933	.906	.941	.000	.000	.912	.000	.000	.000	.000	.000	.000	.914	.929	.000	.927	.931



N
South College Rd
Overbrook Drive

TABLE 4 (Continued)
RECOMMENDED CONTROLLER TIMINGS

CONTROLLER SETTINGS

INTERSECTION: US 1 & COLLEGE ROAD

BASIC FUNCTIONS

	RING 1				RING 2			
PH: NO:	1	2	3	4	5	6	7	8
INTERVAL								
TYPE								
	NBL	SB				NB		EB
INITIAL	5	20				20		10
PASSAGE	2.0	3.0				3.0		2.5
YELLOW CLEAR	3.5	4.0				4.0		4.0
RED CLEAR	1.0	1.0				1.0		2.0
MAX GREEN 1	10	50				50		20
MAX GREEN 2								
WALK		7						
PED CLEAR		6						
MIN RECALL		X				X		
MAX RECALL								
PED RECALL								
DET NON-LOCK								
CNA1		X				X		
CNA2								
FLASHING WALK								
PHASE OMIT								
PED OMIT								
SOFT RECALL								

COORDINATION FUNCTIONS

			RING 1				RING 2			
		PH: NO:	1	2	3	4	5	6	7	8
TIMING PATTERN										
	CYCLE	OFFSET	NBL	SB				NB		EB
1	110	93	~~45~~ 20	~~75~~ 70				~~70~~ 90		20
2	100	92	~~15~~ 20	~~62~~ 57				~~62~~ 77		23
3										
4										
5										
6										

IMPLEMENTATION SCHEDULE

DAY	TIME
M - F	7:30 - 09:30
M - F	6:30 - 18:30

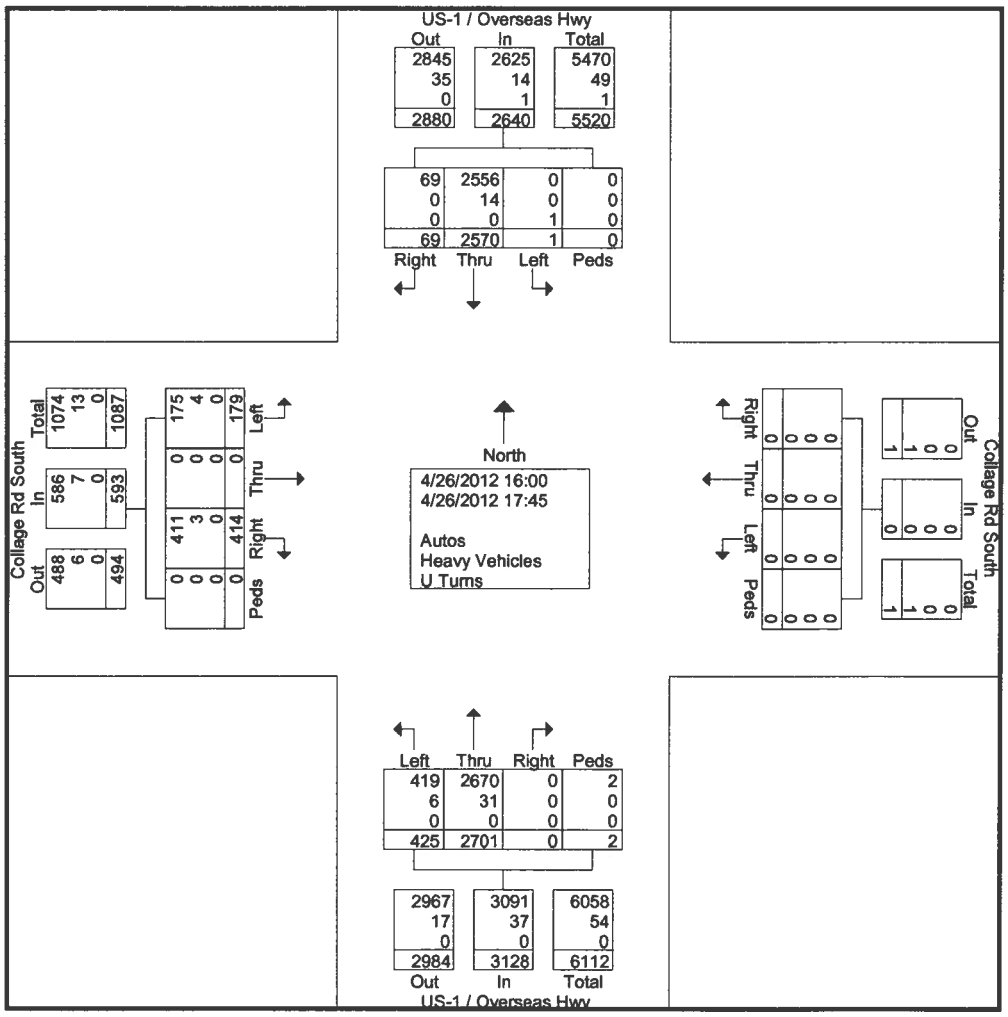
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 6-Collage Rd South @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				Collage Rd South WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				Collage Rd South EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	10	354	0	0	0	0	0	0	0	236	55	0	57	0	28	0	740
16:15	6	312	0	0	0	0	0	0	0	355	51	0	47	0	16	0	787
16:30	13	338	0	0	0	0	0	0	0	337	38	0	55	0	27	0	808
16:45	8	324	1	0	0	0	0	0	0	352	53	0	54	0	23	0	815
Total	37	1328	1	0	0	0	0	0	0	1280	197	0	213	0	94	0	3150
17:00	10	329	0	0	0	0	0	0	0	362	67	2	77	0	31	0	878
17:15	8	342	0	0	0	0	0	0	0	376	64	0	45	0	26	0	861
17:30	9	288	0	0	0	0	0	0	0	352	35	0	49	0	18	0	751
17:45	5	283	0	0	0	0	0	0	0	331	62	0	30	0	10	0	721
Total	32	1242	0	0	0	0	0	0	0	1421	228	2	201	0	85	0	3211
Grand Total	69	2570	1	0	0	0	0	0	0	2701	425	2	414	0	179	0	6361
Apprch %	2.6	97.3	0	0	0	0	0	0	0	86.3	13.6	0.1	69.8	0	30.2	0	
Total %	1.1	40.4	0	0	0	0	0	0	0	42.5	6.7	0	6.5	0	2.8	0	
Autos	69	2556	0	0	0	0	0	0	0	2670	419	2	411	0	175	0	6302
% Autos	100	99.5	0	0	0	0	0	0	0	98.9	98.6	100	99.3	0	97.8	0	99.1
Heavy Vehicles	0	14	0	0	0	0	0	0	0	31	6	0	3	0	4	0	58
% Heavy Vehicles	0	0.5	0	0	0	0	0	0	0	1.1	1.4	0	0.7	0	2.2	0	0.9
U Turns	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
% U Turns	0	0	100	0	0	0	0	0	0	0	0	0	0	0	0	0	0

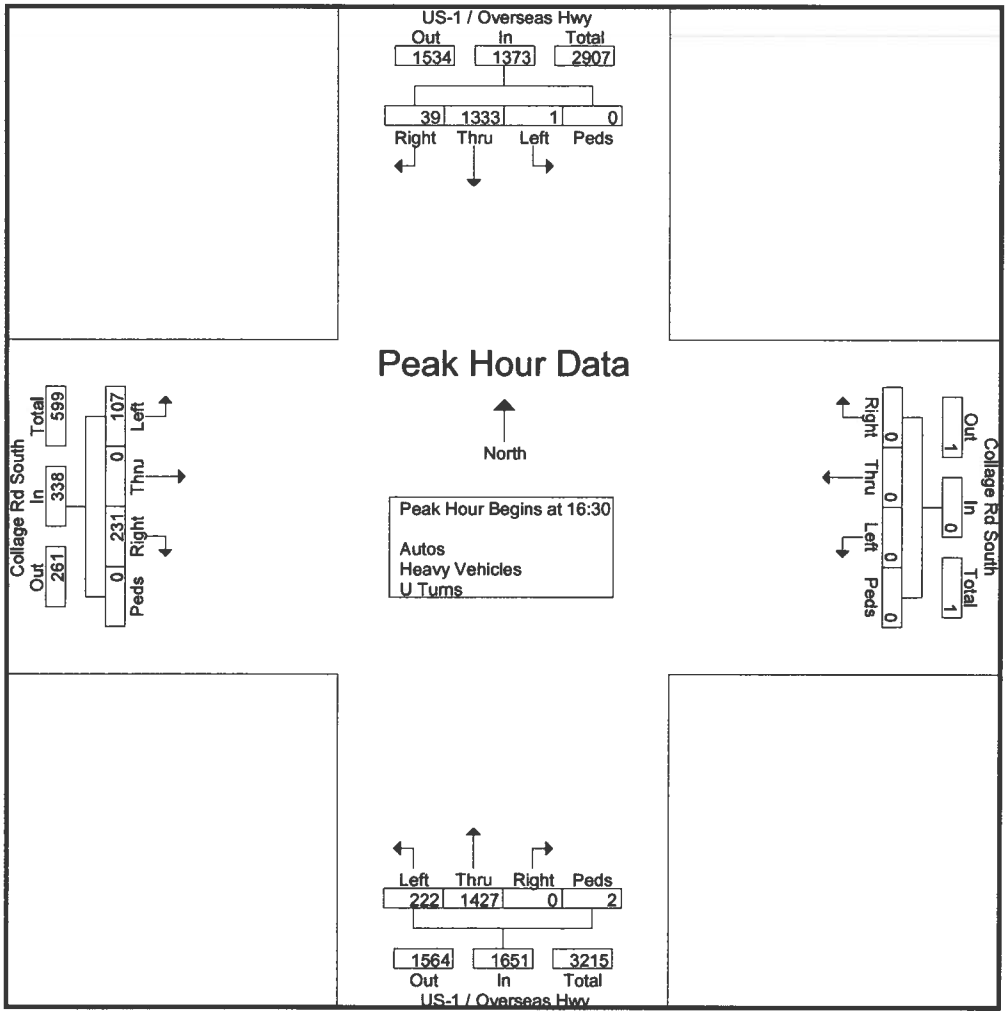


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 6-Collage Rd South @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					Collage Rd South WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Collage Rd South EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	**13**	338	0	0	**351**	0	0	0	0	0	0	337	38	0	375	55	0	27	0	82	808
16:45	8	324	**1**	0	333	0	0	0	0	0	0	352	53	0	405	54	0	23	0	77	815
17:00	10	329	0	0	339	0	0	0	0	0	0	362	**67**	**2**	431	**77**	0	**31**	0	**108**	**878**
17:15	8	**342**	0	0	350	0	0	0	0	0	0	**376**	64	0	**440**	45	0	26	0	71	861
Total Volume	39	1333	1	0	1373	0	0	0	0	0	0	1427	222	2	1651	231	0	107	0	338	3362
% App. Total	2.8	97.1	0.1	0		0	0	0	0		0	86.4	13.4	0.1		68.3	0	31.7	0		
PHF	.750	.974	.250	.000	.978	.000	.000	.000	.000	.000	.000	.949	.828	.250	.938	.750	.000	.863	.000	.782	.957

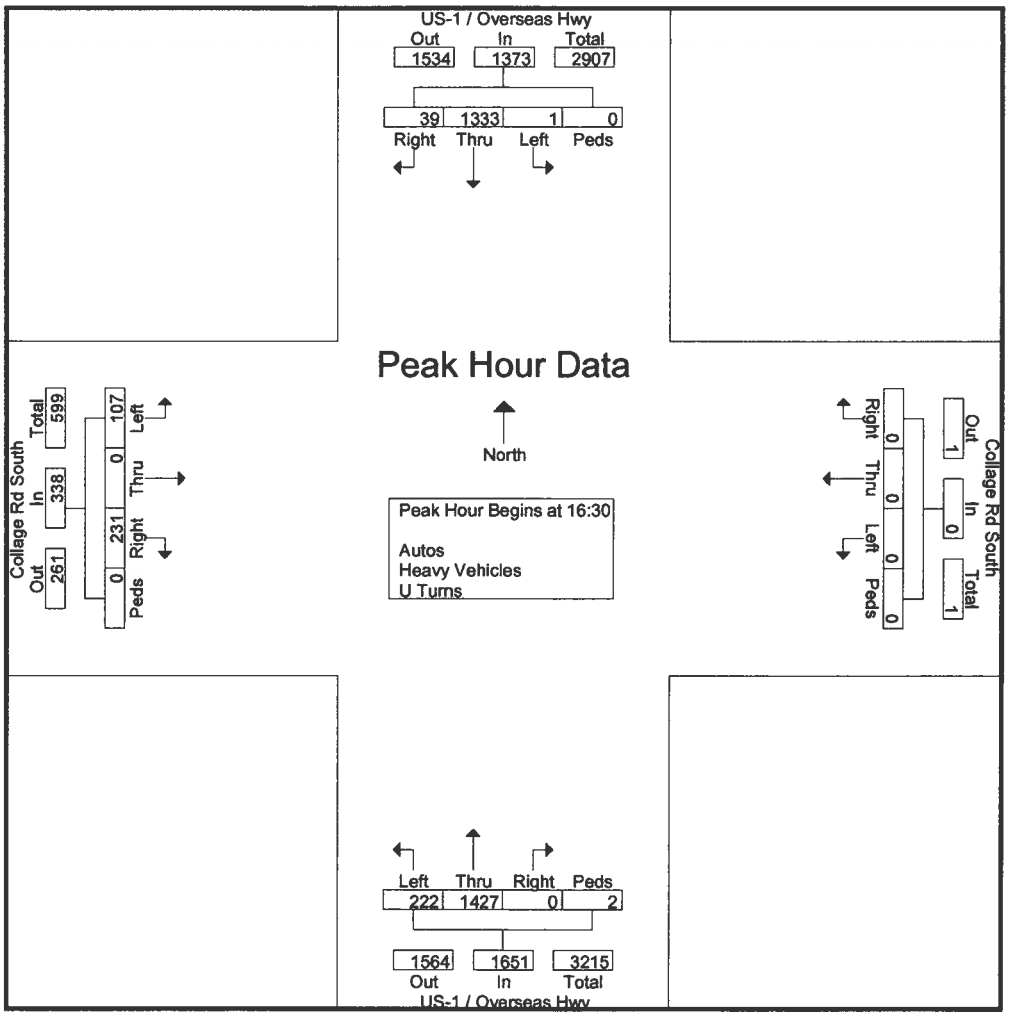


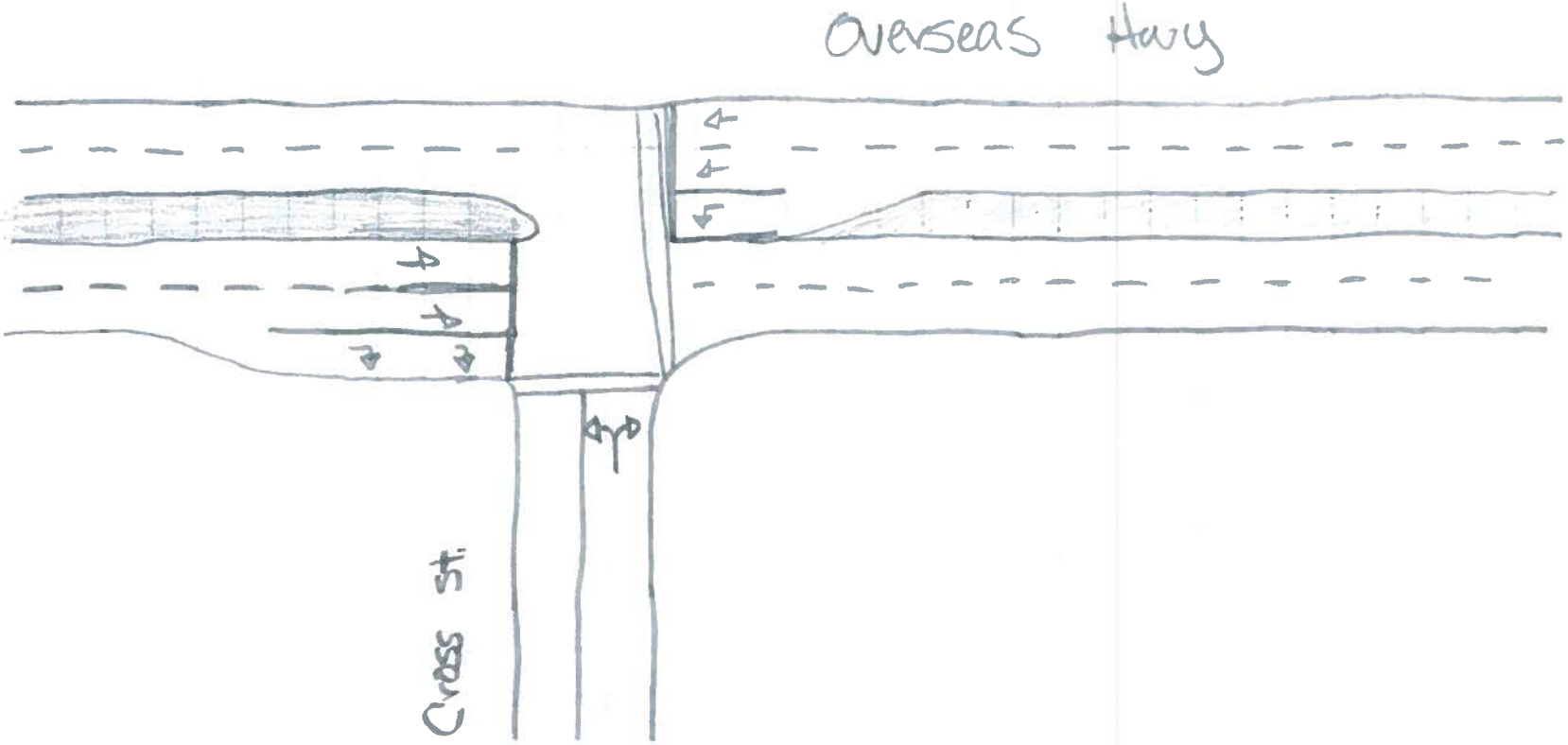
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 6-Collage Rd South @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					Collage Rd South WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Collage Rd South EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	**13**	338	0	0	**351**	0	0	0	0	0	0	337	38	0	375	55	0	27	0	82	808
16:45	8	324	**1**	0	333	0	0	0	0	0	0	352	53	0	405	54	0	23	0	77	815
17:00	10	329	0	0	339	0	0	0	0	0	0	362	**67**	**2**	431	**77**	0	**31**	0	**108**	**878**
17:15	8	**342**	0	0	350	0	0	0	0	0	0	**376**	64	0	**440**	45	0	26	0	71	861
Total Volume	39	1333	1	0	1373	0	0	0	0	0	0	1427	222	2	1651	231	0	107	0	338	3362
% App. Total	2.8	97.1	0.1	0		0	0	0	0		0	86.4	13.4	0.1		68.3	0	31.7	0		
PHF	.750	.974	.250	.000	.978	.000	.000	.000	.000	.000	.000	.949	.828	.250	.938	.750	.000	.863	.000	.782	.957




Cross St.
Overseas Hwy

2,6,8,4

TABLE 4 (Continued)
RECOMMENDED CONTROLLER TIMINGS

CONTROLLER SETTINGS

INTERSECTION: US 1 & CROSS STREET

BASIC FUNCTIONS

	RING 1				RING 2			
PH: NO:	1	2	3	4	5	6	7	8
INTERVAL								
TYPE	WB	NS						
INITIAL	10	20				20		
PASSAGE	2.5	3.0				3.0		
YELLOW CLEAR	4.0	4.0				4.0		
RED CLEAR	1.0	1.0				1.0		
MAX GREEN 1	25	50				50		
MAX GREEN 2								
WALK	7	7				7		
PED CLEAR	13	9				9		
MIN RECALL		X				X		
MAX RECALL								
PED RECALL								
DET NON-LOCK								
CNA1		X				X		
CNA2								
FLASHING WALK								
PHASE OMIT								
PED OMIT								
SOFT RECALL								

COORDINATION FUNCTIONS

			RING 1				RING 2			
TIMING PATTERN		PH: NO:	1	2	3	4	5	6	7	8
	CYCLE	OFFSET	WB	NS						
1	110	97	31	79				79		
2	100	94	27	73				73		
3										
4										
5										
6										

IMPLEMENTATION SCHEDULE

DAY	TIME
M - F	7:30 - 09:30
M - F	6:30 - 18:30

MDR

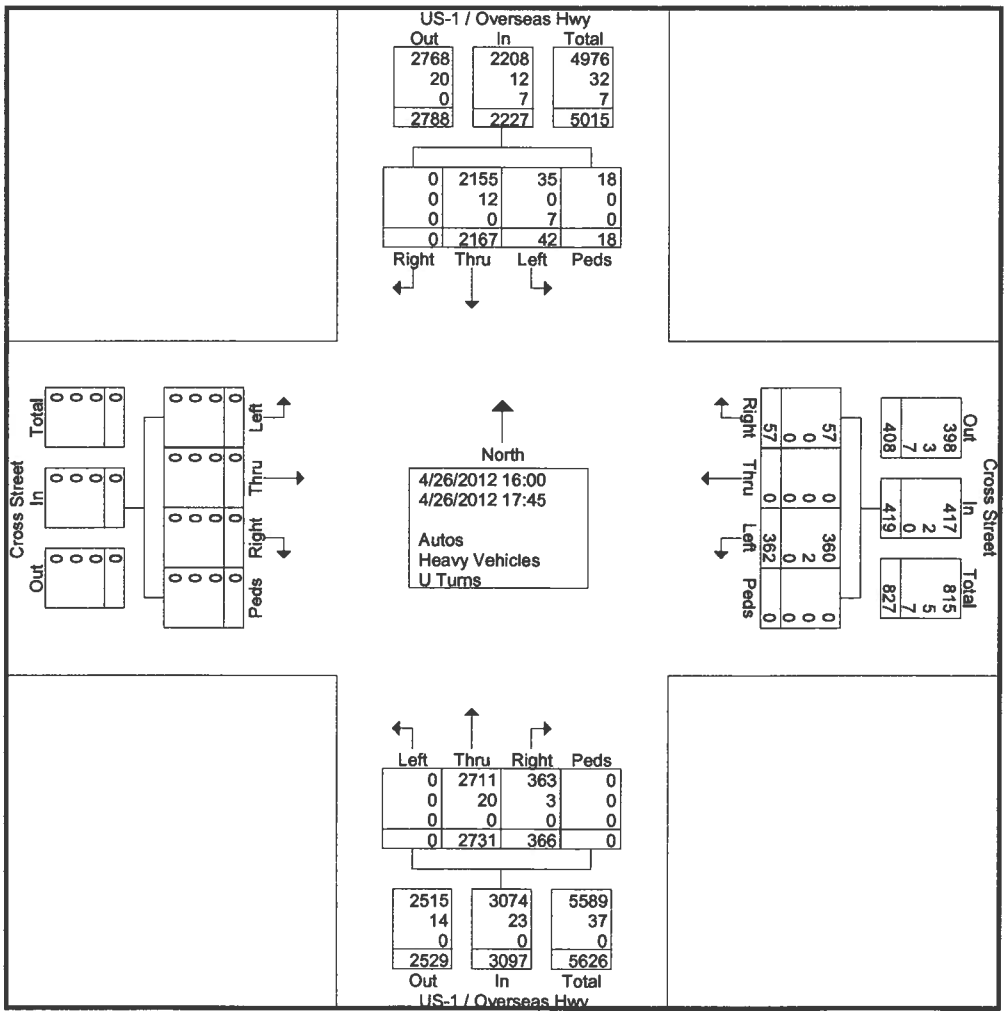
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 5-Cross St @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				Cross Street WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				Cross Street EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	0	301	11	5	5	0	42	0	45	251	0	0	0	0	0	0	660
16:15	0	268	6	0	10	0	46	0	47	338	0	0	0	0	0	0	715
16:30	0	325	8	2	10	0	47	0	31	382	0	0	0	0	0	0	805
16:45	0	280	6	1	5	0	54	0	48	362	0	0	0	0	0	0	756
Total	0	1174	31	8	30	0	189	0	171	1333	0	0	0	0	0	0	2936
17:00	0	276	2	4	11	0	40	0	39	351	0	0	0	0	0	0	723
17:15	0	301	4	0	5	0	45	0	49	411	0	0	0	0	0	0	815
17:30	0	206	1	1	4	0	35	0	65	325	0	0	0	0	0	0	637
17:45	0	210	4	5	7	0	53	0	42	311	0	0	0	0	0	0	632
Total	0	993	11	10	27	0	173	0	195	1398	0	0	0	0	0	0	2807
Grand Total	0	2167	42	18	57	0	362	0	366	2731	0	0	0	0	0	0	5743
Apprch %	0	97.3	1.9	0.8	13.6	0	86.4	0	11.8	88.2	0	0	0	0	0	0	
Total %	0	37.7	0.7	0.3	1	0	6.3	0	6.4	47.6	0	0	0	0	0	0	
Autos	0	2155	35	18	57	0	360	0	363	2711	0	0	0	0	0	0	5699
% Autos	0	99.4	83.3	100	100	0	99.4	0	99.2	99.3	0	0	0	0	0	0	99.2
Heavy Vehicles	0	12	0	0	0	0	2	0	3	20	0	0	0	0	0	0	37
% Heavy Vehicles	0	0.6	0	0	0	0	0.6	0	0.8	0.7	0	0	0	0	0	0	0.6
U Turns	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	7
% U Turns	0	0	16.7	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

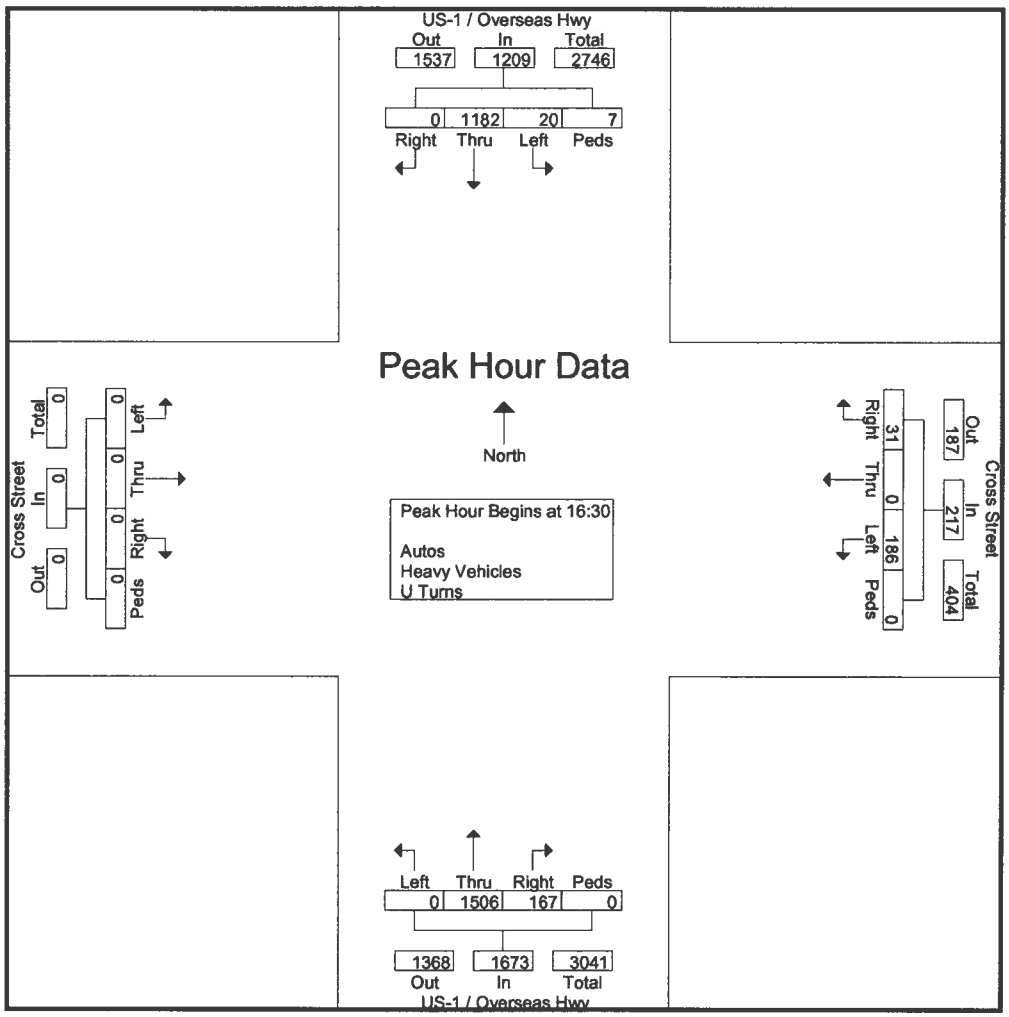


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 5-Cross St @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					Cross Street WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Cross Street EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**325**	**8**	2	**335**	10	0	47	0	57	31	382	0	0	413	0	0	0	0	0	805
16:45	0	280	6	1	287	5	0	**54**	0	**59**	48	362	0	0	410	0	0	0	0	0	756
17:00	0	276	2	**4**	282	**11**	0	40	0	51	39	351	0	0	390	0	0	0	0	0	723
17:15	0	301	4	0	305	5	0	45	0	50	**49**	**411**	0	0	**460**	0	0	0	0	0	**815**
Total Volume	0	1182	20	7	1209	31	0	186	0	217	167	1506	0	0	1673	0	0	0	0	0	3099
% App. Total	0	97.8	1.7	0.6		14.3	0	85.7	0		10	90	0	0		0	0	0	0		
PHF	.000	.909	.625	.438	.902	.705	.000	.861	.000	.919	.852	.916	.000	.000	.909	.000	.000	.000	.000	.000	.951

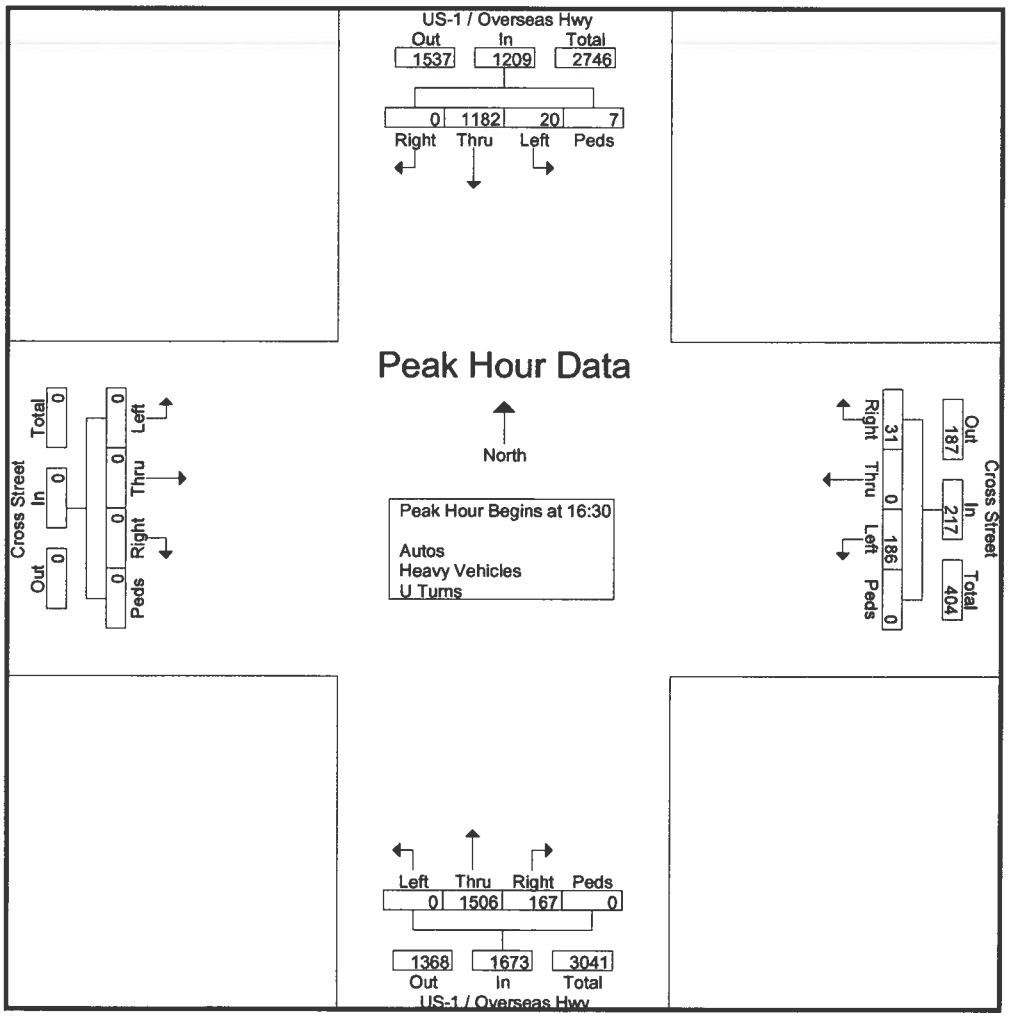


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 5-Cross St @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					Cross Street WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Cross Street EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**325**	**8**	2	**335**	10	0	47	0	57	31	382	0	0	413	0	0	0	0	0	805
16:45	0	280	6	1	287	5	0	**54**	0	**59**	48	362	0	0	410	0	0	0	0	0	756
17:00	0	276	2	**4**	282	**11**	0	40	0	51	39	351	0	0	390	0	0	0	0	0	723
17:15	0	301	4	0	305	5	0	45	0	50	**49**	**411**	0	0	**460**	0	0	0	0	0	**815**
Total Volume	0	1182	20	7	1209	31	0	186	0	217	167	1506	0	0	1673	0	0	0	0	0	3099
% App. Total	0	97.8	1.7	0.6		14.3	0	85.7	0		10	90	0	0		0	0	0	0		
PHF	.000	.909	.625	.438	.902	.705	.000	.861	.000	.919	.852	.916	.000	.000	.909	.000	.000	.000	.000	.000	.951



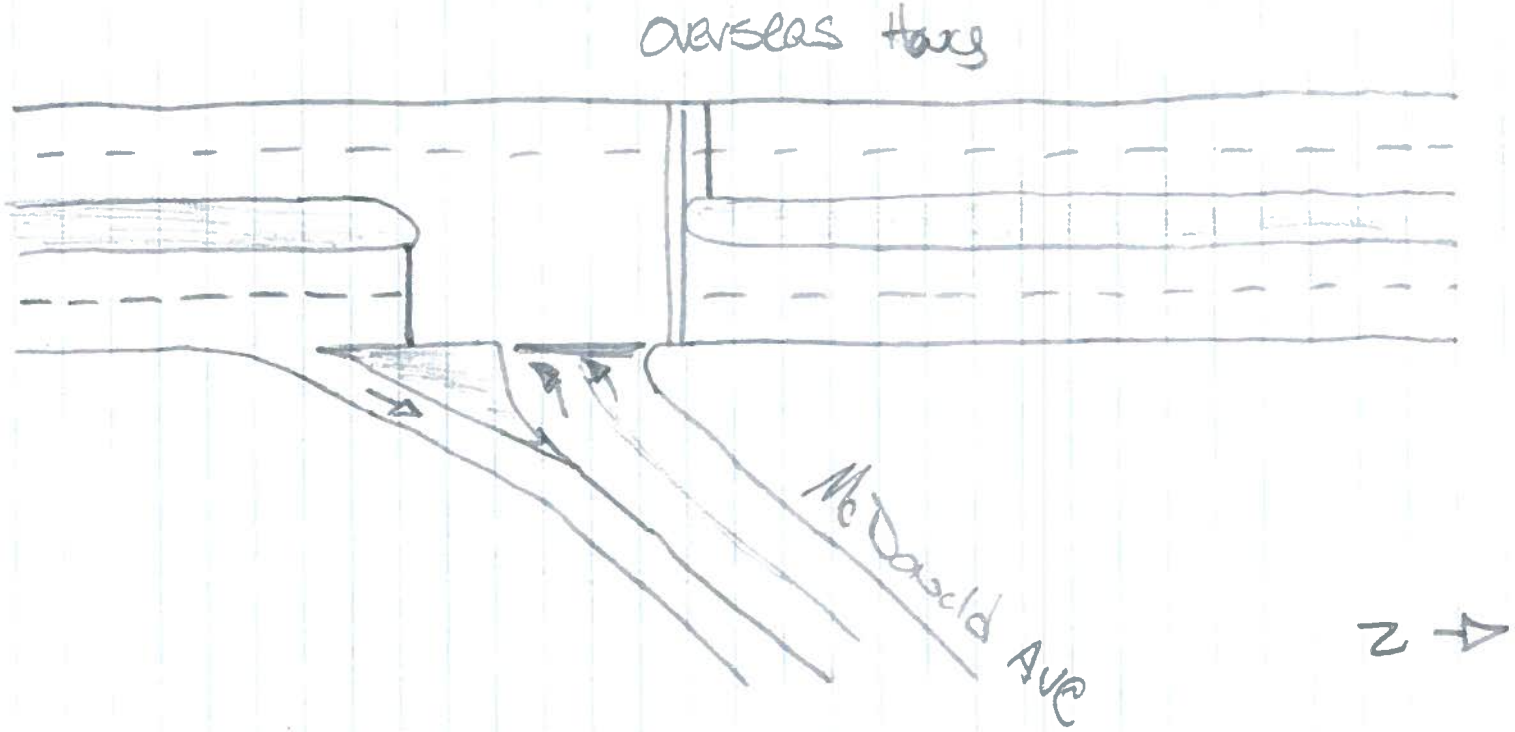

Overseas Hwy
McDonald Ave
N

TABLE 4 (Continued)
RECOMMENDED CONTROLLER TIMINGS

CONTROLLER SETTINGS

INTERSECTION: US 1 & MACDONALD AVENUE

BASIC FUNCTIONS

	RING 1				RING 2			
PH: NO:	1	2	3	4	5	6	7	8
INTERVAL								
TYPE								
	WB	NS						
INITIAL	10	20						
PASSAGE	2.5	3.0						
YELLOW CLEAR	4.0	4.0						
RED CLEAR	1.0	1.0						
MAX GREEN 1	25	50						
MAX GREEN 2								
WALK	7	7						
PED CLEAR	13	5						
MIN RECALL		X						
MAX RECALL								
PED RECALL								
DET NON-LOCK								
CNA1		X						
CNA2								
FLASHING WALK								
PHASE OMIT								
PED OMIT								
SOFT RECALL								

COORDINATION FUNCTIONS

			RING 1				RING 2			
		PH: NO:	1	2	3	4	5	6	7	8
TIMING PATTERN										
	CYCLE	OFFSET	WB	NS						
1	100	0	28	82						
2	110	0	27	73						
3										
4										
5										
6										

IMPLEMENTATION SCHEDULE

DAY	TIME
M - F	7:30 - 09:30
M - F	6:30 - 18:30

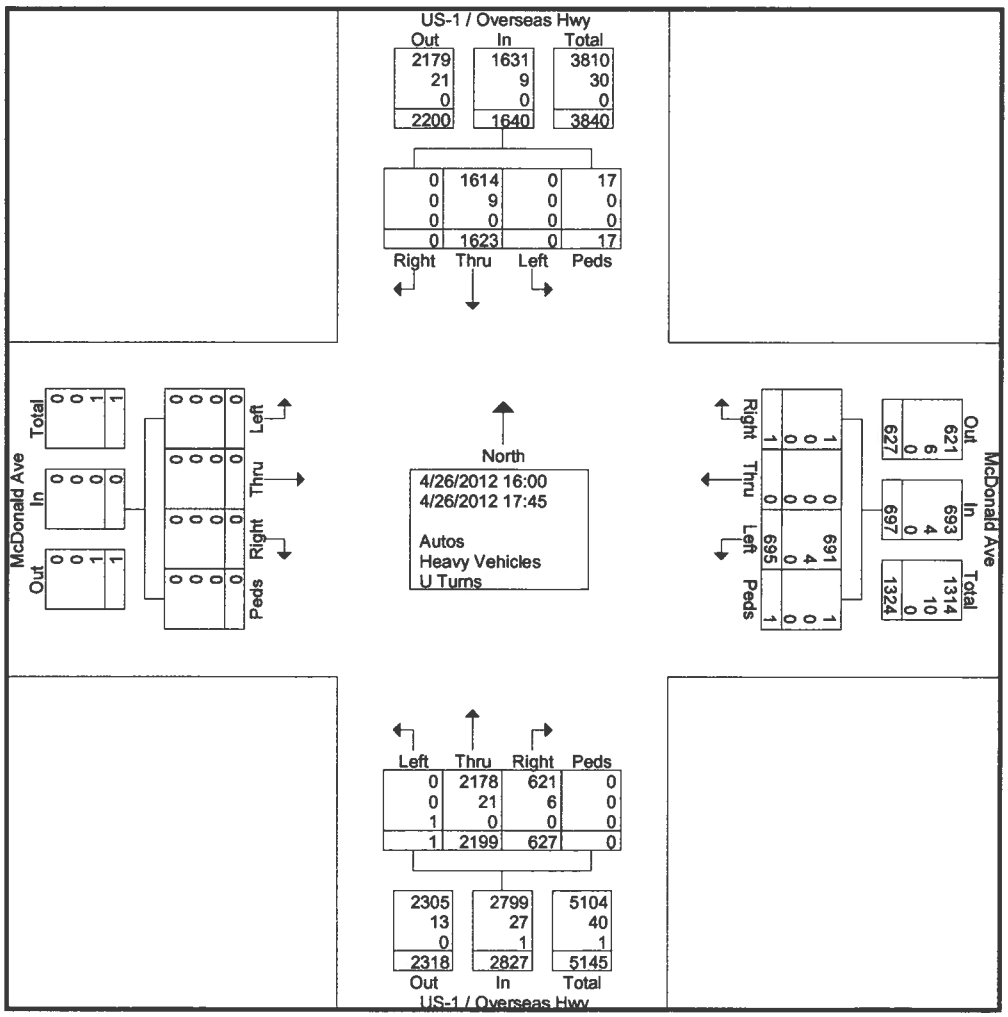
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 4-McDonald @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				McDonald Ave WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				McDonald Ave EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	0	224	0	0	0	0	104	0	77	203	0	0	0	0	0	0	608
16:15	0	195	0	0	1	0	79	1	82	272	0	0	0	0	0	0	630
16:30	0	242	0	0	0	0	92	0	82	305	1	0	0	0	0	0	722
16:45	0	193	0	0	0	0	87	0	81	285	0	0	0	0	0	0	646
Total	0	854	0	0	1	0	362	1	322	1065	1	0	0	0	0	0	2606
17:00	0	209	0	0	0	0	105	0	81	271	0	0	0	0	0	0	666
17:15	0	215	0	1	0	0	94	0	81	356	0	0	0	0	0	0	747
17:30	0	181	0	8	0	0	76	0	64	263	0	0	0	0	0	0	592
17:45	0	164	0	8	0	0	58	0	79	244	0	0	0	0	0	0	553
Total	0	769	0	17	0	0	333	0	305	1134	0	0	0	0	0	0	2558
Grand Total	0	1623	0	17	1	0	695	1	627	2199	1	0	0	0	0	0	5164
Apprch %	0	99	0	1	0.1	0	99.7	0.1	22.2	77.8	0	0	0	0	0	0	
Total %	0	31.4	0	0.3	0	0	13.5	0	12.1	42.6	0	0	0	0	0	0	
Autos	0	1614	0	17	1	0	691	1	621	2178	0	0	0	0	0	0	5123
% Autos	0	99.4	0	100	100	0	99.4	100	99	99	0	0	0	0	0	0	99.2
Heavy Vehicles	0	9	0	0	0	0	4	0	6	21	0	0	0	0	0	0	40
% Heavy Vehicles	0	0.6	0	0	0	0	0.6	0	1	1	0	0	0	0	0	0	0.8
U Turns	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
% U Turns	0	0	0	0	0	0	0	0	0	0	100	0	0	0	0	0	0

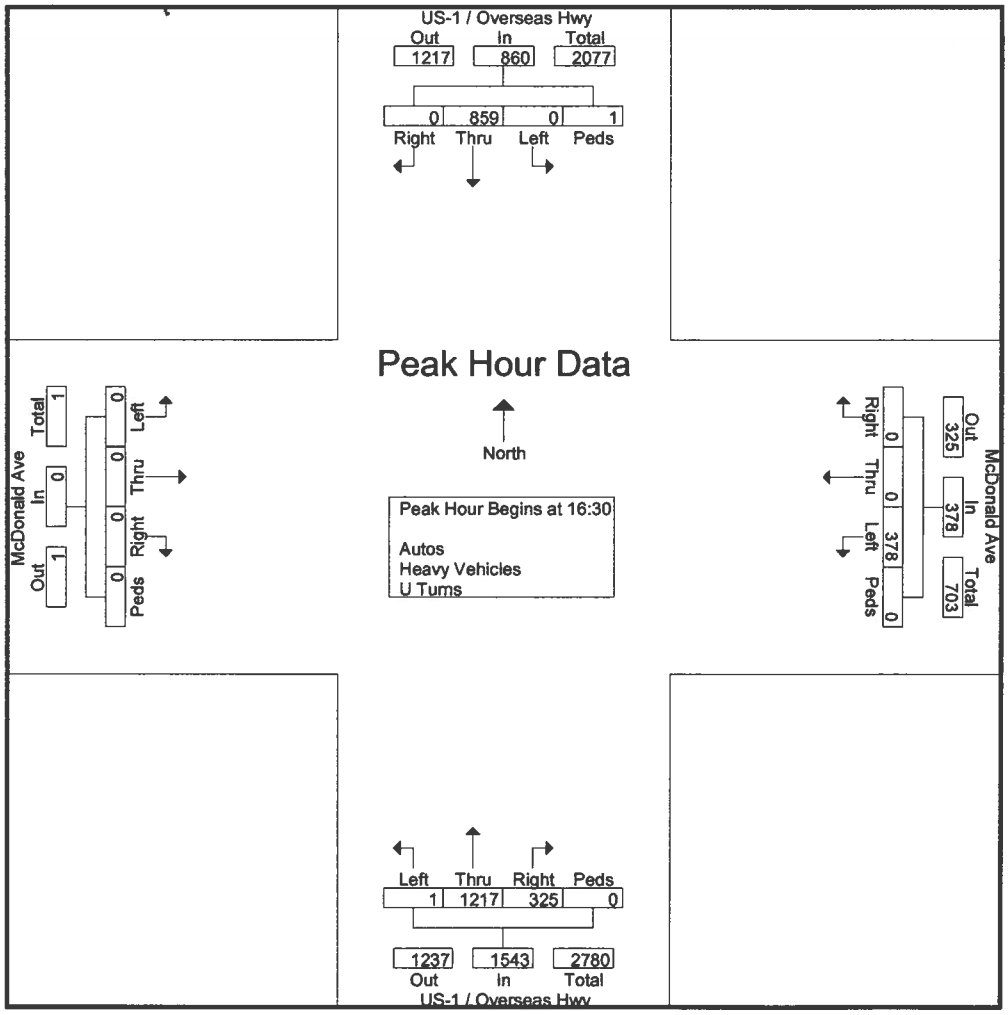


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 4-McDonald @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					McDonald Ave WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					McDonald Ave EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**242**	0	0	**242**	0	0	92	0	92	**82**	305	**1**	0	388	0	0	0	0	0	722
16:45	0	193	0	0	193	0	0	87	0	87	81	285	0	0	366	0	0	0	0	0	646
17:00	0	209	0	0	209	0	0	**105**	0	**105**	81	271	0	0	352	0	0	0	0	0	666
17:15	0	215	0	**1**	216	0	0	94	0	94	81	**356**	0	0	**437**	0	0	0	0	0	**747**
Total Volume	0	859	0	1	860	0	0	378	0	378	325	1217	1	0	1543	0	0	0	0	0	2781
% App. Total	0	99.9	0	0.1		0	0	100	0		21.1	78.9	0.1	0		0	0	0	0		
PHF	.000	.887	.000	.250	.888	.000	.000	.900	.000	.900	.991	.855	.250	.000	.883	.000	.000	.000	.000	.000	.931

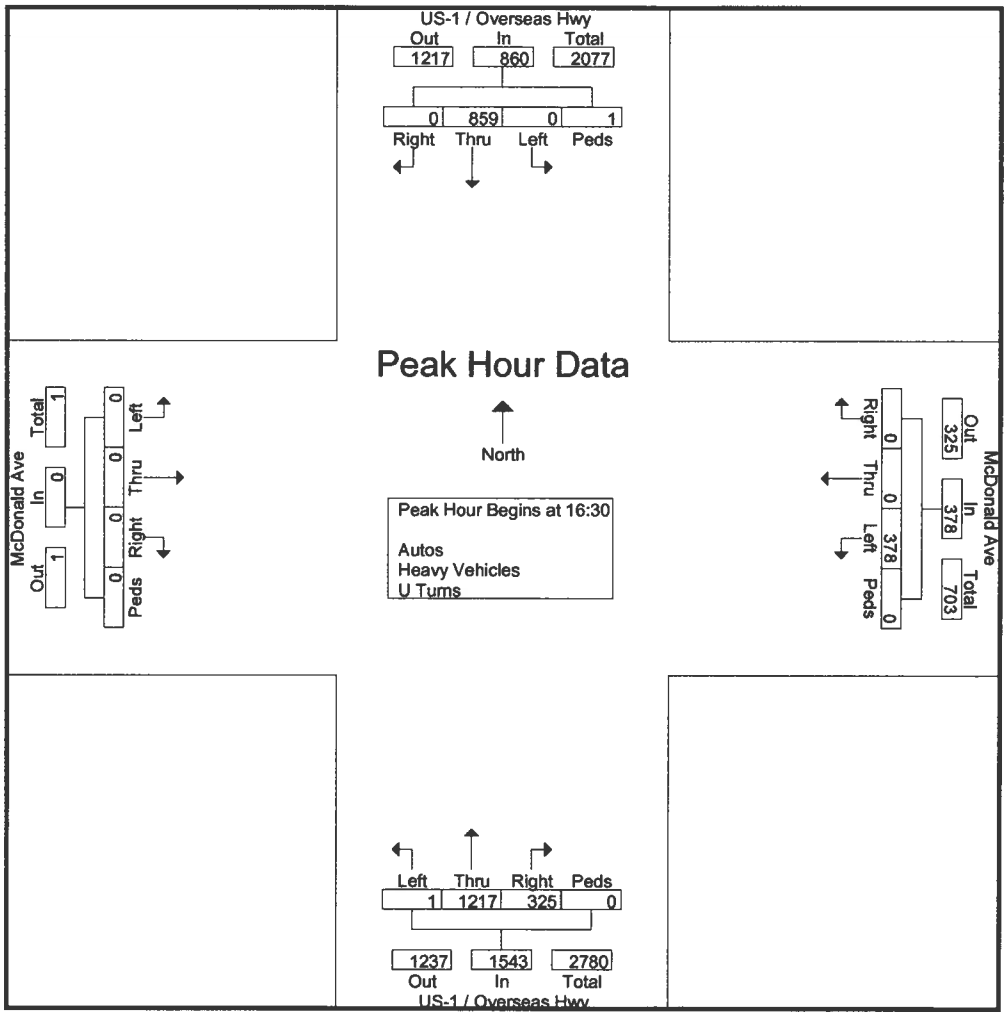


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 4-McDonald @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					McDonald Ave WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					McDonald Ave EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**242**	0	0	**242**	0	0	92	0	92	**82**	305	1	0	388	0	0	0	0	0	722
16:45	0	193	0	0	193	0	0	87	0	87	81	285	0	0	366	0	0	0	0	0	646
17:00	0	209	0	0	209	0	0	**105**	0	**105**	81	271	0	0	352	0	0	0	0	0	666
17:15	0	215	0	**1**	216	0	0	94	0	94	81	**356**	0	0	**437**	0	0	0	0	0	**747**
Total Volume	0	859	0	1	860	0	0	378	0	378	325	1217	1	0	1543	0	0	0	0	0	2781
% App. Total	0	99.9	0	0.1		0	0	100	0		21.1	78.9	0.1	0		0	0	0	0		
PHF	.000	.887	.000	.250	.888	.000	.000	.900	.000	.900	.991	.855	.250	.000	.883	.000	.000	.000	.000	.000	.931



N
Overseas Hwy
3rd Street

TRANSYT 1880E CONTROLLER SETTINGS

BASIC FUNCTIONS

INT NO.	INTERVAL TYPE	RING 1 PH: NO: 1	2	3	4	RING 2 5	6	7	8
01	INITIAL	30	6						
02	PASSAGE								
03	YELLOW CLEAR	4	4						
04	RED CLEAR	2	2						
05	MAX GREEN 1	60	60						
06	MAX GREEN 2								
07	WALK								
08	PED CLEAR								
09	MIN RECALL	X							
10	MAX RECALL								
11	PED RECALL								
12	DET NON-LOCK								
13	CNA 1								
14	CNA 2								
15	FLASHING WALK								
16	PHASE OMIT								
17	PED OMIT								
18	SOFT RECALL								

SPECIAL FUNCTIONS (PH. 0)

23	PHASE REVERSAL		
24	DET SWITCHING		
25	FOUR SECTION LOGIC		
27	ENABLE SP PROG (P/E)		
28	DENSITY ACTIVE		
29	PH. AFTER FLASH		
30	START PHASE		
31	PH. BEFORE FLASH		
32	PH. BEF. EX. PED		
33	EX. PED		
91	DEFEAT RED REVERT		
92	CNA PICKUP TIME		
93	ALL RED START TIME		
94	DEF LAST VEH PASS		
95	SIMULT GAP		
96	SEQU INIT & PASS		
97	UCF OVERRIDE COORD		
98	DEF SINGLE ENT IN DUAL RING		

BASIC PRE EMPT FUNCTIONS (PH 9)

01	MIN GREEN	
02	TR CLEAR GR 1	
03	TR CLEAR GR 2	
04	MIN DWELL	
05	TR CLEAR YEL 1	
06	TR CLEAR ALL RED 1	
07	TR CLEAR YEL 2	
08	TR CLEAR ALL RED 2	
09	YEL CLEAR AFT P-E	
10	RED CLEAR AFT P-E	
27	SPECIAL O/L CLEAR	
28	SPECIAL PED CLEAR	
41	WALK	
42	PED CLEAR	
43	PED ALL RED CL	
51	DEL BEFORE P-E	
56	# OF CYC TO HOLD REC	
57	# OF CYC TO HLD MAX GR	

NOTES:

1. T.C.C. MAY OVERRIDE MAX., OFFSET, OR CYCLE LENGTH.
2. CONTROLLER IS TRUE MAX. & TRUE MIN.
3. PHASE 0, INTERVAL 96=0 MEANS TRUE M
4. BLANKS, "X" OR "-----" MEAN ZERO OR N/
5. KEYBOARD MUST BE LEFT "OFF".

Init. By KC, AR	Date 5-10-12
Checked	Date
In Serv.	Date
Timing:	Ph.No.
Asset No.	

* PREEMPTION LIGHT FOR FIRE STATION

Intersection Of: US-1 & 3rd ST.

SSRM SETTINGS

CYCLE LENGTH:		%
RELEASE	(S1)	%
AVG. OFFSET	(R1)	%
AM OFFSET	(R2)	%
PM OFFSET	(R3)	%

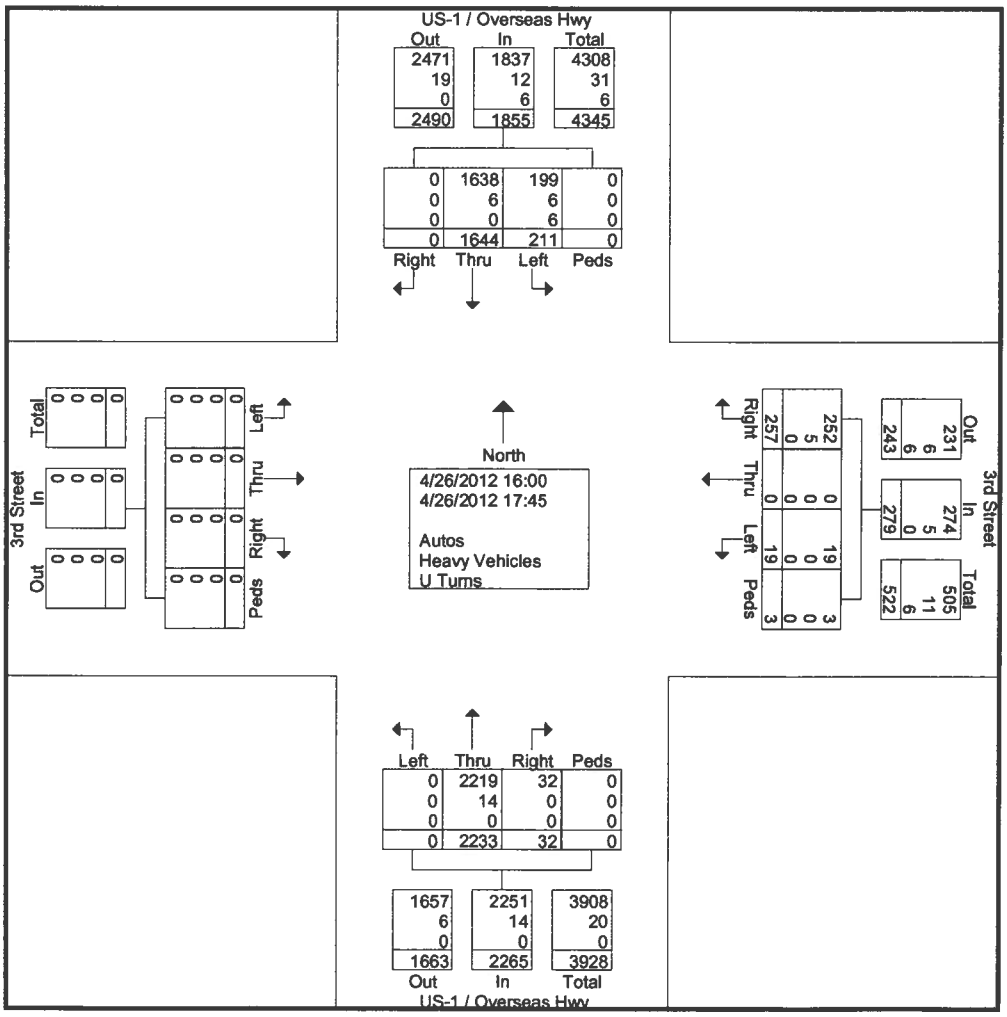
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 3-3rd Street @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				3rd Street WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				3rd Street EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	0	231	39	0	39	0	6	0	2	214	0	0	0	0	0	0	531
16:15	0	202	33	0	29	0	2	0	4	248	0	0	0	0	0	0	518
16:30	0	251	26	0	31	0	0	0	8	319	0	0	0	0	0	0	635
16:45	0	190	26	0	35	0	2	0	3	288	0	0	0	0	0	0	544
Total	0	874	124	0	134	0	10	0	17	1069	0	0	0	0	0	0	2228
17:00	0	198	25	0	43	0	2	3	5	278	0	0	0	0	0	0	554
17:15	0	218	22	0	34	0	4	0	4	330	0	0	0	0	0	0	612
17:30	0	181	13	0	32	0	1	0	2	286	0	0	0	0	0	0	515
17:45	0	173	27	0	14	0	2	0	4	270	0	0	0	0	0	0	490
Total	0	770	87	0	123	0	9	3	15	1164	0	0	0	0	0	0	2171
Grand Total	0	1644	211	0	257	0	19	3	32	2233	0	0	0	0	0	0	4399
Apprch %	0	88.6	11.4	0	92.1	0	6.8	1.1	1.4	98.6	0	0	0	0	0	0	
Total %	0	37.4	4.8	0	5.8	0	0.4	0.1	0.7	50.8	0	0	0	0	0	0	
Autos	0	1638	199	0	252	0	19	3	32	2219	0	0	0	0	0	0	4362
% Autos	0	99.6	94.3	0	98.1	0	100	100	100	99.4	0	0	0	0	0	0	99.2
Heavy Vehicles	0	6	6	0	5	0	0	0	0	14	0	0	0	0	0	0	31
% Heavy Vehicles	0	0.4	2.8	0	1.9	0	0	0	0	0.6	0	0	0	0	0	0	0.7
U Turns	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	6
% U Turns	0	0	2.8	0	0	0	0	0	0	0	0	0	0	0	0	0	0.1

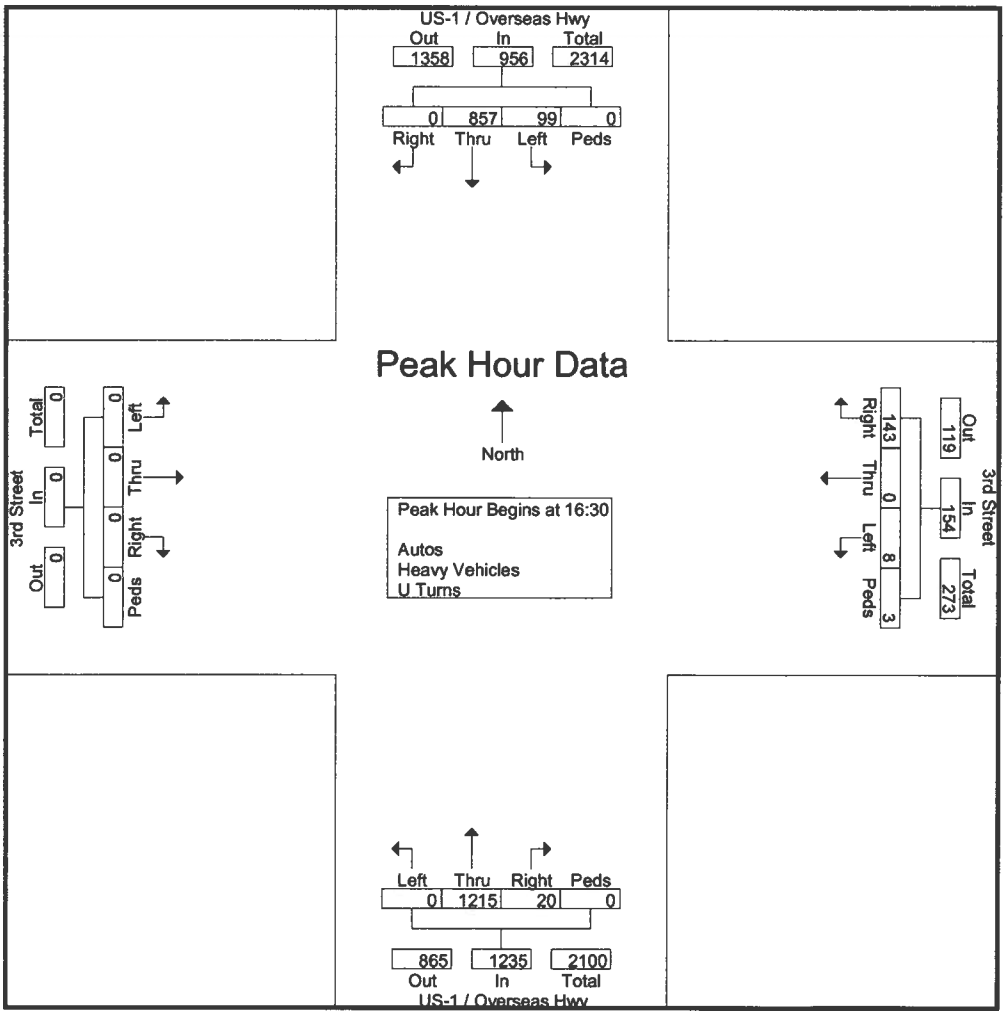


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 3-3rd Street @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					3rd Street WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					3rd Street EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**251**	**26**	0	**277**	31	0	0	0	31	**8**	319	0	0	327	0	0	0	0	0	**635**
16:45	0	190	26	0	216	35	0	2	0	37	3	288	0	0	291	0	0	0	0	0	544
17:00	0	198	25	0	223	**43**	0	2	**3**	**48**	5	278	0	0	283	0	0	0	0	0	554
17:15	0	218	22	0	240	34	0	**4**	0	38	4	**330**	0	0	**334**	0	0	0	0	0	612
Total Volume	0	857	99	0	956	143	0	8	3	154	20	1215	0	0	1235	0	0	0	0	0	2345
% App. Total	0	89.6	10.4	0		92.9	0	5.2	1.9		1.6	98.4	0	0		0	0	0	0		
PHF	.000	.854	.952	.000	.863	.831	.000	.500	.250	.802	.625	.920	.000	.000	.924	.000	.000	.000	.000	.000	.923

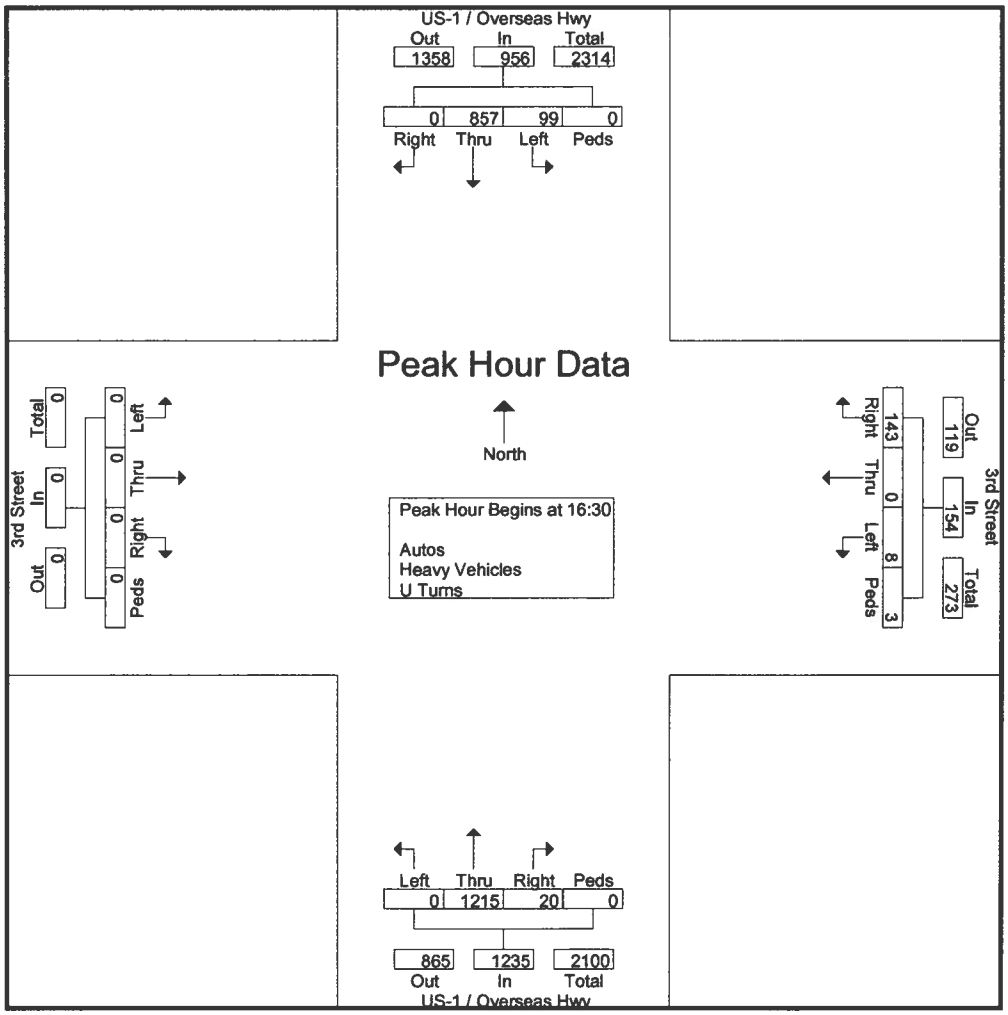


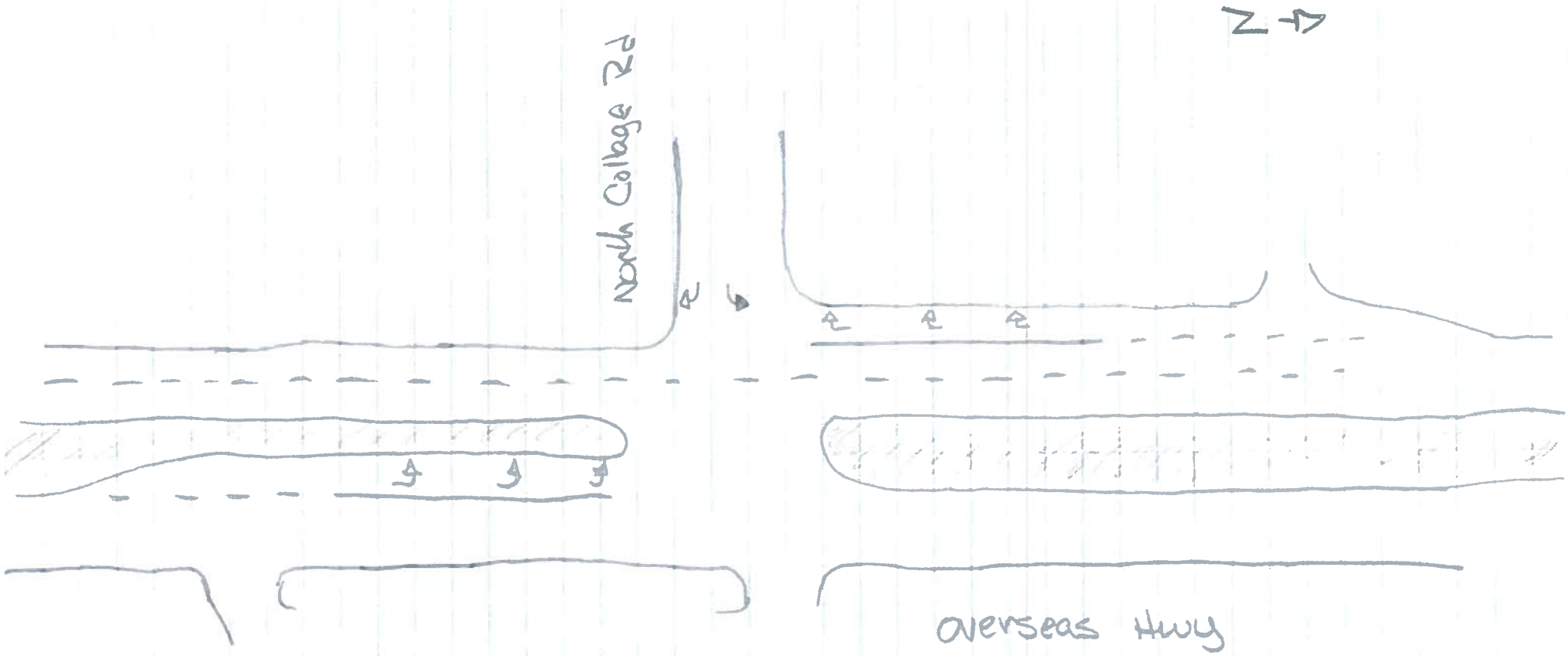
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 3-3rd Street @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					3rd Street WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					3rd Street EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	0	**251**	**26**	0	**277**	31	0	0	0	31	**8**	319	0	0	327	0	0	0	0	0	**635**
16:45	0	190	26	0	216	35	0	2	0	37	3	288	0	0	291	0	0	0	0	0	544
17:00	0	198	25	0	223	**43**	0	2	**3**	**48**	5	278	0	0	283	0	0	0	0	0	554
17:15	0	218	22	0	240	34	0	**4**	0	38	4	**330**	0	0	**334**	0	0	0	0	0	612
Total Volume	0	857	99	0	956	143	0	8	3	154	20	1215	0	0	1235	0	0	0	0	0	2345
% App. Total	0	89.6	10.4	0		92.9	0	5.2	1.9		1.6	98.4	0	0		0	0	0	0		
PHF	.000	.854	.952	.000	.863	.831	.000	.500	.250	.802	.625	.920	.000	.000	.924	.000	.000	.000	.000	.000	.923




N
North College Rd
Overseas Hwy

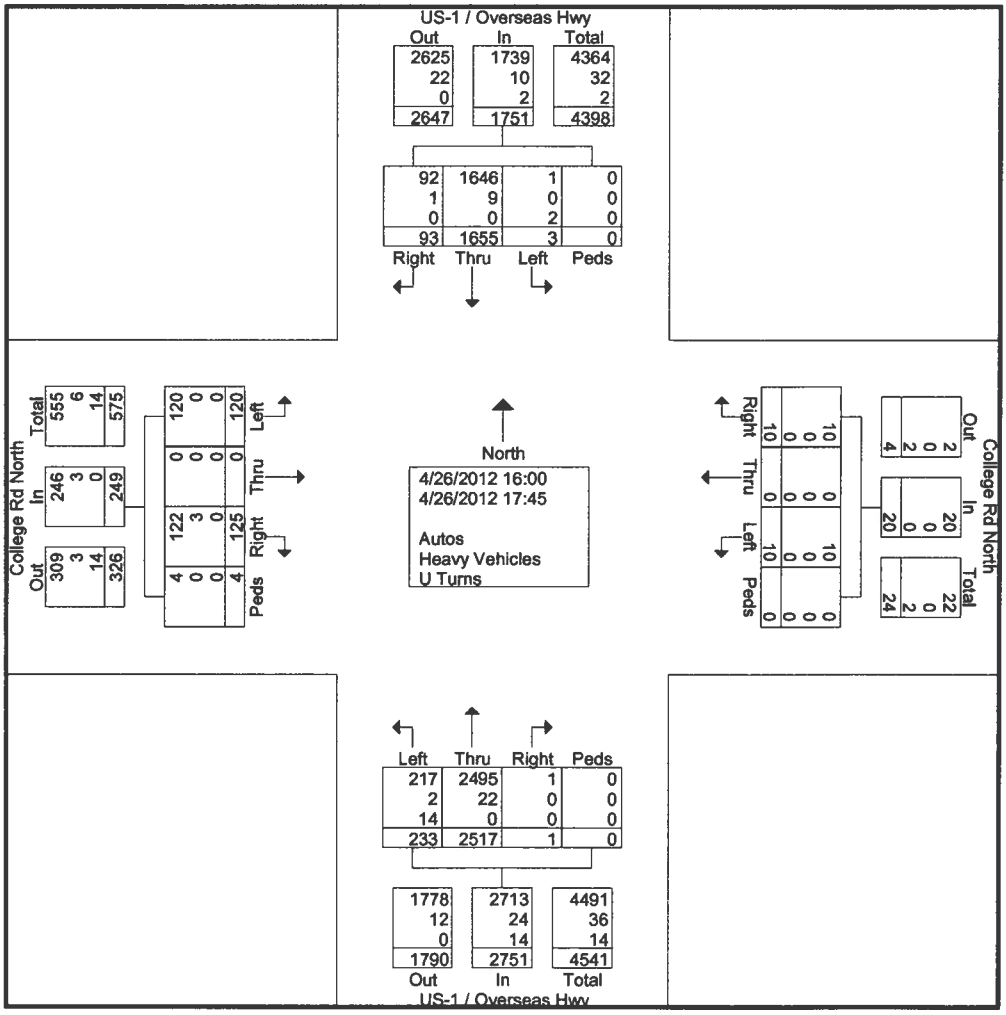
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 2-College Rd North @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				College Rd North WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				College Rd North EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	12	226	0	0	3	0	0	0	0	240	20	0	16	0	18	2	537
16:15	7	227	0	0	2	0	1	0	0	294	19	0	16	0	16	0	582
16:30	14	223	0	0	0	0	1	0	1	353	29	0	20	0	15	0	656
16:45	11	215	1	0	3	0	1	0	0	351	24	0	14	0	23	0	643
Total	44	891	1	0	8	0	3	0	1	1238	92	0	66	0	72	2	2418
17:00	15	216	0	0	1	0	2	0	0	328	31	0	15	0	12	0	620
17:15	14	197	1	0	1	0	3	0	0	368	45	0	15	0	15	1	660
17:30	13	177	1	0	0	0	1	0	0	309	34	0	12	0	14	0	561
17:45	7	174	0	0	0	0	1	0	0	274	31	0	17	0	7	1	512
Total	49	764	2	0	2	0	7	0	0	1279	141	0	59	0	48	2	2353
Grand Total	93	1655	3	0	10	0	10	0	1	2517	233	0	125	0	120	4	4771
Apprch %	5.3	94.5	0.2	0	50	0	50	0	0	91.5	8.5	0	50.2	0	48.2	1.6	
Total %	1.9	34.7	0.1	0	0.2	0	0.2	0	0	52.8	4.9	0	2.6	0	2.5	0.1	
Autos	92	1646	1	0	10	0	10	0	1	2495	217	0	122	0	120	4	4718
% Autos	98.9	99.5	33.3	0	100	0	100	0	100	99.1	93.1	0	97.6	0	100	100	98.9
Heavy Vehicles	1	9	0	0	0	0	0	0	0	22	2	0	3	0	0	0	37
% Heavy Vehicles	1.1	0.5	0	0	0	0	0	0	0	0.9	0.9	0	2.4	0	0	0	0.8
U Turns	0	0	2	0	0	0	0	0	0	0	14	0	0	0	0	0	16
% U Turns	0	0	66.7	0	0	0	0	0	0	0	6	0	0	0	0	0	0.3

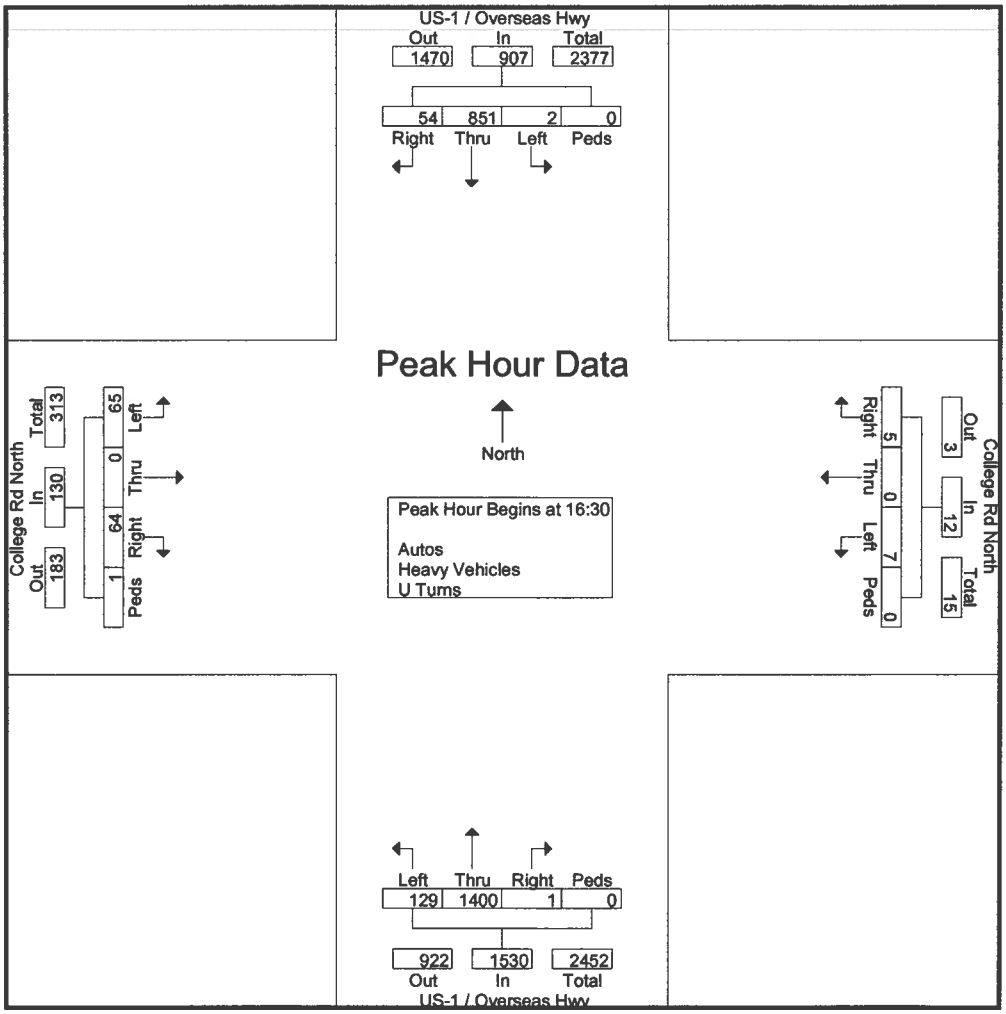


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 2-College Rd North @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					College Rd North WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					College Rd North EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	14	**223**	0	0	**237**	0	0	1	0	1	**1**	353	29	0	383	**20**	0	15	0	35	656
16:45	11	215	1	0	227	**3**	0	1	0	**4**	0	351	24	0	375	14	0	**23**	0	**37**	643
17:00	**15**	216	0	0	231	1	0	2	0	3	0	328	31	0	359	15	0	12	0	27	620
17:15	14	197	1	0	212	1	0	**3**	0	4	0	**368**	**45**	0	**413**	15	0	15	**1**	31	**660**
Total Volume	54	851	2	0	907	5	0	7	0	12	1	1400	129	0	1530	64	0	65	1	130	2579
% App. Total	6	93.8	0.2	0		41.7	0	58.3	0		0.1	91.5	8.4	0		49.2	0	50	0.8		
PHF	.900	.954	.500	.000	.957	.417	.000	.583	.000	.750	.250	.951	.717	.000	.926	.800	.000	.707	.250	.878	.977

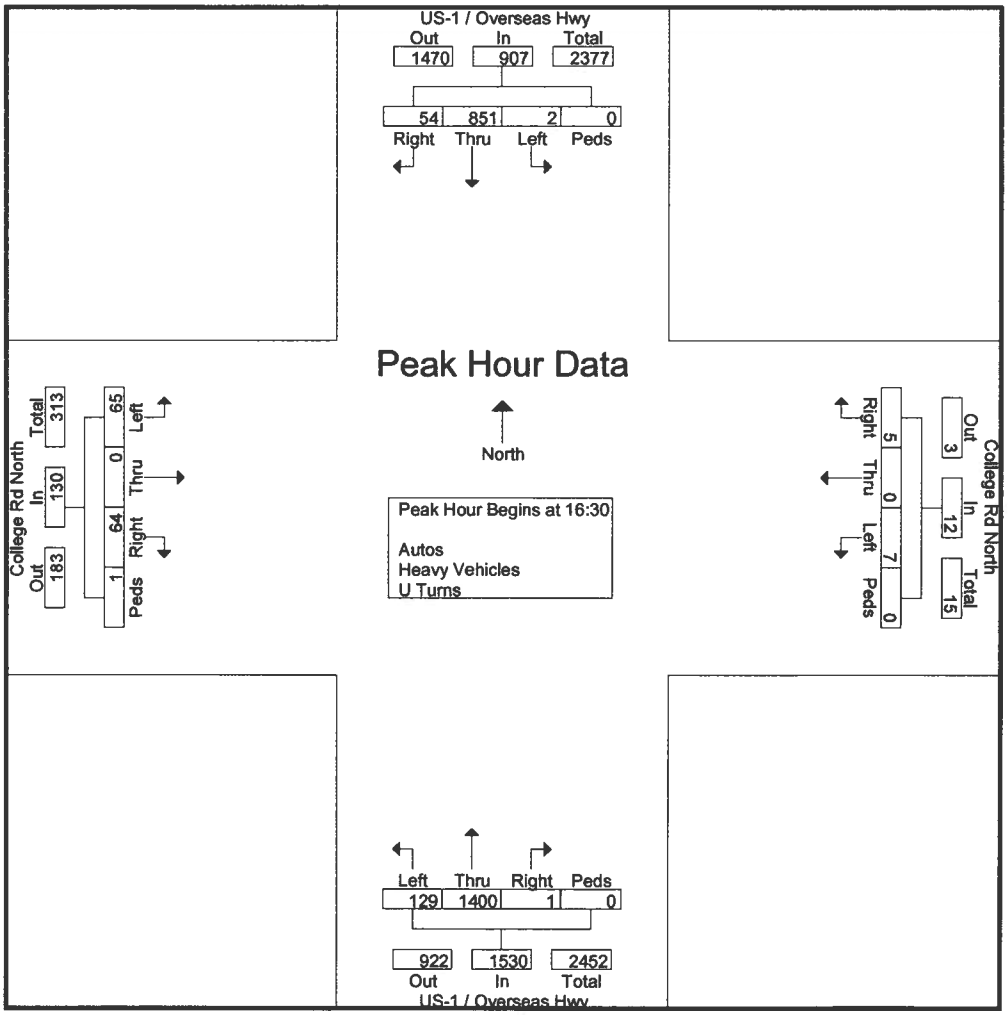


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 2-College Rd North @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					College Rd North WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					College Rd North EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	14	**223**	0	0	**237**	0	0	1	0	1	**1**	353	29	0	383	**20**	0	15	0	35	656
16:45	11	215	**1**	0	227	**3**	0	1	0	**4**	0	351	24	0	375	14	0	**23**	0	**37**	643
17:00	**15**	216	0	0	231	1	0	2	0	3	0	328	31	0	359	15	0	12	0	27	620
17:15	14	197	1	0	212	1	0	**3**	0	4	0	**368**	**45**	0	**413**	15	0	15	**1**	31	**660**
Total Volume	54	851	2	0	907	5	0	7	0	12	**1**	1400	129	0	1530	64	0	65	**1**	130	2579
% App. Total	6	93.8	0.2	0		41.7	0	58.3	0		0.1	91.5	8.4	0		49.2	0	50	0.8		
PHF	.900	.954	.500	.000	.957	.417	.000	.583	.000	.750	.250	.951	.717	.000	.926	.800	.000	.707	.250	.878	.977



Haven Rd
Overseas Hwy
N

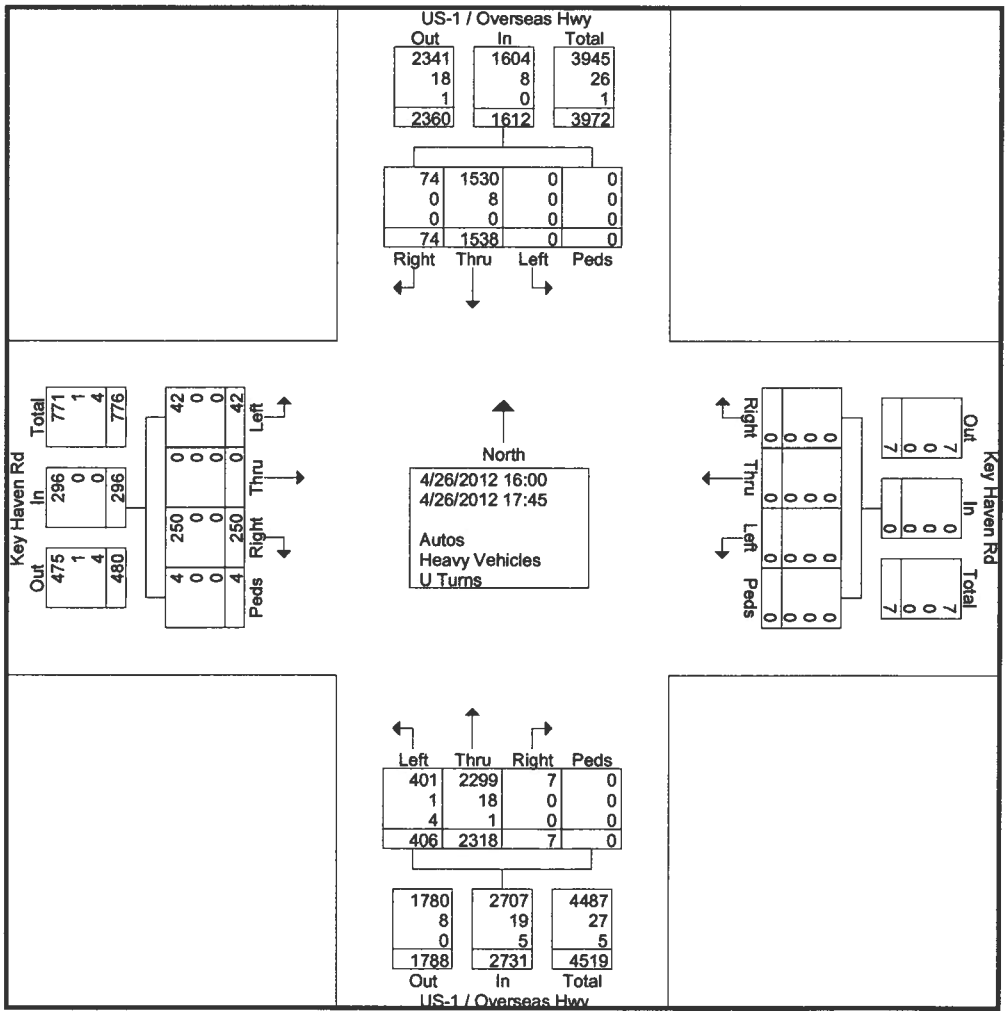
Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 1-Key Haven @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 1

Groups Printed- Autos - Heavy Vehicles - U Turns

	US-1 / Overseas Hwy SOUTH BOUND				Key Haven Rd WEST BOUND				US-1 / Overseas Hwy NORTH BOUND				Key Haven Rd EAST BOUND				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
16:00	14	209	0	0	0	0	0	0	0	199	39	0	35	0	4	0	500
16:15	9	220	0	0	0	0	0	0	0	245	45	0	18	0	9	0	546
16:30	5	223	0	0	0	0	0	0	0	365	34	0	22	0	1	3	653
16:45	7	183	0	0	0	0	0	0	0	348	59	0	34	0	5	0	636
Total	35	835	0	0	0	0	0	0	0	1157	177	0	109	0	19	3	2335
17:00	16	196	0	0	0	0	0	0	0	294	54	0	36	0	7	0	603
17:15	3	191	0	0	0	0	0	0	0	343	71	0	39	0	9	1	657
17:30	9	165	0	0	0	0	0	0	0	272	64	0	36	0	3	0	549
17:45	11	151	0	0	0	0	0	0	7	252	40	0	30	0	4	0	495
Total	39	703	0	0	0	0	0	0	7	1161	229	0	141	0	23	1	2304
Grand Total	74	1538	0	0	0	0	0	0	7	2318	406	0	250	0	42	4	4639
Apprch %	4.6	95.4	0	0	0	0	0	0	0.3	84.9	14.9	0	84.5	0	14.2	1.4	
Total %	1.6	33.2	0	0	0	0	0	0	0.2	50	8.8	0	5.4	0	0.9	0.1	
Autos	74	1530	0	0	0	0	0	0	7	2299	401	0	250	0	42	4	4607
% Autos	100	99.5	0	0	0	0	0	0	100	99.2	98.8	0	100	0	100	100	99.3
Heavy Vehicles	0	8	0	0	0	0	0	0	0	18	1	0	0	0	0	0	27
% Heavy Vehicles	0	0.5	0	0	0	0	0	0	0	0.8	0.2	0	0	0	0	0	0.6
U Turns	0	0	0	0	0	0	0	0	0	1	4	0	0	0	0	0	5
% U Turns	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0.1

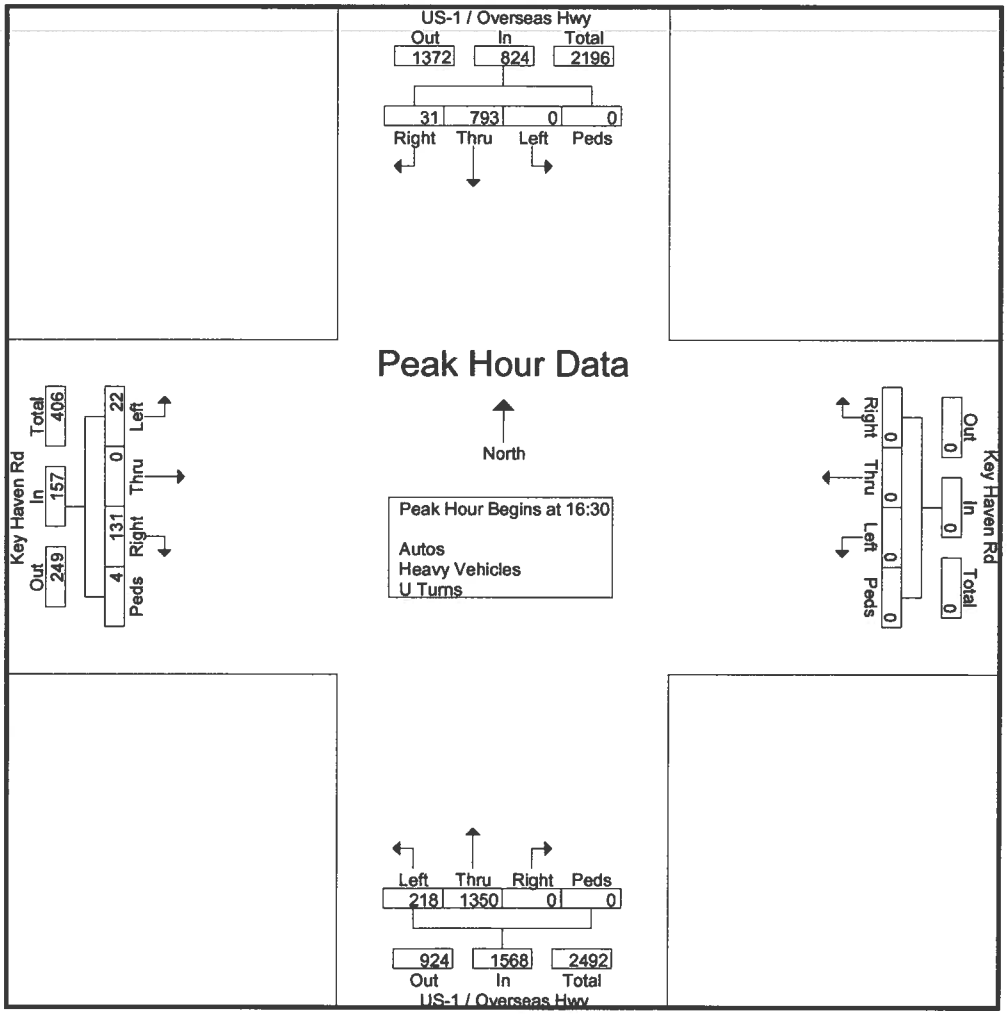


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 1-Key Haven @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 2

	US-1 / Overseas Hwy SOUTH BOUND					Key Haven Rd WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Key Haven Rd EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	5	**223**	0	0	**228**	0	0	0	0	0	0	**365**	34	0	399	22	0	1	**3**	26	653
16:45	7	183	0	0	190	0	0	0	0	0	0	348	59	0	407	34	0	5	0	39	636
17:00	**16**	196	0	0	212	0	0	0	0	0	0	294	54	0	348	36	0	7	0	43	603
17:15	3	191	0	0	194	0	0	0	0	0	0	343	**71**	0	**414**	**39**	0	**9**	1	**49**	**657**
Total Volume	31	793	0	0	824	0	0	0	0	0	0	1350	218	0	1568	131	0	22	4	157	2549
% App. Total	3.8	96.2	0	0		0	0	0	0		0	86.1	13.9	0		83.4	0	14	2.5		
PHF	.484	.889	.000	.000	.904	.000	.000	.000	.000	.000	.000	.925	.768	.000	.947	.840	.000	.611	.333	.801	.970

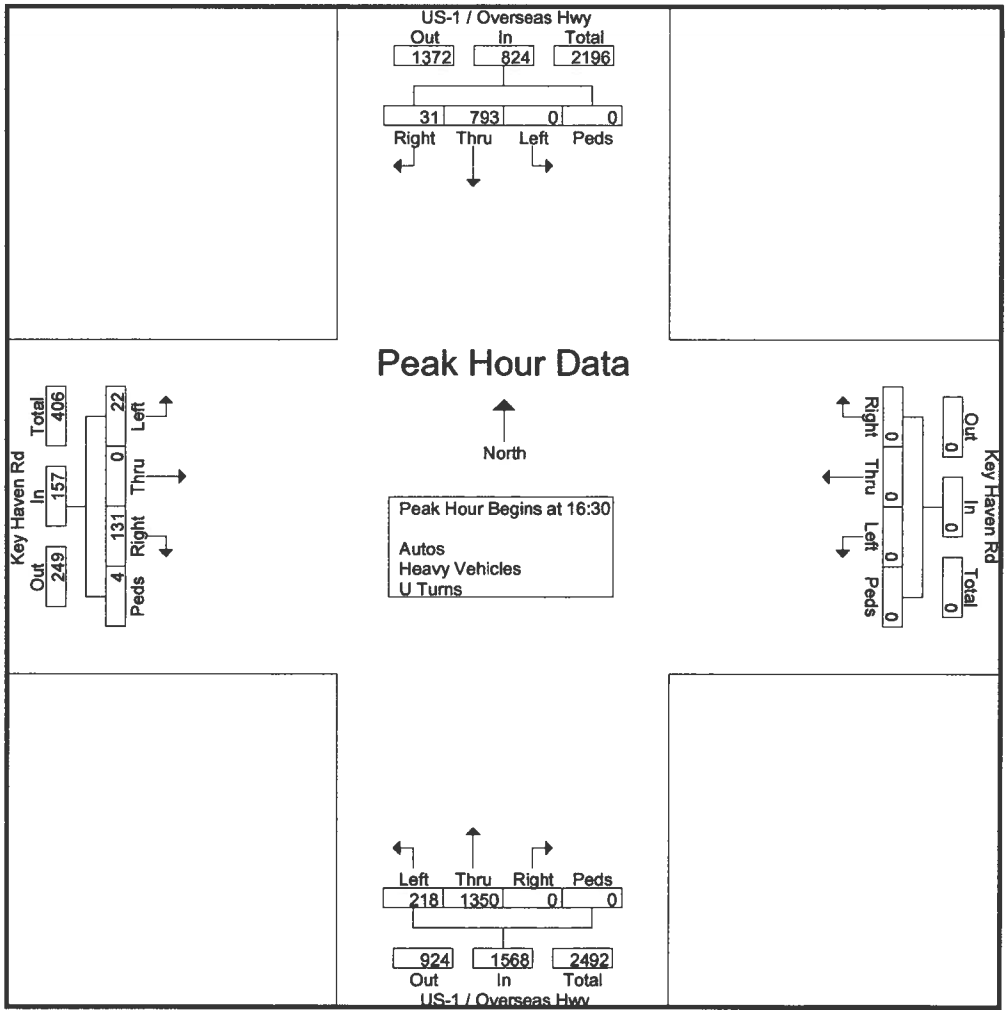


Video Data Solutions, Inc.

CLINET : CPH Engineers, Inc.
JOB NO : 2012-11
PROJECT: CVS
COUNTY : MONROE

File Name : 1-Key Haven @ US-1
Site Code : 00000000
Start Date : 4/26/2012
Page No : 3

	US-1 / Overseas Hwy SOUTH BOUND					Key Haven Rd WEST BOUND					US-1 / Overseas Hwy NORTH BOUND					Key Haven Rd EAST BOUND					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 16:00 to 17:45 - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 16:30																					
16:30	5	**223**	0	0	**228**	0	0	0	0	0	0	**365**	34	0	399	22	0	1	**3**	26	653
16:45	7	183	0	0	190	0	0	0	0	0	0	348	59	0	407	34	0	5	0	39	636
17:00	**16**	196	0	0	212	0	0	0	0	0	0	294	54	0	348	36	0	7	0	43	603
17:15	3	191	0	0	194	0	0	0	0	0	0	343	**71**	0	**414**	**39**	0	**9**	1	**49**	**657**
Total Volume	31	793	0	0	824	0	0	0	0	0	0	1350	218	0	1568	131	0	22	4	157	2549
% App. Total	3.8	96.2	0	0		0	0	0	0		0	86.1	13.9	0		83.4	0	14	2.5		
PHF	.484	.889	.000	.000	.904	.000	.000	.000	.000	.000	.000	.925	.768	.000	.947	.840	.000	.611	.333	.801	.970



APPENDIX D

TRAFFIC VOLUME FIGURES

FIGURE 1, PM PEAK HOUR PEAK SEASON
EXISTING TRAFFIC
KEY HAVEN BLVD.
32
809
22
134
222
1377
N
55
868
0
5
0
7
COLLEGE ROAD
NORTH
DRIVEWAY
66
0
65
132
1428
0
US 1 (OVERSEAS
HIGHWAY)
874
101
146
8
3RD STREET
1239
20
876
386
MCDONALD
AVENUE
1241
332
1206
20
32
190
CROSS STREET
1536
170
40
1360
COLLEGE ROAD
SOUTH
109
236
226
1456
1124
459
680
131
ROOSEVELT
BOULEVARD
822
129
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX PM PEAK HOUR PEAK SEASON
EXISTING TRAFFIC

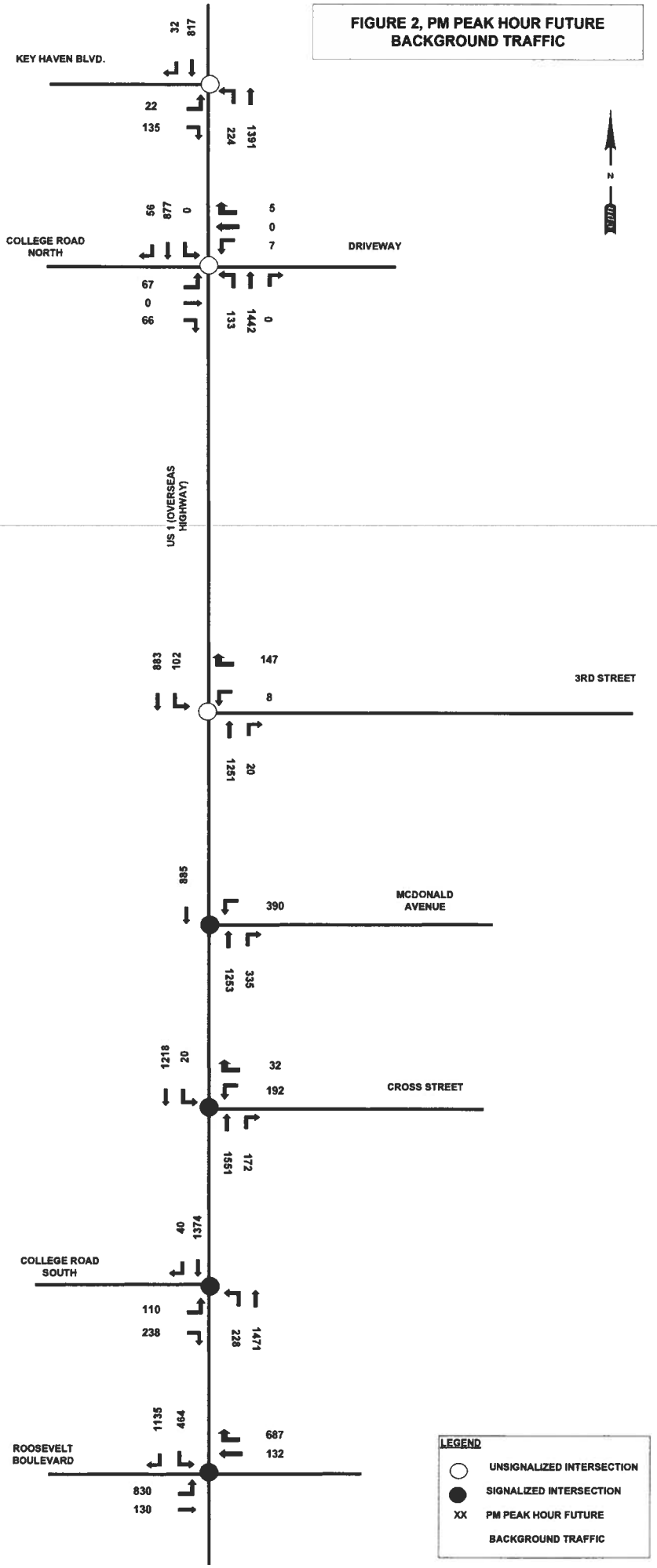


FIGURE 2, PM PEAK HOUR FUTURE BACKGROUND TRAFFIC
KEY HAVEN BLVD.
32
817
22
135
224
1391
COLLEGE ROAD NORTH
56
877
0
5
0
7
DRIVEWAY
67
0
66
133
1442
0
US 1 (OVERSEAS HIGHWAY)
883
102
147
8
3RD STREET
1251
20
885
390
MCDONALD AVENUE
1253
335
1218
20
32
192
CROSS STREET
1551
172
40
1374
COLLEGE ROAD SOUTH
110
238
228
1471
1135
464
687
132
ROOSEVELT BOULEVARD
830
130
N
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX PM PEAK HOUR FUTURE BACKGROUND TRAFFIC

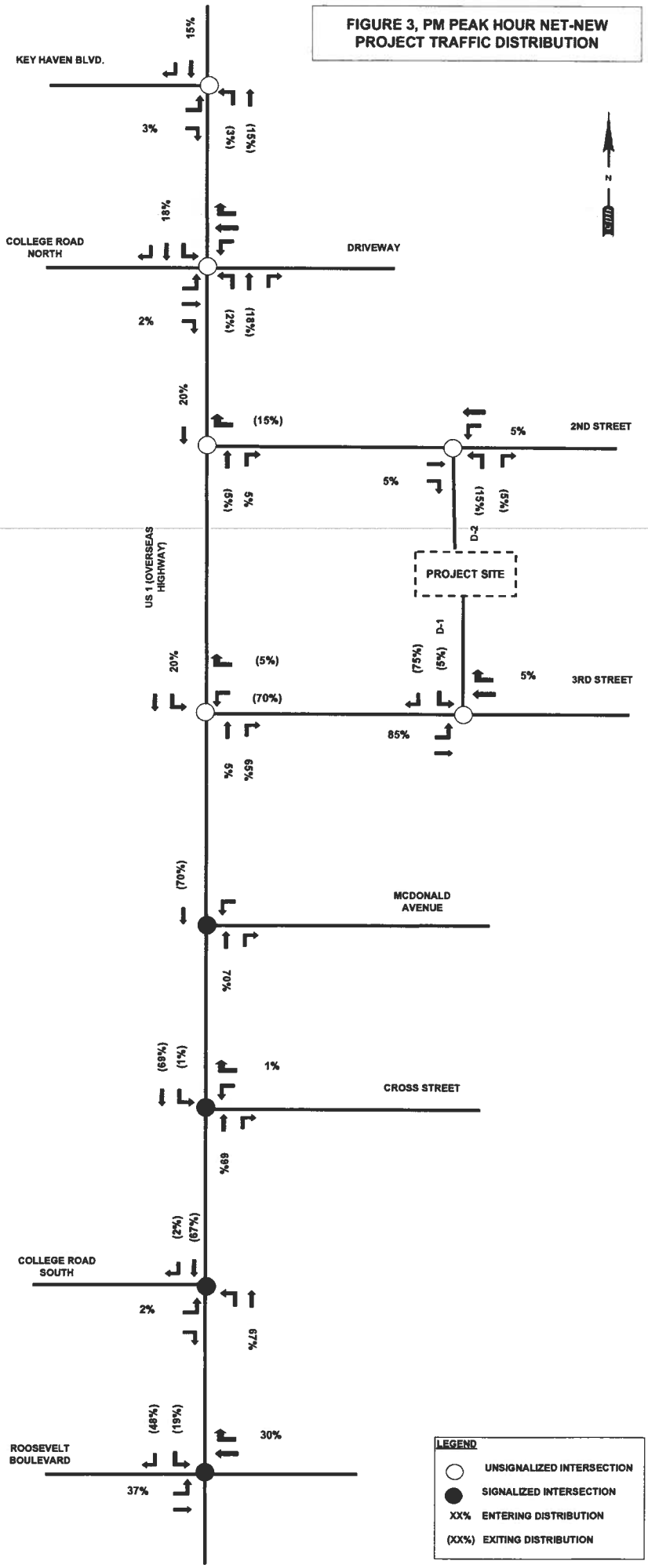


FIGURE 3, PM PEAK HOUR NET-NEW PROJECT TRAFFIC DISTRIBUTION
KEY HAVEN BLVD.
15%
3%
(3%)
(15%)
COLLEGE ROAD NORTH
18%
DRIVEWAY
2%
(2%)
(18%)
20%
(15%)
2ND STREET
5%
5%
(5%)
5%
(15%)
(5%)
D-2
US 1 (OVERSEAS HIGHWAY)
PROJECT SITE
D-1
20%
(5%)
(75%)
(5%)
5%
3RD STREET
(70%)
85%
5%
65%
(70%)
MCDONALD AVENUE
70%
(69%)
(1%)
1%
CROSS STREET
69%
(2%)
(67%)
COLLEGE ROAD SOUTH
2%
67%
(48%)
(19%)
30%
ROOSEVELT BOULEVARD
37%
N
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX% ENTERING DISTRIBUTION
(XX%) EXITING DISTRIBUTION

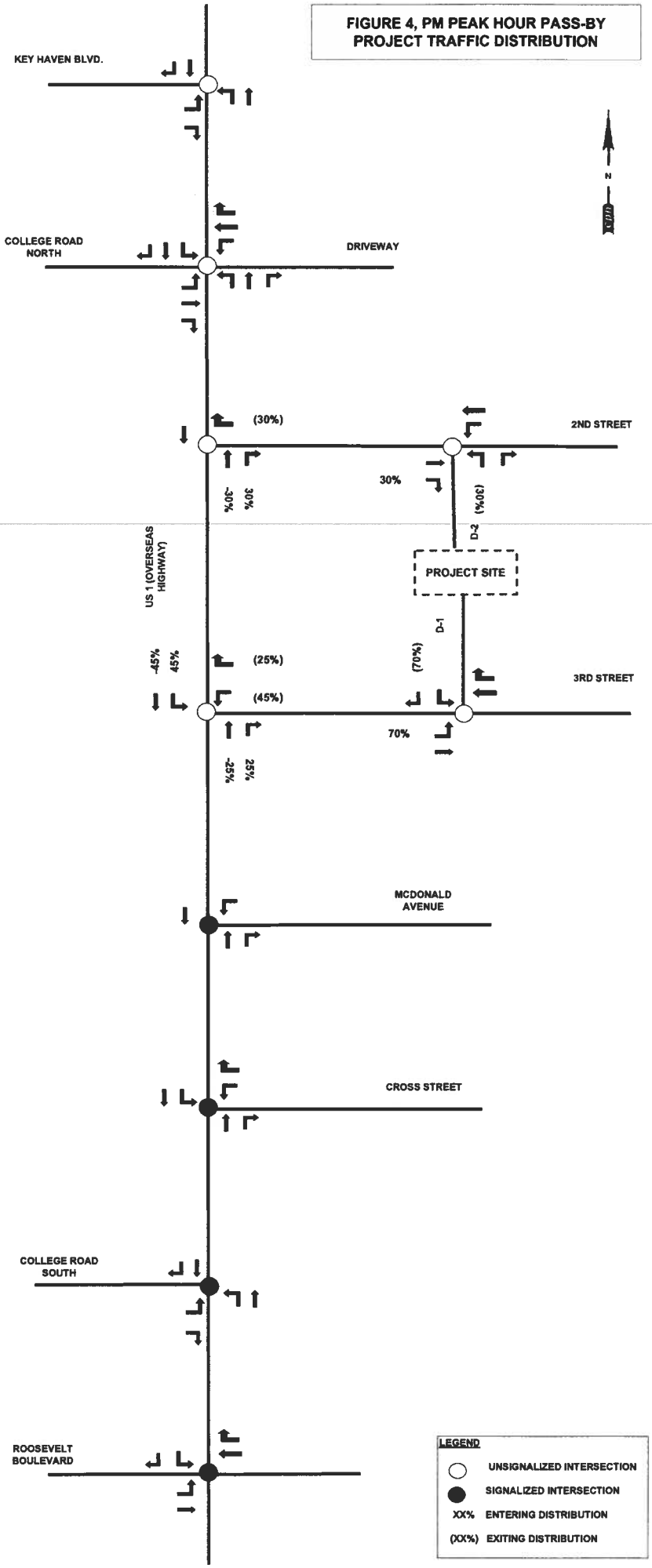


FIGURE 4, PM PEAK HOUR PASS-BY
PROJECT TRAFFIC DISTRIBUTION
KEY HAVEN BLVD.
COLLEGE ROAD NORTH
DRIVEWAY
N
(30%)
2ND STREET
30%
-30%
30%
(30%)
D-2
US 1 (OVERSEAS HIGHWAY)
PROJECT SITE
D-1
-45%
45%
(25%)
(70%)
3RD STREET
(45%)
70%
-25%
25%
MCDONALD AVENUE
CROSS STREET
COLLEGE ROAD SOUTH
ROOSEVELT BOULEVARD
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX% ENTERING DISTRIBUTION
(XX%) EXITING DISTRIBUTION

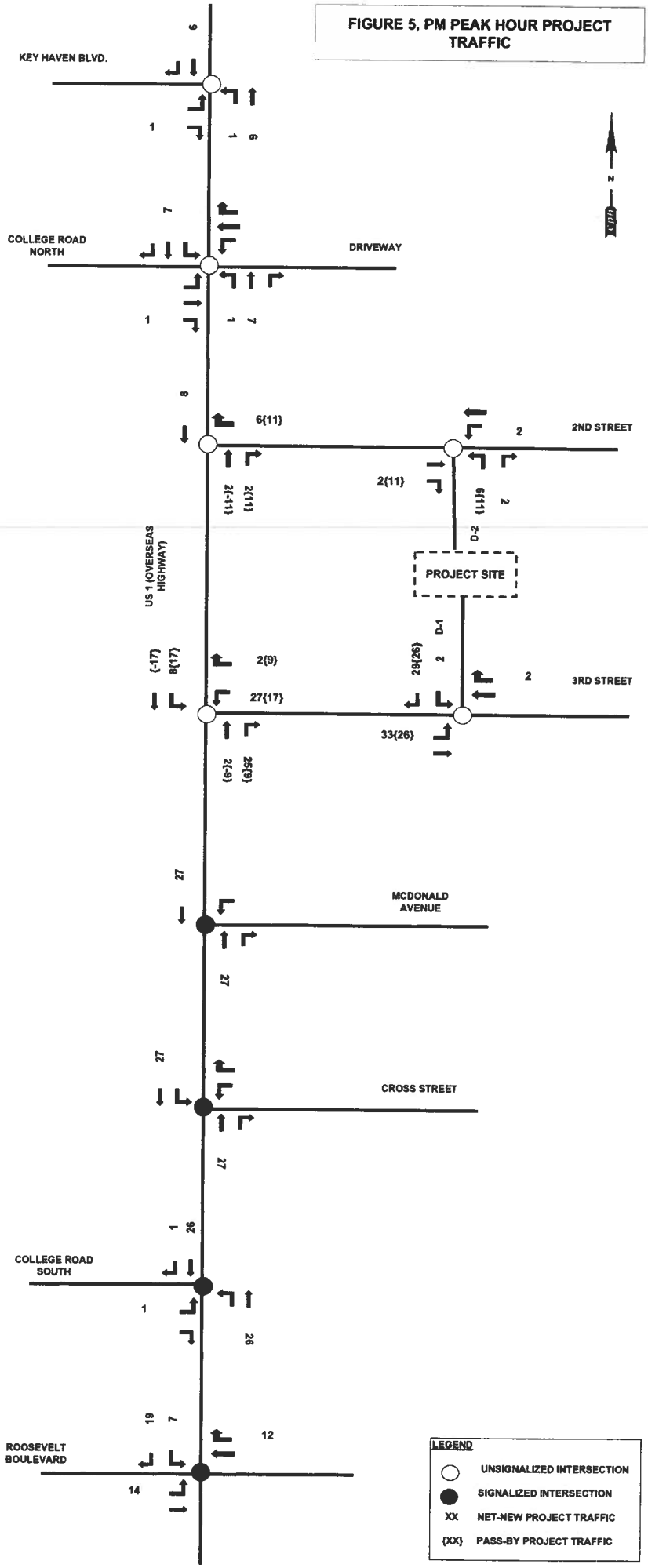


FIGURE 5, PM PEAK HOUR PROJECT TRAFFIC
KEY HAVEN BLVD.
COLLEGE ROAD NORTH
DRIVEWAY
2ND STREET
US 1 (OVERSEAS HIGHWAY)
PROJECT SITE
3RD STREET
MCDONALD AVENUE
CROSS STREET
COLLEGE ROAD SOUTH
ROOSEVELT BOULEVARD
N
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX NET-NEW PROJECT TRAFFIC
(XX) PASS-BY PROJECT TRAFFIC

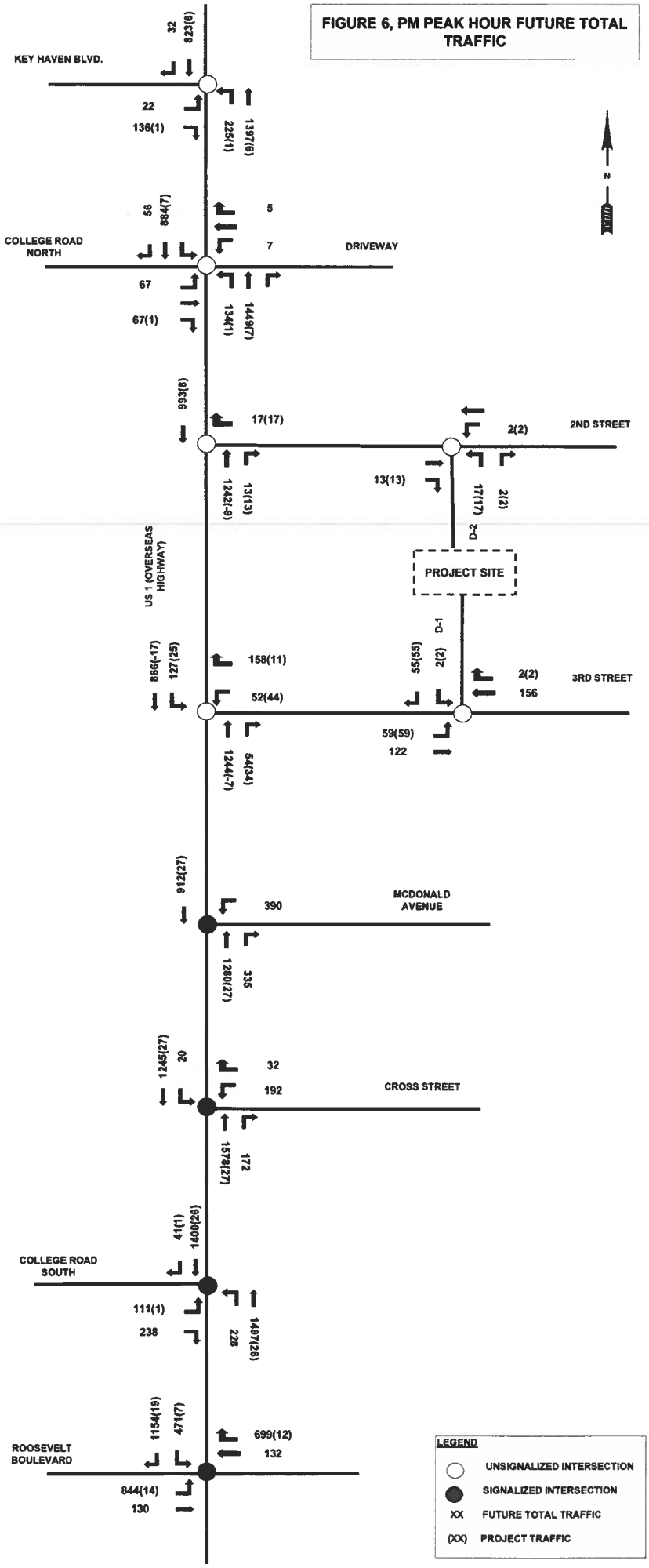


FIGURE 6, PM PEAK HOUR FUTURE TOTAL TRAFFIC
KEY HAVEN BLVD.
32
823(6)
22
136(1)
225(1)
1397(6)
COLLEGE ROAD NORTH
58
884(7)
5
7
DRIVEWAY
67
67(1)
134(1)
1449(7)
993(6)
17(17)
2(2)
2ND STREET
1242(-9)
13(13)
13(13)
17(17)
2(2)
D-2
PROJECT SITE
US 1 (OVERSEAS HIGHWAY)
D-1
866(-17)
127(25)
158(11)
55(55)
2(2)
2(2)
156
3RD STREET
52(44)
59(59)
122
1244(-7)
54(34)
912(27)
390
MCDONALD AVENUE
1280(27)
335
1245(27)
20
32
192
CROSS STREET
1578(27)
172
41(1)
1400(26)
COLLEGE ROAD SOUTH
111(1)
238
228
1497(26)
1154(19)
471(7)
699(12)
132
ROOSEVELT BOULEVARD
844(14)
130
LEGEND
UNSIGNALIZED INTERSECTION
SIGNALIZED INTERSECTION
XX FUTURE TOTAL TRAFFIC
(XX) PROJECT TRAFFIC

APPENDIX E

INTERSECTION ANALYSIS WORKSHEETS

EXISTING

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard

Inter.: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisd: Monroe County
Year : Existing

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Volume	822	129			131	680				459		1124
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left				
Thru	A	A				Thru				
Right						Right				
Peds						Peds				
WB Left					SB	Left	A			
Thru		A				Thru				
Right		A				Right	A			
Peds						Peds				
NB Right					EB	Right				
SB Right	A				WB	Right	A			
Green	48.5	14.0					23.0			
Yellow	3.5	4.0					4.0			
All Red	1.0	1.0					1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	1667	3437	0.52	0.49	18.0	B		
T	1248	1863	0.11	0.67	5.9	A	16.4	B
Westbound								
T	261	1863	0.53	0.14	42.0	D	79.2	E
R	665	1583	1.08	0.42	86.4	F		
Northbound								
Southbound								
L	791	3437	0.61	0.23	35.9	D		
							32.7	C
R	1211	1583	0.98	0.76	31.4	C		

Intersection Delay = 39.3 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Existing
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	822	129			131	680				459		1124
% Heavy Veh	2	2			2	2				2		2
PHF	0.95	0.95			0.95	0.95				0.95		0.95
PK 15 Vol	216	34			34	179				121		296
Hi Ln Vol												
% Grade		0			0						0	
Ideal Sat	1900	1900			1900	1900				1900		1900
ParkExist												
NumPark												
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0
Adj Flow	865	136			138	716				483		1183
%InSharedLn												
Prop LTs		0.000			0.000							
Prop RTs	0.000			0.000		1.000						1.000
Peds Bikes				0			0			0		
Buses	0	0			0	0				0		0
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0			0.0	0.0				0.0		0.0
Arriv. Type	3	3			3	3				3		3
Unit Ext.	3.0	3.0			3.0	3.0				3.0		3.0
I Factor		1.000			1.000						1.000	
Lost Time	2.0	2.0			2.0	2.0				2.0		2.0
Ext of g	2.0	2.0			2.0	2.0				2.0		2.0
Ped Min g					3.2			3.2			3.2	

PHASE DATA

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	A				NB Left			
	Thru	A	A			Thru			
	Right					Right			
	Peds					Peds			
WB	Left					SB Left	A		
	Thru		A			Thru			
	Right		A			Right	A		
	Peds					Peds			
NB	Right					EB Right			
SB	Right	A				WB Right	A		
Green		48.5	14.0				23.0		
Yellow		3.5	4.0				4.0		
All Red		1.0	1.0				1.0		

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	822	129			131	680				459		1124
PHF	0.95	0.95			0.95	0.95				0.95		0.95
Adj flow	865	136			138	716				483		1183
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
Lane group	L	T			T	R				L		R
Adj flow	865	136			138	716				483		1183
Prop LTs		0.000			0.000							
Prop RTs	0.000			0.000	1.000							1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound				Northbound				Southbound			
LG	L	T			T	R							L		R	
So	1900	1900			1900	1900							1900		1900	
Lanes	2	1	0	0	1	1	0	0	0				2	0	1	
fW	1.000	1.000			1.000	1.000							1.000		1.000	
fHV	0.980	0.980			0.980	0.980							0.980		0.980	
fG	1.000	1.000			1.000	1.000							1.000		1.000	
fP	1.000	1.000			1.000	1.000							1.000		1.000	
fBB	1.000	1.000			1.000	1.000							1.000		1.000	
fA	1.000	1.000			1.000	1.000							1.000		1.000	
fLU	0.971	1.000			1.000	1.000							0.971		1.000	
fRT		1.000			1.000	0.850									0.850	
fLT	0.950	1.000			1.000								0.950			
Sec.																
fLpb	1.000	1.000			1.000								1.000			
fRpb		1.000			1.000	1.000									1.000	
S	3437	1863			1863	1583							3437		1583	
Sec.																

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	865	3437	0.25	0.49	1667	0.52
Prot							
Perm							
Thru	T	136	1863	0.07	0.67	1248	0.11
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	138	1863	# 0.07	0.14	261	0.53
Right	R	716	1583	0.45	0.42	665	1.08
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Southbound							
Prot							
Perm							
Left	L	483	3437	0.14	0.23	791	0.61
Prot							
Perm							
Thru							
Right	R	1183	1583	# 0.75	0.76	1211	0.98

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.82
Total lost time per cycle, L = 9.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.91

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.52	0.49	17.7	1.000	1667	0.12	0.3	0.0	18.0	B		
T	0.11	0.67	5.9	1.000	1248	0.11	0.0	0.0	5.9	A	16.4	B
Westbound												
T	0.53	0.14	39.9	1.000	261	0.13	2.0	0.0	42.0	D	79.2	E
R	1.08	0.42	29.0	1.000	665	0.50	57.4	0.0	86.4	F		
Northbound												
Southbound												
L	0.61	0.23	34.5	1.000	791	0.20	1.4	0.0	35.9	D		
											32.7	C

R 0.98 0.76 10.9 1.000 1211 0.48 20.4 0.0 31.4 C

Intersection delay = 39.3 (sec/veh) Intersection LOS = D

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo	1.000	1.000		
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 1.000
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				

Permitted Right Turns

Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	25.8	17.7	0.00	0.0	0.0	18.0
T	0.0	0.00	16.5	5.9	0.00	0.0	0.0	5.9
	0.0						0.0	
Westbound								
	0.0						0.0	
T	0.0	0.00	43.0	39.9	0.00	0.0	0.0	42.0
R	0.0	0.00	29.0	29.0	0.00	12.8	0.0	86.4
Northbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Southbound								
L	0.0	0.00	38.5	34.5	0.00	0.0	0.0	35.9
	0.0						0.0	
R	0.0	0.00	11.8	10.9	0.00	0.0	0.0	31.4

Intersection Delay 39.3 sec/veh Intersection LOS D

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L	T			T	R				L		R
Init Queue	0.0	0.0			0.0	0.0				0.0		0.0
Flow Rate	445	136			138	716				248		1183
So	1900	1900			1900	1900				1900		1900
No.Lanes	2	1	0	0	1	1	0	0	0	2	0	1
SL	1770	1863			1863	1583				1770		1583
LnCapacity	858	1248			261	665				407		1211
Flow Ratio	0.3	0.1			0.1	0.5				0.1		0.7
v/c Ratio	0.52	0.11			0.53	1.08				0.61		0.98
Grn Ratio	0.49	0.67			0.14	0.42				0.23		0.76
I Factor		1.000			1.000						1.000	
AT or PVG	3	3			3	3				3		3
Pltn Ratio	1.00	1.00			1.00	1.00				1.00		1.00
PF2	1.00	1.00			1.00	1.00				1.00		1.00
Q1	8.5	1.3			3.6	19.9				6.2		30.6
kB	0.7	0.8			0.3	0.6				0.4		0.8
Q2	0.7	0.1			0.4	11.0				0.6		9.4
Q Average	9.2	1.4			3.9	30.9				6.8		40.0
Q Spacing	25.0	25.0			25.0	25.0				25.0		25.0
Q Storage	0	0			0	0				0		0
Q S Ratio												
70th Percentile Output:												
fB%	1.2	1.2			1.2	1.1				1.2		1.1
BOQ	10.9	1.7			4.7	35.4				8.1		45.5
QSRatio												
85th Percentile Output:												
fB%	1.5	1.6			1.6	1.4				1.5		1.4
BOQ	14.0	2.3			6.1	43.5				10.5		55.1
QSRatio												
90th Percentile Output:												
fB%	1.7	1.8			1.7	1.5				1.7		1.5
BOQ	15.2	2.6			6.8	45.9				11.5		58.2
QSRatio												
95th Percentile Output:												
fB%	1.9	2.1			2.0	1.6				1.9		1.6
BOQ	17.1	3.0			7.8	49.7				13.0		62.6
QSRatio												
98th Percentile Output:												
fB%	2.2	2.6			2.4	1.8				2.3		1.7
BOQ	20.2	3.8			9.6	55.4				15.6		69.8
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: College Road South

Inter.: US 1 & College Road South
Area Type: All other areas
Jurisd: Monroe County
Year : Existing

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Volume	109		236				226	1456			1360	40
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru						Thru	A	A		
Right	A					Right				
Peds						Peds				
WB Left					SB	Left				
Thru						Thru		A		
Right						Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	17.0						15.5	52.0		
Yellow	4.0						3.5	4.0		
All Red	2.0						1.0	1.0		

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	301	1770	0.38	0.17	37.6	D		
							63.6	E
R	269	1583	0.92	0.17	75.7	E		
Westbound								
Northbound								
L	274	1770	0.87	0.16	65.7	E		
T	2554	3547	0.60	0.72	7.3	A	15.1	B
Southbound								
T	1844	3547	0.78	0.52	21.5	C	21.2	C
R	823	1583	0.05	0.52	11.9	B		

Intersection Delay = 22.5 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & College Road South
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Existing
Project ID: CVS Stock Island
E/W St: College Road South N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	109		236				226	1456			1360	40
% Heavy Veh	2		2				2	2			2	2
PHF	0.95		0.95				0.95	0.95			0.95	0.95
PK 15 Vol	29		62				59	383			358	11
Hi Ln Vol												
% Grade		0						0			0	
Ideal Sat	1900		1900				1900	1900			1900	1900
ParkExist												
NumPark												
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0
Adj Flow	115		248				238	1533			1432	42
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs			1.000					0.000		0.000		1.000
Peds Bikes	0			0						0		
Buses	0		0				0	0			0	0
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0		0.0				0.0	0.0			0.0	0.0
Arriv. Type	3		3				3	3			3	3
Unit Ext.	3.0		3.0				3.0	3.0			3.0	3.0
I Factor		1.000						1.000			1.000	
Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Ext of g	2.0		2.0				2.0	2.0			2.0	2.0
Ped Min g		3.2			3.2						3.2	

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A				NB Left	A		
Thru					Thru	A	A	
Right	A				Right			
Peds					Peds			
WB Left					SB Left			
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	17.0					15.5	52.0	
Yellow	4.0					3.5	4.0	
All Red	2.0					1.0	1.0	

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	109		236				226	1456			1360	40
PHF	0.95		0.95				0.95	0.95			0.95	0.95
Adj flow	115		248				238	1533			1432	42
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
Lane group	L		R				L	T			T	R
Adj flow	115		248				238	1533			1432	42
Prop LTs								0.000			0.000	
Prop RTs			1.000				0.000			0.000		1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound				Northbound				Southbound			
LG	L		R						L	T				T	R	
So	1900		1900						1900	1900				1900	1900	
Lanes	1	0	1	0	0	0			1	2	0	0		2	1	
fW	1.000		1.000						1.000	1.000				1.000	1.000	
fHV	0.980		0.980						0.980	0.980				0.980	0.980	
fG	1.000		1.000						1.000	1.000				1.000	1.000	
fP	1.000		1.000						1.000	1.000				1.000	1.000	
fBB	1.000		1.000						1.000	1.000				1.000	1.000	
fA	1.000		1.000						1.000	1.000				1.000	1.000	
fLU	1.000		1.000						1.000	0.952				0.952	1.000	
fRT			0.850							1.000				1.000	0.850	
fLT	0.950								0.950	1.000				1.000		
Sec.																
fLpb	1.000								1.000	1.000				1.000		
fRpb			1.000							1.000				1.000	1.000	
S	1770		1583						1770	3547				3547	1583	
Sec.																

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	115	1770	0.06	0.17	301	0.38
Prot							
Perm							
Thru							
Right	R	248	1583	# 0.16	0.17	269	0.92
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left	L	238	1770	# 0.13	0.16	274	0.87
Prot							
Perm							
Thru	T	1533	3547	0.43	0.72	2554	0.60
Right							
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1432	3547	# 0.40	0.52	1844	0.78
Right	R	42	1583	0.03	0.52	823	0.05

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.69
Total lost time per cycle, L = 15.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.82

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.38	0.17	36.8	1.000	301	0.11	0.8	0.0	37.6	D		
											63.6	E
R	0.92	0.17	40.8	1.000	269	0.44	34.8	0.0	75.7	E		
Westbound												
Northbound												
L	0.87	0.16	41.3	1.000	274	0.40	24.4	0.0	65.7	E		
T	0.60	0.72	6.9	1.000	2554	0.19	0.4	0.0	7.3	A	15.1	B
Southbound												
T	0.78	0.52	19.3	1.000	1844	0.33	2.2	0.0	21.5	C	21.2	C

R	0.05	0.52	11.8	1.000	823	0.11	0.0	0.0	11.9	B

Intersection delay = 22.5 (sec/veh) Intersection LOS = C

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	41.5	36.8	0.00	0.0	0.0	37.6
	0.0						0.0	
R	0.0	0.00	41.5	40.8	0.00	0.0	0.0	75.7
Westbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Northbound								
L	0.0	0.00	42.3	41.3	0.00	0.0	0.0	65.7
T	0.0	0.00	14.0	6.9	0.00	0.0	0.0	7.3
	0.0						0.0	
Southbound								
	0.0						0.0	
T	0.0	0.00	24.0	19.3	0.00	0.0	0.0	21.5
R	0.0	0.00	24.0	11.8	0.00	0.0	0.0	11.9

Intersection Delay 22.5 sec/veh Intersection LOS C

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L		R				L	T			T	R
Init Queue	0.0		0.0				0.0	0.0			0.0	0.0
Flow Rate	115		248				238	805			752	42
So	1900		1900				1900	1900			1900	1900
No.Lanes	1	0	1	0	0	0	1	2	0	0	2	1
SL	1770		1583				1770	1862			1862	1583
LnCapacity	301		269				274	1341			968	823
Flow Ratio	0.1		0.2				0.1	0.4			0.4	0.0
v/c Ratio	0.38		0.92				0.87	0.60			0.78	0.05
Grn Ratio	0.17		0.17				0.16	0.72			0.52	0.52
I Factor		1.000						1.000			1.000	
AT or PVG	3		3				3	3			3	3
Pltn Ratio	1.00		1.00				1.00	1.00			1.00	1.00
PF2	1.00		1.00				1.00	1.00			1.00	1.00
Q1	2.8		6.8				6.5	11.0			16.8	0.6
kB	0.4		0.3				0.3	0.9			0.7	0.7
Q2	0.2		2.2				1.6	1.3			2.3	0.0
Q Average	3.1		8.9				8.1	12.3			19.1	0.6
Q Spacing	25.0		25.0				25.0	25.0			25.0	25.0
Q Storage	0		0				0	0			0	0
Q S Ratio												
70th Percentile Output:												
fB%	1.2		1.2				1.2	1.2			1.2	1.2
BOQ	3.6		10.6				9.6	14.5			22.2	0.7
QSRatio												
85th Percentile Output:												
fB%	1.6		1.5				1.5	1.5			1.5	1.6
BOQ	4.8		13.6				12.4	18.5			27.9	1.0
QSRatio												
90th Percentile Output:												
fB%	1.7		1.7				1.7	1.6			1.6	1.8
BOQ	5.3		14.8				13.5	19.9			29.7	1.1
QSRatio												
95th Percentile Output:												
fB%	2.0		1.9				1.9	1.8			1.7	2.1
BOQ	6.1		16.7				15.2	22.2			32.7	1.3
QSRatio												
98th Percentile Output:												
fB%	2.5		2.2				2.2	2.1			1.9	2.7
BOQ	7.6		19.7				18.1	25.7			36.9	1.6
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Cross Street

Inter.: US 1& Cross Street
Area Type: All other areas
Jurisd: Monroe County
Year : Existing

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Volume				190		32		1536	170	20	1206	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left					NB	Left				
Thru						Thru	A			
Right						Right	A			
Peds						Peds				
WB Left	A				SB	Left	A			
Thru						Thru	A			
Right	A					Right				
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	22.0						68.0			
Yellow	4.0						4.0			
All Red	1.0						1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
LR	385	1751	0.61	0.22	37.9	D	37.9	D
Northbound								
T	2412	3547	0.67	0.68	10.1	B	9.7	A
R	1076	1583	0.17	0.68	5.8	A		
Southbound								
L	128	188	0.16	0.68	6.4	A		
T	2412	3547	0.53	0.68	8.2	A	8.2	A

Intersection Delay = 11.1 (sec/veh) Intersection LOS = B

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1& Cross Street
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Existing
Project ID: CVS Stock Island
E/W St: Cross Street N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				190		32		1536	170	20	1206	
% Heavy Veh				2		2		2	2	2	2	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
PK 15 Vol				50		8		404	45	5	317	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat					1900			1900	1900	1900	1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			
Adj Flow					234			1617	179	21	1269	
%InSharedLn												
Prop LTs					0.855			0.000		1.000	0.000	
Prop RTs				0.145			0.000		1.000		0.000	
Peds Bikes	0			0			0					
Buses					0			0	0	0	0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet					0.0			0.0	0.0	0.0	0.0	
Arriv. Type					3			3	3	3	3	
Unit Ext.					3.0			3.0	3.0	3.0	3.0	
I Factor					1.000			1.000			1.000	
Lost Time					2.0			2.0	2.0	2.0	2.0	
Ext of g					2.0			2.0	2.0	2.0	2.0	
Ped Min g		3.2			3.2			3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0					68.0		
Yellow	4.0					4.0		
All Red	1.0					1.0		

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				190		32		1536	170	20	1206	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
Adj flow				200		34		1617	179	21	1269	
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
Lane group					LR			T	R	L	T	
Adj flow					234			1617	179	21	1269	
Prop LTs					0.855			0.000		1.000	0.000	
Prop RTs					0.145			0.000	1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound			Northbound			Southbound		
LG					LR			T	R		L	T	
So					1900			1900	1900		1900	1900	
Lanes	0	0	0	0	0	0	0	2	1		1	2	0
fW					1.000			1.000	1.000		1.000	1.000	
fHV					0.980			0.980	0.980		0.980	0.980	
fG					1.000			1.000	1.000		1.000	1.000	
fP					1.000			1.000	1.000		1.000	1.000	
fBB					1.000			1.000	1.000		1.000	1.000	
fA					1.000			1.000	1.000		1.000	1.000	
fLU					1.000			0.952	1.000		1.000	0.952	
fRT					0.980			1.000	0.850			1.000	
fLT					0.959			1.000			0.101	1.000	
Sec.													
fLpb					1.000			1.000			1.000	1.000	
fRpb					1.000			1.000	1.000			1.000	
S					1751			3547	1583		188	3547	
Sec.													

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	LR	234	1751	# 0.13	0.22	385	0.61
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1617	3547	# 0.46	0.68	2412	0.67
Right	R	179	1583	0.11	0.68	1076	0.17
Southbound							
Prot							
Perm							
Left	L	21	188	0.11	0.68	128	0.16
Prot							
Perm							
Thru	T	1269	3547	0.36	0.68	2412	0.53
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.59
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.66

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
LR	0.61	0.22	35.1	1.000	385	0.19	2.8	0.0	37.9	D	37.9	D
Northbound												
T	0.67	0.68	9.4	1.000	2412	0.24	0.7	0.0	10.1	B	9.7	A
R	0.17	0.68	5.8	1.000	1076	0.11	0.1	0.0	5.8	A		
Southbound												
L	0.16	0.68	5.8	1.000	128	0.11	0.6	0.0	6.4	A		
T	0.53	0.68	8.0	1.000	2412	0.13	0.2	0.0	8.2	A	8.2	A

Intersection delay = 11.1 (sec/veh) Intersection LOS = B

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				M
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				68.0
Effective permitted green time for LT lane group, g(s)				68.0
Opposing effective green time, go (s)				68.0
Number of lanes in LT lane group, N				1
Number of lanes in opposing approach, No				2
Adjusted LT flow rate, VLT (veh/h)				21
Proportion of LT in LT lane group, PLT				1.000
Proportion of LT in opposing flow, PLTo				0.00
Adjusted opposing flow rate, Vo (veh/h)				1617
Lost time for LT lane group, tL				5.00
Computation				
LT volume per cycle, LTC=VLTC/3600				0.58
Opposing lane util. factor, fLUo	1.000		0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				23.59
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				0.0
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				1.00
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				0.32
gq, (see Exhibit C16-4,5,6,7,8)				23.58
gu=g-gq if gq>=gf, or = g-gf if gq<gf				44.42
n=Max(gq-gf)/2,0)				11.79
PTHo=1-PLTo				1.00
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				1.00
EL1 (refer to Exhibit C16-3)				6.47
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				0.06
gdiff=max(gq-gf,0)				0.00
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				0.10
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				0.101

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.855 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				

Permitted Right Turns

Effective pedestrian green time, gp (s)
Conflicting pedestrian volume, Vped (p/h)
Conflicting bicycle volume, Vbic (bicycles/h)
Vpedg
OCCpedg
Effective green, g (s)
Vbicg

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
	0.0						0.0	
LR	0.0	0.00	39.0	35.1	0.00	0.0	0.0	37.9
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	9.4	0.00	0.0	0.0	10.1
R	0.0	0.00	16.0	5.8	0.00	0.0	0.0	5.8
Southbound								
L	0.0	0.00	16.0	5.8	0.00	0.0	0.0	6.4
T	0.0	0.00	16.0	8.0	0.00	0.0	0.0	8.2
	0.0						0.0	

Intersection Delay 11.1 sec/veh Intersection LOS B

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				LR			T	R		L	T	
Init Queue				0.0			0.0	0.0		0.0	0.0	
Flow Rate				234			849	179		21	666	
So				1900			1900	1900		1900	1900	
No.Lanes	0	0	0	0	0	0	2	1		1	2	0
SL				1751			1862	1583		188	1862	
LnCapacity				385			1266	1076		128	1266	
Flow Ratio				0.1			0.5	0.1		0.1	0.4	
v/c Ratio				0.61			0.67	0.17		0.16	0.53	
Grn Ratio				0.22			0.68	0.68		0.68	0.68	
I Factor				1.000			1.000				1.000	
AT or PVG				3			3	3		3	3	
Pltn Ratio				1.00			1.00	1.00		1.00	1.00	
PF2				1.00			1.00	1.00		1.00	1.00	
Q1				5.9			13.9	1.8		0.2	9.2	
kB				0.4			0.8	0.8		0.2	0.8	
Q2				0.6			1.7	0.2		0.0	0.9	
Q Average				6.5			15.5	1.9		0.3	10.1	
Q Spacing				25.0			25.0	25.0		25.0	25.0	
Q Storage				0			0	0		0	0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2			1.2	1.2		1.2	1.2	
BOQ				7.7			18.2	2.3		0.3	11.9	
QSRatio												
85th Percentile Output:												
fB%				1.5			1.5	1.6		1.6	1.5	
BOQ				10.0			23.0	3.1		0.4	15.4	
QSRatio												
90th Percentile Output:												
fB%				1.7			1.6	1.8		1.8	1.6	
BOQ				10.9			24.6	3.4		0.5	16.6	
QSRatio												
95th Percentile Output:												
fB%				1.9			1.8	2.0		2.1	1.8	
BOQ				12.4			27.2	4.0		0.5	18.7	
QSRatio												
98th Percentile Output:												
fB%				2.3			2.0	2.6		2.7	2.2	
BOQ				14.9			31.1	5.0		0.7	21.9	
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: Future Total
E/W St: McDonald Avenue

Inter.: US 1 & McDonald Avenue
Area Type: All other areas
Jurisd: Monroe County
Year : Existing

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Volume				386				1241	332		876	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left					NB	Left				
Thru						Thru	A			
Right						Right	A			
Peds						Peds				
WB Left	A				SB	Left				
Thru						Thru	A			
Right						Right				
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	22.0						68.0			
Yellow	4.0						4.0			
All Red	1.0						1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	389	1770	1.04	0.22	96.5	F	96.5	F
Northbound								
T	2412	3547	0.54	0.68	8.4	A	8.0	A
R	1076	1583	0.32	0.68	6.7	A		
Southbound								
T	2412	3547	0.38	0.68	7.0	A	7.0	A

Intersection Delay = 19.7 (sec/veh) Intersection LOS = B

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & McDonald Avenue
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Existing
Project ID: Future Total
E/W St: McDonald Avenue N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				386				1241	332		876	
% Heavy Veh				2				2	2		2	
PHF				0.95				0.95	0.95		0.95	
PK 15 Vol				102				327	87		231	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat				1900				1900	1900		1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			
Adj Flow				406				1306	349		922	
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs							0.000		1.000	0.000		
Peds Bikes	0						0					
Buses				0				0	0		0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet				0.0				0.0	0.0		0.0	
Arriv. Type				3				3	3		3	
Unit Ext.				3.0				3.0	3.0		3.0	
I Factor					1.000			1.000			1.000	
Lost Time				2.0				2.0	2.0		2.0	
Ext of g				2.0				2.0	2.0		2.0	
Ped Min g		3.2						3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left			
Thru					Thru	A		
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0				68.0			
Yellow	4.0				4.0			
All Red	1.0				1.0			

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				386				1241	332		876	
PHF				0.95				0.95	0.95		0.95	
Adj flow				406				1306	349		922	
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
Lane group				L				T	R		T	
Adj flow				406				1306	349		922	
Prop LTs								0.000			0.000	
Prop RTs								0.000	1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound			Westbound			Northbound			Southbound		
LG				L				T	R		T	
So				1900				1900	1900		1900	
Lanes	0	0	0	1	0	0	0	2	1	0	2	0
fW				1.000				1.000	1.000		1.000	
fHV				0.980				0.980	0.980		0.980	
fG				1.000				1.000	1.000		1.000	
fP				1.000				1.000	1.000		1.000	
fBB				1.000				1.000	1.000		1.000	
fA				1.000				1.000	1.000		1.000	
fLU				1.000				0.952	1.000		0.952	
fRT								1.000	0.850		1.000	
fLT				0.950				1.000			1.000	
Sec.												
fLpb				1.000				1.000			1.000	
fRpb								1.000	1.000		1.000	
S				1770				3547	1583		3547	
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left	L	406	1770	# 0.23	0.22	389	1.04
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1306	3547	# 0.37	0.68	2412	0.54
Right	R	349	1583	0.22	0.68	1076	0.32
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	922	3547	0.26	0.68	2412	0.38
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.60
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.66

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
L	1.04	0.22	39.0	1.000	389	0.50	57.5	0.0	96.5	F		
											96.5	F
Northbound												
T	0.54	0.68	8.1	1.000	2412	0.14	0.3	0.0	8.4	A	8.0	A
R	0.32	0.68	6.6	1.000	1076	0.11	0.2	0.0	6.7	A		
Southbound												
T	0.38	0.68	6.9	1.000	2412	0.11	0.1	0.0	7.0	A	7.0	A

Intersection delay = 19.7 (sec/veh) Intersection LOS = B

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				

Permitted Right Turns

Effective pedestrian green time, gp (s)
Conflicting pedestrian volume, Vped (p/h)
Conflicting bicycle volume, Vbic (bicycles/h)
Vpedg
OCCpedg
Effective green, g (s)
Vbicg

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
L	0.0	0.00	39.0	39.0	0.00	4.2	0.0	96.5
	0.0						0.0	
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	8.1	0.00	0.0	0.0	8.4
R	0.0	0.00	16.0	6.6	0.00	0.0	0.0	6.7
Southbound								
	0.0						0.0	
T	0.0	0.00	16.0	6.9	0.00	0.0	0.0	7.0
	0.0						0.0	

Intersection Delay 19.7 sec/veh Intersection LOS B

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				L				T	R		T	
Init Queue				0.0				0.0	0.0		0.0	
Flow Rate				406				685	349		484	
So				1900				1900	1900		1900	
No.Lanes	0	0	0	1	0	0	0	2	1	0	2	0
SL				1770				1862	1583		1862	
LnCapacity				389				1266	1076		1266	
Flow Ratio				0.2				0.4	0.2		0.3	
v/c Ratio				1.04				0.54	0.32		0.38	
Grn Ratio				0.22				0.68	0.68		0.68	
I Factor					1.000			1.000			1.000	
AT or PVG				3				3	3		3	
Pltn Ratio				1.00				1.00	1.00		1.00	
PF2				1.00				1.00	1.00		1.00	
Q1				11.3				9.6	4.0		5.8	
kB				0.4				0.8	0.8		0.8	
Q2				5.8				1.0	0.4		0.5	
Q Average				17.1				10.6	4.3		6.3	
Q Spacing				25.0				25.0	25.0		25.0	
Q Storage				0				0	0		0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2				1.2	1.2		1.2	
BOQ				19.9				12.5	5.2		7.5	
QSRatio												
85th Percentile Output:												
fB%				1.5				1.5	1.6		1.5	
BOQ				25.1				16.0	6.8		9.8	
QSRatio												
90th Percentile Output:												
fB%				1.6				1.6	1.7		1.7	
BOQ				26.8				17.4	7.5		10.7	
QSRatio												
95th Percentile Output:												
fB%				1.7				1.8	2.0		1.9	
BOQ				29.6				19.5	8.6		12.2	
QSRatio												
98th Percentile Output:												
fB%				2.0				2.1	2.4		2.3	
BOQ				33.6				22.7	10.5		14.7	
QSRatio												

ERROR MESSAGES

No errors to report.

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & 3rd Street
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Existing
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *3rd Street*	North/South Street: *US 1*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1239	20	101	874	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1304	21	106	920	0
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	1	2	0
Configuration		T	R	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				8		146
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	8	0	153
Percent Heavy Vehicles	2	0	2	2	0	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		106	8		153			
C (m) (veh/h)		517	144		466			
v/c		0.21	0.06		0.33			
95% queue length		0.76	0.17		1.42			
Control Delay (s/veh)		13.8	31.5		16.5			
LOS		B	D		C			
Approach Delay (s/veh)	--	--	17.2					
Approach LOS	--	--	C					

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & Collge Road North
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Existing
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *College Road North* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	132	1428			868	55
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	138	1503	0	0	913	57
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	66		65	7	0	5
Peak-Hour Factor, PHF	0.95	1.00	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	69	0	68	7	0	5
Percent Heavy Vehicles	2	0	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	1	0
Configuration	L		R		LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L			LTR		L		R
v (veh/h)	138			12		69		68
C (m) (veh/h)	706			87		123		603
v/c	0.20			0.14		0.56		0.11
95% queue length	0.72			0.46		2.73		0.38
Control Delay (s/veh)	11.3			52.9		66.4		11.7
LOS	B			F		F		B
Approach Delay (s/veh)	--	--	52.9			39.3		
Approach LOS	--	--	F			E		

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & Key Haven
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Existing
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *Key Haven Blvd.* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	222	1377			809	32
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	233	1449	0	0	851	33
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	22		134			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	23	0	141	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	233					23		141
C (m) (veh/h)	761					122		627
v/c	0.31					0.19		0.22
95% queue length	1.30					0.66		0.86
Control Delay (s/veh)	11.8					41.2		12.4
LOS	B					E		B
Approach Delay (s/veh)	--	--				16.4		
Approach LOS	--	--				C		

Copyright © 2010 University of Florida, All Rights Reserved

FUTURE BACKGROUND

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard

Inter.: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisd: Monroe County
Year : Future Background

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Volume	830	130			132	687				464		1136
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left				
Thru	A	A				Thru				
Right						Right				
Peds						Peds				
WB Left					SB	Left	A			
Thru		A				Thru				
Right		A				Right	A			
Peds						Peds				
NB Right					EB	Right				
SB Right	A				WB	Right	A			
Green	48.5	14.0					23.0			
Yellow	3.5	4.0					4.0			
All Red	1.0	1.0					1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	1667	3437	0.52	0.49	18.1	B		
T	1248	1863	0.11	0.67	5.9	A	16.4	B
Westbound								
T	261	1863	0.53	0.14	42.1	D	82.2	F
R	665	1583	1.09	0.42	90.0	F		
Northbound								
Southbound								
L	791	3437	0.62	0.23	36.0	D		
							34.7	C
R	1211	1583	0.99	0.76	34.1	C		

Intersection Delay = 41.0 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Background
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	830	130			132	687				464		1136
% Heavy Veh	2	2			2	2				2		2
PHF	0.95	0.95			0.95	0.95				0.95		0.95
PK 15 Vol	218	34			35	181				122		299
Hi Ln Vol												
% Grade		0			0						0	
Ideal Sat	1900	1900			1900	1900				1900		1900
ParkExist												
NumPark												
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0
Adj Flow	874	137			139	723				488		1196
%InSharedLn												
Prop LTs		0.000			0.000							
Prop RTs		0.000		0.000		1.000						1.000
Peds Bikes				0			0			0		
Buses	0	0			0	0				0		0
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0			0.0	0.0				0.0		0.0
Arriv. Type	3	3			3	3				3		3
Unit Ext.	3.0	3.0			3.0	3.0				3.0		3.0
I Factor		1.000			1.000						1.000	
Lost Time	2.0	2.0			2.0	2.0				2.0		2.0
Ext of g	2.0	2.0			2.0	2.0				2.0		2.0
Ped Min g					3.2			3.2			3.2	

PHASE DATA

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	A				NB	Left		
	Thru	A	A				Thru		
	Right						Right		
	Peds						Peds		
WB	Left					SB	Left	A	
	Thru		A				Thru		
	Right		A				Right	A	
	Peds						Peds		
NB	Right					EB	Right		
SB	Right	A				WB	Right	A	
Green		48.5	14.0					23.0	
Yellow		3.5	4.0					4.0	
All Red		1.0	1.0					1.0	

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	830	130			132	687				464		1136
PHF	0.95	0.95			0.95	0.95				0.95		0.95
Adj flow	874	137			139	723				488		1196
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
Lane group	L	T			T	R				L		R
Adj flow	874	137			139	723				488		1196
Prop LTs		0.000			0.000							
Prop RTs		0.000		0.000	1.000							1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound			Northbound			Southbound		
LG	L	T			T	R				L		R
So	1900	1900			1900	1900				1900		1900
Lanes	2	1	0	0	1	1	0	0	0	2	0	1
fW	1.000	1.000			1.000	1.000				1.000		1.000
fHV	0.980	0.980			0.980	0.980				0.980		0.980
fG	1.000	1.000			1.000	1.000				1.000		1.000
fP	1.000	1.000			1.000	1.000				1.000		1.000
fBB	1.000	1.000			1.000	1.000				1.000		1.000
fA	1.000	1.000			1.000	1.000				1.000		1.000
fLU	0.971	1.000			1.000	1.000				0.971		1.000
fRT		1.000			1.000	0.850						0.850
fLT	0.950	1.000			1.000					0.950		
Sec.												
fLpb	1.000	1.000			1.000					1.000		
fRpb		1.000			1.000	1.000						1.000
S	3437	1863			1863	1583				3437		1583
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	874	3437	0.25	0.49	1667	0.52
Prot							
Perm							
Thru	T	137	1863	0.07	0.67	1248	0.11
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	139	1863	# 0.07	0.14	261	0.53
Right	R	723	1583	0.46	0.42	665	1.09
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Southbound							
Prot							
Perm							
Left	L	488	3437	0.14	0.23	791	0.62
Prot							
Perm							
Thru							
Right	R	1196	1583	# 0.76	0.76	1211	0.99

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.83
Total lost time per cycle, L = 9.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.92

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.52	0.49	17.8	1.000	1667	0.13	0.3	0.0	18.1	B		
T	0.11	0.67	5.9	1.000	1248	0.11	0.0	0.0	5.9	A	16.4	B
Westbound												
T	0.53	0.14	40.0	1.000	261	0.14	2.1	0.0	42.1	D	82.2	F
R	1.09	0.42	29.0	1.000	665	0.50	61.0	0.0	90.0	F		
Northbound												
Southbound												
L	0.62	0.23	34.5	1.000	791	0.20	1.5	0.0	36.0	D		
											34.7	C

R	0.99	0.76	11.3	1.000	1211	0.49	22.8	0.0	34.1	C

Intersection delay = 41.0 (sec/veh) Intersection LOS = D

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo	1.000	1.000		
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 1.000
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	25.8	17.8	0.00	0.0	0.0	18.1
T	0.0	0.00	16.5	5.9	0.00	0.0	0.0	5.9
	0.0						0.0	
Westbound								
	0.0						0.0	
T	0.0	0.00	43.0	40.0	0.00	0.0	0.0	42.1
R	0.0	0.00	29.0	29.0	0.00	14.5	0.0	90.0
Northbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Southbound								
L	0.0	0.00	38.5	34.5	0.00	0.0	0.0	36.0
	0.0						0.0	
R	0.0	0.00	11.8	11.3	0.00	0.0	0.0	34.1

Intersection Delay 41.0 sec/veh Intersection LOS D

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L	T			T	R				L		R
Init Queue	0.0	0.0			0.0	0.0				0.0		0.0
Flow Rate	450	137			139	723				251		1196
So	1900	1900			1900	1900				1900		1900
No.Lanes	2	1	0	0	1	1	0	0	0	2	0	1
SL	1770	1863			1863	1583				1770		1583
LnCapacity	858	1248			261	665				407		1211
Flow Ratio	0.3	0.1			0.1	0.5				0.1		0.8
v/c Ratio	0.52	0.11			0.53	1.09				0.62		0.99
Grn Ratio	0.49	0.67			0.14	0.42				0.23		0.76
I Factor		1.000			1.000						1.000	
AT or PVG	3	3			3	3				3		3
Pltn Ratio	1.00	1.00			1.00	1.00				1.00		1.00
PF2	1.00	1.00			1.00	1.00				1.00		1.00
Q1	8.6	1.4			3.6	20.1				6.3		31.9
kB	0.7	0.8			0.3	0.6				0.4		0.8
Q2	0.7	0.1			0.4	11.7				0.7		10.2
Q Average	9.4	1.5			4.0	31.8				6.9		42.1
Q Spacing	25.0	25.0			25.0	25.0				25.0		25.0
Q Storage	0	0			0	0				0		0
Q S Ratio												
70th Percentile Output:												
fB%	1.2	1.2			1.2	1.1				1.2		1.1
BOQ	11.0	1.7			4.7	36.4				8.2		47.8
QSRatio												
85th Percentile Output:												
fB%	1.5	1.6			1.6	1.4				1.5		1.4
BOQ	14.2	2.3			6.2	44.6				10.6		57.9
QSRatio												
90th Percentile Output:												
fB%	1.7	1.8			1.7	1.5				1.7		1.4
BOQ	15.5	2.6			6.8	47.1				11.7		61.0
QSRatio												
95th Percentile Output:												
fB%	1.9	2.1			2.0	1.6				1.9		1.6
BOQ	17.4	3.0			7.8	50.9				13.2		65.6
QSRatio												
98th Percentile Output:												
fB%	2.2	2.6			2.4	1.8				2.3		1.7
BOQ	20.5	3.8			9.6	56.8				15.8		73.3
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: College Road South

Inter.: US 1 & College Road South
Area Type: All other areas
Jurisd: Monroe County
Year : Future Background

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Volume	110		238				228	1471			1374	40
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A				NB Left	A		
Thru					Thru	A	A	
Right	A				Right			
Peds					Peds			
WB Left					SB Left			
Thru					Thru		A	
Right					Right		A	
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	17.0					15.5	52.0	
Yellow	4.0					3.5	4.0	
All Red	2.0					1.0	1.0	

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	301	1770	0.39	0.17	37.7	D		
							65.4	E
R	269	1583	0.93	0.17	78.3	E		
Westbound								
Northbound								
L	274	1770	0.88	0.16	66.9	E		
T	2554	3547	0.61	0.72	7.4	A	15.4	B
Southbound								
T	1844	3547	0.78	0.52	21.7	C	21.5	C
R	823	1583	0.05	0.52	11.9	B		

Intersection Delay = 22.9 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & College Road South
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Background
Project ID: CVS Stock Island
E/W St: College Road South N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	110		238				228	1471			1374	40
% Heavy Veh	2		2				2	2			2	2
PHF	0.95		0.95				0.95	0.95			0.95	0.95
PK 15 Vol	29		63				60	387			362	11
Hi Ln Vol												
% Grade		0						0			0	
Ideal Sat	1900		1900				1900	1900			1900	1900
ParkExist												
NumPark												
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0
Adj Flow	116		251				240	1548			1446	42
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs			1.000					0.000		0.000		1.000
Peds Bikes	0			0						0		
Buses	0		0				0	0			0	0
%InProtPhase												
Duration	0.25		Area Type: All other areas									

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0		0.0				0.0	0.0			0.0	0.0
Arriv. Type	3		3				3	3			3	3
Unit Ext.	3.0		3.0				3.0	3.0			3.0	3.0
I Factor		1.000						1.000			1.000	
Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Ext of g	2.0		2.0				2.0	2.0			2.0	2.0
Ped Min g		3.2			3.2						3.2	

PHASE DATA

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	A				NB Left	A		
	Thru					Thru	A	A	
	Right	A				Right			
	Peds					Peds			
WB	Left					SB Left			
	Thru					Thru		A	
	Right					Right		A	
	Peds					Peds			
NB	Right					EB Right			
SB	Right					WB Right			
Green		17.0					15.5	52.0	
Yellow		4.0					3.5	4.0	
All Red		2.0					1.0	1.0	

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	110		238				228	1471			1374	40
PHF	0.95		0.95				0.95	0.95			0.95	0.95
Adj flow	116		251				240	1548			1446	42
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
Lane group	L		R				L	T			T	R
Adj flow	116		251				240	1548			1446	42
Prop LTs								0.000			0.000	
Prop RTs			1.000				0.000			0.000		1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound		Northbound				Southbound	
LG	L		R				L	T			T	R
So	1900		1900				1900	1900			1900	1900
Lanes	1	0	1	0	0	0	1	2	0	0	2	1
fW	1.000		1.000				1.000	1.000			1.000	1.000
fHV	0.980		0.980				0.980	0.980			0.980	0.980
fG	1.000		1.000				1.000	1.000			1.000	1.000
fP	1.000		1.000				1.000	1.000			1.000	1.000
fBB	1.000		1.000				1.000	1.000			1.000	1.000
fA	1.000		1.000				1.000	1.000			1.000	1.000
fLU	1.000		1.000				1.000	0.952			0.952	1.000
fRT			0.850					1.000			1.000	0.850
fLT	0.950						0.950	1.000			1.000	
Sec.												
fLpb	1.000						1.000	1.000			1.000	
fRpb			1.000					1.000			1.000	1.000
S	1770		1583				1770	3547			3547	1583
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	116	1770	0.07	0.17	301	0.39
Prot							
Perm							
Thru							
Right	R	251	1583	# 0.16	0.17	269	0.93
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left	L	240	1770	# 0.14	0.16	274	0.88
Prot							
Perm							
Thru	T	1548	3547	0.44	0.72	2554	0.61
Right							
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1446	3547	# 0.41	0.52	1844	0.78
Right	R	42	1583	0.03	0.52	823	0.05

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.70
Total lost time per cycle, L = 15.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.83

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.39	0.17	36.9	1.000	301	0.11	0.8	0.0	37.7	D		
											65.4	E
R	0.93	0.17	40.9	1.000	269	0.45	37.3	0.0	78.3	E		
Westbound												
Northbound												
L	0.88	0.16	41.3	1.000	274	0.40	25.6	0.0	66.9	E		
T	0.61	0.72	7.0	1.000	2554	0.19	0.4	0.0	7.4	A	15.4	B
Southbound												
T	0.78	0.52	19.5	1.000	1844	0.33	2.3	0.0	21.7	C	21.5	C

R	0.05	0.52	11.8	1.000	823	0.11	0.0	0.0	11.9	B

Intersection delay = 22.9 (sec/veh) Intersection LOS = C

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	41.5	36.9	0.00	0.0	0.0	37.7
	0.0						0.0	
R	0.0	0.00	41.5	40.9	0.00	0.0	0.0	78.3
Westbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Northbound								
L	0.0	0.00	42.3	41.3	0.00	0.0	0.0	66.9
T	0.0	0.00	14.0	7.0	0.00	0.0	0.0	7.4
	0.0						0.0	
Southbound								
	0.0						0.0	
T	0.0	0.00	24.0	19.5	0.00	0.0	0.0	21.7
R	0.0	0.00	24.0	11.8	0.00	0.0	0.0	11.9

Intersection Delay 22.9 sec/veh Intersection LOS C

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L		R				L	T			T	R
Init Queue	0.0		0.0				0.0	0.0			0.0	0.0
Flow Rate	116		251				240	813			759	42
So	1900		1900				1900	1900			1900	1900
No.Lanes	1	0	1	0	0	0	1	2	0	0	2	1
SL	1770		1583				1770	1862			1862	1583
LnCapacity	301		269				274	1341			968	823
Flow Ratio	0.1		0.2				0.1	0.4			0.4	0.0
v/c Ratio	0.39		0.93				0.88	0.61			0.78	0.05
Grn Ratio	0.17		0.17				0.16	0.72			0.52	0.52
I Factor		1.000						1.000			1.000	
AT or PVG	3		3				3	3			3	3
Pltn Ratio	1.00		1.00				1.00	1.00			1.00	1.00
PF2	1.00		1.00				1.00	1.00			1.00	1.00
Q1	2.9		6.9				6.5	11.2			17.1	0.6
kB	0.4		0.3				0.3	0.9			0.7	0.7
Q2	0.2		2.3				1.7	1.3			2.4	0.0
Q Average	3.1		9.2				8.2	12.5			19.5	0.6
Q Spacing	25.0		25.0				25.0	25.0			25.0	25.0
Q Storage	0		0				0	0			0	0
Q S Ratio												
70th Percentile Output:												
fB%	1.2		1.2				1.2	1.2			1.2	1.2
BOQ	3.7		10.8				9.7	14.7			22.6	0.7
QSRatio												
85th Percentile Output:												
fB%	1.6		1.5				1.5	1.5			1.5	1.6
BOQ	4.8		14.0				12.6	18.8			28.4	1.0
QSRatio												
90th Percentile Output:												
fB%	1.7		1.7				1.7	1.6			1.6	1.8
BOQ	5.4		15.2				13.7	20.2			30.2	1.1
QSRatio												
95th Percentile Output:												
fB%	2.0		1.9				1.9	1.8			1.7	2.1
BOQ	6.2		17.1				15.5	22.6			33.2	1.3
QSRatio												
98th Percentile Output:												
fB%	2.5		2.2				2.2	2.1			1.9	2.7
BOQ	7.7		20.1				18.3	26.1			37.5	1.6
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Cross Street

Inter.: US 1& Cross Street
Area Type: All other areas
Jurisd: Monroe County
Year : Future Background

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Volume				192		32		1551	172	20	1218	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left	A		
Thru					Thru	A		
Right		A			Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		22.0				68.0		
Yellow		4.0				4.0		
All Red		1.0				1.0		

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
LR	385	1752	0.61	0.22	38.0	D	38.0	D
Northbound								
T	2412	3547	0.68	0.68	10.3	B	9.8	A
R	1076	1583	0.17	0.68	5.9	A		
Southbound								
L	124	183	0.17	0.68	6.4	A		
T	2412	3547	0.53	0.68	8.2	A	8.2	A

Intersection Delay = 11.2 (sec/veh) Intersection LOS = B

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1& Cross Street
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Background
Project ID: CVS Stock Island
E/W St: Cross Street N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				192		32		1551	172	20	1218	
% Heavy Veh				2		2		2	2	2	2	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
PK 15 Vol				51		8		408	45	5	321	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat					1900			1900	1900	1900	1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			
Adj Flow					236			1633	181	21	1282	
%InSharedLn												
Prop LTs					0.856			0.000		1.000	0.000	
Prop RTs				0.144			0.000		1.000		0.000	
Peds Bikes	0			0			0					
Buses					0			0	0	0	0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet					0.0			0.0	0.0	0.0	0.0	
Arriv. Type					3			3	3	3	3	
Unit Ext.					3.0			3.0	3.0	3.0	3.0	
I Factor					1.000			1.000			1.000	
Lost Time					2.0			2.0	2.0	2.0	2.0	
Ext of g					2.0			2.0	2.0	2.0	2.0	
Ped Min g		3.2			3.2			3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0				68.0			
Yellow	4.0				4.0			
All Red	1.0				1.0			

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				192		32		1551	172	20	1218	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
Adj flow				202		34		1633	181	21	1282	
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
Lane group					LR			T	R	L	T	
Adj flow					236			1633	181	21	1282	
Prop LTs					0.856			0.000		1.000	0.000	
Prop RTs				0.144			0.000		1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound			Northbound			Southbound		
LG					LR			T	R	L	T		
So					1900			1900	1900	1900	1900		
Lanes	0	0	0	0	0	0	0	2	1	1	2	0	
fW					1.000			1.000	1.000	1.000	1.000		
fHV					0.980			0.980	0.980	0.980	0.980		
fG					1.000			1.000	1.000	1.000	1.000		
fP					1.000			1.000	1.000	1.000	1.000		
fBB					1.000			1.000	1.000	1.000	1.000		
fA					1.000			1.000	1.000	1.000	1.000		
fLU					1.000			0.952	1.000	1.000	0.952		
fRT					0.981			1.000	0.850		1.000		
fLT					0.959			1.000		0.098	1.000		
Sec.													
fLpb					1.000			1.000		1.000	1.000		
fRpb					1.000			1.000	1.000		1.000		
S					1752			3547	1583	183	3547		
Sec.													

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	LR	236	1752	# 0.13	0.22	385	0.61
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1633	3547	# 0.46	0.68	2412	0.68
Right	R	181	1583	0.11	0.68	1076	0.17
Southbound							
Prot							
Perm							
Left	L	21	183	0.11	0.68	124	0.17
Prot							
Perm							
Thru	T	1282	3547	0.36	0.68	2412	0.53
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.60
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.66

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
LR	0.61	0.22	35.2	1.000	385	0.20	2.9	0.0	38.0	D	38.0	D
Northbound												
T	0.68	0.68	9.5	1.000	2412	0.25	0.8	0.0	10.3	B	9.8	A
R	0.17	0.68	5.8	1.000	1076	0.11	0.1	0.0	5.9	A		
Southbound												
L	0.17	0.68	5.8	1.000	124	0.11	0.6	0.0	6.4	A		
T	0.53	0.68	8.0	1.000	2412	0.13	0.2	0.0	8.2	A	8.2	A

Intersection delay = 11.2 (sec/veh) Intersection LOS = B

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				M
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				68.0
Effective permitted green time for LT lane group, g(s)				68.0
Opposing effective green time, go (s)				68.0
Number of lanes in LT lane group, N				1
Number of lanes in opposing approach, No				2
Adjusted LT flow rate, VLT (veh/h)				21
Proportion of LT in LT lane group, PLT				1.000
Proportion of LT in opposing flow, PLTo				0.00
Adjusted opposing flow rate, Vo (veh/h)				1633
Lost time for LT lane group, tL				5.00
Computation				
LT volume per cycle, LTC=VLTC/3600				0.58
Opposing lane util. factor, fLUo	1.000		0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				23.82
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				0.0
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				1.00
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				0.32
gq, (see Exhibit C16-4,5,6,7,8)				24.12
gu=g-gq if gq>=gf, or = g-gf if gq<gf				43.88
n=Max(gq-gf)/2,0)				12.06
PTHo=1-PLTo				1.00
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				1.00
EL1 (refer to Exhibit C16-3)				6.58
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				0.06
gdiff=max(gq-gf,0)				0.00
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				0.10
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				0.098

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.856 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

	EBLT	WBLT	NBLT	SBLT
Cycle length, C 100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v				
v/c ratio from Capacity Worksheet, X				
Protected phase effective green interval, g (s)				
Opposing queue effective green interval, gq				
Unopposed green interval, gu				
Red time r=(C-g-gq-gu)				
Arrival rate, qa=v/(3600(max[X,1.0]))				
Protected ph. departure rate, Sp=s/3600				
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)				
XPerm				
XProt				
Case				
Queue at beginning of green arrow, Qa				
Queue at beginning of unsaturated green, Qu				
Residual queue, Qr				
Uniform Delay, d1				

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
	0.0						0.0	
LR	0.0	0.00	39.0	35.2	0.00	0.0	0.0	38.0
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	9.5	0.00	0.0	0.0	10.3
R	0.0	0.00	16.0	5.8	0.00	0.0	0.0	5.9
Southbound								
L	0.0	0.00	16.0	5.8	0.00	0.0	0.0	6.4
T	0.0	0.00	16.0	8.0	0.00	0.0	0.0	8.2
	0.0						0.0	

Intersection Delay 11.2 sec/veh Intersection LOS B

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				LR			T	R		L	T	
Init Queue				0.0			0.0	0.0		0.0	0.0	
Flow Rate				236			857	181		21	673	
So				1900			1900	1900		1900	1900	
No.Lanes	0	0	0	0	0	0	2	1	0	1	2	0
SL				1752			1862	1583		183	1862	
LnCapacity				385			1266	1076		124	1266	
Flow Ratio				0.1			0.5	0.1		0.1	0.4	
v/c Ratio				0.61			0.68	0.17		0.17	0.53	
Grn Ratio				0.22			0.68	0.68		0.68	0.68	
I Factor				1.000			1.000				1.000	
AT or PVG				3			3	3		3	3	
Pltn Ratio				1.00			1.00	1.00		1.00	1.00	
PF2				1.00			1.00	1.00		1.00	1.00	
Q1				5.9			14.1	1.8		0.2	9.4	
kB				0.4			0.8	0.8		0.2	0.8	
Q2				0.6			1.7	0.2		0.0	0.9	
Q Average				6.5			15.8	2.0		0.3	10.3	
Q Spacing				25.0			25.0	25.0		25.0	25.0	
Q Storage				0			0	0		0	0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2			1.2	1.2		1.2	1.2	
BOQ				7.8			18.5	2.4		0.3	12.1	
QSRatio												
85th Percentile Output:												
fB%				1.5			1.5	1.6		1.6	1.5	
BOQ				10.1			23.4	3.1		0.4	15.6	
QSRatio												
90th Percentile Output:												
fB%				1.7			1.6	1.8		1.8	1.6	
BOQ				11.1			25.0	3.5		0.5	16.9	
QSRatio												
95th Percentile Output:												
fB%				1.9			1.7	2.0		2.1	1.8	
BOQ				12.5			27.7	4.0		0.5	19.0	
QSRatio												
98th Percentile Output:												
fB%				2.3			2.0	2.6		2.7	2.2	
BOQ				15.1			31.6	5.0		0.7	22.2	
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: Future Total
E/W St: McDonald Avenue

Inter.: US 1 & McDonald Avenue
Area Type: All other areas
Jurisd: Monroe County
Year : Future Background

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Volume				390				1253	335		885	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left			
Thru					Thru	A		
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0				68.0			
Yellow	4.0				4.0			
All Red	1.0				1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	389	1770	1.06	0.22	100.3	F		
							100.3	F
Northbound								
T	2412	3547	0.55	0.68	8.4	A	8.1	A
R	1076	1583	0.33	0.68	6.8	A		
Southbound								
T	2412	3547	0.39	0.68	7.0	A	7.0	A

Intersection Delay = 20.3 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & McDonald Avenue
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Background
Project ID: Future Total
E/W St: McDonald Avenue N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				390				1253	335		885	
% Heavy Veh				2				2	2		2	
PHF				0.95				0.95	0.95		0.95	
PK 15 Vol				103				330	88		233	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat				1900				1900	1900		1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			
Adj Flow				411				1319	353		932	
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs							0.000		1.000	0.000		
Peds Bikes	0						0					
Buses				0				0	0		0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet				0.0				0.0	0.0		0.0	
Arriv. Type				3				3	3		3	
Unit Ext.				3.0				3.0	3.0		3.0	
I Factor					1.000			1.000			1.000	
Lost Time				2.0				2.0	2.0		2.0	
Ext of g				2.0				2.0	2.0		2.0	
Ped Min g		3.2						3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left			
Thru					Thru	A		
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		22.0				68.0		
Yellow		4.0				4.0		
All Red		1.0				1.0		

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				390				1253	335		885	
PHF				0.95				0.95	0.95		0.95	
Adj flow				411				1319	353		932	
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
Lane group				L				T	R		T	
Adj flow				411				1319	353		932	
Prop LTs								0.000			0.000	
Prop RTs							0.000		1.000	0.000		

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound			Westbound			Northbound			Southbound		
LG				L				T	R		T	
So				1900				1900	1900		1900	
Lanes	0	0	0	1	0	0	0	2	1	0	2	0
fW				1.000				1.000	1.000		1.000	
fHV				0.980				0.980	0.980		0.980	
fG				1.000				1.000	1.000		1.000	
fP				1.000				1.000	1.000		1.000	
fBB				1.000				1.000	1.000		1.000	
fA				1.000				1.000	1.000		1.000	
fLU				1.000				0.952	1.000		0.952	
fRT								1.000	0.850		1.000	
fLT				0.950				1.000			1.000	
Sec.												
fLpb				1.000				1.000			1.000	
fRpb								1.000	1.000		1.000	
S				1770				3547	1583		3547	
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left	L	411	1770	# 0.23	0.22	389	1.06
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1319	3547	# 0.37	0.68	2412	0.55
Right	R	353	1583	0.22	0.68	1076	0.33
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	932	3547	0.26	0.68	2412	0.39
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.60
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.67

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
L	1.06	0.22	39.0	1.000	389	0.50	61.3	0.0	100.3	F		
											100.3	F
Northbound												
T	0.55	0.68	8.2	1.000	2412	0.15	0.3	0.0	8.4	A	8.1	A
R	0.33	0.68	6.6	1.000	1076	0.11	0.2	0.0	6.8	A		
Southbound												
T	0.39	0.68	6.9	1.000	2412	0.11	0.1	0.0	7.0	A	7.0	A

Intersection delay = 20.3 (sec/veh) Intersection LOS = C

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
L	0.0	0.00	39.0	39.0	0.00	5.5	0.0	100.3
	0.0						0.0	
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	8.2	0.00	0.0	0.0	8.4
R	0.0	0.00	16.0	6.6	0.00	0.0	0.0	6.8
Southbound								
	0.0						0.0	
T	0.0	0.00	16.0	6.9	0.00	0.0	0.0	7.0
	0.0						0.0	

Intersection Delay 20.3 sec/veh Intersection LOS C

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				L				T	R		T	
Init Queue				0.0				0.0	0.0		0.0	
Flow Rate				411				692	353		489	
So				1900				1900	1900		1900	
No.Lanes	0	0	0	1	0	0	0	2	1	0	2	0
SL				1770				1862	1583		1862	
LnCapacity				389				1266	1076		1266	
Flow Ratio				0.2				0.4	0.2		0.3	
v/c Ratio				1.06				0.55	0.33		0.39	
Grn Ratio				0.22				0.68	0.68		0.68	
I Factor					1.000			1.000			1.000	
AT or PVG				3				3	3		3	
Pltn Ratio				1.00				1.00	1.00		1.00	
PF2				1.00				1.00	1.00		1.00	
Q1				11.4				9.8	4.0		5.9	
kB				0.4				0.8	0.8		0.8	
Q2				6.2				1.0	0.4		0.5	
Q Average				17.6				10.8	4.4		6.4	
Q Spacing				25.0				25.0	25.0		25.0	
Q Storage				0				0	0		0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2				1.2	1.2		1.2	
BOQ				20.5				12.7	5.2		7.6	
QSRatio												
85th Percentile Output:												
fB%				1.5				1.5	1.6		1.5	
BOQ				25.8				16.3	6.9		9.9	
QSRatio												
90th Percentile Output:												
fB%				1.6				1.6	1.7		1.7	
BOQ				27.6				17.6	7.6		10.9	
QSRatio												
95th Percentile Output:												
fB%				1.7				1.8	2.0		1.9	
BOQ				30.4				19.8	8.7		12.3	
QSRatio												
98th Percentile Output:												
fB%				2.0				2.1	2.4		2.3	
BOQ				34.5				23.1	10.6		14.8	
QSRatio												

ERROR MESSAGES

No errors to report.

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & 3rd Street
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Future Background
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *3rd Street*	North/South Street: *US 1*
Intersection Orientation: *North-South*	Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1251	50	102	883	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1316	52	107	929	0
Percent Heavy Vehicles	2	--	--	2	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	1	2	0
Configuration		T	R	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				8		147
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	8	0	154
Percent Heavy Vehicles	2	0	2	2	0	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		107	8		154			
C (m) (veh/h)		498	141		462			
v/c		0.21	0.06		0.33			
95% queue length		0.81	0.18		1.45			
Control Delay (s/veh)		14.2	32.1		16.6			
LOS		B	D		C			
Approach Delay (s/veh)	--	--	17.4					
Approach LOS	--	--	C					

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	RV
Agency/Co.	CPH
Date Performed	5/10/2012
Analysis Time Period	4pm-6pm

Site Information

Intersection	US 1 & Collge Road North
Jurisdiction	Monroe County
Analysis Year	Future Background

Project Description *CVS Stock Island*

East/West Street: *College Road North* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	133	1442			877	56
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	140	1517	0	0	923	58
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	67		66	7	0	5
Peak-Hour Factor, PHF	0.95	1.00	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	70	0	69	7	0	5
Percent Heavy Vehicles	2	0	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	1	0
Configuration	L		R		LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L			LTR		L		R
v (veh/h)	140			12		70		69
C (m) (veh/h)	699			85		120		598
v/c	0.20			0.14		0.58		0.12
95% queue length	0.74			0.47		2.88		0.39
Control Delay (s/veh)	11.4			54.2		70.3		11.8
LOS	B			F		F		B
Approach Delay (s/veh)	--	--	54.2			41.3		
Approach LOS	--	--	F			E		

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & Key Haven
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Future Background
Analysis Time Period	4pm-6pm		

Project Description	CVS Stock Island
East/West Street: Key Haven Blvd.	North/South Street: US 1
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	224	1391			817	32
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	235	1464	0	0	860	33
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	22		135			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	23	0	142	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	235					23		142
C (m) (veh/h)	755					119		623
v/c	0.31					0.19		0.23
95% queue length	1.33					0.68		0.87
Control Delay (s/veh)	11.9					42.4		12.5
LOS	B					E		B
Approach Delay (s/veh)	--	--				16.6		
Approach LOS	--	--				C		

Copyright © 2010 University of Florida, All Rights Reserved

FUTURE TOTAL

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard

Inter.: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisd: Monroe County
Year : Future Total

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Volume	844	130			132	699				471		1154
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left				
Thru	A	A				Thru				
Right						Right				
Peds						Peds				
WB Left					SB	Left	A			
Thru		A				Thru				
Right		A				Right	A			
Peds						Peds				
NB Right					EB	Right				
SB Right	A				WB	Right	A			
Green	48.5	14.0					23.0			
Yellow	3.5	4.0					4.0			
All Red	1.0	1.0					1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	1667	3437	0.53	0.49	18.2	B		
T	1248	1863	0.11	0.67	5.9	A	16.6	B
Westbound								
T	261	1863	0.53	0.14	42.1	D	88.2	F
R	665	1583	1.11	0.42	96.9	F		
Northbound								
Southbound								
L	791	3437	0.63	0.23	36.2	D		
							37.8	D
R	1211	1583	1.00	0.76	38.4	D		

Intersection Delay = 44.0 (sec/veh) Intersection LOS = D

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & Roosevelt Blvd
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Total
Project ID: CVS Stock Island
E/W St: Roosevelt Boulevard N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	844	130			132	699				471		1154
% Heavy Veh	2	2			2	2				2		2
PHF	0.95	0.95			0.95	0.95				0.95		0.95
PK 15 Vol	222	34			35	184				124		304
Hi Ln Vol												
% Grade		0			0						0	
Ideal Sat	1900	1900			1900	1900				1900		1900
ParkExist												
NumPark												
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
LGConfig	L	T			T	R				L		R
Lane Width	12.0	12.0			12.0	12.0				12.0		12.0
RTOR Vol						0						0
Adj Flow	888	137			139	736				496		1215
%InSharedLn												
Prop LTs		0.000			0.000							
Prop RTs	0.000			0.000		1.000						1.000
Peds Bikes				0			0			0		
Buses	0	0			0	0				0		0
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0	0.0			0.0	0.0				0.0		0.0
Arriv. Type	3	3			3	3				3		3
Unit Ext.	3.0	3.0			3.0	3.0				3.0		3.0
I Factor		1.000			1.000						1.000	
Lost Time	2.0	2.0			2.0	2.0				2.0		2.0
Ext of g	2.0	2.0			2.0	2.0				2.0		2.0
Ped Min g					3.2			3.2			3.2	

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left	A				NB Left			
Thru	A	A			Thru			
Right					Right			
Peds					Peds			
WB Left					SB Left	A		
Thru		A			Thru			
Right		A			Right	A		
Peds					Peds			
NB Right					EB Right			
SB Right	A				WB Right	A		
Green	48.5	14.0				23.0		
Yellow	3.5	4.0				4.0		
All Red	1.0	1.0				1.0		

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	844	130			132	699				471		1154
PHF	0.95	0.95			0.95	0.95				0.95		0.95
Adj flow	888	137			139	736				496		1215
No. Lanes	2	1	0	0	1	1	0	0	0	2	0	1
Lane group	L	T			T	R				L		R
Adj flow	888	137			139	736				496		1215
Prop LTs		0.000			0.000							
Prop RTs		0.000			0.000	1.000						1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound			Northbound			Southbound		
LG	L	T			T	R				L		R
So	1900	1900			1900	1900				1900		1900
Lanes	2	1	0	0	1	1	0	0	0	2	0	1
fW	1.000	1.000			1.000	1.000				1.000		1.000
fHV	0.980	0.980			0.980	0.980				0.980		0.980
fG	1.000	1.000			1.000	1.000				1.000		1.000
fP	1.000	1.000			1.000	1.000				1.000		1.000
fBB	1.000	1.000			1.000	1.000				1.000		1.000
fA	1.000	1.000			1.000	1.000				1.000		1.000
fLU	0.971	1.000			1.000	1.000				0.971		1.000
fRT		1.000			1.000	0.850						0.850
fLT	0.950	1.000			1.000					0.950		
Sec.												
fLpb	1.000	1.000			1.000					1.000		
fRpb		1.000			1.000	1.000						1.000
S	3437	1863			1863	1583				3437		1583
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	888	3437	0.26	0.49	1667	0.53
Prot							
Perm							
Thru	T	137	1863	0.07	0.67	1248	0.11
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	139	1863	# 0.07	0.14	261	0.53
Right	R	736	1583	0.46	0.42	665	1.11
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Southbound							
Prot							
Perm							
Left	L	496	3437	0.14	0.23	791	0.63
Prot							
Perm							
Thru							
Right	R	1215	1583	# 0.77	0.76	1211	1.00

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.84
Total lost time per cycle, L = 9.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.93

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.53	0.49	17.9	1.000	1667	0.14	0.3	0.0	18.2	B		
T	0.11	0.67	5.9	1.000	1248	0.11	0.0	0.0	5.9	A	16.6	B
Westbound												
T	0.53	0.14	40.0	1.000	261	0.14	2.1	0.0	42.1	D	88.2	F
R	1.11	0.42	29.0	1.000	665	0.50	67.9	0.0	96.9	F		
Northbound												
Southbound												
L	0.63	0.23	34.6	1.000	791	0.21	1.6	0.0	36.2	D		
											37.8	D

R 1.00 0.76 11.8 1.000 1211 0.50 26.7 0.0 38.4 D

Intersection delay = 44.0 (sec/veh) Intersection LOS = D

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo	1.000	1.000		
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 1.000
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

			EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0	sec				
Adj. LT vol from Vol Adjustment Worksheet, v						
v/c ratio from Capacity Worksheet, X						
Protected phase effective green interval, g (s)						
Opposing queue effective green interval, gq						
Unopposed green interval, gu						
Red time r=(C-g-gq-gu)						
Arrival rate, qa=v/(3600(max[X,1.0]))						
Protected ph. departure rate, Sp=s/3600						
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)						
XPerm						
XProt						
Case						
Queue at beginning of green arrow, Qa						
Queue at beginning of unsaturated green, Qu						
Residual queue, Qr						
Uniform Delay, d1						

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	25.8	17.9	0.00	0.0	0.0	18.2
T	0.0	0.00	16.5	5.9	0.00	0.0	0.0	5.9
	0.0						0.0	
Westbound								
	0.0						0.0	
T	0.0	0.00	43.0	40.0	0.00	0.0	0.0	42.1
R	0.0	0.00	29.0	29.0	0.00	17.8	0.0	96.9
Northbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Southbound								
L	0.0	0.00	38.5	34.6	0.00	0.0	0.0	36.2
	0.0						0.0	
R	0.0	0.00	11.8	11.8	0.00	1.0	0.0	38.4

Intersection Delay 44.0 sec/veh Intersection LOS D

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L	T			T	R				L		R
Init Queue	0.0	0.0			0.0	0.0				0.0		0.0
Flow Rate	457	137			139	736				255		1215
So	1900	1900			1900	1900				1900		1900
No.Lanes	2	1	0	0	1	1	0	0	0	2	0	1
SL	1770	1863			1863	1583				1770		1583
LnCapacity	858	1248			261	665				407		1211
Flow Ratio	0.3	0.1			0.1	0.5				0.1		0.8
v/c Ratio	0.53	0.11			0.53	1.11				0.63		1.00
Grn Ratio	0.49	0.67			0.14	0.42				0.23		0.76
I Factor		1.000			1.000						1.000	
AT or PVG	3	3			3	3				3		3
Pltn Ratio	1.00	1.00			1.00	1.00				1.00		1.00
PF2	1.00	1.00			1.00	1.00				1.00		1.00
Q1	8.8	1.4			3.6	20.4				6.4		33.8
kB	0.7	0.8			0.3	0.6				0.4		0.8
Q2	0.8	0.1			0.4	13.0				0.7		11.4
Q Average	9.6	1.5			4.0	33.4				7.1		45.2
Q Spacing	25.0	25.0			25.0	25.0				25.0		25.0
Q Storage	0	0			0	0				0		0
Q S Ratio												
70th Percentile Output:												
fB%	1.2	1.2			1.2	1.1				1.2		1.1
BOQ	11.3	1.7			4.7	38.2				8.4		51.2
QSRatio												
85th Percentile Output:												
fB%	1.5	1.6			1.6	1.4				1.5		1.4
BOQ	14.5	2.3			6.2	46.7				10.9		61.8
QSRatio												
90th Percentile Output:												
fB%	1.6	1.8			1.7	1.5				1.7		1.4
BOQ	15.8	2.6			6.8	49.3				11.9		65.2
QSRatio												
95th Percentile Output:												
fB%	1.9	2.1			2.0	1.6				1.9		1.5
BOQ	17.7	3.0			7.8	53.2				13.5		70.0
QSRatio												
98th Percentile Output:												
fB%	2.2	2.6			2.4	1.8				2.3		1.7
BOQ	20.8	3.8			9.6	59.3				16.1		78.2
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: College Road South

Inter.: US 1 & College Road South
Area Type: All other areas
Jurisd: Monroe County
Year : Future Total

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Volume	111		238				228	1497			1400	41
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4			5	6	7	8
EB Left	A				NB	Left	A			
Thru						Thru	A	A		
Right	A					Right				
Peds						Peds				
WB Left					SB	Left				
Thru						Thru		A		
Right						Right		A		
Peds						Peds				
NB Right					EB	Right				
SB Right					WB	Right				
Green	17.0						15.5	52.0		
Yellow	4.0						3.5	4.0		
All Red	2.0						1.0	1.0		

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
L	301	1770	0.39	0.17	37.7	D		
							65.4	E
R	269	1583	0.93	0.17	78.3	E		
Westbound								
Northbound								
L	274	1770	0.88	0.16	66.9	E		
T	2554	3547	0.62	0.72	7.5	A	15.4	B
Southbound								
T	1844	3547	0.80	0.52	22.3	C	22.0	C
R	823	1583	0.05	0.52	11.9	B		

Intersection Delay = 23.1 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & College Road South
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Total
Project ID: CVS Stock Island
E/W St: College Road South N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume	111		238				228	1497			1400	41
% Heavy Veh	2		2				2	2			2	2
PHF	0.95		0.95				0.95	0.95			0.95	0.95
PK 15 Vol	29		63				60	394			368	11
Hi Ln Vol												
% Grade		0						0			0	
Ideal Sat	1900		1900				1900	1900			1900	1900
ParkExist												
NumPark												
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
LGConfig	L		R				L	T			T	R
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
RTOR Vol			0									0
Adj Flow	117		251				240	1576			1474	43
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs			1.000					0.000		0.000		1.000
Peds Bikes	0			0						0		
Buses	0		0				0	0			0	0
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet	0.0		0.0				0.0	0.0			0.0	0.0
Arriv. Type	3		3				3	3			3	3
Unit Ext.	3.0		3.0				3.0	3.0			3.0	3.0
I Factor		1.000						1.000			1.000	
Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Ext of g	2.0		2.0				2.0	2.0			2.0	2.0
Ped Min g		3.2			3.2						3.2	

PHASE DATA

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	A				NB Left	A		
	Thru					Thru	A	A	
	Right	A				Right			
	Peds					Peds			
WB	Left					SB Left			
	Thru					Thru		A	
	Right					Right		A	
	Peds					Peds			
NB	Right					EB Right			
SB	Right					WB Right			
Green		17.0					15.5	52.0	
Yellow		4.0					3.5	4.0	
All Red		2.0					1.0	1.0	

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V	111		238				228	1497			1400	41
PHF	0.95		0.95				0.95	0.95			0.95	0.95
Adj flow	117		251				240	1576			1474	43
No. Lanes	1	0	1	0	0	0	1	2	0	0	2	1
Lane group	L		R				L	T			T	R
Adj flow	117		251				240	1576			1474	43
Prop LTs								0.000			0.000	
Prop RTs			1.000				0.000			0.000		1.000

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound				Northbound				Southbound			
LG	L		R						L	T				T	R	
So	1900		1900						1900	1900				1900	1900	
Lanes	1	0	1	0	0	0			1	2	0	0		2	1	
fW	1.000		1.000						1.000	1.000				1.000	1.000	
fHV	0.980		0.980						0.980	0.980				0.980	0.980	
fG	1.000		1.000						1.000	1.000				1.000	1.000	
fP	1.000		1.000						1.000	1.000				1.000	1.000	
fBB	1.000		1.000						1.000	1.000				1.000	1.000	
fA	1.000		1.000						1.000	1.000				1.000	1.000	
fLU	1.000		1.000						1.000	0.952				0.952	1.000	
fRT			0.850							1.000				1.000	0.850	
fLT	0.950								0.950	1.000				1.000		
Sec.																
fLpb	1.000								1.000	1.000				1.000		
fRpb			1.000							1.000				1.000	1.000	
S	1770		1583						1770	3547				3547	1583	
Sec.																

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left	L	117	1770	0.07	0.17	301	0.39
Prot							
Perm							
Thru							
Right	R	251	1583	# 0.16	0.17	269	0.93
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left	L	240	1770	# 0.14	0.16	274	0.88
Prot							
Perm							
Thru	T	1576	3547	0.44	0.72	2554	0.62
Right							
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1474	3547	# 0.42	0.52	1844	0.80
Right	R	43	1583	0.03	0.52	823	0.05

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.71
Total lost time per cycle, L = 15.50 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.84

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
L	0.39	0.17	36.9	1.000	301	0.11	0.8	0.0	37.7	D		
											65.4	E
R	0.93	0.17	40.9	1.000	269	0.45	37.3	0.0	78.3	E		
Westbound												
Northbound												
L	0.88	0.16	41.3	1.000	274	0.40	25.6	0.0	66.9	E		
T	0.62	0.72	7.1	1.000	2554	0.20	0.5	0.0	7.5	A	15.4	B
Southbound												
T	0.80	0.52	19.7	1.000	1844	0.34	2.6	0.0	22.3	C	22.0	C

R	0.05	0.52	11.8	1.000	823	0.11	0.0	0.0	11.9	B

Intersection delay = 23.1 (sec/veh) Intersection LOS = C

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
L	0.0	0.00	41.5	36.9	0.00	0.0	0.0	37.7
	0.0						0.0	
R	0.0	0.00	41.5	40.9	0.00	0.0	0.0	78.3
Westbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Northbound								
L	0.0	0.00	42.3	41.3	0.00	0.0	0.0	66.9
T	0.0	0.00	14.0	7.1	0.00	0.0	0.0	7.5
	0.0						0.0	
Southbound								
	0.0						0.0	
T	0.0	0.00	24.0	19.7	0.00	0.0	0.0	22.3
R	0.0	0.00	24.0	11.8	0.00	0.0	0.0	11.9

Intersection Delay 23.1 sec/veh Intersection LOS C

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup	L		R				L	T			T	R
Init Queue	0.0		0.0				0.0	0.0			0.0	0.0
Flow Rate	117		251				240	827			774	43
So	1900		1900				1900	1900			1900	1900
No.Lanes	1	0	1	0	0	0	1	2	0	0	2	1
SL	1770		1583				1770	1862			1862	1583
LnCapacity	301		269				274	1341			968	823
Flow Ratio	0.1		0.2				0.1	0.4			0.4	0.0
v/c Ratio	0.39		0.93				0.88	0.62			0.80	0.05
Grn Ratio	0.17		0.17				0.16	0.72			0.52	0.52
I Factor		1.000						1.000			1.000	
AT or PVG	3		3				3	3			3	3
Pltn Ratio	1.00		1.00				1.00	1.00			1.00	1.00
PF2	1.00		1.00				1.00	1.00			1.00	1.00
Q1	2.9		6.9				6.5	11.6			17.7	0.6
kB	0.4		0.3				0.3	0.9			0.7	0.7
Q2	0.2		2.3				1.7	1.4			2.6	0.0
Q Average	3.1		9.2				8.2	12.9			20.3	0.6
Q Spacing	25.0		25.0				25.0	25.0			25.0	25.0
Q Storage	0		0				0	0			0	0
Q S Ratio												
70th Percentile Output:												
fB%	1.2		1.2				1.2	1.2			1.2	1.2
BOQ	3.7		10.8				9.7	15.2			23.5	0.7
QSRatio												
85th Percentile Output:												
fB%	1.6		1.5				1.5	1.5			1.5	1.6
BOQ	4.9		14.0				12.6	19.4			29.4	1.0
QSRatio												
90th Percentile Output:												
fB%	1.7		1.7				1.7	1.6			1.5	1.8
BOQ	5.4		15.2				13.7	20.8			31.3	1.1
QSRatio												
95th Percentile Output:												
fB%	2.0		1.9				1.9	1.8			1.7	2.1
BOQ	6.2		17.1				15.5	23.2			34.3	1.3
QSRatio												
98th Percentile Output:												
fB%	2.5		2.2				2.2	2.1			1.9	2.7
BOQ	7.7		20.1				18.3	26.8			38.7	1.7
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: Cross Street

Inter.: US 1& Cross Street
Area Type: All other areas
Jurisd: Monroe County
Year : Future Total

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Volume				192		32		1578	172	20	1245	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left	A		
Thru					Thru	A		
Right		A			Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		22.0				68.0		
Yellow		4.0				4.0		
All Red		1.0				1.0		

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
LR	385	1752	0.61	0.22	38.0	D	38.0	D
Northbound								
T	2412	3547	0.69	0.68	10.5	B	10.0+	B
R	1076	1583	0.17	0.68	5.9	A		
Southbound								
L	118	174	0.18	0.68	6.6	A		
T	2412	3547	0.54	0.68	8.4	A	8.3	A

Intersection Delay = 11.3 (sec/veh) Intersection LOS = B

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1& Cross Street
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Total
Project ID: CVS Stock Island
E/W St: Cross Street N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				192		32		1578	172	20	1245	
% Heavy Veh				2		2		2	2	2	2	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
PK 15 Vol				51		8		415	45	5	328	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat					1900			1900	1900	1900	1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
LGConfig					LR			T	R	L	T	
Lane Width					12.0			12.0	12.0	12.0	12.0	
RTOR Vol						0			0			
Adj Flow					236			1661	181	21	1311	
%InSharedLn												
Prop LTs					0.856			0.000		1.000	0.000	
Prop RTs				0.144			0.000		1.000		0.000	
Peds Bikes	0			0			0					
Buses					0			0	0	0	0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet					0.0			0.0	0.0	0.0	0.0	
Arriv. Type					3			3	3	3	3	
Unit Ext.					3.0			3.0	3.0	3.0	3.0	
I Factor					1.000			1.000			1.000	
Lost Time					2.0			2.0	2.0	2.0	2.0	
Ext of g					2.0			2.0	2.0	2.0	2.0	
Ped Min g		3.2			3.2			3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left		A			SB Left	A		
Thru					Thru	A		
Right		A			Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green		22.0				68.0		
Yellow		4.0				4.0		
All Red		1.0				1.0		

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				192		32		1578	172	20	1245	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
Adj flow				202		34		1661	181	21	1311	
No. Lanes	0	0	0	0	0	0	0	2	1	1	2	0
Lane group					LR			T	R	L	T	
Adj flow					236			1661	181	21	1311	
Prop LTs					0.856			0.000		1.000	0.000	
Prop RTs				0.144			0.000		1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound				Westbound			Northbound			Southbound		
LG					LR			T	R		L	T	
So					1900			1900	1900		1900	1900	
Lanes	0	0	0	0	0	0	0	2	1		1	2	0
fW					1.000			1.000	1.000		1.000	1.000	
fHV					0.980			0.980	0.980		0.980	0.980	
fG					1.000			1.000	1.000		1.000	1.000	
fP					1.000			1.000	1.000		1.000	1.000	
fBB					1.000			1.000	1.000		1.000	1.000	
fA					1.000			1.000	1.000		1.000	1.000	
fLU					1.000			0.952	1.000		1.000	0.952	
fRT					0.981			1.000	0.850			1.000	
fLT					0.959			1.000			0.093	1.000	
Sec.													
fLpb					1.000			1.000			1.000	1.000	
fRpb					1.000			1.000	1.000			1.000	
S					1752			3547	1583		174	3547	
Sec.													

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	LR	236	1752	# 0.13	0.22	385	0.61
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1661	3547	# 0.47	0.68	2412	0.69
Right	R	181	1583	0.11	0.68	1076	0.17
Southbound							
Prot							
Perm							
Left	L	21	174	0.12	0.68	118	0.18
Prot							
Perm							
Thru	T	1311	3547	0.37	0.68	2412	0.54
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.60
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.67

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
LR	0.61	0.22	35.2	1.000	385	0.20	2.9	0.0	38.0	D	38.0	D
Northbound												
T	0.69	0.68	9.6	1.000	2412	0.26	0.8	0.0	10.5	B	10.0+	B
R	0.17	0.68	5.8	1.000	1076	0.11	0.1	0.0	5.9	A		
Southbound												
L	0.18	0.68	5.8	1.000	118	0.11	0.7	0.0	6.6	A		
T	0.54	0.68	8.1	1.000	2412	0.14	0.3	0.0	8.4	A	8.3	A

Intersection delay = 11.3 (sec/veh) Intersection LOS = B

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				M
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				68.0
Effective permitted green time for LT lane group, g(s)				68.0
Opposing effective green time, go (s)				68.0
Number of lanes in LT lane group, N				1
Number of lanes in opposing approach, No				2
Adjusted LT flow rate, VLT (veh/h)				21
Proportion of LT in LT lane group, PLT				1.000
Proportion of LT in opposing flow, PLTo				0.00
Adjusted opposing flow rate, Vo (veh/h)				1661
Lost time for LT lane group, tL				5.00
Computation				
LT volume per cycle, LTC=VLTC/3600				0.58
Opposing lane util. factor, fLUo	1.000		0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				24.23
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				0.0
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				1.00
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				0.32
gq, (see Exhibit C16-4,5,6,7,8)				25.09
gu=g-gq if gq>=gf, or = g-gf if gq<gf				42.91
n=Max(gq-gf)/2,0)				12.55
PTHo=1-PLTo				1.00
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				1.00
EL1 (refer to Exhibit C16-3)				6.77
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				0.06
gdiff=max(gq-gf,0)				0.00
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				0.09
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				0.093

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.856 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 1.000 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
	0.0						0.0	
LR	0.0	0.00	39.0	35.2	0.00	0.0	0.0	38.0
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	9.6	0.00	0.0	0.0	10.5
R	0.0	0.00	16.0	5.8	0.00	0.0	0.0	5.9
Southbound								
L	0.0	0.00	16.0	5.8	0.00	0.0	0.0	6.6
T	0.0	0.00	16.0	8.1	0.00	0.0	0.0	8.4
	0.0						0.0	

Intersection Delay 11.3 sec/veh Intersection LOS B

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				LR			T	R		L	T	
Init Queue				0.0			0.0	0.0		0.0	0.0	
Flow Rate				236			872	181		21	688	
So				1900			1900	1900		1900	1900	
No.Lanes	0	0	0	0	0	0	2	1		1	2	0
SL				1752			1862	1583		174	1862	
LnCapacity				385			1266	1076		118	1266	
Flow Ratio				0.1			0.5	0.1		0.1	0.4	
v/c Ratio				0.61			0.69	0.17		0.18	0.54	
Grn Ratio				0.22			0.68	0.68		0.68	0.68	
I Factor				1.000			1.000				1.000	
AT or PVG				3			3	3		3	3	
Pltn Ratio				1.00			1.00	1.00		1.00	1.00	
PF2				1.00			1.00	1.00		1.00	1.00	
Q1				5.9			14.6	1.8		0.2	9.7	
kB				0.4			0.8	0.8		0.2	0.8	
Q2				0.6			1.8	0.2		0.0	1.0	
Q Average				6.5			16.4	2.0		0.3	10.7	
Q Spacing				25.0			25.0	25.0		25.0	25.0	
Q Storage				0			0	0		0	0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2			1.2	1.2		1.2	1.2	
BOQ				7.8			19.1	2.4		0.3	12.6	
QSRatio												
85th Percentile Output:												
fB%				1.5			1.5	1.6		1.6	1.5	
BOQ				10.1			24.2	3.1		0.4	16.1	
QSRatio												
90th Percentile Output:												
fB%				1.7			1.6	1.8		1.8	1.6	
BOQ				11.1			25.8	3.5		0.5	17.5	
QSRatio												
95th Percentile Output:												
fB%				1.9			1.7	2.0		2.1	1.8	
BOQ				12.5			28.5	4.0		0.5	19.6	
QSRatio												
98th Percentile Output:												
fB%				2.3			2.0	2.6		2.7	2.1	
BOQ				15.1			32.5	5.0		0.7	22.9	
QSRatio												

ERROR MESSAGES

No errors to report.

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: Future Total
E/W St: McDonald Avenue

Inter.: US 1 & McDonald Avenue
Area Type: All other areas
Jurisd: Monroe County
Year : Future Total

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Volume				390				1280	335		912	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left			
Thru					Thru	A		
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0				68.0			
Yellow	4.0				4.0			
All Red	1.0				1.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	389	1770	1.06	0.22	100.3	F		
							100.3	F
Northbound								
T	2412	3547	0.56	0.68	8.5	A	8.2	A
R	1076	1583	0.33	0.68	6.8	A		
Southbound								
T	2412	3547	0.40	0.68	7.1	A	7.1	A

Intersection Delay = 20.2 (sec/veh) Intersection LOS = C

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & McDonald Avenue
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Total
Project ID: Future Total
E/W St: McDonald Avenue N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				390				1280	335		912	
% Heavy Veh				2				2	2		2	
PHF				0.95				0.95	0.95		0.95	
PK 15 Vol				103				337	88		240	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat				1900				1900	1900		1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
LGConfig				L				T	R		T	
Lane Width				12.0				12.0	12.0		12.0	
RTOR Vol									0			
Adj Flow				411				1347	353		960	
%InSharedLn												
Prop LTs								0.000			0.000	
Prop RTs							0.000		1.000	0.000		
Peds Bikes	0						0					
Buses				0				0	0		0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet				0.0				0.0	0.0		0.0	
Arriv. Type				3				3	3		3	
Unit Ext.				3.0				3.0	3.0		3.0	
I Factor					1.000			1.000			1.000	
Lost Time				2.0				2.0	2.0		2.0	
Ext of g				2.0				2.0	2.0		2.0	
Ped Min g		3.2						3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left			
Thru					Thru	A		
Right					Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	22.0				68.0			
Yellow	4.0				4.0			
All Red	1.0				1.0			

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				390				1280	335		912	
PHF				0.95				0.95	0.95		0.95	
Adj flow				411				1347	353		960	
No. Lanes	0	0	0	1	0	0	0	2	1	0	2	0
Lane group				L				T	R		T	
Adj flow				411				1347	353		960	
Prop LTs								0.000			0.000	
Prop RTs								0.000	1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound			Westbound			Northbound			Southbound		
LG				L				T	R		T	
So				1900				1900	1900		1900	
Lanes	0	0	0	1	0	0	0	2	1	0	2	0
fW				1.000				1.000	1.000		1.000	
fHV				0.980				0.980	0.980		0.980	
fG				1.000				1.000	1.000		1.000	
fP				1.000				1.000	1.000		1.000	
fBB				1.000				1.000	1.000		1.000	
fA				1.000				1.000	1.000		1.000	
fLU				1.000				0.952	1.000		0.952	
fRT								1.000	0.850		1.000	
fLT				0.950				1.000			1.000	
Sec.												
fLpb				1.000				1.000			1.000	
fRpb								1.000	1.000		1.000	
S				1770				3547	1583		3547	
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left	L	411	1770	# 0.23	0.22	389	1.06
Prot							
Perm							
Thru							
Right							
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1347	3547	# 0.38	0.68	2412	0.56
Right	R	353	1583	0.22	0.68	1076	0.33
Southbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	960	3547	0.27	0.68	2412	0.40
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.61
Total lost time per cycle, L = 10.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.68

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
L	1.06	0.22	39.0	1.000	389	0.50	61.3	0.0	100.3	F		
											100.3	F
Northbound												
T	0.56	0.68	8.3	1.000	2412	0.16	0.3	0.0	8.5	A	8.2	A
R	0.33	0.68	6.6	1.000	1076	0.11	0.2	0.0	6.8	A		
Southbound												
T	0.40	0.68	7.0	1.000	2412	0.11	0.1	0.0	7.1	A	7.1	A

Intersection delay = 20.2 (sec/veh) Intersection LOS = C

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				
Number of lanes in opposing approach, No				
Adjusted LT flow rate, VLT (veh/h)				
Proportion of LT in LT lane group, PLT				
Proportion of LT in opposing flow, PLTo				
Adjusted opposing flow rate, Vo (veh/h)				
Lost time for LT lane group, tL				
Computation				
LT volume per cycle, LTC=VLTC/3600				
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				
gq, (see Exhibit C16-4,5,6,7,8)				
gu=g-gq if gq>=gf, or = g-gf if gq<gf				
n=Max(gq-gf)/2,0)				
PTHo=1-PLTo				
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				
EL1 (refer to Exhibit C16-3)				
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				
gdiff=max(gq-gf,0)				
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
L	0.0	0.00	39.0	39.0	0.00	5.5	0.0	100.3
	0.0						0.0	
	0.0						0.0	
Northbound								
	0.0						0.0	
T	0.0	0.00	16.0	8.3	0.00	0.0	0.0	8.5
R	0.0	0.00	16.0	6.6	0.00	0.0	0.0	6.8
Southbound								
	0.0						0.0	
T	0.0	0.00	16.0	7.0	0.00	0.0	0.0	7.1
	0.0						0.0	

Intersection Delay 20.2 sec/veh Intersection LOS C

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				L				T	R		T	
Init Queue				0.0				0.0	0.0		0.0	
Flow Rate				411				707	353		504	
So				1900				1900	1900		1900	
No.Lanes	0	0	0	1	0	0	0	2	1	0	2	0
SL				1770				1862	1583		1862	
LnCapacity				389				1266	1076		1266	
Flow Ratio				0.2				0.4	0.2		0.3	
v/c Ratio				1.06				0.56	0.33		0.40	
Grn Ratio				0.22				0.68	0.68		0.68	
I Factor					1.000			1.000			1.000	
AT or PVG				3				3	3		3	
Pltn Ratio				1.00				1.00	1.00		1.00	
PF2				1.00				1.00	1.00		1.00	
Q1				11.4				10.1	4.0		6.1	
kB				0.4				0.8	0.8		0.8	
Q2				6.2				1.1	0.4		0.6	
Q Average				17.6				11.2	4.4		6.7	
Q Spacing				25.0				25.0	25.0		25.0	
Q Storage				0				0	0		0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2				1.2	1.2		1.2	
BOQ				20.5				13.2	5.2		7.9	
QSRatio												
85th Percentile Output:												
fB%				1.5				1.5	1.6		1.5	
BOQ				25.8				16.9	6.9		10.3	
QSRatio												
90th Percentile Output:												
fB%				1.6				1.6	1.7		1.7	
BOQ				27.6				18.2	7.6		11.3	
QSRatio												
95th Percentile Output:												
fB%				1.7				1.8	2.0		1.9	
BOQ				30.4				20.4	8.7		12.8	
QSRatio												
98th Percentile Output:												
fB%				2.0				2.1	2.4		2.3	
BOQ				34.5				23.7	10.6		15.4	
QSRatio												

ERROR MESSAGES

No errors to report.

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	RV
Agency/Co.	CPH
Date Performed	5/10/2012
Analysis Time Period	4pm-6pm

Site Information

Intersection	US 1 & 3rd Street
Jurisdiction	Monroe County
Analysis Year	Future Total

Project Description CVS Stock Island

East/West Street: 3rd Street | North/South Street: US 1

Intersection Orientation: North-South | Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		1244	54	127	866	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1309	56	133	911	0
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	1	2	0
Configuration		T	R	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)				52		158
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	54	0	166
Percent Heavy Vehicles	2	0	2	0	0	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	1	0	1
Configuration				L		R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		133	54		166			
C (m) (veh/h)		510	138		465			
v/c		0.26	0.39		0.36			
95% queue length		1.04	1.66		1.60			
Control Delay (s/veh)		14.5	46.9		17.0			
LOS		B	E		C			
Approach Delay (s/veh)	--	--	24.3					
Approach LOS	--	--	C					

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & Collge Road North
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Future Total
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *College Road North* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	134	1449			884	56
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	141	1525	0	0	930	58
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	67		67	7	0	5
Peak-Hour Factor, PHF	0.95	1.00	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	70	0	70	7	0	5
Percent Heavy Vehicles	2	0	2	2	2	2
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	1	0
Configuration	L		R		LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L			LTR		L		R
v (veh/h)	141			12		70		70
C (m) (veh/h)	695			83		119		596
v/c	0.20			0.14		0.59		0.12
95% queue length	0.76			0.48		2.91		0.40
Control Delay (s/veh)	11.5			55.6		71.4		11.8
LOS	B			F		F		B
Approach Delay (s/veh)	--	--	55.6			41.6		
Approach LOS	--	--	F			E		

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	RV	Intersection	US 1 & Key Haven
Agency/Co.	CPH	Jurisdiction	Monroe County
Date Performed	5/10/2012	Analysis Year	Future Total
Analysis Time Period	4pm-6pm		

Project Description *CVS Stock Island*

East/West Street: *Key Haven Blvd.* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	225	1397			823	32
Peak-Hour Factor, PHF	0.95	0.95	1.00	1.00	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	236	1470	0	0	866	33
Percent Heavy Vehicles	2	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	22		136			
Peak-Hour Factor, PHF	0.95	1.00	0.95	1.00	1.00	1.00
Hourly Flow Rate, HFR (veh/h)	23	0	143	0	0	0
Percent Heavy Vehicles	2	0	2	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	236					23		143
C (m) (veh/h)	751					118		621
v/c	0.31					0.19		0.23
95% queue length	1.35					0.69		0.88
Control Delay (s/veh)	12.0					42.7		12.5
LOS	B					E		B
Approach Delay (s/veh)	--	--				16.7		
Approach LOS	--	--				C		

Copyright © 2010 University of Florida, All Rights Reserved

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	*RV*	Intersection	*US 1 & 2nd Street*
Agency/Co.	*CPH*	Jurisdiction	*Monroe County*
Date Performed	*5/10/2012*	Analysis Year	*Future Total*
Analysis Time Period	*4pm-6pm*		

Project Description *CVS Stock Island*

East/West Street: *2nd Street* | North/South Street: *US 1*

Intersection Orientation: *North-South* | Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*1242*			*993*	
Peak-Hour Factor, PHF	*0.95*	*0.95*	*1.00*	*1.00*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*0*	*1307*	*0*	*0*	*1045*	*0*
Percent Heavy Vehicles	*2*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*0*	*0*	*2*	*0*
Configuration		*T*			*T*	
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						*17*
Peak-Hour Factor, PHF	*0.95*	*1.00*	*0.95*	*0.95*	*0.95*	*0.95*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*0*	*0*	*0*	*17*
Percent Heavy Vehicles	*2*	*0*	*2*	*0*	*0*	*2*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*0*	*0*	*0*	*1*
Configuration						*R*

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					*R*			
v (veh/h)					*17*			
C (m) (veh/h)					*465*			
v/c					*0.04*			
95% queue length					*0.11*			
Control Delay (s/veh)					*13.0*			
LOS					*B*			
Approach Delay (s/veh)	--	--	*13.0*					
Approach LOS	--	--	*B*					

Copyright © 2010 University of Florida, All Rights Reserved

HCS+: Signalized Intersections Release 5.2

Analyst: RV
Agency: CPH
Date: 5/10/2012
Period: 4pm-6pm
Project ID: CVS Stock Island
E/W St: 3rd Street

Inter.: US 1 & 3rd Street
Area Type: All other areas
Jurisd: Monroe County
Year : Future Total with Improvements

N/S St: US 1

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	1	0	1	0	2	1	1	2	0
LGConfig				L		R		T	R	L	T	
Volume				52		158		1244	54	127	866	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						0			0			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	25.0				63.0			
Yellow	4.0				4.0			
All Red	2.0				2.0			

Cycle Length: 100.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c	Ratios g/C	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound								
Westbound								
L	443	1770	0.12	0.25	29.2	C		
							31.4	C
R	396	1583	0.42	0.25	32.1	C		
Northbound								
T	2235	3547	0.59	0.63	11.2	B	11.1	B
R	997	1583	0.06	0.63	7.1	A		
Southbound								
L	181	288	0.74	0.63	27.8	C		
T	2235	3547	0.41	0.63	9.3	A	11.7	B

Intersection Delay = 13.0 (sec/veh) Intersection LOS = B

HCS+: Signalized Intersections Release 5.2

Phone: Fax:
E-Mail:

OPERATIONAL ANALYSIS

Analyst: RV
Agency/Co.: CPH
Date Performed: 5/10/2012
Analysis Time Period: 4pm-6pm
Intersection: US 1 & 3rd Street
Area Type: All other areas
Jurisdiction: Monroe County
Analysis Year: Future Total with Improvements
Project ID: CVS Stock Island
E/W St: 3rd Street N/S St: US 1

VOLUME DATA

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume				52		158		1244	54	127	866	
% Heavy Veh				2		2		2	2	2	2	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
PK 15 Vol				14		42		327	14	33	228	
Hi Ln Vol												
% Grade					0			0			0	
Ideal Sat				1900		1900		1900	1900	1900	1900	
ParkExist												
NumPark												
No. Lanes	0	0	0	1	0	1	0	2	1	1	2	0
LGConfig				L		R		T	R	L	T	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						0			0			
Adj Flow				55		166		1309	57	134	912	
%InSharedLn												
Prop LTs								0.000		1.000	0.000	
Prop RTs						1.000	0.000		1.000		0.000	
Peds Bikes	0			0			0					
Buses				0		0		0	0	0	0	
%InProtPhase												

Duration 0.25 Area Type: All other areas

OPERATING PARAMETERS

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Init Unmet				0.0		0.0		0.0	0.0	0.0	0.0	
Arriv. Type				3		3		3	3	3	3	
Unit Ext.				3.0		3.0		3.0	3.0	3.0	3.0	
I Factor					1.000			1.000			1.000	
Lost Time				2.0		2.0		2.0	2.0	2.0	2.0	
Ext of g				2.0		2.0		2.0	2.0	2.0	2.0	
Ped Min g		3.2			3.2			3.2				

PHASE DATA

Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A		
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right			
Green	25.0				63.0			
Yellow	4.0				4.0			
All Red	2.0				2.0			

Cycle Length: 100.0 secs

VOLUME ADJUSTMENT AND SATURATION FLOW WORKSHEET

Volume Adjustment

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
Volume, V				52		158		1244	54	127	866	
PHF				0.95		0.95		0.95	0.95	0.95	0.95	
Adj flow				55		166		1309	57	134	912	
No. Lanes	0	0	0	1	0	1	0	2	1	1	2	0
Lane group				L		R		T	R	L	T	
Adj flow				55		166		1309	57	134	912	
Prop LTs								0.000		1.000	0.000	
Prop RTs						1.000	0.000		1.000		0.000	

Saturation Flow Rate (see Exhibit 16-7 to determine the adjustment factors)

	Eastbound			Westbound			Northbound			Southbound		
LG				L		R		T	R	L	T	
So				1900		1900		1900	1900	1900	1900	
Lanes	0	0	0	1	0	1	0	2	1	1	2	0
fW				1.000		1.000		1.000	1.000	1.000	1.000	
fHV				0.980		0.980		0.980	0.980	0.980	0.980	
fG				1.000		1.000		1.000	1.000	1.000	1.000	
fP				1.000		1.000		1.000	1.000	1.000	1.000	
fBB				1.000		1.000		1.000	1.000	1.000	1.000	
fA				1.000		1.000		1.000	1.000	1.000	1.000	
fLU				1.000		1.000		0.952	1.000	1.000	0.952	
fRT						0.850		1.000	0.850		1.000	
fLT				0.950				1.000		0.154	1.000	
Sec.												
fLpb				1.000				1.000		1.000	1.000	
fRpb						1.000		1.000	1.000		1.000	
S				1770		1583		3547	1583	288	3547	
Sec.												

CAPACITY AND LOS WORKSHEET

Capacity Analysis and Lane Group Capacity

Appr/ Mvmt	Lane Group	Adj Flow Rate (v)	Adj Sat Flow Rate (s)	Flow Ratio (v/s)	Green Ratio (g/C)	--Lane Group-- Capacity (c)	v/c Ratio
Eastbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru							
Right							
Westbound							
Prot							
Perm							
Left	L	55	1770	0.03	0.25	443	0.12
Prot							
Perm							
Thru							
Right	R	166	1583	# 0.10	0.25	396	0.42
Northbound							
Prot							
Perm							
Left							
Prot							
Perm							
Thru	T	1309	3547	0.37	0.63	2235	0.59
Right	R	57	1583	0.04	0.63	997	0.06
Southbound							
Prot							
Perm							
Left	L	134	288	# 0.47	0.63	181	0.74
Prot							
Perm							
Thru	T	912	3547	0.26	0.63	2235	0.41
Right							

Sum of flow ratios for critical lane groups, Yc = Sum (v/s) = 0.57
Total lost time per cycle, L = 12.00 sec
Critical flow rate to capacity ratio, Xc = (Yc)(C)/(C-L) = 0.65

Control Delay and LOS Determination

Appr/ Lane Grp	Ratios v/c	Ratios g/C	Unf Del d1	Prog Adj Fact	Lane Grp Cap	Incremental Factor k	Incremental Del d2	Res Del d3	Lane Group Delay	Lane Group LOS	Approach Delay	Approach LOS
Eastbound												
Westbound												
L	0.12	0.25	29.0	1.000	443	0.11	0.1	0.0	29.2	C		
											31.4	C
R	0.42	0.25	31.4	1.000	396	0.11	0.7	0.0	32.1	C		
Northbound												
T	0.59	0.63	10.8	1.000	2235	0.18	0.4	0.0	11.2	B	11.1	B
R	0.06	0.63	7.1	1.000	997	0.11	0.0	0.0	7.1	A		
Southbound												
L	0.74	0.63	12.8	1.000	181	0.30	15.0	0.0	27.8	C		
T	0.41	0.63	9.2	1.000	2235	0.11	0.1	0.0	9.3	A	11.7	B

Intersection delay = 13.0 (sec/veh) Intersection LOS = B

SUPPLEMENTAL PERMITTED LT WORKSHEET
for exclusive lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				M
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				63.0
Effective permitted green time for LT lane group, g(s)				63.0
Opposing effective green time, go (s)				63.0
Number of lanes in LT lane group, N				1
Number of lanes in opposing approach, No				2
Adjusted LT flow rate, VLT (veh/h)				134
Proportion of LT in LT lane group, PLT				1.000
Proportion of LT in opposing flow, PLTo				0.00
Adjusted opposing flow rate, Vo (veh/h)				1309
Lost time for LT lane group, tL				6.00
Computation				
LT volume per cycle, LTC=VLTC/3600				3.72
Opposing lane util. factor, fLUo			0.952	0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)				19.10
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g				0.0
Opposing platoon ratio, Rpo (refer Exhibit 16-11)				1.00
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]				0.37
gq, (see Exhibit C16-4,5,6,7,8)				16.87
gu=g-gq if gq>=gf, or = g-gf if gq<gf				46.13
n=Max(gq-gf)/2,0)				8.43
PTHo=1-PLTo				1.00
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]				1.00
EL1 (refer to Exhibit C16-3)				4.74
EL2=Max((1-Ptho**n)/Plto, 1.0)				
fmin=2(1+PL)/g or fmin=2(1+Pl)/g				0.06
gdiff=max(gq-gf,0)				0.00
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)				0.15
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)				
or flt=[fm+0.91(N-1)]/N**				
Left-turn adjustment, fLT				0.154

For special case of single-lane approach opposed by multilane approach, see text.

* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.

** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.

For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PERMITTED LT WORKSHEET
for shared lefts

Input

	EB	WB	NB	SB
Opposed by Single(S) or Multiple(M) lane approach				
Cycle length, C 100.0 sec				
Total actual green time for LT lane group, G (s)				
Effective permitted green time for LT lane group, g(s)				
Opposing effective green time, go (s)				
Number of lanes in LT lane group, N				

Number of lanes in opposing approach, No
Adjusted LT flow rate, VLT (veh/h)
Proportion of LT in LT lane group, PLT 0.000 0.000
Proportion of LT in opposing flow, PLTo
Adjusted opposing flow rate, Vo (veh/h)
Lost time for LT lane group, tL
Computation
LT volume per cycle, LTC=VLTC/3600
Opposing lane util. factor, fLUo 0.952 0.952
Opposing flow, Volc=VoC/[3600(No)fLUo] (veh/ln/cyc)
gf=G[exp(- a * (LTC ** b))]-tl, gf<=g
Opposing platoon ratio, Rpo (refer Exhibit 16-11)
Opposing Queue Ratio, qro=Max[1-Rpo(go/C),0]
gq, (see Exhibit C16-4,5,6,7,8)
gu=g-gq if gq>=gf, or = g-gf if gq<gf
n=Max(gq-gf)/2,0)
PTHo=1-PLTo
PL*=PLT[1+(N-1)g/(gf+gu/EL1+4.24)]
EL1 (refer to Exhibit C16-3)
EL2=Max((1-Ptho**n)/Plto, 1.0)
fmin=2(1+PL)/g or fmin=2(1+Pl)/g
gdiff=max(gq-gf,0)
fm=[gf/g]+[gu/g]/[1+PL(EL1-1)], (min=fmin;max=1.00)
flt=fm=[gf/g]+[gu/g]/[1+PL(EL1-1)]+[gdiff/g]/[1+PL(EL2-1)],(fmin<=fm<=1.00)
or flt=[fm+0.91(N-1)]/N**
Left-turn adjustment, fLT

For special case of single-lane approach opposed by multilane approach, see text.
* If Pl>=1 for shared left-turn lanes with N>1, then assume de-facto left-turn lane and redo calculations.
** For permitted left-turns with multiple exclusive left-turn lanes, flt=fm.
For special case of multilane approach opposed by single-lane approach or when gf>gq, see text.

SUPPLEMENTAL PEDESTRIAN-BICYCLE EFFECTS WORKSHEET

Permitted Left Turns

	EB	WB	NB	SB
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Pedestrian flow rate, Vpedg (p/h)				
OCCpedg				
Opposing queue clearing green, gq (s)				
Eff. ped. green consumed by opp. veh. queue, gq/gp				
OCCpedu				
Opposing flow rate, Vo (veh/h)				
OCCr				
Number of cross-street receiving lanes, Nrec				
Number of turning lanes, Nturn				
ApbT				
Proportion of left turns, PLT				
Proportion of left turns using protected phase, PLTA				
Left-turn adjustment, fLpb				
Permitted Right Turns				
Effective pedestrian green time, gp (s)				
Conflicting pedestrian volume, Vped (p/h)				
Conflicting bicycle volume, Vbic (bicycles/h)				
Vpedg				
OCCpedg				
Effective green, g (s)				
Vbicg				

OCCbicg
OCCr
Number of cross-street receiving lanes, Nrec
Number of turning lanes, Nturn
ApbT
Proportion right-turns, PRT
Proportion right-turns using protected phase, PRTA
Right turn adjustment, fRpb

SUPPLEMENTAL UNIFORM DELAY WORKSHEET

		EBLT	WBLT	NBLT	SBLT
Cycle length, C	100.0 sec				
Adj. LT vol from Vol Adjustment Worksheet, v					
v/c ratio from Capacity Worksheet, X					
Protected phase effective green interval, g (s)					
Opposing queue effective green interval, gq					
Unopposed green interval, gu					
Red time r=(C-g-gq-gu)					
Arrival rate, qa=v/(3600(max[X,1.0]))					
Protected ph. departure rate, Sp=s/3600					
Permitted ph. departure rate, Ss=s(gq+gu)/(gu*3600)					
XPerm					
XProt					
Case					
Queue at beginning of green arrow, Qa					
Queue at beginning of unsaturated green, Qu					
Residual queue, Qr					
Uniform Delay, d1					

DELAY/LOS WORKSHEET WITH INITIAL QUEUE

Appr/ Lane Group	Initial Unmet Demand Q veh	Dur. Unmet Demand t hrs.	Uniform Delay Unadj. ds	Uniform Delay Adj. d1 sec	Initial Queue Param. u	Final Unmet Demand Q veh	Initial Queue Delay d3 sec	Lane Group Delay d sec
Eastbound								
	0.0						0.0	
	0.0						0.0	
	0.0						0.0	
Westbound								
L	0.0	0.00	37.5	29.0	0.00	0.0	0.0	29.2
	0.0						0.0	
R	0.0	0.00	37.5	31.4	0.00	0.0	0.0	32.1
Northbound								
	0.0						0.0	
T	0.0	0.00	18.5	10.8	0.00	0.0	0.0	11.2
R	0.0	0.00	18.5	7.1	0.00	0.0	0.0	7.1
Southbound								
L	0.0	0.00	18.5	12.8	0.00	0.0	0.0	27.8
T	0.0	0.00	18.5	9.2	0.00	0.0	0.0	9.3
	0.0						0.0	

Intersection Delay 13.0 sec/veh Intersection LOS B

BACK OF QUEUE WORKSHEET

	Eastbound			Westbound			Northbound			Southbound		
LaneGroup				L		R		T	R	L	T	
Init Queue				0.0		0.0		0.0	0.0	0.0	0.0	
Flow Rate				55		166		687	57	134	478	
So				1900		1900		1900	1900	1900	1900	
No.Lanes	0	0	0	1	0	1	0	2	1	1	2	0
SL				1770		1583		1862	1583	288	1862	
LnCapacity				443		396		1173	997	181	1173	
Flow Ratio				0.0		0.1		0.4	0.0	0.5	0.3	
v/c Ratio				0.12		0.42		0.59	0.06	0.74	0.41	
Grn Ratio				0.25		0.25		0.63	0.63	0.63	0.63	
I Factor				1.000				1.000			1.000	
AT or PVG				3		3		3	3	3	3	
Pltn Ratio				1.00		1.00		1.00	1.00	1.00	1.00	
PF2				1.00		1.00		1.00	1.00	1.00	1.00	
Q1				1.2		3.9		11.2	0.6	2.6	6.6	
kB				0.5		0.4		0.8	0.7	0.3	0.8	
Q2				0.1		0.3		1.1	0.0	0.7	0.6	
Q Average				1.2		4.2		12.3	0.7	3.3	7.2	
Q Spacing				25.0		25.0		25.0	25.0	25.0	25.0	
Q Storage				0		0		0	0	0	0	
Q S Ratio												
70th Percentile Output:												
fB%				1.2		1.2		1.2	1.2	1.2	1.2	
BOQ				1.5		5.0		14.4	0.8	3.9	8.5	
QSRatio												
85th Percentile Output:												
fB%				1.6		1.6		1.5	1.6	1.6	1.5	
BOQ				2.0		6.5		18.5	1.0	5.1	11.0	
QSRatio												
90th Percentile Output:												
fB%				1.8		1.7		1.6	1.8	1.7	1.7	
BOQ				2.2		7.2		19.9	1.2	5.7	12.0	
QSRatio												
95th Percentile Output:												
fB%				2.1		2.0		1.8	2.1	2.0	1.9	
BOQ				2.6		8.2		22.2	1.4	6.5	13.6	
QSRatio												
98th Percentile Output:												
fB%				2.6		2.4		2.1	2.7	2.5	2.3	
BOQ				3.3		10.1		25.7	1.7	8.1	16.3	
QSRatio												

ERROR MESSAGES

No errors to report.

APPENDIX F

REFERENCES

2011 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED Limits (mph)	POSTED SPEED Average (mph)	ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2011 MAXIMUM RESERVE VOLUME (trips)	2011 5% ALLOCATION BELOW LOS C (trips)	2010 MAXIMUM RESERVE VOLUME (trips)	2010 5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	33.7	B	11.7	2,131	N/A	2,186	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	58.4	A	8.8	5,683	N/A	4,973	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	48.3	N/A	43.8	45.9	C	2.1	522	N/A	0	549
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	52.8	B	3.2	3,074	N/A	2,593	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45/55	52.1	4.2	43.4	46.7	B	3.3	2,131	N/A	265	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	46.8	B	5.8	2,401	N/A	2,525	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	46.0	B	5.5	2,004	N/A	1,967	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	46.4	B	5.9	2,247	N/A	1,866	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	48.0	A	7.5	2,608	N/A	2,087	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.3	37.2	38.7	C	1.5	845	N/A	1,520	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	53.4	B	5.8	6,723	N/A	7,187	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	55.1	B	4.6	5,180	N/A	3,716	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	36.4	A	14.4	17,408	N/A	17,771	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	51.3	C	2.9	3,074	0	0	0
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.7	B	3.2	1,431	N/A	1,565	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	52.2	B	3.2	5,246	N/A	6,722	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	49.6	D	-0.9	(671)	1196	0	940
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.2	D	-0.9	(328)	571	0	727
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	41.9	C	1.4	951	N/A	611	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	42.7	C	2.2	692	N/A	4,468	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.6	36.9	41.5	B	4.6	4,418	N/A	2,881	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.2	40.4	48.8	A	8.4	11,128	N/A	9,539	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	3.3	36.6	44.8	A	8.2	9,234	N/A	9,121	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	52.4	A	8.7	8,932	N/A	7,187	N/A
Overall	108.3					45.0	47.1	C	2.1	97,064			

File:T:\MonroeCounty\2011\2011TTDS\APPENDIX\11CPCITY

TURN LANES • CURBED AND UNCURBED MEDIANS

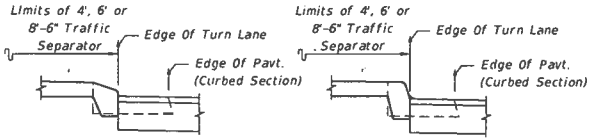
Design Speed (mph)	Entry Speed (mph)	Clearance Distance L_1	URBAN CONDITIONS			RURAL CONDITIONS		
			Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3	Brake To Stop Distance L_2	Total Decel. Distance L	Clearance Distance L_3
35	25	70'	75'	145'	110'	—	—	—
40	30	80'	75'	155'	120'	—	—	—
45	35	85'	100'	185'	135'	—	—	—
50	40/44	105'	135'	240'	160'	185'	290'	160'
55	48	125'	—	—	—	225'	350'	195'
60	52	145'	—	—	—	260'	405'	230'
65	55	170'	—	—	—	290'	460'	270'

DESIGN NOTES

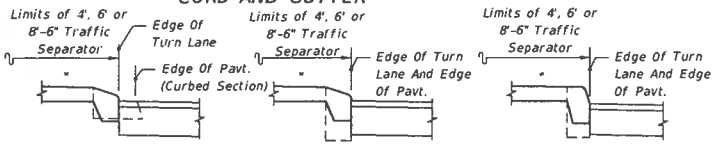
1. Basis for turn lane configurations:
   - Informed Driver.
   - Stop condition (With Or Without Stop Control).
   - Wet Pavement.
   - Reaction preceding entry point.
   - Minimum braking distance for urban conditions.
   - 75' min. for L_2.
   - Comfortable deceleration rates for rural conditions (AASHTO 2001 threshold rate of 11.2 ft./s²).

GENERAL NOTES

1. The plan views shown are for turn lane taper shapes and dimensional purposes only, they do not prescribe the use of curb, curb and gutter, shoulders nor separators specifically to either rural or urban conditions.
2. Total deceleration distances must not be reduced except where lesser values are imposed by unrelocatable control points.
3. Right turn lane tapers and distances identical to left turn lanes under stop control conditions. Right turn lane tapers and/or distances are site specific under free flow or yield conditions.
4. These left turn configurations apply to continuous left turn lanes only where specifically called for in the plans.
5. For pavement markings see Index No. 17346.



TYPE E — CURB AND GUTTER — TYPE F



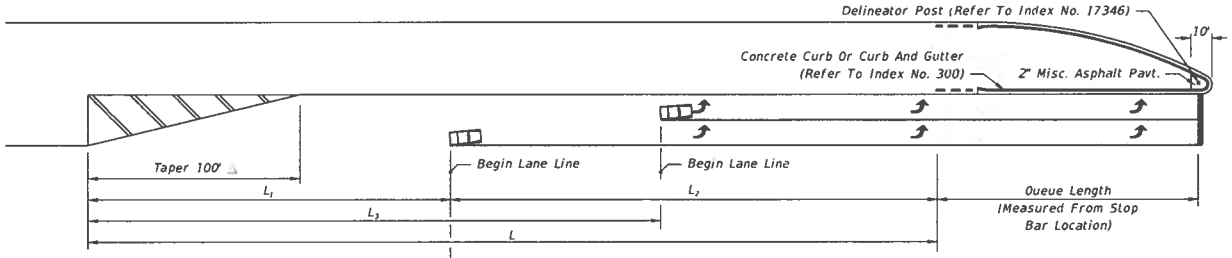
TYPE A — TYPE B — TYPE D

CURB

For Curb And Curb & Gutter Types, See Index No. 300

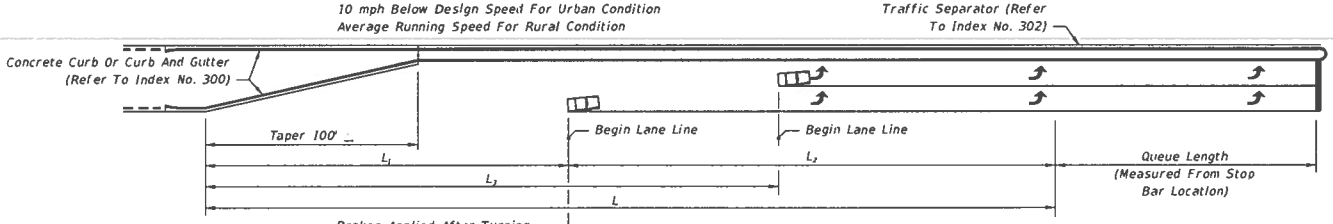
* Option 1 Separators Shown (Refer To Index No. 302)

MEDIAN CURB AND TRAFFIC SEPARATOR JUNCTURE DETAILS



Brakes Applied After Turning Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed For Urban Condition
Average Running Speed For Rural Condition

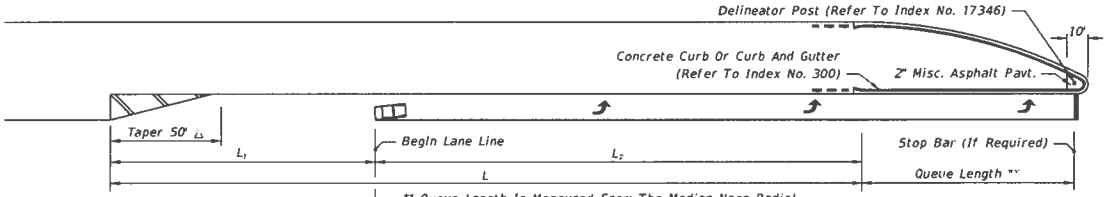
FLUSH AND/OR CURBED SEPARATION



Brakes Applied After Turning Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed For Urban Condition
Average Running Speed For Rural Condition

RAISED SEPARATION

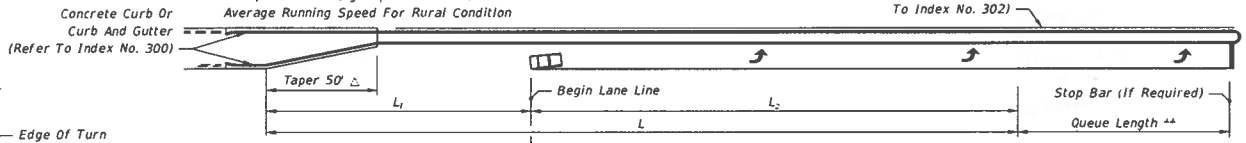
DOUBLE LEFT TURNS



** Queue Length Is Measured From The Median Nose Radial Point Or, When A Stop Bar Is Required, From The Stop Bar.

Brakes Applied After Turning Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed For Urban Condition
Average Running Speed For Rural Condition

FLUSH AND/OR CURBED SEPARATION



Brakes Applied After Turning Vehicle Clears Through Lane;
Entry Speed:
10 mph Below Design Speed For Urban Condition
Average Running Speed For Rural Condition

RAISED SEPARATION

SINGLE LEFT TURNS

_ The length of taper may be increased to L_1 for single left turns and L_2 for double left turns when:
a. Left turn queue vehicles are adequately provided for within the design queue length.
b. Through vehicle queues will not block access to left turn lane.
c. Approved by District Design Engineer.

LAST REVISION	REVISION	DESCRIPTION:	FDOT DESIGN STANDARDS FY 2012/2013	TURN LANES	INDEX NO.	SHEET NO.
07/01/05					301	1

12/30/2011 11:40:51 AM rd9640rh C:\pwworkingdir\standards\rdwhear\d0300-s\d0301-01.dgn

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

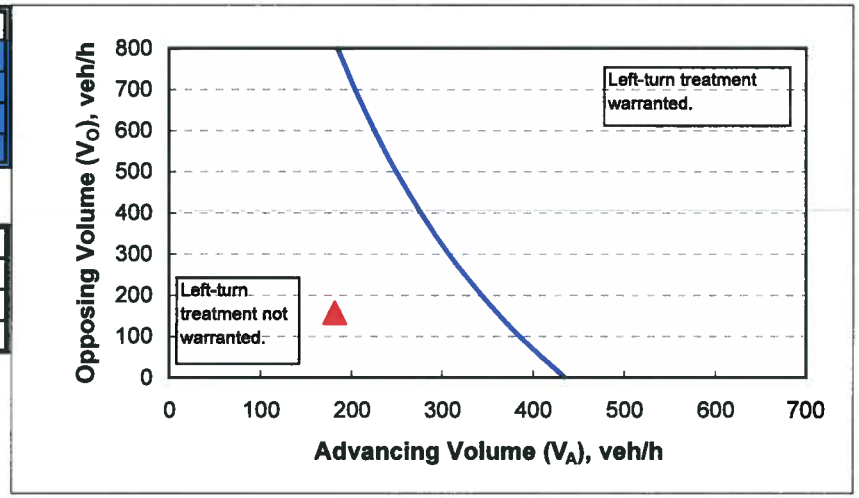
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	25
Percent of left-turns in advancing volume (V_A), %:	33%
Advancing volume (V_A), veh/h:	181
Opposing volume (V_O), veh/h:	158

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	360
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

Creech-Gail

Item #2 **CVS – Alcoholic Beverage Letter of Support**

From: Roy Svenningsen <seeroytoyrun@hotmail.com>
Sent: Thursday, October 18, 2012 2:40 PM
To: Creech-Gail; nick law
Subject: CVS Pharmacy, 5610 Overseas Highway

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Gail,

I am the property owner at 41 Coral Way, adjacent to the proposed CVS Pharmacy. I would like it to be noted that I am strongly in favor of the store and their license to sell beer and wine. This neighborhood is desperately in need of services including grocers, restaurants and entertainment facilities.

I will not be able to attend the public hearing on November 14 but please submit this letter to council for concideration.

Thank You,
Roy Svenningsen

41 Coral Way 33040

Item #3 **Largo Lodge-Alcoholic Beverage Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To:	Monroe County Planning Commission
Through:	Townsley Schwab, Senior Director of Planning & Environmental Resources
From:	Rey Ortiz, Planning & Biological Plans Examiner Supervisor Barbara Bauman, Planner
Date:	November 2, 2012
Subject:	*Request for a 2COP (beer and wine, on premise and package) Alcoholic Beverage Special Use Permit, Largo Lodge, 101740 Overseas Highway (US 1), Key Largo, Real Estate #00492670.000000 (File # 2012-115)*
Meeting:	**November 14, 2012**

I REQUEST:

The Applicant is requesting approval of a 2COP (beer and wine, on premise and package) alcoholic beverage special use permit to allow the retail sale of beer and wine at an existing hotel, Largo Lodge.

Subject Property (2012)

Location:

Address: 101740 Overseas Highway (US 1), Key Largo, approximate mile marker 101 (Florida Bay side of US 1)

Legal Description: Lots 2 and 3, Tarpon Acres (PB2-109), Key Largo

Real Estate (RE) Number: 00492670.000000

Applicant:

Property Owner: Shore Group Florida, LLC

Business Owner/Lessee: Largo Eco Resort LLC, doing business as Largo Lodge

Agent: Allen M. Shore

II RELEVANT PRIOR COUNTY ACTIONS:

Currently there are four buildings on the parcel. Three of the buildings have two hotel units and the fourth building has three hotel units and an office. All of the hotel units are one bedroom units. There are not building permits for all original construction on file; however there are several building permits for subsequent improvements to the buildings in the Building Department's records dating back to 1967.

In 2010, according to the Monroe County Property Appraiser Office's records, the parcel identified as RE #00086600.000000 was combined with the parcel identified as RE #00492670.000000 (Lots 2 and 3) per the property owner's request.

The site's existing use is a hotel with fewer than 25 rooms. Such uses require a minor conditional use permit in the SC district. Since the existing use was established prior to the adoption of the current provisions of the SC district in 1986, the subject property is deemed to have a minor conditional use permit in accordance with MCC §101-4(c).

III BACKGROUND INFORMATION:

A. Size of Site: Approximately 109,945 SF (2.5 acres)
B. Land Use District: Suburban Commercial (SC)
C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
D. Tier Designation: Tier III-A Special Protection Area (SPA)
E. Existing Use: Hotel
F. Existing Vegetation / Habitat: Developed area is scarified with some landscaping, remaining areas are hammock
G. Community Character of Immediate Vicinity: Mixed Use; permanent residential, transient residential (hotel), commercial retail, office and undeveloped land
H. Flood Zone: Partially X, partially 0.2% annual chance, partially AE-EL 9, partially AE-EL 11 and partially VE-EL 13

IV REVIEW OF APPLICATION:

Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:

(1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within 500 feet of the premises:

The subject property is within an SC district. Commercial retail uses, which include hotels, are permitted. There are several other commercial businesses in the vicinity, such as restaurants, automobile service center, retail stores, offices and hotels. Currently there are businesses in the immediate vicinity that have alcoholic special use permits/licenses.

Staff found the following Alcohol Beverage licenses on file for nearby properties (note: there may be others not found in the planning department's files):

Surrounding Properties	Business Type	Type of Alcoholic Beverage
Hampton Inn (102400 US 1)	Hotel	6COP Beer, Wine and Liquor (on premise and package)
Paradise Pub (102041 US 1)	Restaurant	6COP Beer, Wine and Liquor (on premise and package)

Staff does not have any evidence that approving a 2COP alcoholic beverage special use permit will adversely affect neighboring properties or existing businesses.

(2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned:

The hotel would like to sell beer and wine to the guests staying at the hotel. The alcohol will be stored in the office. Guests would be able to purchase beverages by glass or bottle and take it back to their hotel room, patio area or to the beach area. There would be no table service or designated seating area.

Staff has found that the physical location, characteristics and intended purpose to provide alcohol beverage service is suitable for the 2COP alcoholic beverage special use permit to sell beer and wine package only.

No changes to the existing structure or lighting are proposed or required. If additional lighting is proposed in the future, it shall be required to be shuttered and shielded from surrounding properties.

Music and entertainment are not associated with the existing business. In any event, the building will be air conditioned.

(3) Access, traffic generation, road capacities, and parking requirements:

The site has sufficient access to and from southbound and northbound US 1. Staff does not anticipate that an approved 2COP alcoholic beverage license will significantly increase traffic to or from the site.

According to the survey submitted from Massey-Richards Surveying and Mapping dated 07/02/2012, the site's parking is lawful with 14 parking spaces and one ADA parking space. Although during a site visit, Staff noted the parking areas consist of compact sand and not all parking areas are delineated with curb stops and the one ADA parking space is not compliant with current ADA requirements.

As such, an approved Special Use Permit will be conditioned such that, by permit, the applicant shall provide a compliant ADA accessible parking area. Planning staff will work closely with the applicant to provide suggestions and alternatives so as to expedite the permitting process

(4) Demands upon utilities, community facilities and public services:

It is not anticipated that the issuance of a 2COP license will increase demands on utilities, community facilities, or public services as the site has operated as a hotel for numerous years.

(5) Compliance with the county's restrictions or requirements and any valid regulations:

As of the date of this report, the site, as well as the development thereon, is in compliance with the County's restrictions, requirements and regulations. The site, as well as the development thereon, currently is in compliance or is lawfully nonconforming with the County's restrictions, requirements and regulations.

IV RECOMMENDATION:

Staff recommends approval to the Planning Commission for a 2COP Alcoholic Beverage Special Use Permit with the following conditions. Note: Valid objections from surrounding property owners found to be adversely affected may lead the Planning and Environmental Resources Department to reevaluate this recommendation at the public hearing.

A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code shall be deemed to be a privilege running with the land. The sale of the real property which has been granted an Alcoholic Beverage Special Use Permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

B. The applicant shall apply for and receive a building permit to the current Monroe County parking technical standards shall have at least one (1) ADA compliant parking space. The permit shall be issued prior to Planning Department staff signing the Florida Department of Business and Professional Regulation 2COP license application.

C. In the event that the holder's license by the State of Florida Department of Business and Professional Regulation expires and lapses, this Alcoholic Beverage Special Use Permit approval shall be null and void as of the date of that expiration. Additional approval by the Planning Commission shall be required to renew the Alcoholic Beverage Special Use Permit.

Attachment: Monroe County Code Section 3-6. Alcoholic Beverages

(a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same heretofore existed, shall retain all rights and privileges heretofore granted under said section.

(b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in subsection (d) below.

(c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be classified as follows:

(1) 1APS: Beer, package only;
(2) 1COP: Beer, on-premises and package;
(3) 2APS: Beer and wine, package only;
(4) 2COP: Beer and wine, on-premises and package;
(5) 6COP: Beer, wine and liquor, on-premises and package;
(6) 6COP SRX: Restaurant, no package sales;
(7) 6COP SR: Restaurant, package sale;
(8) 6COP S: Motel, package sales;
(9) 6COP SBX: Bowling, no package sales;
(10) 6COP SPX: Boat, no package sales;
(11) 3BPS: Beer, wine and liquor, package sales only;
(12) 3M: Additional license for 6COP, over three (3) bars;
(13) 12RT: Racetrack, liquor, no package sales.

(d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit hereafter made:

(1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in writing on forms provided by the director. Such applications must be signed by the owner of the real property for which the permit is requested. Lessees of the premises may apply for such permits provided that proper authorization from the owner of the premises is given and the application for permit is cosigned by such owner.

(2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit stating the exact classification requested along with the necessary fee, the director of planning shall schedule a public hearing before the planning commission and shall advise the applicant of the date and place of said public hearing.

(3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be provided in a newspaper of general circulation in the manner prescribed in section 110-5.

a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of individual units, in any combination, devoted to commercial retail low-intensity uses, commercial retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those phrases are defined in section 101-1, with immediate off-street parking facilities, and originally

planned and developed as a single project. The shopping center's single project status shall not be affected by the nature of the ownership of any of the individual office or commercial retail units, within the shopping center.

(4) At the hearing before the planning commission, all persons wishing to speak for or against the application shall be heard. Recommendations or other input from the director of planning may also be heard prior to any decision by the planning commission.

(e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to the particular application prior to rendering its decision to grant or deny the requested permit:

(1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises" shall mean the entire project site of a shopping center.

(2) The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned.

(3) Access, traffic generation, road capacities, and parking requirements.

(4) Demands upon utilities, community facilities and public services.

(5) Compliance with the county's restrictions or requirements and any valid regulations.

(f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable conditions considering the criteria outlined herein.

(g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use; industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is otherwise required by the county development regulations in part II of this Code.

(h) *Transferability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.

(i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI, division 2 by filing the notice required by that article within 30 days after the date of the written decision of the planning commission.

(j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the planning commission decides that the original decision was based on a material mistake of fact or that there exists changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the shopping center for which approval was sought and not the entire shopping center site itself.

File #: **2012-115**

Owner's Name: Shore Group Florida, LLC

Applicant: Largo Lodge

Agent: Allen M. Shore

Type of Application: Alcoholic Beverage

Key: Key Largo

RE: 00492670-000000

Additional Information added to File 2012-115

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor David Rice, Dist. 4
Mayor Pro Kim WigingtonTem Dist. 1
Heather Carruthers, Dist. 3
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 8.13.12
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic
Type of application

Largo Lodge
Project / Name to the Monroe County Planning Department.

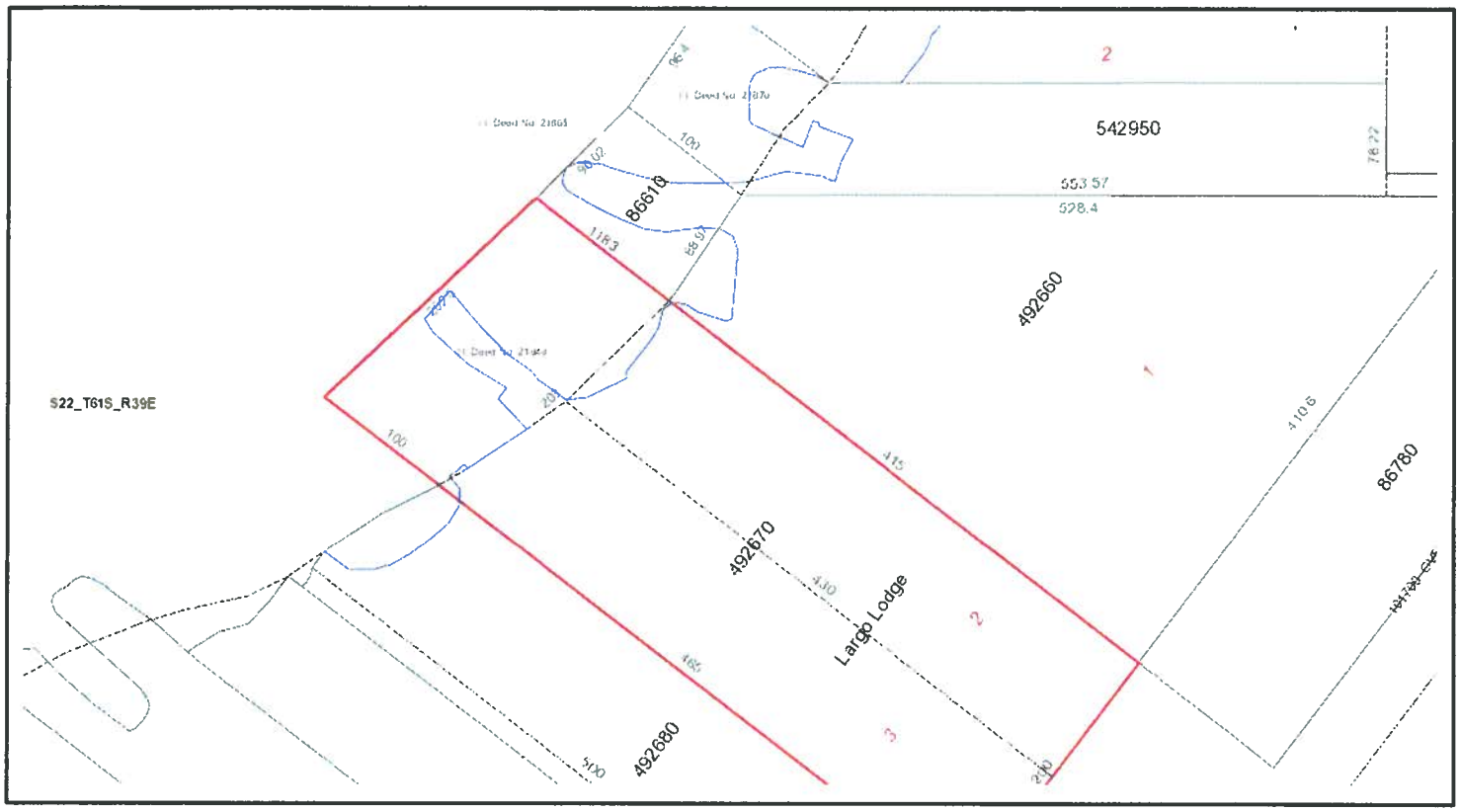
Thank you.

Planning Staff

101761 INVESTMENT GROUP INC	P O BOX 1227
2 WISE INC	142 S OCEAN SHORES DR
ALBANES JRISKA	PO BOX 1659
ALBANES JRISKA NORKA	33 JENNY LN
AVELAR JUAN MANUEL AND HORTENCIA RUBALCABA	41 JENNY LANE
BOYCE MICHAEL	PO BOX 370742
CAFEL LLC	101691 OVERSEAS HWY
~~COTTRELL GORDON F~~	101801 OVERSEAS HWY
COTTRELL GORDON F & CHERYL A	101801 OVERSEAS HIGHWAY
DANNELS JOANN & DANNELS MARK R/S	PO BOX 621
DANNELS MARK D REVOCABLE LIVING TRUST 6/16/09	149 N BAY HARBOR DR
FERRO ENTERPRISES LLC	3115 SW 69 AVE
HOBO'S MARINA INC	101691 OVERSEAS HWY
JUVIER TRUCKING CORP	206 HIBISCUS ST
MANCHESTER PROPERTIES INC	8019 LAGO VISTA DR
~~MANCHESTER PROPERTIES INC~~	8019 LAGO VISTA DR
MITCHELL ROBERT AND FATIMA	101641 OVERSEAS HWY
Owner Name	Address2 Unit
REX EDNA S LIVING TR (8/11/95)	PO BOX 83
~~REX EDNA S LIVING TR 8/11/95~~	PO BOX 370083
SHORE GROUP FLORIDA LLC	101740 OVERSEAS HWY
~~SMITH LEONARD~~	PO BOX 371562
~~SMITH LEONARD~~	PO BOX 371562
SMITH LEONARD	PO BOX 371562
TARPON BASIN HOLDING LLC	PO BOX 2487
TAYLOR ALBERT J LIV TR 12/17/1990	PO BOX 370247
THOMAN RONALD E	340 3RD RD
UNITED STATES OF AMERICA	
UPPER KEYS RENTALS UNLIMITED INC	68 FLORIDA DR
VERGARA GEORGE L AND KATHLEEN C	5335 OAK LANE
VIELITZ HORST AND HELGA H	43 JENNY LANE
~~VIELITZ HORST D AND HELGA H~~	~~43 JENNY LN~~
WARNAAR DAVID L	101720 OVERSEAS HWY
WARNAAR MARGARET ELIZABETH STEELE	101680 OVERSEAS HWY

8.14.12 KK

KEY LARGO	FL	33037
KEY LARGO	FL	33037-4229
KEY LARGO	FL	33037-1659
KEY LARGO	FL	33037-4510
KEY LARGO	FL	33037
KEY LARGO	FL	33037-0742
KEY LARGO	FL	33037-4585
KEY LARGO	FL	33037
KEY LARGO	FL	33037
KEY LARGO	FL	33037
KEY LARGO	FL	33037-2005
MIAMI	FL	33155
KEY LARGO	FL	33037
TAVERNIER	FL	33070-2214
TAMPA	FL	33614
TAMPA	FL	33614
KEY LARGO	FL	33037-4585
City	State	Zip
KEY LARGO	FL	33037
KEY LARGO	FL	33037-0083
KEY LARGO	FL	33037-2664
KEY LARGO	FL	33037-1562
KEY LARGO	FL	33037-1562
KEY LARGO	FL	33037-1562
KEY LARGO	FL	33037
KEY LARGO	FL	33037-0247
KEY LARGO	FL	33037
ATLANTA	GA	30345
KEY LARGO	FL	33037
CORAL GABLES	FL	33156
KEY LARGO	FL	33037
KEY LARGO	FL	33037
KEY LARGO	FL	33037
KEY LARGO	FL	33037



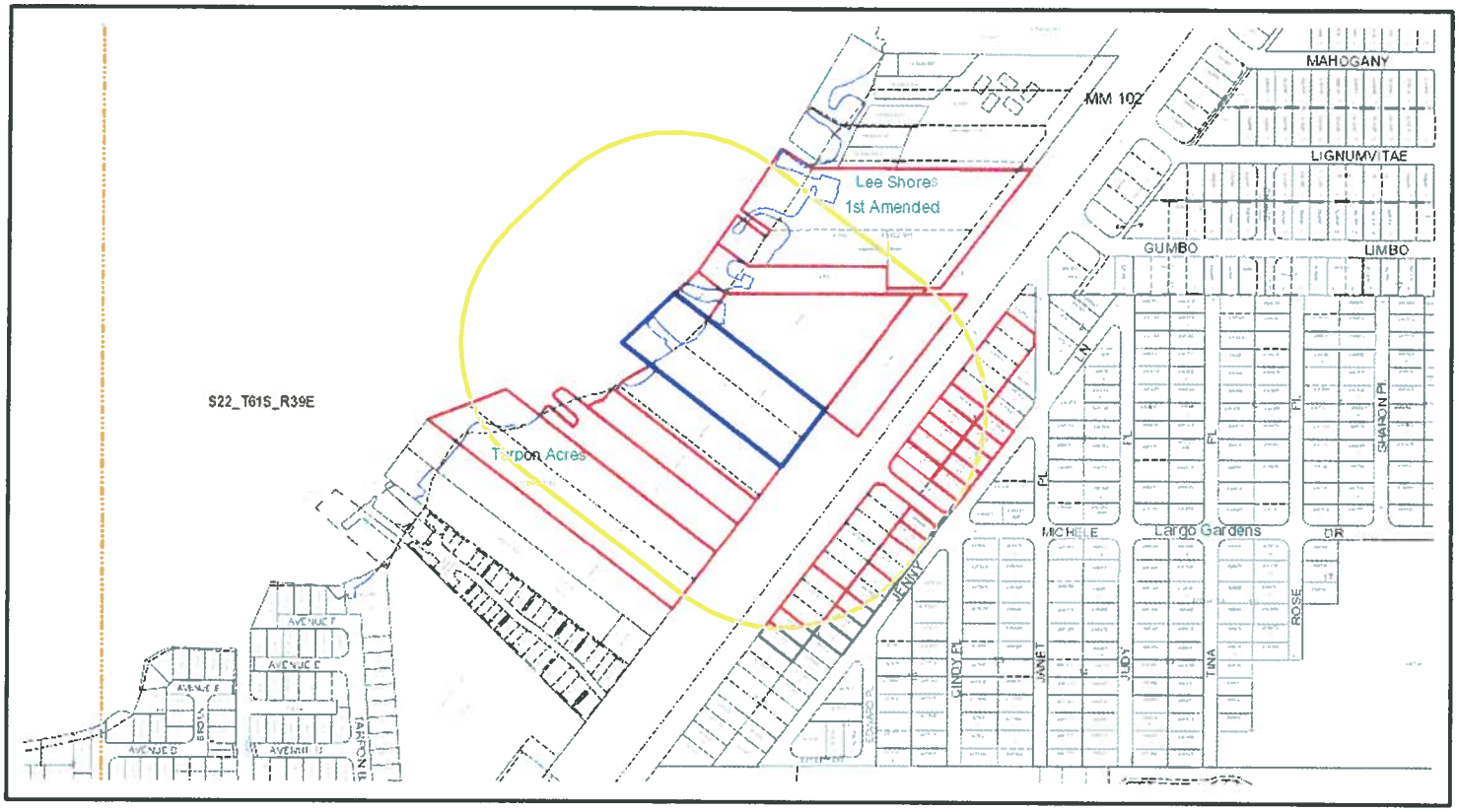
Printed:Aug 13, 2012

KK 8.13.12

Monroe County, Florida

MCPA GIS Public Portal

DISCLAIMER: 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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



Printed:Aug 13, 2012 KK 5.13.12

Monroe County, Florida

MCPA GIS Public Portal

DISCLAIMER: 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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

CERTIFIED FLORIDA APPRAISERS CFA

End of Additional File 2012-115

SHORE GROUP FLORIDA, LLC.
1010740 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA 33037

August 10, 2012

Monroe County Planning and Environmental Resources Dept.

Hand Delivered Murray Nelson Building

Re: Shore Group Florida, LLC: 101740 Overseas Highway Key Largo, Fl 33037

Alcoholic Beverage Use Permit (2COP)

Dear Sir or Madam:

Regarding the above, enclosed please find the following:

1. Complete notarized application for alcoholic beverage use permit (2COP)
2. Total application fee in the amount of $1,608.00 comprising of:
   Alcoholic Beverage Use Permit Fee $1,264.00
   Advertising Cost $245.00
   Owner notification $99.00
3. Copy of recorded Warranty Deed and Quit-Claim Deed showing Shore Group Florida, LLC as current owner
4. Current property record cards from the Monroe County Property Appraiser
5. Location Map
6. Four photographs (2 per page) of site from adjacent roadways
7. Eight sets of signed and sealed boundary surveys revised July 2, 2012 by Massey-Richards Surveying and Mapping, LLC.
8. Typed name and address mailing labels of all property owners within a 500' radius of the property.
9. Certificate of the Division of Hotels and Restaurants of the Dept. of Business and Professional Regulation License No. MOT 5400316
10. Florida Dept. of State Div. of Corporations:
    Corporate recap for Shore Group Florida, LLC
    Copy of Qualification Documents for Shore Group Florida, LLC including but not limited to qualification to do business in the State of Florida certificate Application
    Certificate of designation of resident agent
    Copy of Delaware certification of incorporation

August 10, 2012

11. Notarized agent authorization letter executed by Edward L. Shore sole member of Shore Group Florida, LLC

Sincerely,

SHORE GROUP FLORIDA, LLC

BY

EDWARD L. SHORE
SOLE MEMBER

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
AUG 13 2012
MONROE CO. PLANNING DEPT

Alcoholic Beverage 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

Alcoholic Beverage Use Permit Application Fee: $1,264.00

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

Date of Submittal: 08 / 09 / 2012
Month Day Year

Property Owner:
SHORE GROUP FLORIDA, LLC
Name
101740 Overseas Hwy Key Largo FL 33037
Mailing Address (Street, City, State, Zip Code)
305 - 451-0424
Daytime Phone
llodge@bellsouth.net
Email Address

Agent (if applicable):
Allen M. Shore
Name
101740 Overseas Highway Key Largo Florida 33037
Mailing Address (Street, City, State, Zip Code)
954-444-4608
Daytime Phone
allenshore@aol.com
Email Address

Name of Lessee of Property:
(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)
N/A
Name

Mailing Address (Street, City, State, Zip Code)

Daytime Phone

Email Address

APPLICATION

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

Block	Lot	Subdivision	Key
	2+3	TARPON ACRES	Key LARGO

Real Estate (RE) Number	Alternate Key Number
00492670-000000	1608858

Street Address (Street, City, State, Zip Code)	Approximate Mile Marker
101740 Overseas Highway Key Largo Fl 33037	101.74

Land Use District Designation(s): Motels, Motels

Present Land Use of the Property: Motels, Motels

Total Land Area: 2.52 ACRES

Requested Type of Alcoholic Beverage: (Please check one)

- ☐ **1APS** **BEER, package only**
- ☐ **1COP** **BEER, on premise and package**
- ☐ **2APS** **BEER and WINE, package only**
- ☒ **2COP** **BEER and WINE, on premise and package**
- ☐ **3APS** **PACKAGE ONLY, included beer, wine and liquor**
- ☐ **5COP** **BEER, WINE and LIQUOR, on premise and package**
- ☐ **5SRX** **RESTAURANT, no package sales**
- ☐ **5SR** **RESTAURANT, package sales**
- ☐ **5S** **HOTEL, package sales**
- ☐ **5SPX** **EXCURSION BOAT, no package sales**
- ☐ **11C** **PRIVATE CLUB; CABANA CLUB**
- ☐ **12RT** **RACETRACK, LIQUOR, no package sales**

All of the following must be submitted in order to have a complete application submittal:

- ☑ **Complete alcoholic beverage application** (unaltered and unbound);
- ☑ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- ☑ **Proof of ownership (i.e. Warranty Deed);**
- ☑ **Current Property Record Card(s) from the Monroe County Property Appraiser;**
- ☑ **Location map;**
- ☑ **Photograph(s) of site from adjacent roadway(s);**
- ☑ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** or **Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen ~~(16)~~ sets** (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

8 sets

Director of Planning authorizes a different scale). At a minimum, the boundary survey or 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;
- ☑ Locations and dimensions of all existing structures and drives;
- ☑ Adjacent roadways;
- ☑ Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

☒ **Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included;

☒ **A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department,** stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

If applicable, the following must be submitted in order to have a complete application submittal:

☒ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

☐ **Traffic Study, prepared by a licensed traffic engineer**

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

I 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:** 8/2/12

Sworn before me this 2nd day of August, 2012

Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

ANGELA C. RINCON
Commission # DD 990760
Expires June 16, 2014
Bonded Thru Troy Fain Insurance 800-385-7019

Doc# 1856218 10/27/2011 11:47AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

10/27/2011 11:47AM
DEED DOC STAMP CL: RE $10,692.50

Prepared by:
Patricia Gessel, PL
99530 Overseas Highway
#2
Key Largo, FL 33037

Doc# 1856218
Bk# 2539 Pg# 1791

Parcel ID Number: 00492670-000000 AK#1608858

Warranty Deed

This Indenture, Made this 26th day of October, 2011 A.D., **Between** Largo Lodge Corporation, a Florida corporation

of the County of Monroe, State of Florida, **grantor,** and Shore Group Florida, LLC, a Delaware limited liability company

whose address is: ~~114 Marine Drive, Narragansett, RI 02882~~ 101740 OVERSEAS HWY, KEY LARGO, FL 33037

of the County of ~~Washington~~ MONROE, State of ~~Rhode Island~~ FLORIDA, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

Lots 2 and 3, TARPON ACRES, according to the Plat thereof, recorded in Plat Book 2, Page 109, of the Public Records of Monroe County, Florida

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2010.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Largo Lodge Corporation, a Florida corporation

Printed Name: Patricia Gessel
Witness

By: Neil Boyce (Seal)
Neil Boyce, President
P.O. Address: 101740 Overseas Highway, Key Largo, FL 33037

Rachel Lockhart
Printed Name: Rachel Lockhart
Witness

MONROE COUNTY
OFFICIAL RECORDS

(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 26th day of October, 2011 by Neil Boyce, President of Largo Lodge Corporation, a Florida corporation on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.

NOTARY PUBLIC STATE OF FLORIDA
RACHEL J. LOCKHART
MY COMMISSION # DD 888896
EXPIRES: June 25, 2014
Bonded Thru Budget Notary Services

Rachel J. Lockhart
Notary Public
My Commission Expires: 06/25/14

LAR11153

Doc# 1856219 10/27/2011 11:47AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by:
Patricia Gessel, PL
99530 Overseas Highway
#2
Key Largo, FL 33037

10/27/2011 11:47AM
DEED DOC STAMP CL: RE $0.70

Doc# 1856219
Bk# 2539 Pg# 1792

Parcel ID Number: 00492670-000000 AK#1608858

Quitclaim Deed

This Quitclaim Deed, Made this 26th day of October, 2011 A.D., **Between** Largo Lodge Corporation, a Florida corporation

of the County of Monroe, State of Florida, **grantor,** and Shore Group Florida, LLC, a Delaware limited liability company

whose address is: ~~114 Marine Drive, Narragansett, RI 02882~~ 101740 OVERSEAS HWY, KEY LARGO, FL 33037

of the County of ~~Washington~~ MONROE, State of ~~Rhode Island~~ FLORIDA, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

A parcel of submerged land in Tarpon Basin fronting Lots 2 and 3, according to the Plat of Tarpon Acres in Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows:

From the intersection of the Northwesterly right of way line of State Road No. 5 with the dividing line between Lots 1 and 2, according to Plat of Tarpon Acres, as recorded in Plat Book 2, Page 109, Public Records of Monroe County, Florida, run North 52° 30' West along said dividing line, a distance of 415 feet to the mean high tide line on the shore of Tarpon Basin and the point of beginning of the parcel hereinafter described; thence continue North 52° 30' West, a distance of 118.3 feet; thence South 46° 30' 20" West, a distance of 202.5 feet to the Northwesterly prolongation of the dividing line between Lots 3 and 4, Tarpon Acres; thence South 52° 30' East along said Northwesterly prolongation, a distance of 100 feet to said mean high tide line at the dividing line between Lots 3 and 4; thence Northeasterly meandering said mean high tide line, a distance of 203 feet more or less to the point of beginning, subject to reservation in favor of Trustees of Internal Improvement Fund contained in Deed No. 21940 (226-44).

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Largo Lodge Corporation, a Florida corporation

Printed Name: Patricia Gessel
Witness

By: Neil Boyce (Seal)
Neil Boyce, President
P.O. Address: 101740 Overseas Highway, Key Largo, FL 33037

Rachel Lockhart
Printed Name: Patricia Gessel
Witness

MONROE COUNTY
OFFICIAL RECORDS

(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 26th day of October, 2011 by Neil Boyce, President of Largo Lodge Corporation, a Florida corporation on behalf of the corporation

he is personally known to me or he has produced his Florida driver's license as identification.

NOTARY PUBLIC STATE OF FLORIDA
RACHEL J. LOCKHART
MY COMMISSION # DD 888896
EXPIRES: June 25, 2014
Bonded Thru Budget Notary Services

Rachel J. Lockhart
Notary Public
My Commission Expires: 06/25/14

LAR11153

Laser Generated by © Display Systems, Inc., 2011 (863) 763-5555 Form FLQCO-1

rjl

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Foreign Limited Liability Company

SHORE GROUP FLORIDA LLC

Filing Information

Document Number	M11000004980
FEI/EIN Number	453541788
Date Filed	10/04/2011
State	DE
Status	ACTIVE

Principal Address

C/O STUART KAPP, PROSKAUER ROSE LLP
2255 GLADES ROAD #421A
BOCA RATON FL 33431

Mailing Address

C/O STUART KAPP, PROSKAUER ROSE LLP
2255 GLADES ROAD #421A
BOCA RATON FL 33431

Registered Agent Name & Address

KAPP, STUART T
PROSKAUER ROSE LLP
2255 GLADES ROAD #421A
BOCA RATON FL 33431

Manager/Member Detail

Name & Address

Title MGRM

SHORE, EDWARD
2255 GLADES ROAD #421A
BOCA RATON FL 33431

Annual Reports

Report Year	Filed Date
2012	01/18/2012

Document Images

01/18/2012 -- ANNUAL REPORT — View image in PDF format

10/04/2011 -- Foreign Limited — View image in PDF format

Note: This is not official record. See documents if question or conflict.

Previous on List Next on List Return To List

Entity Name Search

No Events **No Name History**

Submit

| Home | Contact us | Document Searches | E-Filing Services | Forms | Help |

Copyright © and Privacy Policies
State of Florida, Department of State

October 5, 2011

FLORIDA DEPARTMENT OF STATE
Division of Corporations

SHORE GROUP FLORIDA LLC
C/O STUART KAPP, PROSKAUER ROSE LLP
2255 GLADES ROAD #421A
BOCA RATON, FL 33431

Qualification documents for SHORE GROUP FLORIDA LLC were filed on October 4, 2011, and assigned document number M11000004980. Please refer to this number whenever corresponding with this office.

Your limited liability company is authorized to transact business in Florida as of the file date.

The certification you requested is enclosed. To be official, the certification for a certified copy must be attached to the original document that was electronically submitted and filed under FAX audit number H11000241108.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. If the annual report is not filed by May 1st, a $400 late fee will be added.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Contact the IRS at 1-800-829-4933 for an SS-4 form or go to www.irs.gov.

Please notify this office if the limited liability company address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Neysa Culligan
Regulatory Specialist II
Registration/Qualification Section
Division of Corporations

Letter Number: 811A00022882

P.O BOX 6327 – Tallahassee, Florida 32314

State of Florida

Department of State

I certify from the records of this office that SHORE GROUP FLORIDA LLC, is a Delaware limited liability company authorized to transact business in the State of Florida, qualified on October 4, 2011.

The document number of this limited liability company is M11000004980.

I further certify that said limited liability company has paid all fees due this office through December 31, 2011, and its status is active.

I further certify that said limited liability company has not filed a Certificate of Withdrawal.

I further certify that this is an electronically transmitted certificate authorized by section 15.16, Florida Statutes, and authenticated by the code, 811A00022882-100511-M11000004980-1/1, noted below.

Authentication Code: 811A00022882-100511-M11000004980-1/1

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
Fifth day of October, 2011

Kurt S. Browning
Secretary of State

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 608.503, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. The name of the Foreign Limited Liability Company is:

SHORE GROUP FLORIDA LLC

2. The Jurisdiction under the law of which the foreign limited liability company is organized is Delaware.

3. The FEI Number is applied for.

4. The date of organization is October 3, 2011.

5. The duration of the limited liability company shall be perpetual.

6. The limited liability company has not transacted business in Florida prior to registration.

7. The street address of the Principal Office of the limited liability company is:

c/o Stuart Kapp, Proskauer Rose LLP
2255 Glades Road #421A
Boca Raton, Florida 33431

The limited liability company is member-managed.

9. The name and usual business address of the Sole Member is:

Edward Shore
c/o Stuart Kapp, Proskauer Rose LLP
2255 Glades Road #421A
Boca Raton, Florida 33431

10. Attached is an original certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized.

11. The Nature of business or purposes to be conducted or promoted in Florida is for management services.

Stuart T. Kapp, Authorized Representative

Signature of a member or an authorized representative of a member.
(In accordance with section 608.408(3), F.S., the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 or 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT TO DESIGNATE A REGISTERED OFFICE AND REGISTERED AGENT IN THE STATE OF FLORIDA.

1. The name of the Foreign Limited Liability Company is:

SHORE GROUP FLORIDA LLC

2. The name and the Florida street address of the registered agent and office are:

Proskauer Rose LLP c/o Stuart T. Kapp
2255 Glades Road #421A
Boca Raton, Florida 33431

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, Florida Statutes.

Stuart T. Kapp, Registered Agent

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "SHORE GROUP FLORIDA LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FOURTH DAY OF OCTOBER, A.D. 2011.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE NOT BEEN ASSESSED TO DATE.

5046636 8300

111065038

You may verify this certificate online at corp.delaware.gov/authver.shtml

Jeffrey W. Bullock, Secretary of State

AUTHENTICATION: 9070348

DATE: 10-04-11

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card - Map portion under construction.

Website tested on Internet Explorer. Requires Adobe Flash 10.3 or higher

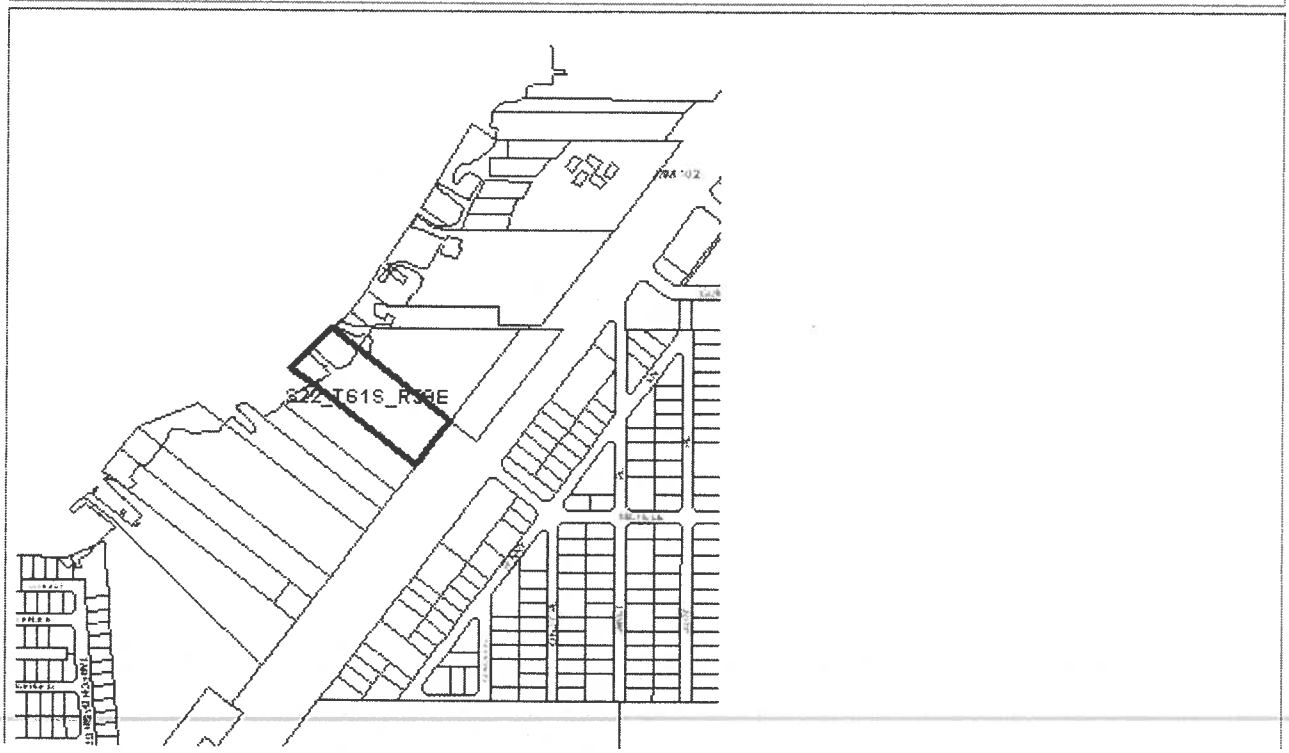
Alternate Key: 1608858 Parcel ID: 00492670-000000

Ownership Details

Mailing Address:
SHORE GROUP FLORIDA LLC
101740 OVERSEAS HWY
KEY LARGO, FL 33037-2664

Property Details

PC Code: 39 - HOTELS,MOTELS
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 22-61-39
Property Location: 101740 OVERSEAS HWY KEY LARGO
Subdivision: TARPON ACRES
Legal Description: LTS 2 AND 3 AND NWLY ADJ BAY BTM TARPON ACRES PB2-109 OR396-89/90 OR2539-1791 OR2539-1792



Show Parcel Map that can launch map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
000X - ENVIRONMENTALLY SENS	0	0	0.50 AC
100W - COMMERCIAL WATERFRON	0	0	2.02 AC

Building Summary

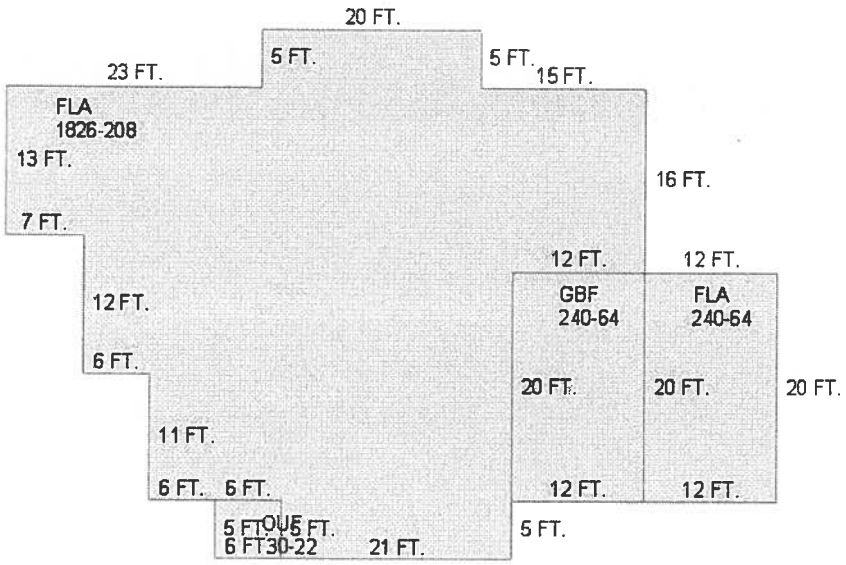
Number of Buildings: 4
Number of Commercial Buildings: 3
Total Living Area: 5186
Year Built: 1951

Building 1 Details

Building Type R1
Effective Age 16
Year Built 1951
Functional Obs 0
Condition A
Perimeter 272
Special Arch 0
Economic Obs 0
Quality Grade 300
Depreciation % 18
Grnd Floor Area 2,066

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.
Roof Type GABLE/HIP
Roof Cover TAR & GRAVEL
Foundation CONCR FTR
Heat 1 NONE
Heat 2 NONE
Bedrooms 4
Heat Src 1 NONE
Heat Src 2 NONE
Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	2	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	4:CONC BLOCK	1	1990	N	N	0.00	0.00	1,826
2	OUF	4:CONC BLOCK	1	1990	N	N	0.00	0.00	30
3	GBF	4:CONC BLOCK	1	1990	N	N	0.00	0.00	240
4	FLA	4:CONC BLOCK	1	1990	N	N	0.00	0.00	240

Building 2 Details

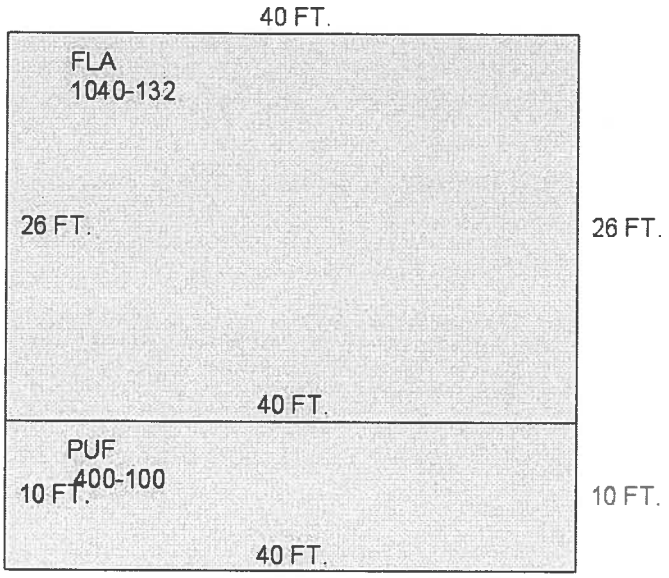
Building Type		Condition	A	Quality Grade	300
Effective Age	17	Perimeter	132	Depreciation %	23
Year Built	1954	Special Arch	0	Grnd Floor Area	1,040
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,040
2	PUF		1	1953					400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	13920	HOTEL/MOTEL D	100	N	Y
	13921	PUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4790	C.B.S.	100

Building 3 Details

Building Type		Condition	A	Quality Grade	300
Effective Age	17	Perimeter	132	Depreciation %	23
Year Built	1954	Special Arch	0	Grnd Floor Area	1,040
Functional Obs	0	Economic Obs	0		

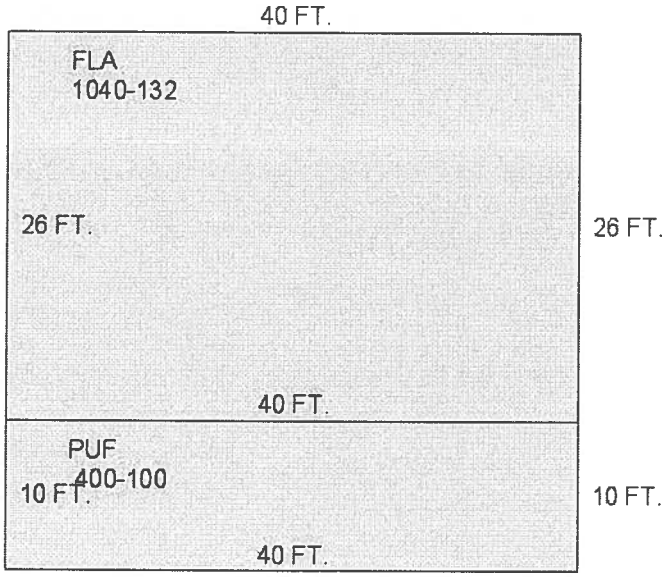
Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0

3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,040
2	PUF		1	1953					400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	13922	HOTEL/MOTEL D	100	N	Y
	13923	PUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4791	C.B.S.	100

Building 4 Details

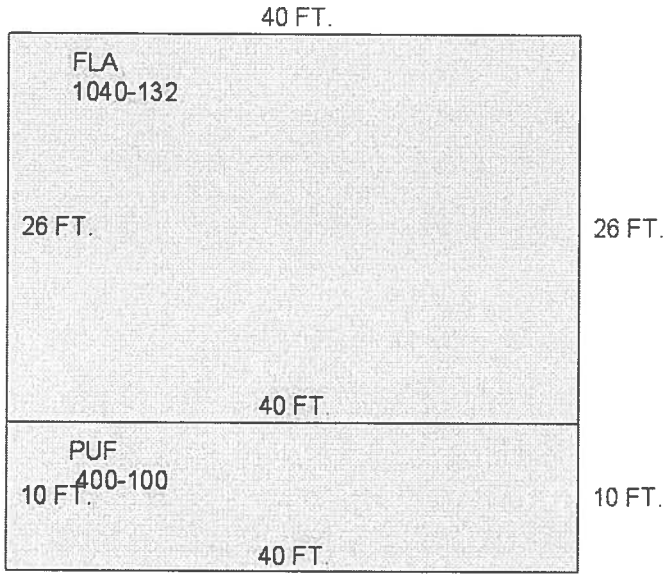
Building Type		Condition	A	Quality Grade	300
Effective Age	17	Perimeter	132	Depreciation %	23
Year Built	1954	Special Arch	0	Grnd Floor Area	1,040
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1990					1,040
2	PUF		1	1953					400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	13924	HOTEL/MOTEL D	100	N	Y
	13925	PUF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
4792	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	564 SF	188	3	1959	1960	3	60
2	SW2:SEAWALL	1,080 SF	360	3	1959	1960	1	60
3	SW2:SEAWALL	116 SF	29	4	1988	1989	4	60
4	SW2:SEAWALL	204 SF	34	6	1988	1989	5	60
5	DK3:CONCRETE DOCK	1,108 SF	0	0	1988	1989	4	60
6	DK3:CONCRETE DOCK	820 SF	0	0	1959	1960	4	60
7	BR2:BOAT RAMP	182 SF	14	13	1959	1960	1	60

Appraiser Notes

NW'LY ADJ BAY BTM (RE00086600-000000 AK1095176) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2010 TAX ROLL 4/13/2010MKD

"LARGO LODGE" BLDG 1-SINGLE FAMILY RES & EFF APT BLDG 2-2 UNIT BLDG BLDG 3-2 UNIT BLDG BLDG 4-2 UNIT BLDG TOTAL OF 8 UNITS , INCLUDES MANAGERS APT.(01/91) TPP 8505884 - LARGO LODGE CORP

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	11306168	01/11/2012		1		NEW WOOD DECK W/SCREEN ENCLOSURE
	11305234	11/15/2011	12/12/2011	1		REPLACE DECKING
	03304732	11/10/2003	12/10/2004	1		CURB/PAVERS AT DOCK

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	410,414	56,450	1,060,579	1,243,950	1,243,950	0	1,243,950
2010	411,396	57,439	1,060,550	1,138,761	1,138,761	0	1,138,761
2009	429,602	58,427	1,287,750	1,241,309	1,241,309	0	1,241,309
2008	430,585	58,922	1,515,000	1,481,939	1,481,939	0	1,481,939
2007	368,117	48,161	879,910	1,502,847	1,502,847	0	1,502,847
2006	371,998	37,885	879,910	1,484,911	1,484,911	0	1,484,911
2005	371,998	38,209	879,910	1,323,479	1,323,479	0	1,323,479
2004	375,217	38,862	879,910	1,148,516	1,148,516	0	1,148,516
2003	375,217	39,515	879,910	771,235	771,235	0	771,235
2002	351,648	39,839	879,910	734,510	734,510	0	734,510
2001	351,648	40,492	303,000	695,140	695,140	0	695,140
2000	351,648	12,802	303,000	667,450	667,450	0	667,450
1999	351,648	12,889	303,000	667,537	667,537	0	667,537
1998	314,608	13,060	303,000	630,668	630,668	0	630,668

1997	314,608	13,233	303,000	630,841	630,841	0	630,841
1996	293,008	13,320	303,000	609,328	609,328	0	609,328
1995	293,008	13,780	303,000	609,788	609,788	0	609,788
1994	293,008	14,094	222,200	529,302	529,302	0	529,302
1993	293,008	14,467	222,200	529,675	529,675	0	529,675
1992	293,008	14,925	222,200	530,133	530,133	0	530,133
1991	293,008	15,241	222,200	530,449	530,449	0	530,449
1990	213,755	4,231	171,700	389,686	389,686	0	389,686
1989	213,755	4,371	171,700	389,826	389,826	0	389,826
1988	174,590	3,872	171,700	350,162	350,162	0	350,162
1987	172,144	4,004	171,700	347,848	347,848	0	347,848
1986	172,445	3,967	171,700	348,112	348,112	0	348,112
1985	143,514	1,968	171,700	317,182	317,182	0	317,182
1984	138,877	1,968	171,700	312,545	312,545	0	312,545
1983	138,877	1,968	171,721	312,566	312,566	0	312,566
1982	133,335	1,968	171,721	307,024	307,024	0	307,024

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/26/2011	2539 / 1791	1,527,500	WD	02
10/26/2011	2539 / 1792	100	QC	11

This page has been visited 84,581 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

543020.0003
543020.0004
543020.0005
543020
Mahogany Bay
542940
Dolphin's Cove Motel
542950
492860
492870
Large Lodge
492850
492700
492710
492720
492740
492750.0001
Cabana Cove
Water Park
86780
OVERSEAS HWY
MM 7 LIGNUM VITAE RD
GUMBO LIMBO DR
JANET PL
MICHELE DR
JENNY LN
EDWARD PL
CINDY PL
JUDY PL
F AVE
E AVE
TARPON BASIN DR
480350
PARK

Monroe County Property Appraiser - Radius Report

AK: 1666475 **Parcel ID:** 00542940-000000 **Physical Location:** 101900 OVERSEAS HWY KEY LARGO
Legal Description: 1ST AMD PLAT OF LEE SHORES PB2-90 KEY LARGO PT T RACT 1 & PT TRACT 2 & TRACT
Owners Name: TARPON BASIN HOLDING LLC
Address:: PO BOX 2487 KEY LARGO, FL 33037

AK: 1608858 **Parcel ID:** 00492670-000000 **Physical Location:** 101740 OVERSEAS HWY KEY LARGO
Legal Description: LTS 2 AND 3 AND NWLY ADJ BAY BTM TARPON ACRES PB2- 109 OR396-89/90 OR2539-1791 (
Owners Name: SHORE GROUP FLORIDA LLC
Address:: 101740 OVERSEAS HWY KEY LARGO, FL 33037-2664

AK: 1095389 **Parcel ID:** 00086780-000000 **Physical Location:** VACANT LAND KEY LARGO
Legal Description: 22 61 39 ISLAND OF KEY LARGO PT LOT 24 LIS PENDEN S 3-300-301
Owners Name: UNITED STATES OF AMERICA
Address:: ATLANTA, GA 30345

AK: 1608891 **Parcel ID:** 00492710-000000 **Physical Location:** 101680 OVERSEAS HWY KEY LARGO
Legal Description: BK LT 6 TARPON ACRES-KEY LARGO PB2-109 G47-303-304 OR336-556-559 OR596-187 OR2:
Owners Name: WARNAAR MARGARET ELIZABETH STEELE
Address:: 101680 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1559377 **Parcel ID:** 00455810-000000 **Physical Location:** 101851 OVERSEAS HWY KEY LARGO
Legal Description: BK 1 LTS 2-3-4-5-6 LARGO GARDENS PB4-38 OR502-926 COUNTY JUDGES PROBATE DC
Owners Name: 2 WISE INC
Address:: 142 S OCEAN SHORES DR KEY LARGO, FL 33037-4229

AK: 1095184 **Parcel ID:** 00086610-000000 **Physical Location:** VACANT LAND KEY LARGO
Legal Description: 22 61 39 ISLAND OF KEY LARGO OUT BAY BTM NW'LY & A DJ TO TR 1 OF TARPON ACRES
Owners Name: REX EDNA S LIVING TR (8/11/95) % EDNA S REX
Address:: PO BOX 83 KEY LARGO, FL 33037

AK: 1608840 **Parcel ID:** 00492660-000000 **Physical Location:** 101780 OVERSEAS HWY KEY LARGO
Legal Description: LT 1 TARPON ACRES KEY LARGO PB2-109 OR428-1014 OR6 42-411 OR642-414 OR700-765 OI
Owners Name: REX EDNA S LIVING TR 8/11/95
Address:: PO BOX 370083 KEY LARGO, FL 33037-0083

AK: 1608882 **Parcel ID:** 00492700-000000 **Physical Location:** 101720 OVERSEAS HWY KEY LARGO
Legal Description: TARPON ACRES KEY LARGO PB2-109 SW 85' LOT 5 OR199- 284/85 OR7-18 OR692-385 OR81
Owners Name: WARNAAR DAVID L
Address:: 101720 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1559601 **Parcel ID:** 00456040-000000 **Physical Location:** 46 JENNY LN KEY LARGO
Legal Description: LARGO GARDENS PB4-38 KEY LARGO LOT 3 BLK 3 LESS E' LY 90' OR461-707 OR603-106 OR
Owners Name: HARDOBY JOHN R
Address:: 46 JENNY LN KEY LARGO, FL 33037-4590

AK: 1559431 **Parcel ID:** 00455870-000000 **Physical Location:** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 10 LARGO GARDENS KEY LARGO PB4-38
Owners Name: MANCHESTER PROPERTIES INC
Address:: 8019 LAGO VISTA DR TAMPA, FL 33614

AK: 1559521 **Parcel ID:** 00455960-000000 **Physical Location:** 47 JENNY LN KEY LARGO
Legal Description: BK 1 LT 19 LARGO GARDENS KEY LARGO PB4-38 OR583-35 3 OR920-348Q/C OR1392-1782 O
Owners Name: 2 WISE INC
Address:: 142 S OCEAN SHORES DR KEY LARGO, FL 33037-4229

AK: 1559423 **Parcel ID:** 00455860-000000 **Physical Location:** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 9 LARGO GARDENS KEY LARGO PB4-38
Owners Name: MANCHESTER PROPERTIES INC
Address:: 8019 LAGO VISTA DR TAMPA, FL 33614

AK: 1559598 **Parcel ID:** 00456030-000000 **Physical Location:** 44 JENNY LN KEY LARGO
Legal Description: BK 3 LOTS 1 AND 2 LARGO GARDENS KEY LARGO PB4-38 O R247-468/69 OR320-493/94 OR16
Owners Name: O'CONNOR PATRICIA R
Address:: 7718 SUNNYDALE DR NIAGARA FALLS, NY 14304-1383

AK: 1559458 **Parcel ID:** 00455890-000000 **Physical Location:** 101761 OVERSEAS HWY KEY LARGO
Legal Description: BK 1 LTS 12-13 LARGO GARDENS KEY LARGO PB4-38 OR39 4-345/46 OR394-347/348 OR818-
Owners Name: 101761 INVESTMENT GROUP INC
Address:: P O BOX 1227 KEY LARGO, FL 33037

AK: 1559482 **Parcel ID:** 00455920-000000 **Physical Location:** 39 JENNY LN KEY LARGO
Legal Description: BK 1 LT 15 LARGO GARDENS KEY LARGO PB4-38 OR484-93 8 OR1052-428R/S(CRC)
Owners Name: DANNELS JOANN & DANNELS MARK R/S
Address:: PO BOX 621 KEY LARGO, FL 33037

AK: 1559504 **Parcel ID:** 00455940-000000 **Physical Location:** 43 JENNY LN KEY LARGO
Legal Description: BK 1 LT 17 LARGO GARDENS KEY LARGO PB4-38 OR530-63 2 OR651-498
Owners Name: VIELITZ HORST D AND HELGA H
Address:: 43 JENNY LN KEY LARGO, FL 33037

AK: 1559512 **Parcel ID:** 00455950-000000 **Physical Location:** 45 JENNY LN KEY LARGO
Legal Description: BK 1 LT 18 LARGO GARDENS KEY LARGO PB4-38 OR428- 625 OR851-116 OR1332-1348R/S
Owners Name: VIELITZ HORST AND HELGA H
Address:: 43 JENNY LANE KEY LARGO, FL 33037

AK: 1559407 **Parcel ID:** 00455840-000000 **Physical Location:** VACANT LAND KEY LARGO
Legal Description: BK 1 LT 7 LARGO GARDENS KEY LARGO PB4-38 OR497-960 OR793-786
Owners Name: COTTRELL GORDON F & CHERYL A
Address:: 101801 OVERSEAS HIGHWAY KEY LARGO, FL 33037

AK: 1559415 **Parcel ID:** 00455850-000000 **Physical Location:** 101801 OVERSEAS HWY KEY LARGO
Legal Description: BK 1 LT 8 LARGO GARDENS KEY LARGO PB4-38 OR575-329
Owners Name: COTTRELL GORDON F
Address:: 101801 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1559539 **Parcel ID:** 00455970-000000 **Physical Location:** 49 JENNY LN KEY LARGO
Legal Description: BK 1 LT 20 LARGO GARDENS KEY LARGO PB4-38 OR583-35 3 OR920-348Q/C/R/S OR1392-17
Owners Name: 2 WISE INC
Address:: 142 S OCEAN SHORES DR KEY LARGO, FL 33037-4229

AK: 1559491 **Parcel ID:** 00455930-000000 **Physical Location:** 41 JENNY LN KEY LARGO
Legal Description: BK 1 LT 16 LARGO GARDENS KEY LARGO PB4-38 OR360- 604-605 OR829-1469 OR1269-16
Owners Name: AVELAR JUAN MANUEL AND HORTENCIA RUBALCABA
Address:: 41 JENNY LANE KEY LARGO, FL 33037

AK: 1608904 **Parcel ID:** 00492720-000000 **Physical Location:** 101660 OVERSEAS HWY KEY LARGO
Legal Description: BK LTS 7, 8 & ADJ BAY BOTTOM TARPON ACRES-KEY LARG O PB2-109 G47-301/02 OR798-5
Owners Name: BOYCE MICHAEL
Address:: PO BOX 370742 KEY LARGO, FL 33037-0742

AK: 1608866 **Parcel ID:** 00492680-000000 **Physical Location:** 101730 OVERSEAS HWY KEY LARGO
Legal Description: BK LOTS 4 AND NE 15' LOT 5 TARPON ACRES-KEY LARGO PB2-109 G62-112/113 OR810-229
Owners Name: VERGARA GEORGE L AND KATHLEEN C
Address:: 5335 OAK LANE CORAL GABLES, FL 33156

AK: 1666483 **Parcel ID:** 00542950-000000 **Physical Location:** 101850 OVERSEAS HWY KEY LARGO
Legal Description: 1ST AMD PLAT OF LEE SHORES KEY LARGO PB2-90 S'LY 2 0' TR 1 (PRIVATE ROAD) & S'LY
Owners Name: TAYLOR ALBERT J LIV TR 12/17/1990 C/O TAYLOR MAE TRUSTEE
Address:: PO BOX 370247 KEY LARGO, FL 33037-0247

AK: 1561100 **Parcel ID:** 00457540-000000 **Physical Location:** 21 JENNY LN KEY LARGO
Legal Description: BK 10 LT 30 LARGO GARDENS KEY LARGO PB4-38 OR332-3 67/68 OR831-1599/1600 OR1179-
Owners Name: SMITH LEONARD
Address:: PO BOX 371562 KEY LARGO, FL 33037-1562

AK: 1560910 **Parcel ID:** 00457350-000000 **Physical Location:** 101641 OVERSEAS HWY KEY LARGO
Legal Description: BK 10 LT 11 LARGO GARDENS KEY LARGO PB4-38 OR566-7 22 OR825-694 OR995-686 OR130
Owners Name: MITCHELL ROBERT AND FATIMA
Address:: 101641 OVERSEAS HWY KEY LARGO, FL 33037-4585

AK: 1561134 **Parcel ID:** 00457570-000000 **Physical Location:** 29 JENNY LN KEY LARGO
Legal Description: BLK 10 LTS 33-34 LARGO GARDENS PB4-38 KEY LARGO OR532-636 OR772-252 OR884-1
Owners Name: THOMAN RONALD E
Address:: 340 3RD RD KEY LARGO, FL 33037

AK: 1561151 **Parcel ID:** 00457590-000000 **Physical Location:** 31 JENNY LN KEY LARGO
Legal Description: BK 10 LT 35 LARGO GARDENS KEY LARGO PB4-38 OR579-4 1 OR783-18 OR813-1726 OR2028
Owners Name: ALBANES JRISKA NORKA
Address:: 33 JENNY LN KEY LARGO, FL 33037-4510

AK: 1560871 **Parcel ID:** 00457310-000000 **Physical Location:** 101691 OVERSEAS HWY KEY LARGO
Legal Description: BK 10 LTS 7 - 9 LARGO GARDENS KEY LARGO PB4-38 OR 332-367/368 OR831-1599/1600Q/(
Owners Name: HOBO'S MARINA INC
Address:: 101691 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1561169 **Parcel ID:** 00457600-000000 **Physical Location:** 33 JENNY LN KEY LARGO
Legal Description: BK 10 LT 36 LARGO GARDENS KEY PB4-38 LARGO OR417 -663 OR761-20 OR796-1748 OR9:
Owners Name: ALBANES JRISKA
Address:: PO BOX 1659 KEY LARGO, FL 33037-1659

AK: 1561088 **Parcel ID:** 00457520-000000 **Physical Location:** 17 JENNY LN KEY LARGO
Legal Description: BK 10 LT 28 LARGO GARDENS KEY LARGO PB4-38 OR332-3 67/368 OR831-1599/1600Q/C OR9
Owners Name: CAFEL LLC
Address:: 101691 OVERSEAS HWY KEY LARGO, FL 33037-4585

AK: 1560901 **Parcel ID:** 00457340-000000 **Physical Location:** 101681 OVERSEAS HWY KEY LARGO
Legal Description: BK 10 LT 10 LARGO GARDENS KEY LARGO PB4-38 OR422-2 22 OR852-2130 OR870-488 OR15
Owners Name: UPPER KEYS RENTALS UNLIMITED INC
Address:: 68 FLORIDA DR KEY LARGO, FL 33037

AK: 1561398 **Parcel ID:** 00457830-000000 **Physical Location:** 18 JENNY LN KEY LARGO
Legal Description: BK 12 LT 18 LARGO GARDENS KEY LARGO PB4-38 OR638 -237 OR638-238 OR713-124 OR1
Owners Name: TILLMAN LANDON GLADE
Address:: 18 JENNY LN KEY LARGO, FL 33037-4551

AK: 1561223 **Parcel ID:** 00457660-000000 **Physical Location:** 16 JENNY LN KEY LARGO
Legal Description: BK 12 LT 1&2 LARGO GARDENS KEY LARGO PB4-38 OR322- 366/367 RE:457670-00000 COMB
Owners Name: BRAY GERTRUDE A
Address:: 20850 CORKSCREW RD ESTERO, FL 33928-9402

AK: 1561070 **Parcel ID:** 00457510-000000 **Physical Location:** 15 JENNY LN KEY LARGO
Legal Description: BK 10 LT 27 LARGO GARDENS KEY LARGO PB4-38 OR332-3 67/368 OR930-1736/C OR940-55/
Owners Name: GUTIERREZ GILBERTO
Address:: 15 JENNY LANE KEY LARGO, FL 33037

AK: 1561096 **Parcel ID:** 00457530-000000 **Physical Location:** 19 JENNY LN KEY LARGO
Legal Description: BK 10 LT 29 LARGO GARDENS KEY LARGO PB4-38 OR332-3 67/68 OR831-1599/1600 OR1179-
Owners Name: SMITH LEONARD
Address:: PO BOX 371562 KEY LARGO, FL 33037-1562

AK: 1560928 **Parcel ID:** 00457360-000000 **Physical Location:** 101631 OVERSEAS HWY KEY LARGO
Legal Description: BK 10 LTS 12-13 LARGO GARDENS KEY LARGO PB4-38 OR1 85-13/14 OR456-681 OR968-1128
Owners Name: EDW LLC
Address:: 101631 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1560839 **Parcel ID:** 00457270-000000 **Physical Location:** 101741 OVERSEAS HWY KEY LARGO
Legal Description: BK 10 LT 1-6 LARGO GARDENS KEY LARGO OR568-616 OR7 81-967 OR1753-961 OR2274-896
Owners Name: FERRO ENTERPRISES LLC
Address:: 3115 SW 69 AVE MIAMI, FL 33155

AK: 1561126 **Parcel ID:** 00457560-000000 **Physical Location:** 25 JENNY LN KEY LARGO
Legal Description: BK 10 LT 31 AND 32 LARGO GARDENS KEY LARGO PB4-38 OR419-229 OR1492-1869
Owners Name: SMITH LEONARD
Address:: PO BOX 371562 KEY LARGO, FL 33037-1562

AK: 1559474 **Parcel ID:** 00455910-000000 **Physical Location:** 37 JENNY LN KEY LARGO
Legal Description: BK 1 LT 14 LARGO GARDENS KEY LARGO PB4-38 OR422-84 4 OR938-511D/C OR938-512AFF
Owners Name: DANNELS MARK D REVOCABLE LIVING TRUST 6/16/09
Address:: 149 N BAY HARBOR DR KEY LARGO, FL 33037-2005

AK: 9100455 **Parcel ID:** 00455910-000100 **Physical Location:** 101771 OVERSEAS HWY KEY LARGO
Legal Description: BK 1 LT 11 LARGO GARDENS KEY LARGO PB4-38 OR422-84 4 OR938-511D/C OR938-512AFF
Owners Name: JUVIER TRUCKING CORP
Address:: 206 HIBISCUS ST TAVERNIER, FL 33070-2214

101761 INVESTMENT GROUP INC
P O BOX 1227
KEY LARGO, FL 33037

2 WISE INC
142 S OCEAN SHORES DR
KEY LARGO, FL 33037-4229

ALBERT J TAYLOR LIV TR c/o MAE TAYLOR
P O BOX 370247
KEY LARGO, FL 33037-0247

CAFEL LLC
101691 OVERSEAS HWY
KEY LARGO, FL 33037-4585

DAVID L WARNAAR
101720 OVERSEAS HWY
KEY LARGO, FL 33037

EDNA S REX LIVING TRUST
POST OFFICE BOX 83
KEY LARGO, FL 33037-0083

EDW LLC
101631 OVERSEAS HWY
KEY LARGO, FL 33037

FERRO ENTERPRISES LLC
3115 SW 69 AVE
MIAMI, FL 33155

GEORGE L AND KATHLEEN C VERGARA
5335 OAK LANE
CORAL GABLES, FL 33156

GERTRUDE A BRAY
20850 CORKSCREW RD
ESTERO, FL 33928-9402

GILBERTO GUTIERREZ
15 JENNY LANE
KEY LARGO, FL 33037

GORDON F & CHERYL A COTTRELL
101801 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

HOBO'S MARINA INC
101691 OVERSEAS HWY
KEY LARGO, FL 33037

HORST D AND HELGA H VIELITZ
43 JENNY LANE
KEY LARGO, FL 33037

JOANN & MARK R DANNELS
P O BOX 621
KEY LARGO, FL 33037

JOHN R HARDOBY
46 JENNY LANE
KEY LARGO, FL 33037-4590

JRISKA ALBANES
P O BOX 1659
KEY LARGO, FL 33037-1659

JRISKA NORKA ALBANES
33 JENNY LANE
KEY LARGO, FL 33037-4510

JUAN AVELAR & HORTENCIA RUBALCABA
41 JENNY LANE
KEY LARGO, FL 33037

JUVIER TRUCKING CORP
206 HIBISCUS ST
TAVERNIOER, FL 33070-2214

LANDON GLADE TILLMAN
18 JENNY LANE
KEY LARGO, FL 33037-4551

LEONARD SMITH
P O BOX 371562
KEY LARGO, FL 33037-1562

MANCHESTER PROPERTIES INC
8019 LAGO VISTA DR
TAMPA, FL 33614

MARGARET ELIZABETH STEELE WARNAAR
101680 OVERSEAS HWY
KEY LARGO, FL 33037

MARK D DANNELS REVOCABLE LIVING TR
149 N BAY HARBOR DR
KEY LARGO, FL 33037-2005

MICHAEL BOYCE
P O BOX 370742
KEY LARGO, FL 33037-0742

PATRICIA R O'CONNOR
7718 SUNNYDALE DR
NIAGARA FALLS, NY 14304-1383

27 = 33 total

ROBERT AND FATIMA MITCHELL
101641 OVERSEAS HWY
KEY LARGO, FL 33037-4585

RONALD E THOMAN
340 3RD ROAD
KEY LARGO, FL 33037

SHORE GROUP FLORIDA LLC
101740 OVERSEAS HWY
KEY LARGO, FL 33037-2664

TARPON BASIN HOLDING LLC
PO BOX 2487
KEY LARGO, FL 33037

UNITED STATES OF AMERICA
ATLANTA, GA 30345

UPPER KEYS RENTALS UNLIMITED INC
68 FLORIDA DRIVE
KEY LARGO, FL 33037

MARK D DANNELS REVOCABLE LIVING TR
149 N BAY HARBOR DR
KEY LARGO, FL 33037-2005

We Recycle!

6

ONE WAY

THIS DOCUMENT HAS A COLORED BACKGROUND • MICROPRINTING • LINEMARK™ PATENTED PAPER

AC#5876874

STATE OF FLORIDA

DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF HOTELS AND RESTAURANTS

SEQ# L11110600002

DATE	BATCH NUMBER	LICENSE NBR	
11/06/2011	000000000	MOT5400316	NBR. OF UNITS: 10

The MOTEL (2002)
Named below IS LICENSED
Under the provisions of Chapter 509 FS.
Expiration date: OCT 1, 2012

. NON- .
. TRANSFERABLE .

LARGO ECO RESORT LLC
LARGO LODGE
101740 OVERSEAS HWY
KEY LARGO FL 33037

RICK SCOTT
GOVERNOR

KEN LAWSON
SECRETARY

DISPLAY AS REQUIRED BY LAW

Change of Address or Business Name

Complete, sign, and mail this form with your tax return:

- to correct the address below
- to change business location (within the same county)
- to change mailing address
- to change business name

You must submit a completed copy of this form for each certificate number or business location.

Moving your business location from one county to another requires a new registration. Register online at www.myflorida.com/dor. It's free, fast, easy, and secure.

If you are closing or selling your business, complete the "Closing or Sale of Business" form located on the reverse side of this form.

Signature of Taxpayer **(Required)** _____ Date _____

CERTIFICATE NO. 54-8015751741-8
LARGO LODGE
LARGO ECO RESORT LLC
101740 OVERSEAS HWY
KEY LARGO FL 33037-2664

Note: **Changing your legal entity requires a new registration. Register online at www.myflorida.com/dor. It's free, fast, easy, and secure.**

Certificate Number (if not preprinted at lower left)

___ ___ – ___ ___ ___ ___ ___ ___ ___ ___ ___ – ___

New Location Address

Location Address _____

City _____ State _____ ZIP _____

Telephone (_____) _____ County _____

New Mailing Address

In Care of _____

Mailing Address _____

City _____ State _____ ZIP _____

Owner's Telephone (_____) _____

Mailing address change is for: ☐ Sales tax only ☐ All taxes ☐ This location only ☐ All locations

New Trade or D/B/A Name _____

0500 0 20119999 0001000999 3 4000001575 1741 3

SHORE GROUP FLORIDA, LLC.
1010740 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA 33037

August 9, 2012

Monroe County Planning and Environmental Resources Dept.

Hand Delivered Murray Nelson Building

Re: Shore Group Florida, LLC: 101740 Overseas Highway Key Largo, Fl 33037

Alcoholic Beverage Use Permit (2COP)

Dear Sir or Madam:

The undersigned is the sole member of Shore Group Florida, LLC. I authorize Allen M. Shore to act on behalf of Shore Group Florida, LLC regarding the above application. This letter further authorizes Monroe County and any individual and department to deal directly with Allen M. Shore regarding the above application

Sincerely,

SHORE GROUP FLORIDA, LLC

BY

EDWARD L. SHORE
SOLE MEMBER

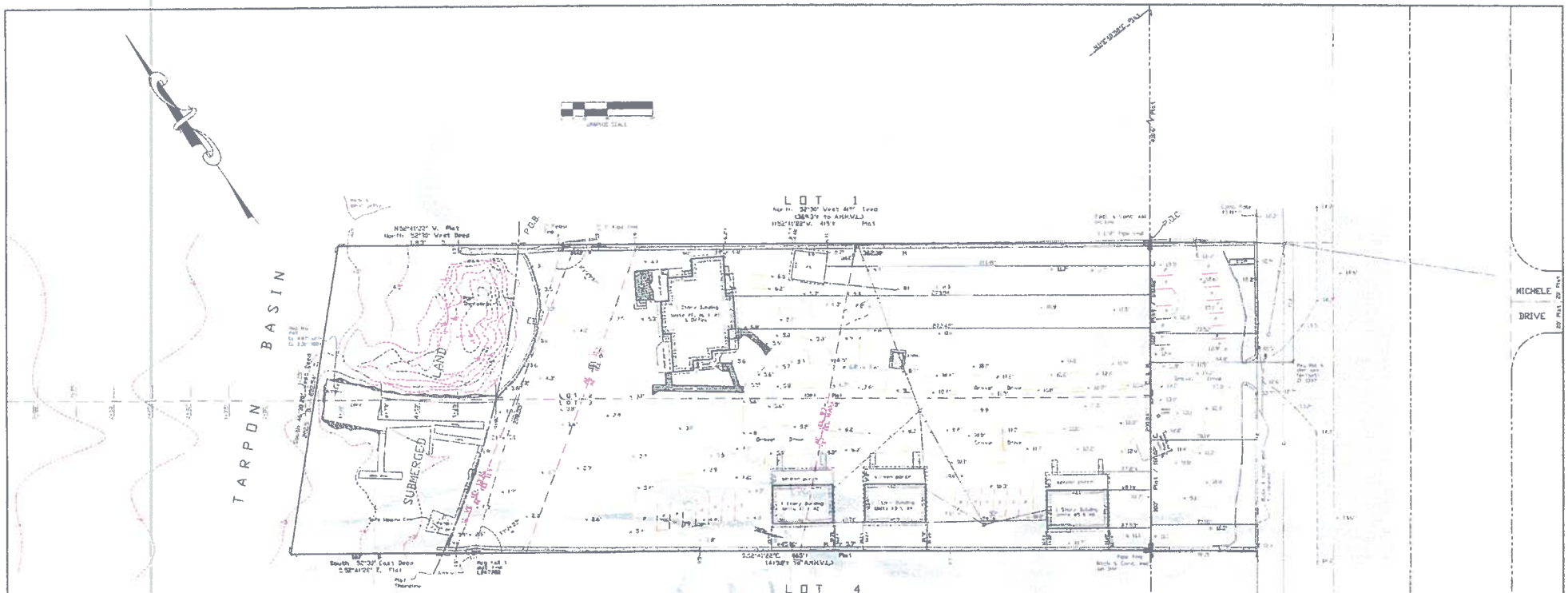
Sworn before me this 2 day of Aug, 2012

NOTARY PUBLIC

STATE OF FLORIDA

MY COMMISSION EXPIRES

LAWRENCE H. FEDER
MY COMMISSION # DD 943250
EXPIRES: January 2, 2014
Bonded Thru Notary Public Underwriters



SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 2.6' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of V-275, El. 10.840'
3. No underground utilities or structures were located by this survey
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for ingress-egress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel crosses more than one N.F.I.P. Flood Zone. These zones are shown in their approximate location hereon, as scaled from F.E.M.A. map panel #12087C0231 , revised 2/18/05
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown
8. Designated parking space were drawn as per clients request
9. This area is considered Non-Tidal by National Ocean Service standards, therefore direct elevation contours are shown hereon in North American Vertical Datum, 1988 adjustment. In reviewing the LABINS.org website the first published Mean Low Water elevation to the Southwest of this site is -0.59' and to the Northeast is -1.82' (NAVD 88). An estimated Mean Low Water therefor would be -3.0 contour being -4.0' of water depth at the non existent tide. Please contact Richard Malloy at Division of State Lands Bureau of Surveying and Mapping, 850-245-2623 for questions related to this statement.

DESCRIPTION:

Lots 2 and 3 of TARPON ACRES, according to the Plat thereof, recorded in Plat Book 2, Page 109, of the Public Records of Monroe County, Florida together with a parcel of submerged land in Tarpon Basin fronting Lots 2 and 3, according to plat of Tarpon Acres, in Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the Northwesterly right of way line of State Road No. 5 with the dividing line between Lots 1 and 2, according to plat of Tarpon Acres as recorded in Plat Book 2 at page 109 public records of Monroe County, Florida, run North 52°30' West along said dividing line a distance of 415 feet to the mean high tide line on the shore of Tarpon Basin and the point of beginning of the parcel hereinafter described; thence continue North 52°30' West a distance of 118.3 feet; thence South 46°30'20" West, a distance of 202.5 feet to the Northwesterly prolongation of the dividing line between Lots 3 and 4, Tarpon Acres; thence South 52°30' East along said Northwesterly prolongation a distance of 100 feet to the said mean high tide line at the dividing line between said Lots 3 and 4; thence Northeasterly meandering said mean high tide line a distance of 203 feet more or less to the point of beginning, subject to reservations in favor of Trustees of Internal Improvement Fund, contained in Deed No. 21940 (226-44).

RECEIVED
AUG 14 2012
2012 115
MONROE CO. PLANNING DEPT.

ABBREVIATIONS/LEGEND

Fnd. - Found
Set - Set
T. - Wood Signs
Finfl - Finished Floor
El. - Elevation
Sign - unknown Signs
Bldg. - Building
Conc. - Concrete
Asph. - Asphalt
Ac. - Air Conditioner
Mag. - Magnetic Nail
N.I.D. - nail & disc
S.I.P. - Steel pipe/iron pipe
U.G.E. - Underground Electric
U.G.T. - Underground Telephone
Inv. - Spillway invertor
Avg. N.G. - Average Ground
N.G.E.F. - North, South, East, West of Fence
P.O.B. - Point of Beginning
P.O.C. - Point of Commencement
P.C.P. - Permanent Control Point
P.R.M. - Point of Reference Corner
P.O.M. - Point of Monitor Compliance
P.O.L. - Point of Location (Surveyor)
P.O.B. - Point of Beginning (Surveyor)
NGVD - National Geodetic Vertical Datum
NAVD - North American Vertical Datum
M.H.W.L. - Approximate Mean High Water Line
L.S. - Land Surveyor
L.B. - Licensed Business
b - Base
m - Mid
e - Measured
c - Calculated
Ac. - Acreage
sqft - square
ft - feet or foot
A/C - air conditioner
bldg. - building
Conc. - Concrete
F.D. - Heavy pipe
F.D. - Drain field
F.D. - double inlet
C.B.S. - concrete block shed
Asr - assessor
Pm - plotter
R/W - right of way
F.D.I. - metal field basin
C.O.I. - conc. field basin
T.A. - telephone pedestal
L.P. - light/lamp pole
S.A. - gas vendor

Bent 18 pieces and are 1/2" (unless diameter) with cap stamped LB 7882
All PC and/or nail set on Pad replace set are with 5/8" (unless diameter) x 24" rebar with cap stamped LB 7882 (unless diameter) Replaced 18 pieces found are 1/2" (unless diameter)
Where indicated points have no identifier

MASSEY-RICHARDS SURVEYING & MAPPING, LLC # 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0233

Prepared for: Lorge Ledge

Section 22, Township 61 South, Range 39 East, Drawn By: AMR, Scale: 1" = 30'

Key Largo, Monroe County, Florida

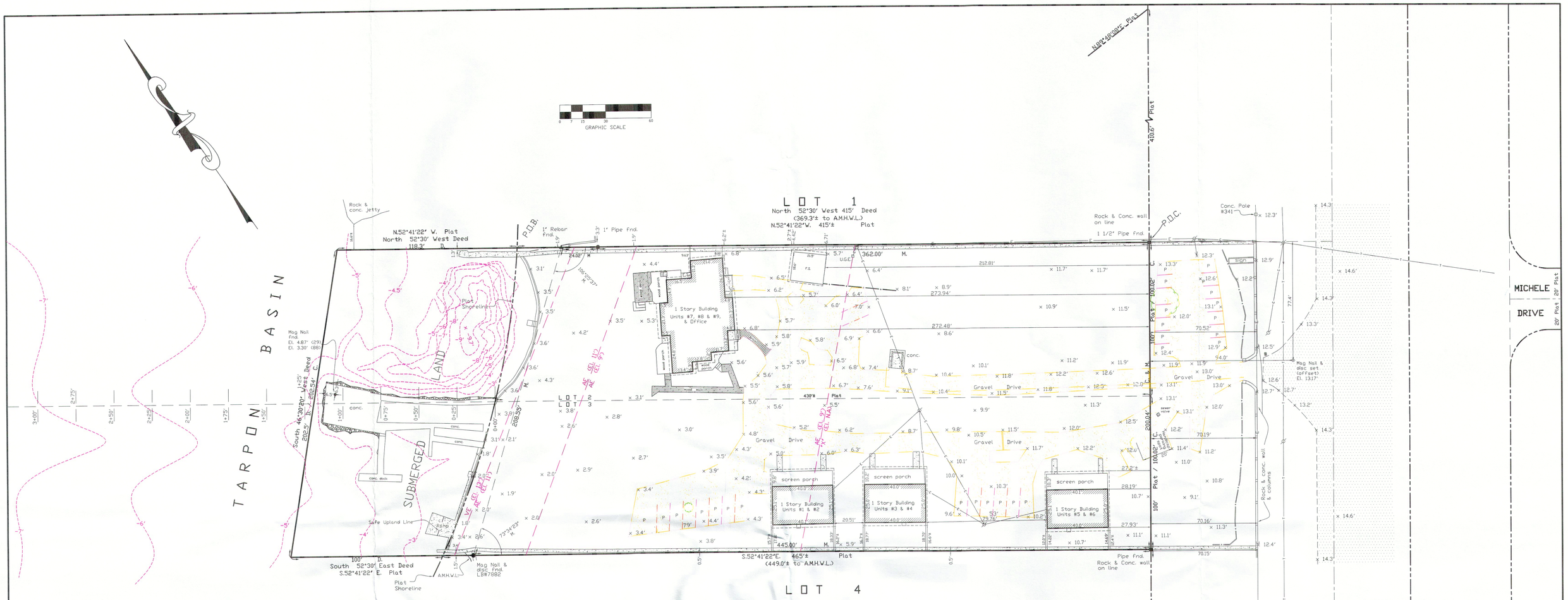
Drawing No. 11068/11310 Surveyed: 10/24 & 11/1/11, rev.7/2/12 Fieldcook: L-142

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 61G17-6 of the Florida Administrative Code, pursuant to F.S. Chapter 472.027 of the Surveyors and Mappers, pursuant to Chapter 472

Donald S. Massey, P.L.S. # 5125

Florida Certificate of Authorization No. LB 7882

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 2.6' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of V-275, El. 10.840'
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*).
6. This parcel crosses more than one N.F.I.P Flood Zone. These zones are shown in their approximate location hereon, as scaled from F.E.M.A. map panel #12087C0931 , revised 2/18/05
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Designated parking space were drawn as per clients request.
9. This area is considered Non-Tidal by National Ocean Service standards, therefore direct elevation contours are shown hereon in North American Vertical Datum, 1988 adjustment. In reviewing the LABINS.org website the first published Mean Low Water elevation to the Southwest of this site is -0.59' and to the Northeast is -1.02' also N.A.V.D. 88. An estimated Mean Low Water therefor would be -5.0 contour being -4.0' of water depth at the non existent Low Tide. Please contact Richard Malloy at Division of State Lands Bureau of Surveying and Mapping, 850-245-2623 for questions related to this statement.

DESCRIPTION:

Lots 2 and 3 of TARPON ACRES, according to the Plat thereof, recorded in Plat Book 2, Page 109, of the Public Records of Monroe County, Florida, together with a parcel of submerged land in Tarpon Basin fronting Lots 2 and 3, according to plat of Tarpon Acres, in Section 22, Township 61 South, Range 39 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the Northwesterly right of way line of State Road No. 5 with the dividing line between Lots 1 and 2, according to plat of Tarpon Acres as recorded in Plat Book 2 at page 109 public records of Monroe County, Florida, run North 52°30' West along said dividing line a distance of 415 feet to the mean high tide line on the shore of Tarpon Basin and the point of beginning of the parcel hereinafter described; thence continue North 52°30' Wet a distance of 118.3 feet; thence South 46°30'20" West, a distance of 202.5 feet to the Northwesterly prolongation of the dividing line between Lots 3 and 4, Tarpon Acres; thence South 52°30' East along said Northwesterly prolongation a distance of 100 feet to the said mean high tide line at the dividing line between said Lots 3 and 4; thence Northeasterly meandering said mean high tide line a distance of 203 feet more or less to the point of beginning, subject to reservations in favor of Trustees of Internal Improvement Fund, contained in Deed No. 21940 (226-44).

RECEIVED
AUG 14 2012
2012-115
MONROE CO. PLANNING DEPT

ABBREVIATIONS/LEGEND

Fnd. – Found
R. – Record
Fr. – Wood frame
Fin.Fr. – finished floor
El. – Elevation
CB – concrete block
Balc. – Balcony
Fnc. – fence
Res. – residence
PK – PARKER KALON FASTENER
MAG. – Magnetic Nail
N.I.S. – not in service
LPGT – liquid petrolem gas tank
U.G.E. – Underground Electric
U.G.T. – Underground telephone
WL – Buried waterline
Rad./N.R. – Radial/Non-Radial
N,S,E,W – North, South, East, West
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning
P.C.P. – Permanent Control Point
P.C.C. – Point of Compound Curve
P.R.C. – Point of Reverse Curvature
P.C./P.T. – Point of Curvature/ Tangency
P.R.M. – Permanent Reference Monument
NGVD – National Geodectic Vertical Datum
NAVD – North American Vertical Datum
A.M.H.W.L. – Apparent Mean High Water Line
L.S. – Land Surveyor
L.B. – Licensed Business
D. – Deed
Pl. – Plat
M. – Measured
C. – Calculated
conc. – Concrete
cor. – corner
FP – fence post
A/C – air conditioner
Bldg. – building
Cond. – Conduit
F.S. – frame shed
M.S. – metal shed
P.S. – plastic shed
C.B.S. – conc. block shed
Add. – addition
Pltr. – planter
R.O.W. – right of way
W.F.T. – wood fish table
C.F.T. – conc. fish table
T.R. – telephone riser
L.P. – light/lamp pole
G.A. – guy anchor

Nail / PK Nail Found
Nail/Pk Nail LB #7882 set
Pipe Found
Pipe/Cap LB #7882 set
Rebar Found
Wood Utility Pole
E — Overhead electric lines
T — Overhead telephone lines
C — Overhead cable television
x — Chainlink fence
o — Wood fence
P — Plastic fence
M — Metal fence
Water Meter
Water valve
Rock
Concrete 3x4ft Base

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #7882
All PK nail/MAG nail or 60d spikes set are with discs stamped LB #7882
Unless otherwise indicated, all pipes found are 7/8" (outside diameter)
Unless indicated points have No identification

MASSEY-RICHARDS Surveying & Mapping, LLC

MASSEY-RICHARDS SURVEYING & MAPPING, LLC * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070

PHONE (305) 853-0066 FAX (305) 853-0233

Prepared for: Largo Lodge

Section 22 , Township 61 South, Range 39 East Drawn By: AMR Scale: 1" = 30'

Key Largo Monroe County, Florida

Drawing No.: 11068/11310 Surveyed: 10/24 & 11/1/11, rev.7/2/12 Fieldbook: L-142

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 5J-17 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Mappers, pursuant to Ch. 472.027, F.S.

David S. Massey, P.L.S. # 5125

Florida Certificate of Authorization No. LB 7882

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Item #4 **Safe Harbor-FLUM**
Staff Report

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Assistant Director of Planning

Date: October 24, 2012

Subject: **Request by Safe Harbor Marina Property Owners Association, Inc., to amend the Comprehensive Plan Future Land Use Map from Industrial (I) to Mixed Use Commercial (MC) for 18 parcels on Stock Island.**

Meeting: November 14, 2012

I. REQUEST

Safe Harbor Marina Property Owners Association, Inc., is requesting to amend the Comprehensive Plan Future Land Use Map for parcels of land on Stock Island, having real estate numbers 00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000, located on South Stock Island; from Industrial (I) to Mixed Use/Commercial (MC).

II. BACKGROUND INFORMATION

A. Safe Harbor Marina Property Owners Association, Inc., is requesting to amend the Future Land Use Map for 18 parcels on Stock Island from Industrial to Mixed Use/Commercial.

The parcels included in amendment request, are as follows:

Property Owner(s)	Real Estate Number	Property Address	Current FLUM	Proposed FLUM	Tier & Zoning	Land Area (upland acres)	Existing Uses
Robbie's Safe Harbor Marine Enterprises, Inc., a Florida corporation	00123660-000000	7281 Shrimp Road, Key West, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	10.41	Marine activities, boat yard, engine repair, boat building, storage space, deep water access, commercial fishing, affordable housing.

Property Owner(s)	Real Estate Number	Property Address	Current FLUM	Proposed FLUM	Tier & Zoning	Land Area (upland acres)	Existing Uses
Safe Harbor Enterprises, Inc., a Florida corporation	00123720-000400	Vacant Land, South Stock Island; Vacant Land, Shrimp Road	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	4.2	Commercial Fishing, storage, boat repair, commercial waterfront.
Longstock II, LLC, a Florida limited liability company	00123760-000200, 00123720-000100, 0123720-000200	7000 and 7009 Shrimp Road, Key West, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	12.25	Marine activities, boat yard, artist's studios, engine repair, boat building, dog park, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, residential upland units, gym, office space.
Constellation Yachts, Inc., a Florida corporation	00123730-000100	6811 Shrimp Road, Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	0.76	Boat building, boat storage, boat repairs
3D of Key West, Inc., a Florida corporation	00123740-000000	6801 Shrimp Road, Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	2.07	Boat yard, boat repair, boat storage, boat dockage
Bernstein Family Trust	00123770-000000, 00127250-000000, 00127280-000000, 00127290-000000, 00127380-000000	5550 Fifth Avenue, 5700 Fourth Street, South Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	9.52	Commercial Fishing, storage, boat repair, commercial waterfront.
Island Trust	00123600-000100	6500 Front Street, Key West, Florida 33045-2455	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	2.11	Commercial Fishing, storage, boat repair, commercial waterfront.
Key West Transfer & Hauling Service, Inc., a Florida corporation	00123600-000102	6500 Front Street, Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	2.51	Storage, trash transfer station

Property Owner(s)	Real Estate Number	Property Address	Current FLUM	Proposed FLUM	Tier & Zoning	Land Area (upland acres)	Existing Uses
KW Resort Utilities Corp., a Florida corporation	00123600-000101	6630 Front Street, Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	2.00	Wastewater treatment
Safe Harbor Properties, LLC, a Florida limited liability company	00123590-000000	6810 Front Street, Key West, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	2.21	Marine activities, artist's studios, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, residential upland units, office space, restaurant/bar space
Bama One, LLC, a Florida limited liability company	00123570-000000	Vacant Land South Stock Island	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	0.43	Deep water dockage, commercial fishing, live-aboard vessels, residential
6840 Front Street, LLC, a Florida limited liability company	00123540-000000	6840 Front Street, Stock Island, Florida 33040	Industrial (I)	Mixed Use Commercial (MC)	Tier III Maritime Industrial (MI)	0.93	Commercial fisheries, retail, commercial dockage
					Total Upland Acreage	**49.40**	

B. Legal descriptions of the above properties are provided in Exhibit 1.

C. Associated Text Amendment Application & Background:

A property owner on South Stock Island, Longstock II, LLC, submitted an application for a comprehensive plan text amendment to amend the Mixed Use/Commercial (MC) Future Land Use Map category description (Policy 101.4.5) and amend Policy 101.4.21 to assign the Maritime Industries (MI) zoning district to the MC category, amend the density ranges and the maximum intensity range for the MC future land use map category in August 2011. The Monroe County Development Review Committee considered the proposed amendment on October 17, 2011. On December 1, 2011, the Monroe County Planning Commission (PC) held a public hearing considering the transmittal of the proposed amendment to the State Land Planning Agency. The PC recommended that the BOCC not transmit the proposed amendment because the County had not adopted amendments to preserve and enhance working waterfront uses – which are found on South Stock Island. The PC had concerns that the proposed amendment by Longstock II, LLC, could

impact working waterfront uses. Longstock, II, LLC, and County staff recommended revisions to the proposed amendment to address the concerns raised by the PC.

On February 13, 2012, the BOCC held a public hearing considering the transmittal of the proposed amendment to the State Land Planning Agency. The BOCC voted to transmit the amendment, with the staff's added recommended provisions to preserve and enhance working waterfront while allowing moderate redevelopment of other uses, to the State Land Planning Agency. The State Land Planning Agency reviewed the amendment and issued an Objections, Recommendations and Comments (ORC) Report on May 4, 2012. The ORC report did not identify any issues with the proposed amendment.

The BOCC adopted of this amendment on September 21, 2012. The parcels requesting the FLUM amendment would be subject to the working waterfront provisions of the Mixed Use/Commercial (MC) Future Land Use Map category.

The text amendment includes the following provisions:

- Requires maintaining a minimum of 35% of the upland area of the property for working waterfront and water dependent uses, excludes transient residential development
- Requires preserving at least 20% of existing wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation
- Requires preserving at least 10% of new wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation
- Requires dockage preserved for recreational and commercial working waterfront uses be documented on the final development plan and be a written condition of any permit approval
- Limits permanent residential development to commercial apartments or employee housing
- Requires preservation of a public access walkway for all parcels with direct access to the water
- Limits commercial retail uses to less than 5,000 square feet of floor area.

Future Land Use Densities and Intensities			
Future Land Use Category And Corresponding Zoning	Allocated Density (b) (per acre)	Maximum Net Density (a) (b) (i) (per buildable acre)	Maximum Intensity (floor area ratio)
Mixed Use/Commercial (MC)(g) (i) (SC, UC, DR, RV, ~~and~~ MU and MI zoning)	1-6 du 5-15 rooms/spaces 1 du (MI zoning)	2 ~~6~~-18 du 10-25 rooms/spaces 2 du (MI zoning)	0.10-0.45 (SC, UC, DR, RV, and MU zoning) 0.30-0.60 (MI zoning)

Note, the text amendment also lists additional permitted uses within the MC FLUM category, such as maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses).

D. Current Comprehensive Plan FLUM Policies & MC FLUM Category Text Amendment

Policy 101.4.7
The principal purpose of the **Industrial** land use category is to provide for the development of industrial, manufacturing, and warehouse and distribution uses. Other commercial, public, residential, and commercial fishing-related uses are also allowed.

Policy 101.4.5
The principal purpose of the **Mixed Use/Commercial** land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted.

This land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply; and
3. maximum net residential density shall be zero.

MC FLUM Policy – Text Amendment (described above – adopted September 21, 2012)

Policy 101.4.5
The principal purpose of the Mixed Use/Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

The land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and non-residential uses may be permitted; however, heavy industrial uses and similarly incompatible uses shall be prohibited. The County shall continue to take a proactive role in encouraging the maintenance and enhancement of community character and recreational and commercial working waterfronts.

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply; and
3. maximum net residential density shall be zero.

In order to preserve and promote recreational and commercial working waterfront uses, as defined by 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.
2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
6. The preservation of a public access walkway shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

Policy 101.4.21

Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the Future Land Use Map and described in Policies 101.4.1 - 101.4.17:

Future Land Use Densities and Intensities			
Future Land Use Category And Corresponding Zoning	Allocated Density [b] (per acre)	Maximum Net Density [a] [b] [i] (per buildable acre)	Maximum Intensity (floor area ratio)
Agriculture (A) [h] (no directly corresponding zoning)	0 du 0 rooms/spaces	N/A N/A	0.20-0.25
Airport (AD) (AD zoning)	0 du 0 rooms/spaces	N/A N/A	0.10
Conservation (C) (CD zoning)	0 du 0 rooms/spaces	N/A N/A	0.05
Education (E) [h] (no directly corresponding zoning)	0 du 0 rooms/spaces	N/A N/A	0.30
Industrial (I) (I and MI zoning)	1 du 0 rooms/spaces	2 du N/A	0.25-0.60
Institutional (INS) [h] (no directly corresponding zoning)	0 du 3-15 rooms/spaces	N/A 6-24 rooms/spaces	0.25-0.40

Mainland Native (MN) (MN zoning)	0.01 du 0 rooms/spaces	N/A N/A	0.10
Military (M) (MF zoning)	6 du 10 rooms/spaces	12 du 20 rooms/spaces	0.30-0.50
Mixed Use/Commercial (MC)[g] [j] (SC, UC, DR, RV, ~~and~~ MU and MI zoning)	1-6 du 5-15 rooms/spaces 1 du (MI zoning)	2 ~~6~~-18 du 10-25 rooms/spaces 2 du (MI zoning)	0.10-0.45 (SC, UC, DR, RV, and MU zoning) 0.30-0.60 (MI zoning)
Mixed Use/Commercial Fishing (MCF)[g] (CFA, CFV[c], CFSD zoning)	Approx. 3-8 du 0 rooms/spaces	12 du 0 rooms/spaces	0.25-0.40
Public Facilities (PF) [h] (no directly corresponding zoning)	0 du 0 rooms/spaces	N/A N/A	0.10-0.30
Public Buildings/Grounds (PB) [h] (no directly corresponding zoning)	0 du 0 rooms/spaces	N/A N/A	0.10-0.30
Recreation (R) (PR zoning)	0.25 du 2 rooms/spaces	N/A N/A	0.20
Residential Conservation (RC) (OS and NA zoning)	0-0.25 du 0 rooms/spaces	N/A N/A	0-0.10
Residential Low (RL) (SS[d], SR, and SR-L zoning)	0.25-0.50 du 0 rooms/spaces	5 du N/A	0.20-0.25
Residential Medium (RM) (IS zoning)	approx. 0.5-8 du (1 du/lot) 0 rooms/spaces	N/A N/A	0
Residential High (RH) (IS-D[e], URM[e], and UR[f] zoning)	approx. 3-16 du (1-2 du/lot) 10 rooms/spaces	12 du 20 rooms/spaces	0

Notes:

(a) "N/A" means that maximum net density bonuses shall not be available.

(b) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net densities bonuses shall not be available.

(c) The allocated density for CFV zoning shall be 1 dwelling unit per lot and the maximum net density bonuses shall not be available.

(d) Maximum net density bonuses shall not be available to the SS district.

(e) The allocated density for IS-D and URM zoning shall be 2 and 1 dwelling units per lot, respectively and the maximum net density bonuses shall not be available.

(f) The maximum net density for the UR district shall be 25 for units where all units are designated as affordable housing.

(g) For properties consisting of hammocks, pinelands or disturbed wetlands within the Mixed Use/ Commercial and Mixed Use/ Commercial Fishing land use categories, the floor area ratio shall be 0.10 and the maximum net residential density bonuses not apply.

(h) Uses under the categories of Agriculture, Education, Institutional, Public Facilities, and Public Buildings and Uses, which have no directly corresponding zoning, may be incorporated into new or existing zoning districts as appropriate.

(i) The Maximum Net Density is the maximum density allowable with the use of TDRs.

(j) A mixture of uses shall be maintained for parcels designated as MI zoning district that are within the MC future land use category. Working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses, shall comprise a minimum of 35% of the upland area of the property, pursuant to Policy 101.4.5.

E. Evaluation of existing uses versus proposed uses corresponding with the requested FLUM amendment from Industrial (I) to Mixed Use/Commercial (MC)

Allowed Uses Based Upon FLUM Designations	
Industrial FLUM	**Mixed Use Commercial FLUM** (includes text amendment)
Industrial	Light Industrial Uses
Manufacturing	Maritime Industry
Warehouse	
Distribution uses	
Commercial Fishing-Related Uses	Commercial Fishing
Commercial	Commercial retail
Residential	Transient and Permanent Residential
	Employee Housing & Commercial apartments
Public	Public
	Institutional
	Office

F. Amendment Basis:

As can be noted in the Safe Harbor Marina Property Owners Association application (excerpt included in Exhibit #2) as well as the adopted Monroe County Evaluation and Appraisal Report (Economic Trends and Opportunities In Unincorporated Monroe County Report) and the Stock Island/Key Haven Livable CommuniKeys Master Plan, Volume 1 (excerpt in Exhibit #3), this amendment is predicated on the changing trends in the economy, the opportunity to allow additional uses to promote economic diversity and realize the community's desire to preserve working waterfront and commercial fishing uses.

Excerpt from: Economic Trends and Opportunities in Unincorporated Monroe County Report

The Keys began a rapid transition from fishing to tourism beginning in 1975; declines in fisheries and catch volume were pronounced in the 1980s. In 1994, the "Net Ban" further diminished the fishing industry. Inexpensive seafood competition from foreign sources made revenues decline for those remaining. Catch volume has declined further during the most recent decade from 2000-2009. A transition of land uses through redevelopment has shifted marine and waterfront related uses to seasonal housing and condominium uses.

The transition away from fishing and marine related industry is typical and well documented in similar island communities throughout Florida. For island communities however, this represents a shift away from the historic and cultural aspects which gave rise to the community in the first place.

Occupational license data was reviewed to assess marine related employment and activity. Occupational license data includes charter boats and captains, marina and boat storage, mobile marine repair, marine related retail, marine wholesale supply, and marine repair. There are 1,928 such licenses. Some boat and captain licenses are duplicative resulting in an estimated 1,500 active occupational licenses. Not all of these licenses will result in a full time job and many hold a captain's license but are simply not active. Based on this information we find marine and marine related services remains the smallest employment category in Monroe County.

Through a century of change, the marine industry has declined while other areas of employment have grown in dramatic fashion. In terms of the volume and share of employment, there is very little fishing, food processing or water transportation related employment today, compared with employment in retail, finance and the broader service sector. The fishing industry accounts for only 1 percent of employment in island communities. Adding food processing, marine shipping, marine repair and marina raises the share to 2 percent in Monroe County. Water related employment is the smallest employment segment among island communities today, and equally small elsewhere in Florida. Based on trends in commercial registrations, fish and shellfish catch volumes, and covered employment, the marine industry is not a growth industry in Monroe County. Nor is it a growth industry in other island communities or elsewhere in Florida.

The marine industry as it relates to fishing can become a cultural focal point, support surrounding uses and continue to support and build the local restaurant industry. However, the marine industry is not likely to become a substantial employment generator in the future, nor a large-scale or growing aspect of the Keys economy.

As measured by commercial fishing licenses, the volume and size of the commercial fishing industry has declined sharply over the past 30 years. Commercial fishing licenses have fallen by 25% and the volume of seafood catch has declined some 70%.

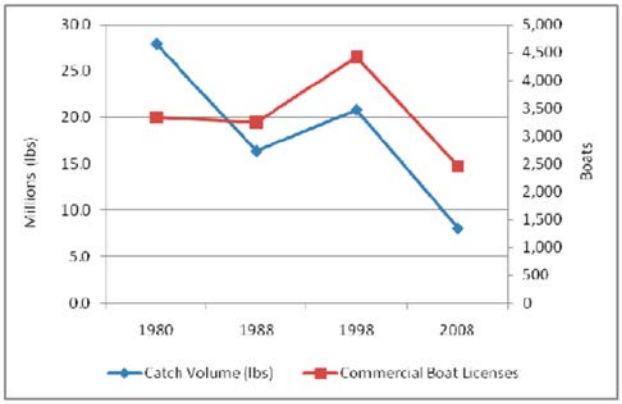


Figure 12 – Commercial Fishing Industry – Monroe County

Recreational boating has expanded. This has opened opportunities for pleasure boat repair, boat maintenance and storage. Pleasure boat licenses have more than doubled in the Keys since 1980.

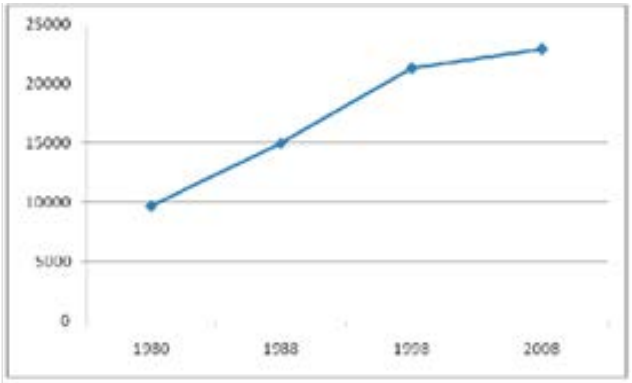


Figure 11 - Pleasure Boat Licenses in Monroe County

III. PROPOSED AMENDMENTS

Request to amend the FLUM designation from Industrial to Mixed Use/Commercial (MC) for the property identified in yellow below.

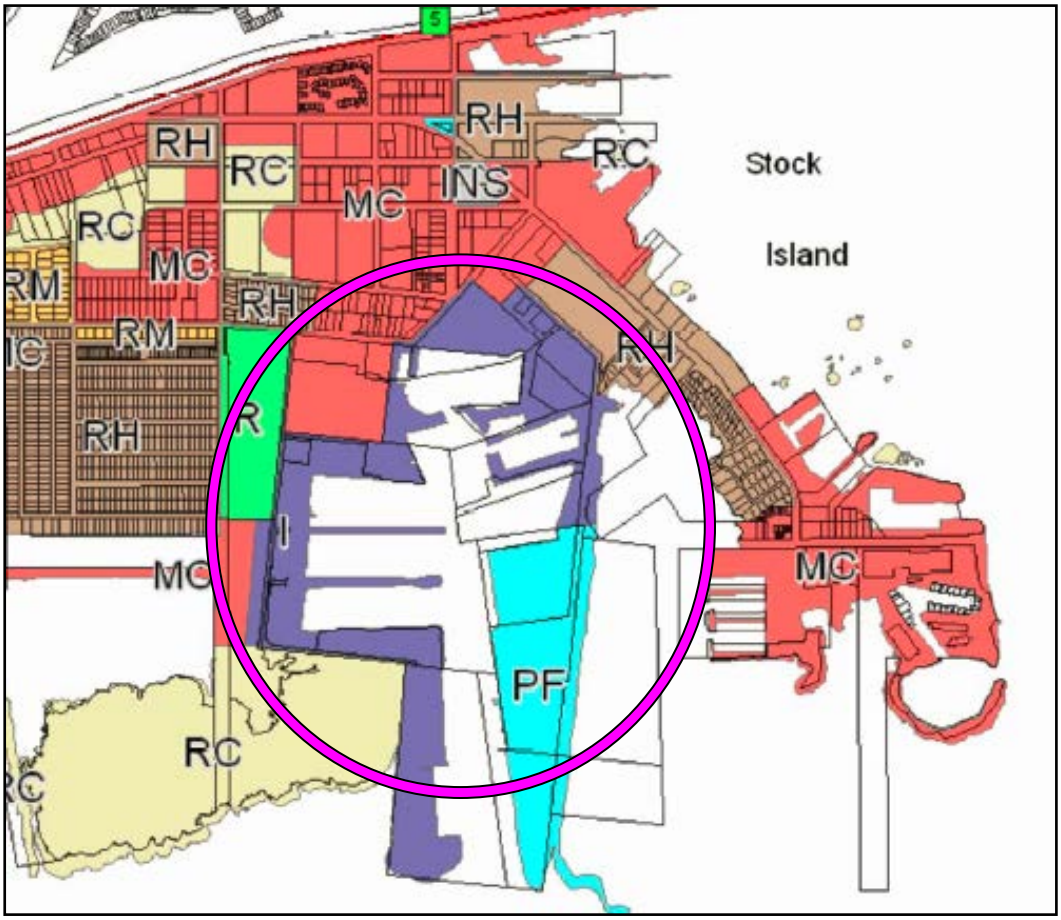
The FLUM amendment will affect 18 parcels (00123660-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123720-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127290-000000, 00127380-000000, 00127250-000000, 00127280-000000, 00123600-000100, 00123600-000102, 00123600-000101, 00123590-000000, 00123570-000000, and 00123540-000000) located on South Stock Island, totaling 49.40 upland acres.

(See Exhibit 4)

IV. ANALYSIS OF PROPOSED DENSITIES & INTENSITIES; COMPATABILITY; AND CONCURRENCY ANALYSIS

Compatibility:

The approximate location of the proposed FLUM amendment is outlined below in the pink circle:



As can be noted in the map above, many of the properties neighboring the parcels which are the subject of the requested FLUM amendment are currently designated as Mixed Use/Commercial (shown in red). The surrounding area includes a mix of uses, including but not limited to: commercial, office, industrial, service (such as engine repair), storage, warehouse, restaurants, residential housing, public utility facilities and commercial fishing uses.

Additionally, the subject parcels which are the subject of the requested FLUM amendment are designated as Tier III, classified as developed land, and are not designated as habitat for any protected species. With the diverse set of uses located on the subject parcels and the neighboring properties, the proposed amendment is considered compatible with the existing uses, the character of the undeveloped & developed properties, and the surrounding natural resources.

<u>Maximum Allocated Density and Intensity by Future Land Use Map Designation</u>:

Existing FLUM	Type	Adopted Standards	Development potential
Industrial FLUM **Total site: 49.4 acres**	Residential Allocated Density/Acre	1 du	49 units
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.60 FAR	537,966 sf – 1,291,118 sf
Proposed FLUM	**Type**	**Adopted Standards**	**Development potential**
Mixed Use/ Commercial FLUM **Total site: 49.4 acres**	Residential Allocated Density/Acre MC FLUM & MI Zoning	1 du	49 units
	Transient Allocated Density/Acre (**32.11 acres** removed 35% of upland area* or 17.29 acres)	5-15 rooms/spaces	160 -481 rooms/spaces
	Nonresidential Maximum Intensity	0.30-0.60 FAR	645,559 sf – 1,291,118 sf
Net Change in Development Potential based on FLUM	Residential: no change Transient: +481 rooms/spaces Nonresidential: no change		

<u>Note:</u> The above table provides an approximation of the development potential for residential, transient and commercial development. Please note, Section 130-156 of the Land Development Code states: "The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development."

*Note: The MC FLUM text amendment to revise the MC FLUM Category description and assign the Maritime Industries Zoning District to the MC category, also includes a requirement that 35% of the upland area to be preserved for working waterfront and water dependent uses and exclude transient uses.

**Note: The MC FLUM text amendment limits permanent residential development to employee housing or commercial apartments.

Concurrency Analysis:

POTABLE WATER - FKAA's Water Treatment Facility in Florida City, has a maximum water treatment design capacity of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The annual average daily demand is 16.21 MGD and projections indicate a slight increase to an annual average daily demand to 16.54 MGD.

The applicant has submitted a letter of coordination from the Florida Keys Aqueduct Authority stating there is adequate capacity based upon the maximum density and intensity potential under the MC FLUM (see Exhibit 5).

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 66.50/gal/cap/day (149 gal/du/day)	49 du	2.24	109	**7,248**	**+36,841**
MIXED USE / COMMERCIAL	Residential LOS 66.50/gal/cap/day (149 gal/du/day)	296 du	2.24	663	**44,089**	

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Intensity Floor Area Ratio (FAR) Square Feet	Total LOS Demand	Net Change
INDUSTRIAL (0.60 FAR)	Nonresidential LOS 0.35 gal/sq.ft./day	1,291,118 sf	**451,891**	**No changes**
MIXED USE / COMMERCIAL (0.60 FAR)	Nonresidential LOS 0.35 gal/sq.ft./day	1,291,118 sf	**451,891**	

SOLID WASTE - Monroe County has a contract with Waste Management, authorizing the use of in-state facilities through September 30, 2016; thereby, providing the County with approximately four years of guaranteed capacity.

The applicant has submitted a letter of coordination from Waste Management stating there is adequate capacity based upon the maximum density and intensity potential under the MC FLUM (see Exhibit 5).

FLUM	Comprehensive Plan Solid Waste Policy 801.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 5.44lbs/capita/day	49 du	2.24	109	**592**	**+3,014**
MIXED USE / COMMERCIAL	Residential LOS 5.44lbs/capita/day	296 du	2.24	663	**3,606**	

SANITARY SEWER – The property will be served by the Key West Resort Utilities Wastewater Treatment Plant. The applicant has submitted a letter of coordination from Key West Resort Utilities stating there is adequate capacity based upon the maximum density and intensity potential under the MC FLUM (see Exhibit 5).

TRAFFIC CIRCULATION – According to the 2011 US.1 Arterial Travel Time and Delay Study, US 1 is operating overall at a LOS of "**C**." In the Lower Keys Area, the Stock Island segment (Segment 1 – MM 4.0-5.0) is operating at a LOS of "B" and the segments from Boca Chica (MM5.0-9.0) north to Big Pine Key (MM 29.5-33.0) are operating at a LOS of "C" or better.

- Segment # 1 – (4-L/D) Cow Key Bridge to Key Haven Boulevard (2,131 Reserve Trips),
  - LOS B
- Segment # 2 – (4-L/D) Key Haven Boulevard to Rockland Drive (5,683 Reserve Trips),
  - LOS A
- Segment # 3 – (2-L/U) Rockland Drive to Boca Chica Road (969 Reserve Trips)
  - LOS C

The applicant has submitted a traffic analysis and the County's traffic consultant has reviewed and provided a traffic analysis (see Exhibit 5)

Other Analysis – Military Compatibility: On May 22, 2012, the County adopted amendments to the Comprehensive Plan to address military compatibility criteria. These Comprehensive Plan amendments require applicants for FLUM amendments within the MIAI (Military Installation Area of Impact) received after the effective date of the policies (July 19, 2012) to provide a supplemental noise study, based on professionally accepted methodology, if NASKW indicates the property is within a noise zone greater than 65 DNL.

The Safe Harbor Marina Property Owners Association, Inc., Future Land Use Map Amendment request was submitted prior to the effective date of the recently adopted Military Compatibility Policies and does not trigger any of the additional noise study requirements.

Additionally, the Monroe County has amended its Land Development Regulations by deleting the "1977 Air Installation Compatible Use Zones Overlay" and associated development controls.

While this amendment is not subject to the additional noise study requirements, the Navy's 2007 AICUZ report does identify a portion of the subject properties within the 65 DNL contour (yellow circle below); however, the Navy's Suggested Land Use Compatibility Recommendations do not prohibit the allowed uses within the MC FLUM Category. (See Exhibit 6)

For example:

- Retail is listed as **Y**
- Housing Units are listed as **N¹**
- Transient lodging is listed as **N¹**
- Marine craft transportation is listed as **Y**
- Warehousing and storage is listed as **Y**
- Repair Services is listed as **Y**

Key to Navy's Suggested Land Use Compatibility:

Y = Yes, Land Use and related structures compatible without restrictions.
Y¹ = (Yes with Restrictions) The land use and related structures are generally compatible. However, see note(s) indicated by the superscript.
N¹ = (No with Exceptions) The land use and related structures are generally incompatible. However, see notes indicated by the superscript.
N = No, Land Use and related structures are not compatible and should be prohibited

The superscript of (1) states:

a) Although local conditions regarding the need for housing may require residential use in these Zones, residential use is discouraged in DNL 65-69 and strongly discouraged in DNL 70-74. The absence of viable alternative development options should be determined and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these Zones.

b) Where the community determines that these uses must be allowed, *measures to achieve and outdoor to indoor Noise Level Reduction (NLR) of at least 25 dB in DNL 65-69 and NLR of 30 dB in DNL 70-74 should be incorporated into building codes and be in individual approvals; for transient housing a NLR of at least 35 dB should be incorporated in DNL 75-79.*

Note: Section 6.2 of the 2007 AICUZ states: The Navy has developed land use compatibility recommendations for the APZs and noise zones as shown in Tables 6-2 and 6-3. These recommendations are intended to serve as guidelines, but final decisions as to specific land use controls to be enacted into zoning regulations are made by the local community.

Additionally, the **DRAFT** NASKW Environmental Impact Statement (EIS) which was released by the Navy in the summer of 2012, includes a new DRAFT noise study, new DRAFT AICUZ contours based upon the Navy's proposed alternatives as well as a new DRAFT **existing conditions map of the noise contours**.

The existing conditions analysis in the DRAFT EIS is based upon:

- Annual flight operations totaling 47,500, and detailed data on typical aircraft mix, types of airfield operations, runway and flight track utilization, and engine maintenance run-up operations
- Existing annual FCLP operations were estimated at 1,396
- An estimate that 2.6 percent of annual operations would occur during acoustic night (10 p.m. to 7 a.m.)
- Climate data

The results of this analysis produced a map of contours (Figure 3.1-2 of the DRAFT EIS) of the existing noise environment from NAS Key West airfield operations and <u>does not include the parcels around Safe Harbor, Stock Island within the 65 DNL (see Exhibit 7 and below).</u>

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.4: Monroe County shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.7.2: By January 4, 1998, Monroe County shall complete a community plan for Stock Island which shall address redevelopment needs identified by the needs assessment of potential redevelopment areas. Preparation and funding of this plan shall be coordinated with the City of Key West.

Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:

3. The Stock Island/Key Haven Livable CommuniKeys Plan Volume I is incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.
4. Volume Two (2) of the Stock Island and Key Haven Livable CommuniKeys Master Plan titled Harbor Preservation/Redevelopment and Corridor Enhancement Plan dated November 2005 and incorporated by reference into the 2010 Comprehensive Plan. The term Strategies in this Master Plan is equivalent to the term Objectives in the Comprehensive Plan and the term Action Item is equivalent to the term Policy; the meanings and requirements for implementation are synonymous.

Policy 105.1.1: Monroe County shall create an economic development framework for a sustainable visitor-based economy, not dependent on growth in the absolute numbers of tourists, that respects the unique character and outdoor recreational opportunities available in the Florida Keys.

Policy 105.1.2: Monroe County shall prepare design guidelines to ensure that future uses and development are compatible with scenic preservation and maintenance of the character of the casual island village atmosphere of the Florida Keys.

Policy 502.1.1: Monroe County shall permit only port and port related land uses within the

Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those land uses including but not limited to commercial and industrial port dependent uses, industry, commercial fishing, marinas, and employee housing.

Policy 502.1.2: Monroe County shall permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. Within twelve months of the effective date of the Comprehensive Plan, Monroe County shall adopt Land Development Regulations and amend the Land Use District Maps to only permit those uses, including but not limited to warehousing, industry, affordable housing, marine businesses, and restaurants.

Policy 502.1.5: Monroe County shall support a proposal to amend the Coastal Barrier Resources System Map adopted by the Coastal Barrier Improvement Act of 1990, to delete the improved port property along the Safe Harbor entrance channel from the system unit, FL 57.

Stock Island/Key Haven Livable CommuniKeys Plan Volume I:

Action Item 2.1.1: Initiate and complete a land use classification reevaluation plan for Stock Island.

Action Item 2.3.1: Continue to recognize land use districts and FLUM categories as the regulatory tool used for evaluating individual proposals for compliance with land development standards such as type of use and intensity of use.

Stock Island/Key Haven Livable CommuniKeys Plan Volume II:

Action Item: Promote a diverse mix of land uses to support increased activity in the harbor area, while remaining compatible with its working waterfront character and function.

B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(a)2., F.S. - The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:

a. The amount of land required to accommodate anticipated growth.
b. The projected permanent and seasonal population of the area.
c. The character of undeveloped land.
d. The availability of water supplies, public facilities, and services.
e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
f. The compatibility of uses on lands adjacent to or closely proximate to military installations.

g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.

h. The discouragement of urban sprawl.

i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

j. The need to modify land uses and development patterns within antiquated subdivisions.

163.3177(6)(a)8., F.S. - Future land use map amendments shall be based upon the following analyses:

a. An analysis of the availability of facilities and services.

b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.

c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

163.3194(1)(b), F.S. – All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent. If a local government allows an existing land development regulation which is inconsistent with the most recently adopted comprehensive plan, or element or portion thereof, to remain in effect, the local government shall adopt a schedule for bringing the land development regulation into conformity with the provisions of the most recently adopted comprehensive plan, or element or portion thereof. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

163.3194(3)(a), F.S. – A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

163.3201, F.S. – It is the intent of this act that adopted comprehensive plans or elements thereof shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area. It is the intent of this act that the adoption and enforcement by a governing body of regulations for the development of land or the adoption and enforcement by a governing body of a land development code for an area shall be based on, be related to, and be a means of implementation for an adopted comprehensive plan as required by this act

D. The proposed amendment is consistent with the Florida Statutes (F.S.). Specifically, the amendment furthers:

342.07, F.S. - The definition of the term **recreational and commercial working waterfront** means a parcel or parcels of real property that provide access for water-dependent commercial activities, *including hotels and motels* as defined in s. 509.242(1), or provide access for the public to the navigable waters of the state. Recreational and commercial working waterfronts require direct access to or a location on, over, or adjacent to a navigable body of water. The term includes water-dependent facilities that are open to the public and offer public access by vessels to the waters of the state or that are support facilities for recreational, commercial, research, or governmental vessels. These facilities include public lodging establishments, docks, wharfs, lifts, wet and dry marinas, boat ramps, boat hauling and repair facilities, commercial fishing facilities, boat construction facilities, and other support structures over the water. As used in this [statute] section, the term "vessel" has the same meaning as in s. 327.02(39). Seaports are excluded from the definition.

VI. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment

VI. STAFF RECOMMENDATION

Staff recommends approval.

VII. EXHIBITS

1. Legal Description of subject parcels on Stock Island request the FLUM amendment
2. Excerpt of FLUM amendment Application, submitted May 21, 2012
3. Excerpt of the Stock Island/Key Haven Livable CommuniKeys Master Plan
4. FLUM Amendment maps

5. Letter of Coordination from the utilities and Traffic Analyses
6. Excerpt of 2007 AICUZ report
7. Existing Condition Maps from Draft NASKW EIS
8. CBRS boundary of Unit 57 on Stock Island
9. Data submitted by the Applicant on the KWRU Corp. Abandonment Contingencies

Exhibit 1

LEGAL DESCRIPTIONS

ISLAND TRUST AGREEMENT 03/10/1989

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.59 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL, KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 865, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

BERNSTEIN TRUST

LEGAL DESCRIPTION

Doc# 1849209
Bk# 2531 Pg# 2029

IN RE: ESTATE OF
BENJAMIN BERNSTEIN
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein, Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning: Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the Westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

6840 FRONT STREET, LLC

LEGAL DESCRIPTION

PARCEL A

A tract of land on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East 1105.99 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 06 degrees and 04 minutes East, 368.16 feet; thence bear North 83 degrees and 56 minutes West, 45 feet, more or less, to a point; thence bear South 70 degrees and 30 minutes West, 25 feet, more or less, to a point; thence bear South 19 degrees, 15 minutes and 08 seconds West, 408.51 feet to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East, 156.44 feet back to the Point of Beginning.

PARCEL C

A tract of land and water on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 06 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1105.99 feet; thence bear South 81 degrees, 50 minutes and 40 seconds West, 156.44 feet to the Point of Beginning of the tract of land and water hereinafter described; from said Point of Beginning, bear North 19 degrees, 15 minutes and 08 seconds East, 408.51 feet; thence bear South 70 degrees and 30 minutes West, 905 feet, more or less, to the centerline of an Entrance Channel; thence bear South 05 degrees, and 45 minutes East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East for a distance of 690 feet, more or less, back to the Point of Beginning.

BAMA ONE, LLC

LEGAL DESCRIPTION

PARCEL B

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,524.15 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said Point of Beginning bear North 83° 56' West for a distance of 50.00 feet to a point; thence bear South 70° 30' West for a distance of 910 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05° 45' West along the centerline of said Entrance Channel for a distance of 400 feet, more or less, to a point which is 390.58 feet measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1,060 feet, more or less, to a point which is bearing North 06° 04' East from the Point of Beginning; thence bear South 06° 04' West for a distance of 456.90 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East 500 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,528.91 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence bear North 72° 14' 31" West, 99.13 feet to a point; thence bear South 74° 24' 10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 66° 45' West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74° 24' 10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15° 35' 50" East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70° 30' West, 260.13 feet, more or less, to a point on the centerline of the entrance channel; thence bear North 05° 45' West, along the said centerline of the entrance channel, 400 feet, more or less, to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06° 04' East and distant 452.41 feet from the Point of Beginning; thence bear South 06° 04' West for a distance of 452.14 feet back to the POINT OF BEGINNING.

PARCEL D

A strip of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,474.15 feet to the POINT OF BEGINNING of the strip of land and water hereinafter described; from said Point of Beginning, continue bearing North 06° 04' East, 50 feet; thence bear North 83° 56' West, 50 feet; thence bear South 70° 30' West, 910 feet, more or less, to a point on the centerline of an Entrance Channel; thence bear South 05° 45' East along said centerline to a point which is 50 feet, measured at right angles to the preceding course; thence bear North 70° 30' East, 905 feet, more or less, to a point which is bearing North 83° 56' West from the Point of Beginning; thence bear South 83° 56' East, 45 feet, more or less, back to the POINT OF BEGINNING.

EXHIBIT A

MONROE COUNTY
OFFICIAL RECORDS

FILE #1377787
BK#1900 PG#539

LONGSTOCK, II LLC

LEGAL DESCRIPTION

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK I AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

KEY WEST TRANSFER STATION & HAULING SERVICE, INC.

LEGAL DESCRIPTION

DocN 1555014
BkN 2171 PgN 410

EXHIBIT "A"

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.: 19837-A; said parcel being more particularly described by "metes and bounds as follows: Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; then S 47 °13'30" E along said Southwesterly right-of-way line for 681.25 feet to the Point of Beginning; thence continue S 47° 13'30" E and continue along the said Southwesterly Right-of-way Line of Front Street for 323.00 feet to the Westerly right-of-way line of a 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right-of-way line for 313.78 feet, thence N 47° 13'30" W for a distance of 510.80 feet; thence N 20 °39'27" E for a distance of 97.53 feet; thence N 55°38'41" E for a distance of 165.23 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

K W RESORT UTILITIES CORP.

LEGAL DESCRIPTION

EXHIBIT A

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No. 19937-A; said parcel being more particularly described by "metes and bounds" as follows:
Commence at the intersection of the southeasterly right-of-way line of Fourth Avenue and the southwesterly right-of-way line of Front Street; thence S47° 13' 30" E along said southwesterly right-of-way line for 1003.76 feet to the westerly right-of-way line of a 50 foot wide access easement; thence S6° 01' 50" W along said westerly right-of-way line for 313.78 feet to the Point of Beginning of the hereinafter described parcel of land; thence S70° 27' 50" W for 240.30 feet; thence N57° 15' 03" W for 234.83 feet; thence N9° 16' 30" E for 304.20 feet to an intersection with a line 251.44 feet southwesterly of as measured at right angles and parallel to said southwesterly right-of-way of Front Street; thence S47° 13' 30" E along said parallel line for 510.80 feet to the Point of Beginning. Said parcel contains 2.00 acres more or less.

Together with a Non-Exclusive Drainage Easement, the legal description of which is attached hereto as EXHIBIT B.

DS Paid 687.50 Date 11-18-82
MONROE COUNTY
RALPH WHITE, CLERK OF CIR CT.
By [signature] D.C.

EXHIBIT B

Non-Exclusive Drainage Easement

Description of Easement Area

An area being 15 feet in width, the southerly line thereof being more particularly described as follows: begin at the most southerly corner of the property described in EXHIBIT A attached hereto (the "Sewage Treatment Plant Site"), thence south 70 degrees, 27 minutes 50 seconds west along the southwesterly prolongation of the southeasterly boundary line of said Sewage Treatment Plant Site for 250 feet more or less, to the easterly shore line of the existing harbor and the point of termination of said southerly line.

The said easement area, together with the Sewage Treatment Plant Site described in EXHIBIT A, is more particularly shown and described in the sketch attached hereto and made a part hereof as EXHIBIT C, prepared by Post, Buckley, Schuh & Jernigan, Inc., Consulting Engineers. The easement area described above is etched in black.

SAFE HARBOUR PROPERTIES

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the southerly right-of-way line of Fifth Avenue and the easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1528.91 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 72 degrees 14 minutes and 31 seconds West; 99.13 feet to a point; thence bear South 74 degrees 24 minutes and 10 seconds West along a line parallel with and 25 feet northwesterly of the outside face of an existing concrete seawall, 505.66 feet to a point; thence bear North 66 degrees and 45 minutes West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74 degrees 24 minutes and 10 seconds West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15 degrees 35 minutes and 50 seconds East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70 degrees and 30 minutes West, 260.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05 degrees and 45 minutes West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70 degrees and 30 minutes East for a distance of 1060 feet; more or less, to a point which is bearing North 06 degrees and 04 minutes East and distant 452.41 feet from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 452.14 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

CONSTELLATION YACHTS, INC.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RD

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°02'07" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 499.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W); THENCE SOUTH 05°57'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 739.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'53" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°02'07" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 05°56'58" EAST FOR A DISTANCE OF 173.64 FEET; THENCE NORTH 84°02'07" WEST FOR A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING.

Subject to Restrictions, Reservations, Easements, and Covenants of Record, and Taxes + Assessments for the year 2007 and thereafter.

3D OF KEY WEST, INC.

LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of land lying Southerly of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at Page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point; thence southerly and at right angles a distance of 1010 feet, more or less, to a point of intersection with the southerly face of the northerly seawall of the northerly slip of Safe Harbor (extended Westerly); thence easterly along the said southerly face of the northerly seawall (extended Westerly) and the said southerly face of the northerly seawall a distance of 710 feet to a point, which point is the Point of Beginning; thence continue easterly along the said southerly face of the northerly seawall and the northerly bank of the said northerly slip a distance of 310 feet, more or less, to a point in the westerly bank of the main channel of Safe Harbor; thence northerly along the meanders of said westerly bank a distance of 300 feet, more or less, to a point of intersection with a line drawn parallel with and 700 feet southerly of the southerly line of 5th Avenue; thence westerly along the said parallel line a distance of 180 feet, more or less, to the northeasterly corner of a certain road easement; thence southerly and at right angles and along the easterly line of the said road easement a distance of 40 feet to a point; thence westerly and at right angles and along the southerly line of the said road easement a distance of 155 feet to a point; thence at right angles and southerly for a distance of 250 feet, more or less, to a point; thence at right angles and easterly for a distance of 125 feet back to the Point of Beginning; LESS a strip of land approximately 125 feet by 20 feet along the above described southerly face of the northerly seawall, which strip of land was previously conveyed by Warranty Deed to Standard Oil Company, dated the 16th day of June, 1964, and recorded in the Official Records of Monroe County, Florida, at Official Records Book 313, pages 53-56.

TOGETHER WITH the right to use the waterways and channels in SAFE HARBOR, Stock Island, Monroe County, Florida.

TOGETHER WITH an Easement for ingress and egress over and upon the following described property, situate, lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land lying southerly of Block 57, Maloney's Subdivision of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point, which point is the Point of Beginning; thence southerly and at right angles a distance of 700 feet, more or less, to a point; thence easterly and at right angles a distance of 740 feet to a point; thence southerly and at right angles a distance of 40 feet to a point; thence westerly and at right angles a distance of 155 feet to a point; thence northerly and at right angles 10 feet to a point; thence westerly and at right angles 615 feet to a point on the westerly line of a certain road easement; thence northerly and at right angles along the westerly line of said road easement a distance of 740 feet to a point in the southerly line of 5th Avenue; thence easterly and at right angles and along the southerly line of 5th Avenue a distance of 30 feet back to the Point of Beginning.

Doc# 1707108
Bk# 2474 Pg# 1077

Doc# 1828119
Bk# 2273 Pg# 1179

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

SAFE HARBOUR ENTERPRISES, INC.

LEGAL DESCRIPTION

Being that part or parcel of bottom land lying Southerly of Squares or Blocks 55 and 56, as shown on a subdivision of Lots 1, 2, 3, 5, 6, Section 35, Lot 2, Section 36, Lot 3, Section 26, Lot 2, Section 36, Lot 3, Section 26 and Lot 2, Section 34, all in Township 67 South, Range 25 East and being recorded in Plat Book 1, page 55, Monroe County, Florida, Records, but better described as follows: Beginning at a point on the Easterly side of Fourth Avenue 242.25 feet distant Southerly from the intersection of Fifth Avenue and Fourth Avenue; thence into the waters of the Straits of Florida and along the Easterly line of Fourth Avenue extended Southerly, a distance of 2000 feet; thence at right angles, and in an Easterly direction a distance of 1,000 feet; thence at right angles and in a Northerly direction a distance of 2,350 feet to a point on the Shore line; thence meandering the shore line in a Southwesterly and Westerly direction a distance of 1070 feet, more or less, back to the point of beginning. Containing 49.93 acres, more or less, and additional lands, more fully described in Contract No. 19837-A.

ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 1161, PAGE 0628, MONROE COUNTY, FLORIDA PUBLIC RECORDS (PROVIDED)

A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at Page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

Exhibit 2

RECEIVED
MAY 21 2012
MONROE CO. PLANNING DEPT.

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

Amendment to Future Land Use Map Application Fee: $5,531.00

In addition to the above application fees, the following fees also apply to each application:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Technology Fee: $20.00

Date 05 / 21 / 2012
Month Day Year

Property Owner:

Name

Mailing Address

Daytime Phone

Email Address

Agent (if applicable):

BARTON SMITH, P.L./BARTON SMITH, ESQ.
Name

624 WHITEHEAD ST. KEY WEST, FL. 33040
Mailing Address

305-296-7227
Daytime Phone

BART@BARTONSMITHPL.COM
Email Address

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

SEE ATTACHED ADDITIONAL PAGES.

Block Lot Subdivision Key

Real Estate (RE) Number Alternate Key Number

Street Address Approximate Mile Marker

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

Current Future Land Use Map Designation(s): SEE ATTACHED.

Proposed Future Land Use Map Designation(s): SEE ATTACHED.

Current Land Use District Designation(s): SEE ATTACHED.

Tier Designation(s): SEE ATTACHED.

Total Land Area Affected in acres: SEE ATTACHED.

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

PLEASE SEE ATTACHED ADDITIONAL PAGES.

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

   PLEASE SEE ATTACHED ADDITIONAL CHANGES.

2) **Changed assumptions (e.g., regarding demographic trends):**

   PLEASE SEE ATTACHED ADDITIONAL PAGES.

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

   PLEASE SEE ATTACHED ADDITIONAL PAGES.

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

4) **New issues:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

5) **Recognition of a need for additional detail or comprehensiveness:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

6) **Data updates:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the FLUM amendment would not result in an adverse community change (attach additional sheets if necessary):

PLEASE SEE ATTACHED ADDITIONAL PAGES.

Has a previous FLUM application been submitted for this site within the past two years?

Yes _____ Date: _____

No ___X___

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ **Complete Future Land Use Map (FLUM) amendment application** (unaltered and unbound); and
- ☐ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- ☐ **Proof of ownership (i.e. Warranty Deed)**; and
- ☐ **Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- ☐ **Location map from Monroe County Property Appraiser**; and
- ☐ **Copy of Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- ☐ **Copy of Current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal);
- ☐ **Photograph(s) of site from adjacent roadway(s);**

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

- ☐ **300 foot radius map from Monroe County Property Appraiser Office**
- ☐ **List of surrounding property owners from 300 foot radius map**
- ☐ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets).** 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 300 foot radius, each unit owner must be included, and
- ☐ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat).

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Any other Monroe County documents including Letters of Understanding pertaining to the proposed Future Land Use Map amendment**

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

I 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:** 5-21-12

Sworn before me this 21st day of May 2012

GREGORY OROPEZA
MY COMMISSION # EE 005958
EXPIRES: July 1, 2014
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

Please send or deliver the complete application package to:
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050.

In accordance with Sec. 102.158 of the Monroe County Code of Ordinances, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following facts shall be met:

1. Changed projections from those on which the text or boundary was based:

The property subject to this application (hereinafter referred to as "Safe Harbor") is currently zoned Industrial, but the property owners of Safe Harbor desire to be zoned Mixed Use/Commercial. Safe Harbor has experienced strong shifts away from the heavy industrial uses originally intended to occupy the Safe Harbor area since the properties were first zoned Industrial. These shifts have occurred since the 1993 adoption of the 2010 Comprehensive Plan ("2010 Comp Plan") which provides for implementation of the Industrial land use designation with respect to Safe Harbor. These shifts are away from an industrial ideology and towards a mixed use classification consisting of a cohesive blend of various industries, the majority of which are not industrial in nature. While industrial use was probably the early intent of the previous developers and owners of Safe Harbor, Safe Harbor has become something markedly different as the property owners engage in an array of uses including, but not limited to, residential, transient, artistry, dining, wastewater treatment, solid waste removal, commercial waterfront, commercial fishing, boating/diving, office space, retail space, affordable housing, marine repair dependent applications, storage and dining.

Pursuant to Policy 101.4.7 of the 2010 Comp Plan, the "principal purpose of the Industrial land use category is to provide for the development of industrial, manufacturing and warehouse and distribution uses." These uses are not the type of uses which Safe Harbor supports, nor is there demand for such uses. In contrast to the purpose of Industrial uses, the Mixed Use/Commercial land designation, pursuant to Policy 101.5.4 of the current proposed Comprehensive Plan, "is to provide for the establishment of commercial zoning districts where various types of commercial retail and offices may be permitted at intensities which are consistent with the community character and natural environment." Beginning at Robbie's Marina and working along the water's edge of Safe Harbor to Fishbusterz Fisheries, the totality of the properties within Safe Harbor exhibit intensities which are consistent with the community character and natural environment, not Industrial uses or needs.

As a water-dependent community, the existence of heavy industrial uses on Stock Island is not consistent with the surrounding community character. Heavy industrial uses create pollution and environmental concerns. The community character surrounding Safe Harbor exhibits commercial working waterfront neighboring vital needs such as affordable housing, cultural resources, utilities, dining and tourism. The proposed change of Safe Harbor to a Mixed-Use/Commercial Future Land Use Map ("FLUM"") designation is consistent with Policy 101.7.2 of the 2010 Comp Plan, which requires Stock Island to address redevelopment needs identified by the needs assessment of potential redevelopment areas. The current needs of Safe Harbor are not industrial. The current needs of Safe Harbor are to support, foster and enhance the current land uses, which are diverse and varied. In conformance with Policy 105.1.2 of the 2010 Comp Plan, the proposed change in FLUM designation will prepare design guidelines to ensure that

future uses and development at Safe Harbor are compatible with the scenic preservation and maintenance of the character of the casual island village atmosphere of the Florida Keys.

The projections of the original Industrial land use category as contemplated in the 2010 Comp Plan, first adopted in 1993, are no longer valid. Safe Harbor has shifted away from heavy industrial needs and uses towards uses which span a broader spectrum, all of which are less intense than heavy industrial. Based on 2004 property records incorporated into the CommuniKeys Master Plan, only four percent (4.0%) of the acreage of Stock Island ports were being utilized for industrial uses such as warehousing and manufacturing. In the late 1980s and early 1990s, Safe Harbour was exclusively a working waterfront with boat manufacturing, commercial fishing and light industry devoted to commercial fisheries, but over time the composition of Safe Harbor changed. On Stock Island, there are three hundred eighty five (385) parcels in non-residential zoning districts. Of the three hundred eighty five non-residential parcels, no parcel's current land use is zoned industrial, further evidencing the non-industrial nature of Stock Island.

With the advent of live-aboard vessels, Safe Harbor has been and continues to address the affordable housing needs of Monroe County. Over time, more residents utilized marine vessels as a mode of residency, and continue to do so. This shift in use is a notable distinction between the Industrial land use category, which only provides for one (1) dwelling unit per acre and zero (0) rooms/spaces per acre. Mixed Use/Commercial provides for a range of one (1) to six (6) dwelling units per acre and five (5) to fifteen (15) rooms/spaces per acre. The demand for affordable housing accounts for a shift towards a more mixed-use culture, which will continue into the future and thereby creates changed projections of Safe Harbor, necessitating the need for the proposed amendment. As the CommuniKeys Master Plan indicates, "Stock Island is in dire need of improved visual and functional access to the water's edge to accommodate both the operations of marine industrial uses and the recreational needs of residents and visitors." *See CommuniKeys Master Plan.*

2. **Changed Assumptions:**

Much like the changed projections which are anticipated to continue in the future, the assumptions of the uses, demands and composition of Safe Harbor have changed over the last several decades. Once a predominantly commercial fishing dependent use, the uses which make up Safe Harbor have shifted to a more diversified compilation of uses. In large part, this shift is due to the continued decline of the commercial fishing fleet over the last several decades. Pursuant to Table 4 of the CommuniKeys Master Plan, the average landings in millions of pounds for commercial fisheries was 20.3 in 1993, but was down to 15.8 in 2003. The drafters of the CommuniKeys Master Plan point "to the need to diversify the local economy." Lobster, finfish and shrimp fleets have declined substantially over the course of the last few decades, as evidenced by the decrease in the number of registered commercial fishing vessels. Additionally, the decrease in active fish houses and boat building vendors in and around Safe Harbor over the last few decades has accelerated.

Paragraph 3.8 of Appendix 4 of the 2010 Evaluation and Assessment Report ("2010 EAR") details the history of decline in the commercial fishery industry. **"Through a century of change,**

the marine industry has declined while other areas of employment have grown in dramatic fashion." *See 2010 EAR.* Contrary to the uses associated with an Industrial land use classification **"there is very little fishing, food processing or water transportation related employment today, compared with employment in retail, finance and the broader service sector."** *See 2010 EAR.* In contrast to the decline in commercial fishing and commercial fisheries, the recreational boating industry has experienced substantial growth. As recreational boating has experienced vast growth, "opportunities for pleasure boat repair, boat maintenance and storage" have developed.

The vacation home and second home industry is an important segment of the Monroe County economy. "Recreational waterfront activity supports redevelopment of waterfront areas such that the historic character and some historic uses and building are preserved while the economic drivers supporting waterfront properties is tourist and vacation home based."*See 2010 EAR.* As the 2010 EAR recognizes, the economic drivers have led to a transition from commercial fishing related activities to service, residential and tourism related activities in waterfront properties, while incorporating the community culture into those transitions. This diversified shift was best stated by the 2010 EAR which opined "the result is a vibrant waterfront which can accommodate some historic fishing and boating related commercial activity." *See 2010 EAR.* This is consistent with the trends exhibited in the commercial fishing industry. **Over the last thirty (30) years, the number of commercial fishing licenses has declined twenty-five percent (25%) together with a decline of seventy percent (70%) in the volume of fish caught.** *See 2010 EAR.* As the 2010 EAR states, **"trends in commercial registrations, fish and shellfish catch volumes, and covered employment, the marine industry is not a growth industry in Monroe County."** *See 2010 EAR.*

In addition to the local evaluations and assessments demonstrating the changing assumptions regarding waterfront uses, the Florida legislature has recognized the need for and importance of the preservation, enhancement and sound development of waterfront properties. Florida Statutes § 163.3178(2)(g) requires local governments to incorporate a "shoreline use component that identifies public access to beach and shoreline areas and addresses the need for water-dependent and water related facilities, including marinas, along shorelines." Additionally, pursuant to Florida Statute § 342.07, the "Legislature recognizes that there is an important state interest in facilitating boating and other recreational access to the state's navigable waters. This access is vital to tourists and recreational uses and the marine industry in the state, to maintain or enhancing the $57 billion economic impact of tourism and the $14 billion economic impact of boating in the state annually and to ensuring continued access to all residents and visitors to the navigable waters of the state."

Fla. Stat. § 342.07(1) also states that the "Legislature recognizes that there is an important state interest in maintaining viable water-dependent support facilities, such as public lodging establishments and boat hauling and repairing and commercial fishing facilities." **The Legislature, through § 342.07(1), recognized that access to the water must be not only through commercial means, but recreational. The Legislature defined recreational and commercial working waterfront in § 342.07(2) as "a parcel or parcels of real property that provide access for water-dependent commercial activities including hotels and motels as defined in s. <u>509.242(1)</u>, or provide access for the public to the navigable waters of the**

state." Pursuant to Florida Statute §509.242(1) hotels and motels include establishments that provide public lodging on a daily or weekly basis. This framework is consistent with Policy 502.1.2 of the 2010 Comp Plan which requires the County to permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. *See 2010 Comp Plan.* The intent of Policy 502.1.2 is to only permit those uses, including, but not limited to, warehousing, industry, affordable housing, marine businesses and restaurants. *See 2010 Comp Plan.* There is a current demand for all of these uses, and changing assumptions that a waterfront such as Safe Harbor will address them all under the Mixed Use/Commercial (MC) FLUM designation.

3. **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

Data errors exist which support the adoption of the proposed amendment. Currently, the Industrial (I) FLUM designation is under the Maritime Industrial (MI) land use designation. The MI district permits uses which are not allowed in the Industrial (I) district. This creates an inconsistency and a data error which warrants the instant FLUM amendment to cure the inconsistency. Currently, under the Industrial FLUM and MI zoning, while MI allows for ten (10) rooms/spaces per acre, Industrial does not permit any rooms/spaces for allocated density. Similarly, under the maximum net density, MI permits fifteen (15) rooms/spaces per acre while Industrial does not permit any rooms/spaces per acre.

4. **New Issues:**

Throughout the State of Florida and particularly in Monroe County, residents and visitors alike seek access to the waterfront and water dependent uses. Amending the FLUM designation for Safe Harbor to Mixed Use/Commercial (MC) designation will provide a framework for meeting the demands and needs of residents and visitors in Monroe County, which cannot occur under the current FLUM designation of Industrial (I). As indicated in item two (2) above, over the last several decades there has been a strong shift way from commercial fishery dependent uses towards resident and tourist related water dependent activities, which are best accomplished through the (MI) land use designation. Pursuant to the CommuniKeys Master Plan, it is "a goal to encourage businesses to retain existing and create new public waterfront access through development of a marina into a working waterfront and mixed use commercial zone." *See CommuniKeys Master Plan.* The proposed FLUM amendment will encourage the land owners comprising Safe Harbor to maintain the current water dependent use levels, while increasing access to and use of the water dependent activities, all of which cannot occur in the Industrial (I) FLUM category. Much like the definitions set forth in the Comprehensive Plan, the CommuniKeys Master plan defines industrial uses as being devoted to "manufacturing, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the refinishing, repair or rebuilding of vehicles or boats." *See CommuniKeys Master Plan.* The majority of the description of what is comprised in an Industrial (I) land use classification is not occurring at Safe Harbor and are not likely to develop in the near future at Safe Harbor, based on past and present demand and economic trends. Moreover, the majority of Industrial uses do not provide access to the waterfront; rather they limit access to the waterfront.

Recognizing the need to shift away from strictly Industrial classifications, the CommuniKeys Master Plan identified Action Item 1.2.1 as the identification of Safe Harbor as the focal point of a "downtown" district for Stock Island. *See CommuniKeys Master Plan.* In contemplating how to achieve this, the drafters recognized the need to "propose revisions to the Land Development Regulations." *See CommuniKeys Master Plan.* Action Item 1.3.4 contemplated amending the "Land Development Regulations to eliminate the list of permitted uses that are not consistent with the purpose of the zoning district." *See CommuniKeys Master Plan.* By providing greater flexibility for uses under the Mixed Use/Commercial FLUM designation, development and redevelopment of Safe Harbor can better adapt and evolve in line with the vision of the CommuniKeys Master Plan which is to maintain "an affordable cost of living for people of all income levels with an emphasis on housing; that fosters a sustainable local economy consisting of a working waterfront and a distinctive mix of commercial and industrial activities that complement the community." *See CommuniKeys Master Plan.*

In developing the CommuniKeys Master Plan, Monroe County identified ten (10) issues and objectives, all of which will be addressed or improved by amending Safe Harbor from an Industrial (I) FLUM designation to a Mixed Use Commercial (MC) FLUM designation. Those ten (10) issues and objectives are: (1) Maintain affordable housing while providing a mix of housing options; (2) Promote the diversification of economic opportunities, including small businesses and home occupations; (3) Identify a commercial center within Stock Island; (4) Improve aesthetics, commercial side and visual character of south side of US 1 corridor; (5) Improve storefronts, signage and landscaping for commercial properties; (6) Enhance the community identity as a "commercial fishing" community; (7) Provide space for a working waterfront and its supporting industries; (8) Provide and improve waterfront access; (9) Provide off-street parking for vehicles and boats; (10) Provide improved public facilities, including cultural and recreational facilities and activity centers.

Under the MC designation maintaining affordable housing while providing a mix of housing options is accomplished by providing for greater density and a broader range of residential properties.[1] The promotion of diversification of economic opportunities is accomplished under the MC designation by providing for greater flexibility on developing water dependent uses, not strictly commercial fishing related, to which greater economic opportunities are derived from. Safe Harbor is centrally located around the only deep water port on Stock Island which is the prime location for a commercial center, which could only be accomplished through the redevelopment opportunities of the MC land use designation. Under the Industrial land use designation, unsightly commercial structures will work against the goal of improving aesthetics which can only be accomplished through diversified redevelopment under the MC land use designation. Under the MC land use designation, similar to the goal to improve aesthetics, greater economic opportunities will lead to improvements of landscaping, signage and storefronts. The working waterfront is a vital aspect of Safe Harbor and by creating greater access to the waterfront, the identity and recognition of the commercial fishing community will flourish. Under the MC FLUM designation, a diversified water dependent industry is able to

---

[1] All housing units under the MC FLUM and MI land use district are restricted to commercial apartments.

flourish as opposed to the environmentally obtrusive and archaic nature of an Industrial (I) FLUM designation. By permitting flexibility in the types of water dependent development which can occur, providers of water dependent activities are able to better develop, maintain and improve access to the waterfront. Through redevelopment of various parcels of land the ratio of open space and intensity/density with respect to actual land size can be brought into conformance to provide for better off street parking and mobility. In an Industrial land use designation, improvement of facilities will not occur, while under the Mixed Use/Commercial land use designation demand for water access and water dependent uses will drive property owners to provide better facilities.

5. Recognition of a need for additional detail or comprehensiveness:

There is a need for additional detail and comprehensiveness that the proposed amended provides. Currently the Maritime Industrial (MI) zoning district is a subcategory of the Industrial (I) future land use map. The MI district permits uses which are not allowed in the Industrial (I) district. This difference creates an inconsistency which requires additional detail and or comprehensiveness to cure an inconsistency between a current land use map designation and future land use map designation. To further the need for consistency, Maritime Industrial (MI) uses such as commercial, office space, hotels, marinas, boat building and commercial fishing are all compatible and permissible uses under the Mixed-Use/Commercial (MC) future land use designation. This amendment is consistent with the uses surrounding Safe Harbor and complements the surrounding property designations as providing for a transition from waterfront to interior residential as opposed to the rigid transition of Industrial to Residential.

6. Data Updates:

Existing FLUM	**Type**	**Adopted Standards**	***Development Potential based upon allocated density***
Industrial FLUM **Total site: 50.35 acres**	**Residential Allocated Density/Acre***	**1 du**	**50 units**
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	**0 rooms/spaces**	**O rooms/spaces**
	Nonresidential Maximum Intensity	**0.25-0.60 FAR**	**657,980 – 1,315,960 sf**
Proposed FLUM	**Type**	**Adopted Standards**	***Development Potential based upon allocated density***
Mixed Use/	**Residential Allocated Density/Acre***	**1-6 du**	**50– 301 units**

Commercial FLUM Total site: 50.35 acres			
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	**5-15 rooms/spaces**	**163 - 490 rooms/spaces**
	Nonresidential Maximum Intensity	**0.25-0.45 FAR**	**548,317 – 986,970 sf**
	Proposed Intensity Standard***	**0.30-0.60 FAR**	**657,980 – 1,315,960 sf**
Net Change in Development Potential	**Residential*: +251 du** **Transient**: 490** **Nonresidential***: (0) square feet** Proposed Intensity Standard: no change		

* Limited to Commercial Apartments

** Transient Allocated Density must preserve 35% of traditional commercial working waterfront

*** (MI) Land Use Zoning District intensity standard in MU remains .30 - .60

TRAFFIC STUDY

A traffic study was prepared by Traffic Tech showing there would be limited increases to traffic patterns for Safe Harbor and the surrounding properties based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The traffic study is included with this application and incorporated herein by reference.

CONCURRENCY

A letter of coordination has been provided by the Florida Keys Aqueduct Authority (FKAA) affirming there is adequate capacity of potable water based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The FKAA letter of coordination is included with this application and incorporated herein by reference.

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	50 du	2.24	112	7,450	+37,399
MIXED USE/ COMMERCIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	301 du	2.24	674.24	44,849	

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Floor Area Ratio (FAR) Square Feet	LOS Standard .35 Gal/sq.ft./day	Total LOS Demand	Net Change
INDUSTRIAL (0.60 FAR)	Nonresidential LOS .35/gal/sq.ft./day	1,315,960 sf	.35	460,586	- 115,146.5
MIXED USE/ COMMERCIAL (0.45)	Nonresidential LOS .35/gal/sq.ft./day	986,970 sf	.35	345,439.5	

A letter of coordination has been provided by the Keys Energy Services (KEYS) affirming there is adequate capacity of electrical service based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The KEYS letter of coordination is included with this application and incorporated herein by reference.

A letter of coordination has been provided by the Key West Resort Utilities (KWRU) affirming there is adequate capacity of waste water treatment capacity based on an assumption of the

maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The KWRU letter of coordination is included with this application and incorporated herein by reference.

FLUM	Comprehensive Plan Solid Waste Policy 801.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 5.44lbs/capita/day	50 du	2.24	112	609.28	+3,058.59
MIXED USE/ COMMERCIAL	Residential LOS 5.44lbs/capita/day	301 du	2.24	674.24	3,667.87	

A letter of coordination has been provided by Waste Management affirming there is adequate solid waste removal capacity based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designations.

The proposed amendment will not create any new impacts under the 1977 AICUZ. While Monroe County does not have military compatibility incorporated in the 2010 Comp plan, Safe Harbor does comply with the restrictions imposed by the 1977 Air Installation Compatible Zone (AICUZ). While a small portion of Safe Harbor (the southwest corner) falls within the C1 subcategory of the AICUZ, this does not prevent redevelopment or development as Commercial Resorts are provided as a right under the Navy's 1977 AICUZ.

Although not adopted or incorporated in the County's Comprehensive Plan or Land Development Regulations the 2007 proposed AICUZ ("2007 AICUZ") provides a portion of Safe Harbor within the proposed flight paths. None of the proposed uses under the Mixed Use/Commercial (MC) are expressly prohibited under the 2007 AICUZ. The de minimis amount of property located in the proposed 2007 AICUZ is further evidenced by the fact the Department of Defense chose not to include South Stock Island in Table 7-1 Land Areas of Significance – AICUZ, in the 2007 AICUZ.

Traf Tech
ENGINEERING, INC.

May 16, 2012

Mr. Barton W. Smith, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, Florida 33040

Re: Stock Island FLUM – Traffic Impact Statement

Dear Mr. Smith:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact statement associated with 12 properties located in Stock Island in Monroe County, Florida. The 12 properties are described below:

1. Robbie's Marina
2. Longstock II, LLC
3. Island Trust Agreement Dated 3/10/1989
4. Benjamin Bernstein Residual Trust
5. Safe Harbor Enterprises
6. Safe Harbour Properties, LLC
7. Bama One, LLC
8. KWRU
9. Constellation Yachts
10. 3D of Key West, Inc.
11. Key West Transfer Station & Hauling Services, Inc.
12. 6840 Front Street, LLC

Information (current use, current permitted maximum and proposed permitted maximum) pertaining to each of the 12 properties listed above is provided in Attachment A of this report.

Trip Generation

A trip generation comparison analysis was performed between the current permitted maximum and proposed permitted maximum associated with the 12 properties using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

CURRENT PERMITTED MAXIMUM

- Residential (50.25 units, say 50 units)
- Hotel (none)
- Non residential (1,315,361 square feet)

PROPOSED PERMITTED MAXIMUM

- Residential (301.5 units, say 302 units), or
- Hotel (490 Rooms), and
- Non residential (1,315,361 square feet)

According to ITE's *Trip Generation* manual (8th Edition), the trip generation rates used for the existing and proposed land uses that increase/decrease in intensity are:

APARTMENT (ITE Land Use 220)

Daily Trip Generation
T = 6.65 (X)
Where T = number of daily trips
X = number of residential units

AM Peak Hour
T = 0.51 (X)
Where T = number of AM peak hour trips
X = number of residential units

PM Peak Hour
T = 0.62 (X)
Where T = number of PM peak hour trips
X = number of residential units

HOTEL (ITE Land Use 310)

Daily Trip Generation
T = 8.92 (X)
Where T = number of daily trips
X = number of rooms

AM Peak Hour
T = 0.67 (X)
Where T = number of AM peak hour trips
X = number of rooms

PM Peak Hour
T = 0.70 (X)
Where T = number of PM peak hour trips
X = number of rooms

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken between the existing (i.e. maximum allowable development under the existing land-use designation) and proposed land uses. The results of the trip generation comparison analysis between the existing and proposed uses are documented in Table 1. As indicated in Table 1, the proposed land-use change for Option 2 (residential to hotel) is projected to generate approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period.

TABLE 1
Trip Generation Comparison Analysis
Stock Island Properties

		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING LAND USE (Maximum Allowable Development)				
Residential	50 units	333	26	31
External Trips		**333**	**26**	**31**
PROPOSED LAND USE (Maximum Allowable Development) – Option 1				
Residential	302 units	2,008	154	187
External Trips		**2,008**	**154**	**187**
Difference Option 1		**+1,675**	**+128**	**+156**
PROPOSED LAND USE (Maximum Allowable Development) – Option 2				
Hotel	490 rooms	4,371	328	343
External Trips		**4,371**	**328**	**343**
Difference Option 2		**+4,038**	**+302**	**+312**

Source: ITE Trip Generation Manual (8th Edition)

Trip Distribution

The trip distribution associated with the difference in trips was based on existing traffic patterns and the transportation network located in the vicinity of Stock Island. Due to the location of the site, it was assumed that the majority of the project trips will arrive and depart to and from Key West located west of Stock Island. Table 2 summarizes the trip distribution used for the difference in trips.

TABLE 2 Project Trip Distribution Stock Island Properties		
Direction		**% of Total Trips**
North:	Florida Bay	0%
South:	Atlantic Ocean	0%
East:	Big Pine Key	30%
West:	Key West	70%
	Total	100.00%

Source: Traf Tech Engineering, Inc.

US 1 Impacts by Mile Marker

Marathon is located approximately 45 miles from Stock Island. It was assumed that the maximum trip length will be 45 miles. The average trip length was assumed to be one-half of the maximum trip length, or 23 miles. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the trip distribution discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in Table 3, this project will add approximately 4,038 new daily trips, and with the exception of two roadway segments, all US 1 segments impacted have sufficient capacity to absorb the additional traffic loads created by the difference in trips. The exceptions include the following two links:

a. Stock Island (MM 4.0 to 5.0)
b. Big Coppitt (MM 9.0 to 10.0)

Link 1 (Stock Island) has a reserve capacity of 2,131 daily trips and the traffic impacts associated with the proposed land-use change result in 2,827 new daily trips, or 696 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 2,332 daily trips of reserve capacity which is sufficient to accommodate the 696 trips over capacity.

Link 3 (Big Coppitt) has a reserve capacity of 522 daily trips and the traffic impacts associated with the proposed land-use change result in 969 new daily trips, or 447 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 1,066 daily trips of reserve capacity which is sufficient to accommodate the 447 trips over capacity.

Table 3
Arterial Trip Assignment Summary
Stock Island Properties

Project Name:	Stock Island Properties	**US 1 Mile Marker:**	4.0
Location:	Stock Island	**1TE Land Use:**	220 &310
Type of Dev.:	Residential/Hotel	**Daily Trip Gen. Rate:**	6,65/8.92
Project Size:	Varies		
Avg. Trip Length:	23 miles		

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	Reserve Capacity
4,038	0%	100%	1	70% / 30%	100%	2,827	2,131
			2	30%	90%	1,090	5,683
			3	30%	80%	969	522
			4	30%	75%	909	3,074
			5	30%	70%	848	2,131
			6	30%	65%	787	2,401
			7	30%	60%	727	2,004
			8	30%	55%	666	2,247
			9	30%	50%	606	2,608
			10	30%	40%	485	845

Source: Monroe County and Traf Tech Engineering,

In summary, the proposed land-use change associated with the 12 Stock Island properties is projected to generate a maximum of approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period. Using the allowed 5% allocation below LOS C, all US 1 segments impacted by the project have sufficient capacity to absorb the additional traffic loads created by the difference in trips.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

Exhibit 3

Excerpt from:
The Stock Island – Key Haven Livable CommuniKeys Master Plan

Pg. 7:

Commercial and Industrial Uses

The following chart shows each commercial/industrial zoning classification and its corresponding number of parcels.

Commercial and Industrial Zoning Districts			
	Total # Parcels	# Vacant Parcels	Total Acreage
Mixed Use	319	38	246
Urban Commercial	15	15	2
Suburban Commercial	25	23	11
Recreational Vehicle	2	0	12
Marine Industrial	24	0	142
	385	76	413

Table includes both Stock Island and Key Haven

There are a total of 413 acres of commercial and industrial-zoned land. All of the 142 acres of land zoned for Industrial uses are developed and located on Stock Island. Stock Island has more MU zoned areas than any other zoning classification. The purpose of the Mixed Use (MU) land use district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses. These areas are representative of the character, economy, and cultural history of the Florida Keys. The MU zoned areas of Stock Island include all of the above defined uses, except resorts, since there are no resorts on Stock Island or Key Haven.

Commercial Uses

This section includes all commercial uses other than industrial. Unlike many other communities in the Lower Keys, Stock Island and Key Haven have a US 1 commercial corridor as well as commercial uses and corridors throutout Stock Island. The planning department has identified Maloney/MacDonald Avenue and 5 Avenue as the primary intra-island commercial corridors. These corridors will be studied further to determine appropriate policies and recommendations for these areas.

There are several small-scale strip type commercial developments found throughout Stock Island which include a variety of uses ranging from office space to convenience stores. Stock Island has many of the commercial needs within walking or a short drive from the residential sections of the island. There are also a number of restaurants and retail services located throughout the island. Again, the majority of the uses are zoned Mixed Use (MU) in addition to Suburban Commercial (SC) and one parcel of Urban Commercial (UC), which is currently vacant.

There are 162 parcels taxed as commercial uses with a total taxable value of $57,079,912 in 2003. The 2002 taxable value was $49,281,172. This equates to a difference of$7,798,740 or a 13% increase in the taxable value of the land.

Industrial Uses

Industrial uses are defined as those uses devoted to the manufacture, warehousing, assembly, packaging, processing, fabrication, storage, or distribution of goods and materials whether new or used, or the refinishing, repair, or rebuilding of vehicles or boats.

There are several different industrial uses and sites located throughout Stock Island. Key Haven does not have any industrial uses or sites due to the residential nature of the subdivision. There are industrial sites throughout Stock Island with the majority of the uses located in the central section of the island. All of the industrial uses are zoned Mixed Use (MU) or Maritime Industrial (MI).

A majority of the Stock Island industrial uses are associated with maritime uses such as boat repair, boat construction and other shipping related activities. Commercial fishing outfits are also located within this classification and located within the Safe Harbor area. The total taxable value of all industrial uses as assigned by the Monroe County Property Appraiser for 2003 is $28,541,363. The total taxable value for 2002 was $24,875,684. There was an increase of $3,665,679 or a 12% increase in the taxable value of the land.

The Maritime Industrial (MI) zoning district establishes and conserves areas suitable for maritime uses such as ship building, ship repair, and other water-dependent manufacturing and service uses. It should also be noted that MI zone permits certain non-maritime uses as well, such as commercial apartments, retail commercial, and hotels. There are 142 acres and 24 parcels of MI zoned land. It must be noted that the area stated here may be higher than actual land that is present, due to the amount of bay bottom that is included as part of the parcel calculations.

Pg. 12:

Economic Development and Tourism

"Working waterfront" is becoming increasingly relevant across the state, and indeed the country. "Working waterfront" describes communities whose economy is intrinsically linked to the waters and its bounty, as is the case with Stock Island. The Stock Island economy has not transitioned to a primarily tourism-based commercial retail economy, such as that of Key West Detailed information pertaining to the economy and waterfront areas of Stock Island are provided within the Harbor Preservation/Redevelopment and Intra-Island Transportation Plan completed by Wallace, Roberts, and Todd (WRT) in 2005.

Tourist Housing

Tourist housing is defined by the Land Development Regulations as a dwelling unit used for tenancies of less than 28 days which includes the rental, lease, sublease, or assignment of existing dwelling units. Within the planning area there are no motels, hotels, or guesthouses. However, on Stock Island there are several RV parks or mobile home parks with RV spaces for rent.

Pg. 17:

Planning Issues and Objectives

From the start of the planning process and through out the development of the Existing Conditions report and this Master Plan, a number of planning issues and objectives have been identified and considered in the development of this plan. The planning issues and objectives follow in no specific order of importance:

Stock Island

- Maintain affordable housing while providing a mix of housing options; and
- Promote the diversification of economic opportunities, including small businesses and home occupations; and
- Identify a commercial center within Stock Island (i.e. not US 1); and
- Improve aesthetics, commercial site and visual character of south side of US 1 corridor; and
- Improve storefronts, signage, and landscaping for commercial properties; and
- Enhance the community identity as a "commercial fishing" community; and

- Provide space for a working waterfront and its supporting industries; and
- Provide and improve waterfront access; and
- Provide off-street parking for vehicles and boats; and
- Provide improved public facilities, including cultural and recreational facilities and activity centers such as libraries.

Pg. 23:
Analysis of Community Needs

Economic Diversity-Zoning and Land Use
Recent development and redevelopment activities have been focused in the MU district. According to the 2005 Property Appraisers database, 48% of the MU zoned parcels are developed with residential uses and 20% are developed with commercial and office uses. The MU district permits both residential and commercial uses. Since all the residentially zoned lands are completely developed on Stock Island, this applies additional pressure to redevelop MU lands for residential uses.

Responses from the Livable CommuniKeys survey indicate that 68% of the community agree or strongly agree with maintaining the amount of land for light industrial and commercial activity. The survey and development patterns indicate there is a need to redirect economic development and growth into appropriate infill areas and assess the availability of residentially zoned land.

Economic Diversity-Opportunities. Retention and Expansion
According to a report from the Chesapeake Group, the most important issues confronting commercial business operations are (in order of frequency):
- difficulty in attracting and retaining employees
- lack of visibility, inadequate signage
- inability to improve or expand
- lack of parking
- traffic
- decline in tourism
- government regulations
- degradation of the environment

In addition, the Chesapeake Group report predicts that demand for basic goods and services will grow well into the foreseeable future as a result of changing household structures and demographics and increases in visitor-based activity. Major commercial opportunities for the lower keys were identified as:
- Additional fast food operations
- Additional chain drugstores
- National large retail chains (example: Target or Wal-Mart)

Maintain Commercial Fishing.
The mail surveys indicate that the commercial activities the residents are mostly concerned with are those surrounding the commercial fishing industry. Specifically, 63% of the community agree or strongly agree that there is a need to protect the commercial fishing industry. Commercial fishing is permitted in both the Maritime Industrial zoning classification and the Mixed Use District, but is under pressure as those zones also allow for non-commercial fishing uses, as well as residential uses.

Current Conditions Summary

Stock Island is one of the most densely developed Keys. Very few vacant areas exist to accommodate infill, which means redevelopment will be likely over the next 20 year planning horizon. Many of the lots of Stock Island are small compared to other areas of unincorporated Monroe County. For example, the residential lots in the Lincoln Gardens subdivision neighborhood are approximately 3,440 square feet in size.

Commercial activities occur in many areas of Stock Island. This is because the predominant land use zoning district is Mixed Use (MU), which allows for a variety of both residential and commercial uses and activities. The other predominate land use zoning districts are Maritime Industries and Urban Residential Mobile Home.

Analysis of Community Needs

Through the planning process, the community identified promoting diversification of economic opportunities as a priority. In order to achieve this, a sufficient supply of appropriately zoned land needs to be available.

The Future Land Use Map serves as a guide for future land utilization and compliance of land uses with the policies set forth in the Comprehensive Plan. There are instances on Stock Island and Key Haven where the land use zoning district and/or the FLUM does not correspond with current land use. This results in nonconforming uses and structures. On a site-by-site basis, nonconformities create difficulties in reconciling appropriate redevelopment proposals in the context of current land use zoning district and the FLUM.

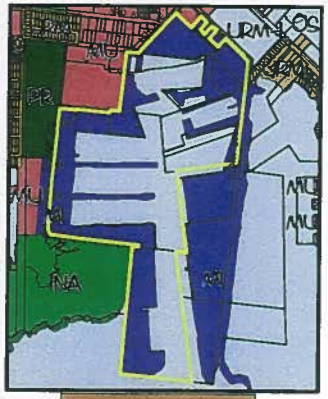
The MU zoning, which allows for both commercial and residential uses, does not adequately inherently protect commercially utilized land from being converted to residential use. Similarly, the MU zoning does not adequately protect residentially utilized land from being converted to commercial use. There is a community-wide need to be sure there is enough appropriately zoned land to accommodate future growth and redevelopment for residential and commercial utilization.

Monroe County Future Land Use Amendment

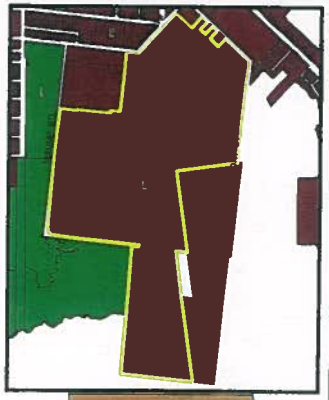
Existing Conditions

Proposed Conditions

Future Land Use Designations: DC = Residential Conservation; RL = Residential Low; RM = Residential Medium; RH = Residential High; MC = Mixed Use Commercial; MCF = Mixed Use/Commercial Fishing; I = Industrial; R = Recreation; INS = Institutional; E = Educational; PB = Public Building/Grounds; PF = Public Facilities; M = Military; C = Conservation; AD = Airport District; H = Historic Overlay; RC = Residential Conservation



Land Use District



Tier Designation

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Future Land Use is proposed to be amended as indicated above and briefly described as:

Key: Stock Island Mile Marker: 5 Map Amendment #:_____

Acreage: 51.5 Land Use District Map #: 577 & 582

Ordinance No.:_____

Date of Adoption:_____

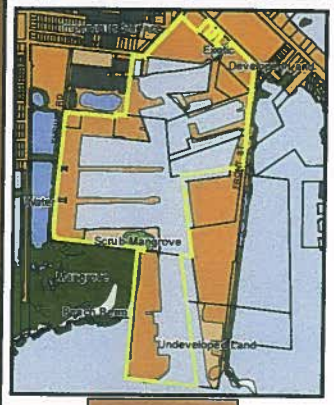
Proposal: Future Land Use change of eighteen parcels from Industrial (I) to Mixed Use/Commerical (MC).

Property Description:

RE Number s: 00123680-000000, 00123720-000400, 00123760-000200, 00123720-000100, 00123730-000200, 00123730-000100, 00123740-000000, 00123770-000000, 00127280-000000, 00127380-000000, 00127250-000000, 00127290-000000, 00123800-000100, 00123680-000102, 00123600-000101, 00123580-000000, 00123570-000000, and 00123540-000000

FLUM

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, ownership, or other geographical data



Habitat Type

Number of Protected Species

Exhibit 4

Exhibit 5

KW Resort Utilities,Corp.

6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

May 16, 2012

VIA EMAIL

Safe Harbor Property Owner's Association, Inc.
C/O Barton W. Smith, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, Florida 33040

Re: Confirmation of Additional Wastewater Treatment Capacity

Dear Mr. Smith,

Please allow this letter to serve as confirmation that KW Resort Utilities Corp., the central wastewater treatment facility for Stock Island, has additional capacity available for future development by members of the Safe Harbor Property Owner's Association, Inc.

Please feel free to contact for additional information regarding reserving capacity.

Sincerely yours,

Christopher A. Johnson
President

CJ

Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com

J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Brian L. Barroso
Secretary/Treasure
District 1

Melva G. Wagner
District 2

David C. Ritz
District 5

Kirk C. Zueich
Executive Director

May 17, 2012

Mr. Gregory S. Oropeza, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, FL 33040

RE: Future Land Use Map Amendment to all of the properties surrounding Safe Harbor Stock Island
Rezoning from Industrial (I) to Mixed Use/Commercial (MC)

Dear Mr. Oropeza,

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

The FKAA has no objection to Future Land Use Map Amendment to all of the properties surrounding Safe Harbor in Stock Island, Florida. (See attached list). However prior to future development a complete set of Civil and Architectural plans will be required to determine the maximum demand required for proposed development.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Specialist

CC Jolynn Reynolds, Water Quality Engineer

Proposed Properties-Safe Harbor, Stock Island, Florida

1. Robbie's Safe Harbor Marine Enterprises, Inc., a Florida corporation
    a. Property Address – 7281 Shrimp Road, Key West, Florida 33040
2. Longstock II, LLC, a Florida limited liability company
    a. Property Address – 700 and 7009 Shrimp Road, Key West, Florida 33040
3. Bernstein Family Trust - {Need legal name of trust}
    a. Property Address – 5550 Fifth Avenue, 5700 Fourth Street and 6500 Front Street, South Stock Island, Florida 33040
4. Island Trust
    a. Property Address – 6500 Front Street, Key West, Florida 33045-2455
5. Safe Harbor Enterprises, Inc., a Florida corporation
    a. Property Address – Vacant Land, South Stock Island; Vacant Land, Shrimp Road
6. Safe Harbor Properties, LLC, a Florida limited liability company
    a. Property Address – 6810 Front Street, Key West, Florida 33040
7. Key West Transfer & Hauling Service, Inc., a Florida corporation
    a. Property Address – 6500 Front Street, Stock Island, Florida 33040
8. Bama One, LLC, a Florida limited liability company
    a. Property Address – Vacant Land South Stock Island
9. 3D of Key West, Inc., a Florida corporation
    a. Property Address – 6801 Shrimp Road, Stock Island, Florida 33040
10. Constellation Yachts, Inc., a Florida corporation
    a. Property Address – 6811 Shrimp Road, Stock Island, Florida 33040
11. KW Resort Utility Corporation, a Florida corporation
    a. Property Address – 6630 Front Street, Stock Island, Florida 33040
12. 6840 Front Street, LLC, a Florida limited liability company
    a. Property Address – 6840 Front Street, Stock Island, Florida 33040

WASTE MANAGEMENT

WASTE MANAGEMENT OF THE FLORIDA KEYS, INC.
125 Toppino Industrial Dr.
Rockland Key, FL 33040
(305) 296-8297
(305) 296-8175 Fax

Safe Harbor Property Owners Association, Inc.

C/O Barton Smith P.L.

624 Whitehead Street

Key West, Florida 33040

May 16, 2012

Please accept this letter reference Future Land Map use Amendment for Safe Harbor Stock Island.

Waste Management Inc of Florida provides collection and disposal via franchisee agreement with

Monroe County for this area. All waste is transported to our Waste To Energy Plant in Broward County

Our capacity is 5000 tons per day; our current operation is at 75%, which leaves pleanty of room

To handle this minimal additional waste. Please call if you have any questions. 305-797-3355

Sincerely

Greg Sullivan

Sr. District Manager

Monroe County & Key West

Traf Tech
ENGINEERING, INC.

October 23, 2012

Mr. Barton W. Smith, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, Florida 33040

Re: Stock Island FLUM – Traffic Impact Statement

Dear Mr. Smith:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact statement associated with 12 properties located in Stock Island in Monroe County, Florida. The 12 properties are described below:

1. Robbie's Marina
2. Longstock II, LLC
3. Island Trust Agreement Dated 3/10/1989
4. Benjamin Bernstein Residual Trust
5. Safe Harbor Enterprises
6. Safe Harbour Properties, LLC
7. Bama One, LLC
8. KWRU
9. Constellation Yachts
10. 3D of Key West, Inc.
11. Key West Transfer Station & Hauling Services, Inc.
12. 6840 Front Street, LLC

Information (current use, current permitted maximum and proposed permitted maximum) pertaining to each of the 12 properties listed above is provided in Attachment A of this report.

Trip Generation

A trip generation comparison analysis was performed between the current permitted maximum and proposed permitted maximum associated with the 12 properties using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

CURRENT PERMITTED MAXIMUM

- Residential (50.25 units, say 50 units)
- Hotel (none)
- Non residential (1,315,361 square feet)

PROPOSED PERMITTED MAXIMUM

- Residential (49 units; 1 du/acre), or
- Hotel (490 Rooms), and
- Non residential (1,315,361 square feet)

According to ITE's *Trip Generation* manual (8th Edition), the trip generation rates used for the existing and proposed land uses that increase/decrease in intensity are:

APARTMENT (ITE Land Use 220)

Daily Trip Generation
T = 6.65 (X)
Where T = number of daily trips
X = number of residential units

AM Peak Hour
T = 0.51 (X)
Where T = number of AM peak hour trips
X = number of residential units

PM Peak Hour
T = 0.62 (X)
Where T = number of PM peak hour trips
X = number of residential units

HOTEL (ITE Land Use 310)

Daily Trip Generation
T = 8.92 (X)
Where T = number of daily trips
X = number of rooms

AM Peak Hour
T = 0.67 (X)
Where T = number of AM peak hour trips
X = number of rooms

PM Peak Hour
T = 0.70 (X)
Where T = number of PM peak hour trips
X = number of rooms

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken between the existing (i.e. maximum allowable development under the existing land-use designation) and proposed land uses. The results of the trip generation comparison analysis between the existing and proposed uses are documented in Table 1. As indicated in Table 1, the proposed land-use change for Option 2 (residential to hotel) is projected to generate approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period.

TABLE 1
Trip Generation Comparison Analysis
Stock Island Properties

		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING LAND USE (Maximum Allowable Development)				
Residential	50 units	333	26	31
External Trips		**333**	**26**	**31**
PROPOSED LAND USE (Maximum Allowable Development) – Option 1				
Residential	49 units	326	25	30
External Trips		**326**	**25**	**30**
Difference Option 1		**-7**	**-1**	**-1**
PROPOSED LAND USE (Maximum Allowable Development) – Option 2				
Hotel	490 rooms	4,371	328	343
External Trips		**4,371**	**328**	**343**
Difference Option 2		**+4,038**	**+302**	**+312**

Source: ITE Trip Generation Manual (8th Edition)

Trip Distribution

The trip distribution associated with the difference in trips was based on existing traffic patterns and the transportation network located in the vicinity of Stock Island. Due to the location of the site, it was assumed that the majority of the project trips will arrive and depart to and from Key West located west of Stock Island. Table 2 summarizes the trip distribution used for the difference in trips.

TABLE 2 Project Trip Distribution Stock Island Properties		
Direction		**% of Total Trips**
North:	Florida Bay	0%
South:	Atlantic Ocean	0%
East:	Big Pine Key	30%
West:	Key West	70%
	Total	100.00%

Source: Traf Tech Engineering, Inc.

US 1 Impacts by Mile Marker

Marathon is located approximately 45 miles from Stock Island. It was assumed that the maximum trip length will be 45 miles. The average trip length was assumed to be one-half of the maximum trip length, or 23 miles. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the trip distribution discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in Table 3, this project will add approximately 4,038 new daily trips, and with the exception of two roadway segments, all US 1 segments impacted have sufficient capacity to absorb the additional traffic loads created by the difference in trips. The exceptions include the following two links:

a. Stock Island (MM 4.0 to 5.0)
b. Big Coppitt (MM 9.0 to 10.0)

Link 1 (Stock Island) has a reserve capacity of 2,131 daily trips and the traffic impacts associated with the proposed land-use change result in 2,827 new daily trips, or 696 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 2,332 daily trips of reserve capacity which is sufficient to accommodate the 696 trips over capacity.

Link 3 (Big Coppitt) has a reserve capacity of 522 daily trips and the traffic impacts associated with the proposed land-use change result in 969 new daily trips, or 447 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 1,066 daily trips of reserve capacity which is sufficient to accommodate the 447 trips over capacity.

Table 3
Arterial Trip Assignment Summary
Stock Island Properties

Project Name:	Stock Island Properties	**US 1 Mile Marker:**	4.0
Location:	Stock Island	**ITE Land Use:**	220 &310
Type of Dev.:	Residential/Hotel	**Daily Trip Gen. Rate:**	6,65/8.92
Project Size:	Varies		
Avg. Trip Length:	23 miles		

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	Reserve Capacity
4,038	0%	100%	1	70% / 30%	100%	2,827	2,131
			2	30%	90%	1,090	5,683
			3	30%	80%	969	522
			4	30%	75%	909	3,074
			5	30%	70%	848	2,131
			6	30%	65%	787	2,401
			7	30%	60%	727	2,004
			8	30%	55%	666	2,247
			9	30%	50%	606	2,608
			10	30%	40%	485	845

Source: Monroe County and Traf Tech Engineering,

In summary, the proposed land-use change associated with the 12 Stock Island properties is projected to generate a maximum of approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period. Using the allowed 5% allocation below LOS C, all US 1 segments impacted by the project have sufficient capacity to absorb the additional traffic loads created by the difference in trips.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

URS

Date: November 1, 2012

To: Ms. Mayté Santamaria
MONROE COUNTY PLANNING DEPARTMENT
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

From: Mr. Raj Shanmugam, P.E.
Senior Traffic Engineer – Project Manager

Subject: **FLUM Amendment Generation Comparison**
Safe Harbor Marina Property Owners Association, Inc., (17 parcels) in Stock Island -

Twelve (12) properties of Safe Harbor Marina Property Owners Association, Inc., which is comprised of seventeen (17) parcels of land in Stock Island, have requested to amend the Future Land Use Map (FLUM) from Industrial (I) to Mixed Use/Commercial (MC). Meeting the transportation concurrency is an integral part of the future land use designation and the land development process. At the request of Monroe County Planning Department, URS developed potential trip generation associated with the adopted FLUM amendment. The findings are summarized in this memorandum.

A brief description of the twelve properties identified in the application is as follows:

Property ID.	Land Area	# of Parcels
1. Robbie's Safe Harbor Marina	10.41 acres	1
2. Longstock II, LLC.	12.25 acres	1
3. Bernstein Family Trust	9.52 acres	5
4. Island Trust	2.11 acres	1
5. Safe Harbor Enterprise, Inc.	4.20 acres	1
6. Safe Harbor Properties, LLC.	2.21 acres	1
7. Key West Transfer & Hauling Services, Inc.	2.51 acres	1
8. Bama One, LLC.	0.43 acres	1
9. 3D of Key West, Inc.	2.07 acres	1
10. Constellation Yachts, Inc.	0.76 acres	1
11. Key West Resort Utility, Corp.	2.00 acres	1
12. Front Street, LLC.	0.93 acres	1
TOTAL	**49.40 acres**	**17**

URS Corporation
3343 W Commercial Blvd, Suite 100
Fort Lauderdale, FL 33309
Tel: 954.739.1881
Fax: 954.739.1789

The maximum development potential based upon the FLUM amendment is as follows:

Existing FLUM	Type	Adopted Standards	Development Potential
Industrial FLUM **(MI zoning)**	Residential Allocated Density/Acre	1 du	49 units
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.60 FAR	537,966 sf – 1,291,118 sf
Proposed FLUM	**Type**	**Adopted Standards**	**Development Potential**
Mixed Use/ Commercial FLUM **(MI Zoning)**	Residential Allocated Density/Acre MC FLUM & MI Zoning	1 du	49 units
	Transient Allocated Density/Acre (**32.11 acres -** removed 35% of upland area or 17.29 acres)	5-15 rooms/spaces	160 -481 rooms/spaces
	Nonresidential Maximum Intensity	0.30-0.60 FAR	645,559 sf – 1,291,118 sf
Net Change in Development Potential based on FLUM	Residential: no change Transient: +481 rooms/spaces Nonresidential: no change		

The transportation concurrency along US 1/Overseas Highway in Monroe County is determined by the travel speeds and the resulting Levels of Service (LOS). The travel speeds along US 1/Overseas Highway is measured annually through a Travel Time Delay Study; the results of the 2011 study are the most recent data available. For the 108 miles of US 1/Overseas Highway, the Overall LOS is C.

> ***Monroe County Comprehensive Plan Policy 301.1.2***
> *For US-1, Monroe County hereby adopts a level of service (LOS) standard of C based on the methodology developed by the US-1 LOS Task Force and adopted by the Board of County Commissioners in August 1991, for analyzing the LOS on US-1 in Monroe County. This methodology replaces a peak hour volume standard for US-1. The level of service on US-1 shall be maintained within five percent (5%) of LOS C.*

Most of the trips associated with the propose map amendment and the future potential development on Stock Island based upon the amendment would directly impact the following three roadway segments of US 1 in unincorporated Monroe County:

- Segment # 1 – (4-L/D) Cow Key Bridge to Key Haven Boulevard (2,131 Reserve Trips),
    - LOS B
- Segment # 2 – (4-L/D) Key Haven Boulevard to Rockland Drive (5,683 Reserve Trips),
    - LOS A
- Segment # 3 – (2-L/U) Rockland Drive to Boca Chica Road (969 Reserve Trips)
    - LOS C.

The allowable land uses within the Industrial future land use designation per the Comprehensive Plan are listed in the table below. The potential trip generations are identified assuming 100% build-out of each land use. It is important to note that the land use intensity is cumulative, and cannot exceed 100%, i.e.: if multiple land uses are chosen to be built, they should add to 100% - certain types of affordable housing may be an exception.

Safe Harbor Trip Generations
Industrial Future Land Use Map Designation

Land Use **I FLUM & MI Zoning** ***(Monroe Co. Comprehensive Plan)***	**Max. Allowed** ***(0.6 FAR Max.)***	**# of Potential Daily Trips** ***(ITE Trip Gen.- 8th Edition)***
Industrial (light)	1,291,118 s.f.	8,999
Industrial (heavy)	1,291,118 s.f.	1,937
Commercial Fishing	49.4 acres	344
Manufacturing	1,291,118 s.f.	4,932
Office	1,291,118 s.f.	14,745
Commercial Retail *(max of 5,000sf per parcel)*	Approx. 652,080 s.f.	28,000
Residential	49 Units	326
Public	1,291,118 s.f.	36,048
Institutional		
Elementary School	1,291,118 s.f.	19,922
Middle/Jr. High School	1,291,118 s.f.	18,126
High School	1,291,118 s.f.	16,643
Jr./Community College	1,291,118 s.f.	35,493
Church	1,291,118 s.f.	11,762
Day Care Center	1,291,118 s.f.	102,334
Cemetery	1,291,118 s.f.	352
Library	1,291,118 s.f.	72,612
Hospital*	1,291,118 s.f.	21,303

The requested FLUM amendment to Mixed Use/Commercial includes transient uses, such as Hotel Rooms. The following table identifies the potential trip generations associated with each land use, assuming a 100% build-out. Again, it is important to note that the land use intensity is cumulative, and cannot exceed 100%, i.e.: if multiple land uses are chosen to be built, they should add to 100% - certain types of affordable housing may be an exception. Note, the Institutional designation has several land uses according to *ITE Trip Generation Manual 8th Edition*, and are included in the table.

Safe Harbor Trip Generations
Proposed Mixed Use/Commercial Future Land Use Map Designation

Land Use **MC FLUM & MI Zoning** ***(Monroe Co. Comprehensive Plan)***	**Max. Allowed** ***(Based on 0.6 FAR Max.)***	**# of Potential Daily Trips** ***(ITE Trip Gen.- 8th Edition)***
Industrial (light)	1,291,118 s.f.	8,999
Commercial Fishing	49.4 acres	344
Waterport / Marine Terminal (utilized to represent maritime industry-working waterfront type uses)	49.4 acres	589
Office	1,291,118 s.f.	14,745
Commercial Retail (*max of 5,000sf per parcel)*	Approx. 652,080 s.f.	28,000
Residential	49 Units	326
Public	1,291,118 s.f.	36,048
Transient (Hotel)	481 Units	4,291
Institutional		
Elementary School	1,291,118 s.f.	19,922
Middle/Jr. High School	1,291,118 s.f.	18,126
High School	1,291,118 s.f.	16,643
Jr./Community College	1,291,118 s.f.	35,493
Church	1,291,118 s.f.	11,762
Day Care Center	1,291,118 s.f.	102,334
Cemetery	1,291,118 s.f.	352
Library	1,291,118 s.f.	72,612
Hospital*	1,291,118 s.f.	21,303

*** Not an Institutional Land Use according to ITE Tripe Generation Manual 8th Edition.**

Following is a comparison of the existing and proposed uses within the FLUM designations and the associated potential change in trips.

Industrial FLUM (MI zoning)	**Mixed Use/ Commercial FLUM (MI zoning)**	**Max. Allowed** ***(Based upon 0.6 FAR)***	**# of Potential Daily Trips** ***(ITE Trip Gen.- 8th Edition)***	**Potential change based upon FLUM amendment**
Industrial (light)	Industrial (light)	1,291,118 s.f.	8,999	No change
Industrial (heavy)	N/A	1,291,118 s.f.	1,937	N/A
Commercial Fishing	Commercial Fishing	49.4 acres	344	No change
Office	Commercial - Office	1,291,118 s.f.	14,745	No change
Manufacturing	Waterport / Marine Terminal	49.4 acres	589	Decrease of 4,343
Residential	Residential	49 Units	326	No change
Public	Public	1,291,118 s.f.	36,048	No change
Commercial - Retail	Commercial - Retail	Approx. 652,080 s.f.	28,000	No change
N/A	Transient - Hotel	481 Units	4,291	Increase of 4,291
Institutional	Institutional	1,291,118 s.f.	**Varies** Minimum of 352 for Cemetery & Maximum of 102,334 for Day Care Centers	No Change

APZ II is an area beyond APZ I and it has a measurable potential for aircraft accidents relative to APZ I or the Clear Zone. APZ II areas can exist in conjunction with Noise Zones 1, 2, or 3. These combinations of noise and accident potential are shown as II-3 (APZ II-Noise Zone 3) for the areas of highest noise exposure and measurable accident potential, II-2 (APZ II-Noise Zone 2) for areas of moderate noise exposure and measurable accident potential, and II-1 (APZ II-Noise Zone 1) for areas of measurable accident potential and low noise exposure. These areas have potential for accidents and noise impacts and land use controls are recommended.

Noise zones vary in intensity of noise exposure and are shown as 1, 2, and 3 in the table. Noise Zone 1 (less than 65 DNL) is an area of low impact where some land use controls may be needed, Noise Zone 2 (DNL 65-75) is an area of moderate impact where some land use controls are needed, and Noise Zone 3 (DNL 75 and above) is the most severely impacted area and requires the greatest degree of land use controls for noise exposure.

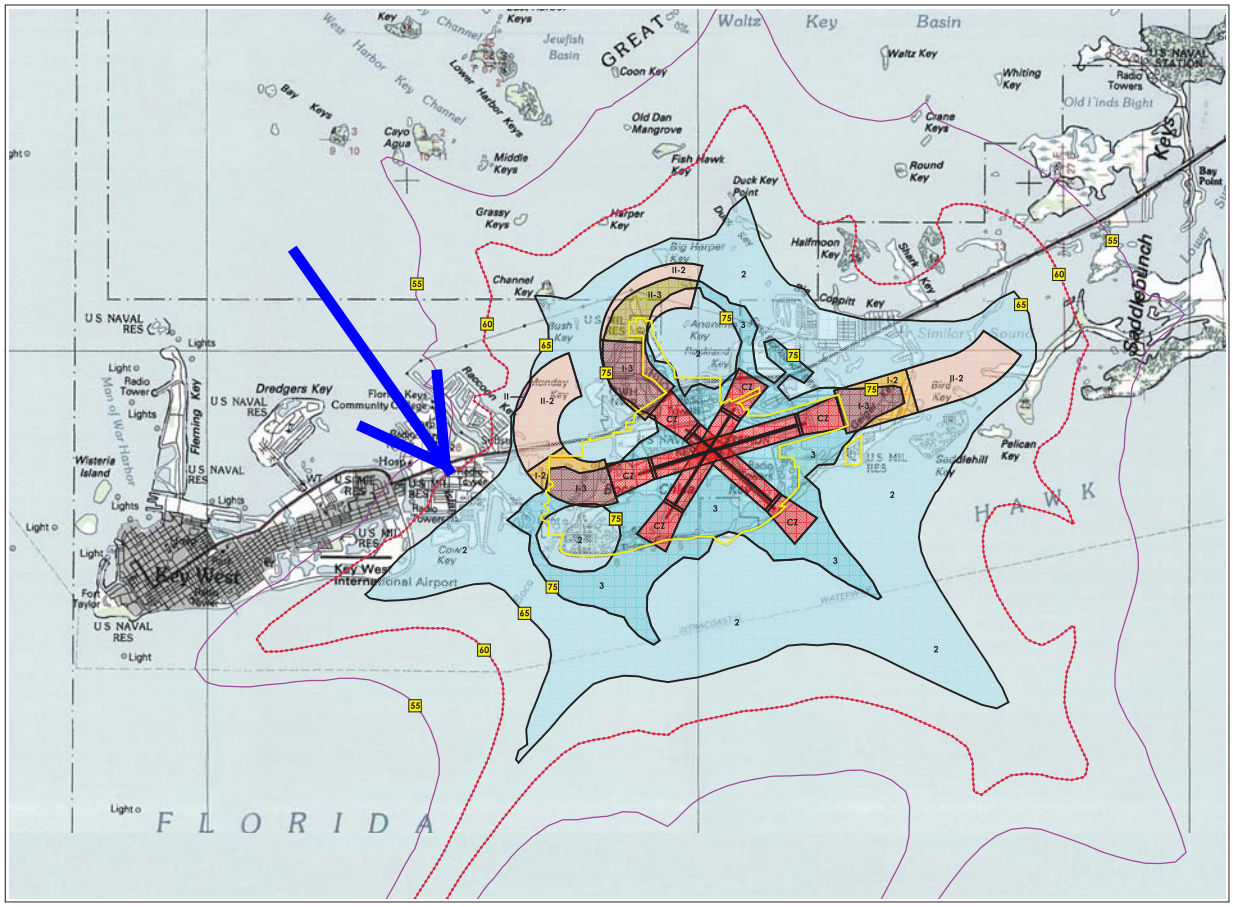
6.2 Suggested Land Use Compatibility within AICUZ Area

The Navy has developed land use compatibility recommendations for the APZs and noise zones as shown in Tables 6-2 and 6-3. These recommendations are intended to serve as guidelines, but final decisions as to specific land use controls to be enacted into zoning regulations are made by the local community. Noise sensitive uses including, but not limited to housing, schools, hospitals, churches, etc., are recommended to be placed outside of high noise areas. People intensive uses including, but not limited to such uses as shopping malls, theaters, and activities that would draw concentrations of people to an area, should be placed outside APZs. The purpose of the land use recommendations is not to preclude productive use of the land around Naval air facilities, but to recommend compatible future use of the land that is protective to human health, safety, and welfare.

Certain land uses are not recommended in very high noise areas and/or the APZs. Other land uses are considered compatible under certain conditions. For example, recreational uses, such as parks, are compatible under APZ 1, under the condition that the recreational use does not include a high density of people (e.g. spectator sports). Compatibility is a relative term and should be considered by local governments along with specific local land use development criteria.

The guidelines for suggested land use listed in Tables 6-2 and 6-3 are nationwide in scope. Since many air installations are in urban areas, these guidelines assume an urban environment with higher levels of ambient “background” noise that might exist in rural and suburban areas. These compatibility guidelines are, therefore, sometimes modified at the local government level to address a specific local noise environment. As noted previously in this report, the area from DNL 55 to 65 is an area where people can also sometimes be annoyed by aircraft overflight. Planners should consider this zone a buffer zone that may be impacted by higher noise levels if operations increase in the future.

The AICUZ footprint for this study includes the area from DNL 60 to 65 and recommendations are made for (1) fair disclosure statements regarding the noise levels to prospective owners and occupants and (2) site design and construction considerations to reduce the noise impact in residential areas in light of the life style in the Florida Keys. Design provisions such as berms can reduce the effect of sound traveling across the water. While many standard housing construction techniques provide some levels of sound attenuation, design considerations incorporating additional sound reduction in construction in this area can also help reduce energy consumption and should be considered. In the area from DNL 55 to 60, fair disclosure to occupants could also be considered in recognition of future unknowns.


GREAT
Waltz Key Basin
Jewfish Basin
Coon Key
Waltz Key
Whiting Key
Radio Towers
U S NAVAL STATION
Old Dan Mangrove
Crane Keys
Fish Hawk Key
Round Key
Middle Keys
Cayo Agua
Bay Keys
Lower Harbor Keys
West Harbor Key Channel
Duck Key Point
Grassy Keys
Harper Key
Big Harper Key
Halfmoon Key
Shark Key
Coppitt Key
Channel Key
Bush Key
Saddlebunch Keys
Bay Point
U S NAVAL RES
Lights
Light
Radio Tower
Dredgers Key
Fleming Key
Man of War Harbor
Wisteria Island
Hospital
Key West
Key West International Airport
Cow Key
Fort Taylor
Pelican Key
Saddlehill Key
Bird Key
Similar Mound
HAWK
FLORIDA
55
60
65
75
CZ
I-2
I-3
II-2
II-3
2
3

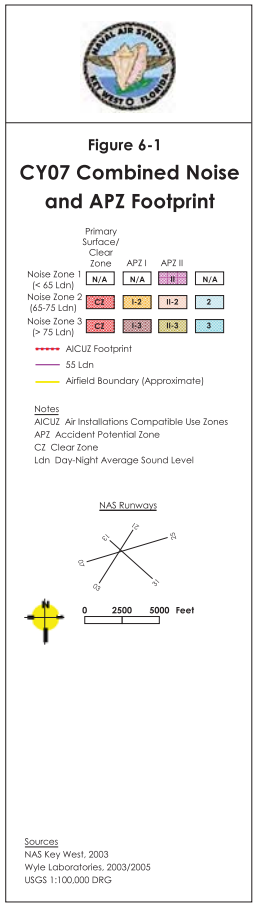


Figure 6-1
CY07 Combined Noise and APZ Footprint
Primary Surface/ Clear Zone
APZ I
APZ II
Noise Zone 1 (< 65 Ldn)
N/A
N/A
II
N/A
Noise Zone 2 (65-75 Ldn)
CZ
I-2
II-2
2
Noise Zone 3 (> 75 Ldn)
CZ
I-3
II-3
3
AICUZ Footprint
55 Ldn
Airfield Boundary (Approximate)
Notes
AICUZ Air Installations Compatible Use Zones
APZ Accident Potential Zone
CZ Clear Zone
Ldn Day-Night Average Sound Level
NAS Runways
0 2500 5000 Feet
Sources
NAS Key West, 2003
Wyle Laboratories, 2003/2005
USGS 1:100,000 DRG

Table 6-2 Suggested Land Use Compatibility in Noise Zones

Land Use		Suggested Land Use Compatibility						
		Noise Zone 1 (DNL or CNEL)		Noise Zone 2 (DNL or CNEL)		Noise Zone 3 (DNL or CNEL)		
SLUCM NO	LAND USE NAME	< 55	55- 64	65 - 69	70 -74	75- 79	80 -84	85+
	Residential							
11	Household Units	Y	Y [1]	N [1]	N [1]	N	N	N
11.11	Single units: detached	Y	Y [1]	N [1]	N [1]	N	N	N
11.12	Single units: semidetached	Y	Y [1]	N [1]	N [1]	N	N	N
11.13	Single units: attached row	Y	Y [1]	N [1]	N [1]	N	N	N
11.21	Two units: side-by-side	Y	Y [1]	N [1]	N [1]	N	N	N
11.22	Two units: one above the other	Y	Y [1]	N [1]	N [1]	N	N	N
11.31	Apartments: walk-up	Y	Y [1]	N [1]	N [1]	N	N	N
11.32	Apartment: elevator	Y	Y [1]	N [1]	N [1]	N	N	N
12	Group quarters	Y	Y [1]	N [1]	N [1]	N	N	N
13	Residential Hotels	Y	Y [1]	N [1]	N [1]	N	N	N
14	Mobile home parks or courts	Y	Y [1]	N	N	N	N	N
15	Transient lodgings	Y	Y [1]	N [1]	N [1]	N [1]	N	N
16	Other residential	Y	Y [1]	N [1]	N [1]	N	N	N
20	***Manufacturing***							
21	Food & kindred products; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
22	Textile mill products; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
23	Apparel and other finished products; products made from fabrics, leather and similar materials; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
24	Lumber and wood products (except furniture); manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
25	Furniture and fixtures; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
26	Paper and allied products; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
27	Printing, publishing, and allied industries	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
28	Chemicals and allied products; manufacturing	Y	Y	Y	Y[2]	Y[3]	Y[4]	N
29	Petroleum refining and related industries	Y	Y	Y	Y[2]	Y[3]	Y[4]	N

(Continued Next Page)

Table 6-2 Suggested Land Use Compatibility in Noise Zones (Continued)

Land Use		Suggested Land Use Compatibility						
		Noise Zone 1 *(DNL or CNEL)*		Noise Zone 2 *(DNL or CNEL)*		Noise Zone 3 *(DNL or CNEL)*		
SLUCM NO	LAND USE NAME	< 55	55- 64	65 - 69	70 -74	75- 79	80 -84	85+
30	***Manufacturing (continued)***							
31	Rubber and misc. plastic products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
32	Stone, clay and glass products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
33	Primary metal products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
34	Fabricated metal products; manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
35	Professional scientific, and controlling instruments; photographic and optical goods; watches and clocks	Y	Y	Y	25	30	N	N
39	Miscellaneous manufacturing	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
40	***Transportation, communication and utilities.***							
41	Railroad, rapid rail transit, and street railway transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
42	Motor vehicle transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
43	Aircraft transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
44	Marine craft transportation	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
45	Highway and street right-of-way	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
46	Automobile parking	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
47	Communication	Y	Y	Y	25 [5]	30 [5]	N	N
48	Utilities	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
49	Other transportation, communication and utilities	Y	Y	Y	25 [5]	30 [5]	N	N
50	***Trade***							
51	Wholesale trade	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
52	Retail trade – building materials, hardware and farm equipment	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
53	Retail trade – shopping centers	Y	Y	Y	25	30	N	N
54	Retail trade - food	Y	Y	Y	25	30	N	N

(Continued Next Page)

Table 6-2 Suggested Land Use Compatibility in Noise Zones (Continued)

Land Use		Suggested Land Use Compatibility						
		Noise Zone 1 (DNL or CNEL)		Noise Zone 2 (DNL or CNEL)		Noise Zone 3 (DNL or CNEL)		
SLUCM NO	LAND USE NAME	< 55	55- 64	65 - 69	70 -74	75- 79	80 -84	85+
50	***Trade (Continued)***							
55	Retail trade – automotive, marine craft, aircraft and accessories	Y	Y	Y	25	30	N	N
56	Retail trade – apparel and accessories	Y	Y	Y	25	30	N	N
57	Retail trade – furniture, home, furnishings and equipment	Y	Y	Y	25	30	N	N
58	Retail trade – eating and drinking establishments	Y	Y	Y	25	30	N	N
59	Other retail trade	Y	Y	Y	25	30	N	N
60	***Services***							
61	Finance, insurance and real estate services	Y	Y	Y	25	30	N	N
62	Personal services	Y	Y	Y	25	30	N	N
62.4	Cemeteries	Y	Y	Y	Y [2]	Y [3]	Y [4,11]	Y [6,11]
63	Business services	Y	Y	Y	25	30	N	N
63.7	Warehousing and storage	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
64	Repair Services	Y	Y	Y	Y [2]	Y [3]	Y [4]	N
65	Professional services	Y	Y	Y	25	30	N	N
65.1	Hospitals, other medical fac.	Y	Y [1]	25	30	N	N	N
65.16	Nursing Homes	Y	Y	N [1]	N [1]	N	N	N
66	Contract construction services	Y	Y	Y	25	30	N	N
67	Government Services	Y	Y [1]	Y [1]	25	30	N	N
68	Educational services	Y	Y [1]	25	30	N	N	N
6	Miscellaneous				25	30	N	N
70	***Cultural, entertainment and recreational***							
71	Cultural activities (churches)		[1]	25	30	N	N	N
71.2	Nature exhibits		[1]	[1]	N	N	N	N
72	Public assembly		[1]		N	N	N	N
72.1	Auditoriums, concert halls			25	30	N	N	N
72.11	Outdoor music shells, amphitheaters		[1]	N	N	N	N	N
72.2	Outdoor sports arenas, spectator sports			[7]	[7]	N	N	N
73	Amusements					N	N	N
7	ecreational activities (include golf courses, riding stables, water rec.)		[1]	[1]	25	30	N	N
75	esorts and group camps		[1]	[1]	[1]	N	N	N
76	Parks		[1]	[1]	[1]	N	N	N
7	Other cultural, entertainment and recreation		[1]	[1]	[1]	N	N	N

(Concluded Next Page)

Table 6-2 Suggested Land Use Compatibility in Noise Zones (Concluded)

Land Use		Suggested Land Use Compatibility						
		Noise Zone 1 (DNL or CNEL)		Noise Zone 2 (DNL or CNEL)		Noise Zone 3 (DNL or CNEL)		
SLUCM NO	LAND USE NAME	< 55	55- 64	65 - 69	70 -74	75- 79	80 -84	85+
80	***Resource Production and Extraction***							
1	Agriculture (except live stock)					[10]	[10,11]	[10,11]
1.5	Livestock farming					N	N	N
1.7	Animal breeding					N	N	N
2	Agriculture related activities					[10]	[10,11]	[10,11]
3	Forestry Activities					[10]	[10,11]	[10,11]
	Fishing Activities							
5	Mining Activities							
	Other resource production or extraction							

Key:

SLUCM Standard Land Use Coding Manual, U.S. Department of Transportation

(es) Land Use and related structures compatible without restrictions.

N (No) Land Use and related structures are not compatible and should be prohibited.

(es with estrictions) The land use and related structures are generally compatible. owever, see note(s) indicated by the superscript.

N^x (No with xceptions) The land use and related structures are generally incompatible. owever, see notes indicated by the superscript.

NL (Noise Level eduction) Noise Level eduction (outdoor to indoor) to be achieved through incorporation of noise attenuation into the design and construction of the structure.

25, 30, or 35 The numbers refer to Noise Level eduction levels. Land Use and related structures generally compatible however, measures to achieve NL of 25, 30 or 35 must be incorporated into design and construction of structures. owever, measures to achieve an overall noise reduction do not necessarily solve noise difficulties outside the structure and additional evaluation is warranted. Also, see notes indicated by superscripts where they appear with one of these numbers.

DNL Day Night Average Sound Level.

CN L Community Noise quivalent Level (Normally within a very small decibel difference of DNL)

Ldn Mathematical symbol for DNL.

Notes:

1.

a) Although local conditions regarding the need for housing may require residential use in these Zones, residential use is discouraged in DNL 65-6 and strongly discouraged in DNL 70-7 . The absence of viable alternative development options should be determined and an evaluation should be conducted locally prior to local approvals indicating that a demonstrated community need for the residential use would not be met if development were prohibited in these Zones.

b) Where the community determines that these uses must be allowed, measures to achieve and outdoor to indoor Noise Level eduction (NL) of at least 25 dB in DNL 65-6 and NL of 30 dB in DNL 70-7 should be incorporated into building codes and be in individual approvals for transient housing a NL of at least 35 dB should be incorporated in DNL 75-7 .

c) Normal permanent construction can be expected to provide a NL of 20 dB, thus the reduction requirements are often stated as 5, 10 or 15 dB over standard construction and normally assume mechanical ventilation, upgraded Sound Transmission Class (STC) ratings in windows and doors and closed windows year round. Additional consideration should be given to modifying NL levels based on peak noise levels or vibrations.

d) NL criteria will not eliminate outdoor noise problems. owever, building location and site planning, design and use of berms and barriers can help mitigate outdoor noise exposure NL particularly from ground level sources. Measures that reduce noise at a site should be used wherever practical in preference to measures that only protect interior spaces.

Notes (Continued):

2. Measures to achieve NL of 25 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

3. Measures to achieve NL of 30 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

. Measures to achieve NL of 35 must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

5. If project or proposed development is noise sensitive, use indicated NL if not, land use is compatible without NL .

6. No buildings.

7. Land use compatible provided special sound reinforcement systems are installed.

. esidential buildings require a NL of 25

. esidential buildings require a NL of 30.

10. esidential buildings not permitted.

11. Land use not recommended, but if community decides use is necessary, hearing protection devices should be worn.

Source:
OPNAVINST 11010.36B, 2002

Exhibit 7

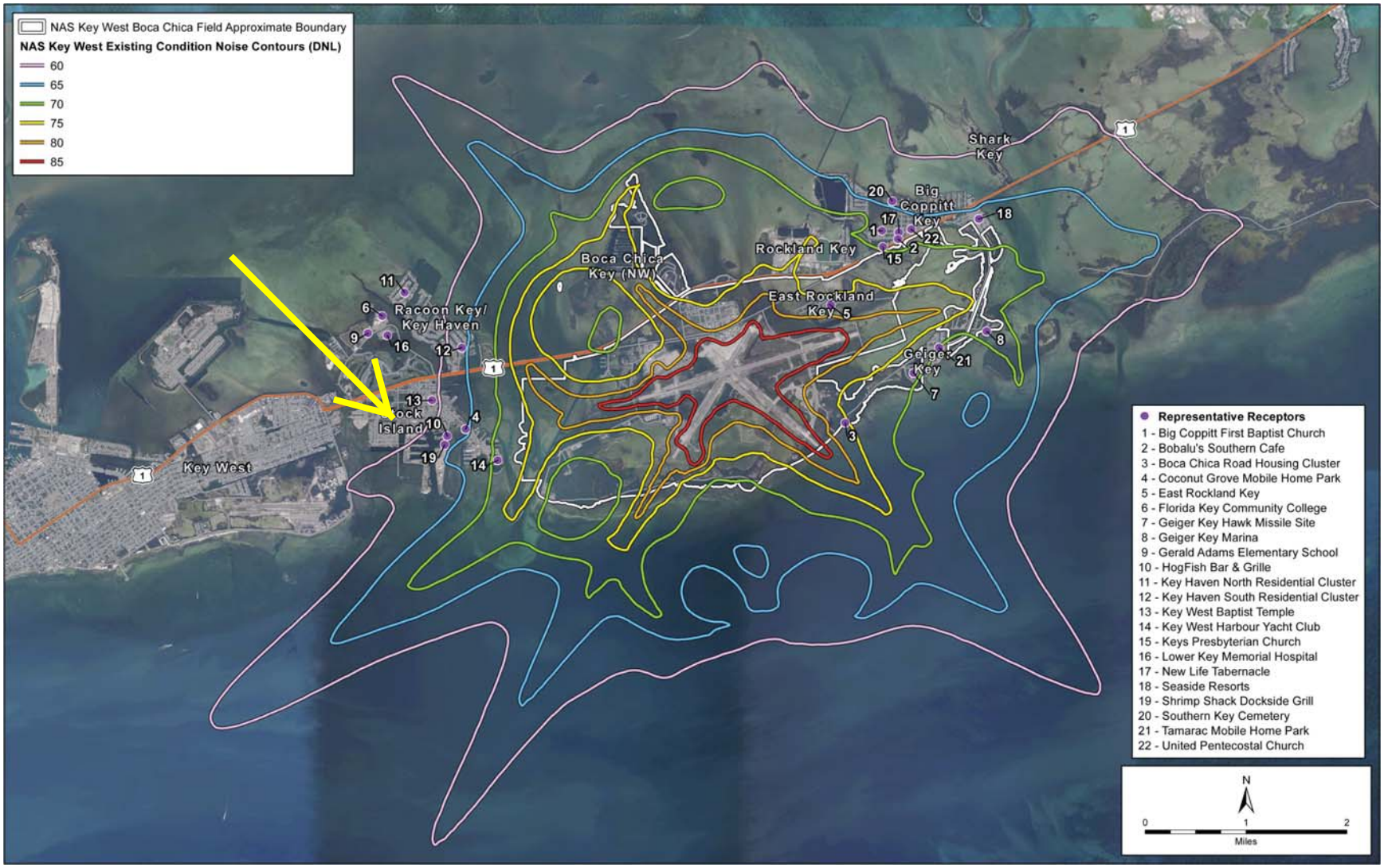


Figure 3.1-2 Existing DNL Noise Exposure from NAS Key West Airfield Operations

Exhibit 8

Commissioner Neugent

RESOLUTION NO 221 - 2012

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA SUPPORTING LEGISLATION TO EXCLUDE SAFE HARBOR ENTERPRISES, INC. AND ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC. FROM THE COASTAL BARRIER RESOURCES SYSTEM

WHEREAS, Robbie's Safe Harbor Marine Enterprises, Inc. (Monroe County Real Estate Parcel ID Number 00123660-000000) and Safe Harbor Enterprises, Inc. (Monroe County Real Estate Parcel ID Number 00123720-000400) have been included by the Federal Government in its Coastal Barrier Resource System ("System") which prohibits development in high coastal flood areas; and

WHEREAS, the System was not intended to include properties that had already been developed; and

WHEREAS, Robbie's Safe Harbor Marine Enterprises, Inc. and Safe Harbor Enterprises, Inc. were fully developed, as that term is defined in the Coastal Barrier Resource Act, 16 U.S.C.A. §§ 3501, *et seq.*, as an operational marina and auto salvage yard, respectfully, prior to the effective date of the Coastal Barrier Resources Act ("CBRA"), on October 18, 1982, and their inclusion in the System on November 16, 1990; and

WHEREAS, the Monroe County Board of County Commissioners has previously recognized Robbie's Safe Harbor Enterprises, Inc.'s inclusion in the Coastal Barrier Resource System was in error and supported legislation removing it from the System pursuant to Monroe County's *Resolution 004-1992*; and

WHEREAS, Monroe County has recognized the importance of Safe Harbor's use as a port and its development as a port and included in its Comprehensive Plan Policy 502.1.5 which states "*Monroe County shall support a proposal to amend the Coastal Barrier Resources System Map adopted by the Coastal Barrier Improvement Act of 1990, to delete the improved port property along the Safe Harbor entrance channel from the system, unit 57*"; and

WHEREAS, Robbie's Safe Harbor Marine Enterprises, Inc. and Safe Harbor Enterprises, Inc. have requested the County's support in its intent to obtain removal from the Coastal Barrier Resource System;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that it supports legislation to remove Robbie's Safe Harbor Marine Enterprises, Inc. and Safe Harbor Enterprises, Inc. from the Federal Coastal Barrier Resource System.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a special mtg. held on the 10th day of September, 2012.

Mayor David Rice	Yes
Mayor *Pro Tem* Kim Wigington	Yes
Commissioner Heather Carruthers	Yes
Commissioner Sylvia Murphy	Yes
Commissioner George Neugent	Yes

(SEAL)
ATTEST: Danny L. Kolhage, Clerk

By: Isabel C. DeSantis
Deputy Clerk

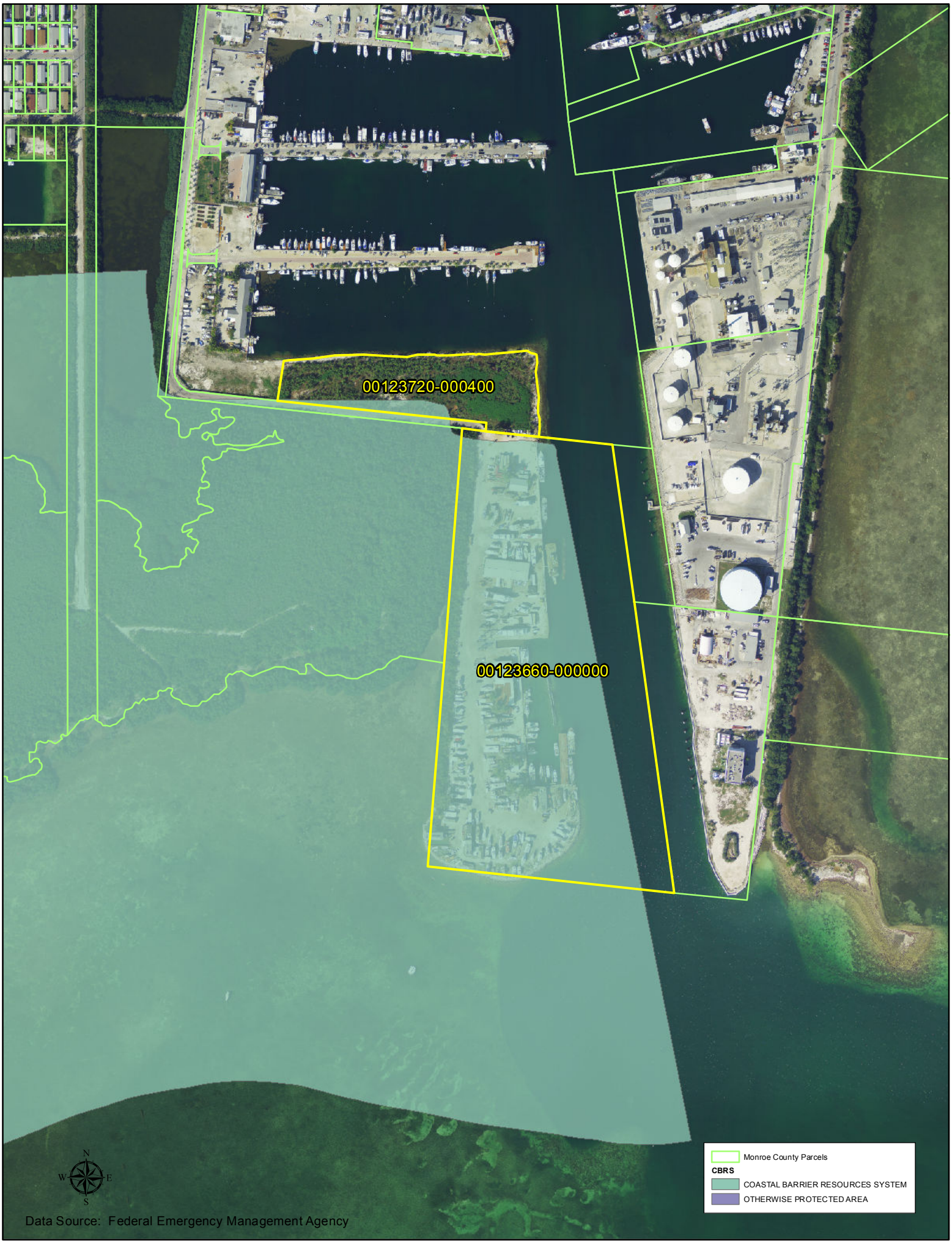
BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

By: _____
Mayor David Rice

FILED FOR RECORD
2012 SEP 12 AM 9:57
DANNY L. KOLHAGE
CLERK CIR. CT.
MONROE COUNTY, FL

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
ROBERT B. SHILLINGER, JR.
CHIEF ASSISTANT COUNTY ATTORNEY
Date: 8-29-12

Res supporting leg excluding Safe Harbor Ent, Inc
and Robbie's Safe Harbor Marine Ent, Inc
from CBRS (Neugent BOCC 9/10/12)



Data Source: Federal Emergency Management Agency

Date: 8/17/2012

Exhibit 9

BARTON W. SMITH, ESQ.
PRINCIPAL ATTORNEY

COUNSEL AT LAW
BARTON SMITH, P.L.
624 WHITEHEAD STREET
KEY WEST, FLORIDA 33040
TELEPHONE: (305) 296-7227 • FAX: (305) 296-8448
WWW.BARTONSMITHPL.COM

PATRICK M. FLANIGAN, ESQ.
ASSOCIATE ATTORNEY

GREGORY S. OROPEZA, ESQ.
ASSOCIATE ATTORNEY

VIA E-MAIL: santamaria-mayte@monroecounty-fl.gov

July 16, 2012

Ms. Mayte Santamaria
Monroe County Planning Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

Re: Safe Harbor Property Owner's Association, Inc.
FLUM Amendment
KW Resort Utilities Corp. Abandonment Contingencies

Dear Ms. Santamaria,

Pursuant to our conversation, this letter is intended to respond to and answer questions regarding KW Resort Utilities Corp.'s ("KWRU") status as one of the applicants included as part of Safe Harbor Property Owner's Association, Inc.'s ("Association") FLUM amendment application submitted on behalf of all members of the Association whom are situated around Safe Harbor.

As a background, you have inquired as to what would occur in a circumstance wherein KWRU, as a public utility which serves the Stock Island area, determined it no longer desired to use its property for utility purposes or desired to cease utility operations.

First and foremost, KWRU has no intention in the foreseeable future to cease operations or use its property for any other intended purpose but as a public utility. In fact, KWRU is in the process of expanding its territory and facilities. KWRU intends to service the customers of Stock Island and other islands of the Lower Florida Keys for the foreseeable future.

As you are aware, KWRU is a public utility regulated by the Florida Public Service Commission ("PSC"). *See* Fla. Stat. § 366.01, et seq. As a public utility, KWRU's monopoly power to service an area without competition is derived from the State of Florida under its power of sovereign immunity, which protects KWRU from violation of the Sherman Anti-Trust Act and Chapter 542, Florida Statutes. In order to preserve this protection afforded under sovereign immunity and not violate anti-trust laws, KWRU must be strictly regulated by the State of Florida through the State's police power. Without the State's oversight, KWRU's tariff

and monopoly violates state and federal anti-trust laws and its tariff would be void on its face.

The State has delegated its police power to regulate utilities to the PSC, which is tasked with regulating and setting rates for public utilities. Consequently, KWRU's operations, both day to day, and overall are strictly regulated by the PSC, including KWRU's ability to operate or cease operations.

Title 25 of the Florida Administrative Code ("Code") outlines the authority and responsibility of the PSC as it pertains to public utilities. *See* Fla. Admin. Code Chapter 25 et seq. Pursuant to Fla. Admin. Code 25-30.011, the PSC has the sole jurisdiction in the regulation of wastewater systems. The Code's provisions are specifically intended to promote adequate and efficient service and establish the rights of both the utility and customers, including the right to reliable service. *See* Fla. Admin. Code 25-30.011. If a public utility fails to comply with the PSC, the PSC can fine a public utility up to $5,000.00 per day for a continued violation. *See* Fla. Stat. §350.127.

In order to operate a public utility, a public utility must own the land upon which it is situated or provide proof to the PSC of a ninety-nine year lease. *See* Fla. Admin. Code 25-30-.033(j).[1] Thus, so long as KWRU desires to operate a public utility it will be required to own the land it is situated upon and be subject to PSC regulation.

If KWRU desired to sell its assets, including the land, or alternatively, to sell its assets and not sell the land, the PSC is required to approve any such sale to ensure continued service to the utilities' customers. *See* Fla. Admin. Code 25-30.037. In the case where a utility desires to abandon its operations, the PSC must approve the abandonment plan including the appointment of a receiver as successor in interest to guarantee service to the customers. *See* Fla. Admin. Code 25-30.090. Fla. Admin. Code 25-30.090 is intended to prevent service interruptions and requires a succession plan including providing the name of a receiver or successor entity. According to the PSC this rarely occurs, and where it has, a governmental entity such as Monroe County or other public utility will be appointed to take over operations from the utility that has notified the PSC of its intent to abandon its operations. Nonetheless, in any situation that would have KWRU not operating as the provider of wastewater services under no circumstances would any customer be affected.

[1] It should also be noted that to construct or purchase a public utility, the purchasing entity must provide evidence of financial solvency significant enough to ensure that operations shall continue under any conditions. *See* Fla. Admin. Code 25-30-.033

In conclusion and to summarize, KWRU has no intention to cease operations and is intending to serve the community for years to come, but should KWRU's assets be sold or abandoned, contingencies are in place, as promulgated by the PSC through the Florida Administrative Code, to deal with such circumstances. I have included with this memorandum all relevant statutes and codes for your review. Please feel free to contact me with any questions. Thank you again for your assistance in these matters.

Sincerely,

Barton W. Smith, Esq.

BWS
Electronic Cc: Client

West's Florida Administrative Code
Title 25. Public Service Commission
Chapter 25-30. Water and Wastewater Utility Rules
Part I. General Provisions

Rule 25-30.011, F.A.C.
Fla. Admin. Code r. 25-30.011

25-30.011. Application and Scope.

Currentness

(1) These rules and regulations shall, as appropriate, apply to all water systems and/or wastewater systems which are now, or may hereafter be, subject to the jurisdiction of the Florida Public Service Commission. They are intended to define and promote good utility practices, adequate and efficient service to the public at reasonable cost, and to establish the rights and responsibilities of both the utility and the customer.

(2) No deviation from these rules shall be permitted unless authorized in writing by the Commission.

(3) It is not intended that any rule or regulation contained herein shall supersede or conflict with an applicable regulation of the Department of Health and Rehabilitative Services (DHRS) or the Department of Environmental Protection (DEP). Compliance by a utility with the regulations of the DHRS or DEP on a particular subject matter shall constitute compliance with such of these rules as relate to the same subject matter except as otherwise ordered by the Commission.

(4) The adoption of these rules shall not in any way relieve any utility from any of its duties under the laws of this State.

Credits

Amended Sept. 12, 1974; Transferred from 25-10.14,25-10.014; Amended Nov. 10, 1986, Jan. 31, 2000.

AUTHORITY: 367.121 FS. Law Implemented 367.121(1) FS.

Current with rules included in the June 22, 2012 issue of the Florida Administrative Weekly.

Rule 25-30.011, F.A.C., 25 FL ADC 25-30.011

End of Document

© 2012 Thomson Reuters. No claim to original U.S. Government Works.

West's Florida Administrative Code
Title 25. Public Service Commission
Chapter 25-30. Water and Wastewater Utility Rules
Part I. General Provisions

Rule 25-30.033, F.A.C.
Fla. Admin. Code r. 25-30.033

25-30.033. Application for Original Certificate of Authorization and Initial Rates and Charges.

Currentness

(1) Each application for an original certificate of authorization and initial rates and charges shall provide the following information:

(a) The applicant's name and address;

(b) The nature of the applicant's business organization, i.e., corporation, partnership, limited partnership, sole proprietorship, association, etc.;

(c) The name(s) and address(es) of all corporate officers, directors, partners, or any other person(s) or entities owning an interest in the applicant's business organization;

(d) Whether the applicant has made an election under Internal Revenue Code § 1362 to be an S corporation;

(e) A statement showing the financial and technical ability of the applicant to provide service, and the need for service in the proposed area. The statement shall identify any other utilities within the area proposed to be served that could potentially provide service, and the steps the applicant took to ascertain whether such other service is available;

(f) A statement that to the best of the applicant's knowledge, the provision of service will be consistent with the water and wastewater sections of the local comprehensive plan as approved by the Department of Community Affairs at the time the application is filed, or, if not consistent, a statement demonstrating why granting the certificate of authorization would be in the public interest;

(g) The date applicant plans to begin serving customers;

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

(h) The number of equivalent residential connections (ERCs) proposed to be served, by meter size and customer class. If development will be in phases, separate this information by phase;

(i) A description of the types of customers anticipated, i.e., single family homes, mobile homes, duplexes, golf course clubhouse, commercial, etc.;

(j) Evidence, in the form of a warranty deed, that the utility owns the land upon which the utility treatment facilities are or will be located, or a copy of an agreement which provides for the continued use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative. The applicant may submit a contract for the purchase and sale of land with an unexecuted copy of the warranty deed, provided the applicant files an executed and recorded copy of the deed, or executed copy of the lease, within 30 days after the order granting the certificate;

(k) One original and two copies of a sample tariff, containing all rates, classifications, charges, rules, and regulations, which shall be consistent with Chapter 25-9, F.A.C. Model tariffs are available from the Division of Economic Regulation, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850;

(l) A description of the territory to be served, using township, range and section references as specified in subsection 25-30.030(2), F.A.C.;

(m) One copy of a detailed system map showing the proposed lines, treatment facilities and the territory proposed to be served. The map shall be of sufficient scale and detail to enable correlation with the description of the territory proposed to be served;

(n) One copy of the official county tax assessment map, or other map showing township, range, and section with a scale such as 1″ = 200′ or 1″ = 400′ with the proposed territory plotted thereon by use of metes and bounds or quarter sections, and with a defined reference point of beginning;

(o) A statement regarding the separate capacities of the proposed lines and treatment facilities in terms of ERCs and gallons per day. If development will be in phases, separate this information by phase;

(p) A written description of the type of water treatment, wastewater treatment, and method of effluent disposal;

(q) If paragraph (p) above does not include effluent disposal by means of reuse, a statement that describes with particularity the reasons for not using reuse;

(r) A detailed financial statement (balance sheet and income statement), certified if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The income statement shall be for the

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

preceding calendar or fiscal year. If an applicant has not operated for a full year, then the income statement shall be for the lesser period. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the source and application of funds shall also be provided;

(s) A list of all entities, including affiliates, upon which the applicant is relying to provide funding to the utility, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility;

(t) A cost study including customer growth projections supporting the proposed rates, charges and service availability charges. A sample cost study, and assistance in preparing initial rates and charges, are available from the Division of Economic Regulation;

(u) A schedule showing the projected cost of the proposed system(s) by uniform system of accounts (USOA) account numbers pursuant to Rule 25-30.115, F.A.C., and the related capacity of each system in ERCs and gallons per day. If the utility will be built in phases, this shall apply to the first phase;

(v) A schedule showing the projected operating expenses of the proposed system by USOA account numbers, when 80 percent of the designed capacity of the system is being utilized. If the utility will be built in phases, this shall apply to the first phase; and

(w) A schedule showing the projected capital structure including the methods of financing the construction and operation of the utility until the utility reaches 80 percent of the design capacity of the system.

(2) The base facility and usage rate structure (as defined in subsection 25-30.437(6), F.A.C.) shall be utilized for metered service, unless an alternative rate structure is supported by the applicant and authorized by the Commission.

(3) A return on common equity shall be established using the current equity leverage formula established by order of this Commission pursuant to Section 367.081(4), F.S., unless there is competent substantial evidence supporting the use of a different return on common equity.

(4) Utilities obtaining initial certificates pursuant to this rule are authorized to accrue allowance for funds used during construction (AFUDC) for projects found eligible pursuant to subsection 25-30.116(1), F.A.C.

(a) The applicable AFUDC rate shall be determined as the utility's projected weighted cost of capital as demonstrated in its application for original certificate and initial rates and charges.

(b) A discounted monthly AFUDC rate calculated in accordance with subsection 25-30.116(3), F.A.C., shall be used to ensure that the annual AFUDC charged does not exceed authorized levels.

(c) The date the utility shall begin to charge the AFUDC rate shall be the date the certificate of authorization is issued to the utility so that such rate can apply to the initial construction of the utility facilities.

Credits

Adopted Jan. 27, 1991; Amended Nov. 30, 1993.

AUTHORITY: 350.127(2), 367.045(1), 367.121, 367.1213 FS. Law Implemented 367.031, 367.045, 367.1213 FS.

Current with rules included in the June 22, 2012 issue of the Florida Administrative Weekly.

Rule 25-30.033, F.A.C., 25 FL ADC 25-30.033

End of Document

© 2012 Thomson Reuters. No claim to original U.S. Government Works.

West's Florida Administrative Code
Title 25. Public Service Commission
Chapter 25-30. Water and Wastewater **Utility** Rules
Part I. General Provisions

Rule 25-30.090, F.A.C.
Fla. Admin. Code r. 25-30.090

25-30.090. **Abandonments.**

Currentness

(1) This rule applies to any person, lessee, trustee, or receiver owning, operating, managing, or controlling a **utility** which intends to **abandon** the **utility**. The provisions of this rule are intended to prevent service interruptions to the **utility** customers.

(2) The notice required by Section 367.165, F.S., shall include the following:

(a) The **utility's** name and address;

(b) The person to contact regarding this notice, their address and telephone number;

(c) The location of the **utility's** books and records;

(d) The date of the notice;

(e) The date the **utility** will be **abandoned**;

(f) Whether the water system, wastewater system, or both are to be **abandoned**;

(g) A statement of the reason the **utility** is to be **abandoned**;

(h) A statement of the status of the **utility** with the Department of Environmental Protection regarding outstanding citations or violations.

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

(3) Within 10 days of the appointment of a receiver by the circuit court, the receiver shall request from the Commission a copy of the **utility's** tariff and most recent annual report.

(4) Within 90 days of the appointment of the receiver, the receiver shall file a proposed tariff revision amending the title page to reflect the name, address and telephone number of the receiver. This shall not affect the certificated name of the **utility**.

(5) During the pendency of the receivership, the receiver shall be responsible for fulfilling the **utility's** obligations pursuant to Chapter 367, F.S., and Chapter 25-30, F.A.C. In no event shall a receiver be held responsible for failure to provide safe, efficient and sufficient service where such failure is substantially caused by actions or omissions pre-dating appointment of the receiver, unless the receiver is given reasonable opportunity to rectify such failure.

(6) If the receiver appointed by the circuit court is a governmental authority as defined by Section 367.021(7), F.S., the governmental authority, upon request, shall be found exempt pursuant to Section 367.022(2), F.S.

Credits

Adopted Nov. 30, 1993.

AUTHORITY: 350.127(2), 367.121 FS. Law Implemented 367.121, 367.165 FS.

Current with rules included in the June 22, 2012 issue of the Florida Administrative Weekly.

Rule 25-30.090, F.A.C., 25 FL ADC 25-30.090

End of Document

© 2012 Thomson Reuters. No claim to original U.S. Government Works.

West's Florida Administrative Code
Title 25. Public Service Commission
Chapter 25-30. Water and Wastewater Utility Rules
Part I. General Provisions

Rule 25-30.037, F.A.C.
Fla. Admin. Code r. 25-30.037

25-30.037. Application for Authority to Transfer.

Currentness

(1) This rule applies to any application for the transfer of an existing water or wastewater system, regardless of whether service is currently being provided. This rule does not apply where the transfer is of an exempt or non-jurisdictional system and will result in the system continuing to be exempt from or not subject to Commission jurisdiction. The application for transfer may result in the transfer of the seller's existing certificate, amendment of the buyer's certificate or granting an initial certificate to the buyer.

(2) Each application for transfer of certificate of authorization, facilities or any portion thereof, to a non-governmental entity shall include the following information:

(a) The complete name and address of the seller;

(b) The complete name and address of the buyer;

(c) The nature of the buyer's business organization, i.e., corporation, partnership, limited partnership, sole proprietorship, or association;

(d) The name(s) and address(es) of all of the buyer's corporate officers, directors, partners or any other person(s) who will own an interest in the utility;

(e) The date and state of incorporation or organization of the buyer;

(f) The names and locations of any other water or wastewater utilities owned by the buyer;

(g) A copy of the contract for sale and all auxiliary or supplemental agreements, which shall include, if applicable:

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

1. Purchase price and terms of payment;

2. A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities; and

3. A description of all consideration between the parties, for example, promised salaries, retainer fees, stock, stock options, assumption of obligations.

(h) The contract for sale shall also provide for the disposition, where applicable, of the following:

1. Customer deposits and interest thereon;

2. Any guaranteed revenue contracts;

3. Developer agreements;

4. Customer advances;

5. Debt of the utility;

6. Leases;

(i) A statement describing the financing of the purchase;

(j) A statement indicating how the transfer is in the public interest, including a summary of the buyer's experience in water or wastewater utility operations, a showing of the buyer's financial ability to provide service, and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters;

(k) A list of all entities upon which the applicant is relying to provide funding to the buyer, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in

the utility;

(l) The proposed net book value of the system as of the date of the proposed transfer. If rate base has been established by this Commission, state the order number and date issued and identify all adjustments made to update this rate base to the date of transfer;

(m) A statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested;

(n) If the books and records of the seller are not available for inspection by the Commission or are not adequate for purposes of establishing the net book value of the system, a statement by the buyer that a good faith, extensive effort has been made to obtain such books and records for inspection by the Commission and detailing the steps taken to obtain the books and records;

(o) A statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established, or rate base was last established by the Commission or, if the tax returns have not been obtained, a statement from the buyer detailing the steps taken to obtain the returns;

(p) A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP) or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violation, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost to make them;

(q) Evidence that the utility owns the land upon which the utility treatment facilities are located, or a copy of an agreement which provides for the continued use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative;

(r) A statement regarding the disposition of any outstanding regulatory assessment fees, fines, or refunds owed;

(s) The original and two copies of sample tariff sheets reflecting the change in ownership; and

(t) The utility's current certificate(s), or if not available, provide an explanation of the steps the applicant took to obtain the certificate(s).

(3) In case of a change in majority organizational control, the application shall include the following information:

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

(a) The complete name and address of the seller;

(b) The complete name and address of the buyer;

(c) The name(s) and address(es) of all of the buyer's corporate officers, directors, partners and any other person(s) who will own an interest in the utility;

(d) The names and locations of any other water or wastewater utilities owned by the buyer;

(e) A statement describing the financing of the purchase;

(f) A statement describing how the transfer is in the public interest, including a summary of the buyer's experience in water or wastewater utility operations, a showing of the buyer's financial ability to provide service, and a statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters;

(g) A list of all entities, including affiliates, that have provided, or will provide, funding to the buyer, and an explanation of the manner and amount of such funding, which shall include their financial statements and copies of any financial agreements with the utility. This requirement shall not apply to any person or entity holding less than 10 percent ownership interest in the utility;

(h) A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the DEP or, if the system is in need of repair or improvement, has any outstanding Notice of Violation(s) of any standard(s) set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a list of the improvements and repairs needed and the approximate cost to make them, a list of the action taken by the utility with regard to the violations, a copy of the Notice of Violation(s), a copy of the consent order and a list of the improvements and repairs consented to and the approximate cost;

(i) Evidence that the utility owns the land upon which the utility treatment facilities are located, or a copy of an agreement which provides for the continued use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost effective alternative;

(j) The original and two copies of sample tariff sheets reflecting the change in ownership; and

(k) The utility's current certificate(s), or if not available, the applicant shall provide an explanation of the steps the applicant took to obtain the certificate(s).

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

(4) Each application for transfer of certificate of authorization, facilities, or any portion thereof, or majority organizational control to a governmental authority shall contain the following information:

(a) The name and address of the utility and its authorized representative;

(b) The name of the governmental authority and the name and address of its authorized representative;

(c) A copy of the contract or other document transferring the utility system to the governmental authority;

(d) A list of any utility assets not transferred to the governmental authority if such remaining assets constitute a system providing or proposing to provide water or wastewater service to the public for compensation;

(e) A statement that the governmental authority obtained, from the utility or Commission, the most recent available income and expense statement, balance sheet, statement of rate base for regulatory purposes, and contributions-in-aid-of-construction;

(f) The date on which the governmental authority proposes to take official action to acquire the utility;

(g) A statement describing the disposition of customer deposits and interest thereon; and

(h) A statement regarding the disposition of any outstanding regulatory assessment fees, fines or refunds owed.

(5) If a utility is transferring a portion of its facilities to a governmental agency, it must provide the following additional information:

(a) A description of the remaining territory using township, range, and section references;

(b) One copy of the official county tax assessment map, or other map, showing township, range, and section with a scale such as 1″ = 200′ or 1″ = 400′, with the remaining territory plotted thereon by use of metes and bounds or quarter sections, and with a defined reference point of beginning; and

(c) The original and two copies of sample tariff sheets reflecting the remaining territory.

(6) Upon its receipt of items required in paragraphs (4)(a), (b), (c), (d), (e) and (f), the Commission will issue an order

WestlawNext © 2012 Thomson Reuters. No claim to original U.S. Government Works.

acknowledging that the facilities or any portion thereof have been acquired by the governmental authority.

(7) Upon receipt of the items required in paragraphs (4)(g) and (h) and, if applicable, (5)(a), (b), and (c), and upon the completion of all pending proceedings before the Commission, the utility's certificate will be amended or cancelled. Amendment or cancellation of the certificate shall not affect the utility's obligation pursuant to Rule 25-30.120, F.A.C., Regulatory Assessment Fees.

Credits

Adopted Jan. 27, 1991; Amended Nov. 30, 1993.

AUTHORITY: 350.127(2), 367.121, 367.1213 FS. Law Implemented 367.071, 367.1213 FS.

Current with rules included in the June 22, 2012 issue of the Florida Administrative Weekly.

Rule 25-30.037, F.A.C., 25 FL ADC 25-30.037

End of Document

© 2012 Thomson Reuters. No claim to original U.S. Government Works.

West's Florida Statutes Annotated
Title XXVII. Railroads and Other Regulated Utilities (Chapters 350-368)
Chapter 350. Florida Public Service Commission (Refs & Annos)

West's F.S.A. § 350.127

350.127. Penalties; rules; execution of contracts

Currentness

(1) The commission may impose upon any regulated company that is found to have refused to comply with or willfully violated any lawful rule or order of the commission, or any statute administered by the commission, a penalty for each such offense of not more than $5,000, to be fixed, imposed, and collected by the commission, or the commission may, for any such violation, amend, suspend, or revoke any certificate issued by the commission. Each day that such refusal or violation continues shall constitute a separate offense. Each penalty shall be a lien upon the real and personal property of the regulated company, enforceable by the commission as a statutory lien under chapter 85. The net proceeds from the enforcement of any such lien shall be deposited in the General Revenue Fund.

(2) The commission is authorized to adopt, by affirmative vote of a majority of the commission, rules pursuant to ss. 120.536(1) and 120.54 to implement provisions of law conferring duties upon it.

(3) The commission may designate one or more employees to execute contracts on behalf of the commission.

Credits

Laws 1980, c. 80-289, § 3, eff. July 1, 1980. Amended by Laws 1998, c. 98-200, § 71, eff. July 1, 1998.

Notes of Decisions (3)

West's F. S. A. § 350.127, FL ST § 350.127

Current with chapters in effect from the 2012 Second Regular Session and the Extraordinary Apportionment Session of the Twenty-Second Legislature through July 1, 2012End of Document

© 2012 Thomson Reuters. No claim to original U.S. Government Works.

File #: **2012-075**

Owner's Name: Robbie's Safe Harbor Marine Enterprises, Inc., Longstock II, LLC, Bernstein Family Trust, Island Trust, Safe Harbor Enterprises, Inc., Safe Harbor Properties, LLC, Key West Transfer & Hauling Service, Inc., Bama One, LLC, 3D of Key West, Inc., Constellation Yachts, Inc., KW Resort Utilities Corp. & 6840 Front Street, LLC

Applicant: Safe Harbor Marina Property Owners Association Inc.

Agent: Barton Smith, P.L., Barton Smith, Esq.

Type of Application: FLUM

Key: Stock Island

RE: 00127290-000000, 00127380-000000, 00127280-000000, 00123770-000000, 00127250-000000, 00123600-000100, 00123730-000100, 00123590-000000, 00123600-000101, 00123600-000102, 00123540-000000, 00123760-000200, 00123720-000100, 00123570-000000, 00123740-000000, 00123660-000000 and 00123720-000400

Additional Information added to File 2012-075

County of Monroe
Growth Management Division

Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536

Board of County Commissioners
Mayor David Rice, Dist. 4
Mayor Pro Kim WigingtonTem Dist. 1
Heather Carruthers, Dist. 3
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 5.21.12
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for FLUM
Type of application

Smith, Barton
Project / Name
to the Monroe County Planning Department.

Thank you.

Kim Kusky

Planning Staff

Labels Verified by Wayne Whitley & Gail Creech

Creech-Gail

From: Whitley-Wayne
Sent: Thursday, May 24, 2012 10:46 AM
To: Creech-Gail
Subject: RE: I need more help
Attachments: Export_Output.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Gail, the result is the attached xlsx, 79 records (not including the 17 you sent me).

From: Creech-Gail
Sent: Thursday, May 24, 2012 10:19 AM
To: Whitley-Wayne
Subject: FW: I need more help

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

From: Creech-Gail
Sent: Thursday, May 24, 2012 8:45 AM
To: Davisson-Bryan
Subject: I need more help

Bryan,
We got another huge FLUM application in. All the RE #'s are on the attached cover page. I need a list to verify the 300' surrounding property owners. They provided a list but we need to make sure it's correct. Do you have time to do this? I appreciate your help.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

NAME	ADD2	UNIT	CITY	STATE	ZIP
✓5730 FOURTH AVENUE LLC	PO BOX 169		KEY WEST	FL	33040
✓ADRION MICHELLE A	6620 MALONEY AVE	UNIT 12	KEY WEST	FL	33040
✓AGUILAR STACY A	6620 MALONEY AVE	UNIT 7	KEY WEST	FL	33040
✓ANDREWS STEWART J AND LEDA N	2110 STAPLES AVE		KEY WEST	FL	33040
~~BARTON DONALD J JR~~	1502 UNITED ST		KEY WEST	FL	33040
✓BARTON DONALD JAY JR	1502 UNITED ST		KEY WEST	FL	33040
~~BARTON DONALD J JR~~	1502 UNITED ST		KEY WEST	FL	33040-3520
✓BOARD OF COUNTY COMMISSIONERS OF MONROE COUN	500 WHITEHEAD ST		KEY WEST	FL	33040-6581
~~BOARD OF COUNTY COM~~MISSIONERS OF MONROE COUN	500 WHITEHEAD ST		KEY WEST	FL	33040-6581
✓CANINE EXTREME INC	10 BEECHWOOD DR		KEY WEST	FL	33040
✓CITY OF KEY WEST	PO BOX 1409		KEY WEST	FL	33041-1409
~~CITY OF KEY WEST~~	PO BOX 1409		KEY WEST	FL	33041
✓ COLLEY BYRON J	8317 FRONT BEACH RD	STE 23	PANAMA CITY	FL	32407
✓ COOPER JAMES ROBERT AND NANCY S	22 AMARYLLIS DR		KEY WEST	FL	33040-6204
✓COYLE ADAM	5751 PEMBROKE DR		FITCHBURG	WI	53711-5225
✓DELPH MICHAEL S AND EDEE M	6620 MALONEY AVE	UNIT 8	KEY WEST	FL	33040
✓DELTA MARINE INC	5600 3RD AVE		KEY WEST	FL	33040
✓ DION ERNEST E	6700 MALONEY AVE		KEY WEST	FL	33040
✓DOG TRACK PARCELS CONDOMINIUM					
✓FIFTH AVENUE HARBOR SHOPS LLC	5510 THIRD AVE		KEY WEST	FL	33040
✓ FLA KEYS AQUEDUCT COMM	1100 KENNEDY DR		KEY WEST	FL	33040-4021
✓HARBOR BAY INVESTMENTS LLC	5510 3RD AVE		KEY WEST	FL	33040
✓HARDEN HUNTER N LIV TR 7/27/2011	1065 BOCA CHICA RD		KEY WEST	FL	33040-6343
✓HARDEN MARC A	2316 PATTERSON AVE		KEY WEST	FL	33040
✓HERNANDEZ JOSE RAUL	1430 7TH ST		KEY WEST	FL	33040
✓KEEVAN CLARENCE J AND JACQUELINE G	PO BOX 5913		KEY WEST	FL	33045-5913
✓KERSHAW ABRAHAM AND CAROL L	31W660 STEARNS RD		ELGIN	IL	60120
✓KEY COW LLC	PO BOX 169		KEY WEST	FL	33041-0169
✓ KOENIG TIMOTHY J T/C	815 PEACOCK PLZ		KEY WEST	FL	33040-4255
✓KOSKI SANDRA R	6620 MALONEY AVE	UNIT 11	KEY WEST	FL	33040
✓LEWIS DAVE	PO BOX 5766		KEY WEST	FL	33040
~~LEWIS DAVE~~	PO BOX 5766		KEY WEST	FL	33045
✓LIZ ROLANDO AND MATILDE	103301 OVERSEAS HWY		KEY LARGO	FL	33037-4759

✓LONGSTOCK II LLC	7009 SHRIMP RD STE 2		KEY WEST	FL	33040-6067
✓LOSLEY FREDERICK A TRUSTEE	1018 17TH STREET		KEY WEST	FL	33040
✓LOUCKS MARNA	6620 MALONEY AVE LOT 6		KEY WEST	FL	33040-6024
✓LUCIANO ALFREDO J	6620 MALONEY AVE	UNIT 13	KEY WEST	FL	33040
✓ MCCAIN JOHN	2118 STAPLES AVE		KEY WEST	FL	33040-3738
✓MCCAIN JOHN W	2118 STAPLES AVE		KEY WEST	FL	33040
✓MERIDIAN WEST LTD	2937 SW 27TH AVE	STE 303	MIAMI	FL	33133
~~MONROE COUNTY~~	500 WHITEHEAD ST		KEY WEST	FL	33040-6581
✓MONROE COUNTY FL	500 WHITEHEAD ST		KEY WEST	FL	33040-6581
✓OB FLORIDA HOLDINGS LLC	5310 E STATE ROAD 64		BRADENTON	FL	34208-5500
✓PADRON MICHAEL A JR	PO BOX 7275		SEBRING	FL	33872
PARCELS B AND C LLC	PO BOX 169		KEY WEST	FL	33041-0169
✓PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC	PO BOX 2129		KEY WEST	FL	33045-2129
✓PARK PLACE HOMEOWNERS ASSOC INC	1010 KENNEDY DR STE 305		KEY WEST	FL	33040-4133
~~PARK PLACE HOMEOWNERS ASSOC INC~~	PO BOX 2129		KEY WEST	FL	33045-2129
~~PINE & PALM TRAILER PARK A CONDO~~					
✓PORTER POWELL D	95510 OVERSEAS HWY		KEY LARGO	FL	33037
✓ ROSWELL CHARLES LIV TR 09/16/2005	6620 MALONEY AVE	LOT 14	KEY WEST	FL	33040
✓ ROY'S TRAILER PARK INC	402 APPELROUTH LN		KEY WEST	FL	33040
✓ SAFE HARBOR ENTERPRISES INC	P O BOX 2455		KEY WEST	FL	33040
✓SAFE HARBOR ENTERPRISES INC	7009 SHRIMP RD STE 2		KEY WEST	FL	33040-6067
✓ SALINERO FREDERICK A	5570 3RD AVE		KEY WEST	FL	33040
✓ SOSA ARMANDO SR	5515 5TH AVE		KEY WEST	FL	33040
✓SPENCER RICHARD E	1019 SOUTH ST		KEY WEST	FL	33040
✓STROBLE & LEE ENTERPRISES INC	D-32 11TH AVE		KEY WEST	FL	33040
✓ STROBLE VERNON C AND SAMARNG	PO BOX 4060		KEY WEST	FL	33041-4060
~~TIITF/SOVEREIGNTY LANDS~~	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
✓TORRES CLAUDE AND SEIKO	2500 SEIDENBERG AVE		KEY WEST	FL	33040
✓VENTIMIGLIA RICHARD K	6620 MALONEY AVE	LOT 16	KEY WEST	FL	33040
✓WEBER DAVID AND MONA	1900 LAKE MARSHALL DR		GIBSONIA	PA	15044

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-Up Edge™

AVERY® 5260™

Meridian West LTD
2937 SW 27th Avenue, Suite 303
Miami, FL 33133

Bernstein Benjamin Residuary TR B
U/T/W
P.O. Box 2455
Key West, FL 33040

Harbor Bay Investments, LLC
5510 3rd Avenue
Key West, FL 33040

Dog Track Parcels Condominium
c/o Historic Tours of America
201 Front Street
Key West, FL 33040

Longstock, II, LLC
7009 Shrimp Road, Suite 2
Key West, FL 33040

Monroe County Florida
500 Whitehead Street
Key West, FL 33040

Donald J Barton, Jr.
1502 United Street
Key West, FL 33040

Key West Transfer Station & Hauling
Service, Inc
P.O. Box 2744
Key West, FL 33040

5730 Fourth Avenue, LLC
P. O. Box 169
Key West, FL 33040

Jose Raul Hernandez
1430 7th Street
Key West, FL 33040

Michael A. Padron, Jr.
P. O. Box 7275
Sebring, FL 33872

Delta Marine, Inc.
5600 3rd Avenue
Key West, FL 33040

Constellation Yachts, Inc.
6811 Shrimp Road
Key West, FL 33040

Michael S & Edee M Delph
6620 Maloney Avenue, Unit 8
Key West, FL 33040

Sandra R. Koski
6620 Maloney Avenue, Unit 11
Key West, FL 33040

Frederick Albert Losley DEC TR 09-20-
1999
1018 17th Street
Key West, FL 33040

Park Place Homeowners Association, Inc
C/O John Allison, III
P. O. Box 2129
Key West, FL 33045-2129

OB Florida Holdings, LLC
C/O Iberia bank REO Depart.
5310 E. State Road 64
Bradenton, FL 34208-5500

City of Key West
P.O. Box 1409
Key West, FL 33040

Powell D. Porter
95510 Overseas Highway
Key Largo, FL 33037

Ernest E. Dion
6700 Maloney Avenue
Key West, FL 33040

Marc A. Harden
2316 Patterson Avenue
Key West, FL 33040

Adam Coyle
5751 Pembroke Drive
Fitchburg, WI 53711-5225

Safe Harbor Enterprises, Inc
P. O. Box 2455
Key West, FL 33040

3D of Key West, Inc
1415 Flagler Avenue
Key West, FL 33040

Board of County Commissioners of
Monroe County
500 Whitehead Street
Key West, FL 33040

KW Resort Utilities Corp.
P.O. Box 2125
Key West, FL 33040

Bama One, LLC
6810 Front Street
Key West, FL 33040

Island Trust Agreement 3/10/1989
P. O. Box 2455
Key West, FL 33040

Safe Harbour Properties, Inc
6810 Front Street
Key West, FL 33040

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-Up Edge™

AVERY® 5260™

Abraham & Carol L Kershaw
31W 660 Stearns Road
Elgin, IL 60120

Florida Keys Aqueduct Comm.
1100 Kennedy Drive
Key West, FL 33040

6840 Front Street, LLC
6840 Front Street
Key West, FL 33040

Key Cow, LLC
P.O. Box 169
Key West, FL 33041-0169

Richard K. Ventimiglia
6620 Maloney Avenue, Lot 16
Key West, FL 33040

Stacey A Aguilar
6620 Maloney Avenue, Lot 7
Key West, FL 33040

John W. McCain
2118 Staples Avenue
Key West, FL 33040

Dave Lewis
P.O. Box 5766
Key West, FL 33040

Roswell Charles LIV TR 09/16/2005
C/O Roswell Charles
6620 Maloney Avenue, Lot 14
Key West, FL 33040

Claude & Seiko Torres
2500 Seidenberg Avenue
Key West, FL 33040

Park Place Homeowners Association, Inc.
1010 Kennedy Drive, Suite 305
Key West, FL 33040

David & Mona Weber
1900 Lake Marshall Drive
Gibsonia, PA 15044

Timothy J Koenig T/C
815 Peacock Plaza
Key West, FL 33040

Clarence J. & Jacqueline G. Keevan
P.O. Box 5913
Key West, FL 33040

James Robert & Nancy S. Copper
22 Amaryllis Drive
Key West, FL 33040

Stewart J. & Leda N. Andrews
2110 Staples Avenue
Key West, FL 33040

Canine Extreme, Inc.
10 Beechwood Drive
Key West, FL 33040

Rolando & Matilde Liz
C/O Vigil-Farinas Elena ESQ
103301 Overseas Highway
Key Largo, FL 33037-4759

Fifth Avenue Harbor Shops, LLC
5510 Third Avenue
Key West, FL 33040

Frederick A. Salinero
5570 3rd Avenue
Key West, FL 33040

Armando Sosa, Sr.
5515 5th Avenue
Key West, FL 33040

Byron J. Colley
8317 Front Beach Road, Suite 23
Panama City, FL 32407

Vernon C. & Samarng Stroble
P. O. Box 4060
Key West, FL 33040

Richard E. Spencer
1019 South Street
Key West, FL 33040

Marna Loucks
6620 Maloney Avenue, Lot 6
Key West, FL 33040

Stroble & Lee Enterprises, Inc.
D-32 11th Avenue
Key West, FL 33040

Roy's Trailer Park, Inc.
402 Applerouth Lane
Key West, FL 33040

John McCain
2118 Staples Avenue
Key West, FL 33040

Harden Hunter N LIV TR 7/27/2011
1065 Boca Chica Road
Key West, FL 33040

Safe Harbor Enterprises, Inc.
7009 Shrimp Road, Suite 2
Key West, FL 33040

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to expose Pop-Up Edge™

AVERY® 5260™

Robbie's Safe Harbor Marine Ent. Inc.
7281 Shrimp Road
Key West, FL 33040

Alfredo J. Luciano
6620 Maloney Avenue, Unit 13
Key West, FL 33040

Michelle A. Adrion
6620 Maloney Avenue, Unit 12
Key West, FL 33040

Harbor Bay Investments, LLC
5510 3rd Avenue
Key West, FL 33040

5730 Fourth Avenue, LLC
P.O. Box 169
Key West, FL 33040

Parcels B and C LLC
PO Box 169
Key West, FL 33041-0169

↑
added to labels
GC 5/24/12

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de chargement

Repliez à la hachure afin de révéler le rebord Pop-Up™

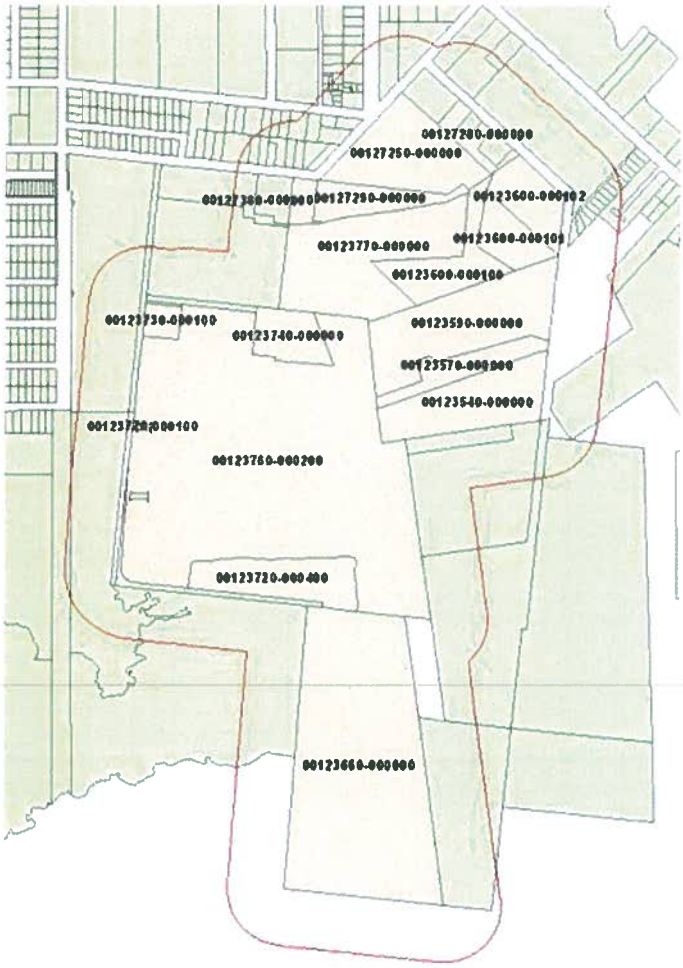
www.avery.com
1-800-GO-AVERY

Creech-Gail

From: Whitley-Wayne
Sent: Thursday, May 24, 2012 10:55 AM
To: Creech-Gail
Subject: RE: I need more help
Attachments: Export_Output_17_original.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

2nd of 2 emails - in case you need the original 17 parcel records, see the attached. Below shows the involved parcels, red outline shows the 300 ft...



From: Creech-Gail
Sent: Thursday, May 24, 2012 10:19 AM
To: Whitley-Wayne
Subject: FW: I need more help

Best Regards,

Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

From: Creech-Gail
Sent: Thursday, May 24, 2012 8:45 AM
To: Davisson-Bryan
Subject: I need more help

Bryan,
We got another huge FLUM application in. All the RE #'s are on the attached cover page. I need a list to verify the 300' surrounding property owners. They provided a list but we need to make sure it's correct. Do you have time to do this? I appreciate your help.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050
Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

End of Additional File 2012-075

BARTON W. SMITH, ESQ.
PRINCIPAL ATTORNEY

COUNSEL AT LAW
BARTON SMITH, P.L.
624 WHITEHEAD STREET
KEY WEST, FLORIDA 33040
TELEPHONE: (305) 296-7227 • FAX: (305) 296-8448
WWW.BARTONSMITHPL.COM

PATRICK M. FLANIGAN, ESQ.
ASSOCIATE ATTORNEY
GREGORY S. OROPEZA, ESQ.
ASSOCIATE ATTORNEY

VIA HAND-DELIVERY

May 21, 2012

Ms. Christine Hurley, AICP
Growth Management Division Director
Monroe County Growth Management Division
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

RE: Request for a Future Land Use Map ("FLUM") Amendment for Safe Harbor Marina Property Owners Association, Inc.

Dear Ms. Hurley,

Please allow this to serve as the below referenced property owners submission for a Future Land Use Map Amendment. Enclosed with this application are agency authorization forms for each property owner. Each property owner is located in the Safe Harbor port area and are members of the Safe Harbor Property Owner's Association, Inc., a Florida non-for-profit corporation consisting of the applicants whom are dedicated to the preservation and revitalization of the Safe Harbor area.

Property Owners:

1. **Robbie's Safe Harbor Marine Enterprises, Inc., a Florida corporation**
    a. RE - 00123660-000000
    b. Mailing Address – 7281 Shrimp Road, Key West, Florida 33040
    c. Property Address – 7281 Shrimp Road, Key West, Florida 33040
    d. Phone – 305.294.1124
    e. Email – Becky@robbies.com
    f. Current Future Land Use Map Designation – Industrial (I)
    g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)
    h. Current Land Use District Designation – Maritime Industrial (MI)
    i. Tier Designation – 3

j. Total Land Area Affected in acres – 10.41 Upland acres; 12.05 Submerged land acres

k. Existing Use of the Property - Marine activities, boat yard, engine repair, boat building, storage space, deep water access, commercial fishing, affordable housing.

2. **Longstock II, LLC, a Florida limited liability company**

a. RE - 00123660-000000

b. Mailing Address – 7009 Shrimp Road, Suite 2, Key West, Florida 33040

c. Property Address – 7000 and 7009 Shrimp Road, Key West, Florida 33040

d. Phone – 305.294.2288

e. Email – mstrunk@oldislandharbor.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 12.25 Upland acres; 31.9 Submerged land acres.

k. Existing Use of the Property - Marine activities, boat yard, artist's studios, engine repair, boat building, dog park, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, residential upland units, gym, office space.

3. **Bernstein Family Trust**

a. RE - 00123770-000000, 00127250-000000, 00127280-000000, 00127290-000000, 00127380-000000

b. Mailing Address – P.O. Box 2455, Key West, Florida 33040

c. Property Address – 5550 Fifth Avenue, 5700 Fourth Street, South Stock Island, Florida 33040

d. Phone – 305.445.8500

e. Email – roger@2bernsteins.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 9.50 Upland acres; 12.46 Submerged acres.

k. Existing Use of the Property - Commercial Fishing, storage, boat repair, commercial waterfront.

4. **Island Trust**

a. RE - 00123600-000100

b. Property Address – 6500 Front Street, Key West, Florida 33045-2455

c. Phone – 305.445.8500

d. Email – roger@2bernsteins.com

e. Current Future Land Use Map Designation – Industrial (I)

f. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

g. Current Land Use District Designation – Maritime Industrial (MI)

h. Tier Designation – 3

i. Total Land Area Affected in acres – 3.11 Upland acres 1.61 Submerged acres

j. Existing Use of the Property - Commercial Fishing, storage, boat repair, commercial waterfront.

5. **Safe Harbor Enterprises, Inc., a Florida corporation**

a. RE - 00123720-000400

b. Mailing Address – P.O. Box 2455, Key West, Florida 33045-2455

c. Property Address – Vacant Land, South Stock Island; Vacant Land, Shrimp Road

d. Phone – 305.445.8500

e. Email – roger@2bernsteins.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 4.2 Upland acres

k. Existing Use of the Property - Commercial Fishing, storage, boat repair, commercial waterfront.

6. **Safe Harbor Properties, LLC, a Florida limited liability company**

a. RE - 00123590-000000
b. Mailing Address – 6810 Front Street, Key West, Florida 33040
c. Property Address – 6810 Front Street, Key West, Florida 33040
d. Phone – 305.294.9797
e. Email – joc53ster@gmail.com
f. Current Future Land Use Map Designation – Industrial (I)
g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)
h. Current Land Use District Designation – Maritime Industrial (MI)
i. Tier Designation – 3
j. Total Land Area Affected in acres – 2.21 Upland acres; 6.62 Submerged acres
k. Existing Use of the Property - Marine activities, artist's studios, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, residential upland units, office space, restaurant/bar space.

7. **Key West Transfer & Hauling Service, Inc., a Florida corporation**
   a. RE - 00123600-000102
   b. Mailing Address – P.O. Box 2744, Key West, Florida 33040
   c. Property Address – 6500 Front Street, Stock Island, Florida 33040
   d. Phone – 305.292.1309
   e. Email – kwtranstation@aol.com
   f. Current Future Land Use Map Designation – Industrial (I)
   g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)
   h. Current Land Use District Designation – Maritime Industrial (MI)
   i. Tier Designation – 3
   j. Total Land Area Affected in acres – 2.51 Upland acres.
   k. Existing Use of the Property - Storage, trash transfer station.
8. **Bama One, LLC, a Florida limited liability company**
   a. RE - 00123570-000000
   b. Mailing Address – 6810 Front Street, Key West, Florida 33040
   c. Property Address – Vacant Land South Stock Island
   d. Phone – 305.294.9797

e. Email – joc53ster@gmail.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 0.5 Upland acres, 1.42 Submerged acres.

k. Existing Use of the Property - Deep water dockage, commercial fishing, live-aboard vessels, residential.

9. 3D of Key West, Inc., a Florida corporation

a. RE - 00123740-000000 ✓

b. Mailing Address – 1415 Flagler Avenue, Key West, Florida 33040

c. Property Address – 6801 Shrimp Road, Stock Island, Florida 33040

d. Phone – 305.294.0808

e. Email – 3dboatyard@gmail.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 2.07 Upland acres.

k. Existing Use of the Property - Boat yard, boat repair, boat storage, boat dockage.

10. Constellation Yachts, Inc., a Florida corporation

a. RE - 00123730-000100 ✓

b. Mailing Address – 6811 Shrimp Road, Key West, Florida 33040

c. Property Address – 6811 Shrimp Road, Stock Island, Florida 33040

d. Phone – 305.296.2773

e. Email –walter@constellationyachts.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 0.76 Upland acres.

k. Existing Use of the Property - Boat building, boat storage, boat repairs.

11. KW Resort Utilities Corp., a Florida corporation

a. RE - 00123600-000101 ✓

b. Mailing Address – P.O. Box 2125, Key West, Florida 33045-2125

c. Property Address – 6630 Front Street, Stock Island, Florida 33040

d. Phone – 305.295.3301

e. Email – chris@kwru.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 2 Upland acres.

k. Existing Use of the Property - Wastewater treatment.

12. 6840 Front Street, LLC, a Florida limited liability company

a. RE - 00123540-000000 ✓

b. Mailing Address – 6840 Front Street, Stock Island, Florida 33040

c. Property Address – 6840 Front Street, Stock Island, Florida 33040

d. Phone – 305.294.6456

e. Email – fishbusterz@gmail.com

f. Current Future Land Use Map Designation – Industrial (I)

g. Proposed Future Land Use Map Designation – Mixed Use Commercial (MC)

h. Current Land Use District Designation – Maritime Industrial (MI)

i. Tier Designation – 3

j. Total Land Area Affected in acres – 0.93 Upland acres.

k. Existing Use of the Property – Commercial fisheries, retail, commercial dockage.

Included with this submission please find enclosed the following documentation:

1. Legal description of properties.
   a. Please see Tab 1

2. Six (6) factors for change.
   a. Please see Tab 2

3. FLUM Statement.

a. Please see Tab 3

4. Proof of Ownership.
   a. Please see Tab 4

5. Current Property Record Cards from Monroe County Property Appraiser.
   a. Please see Tab 5

6. Location Map.
   a. Please see Tab 5

7. Copy of Future Land Use Map.
   a. Please see Tab 6

8. Copy of Current Land Use District Map.
   a. Please See Tab 7

9. Photographs of Site from adjacent roadways.
   a. Please see Tab 8

10. 300 Foot Radius Map from Monroe County Property Appraiser Office.
    a. Please see Tab 9

11. Typed Names and Address mailing labels of all property owners within 300 foot radius of property.
    a. Please see Tab 10

12. Signed and Sealed Boundary Survey.
    a. Enclosed with application.

If you should have any questions, comments or concerns regarding this application, please do not hesitate to contact me. I look forward to working with you through the planning process.

Very Truly Yours,

Barton W. Smith, Esq.
For the Firm

Enc.

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

RECEIVED
MAY 21 2012
MONROE CO. PLANNING DEPT.

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

Amendment to Future Land Use Map Application Fee: $5,531.00

In addition to the above application fees, the following fees also apply to each application:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Technology Fee: $20.00

Date 05 / 21 / 2012
Month Day Year

Property Owner:

Name

Mailing Address

Daytime Phone

Email Address

Agent (if applicable):

BARTON SMITH, P.L./BARTON SMITH, ESQ.
Name

624 WHITEHEAD ST. KEY WEST, FL. 33040
Mailing Address

305-296-7227
Daytime Phone

BART@BARTONSMITHPL.COM
Email Address

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

SEE ATTACHED ADDITIONAL PAGES.

Block Lot Subdivision Key

Real Estate (RE) Number Alternate Key Number

Street Address Approximate Mile Marker

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

Current Future Land Use Map Designation(s): SEE ATTACHED.

Proposed Future Land Use Map Designation(s): SEE ATTACHED.

Current Land Use District Designation(s): SEE ATTACHED.

Tier Designation(s): SEE ATTACHED.

Total Land Area Affected in acres: SEE ATTACHED.

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

PLEASE SEE ATTACHED ADDITIONAL PAGES.

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

   PLEASE SEE ATTACHED ADDITIONAL CHANGES.

2) **Changed assumptions (e.g., regarding demographic trends):**

   PLEASE SEE ATTACHED ADDITIONAL PAGES.

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

   PLEASE SEE ATTACHED ADDITIONAL PAGES.

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

4) **New issues:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

5) **Recognition of a need for additional detail or comprehensiveness:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

6) **Data updates:**

PLEASE SEE ATTACHED ADDITIONAL PAGES.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the FLUM amendment would not result in an adverse community change (attach additional sheets if necessary):

PLEASE SEE ATTACHED ADDITIONAL PAGES.

Has a previous FLUM application been submitted for this site within the past two years?

Yes _____ Date: _____

No ___X___

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☐ **Complete Future Land Use Map (FLUM) amendment application** (unaltered and unbound); and
- ☐ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- ☐ **Proof of ownership (i.e. Warranty Deed)**; and
- ☐ **Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- ☐ **Location map from Monroe County Property Appraiser**; and
- ☐ **Copy of Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- ☐ **Copy of Current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal);
- ☐ **Photograph(s) of site from adjacent roadway(s);**

REQUEST FOR FUTURE LAND USE MAP (FLUM) AMENDMENT APPLICATION

- ☐ **300 foot radius map from Monroe County Property Appraiser Office**
- ☐ **List of surrounding property owners from 300 foot radius map**
- ☐ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets).** 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 300 foot radius, each unit owner must be included, and
- ☐ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat).

If applicable, the following must be submitted in order to have a complete application submittal:

- ☐ **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- ☐ **Any other Monroe County documents including Letters of Understanding pertaining to the proposed Future Land Use Map amendment**

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

I 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:** 5-21-12

Sworn before me this 21st day of May 2012

GREGORY OROPEZA
MY COMMISSION # EE 005958
EXPIRES: July 1, 2014
Bonded Thru Notary Public Underwriters

Notary Public
My Commission Expires

Please send or deliver the complete application package to:
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050.

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for 6840 Front Street, LLC _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123540-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Eric Dickstein, MGRM

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15 **day of** May, **20** 12.

_____ **is** _____ **personally known** X **produced identification**

(Driver License **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for 3 D of Key West, Inc. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island

and Real Estate number: 00123740-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
David Trujillo, Sr., President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20** 12.

David Trujillo, Sr. **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Safe Harbour Properties, LLC _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123590-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

Walter S Crumbley Jr
_____
Walter Crumbley, Member

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May **, 20**12.

Walter Crumbley **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Constellation Yachts, Inc. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123730-000100.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Walter Schurtenberger,
President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20** 12.

Walter Schurtenberger **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Bama One, LLC _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island

and Real Estate number: 00123570-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

Walter S Crumbley Jr
Walter Crumbley, Member

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15 **day of** May, **20** 12.

Walter Crumbley, JR. **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for K W Resort Utilities Corp. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123600-000101.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Christopher Johnson,
President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15 **day of** May, **20** 12.

Christopher Johnson **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Key West Transfer Station and Hauling Service, Inc. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123600-000102.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Cecilia Gonzalez, V.P.
Property Owner(s) Signature

_____
Cecilia Gonzalez, Vice President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20** 12.

Cecilia Gonzalez **is** ✓ **personally known** _____ **produced identification**

_____ **Type of Identification), did / did not take an oath.**

Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Robbie's Safe Harbor Marine Enterprises, Inc. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123660-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Rebecca Ritter, Vice President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20**12.

Rebecca Ritter _____ **is** X **personally known** _____ **produced identification**

(_____ **Type of Identification), did /(did not) take an oath.**

Muriel E. Fender
Notary

Muriel E. Fender

NOTARY PUBLIC STATE OF FLORIDA
MURIEL E. FENDER
MY COMMISSION # DD 859975
EXPIRES: March 20, 2013
Bonded Thru Budget Notary Services

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Benjamin B. Bernstein Residuary Trust _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number:
00123590-000000
00123600-000100
00123770-000000
00127250-000000
00127280-000000
00127290-000000
00127380-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Roger Bernstein, Co-Trustee
Property Owner(s) Signature

_____
Roger Bernstein, Trustee

NOTARY:
STATE OF FLORIDA
COUNTY OF DADE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20**12.

Roger H. Bernstein **is** ✓ **personally known** _____ **produced identification**
(_____ **Type of Identification), did take an oath.**

NOTARY PUBLIC-STATE OF FLORIDA
Barbara O'Connell
Commission # EE034387
Expires: OCT. 13, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Safe Harbor Enterprises, Inc. _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123720-000400.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Roger Bernstein, President

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20**12.

ROGER M. BERNSTEIN **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

NOTARY PUBLIC-STATE OF FLORIDA
Barbara S. O'Connell
Commission # EE034387
Expires: OCT. 13, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

May 15, 2012

I hereby authorize Barton W. Smith, Esq. _____ be listed as authorized agent
(Name of Agent)

for Longstock II, LLC _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island _____

and Real Estate number: 00123760-000200
00123720-000100
00123720-000200.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
Matthew Strunk, Manager

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th **day of** May, **20** 12

Matthew Strunk **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

_____
Notary

TIFFANY GARCIA
MY COMMISSION # DD905151
EXPIRES July 07 2013
(407) 398-0153 FloridaNotaryService.com

May 15, 2012

I hereby authorize Barton W. Smith, Esq. be listed as authorized agent
(Name of Agent)

for Island Trust Agreement dated March 10, 1989 for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,

Subdivision: _____, Key (island): Stock Island

and Real Estate number: 00123590-000000.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

_____
Property Owner(s) Signature

_____
JOSEPH R. RACKMAN, Trustee

NOTARY:
STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 15th **day of** May, 20 12.

Joseph R. Rackman is ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Carmen S. Denehy
Notary

CARMEN S. DENEHY
Notary Public, State of New York
No. 01DE4928251
Qualified in Rockland County
Commission Expires April 25, 2014

LEGAL DESCRIPTIONS

ISLAND TRUST AGREEMENT 03/10/1989

LEGAL DESCRIPTION

535222 [illegible] 23.3

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF ARTONALDO'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'56"E FOR 340.04 FEET; THENCE N53°20'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 865, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°15'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

BERNSTEIN TRUST

LEGAL DESCRIPTION

IN RE: ESTATE OF
BENJAMIN BERNSTEIN
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein, Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning: Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

6840 FRONT STREET, LLC

LEGAL DESCRIPTION

PARCEL A

A tract of land on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minotes East 1105.99 feet to thw Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 06 degrees and 04 minutes East, 368.16 feet; thence bear North 83 degrees and 56 minutes West, 45 feet, more or less, to a point; thence bear South 70 degrees and 30 minutes West, 25 feet, more or less, to a point; thence bear South 19 degrees, 15 minutes and 08 seconds West, 408.51 feet to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East, 156.44 feet back to the Point of Beginning.

PARCEL C

A tract of land and water on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 06 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1105.99 feet; thence bear South 81 degrees, 50 minutes and 40 seconds West, 156.44 feet to the Point of Beginning of the tract of land and water hereinafter described; from said Point of Beginning, bear North 19 degrees, 15 minutes and 08 seconds East, 408.51 feet; thence bear South 70 degrees and 30 minutes West, 905 feet, more or less, to the centerline of an Entrance Channel; thence bear South 05 degrees, and 45 minutes East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East for a distance of 690 feet, more or less, back to the Point of Beginning.

BAMA ONE, LLC

LEGAL DESCRIPTION

PARCEL B

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,524.15 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said Point of Beginning bear North 83° 56' West for a distance of 50.00 feet to a point; thence bear South 70° 30' West for a distance of 910 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05° 45' West along the centerline of said Entrance Channel for a distance of 400 feet, more or less, to a point which is 390.58 feet measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1,060 feet, more or less, to a point which is bearing North 06° 04' East from the Point of Beginning; thence bear South 06° 04' West for a distance of 456.90 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East 500 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,528.91 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence bear North 72° 14' 31" West, 99.13 feet to a point; thence bear South 74° 24' 10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 66° 45' West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74° 24' 10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15° 35' 50" East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70° 30' West, 260.13 feet, more or less, to a point on the centerline of the entrance channel; thence bear North 05° 45' West, along the said centerline of the entrance channel, 400 feet, more or less, to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06° 04' East and distant 452.41 feet from the Point of Beginning; thence bear South 06° 04' West for a distance of 452.14 feet back to the POINT OF BEGINNING.

PARCEL D

A strip of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,474.15 feet to the POINT OF BEGINNING of the strip of land and water hereinafter described; from said Point of Beginning, continue bearing North 06° 04' East, 50 feet; thence bear North 83° 56' West, 50 feet; thence bear South 70° 30' West, 910 feet, more or less, to a point on the centerline of an Entrance Channel; thence bear South 05° 45' East along said centerline to a point which is 50 feet, measured at right angles to the preceding course; thence bear North 70° 30' East, 905 feet, more or less, to a point which is bearing North 83° 56' West from the Point of Beginning; thence bear South 83° 56' East, 45 feet, more or less, back to the POINT OF BEGINNING.

EXHIBIT A

MONROE COUNTY
OFFICIAL RECORDS

FILE #1377787
BK#1900 PG#539

LONGSTOCK, II LLC

LEGAL DESCRIPTION

EXHIBIT A

Doc# 1819016
Bk# 2499 Pg# 357

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK I AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

KEY WEST TRANSFER STATION & HAULING SERVICE, INC.

LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.: 19837-A; said parcel being more particularly described by "metes and bounds as follows: Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; then S 47 °13'30" E along said Southwesterly right-of-way line for 681.25 feet to the Point of Beginning; thence continue S 47° 13'30" E and continue along the said Southwesterly Right-of-way Line of Front Street for 323.00 feet to the Westerly right-of-way line of a 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right-of-way line for 313.78 feet, thence N 47° 13'30" W for a distance of 510.80 feet; thence N 20 °39'27" E for a distance of 97.53 feet; thence N 55°38'41" E for a distance of 165.23 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

K W RESORT UTILITIES CORP.

LEGAL DESCRIPTION

EXHIBIT A

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No. 19837-A; said parcel being more particularly described by "metes and bounds" as follows:
Commence at the intersection of the southeasterly right-of-way line of Fourth Avenue and the southwesterly right-of-way line of Front Street; thence S47° 13' 30" E along said southwesterly right-of-way line for 1003.76 feet to the westerly right-of-way line of a 50 foot wide access easement; thence S6° 01' 50" W along said westerly right-of-way line for 313.78 feet to the Point of Beginning of the hereinafter described parcel of land; thence S70° 27' 50" W for 240.30 feet; thence N57° 15' 03" W for 234.83 feet; thence N9° 16' 30" E for 304.20 feet to an intersection with a line 251.44 feet southwesterly of as measured at right angles and parallel to said southwesterly right-of-way of Front Street; thence S47° 13' 30" E along said parallel line for 510.80 feet to the Point of Beginning. Said parcel contains 2.00 acres more or less.

Together with a Non-Exclusive Drainage Easement, the legal description of which is attached hereto as EXHIBIT B.

DS Paid 1687.50 Date 11-18-82
MONROE COUNTY
RALPH WHITE, CLERK OF CIR CT.
By Janice M. Parker D.C.

EXHIBIT B

Non-Exclusive Drainage Easement

Description of Easement Area

An area being 15 feet in width, the southerly line thereof being more particularly described as follows: begin at the most southerly corner of the property described in EXHIBIT A attached hereto (the "Sewage Treatment Plant Site"), thence south 70 degrees, 27 minutes 50 seconds west along the southwesterly perlongation of the southeasterly boundary line of said Sewage Treatment Plant Site for 250 feet more or less, to the easterly shore line of the existing harbor and the point of termination of said southerly line.

The said easement area, together with the Sewage Treatment Plant Site described in EXHIBIT A, is more particularly shown and described in the sketch attached hereto and made a part hereof as EXHIBIT C, prepared by Post, Buckley, Schuh & Jernigan, Inc., Consulting Engineers. The easement area described above is etched in black.

SAFE HARBOUR PROPERTIES

LEGAL DESCRIPTION

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the southerly right-of-way line of Fifth Avenue and the easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1528.91 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 72 degrees 14 minutes and 31 seconds West; 99.13 feet to a point; thence bear South 74 degrees 24 minutes and 10 seconds West along a line parallel with and 25 feet northwesterly of the outside face of an existing concrete seawall, 505.66 feet to a point; thence bear North 66 degrees and 45 minutes West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74 degrees 24 minutes and 10 seconds West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15 degrees 35 minutes and 50 seconds East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70 degrees and 30 minutes West, 260.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05 degrees and 45 minutes West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70 degrees and 30 minutes East for a distance of 1060 feet; more or less, to a point which is bearing North 06 degrees and 04 minutes East and distant 452.41 feet from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 452.14 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

CONSTELLATION YACHTS, INC.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°02'07" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 499.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W); THENCE SOUTH 05°57'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 739.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'53" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°02'07" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 05°56'58" EAST FOR A DISTANCE OF 173.64 FEET; THENCE NORTH 84°02'07" WEST FOR A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING.

Subject to Restrictions, Reservations, Easements, and Covenants of Record, and Taxes + Assessments for the year 2007 and thereafter.

3D OF KEY WEST, INC.

LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of land lying Southerly of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at Page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point; thence southerly and at right angles a distance of 1010 feet, more or less, to a point of intersection with the southerly face of the northerly seawall of the northerly slip of Safe Harbor (extended Westerly); thence easterly along the said southerly face of the northerly seawall (extended Westerly) and the said southerly face of the northerly seawall a distance of 710 feet to a point, which point is the Point of Beginning; thence continue easterly along the said southerly face of the northerly seawall and the northerly bank of the said northerly slip a distance of 310 feet, more or less, to a point in the westerly bank of the main channel of Safe Harbor; thence northerly along the meanders of said westerly bank a distance of 300 feet, more or less, to a point of intersection with a line drawn parallel with and 700 feet southerly of the southerly line of 5th Avenue; thence westerly along the said parallel line a distance of 180 feet, more or less, to the northeasterly corner of a certain road easement; thence southerly and at right angles and along the easterly line of the said road easement a distance of 40 feet to a point; thence westerly and at right angles and along the southerly line of the said road easement a distance of 155 feet to a point; thence at right angles and southerly for a distance of 250 feet, more or less, to a point; thence at right angles and easterly for a distance of 125 feet back to the Point of Beginning; LESS a strip of land approximately 125 feet by 20 feet along the above described southerly face of the northerly seawall, which strip of land was previously conveyed by Warranty Deed to Standard Oil Company, dated the 16th day of June, 1964, and recorded in the Official Records of Monroe County, Florida, at Official Records Book 313, pages 53-56.

TOGETHER WITH the right to use the waterways and channels in SAFE HARBOR, Stock Island, Monroe County, Florida.

TOGETHER WITH an Easement for ingress and egress over and upon the following described property, situate, lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land lying southerly of Block 57, Maloney's Subdivision of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point, which point is the Point of Beginning; thence southerly and at right angles a distance of 700 feet, more or less, to a point; thence easterly and at right angles a distance of 740 feet to a point; thence southerly and at right angles a distance of 40 feet to a point; thence westerly and at right angles a distance of 155 feet to a point; thence northerly and at right angles 10 feet to a point; thence westerly and at right angles 615 feet to a point on the westerly line of a certain road easement; thence northerly and at right angles along the westerly line of said road easement a distance of 740 feet to a point in the southerly line of 5th Avenue; thence easterly and at right angles and along the southerly line of 5th Avenue a distance of 30 feet back to the Point of Beginning.

Doc# 1797108
Bk# 2474 Pg# 1077

Doc# 1828119
Bk# 2273 Pg# 1179

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

SAFE HARBOUR ENTERPRISES, INC.

LEGAL DESCRIPTION

Being that part or parcel of bottom land lying Southerly of Squares or Blocks 55 and 56, as shown on a subdivision of Lots 1, 2, 3, 5, 6, Section 35, Lot 2, Section 36, Lot 3, Section 26, Lot 2, Section 36, Lot 3, Section 26 and Lot 2, Section 34, all in Township 67 South, Range 25 East and being recorded in Plat Book 1, page 55, Monroe County, Florida, Records, but better described as follows: Beginning at a point on the Easterly side of Fourth Avenue 242.25 feet distant Southerly from the intersection of Fifth Avenue and Fourth Avenue; thence into the waters of the Straits of Florida and along the Easterly line of Fourth Avenue extended Southerly, a distance of 2000 feet; thence at right angles, and in an Easterly direction a distance of 1,000 feet; thence at right angles and in a Northerly direction a distance of 2,350 feet to a point on the Shore line; thence meandering the shore line in a Southwesterly and Westerly direction a distance of 1070 feet, more or less, back to the point of beginning. Containing 49.93 acres, more or less, and additional lands, more fully described in Contract No. 19837-A.

ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.

LEGAL DESCRIPTION

OFFICIAL RECORD BOOK 1161, PAGE 0628, MONROE COUNTY, FLORIDA PUBLIC RECORDS (PROVIDED)

A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at Page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

In accordance with Sec. 102.158 of the Monroe County Code of Ordinances, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following facts shall be met:

1. Changed projections from those on which the text or boundary was based:

The property subject to this application (hereinafter referred to as "Safe Harbor") is currently zoned Industrial, but the property owners of Safe Harbor desire to be zoned Mixed Use/Commercial. Safe Harbor has experienced strong shifts away from the heavy industrial uses originally intended to occupy the Safe Harbor area since the properties were first zoned Industrial. These shifts have occurred since the 1993 adoption of the 2010 Comprehensive Plan ("2010 Comp Plan") which provides for implementation of the Industrial land use designation with respect to Safe Harbor. These shifts are away from an industrial ideology and towards a mixed use classification consisting of a cohesive blend of various industries, the majority of which are not industrial in nature. While industrial use was probably the early intent of the previous developers and owners of Safe Harbor, Safe Harbor has become something markedly different as the property owners engage in an array of uses including, but not limited to, residential, transient, artistry, dining, wastewater treatment, solid waste removal, commercial waterfront, commercial fishing, boating/diving, office space, retail space, affordable housing, marine repair dependent applications, storage and dining.

Pursuant to Policy 101.4.7 of the 2010 Comp Plan, the "principal purpose of the Industrial land use category is to provide for the development of industrial, manufacturing and warehouse and distribution uses." These uses are not the type of uses which Safe Harbor supports, nor is there demand for such uses. In contrast to the purpose of Industrial uses, the Mixed Use/Commercial land designation, pursuant to Policy 101.5.4 of the current proposed Comprehensive Plan, "is to provide for the establishment of commercial zoning districts where various types of commercial retail and offices may be permitted at intensities which are consistent with the community character and natural environment." Beginning at Robbie's Marina and working along the water's edge of Safe Harbor to Fishbusterz Fisheries, the totality of the properties within Safe Harbor exhibit intensities which are consistent with the community character and natural environment, not Industrial uses or needs.

As a water-dependent community, the existence of heavy industrial uses on Stock Island is not consistent with the surrounding community character. Heavy industrial uses create pollution and environmental concerns. The community character surrounding Safe Harbor exhibits commercial working waterfront neighboring vital needs such as affordable housing, cultural resources, utilities, dining and tourism. The proposed change of Safe Harbor to a Mixed-Use/Commercial Future Land Use Map ("FLUM"") designation is consistent with Policy 101.7.2 of the 2010 Comp Plan, which requires Stock Island to address redevelopment needs identified by the needs assessment of potential redevelopment areas. The current needs of Safe Harbor are not industrial. The current needs of Safe Harbor are to support, foster and enhance the current land uses, which are diverse and varied. In conformance with Policy 105.1.2 of the 2010 Comp Plan, the proposed change in FLUM designation will prepare design guidelines to ensure that

future uses and development at Safe Harbor are compatible with the scenic preservation and maintenance of the character of the casual island village atmosphere of the Florida Keys.

The projections of the original Industrial land use category as contemplated in the 2010 Comp Plan, first adopted in 1993, are no longer valid. Safe Harbor has shifted away from heavy industrial needs and uses towards uses which span a broader spectrum, all of which are less intense than heavy industrial. Based on 2004 property records incorporated into the CommuniKeys Master Plan, only four percent (4.0%) of the acreage of Stock Island ports were being utilized for industrial uses such as warehousing and manufacturing. In the late 1980s and early 1990s, Safe Harbour was exclusively a working waterfront with boat manufacturing, commercial fishing and light industry devoted to commercial fisheries, but over time the composition of Safe Harbor changed. On Stock Island, there are three hundred eighty five (385) parcels in non-residential zoning districts. Of the three hundred eighty five non-residential parcels, no parcel's current land use is zoned industrial, further evidencing the non-industrial nature of Stock Island.

With the advent of live-aboard vessels, Safe Harbor has been and continues to address the affordable housing needs of Monroe County. Over time, more residents utilized marine vessels as a mode of residency, and continue to do so. This shift in use is a notable distinction between the Industrial land use category, which only provides for one (1) dwelling unit per acre and zero (0) rooms/spaces per acre. Mixed Use/Commercial provides for a range of one (1) to six (6) dwelling units per acre and five (5) to fifteen (15) rooms/spaces per acre. The demand for affordable housing accounts for a shift towards a more mixed-use culture, which will continue into the future and thereby creates changed projections of Safe Harbor, necessitating the need for the proposed amendment. As the CommuniKeys Master Plan indicates, "Stock Island is in dire need of improved visual and functional access to the water's edge to accommodate both the operations of marine industrial uses and the recreational needs of residents and visitors." *See CommuniKeys Master Plan.*

2. **Changed Assumptions:**

Much like the changed projections which are anticipated to continue in the future, the assumptions of the uses, demands and composition of Safe Harbor have changed over the last several decades. Once a predominantly commercial fishing dependent use, the uses which make up Safe Harbor have shifted to a more diversified compilation of uses. In large part, this shift is due to the continued decline of the commercial fishing fleet over the last several decades. Pursuant to Table 4 of the CommuniKeys Master Plan, the average landings in millions of pounds for commercial fisheries was 20.3 in 1993, but was down to 15.8 in 2003. The drafters of the CommuniKeys Master Plan point "to the need to diversify the local economy." Lobster, finfish and shrimp fleets have declined substantially over the course of the last few decades, as evidenced by the decrease in the number of registered commercial fishing vessels. Additionally, the decrease in active fish houses and boat building vendors in and around Safe Harbor over the last few decades has accelerated.

Paragraph 3.8 of Appendix 4 of the 2010 Evaluation and Assessment Report ("2010 EAR") details the history of decline in the commercial fishery industry. **"Through a century of change,**

the marine industry has declined while other areas of employment have grown in dramatic fashion." *See 2010 EAR.* Contrary to the uses associated with an Industrial land use classification **"there is very little fishing, food processing or water transportation related employment today, compared with employment in retail, finance and the broader service sector."** *See 2010 EAR.* In contrast to the decline in commercial fishing and commercial fisheries, the recreational boating industry has experienced substantial growth. As recreational boating has experienced vast growth, "opportunities for pleasure boat repair, boat maintenance and storage" have developed.

The vacation home and second home industry is an important segment of the Monroe County economy. "Recreational waterfront activity supports redevelopment of waterfront areas such that the historic character and some historic uses and building are preserved while the economic drivers supporting waterfront properties is tourist and vacation home based."*See 2010 EAR.* As the 2010 EAR recognizes, the economic drivers have led to a transition from commercial fishing related activities to service, residential and tourism related activities in waterfront properties, while incorporating the community culture into those transitions. This diversified shift was best stated by the 2010 EAR which opined "the result is a vibrant waterfront which can accommodate some historic fishing and boating related commercial activity." *See 2010 EAR.* This is consistent with the trends exhibited in the commercial fishing industry. **Over the last thirty (30) years, the number of commercial fishing licenses has declined twenty-five percent (25%) together with a decline of seventy percent (70%) in the volume of fish caught.** *See 2010 EAR.* As the 2010 EAR states, **"trends in commercial registrations, fish and shellfish catch volumes, and covered employment, the marine industry is not a growth industry in Monroe County."** *See 2010 EAR.*

In addition to the local evaluations and assessments demonstrating the changing assumptions regarding waterfront uses, the Florida legislature has recognized the need for and importance of the preservation, enhancement and sound development of waterfront properties. Florida Statutes § 163.3178(2)(g) requires local governments to incorporate a "shoreline use component that identifies public access to beach and shoreline areas and addresses the need for water-dependent and water related facilities, including marinas, along shorelines." Additionally, pursuant to Florida Statute § 342.07, the "Legislature recognizes that there is an important state interest in facilitating boating and other recreational access to the state's navigable waters. This access is vital to tourists and recreational uses and the marine industry in the state, to maintain or enhancing the $57 billion economic impact of tourism and the $14 billion economic impact of boating in the state annually and to ensuring continued access to all residents and visitors to the navigable waters of the state."

Fla. Stat. § 342.07(1) also states that the "Legislature recognizes that there is an important state interest in maintaining viable water-dependent support facilities, such as public lodging establishments and boat hauling and repairing and commercial fishing facilities." **The Legislature, through § 342.07(1), recognized that access to the water must be not only through commercial means, but recreational. The Legislature defined recreational and commercial working waterfront in § 342.07(2) as "a parcel or parcels of real property that provide access for water-dependent commercial activities including hotels and motels as defined in s. <u>509.242(1)</u>, or provide access for the public to the navigable waters of the**

state." Pursuant to Florida Statute §509.242(1) hotels and motels include establishments that provide public lodging on a daily or weekly basis. This framework is consistent with Policy 502.1.2 of the 2010 Comp Plan which requires the County to permit land uses supportive, complementary or otherwise port related nearby and adjacent to the Safe Harbor/Peninsular port area of Stock Island. *See 2010 Comp Plan.* The intent of Policy 502.1.2 is to only permit those uses, including, but not limited to, warehousing, industry, affordable housing, marine businesses and restaurants. *See 2010 Comp Plan.* There is a current demand for all of these uses, and changing assumptions that a waterfront such as Safe Harbor will address them all under the Mixed Use/Commercial (MC) FLUM designation.

3. **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

Data errors exist which support the adoption of the proposed amendment. Currently, the Industrial (I) FLUM designation is under the Maritime Industrial (MI) land use designation. The MI district permits uses which are not allowed in the Industrial (I) district. This creates an inconsistency and a data error which warrants the instant FLUM amendment to cure the inconsistency. Currently, under the Industrial FLUM and MI zoning, while MI allows for ten (10) rooms/spaces per acre, Industrial does not permit any rooms/spaces for allocated density. Similarly, under the maximum net density, MI permits fifteen (15) rooms/spaces per acre while Industrial does not permit any rooms/spaces per acre.

4. **New Issues:**

Throughout the State of Florida and particularly in Monroe County, residents and visitors alike seek access to the waterfront and water dependent uses. Amending the FLUM designation for Safe Harbor to Mixed Use/Commercial (MC) designation will provide a framework for meeting the demands and needs of residents and visitors in Monroe County, which cannot occur under the current FLUM designation of Industrial (I). As indicated in item two (2) above, over the last several decades there has been a strong shift way from commercial fishery dependent uses towards resident and tourist related water dependent activities, which are best accomplished through the (MI) land use designation. Pursuant to the CommuniKeys Master Plan, it is "a goal to encourage businesses to retain existing and create new public waterfront access through development of a marina into a working waterfront and mixed use commercial zone." *See CommuniKeys Master Plan.* The proposed FLUM amendment will encourage the land owners comprising Safe Harbor to maintain the current water dependent use levels, while increasing access to and use of the water dependent activities, all of which cannot occur in the Industrial (I) FLUM category. Much like the definitions set forth in the Comprehensive Plan, the CommuniKeys Master plan defines industrial uses as being devoted to "manufacturing, warehousing, assembly, packaging, processing, fabrication, storage or distribution of goods and materials whether new or used or the refinishing, repair or rebuilding of vehicles or boats." *See CommuniKeys Master Plan.* The majority of the description of what is comprised in an Industrial (I) land use classification is not occurring at Safe Harbor and are not likely to develop in the near future at Safe Harbor, based on past and present demand and economic trends. Moreover, the majority of Industrial uses do not provide access to the waterfront; rather they limit access to the waterfront.

Recognizing the need to shift away from strictly Industrial classifications, the CommuniKeys Master Plan identified Action Item 1.2.1 as the identification of Safe Harbor as the focal point of a "downtown" district for Stock Island. *See CommuniKeys Master Plan.* In contemplating how to achieve this, the drafters recognized the need to "propose revisions to the Land Development Regulations." *See CommuniKeys Master Plan.* Action Item 1.3.4 contemplated amending the "Land Development Regulations to eliminate the list of permitted uses that are not consistent with the purpose of the zoning district." *See CommuniKeys Master Plan.* By providing greater flexibility for uses under the Mixed Use/Commercial FLUM designation, development and redevelopment of Safe Harbor can better adapt and evolve in line with the vision of the CommuniKeys Master Plan which is to maintain "an affordable cost of living for people of all income levels with an emphasis on housing; that fosters a sustainable local economy consisting of a working waterfront and a distinctive mix of commercial and industrial activities that complement the community." *See CommuniKeys Master Plan.*

In developing the CommuniKeys Master Plan, Monroe County identified ten (10) issues and objectives, all of which will be addressed or improved by amending Safe Harbor from an Industrial (I) FLUM designation to a Mixed Use Commercial (MC) FLUM designation. Those ten (10) issues and objectives are: (1) Maintain affordable housing while providing a mix of housing options; (2) Promote the diversification of economic opportunities, including small businesses and home occupations; (3) Identify a commercial center within Stock Island; (4) Improve aesthetics, commercial side and visual character of south side of US 1 corridor; (5) Improve storefronts, signage and landscaping for commercial properties; (6) Enhance the community identity as a "commercial fishing" community; (7) Provide space for a working waterfront and its supporting industries; (8) Provide and improve waterfront access; (9) Provide off-street parking for vehicles and boats; (10) Provide improved public facilities, including cultural and recreational facilities and activity centers.

Under the MC designation maintaining affordable housing while providing a mix of housing options is accomplished by providing for greater density and a broader range of residential properties.[1] The promotion of diversification of economic opportunities is accomplished under the MC designation by providing for greater flexibility on developing water dependent uses, not strictly commercial fishing related, to which greater economic opportunities are derived from. Safe Harbor is centrally located around the only deep water port on Stock Island which is the prime location for a commercial center, which could only be accomplished through the redevelopment opportunities of the MC land use designation. Under the Industrial land use designation, unsightly commercial structures will work against the goal of improving aesthetics which can only be accomplished through diversified redevelopment under the MC land use designation. Under the MC land use designation, similar to the goal to improve aesthetics, greater economic opportunities will lead to improvements of landscaping, signage and storefronts. The working waterfront is a vital aspect of Safe Harbor and by creating greater access to the waterfront, the identity and recognition of the commercial fishing community will flourish. Under the MC FLUM designation, a diversified water dependent industry is able to

---

[1] All housing units under the MC FLUM and MI land use district are restricted to commercial apartments.

flourish as opposed to the environmentally obtrusive and archaic nature of an Industrial (I) FLUM designation. By permitting flexibility in the types of water dependent development which can occur, providers of water dependent activities are able to better develop, maintain and improve access to the waterfront. Through redevelopment of various parcels of land the ratio of open space and intensity/density with respect to actual land size can be brought into conformance to provide for better off street parking and mobility. In an Industrial land use designation, improvement of facilities will not occur, while under the Mixed Use/Commercial land use designation demand for water access and water dependent uses will drive property owners to provide better facilities.

5. Recognition of a need for additional detail or comprehensiveness:

There is a need for additional detail and comprehensiveness that the proposed amended provides. Currently the Maritime Industrial (MI) zoning district is a subcategory of the Industrial (I) future land use map. The MI district permits uses which are not allowed in the Industrial (I) district. This difference creates an inconsistency which requires additional detail and or comprehensiveness to cure an inconsistency between a current land use map designation and future land use map designation. To further the need for consistency, Maritime Industrial (MI) uses such as commercial, office space, hotels, marinas, boat building and commercial fishing are all compatible and permissible uses under the Mixed-Use/Commercial (MC) future land use designation. This amendment is consistent with the uses surrounding Safe Harbor and complements the surrounding property designations as providing for a transition from waterfront to interior residential as opposed to the rigid transition of Industrial to Residential.

6. Data Updates:

Existing FLUM	**Type**	**Adopted Standards**	***Development Potential based upon allocated density***
Industrial FLUM **Total site: 50.35 acres**	**Residential Allocated Density/Acre***	**1 du**	**50 units**
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	**0 rooms/spaces**	**O rooms/spaces**
	Nonresidential Maximum Intensity	**0.25-0.60 FAR**	**657,980 – 1,315,960 sf**
Proposed FLUM	**Type**	**Adopted Standards**	***Development Potential based upon allocated density***
Mixed Use/	**Residential Allocated Density/Acre***	**1-6 du**	**50– 301 units**

Commercial FLUM Total site: 50.35 acres			
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	**5-15 rooms/spaces**	**163 - 490 rooms/spaces**
	Nonresidential Maximum Intensity	**0.25-0.45 FAR**	**548,317 – 986,970 sf**
	Proposed Intensity Standard***	**0.30-0.60 FAR**	**657,980 – 1,315,960 sf**
Net Change in Development Potential	**Residential*: +251 du** **Transient**: 490** **Nonresidential***: (0) square feet** Proposed Intensity Standard: no change		

* Limited to Commercial Apartments

** Transient Allocated Density must preserve 35% of traditional commercial working waterfront

*** (MI) Land Use Zoning District intensity standard in MU remains .30 - .60

TRAFFIC STUDY

A traffic study was prepared by Traffic Tech showing there would be limited increases to traffic patterns for Safe Harbor and the surrounding properties based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The traffic study is included with this application and incorporated herein by reference.

CONCURRENCY

A letter of coordination has been provided by the Florida Keys Aqueduct Authority (FKAA) affirming there is adequate capacity of potable water based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The FKAA letter of coordination is included with this application and incorporated herein by reference.

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	50 du	2.24	112	7,450	+37,399
MIXED USE/ COMMERCIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	301 du	2.24	674.24	44,849	

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Floor Area Ratio (FAR) Square Feet	LOS Standard .35 Gal/sq.ft./day	Total LOS Demand	Net Change
INDUSTRIAL (0.60 FAR)	Nonresidential LOS .35/gal/sq.ft./day	1,315,960 sf	.35	460,586	- 115,146.5
MIXED USE/ COMMERCIAL (0.45)	Nonresidential LOS .35/gal/sq.ft./day	986,970 sf	.35	345,439.5	

A letter of coordination has been provided by the Keys Energy Services (KEYS) affirming there is adequate capacity of electrical service based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The KEYS letter of coordination is included with this application and incorporated herein by reference.

A letter of coordination has been provided by the Key West Resort Utilities (KWRU) affirming there is adequate capacity of waste water treatment capacity based on an assumption of the

maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designation. The KWRU letter of coordination is included with this application and incorporated herein by reference.

FLUM	Comprehensive Plan Solid Waste Policy 801.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 5.44lbs/capita/day	50 du	2.24	112	609.28	+3,058.59
MIXED USE/ COMMERCIAL	Residential LOS 5.44lbs/capita/day	301 du	2.24	674.24	3,667.87	

A letter of coordination has been provided by Waste Management affirming there is adequate solid waste removal capacity based on an assumption of the maximum density and intensities provided for under the Mixed Use/Commercial (MC) land use designations.

The proposed amendment will not create any new impacts under the 1977 AICUZ. While Monroe County does not have military compatibility incorporated in the 2010 Comp plan, Safe Harbor does comply with the restrictions imposed by the 1977 Air Installation Compatible Zone (AICUZ). While a small portion of Safe Harbor (the southwest corner) falls within the C1 subcategory of the AICUZ, this does not prevent redevelopment or development as Commercial Resorts are provided as a right under the Navy's 1977 AICUZ.

Although not adopted or incorporated in the County's Comprehensive Plan or Land Development Regulations the 2007 proposed AICUZ ("2007 AICUZ") provides a portion of Safe Harbor within the proposed flight paths. None of the proposed uses under the Mixed Use/Commercial (MC) are expressly prohibited under the 2007 AICUZ. The de minimis amount of property located in the proposed 2007 AICUZ is further evidenced by the fact the Department of Defense chose not to include South Stock Island in Table 7-1 Land Areas of Significance – AICUZ, in the 2007 AICUZ.

Traf Tech
ENGINEERING, INC.

May 16, 2012

Mr. Barton W. Smith, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, Florida 33040

Re: Stock Island FLUM – Traffic Impact Statement

Dear Mr. Smith:

Per your request, Traf Tech Engineering, Inc. conducted a traffic impact statement associated with 12 properties located in Stock Island in Monroe County, Florida. The 12 properties are described below:

1. Robbie's Marina
2. Longstock II, LLC
3. Island Trust Agreement Dated 3/10/1989
4. Benjamin Bernstein Residual Trust
5. Safe Harbor Enterprises
6. Safe Harbour Properties, LLC
7. Bama One, LLC
8. KWRU
9. Constellation Yachts
10. 3D of Key West, Inc.
11. Key West Transfer Station & Hauling Services, Inc.
12. 6840 Front Street, LLC

Information (current use, current permitted maximum and proposed permitted maximum) pertaining to each of the 12 properties listed above is provided in Attachment A of this report.

Trip Generation

A trip generation comparison analysis was performed between the current permitted maximum and proposed permitted maximum associated with the 12 properties using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation* manual (8th Edition). The trip generation comparison analysis was undertaken for daily, AM peak hour, and PM peak hour conditions. The analysis was based on the following assumptions:

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

CURRENT PERMITTED MAXIMUM

- Residential (50.25 units, say 50 units)
- Hotel (none)
- Non residential (1,315,361 square feet)

PROPOSED PERMITTED MAXIMUM

- Residential (301.5 units, say 302 units), or
- Hotel (490 Rooms), and
- Non residential (1,315,361 square feet)

According to ITE's *Trip Generation* manual (8th Edition), the trip generation rates used for the existing and proposed land uses that increase/decrease in intensity are:

APARTMENT (ITE Land Use 220)

Daily Trip Generation
T = 6.65 (X)
Where T = number of daily trips
X = number of residential units

AM Peak Hour
T = 0.51 (X)
Where T = number of AM peak hour trips
X = number of residential units

PM Peak Hour
T = 0.62 (X)
Where T = number of PM peak hour trips
X = number of residential units

HOTEL (ITE Land Use 310)

Daily Trip Generation
T = 8.92 (X)
Where T = number of daily trips
X = number of rooms

AM Peak Hour
T = 0.67 (X)
Where T = number of AM peak hour trips
X = number of rooms

PM Peak Hour
T = 0.70 (X)
Where T = number of PM peak hour trips
X = number of rooms

Using the above-listed equations from the ITE document, a trip generation comparison analysis was undertaken between the existing (i.e. maximum allowable development under the existing land-use designation) and proposed land uses. The results of the trip generation comparison analysis between the existing and proposed uses are documented in Table 1. As indicated in Table 1, the proposed land-use change for Option 2 (residential to hotel) is projected to generate approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period.

TABLE 1
Trip Generation Comparison Analysis
Stock Island Properties

		Number of Trips		
Land Use	**Size**	**Daily**	**AM Peak**	**PM Peak**
EXISTING LAND USE (Maximum Allowable Development)				
Residential	50 units	333	26	31
External Trips		**333**	**26**	**31**
PROPOSED LAND USE (Maximum Allowable Development) – Option 1				
Residential	302 units	2,008	154	187
External Trips		**2,008**	**154**	**187**
Difference Option 1		**+1,675**	**+128**	**+156**
PROPOSED LAND USE (Maximum Allowable Development) – Option 2				
Hotel	490 rooms	4,371	328	343
External Trips		**4,371**	**328**	**343**
Difference Option 2		**+4,038**	**+302**	**+312**

Source: ITE Trip Generation Manual (8th Edition)

Trip Distribution

The trip distribution associated with the difference in trips was based on existing traffic patterns and the transportation network located in the vicinity of Stock Island. Due to the location of the site, it was assumed that the majority of the project trips will arrive and depart to and from Key West located west of Stock Island. Table 2 summarizes the trip distribution used for the difference in trips.

TABLE 2 Project Trip Distribution Stock Island Properties		
Direction		**% of Total Trips**
North:	Florida Bay	0%
South:	Atlantic Ocean	0%
East:	Big Pine Key	30%
West:	Key West	70%
	Total	100.00%

Source: Traf Tech Engineering, Inc.

US 1 Impacts by Mile Marker

Marathon is located approximately 45 miles from Stock Island. It was assumed that the maximum trip length will be 45 miles. The average trip length was assumed to be one-half of the maximum trip length, or 23 miles. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the trip distribution discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 3 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in Table 3, this project will add approximately 4,038 new daily trips, and with the exception of two roadway segments, all US 1 segments impacted have sufficient capacity to absorb the additional traffic loads created by the difference in trips. The exceptions include the following two links:

a. Stock Island (MM 4.0 to 5.0)
b. Big Coppitt (MM 9.0 to 10.0)

Link 1 (Stock Island) has a reserve capacity of 2,131 daily trips and the traffic impacts associated with the proposed land-use change result in 2,827 new daily trips, or 696 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 2,332 daily trips of reserve capacity which is sufficient to accommodate the 696 trips over capacity.

Link 3 (Big Coppitt) has a reserve capacity of 522 daily trips and the traffic impacts associated with the proposed land-use change result in 969 new daily trips, or 447 trips over the available roadway capacity. However, applying the allowed 5% allocation below LOS C, the subject roadway segment has an additional 1,066 daily trips of reserve capacity which is sufficient to accommodate the 447 trips over capacity.

Table 3
Arterial Trip Assignment Summary
Stock Island Properties

Project Name:	Stock Island Properties	**US 1 Mile Marker:**	4.0
Location:	Stock Island	**1TE Land Use:**	220 &310
Type of Dev.:	Residential/Hotel	**Daily Trip Gen. Rate:**	6,65/8.92
Project Size:	Varies		
Avg. Trip Length:	23 miles		

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	Reserve Capacity
4,038	0%	100%	1	70% / 30%	100%	2,827	2,131
			2	30%	90%	1,090	5,683
			3	30%	80%	969	522
			4	30%	75%	909	3,074
			5	30%	70%	848	2,131
			6	30%	65%	787	2,401
			7	30%	60%	727	2,004
			8	30%	55%	666	2,247
			9	30%	50%	606	2,608
			10	30%	40%	485	845

Source: Monroe County and Traf Tech Engineering,

In summary, the proposed land-use change associated with the 12 Stock Island properties is projected to generate a maximum of approximately 4,038 new daily trips, approximately 302 new AM peak hour trips, and approximately 312 new trips during the typical afternoon peak period. Using the allowed 5% allocation below LOS C, all US 1 segments impacted by the project have sufficient capacity to absorb the additional traffic loads created by the difference in trips.

Please give me a call if you have any questions.

Sincerely,

TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

ATTCHMENT A

Current and Proposed Permitted Maximum Land Uses and Intensities

PROPERTY:	USE:	CURRENT USE	CURRENT PERMITTED MAXIMUM	PROPOSED PERMITTED MAXIMUM	NET CHANGE B/W CURRENT USE & PROPOSED MAXIMUM with .3S Commercial Waterfront Limitation	NET CHANGE B/W CURRENT PERMITTED MAXIMUM AND PROPOSED PERMITTED MAXIMUM
ROBBIE'S MARINA	Marine repair; Marine storage; Commercial Fishing; Residential; Storage; Working waterfront; Engine Repair	0 – Residential 0 – Hotel 24,912.00 Sq. Ft. - Nonresidential	10.9 – Residential 0 – Hotel 118,701-284,882.4 Sq. Ft - Nonresidential	65.4 – Residential 106.3 – Hotel 47,480.04 - 284,882.4 Sq. Ft. - Nonresidential	57.8 – Residential 106.3 – Hotel 259,970.4 Sq. Ft. - Nonresidential	54.5 – Residential 106.3 – Hotel 0.00 Sq. Ft. - Nonresidential
LONGSTOCK II, LLC	Marine activities, boat yard, artist's studios, engine repair, boat building, dog park, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, 200 live-a-boards, residential upland units, gym, office space.	0 – Residential 0 – Hotel 54,564-Nonresidential	13.8 – Residential 0 – Hotel 133,402.4-320,166 Sq. Ft. – Nonresidential	82.6 – Residential 134.2 – Hotel 59,940.7 - 320,166 Sq. Ft. - Nonresidential	65.9 – Residential 134.2 – Hotel 265,602 - Nonresidential	68.8 – Residential 134.2 – Hotel 0.00 Sq. Ft. - Nonresidential
Island Trust Agreement Dated 3/10/1989	Commercial Fishing, storage, boat repair, commercial waterfront.	0 – Residential 0 – Hotel	3.1 – Residential 0 – Hotel	18.7 – Residential 30.3 – Hotel	18.3 – Residential 30.3 – Hotel	15.6 – Residential 30.3 – Hotel

		1,186 – Sq. Ft. Nonresidential	40,380 - 80,760 Sq. Ft. - Nonresidential	13,460 - 80,760 Sq. Ft. - Nonresidential	80,760 – Sq. Ft. Nonresidential	0.00 Sq. Ft. - Nonresidential
Benjamin Bernstein Residuary Trust	Commercial Fishing, storage, boat repair, commercial waterfront.	0 – Residential 0 – Hotel 15,074 – Sq. Ft. Nonresidential	7.9 – Residential 0 – Hotel 102,975.6 – 20S,951.2 Sq. Ft. - Nonresidential	47.3 – Residential 76.8 – Hotel 34,352.2 – Sq. Ft. 205,951.2 - Nonresidential	42.7 – Residential 76.8 – Hotel 190,877.2 - Nonresidential	39.4 – Residential 76.8 – Hotel 0.00 Sq. Ft. - Nonresidential
SAFE HARBOR ENTERPRISES	Commercial Fishing, storage, boat repair, commercial waterfront.	0 – Residential 0 – Hotel 0 - Nonresidential	4.2 – Residential 0 – Hotel 54,950.9-109,901.9 Sq. Ft. - Nonresidential	2S.2 – Residential 41 – Hotel 18,316.9 - 109,901.9 Sq. Ft - Nonresidential	25.2 – Residential 41 – Hotel 109,901.9 Sq. Ft. - Nonresidential	21 – Residential 41 – Hotel 0.00 Sq. Ft. - Nonresidential
SAFE HARBOUR PROPERTIES, LLC	Marine activities, artist's studios, commercial space, storage space, warehouse space, deep water dockage, working waterfront, commercial fishing, live-a-boards, residential upland	9 – Residential 0 – Hotel 23,656 - Nonresidential[1]	2.4 – Residential 0 – Hotel 31,232.4-62,464.8 Sq. Ft. - Nonresidential	14.4 – Residential 23.5 – Hotel 10,410.8 – 62,464.8 Sq. Ft. – Nonresidential	7.2 – Residential 0 – Hotel 38,808.8 Sq. Ft. – Nonresidential	12 – Residential 23.S – Hotel 0.00 Sq. Ft. - Nonresidential

[1] Note – Hogfish Bar and Grill operates from this property which maintains a restaurant of 155 seats.

	units, office space, restaurant/bar space.					
BAMA ONE, LLC	Deep water dockage, commercial fishing, live-aboard vessels.	0 – Residential 0 – Hotel 930 - Nonresidential	0.5 – Residential 0 – Hotel 6,534-13,068 Sq. Ft - Nonresidential	3 – Residential 4.9 – Hotel 2,178 - 13,068 Sq. Ft. - Nonresidential	2.7 – Residential 4.9 – Hotel 12,138 Sq. Ft. - Nonresidential	2.5 – Residential 4.9 – Hotel 0.00 Sq. Ft. - Nonresidential
KWRU	Wastewater Treatment	0 – Residential 0 – Hotel 670 - Nonresidential	2 – Residential 0 Hotel 26,136-52,272 Sq. Ft. - Nonresidential	12 – Residential 19.5 – Hotel 8,712 - 52,272 Sq. Ft. – Nonresidential	1.28 – Residential 19.5 – Hotel 51,602 Sq. Ft. - Nonresidential	10 – Residential 19.5 – Hotel 0.00 Sq. Ft. - Nonresidential
Constellation Yachts	Former Boat Builder (Now leased to Homeland Security)	0 – Residential 0 – Hotel 12,600 - Nonresidential	.8 – Residential 0 - Hotel 9,977 – 19,954 Sq. Ft. - Nonresidential	4.6 – Residential 7.4 – Hotel 3,325.7 – 19,954.2 Sq. Ft. – Nonresidential	.7 – Residential 1.2 – Hotel 7,354.2 Sq. Ft. - Nonresidential	3.9 – Residential 7.4 – Hotel 0.00 Sq. Ft. - Nonresidential
3D of Key West, Inc.	Boat Builder	0 – Residential 0 – Hotel 6,471 - Nonresidential	2.3 – Residential 0 Hotel 29,403 – 58,806 Sq. Ft. -	13.5 – Residential 21.9 – Hotel 9,801 – 58,806 Sq. Ft. –	11.5 – Residential 21.9 – Hotel 52,335 Sq. Ft. - Nonresidential	11.2 – Residential 21.9 – Hotel 0.00 Sq. Ft. - Nonresidential

			Nonresidential	Nonresidential		
Key West Transfer Station & Hauling Service, Inc.	Waste Transfer	0 – Residential 0 – Hotel 0 - Nonresidential	2.5 – Residential 0 Hotel 32,833.2 – 65,666.4 Sq. Ft. - Nonresidential	15.1 – Residential 24.5 – Hotel 10,944.4 – 65,666.4 Sq. Ft. - Nonresidential	15.1 – Residential 24.5 – Hotel 65,666.4 Sq. Ft. - Nonresidential	12.6 – Residential 24.5 – Hotel 0.00 Sq. Ft. - Nonresidential
6840 Front Street LLC	Fish House	0 – Residential 0 – Hotel 6749 - Nonresidential	1 – Residential 0 Hotel 12,102 – 24,204 Sq. Ft. - Nonresidential	5 – Residential 9 – Hotel 10,085 – 65,666.4 Sq. Ft. - Nonresidential	3 – Residential 3 – Hotel 65,666.4 Sq. Ft. - Nonresidential	4 – Residential 9 – Hotel 0.00 Sq. Ft. - Nonresidential
Totals		9 – Residential 0 – Hotel 193,957 Sq. Ft. - Nonresidential	50.25 – Residential 0 Hotel 656,685.5 – 1,315,361 Sq. Ft. - Nonresidential	301.5 – Residential 490 – Hotel 131,337.1 – 1,315,361 Sq. Ft. - Nonresidential	258.8 – Residential 460.63 – Hotel 1,315,361 Sq. Ft. - Nonresidential	251.25 – Residential 490 – Hotel 0.00 Sq. Ft. - Nonresidential

KWRU
KW RESORT UTILITIES

KW Resort Utilities,Corp.
6630 Front Street
Key West, FL 33040
305.295.3301
FAX 305.295.0143
www.kwru.com

May 16, 2012

VIA EMAIL

Safe Harbor Property Owner's Association, Inc.
C/O Barton W. Smith, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, Florida 33040

Re: Confirmation of Additional Wastewater Treatment Capacity

Dear Mr. Smith,

Please allow this letter to serve as confirmation that KW Resort Utilities Corp., the central wastewater treatment facility for Stock Island, has additional capacity available for future development by members of the Safe Harbor Property Owner's Association, Inc.

Please feel free to contact for additional information regarding reserving capacity.

Sincerely yours,

Christopher A. Johnson
President

CJ

Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com

J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Brian L. Barroso
Secretary/Treasure
District 1

Melva G. Wagner
District 2

David C. Ritz
District 5

Kirk C. Zueich
Executive Director

May 17, 2012

Mr. Gregory S. Oropeza, Esq.
BARTON SMITH, P.L.
624 Whitehead Street
Key West, FL 33040

RE: Future Land Use Map Amendment to all of the properties surrounding Safe Harbor
Stock Island
Rezoning from Industrial (I) to Mixed Use/Commercial (MC)

Dear Mr. Oropeza,

This letter will serve as preliminary coordination of the above referenced project with the Florida Keys Aqueduct Authority.

The FKAA has no objection to Future Land Use Map Amendment to all of the properties surrounding Safe Harbor in Stock Island, Florida. (See attached list). However prior to future development a complete set of Civil and Architectural plans will be required to determine the maximum demand required for proposed development.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Specialist

CC Jolynn Reynolds, Water Quality Engineer

Proposed Properties-Safe Harbor, Stock Island, Florida

1. Robbie's Safe Harbor Marine Enterprises, Inc., a Florida corporation
    a. Property Address – 7281 Shrimp Road, Key West, Florida 33040
2. Longstock II, LLC, a Florida limited liability company
    a. Property Address – 700 and 7009 Shrimp Road, Key West, Florida 33040
3. Bernstein Family Trust - {Need legal name of trust}
    a. Property Address – 5550 Fifth Avenue, 5700 Fourth Street and 6500 Front Street, South Stock Island, Florida 33040
4. Island Trust
    a. Property Address – 6500 Front Street, Key West, Florida 33045-2455
5. Safe Harbor Enterprises, Inc., a Florida corporation
    a. Property Address – Vacant Land, South Stock Island; Vacant Land, Shrimp Road
6. Safe Harbor Properties, LLC, a Florida limited liability company
    a. Property Address – 6810 Front Street, Key West, Florida 33040
7. Key West Transfer & Hauling Service, Inc., a Florida corporation
    a. Property Address – 6500 Front Street, Stock Island, Florida 33040
8. Bama One, LLC, a Florida limited liability company
    a. Property Address – Vacant Land South Stock Island
9. 3D of Key West, Inc., a Florida corporation
    a. Property Address – 6801 Shrimp Road, Stock Island, Florida 33040
10. Constellation Yachts, Inc., a Florida corporation
    a. Property Address – 6811 Shrimp Road, Stock Island, Florida 33040
11. KW Resort Utility Corporation, a Florida corporation
    a. Property Address – 6630 Front Street, Stock Island, Florida 33040
12. 6840 Front Street, LLC, a Florida limited liability company
    a. Property Address – 6840 Front Street, Stock Island, Florida 33040

Potable Water

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Residential Development (dwelling units)	Persons/ household	Total persons	Total LOS Demand	Net Change
INDUSTRIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	50 du	2.24	112	7,450	+37,399
MIXED USE/ COMMERCIAL	Residential LOS 66.5/gal/cap/day (149 gal/du/day	301 du	2.24	674.24	44,849	

FLUM	Comprehensive Plan Potable Water Policy 701.1.1	Max Potential Floor Area Ratio (FAR) Square Feet	LOS Standard .35 Gal/sq.ft./day	Total LOS Demand	Net Change
INDUSTRIAL (0.60 FAR)	Nonresidential LOS .35/gal/sq.ft./day	1,315,960 sf	.35	460,586	- 115,146.5
MIXED USE/ COMMERCIAL (0.45)	Nonresidential LOS .35/gal/sq.ft./day	986,970 sf	.35	345,439.5	

Existing FLUM	Type	Adopted Standards	*Development Potential based upon allocated density*
Industrial FLUM Total site: 50.35 acres	Residential Allocated Density/Acre*	1 du	50units
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	0 rooms/spaces	O rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.60 FAR	657,980 – 1,315,960 sf
Proposed FLUM	**Type**	**Adopted Standards**	***Development Potential based upon allocated density***
Mixed Use/ Commercial FLUM Total site: 50.35 acres	Residential Allocated Density/Acre*	1-6 du	50– 301 units
	Transient Allocated Density/Acre 32.67 acres – removed 35% of upland area**	5-15 rooms/spaces	163 - 490 rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.45 FAR	548,317 – 986,970 sf
	Proposed Intensity Standard***	0.30-0.60 FAR	657,980 – 1,315,960 sf
Net Change in Development Potential	Residential*: +251 du Transient**: 490 Nonresidential***: (0) square feet Proposed Intensity Standard: no change		

* Limited to Commercial Apartments

** Transient Allocated Density must preserve 35% of traditional commercial working waterfront

*** (MI) Land Use Zoning District intensity standard in MU remains .30 - .60

WASTE MANAGEMENT

WASTE MANAGEMENT OF THE FLORIDA KEYS, INC.
125 Toppino Industrial Dr.
Rockland Key, FL 33040
(305) 296-8297
(305) 296-8175 Fax

Safe Harbor Property Owners Association, Inc.

C/O Barton Smith P.L.

624 Whitehead Street

Key West, Florida 33040

May 16, 2012

Please accept this letter reference Future Land Map use Amendment for Safe Harbor Stock Island.

Waste Management Inc of Florida provides collection and disposal via franchisee agreement with

Monroe County for this area. All waste is transported to our Waste To Energy Plant in Broward County

Our capacity is 5000 tons per day; our current operation is at 75%, which leaves pleanty of room

To handle this minimal additional waste. Please call if you have any questions. 305-797-3355

Sincerely

Greg Sullivan

Sr. District Manager

Monroe County & Key West

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the FLUM amendment would not result in an adverse community change:

The proposed FLUM Amendment will have a positive community change by correcting an inconsistency between the current land use designation of Maritime Industries (MI) with the current FLUM designation of Industrial (I). The proposed amendment will allow for planning consistent with the actual use of the surrounding areas of Safe Harbor. Pursuant to Section 130.33 of the Monroe County Land Development Regulations, the purpose of the industrial district "is to establish areas that are suitable for the development of industrial and manufacturing uses, warehousing and distribution uses." Uses such as antenna structure facilities, heavy industrial and resource extraction are uses permitted in the industrial land use classification, but not consistent with the character and makeup of Safe Harbor or the surrounding and bordering properties. With the intent of establishing mixed use development patterns, residential and non-residential uses can be developed to complement each other while prohibiting heavy industrial development.

The Industrial classification on the FLUM is in conflict with the current cultural makeup of Safe Harbor and the surrounding properties, all of which include artists, craftsmen, woodworkers, office buildings, retail stores, live-aboard vessels, marinas, boat repair, residences, dining facilities, engine repair and residential apartments. Alternatively, the present cultural and operational use dynamic is permitted under the mixed use/commercial (MC) FLUM designation together with the current land use designation of maritime industries (MI).

Uses such as commercial retail, office, commercial fishing, vacation rentals, hotels and marinas are uses which support the purpose of the maritime industries district (MI) which purpose "is to establish and conserve areas suitable for maritime uses such as ship building, ship repair and other water dependent manufacturing and service use." *See 2010 Comp Plan.* Consistent with Objective 101.4 of the 2010 Comp Plan, the new future land use designation will provide a framework which will regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for compatible distribution of land uses consistent with the designations shown in the Mixed-Use/Commercial (MC) FLUM designation. The community will benefit from the protections and allocations afforded as uses under the mixed use/commercial (MC) FLUM classification.

The foregoing is supported by the Florida Legislature, which through the adoption of Section 163.3177(6)(a)3.c, Florida Statutes, required the future land use element to include "criteria to encourage the preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities." The FLUM classification of Industrial (I) discourages the preservation of recreational and commercial working waterfronts for water-dependent uses in coastal communities. Therefore, not only is the Industrial (I) classification as it pertains to Safe Harbor inconsistent with the current zoning classification of maritime industries (MI); it is also inconsistent with the intent and desire of the Florida Legislature.

The instant request for an amendment to the Future Land Use Map designation from Industrial (I) to Mixed-Use/Commercial (MC) is consistent with Florida Statutes §380.0552(7) providing

the principles for guiding development in the Florida Keys. Notably the amendment will provide for affordable housing in close proximity to places of employment; establish a land use management system that promotes and supports a diverse and sound economic base; protects the constitutional rights of property owners to own, use and dispose of real property; protect and improve the near shore water quality of the Florida Keys; establish land use management systems that conserves and promotes the community character of the Florida Keys and establish land use management systems that promote orderly and balanced growth.

PROOF OF OWNERSHIP

164179

775 PAGE 1721

IN THE CIRCUIT COURT OF THE 16TH JUDICIAL CIRCUIT, IN AND FOR MONROE COUNTY, FLORIDA

PROBATE NO. 73-96

IN RE: Estate of	)	
BENJAMIN BERNSTEIN,	)	PETITION FOR DISCHARGE
Deceased	)	
	)	

The undersigned, as Personal Representatives of the above estate allege:

1. The decedent, BENJAMIN BERNSTEIN, a resident of Stock Island, Monroe County, Florida, died on April 19, 1973 and Letters of Administration were issued to Petitioners on May 10, 1973.

2. Petitioners file herewith a Waiver of Accounting and Service of Petition For Discharge and Consent to Discharge of Personal Representatives signed by each of the Beneficiaries and by all persons interested in this proceeding.

3. Petitioners have fully administered this Estate, by making payment, settlement, or other disposition of all claims and debts that were presented, and by paying or making provision for the payment of all expenses of administration.

4. Petitioners have filed all required estate tax returns with the Internal Revenue Service and with the Department of Revenue of the State of Florida, and have obtained and filed with this court evidence of the satisfaction of this Estate's obligations for both Federal and Florida estate taxes.

5. Petitioners have made or propose to make distribution of the assets of this Estate as set forth in the schedule of distribution attached hereto as Exhibit A.

6. The only persons having an interest in this proceeding and their respective addresses are Miriam Bernstein, Beneficiary, P.O. Box 2455, Key West, Florida 33040; Miriam Bernstein, Julius J. Marke, Jordan M. Bernstein and Roger M. Bernstein,

Trustees of Trust A Under The Will of Benjamin Bernstein, Deceased, whose addresses are, respectively, P. O. Box 2455, Key West, Florida 33040; 4 Peter Cooper Road, New York, New York; 280 Taft Court, Paramus, New Jersey 07652; P. O. Box 013013, Miami, Florida 33101. Miriam Bernstein, Julius J. Marke, Jordan M. Bernstein and Roger M. Bernstein, Trustees of Trust B Under The Will of Benjamin Bernstein, Deceased, whose addresses are, respectively, P. O. Box 2455, Key West, Florida 33040; 4 Peter Cooper Road, New York, New York; 280 Taft Court, Paramus, New Jersey 07652; P. O. Box 013013, Miami, Florida 33101.

Petitioners request that, after satisfactory proof has been presented that distribution has been made in accordance with the schedule of distribution and that claims of creditors have been paid or otherwise disposed of, an order be entered discharging Petitioners as Personal Representatives of this Estate.

Under penalties of perjury we declare that we have read the foregoing and the facts alleged are true, to the best of our knowledge and belief.

Executed this 9 day of November, 1978.

Miriam Bernstein

Miriam Bernstein

Jordan M. Bernstein

Jordan M. Bernstein

Roger M. Bernstein

Roger M. Bernstein

Attorney for Petitioners:

Roger M. Bernstein, Esquire
Suite 2800
One Biscayne Tower
Miami, Florida 33131

(305) 374-4800

EXHIBIT A

To Miriam Bernstein, Surviving Spouse:

Article V-A of the Last Will of Benjamin Bernstein executed May 10, 1971 and admitted to probate May 10, 1973 bequeaths to the Trustees, such fractional share of Decedent's Residuary Estate, including items which pass to Miriam Bernstein outside the Will, which will result in the Estate obtaining the maximum marital deduction for the Federal Estate Tax. By letter dated July 1, 1975 the Internal Revenue Service accepted the Estate Tax Return, after audit, allowing a marital deduction of $866,307.59.

Jointly held property and distributions to Trust A Under The Will of Benjamin Bernstein, Deceased for the benefit of Miriam Bernstein and to Miriam Bernstein directly, pursuant to her written request to withdraw the principal of said Trust A made from time to time from the commencement of the administration of Decedent's Estate to the date hereof are as follows:

Jointly held property	$103,954.65
Personal property	300.00
Homestead, 1 Twelfth Ave., Stock Island, Monroe County, net of mortgage	25,678.22
Corporate Stock: Riviera Enterprises, Inc., 16 shares distributed December 6, 1976	46,245.43
Safe Harbour Enterprises, Inc., 25 shares distributed December 6, 1976	128,231.82
Cash - distributed September 20, 1977	208,110.65
Lots A-22, A-28, A-29, A-30, A-31, Stuart Subdivision, Plat Book 6, Page 72 Monroe County, Florida, distributed December, 1977	39,120.00
To be distributed: Approximately 7.28 acres of land on Stock Island being a part of Block 55 of McDonald's Plat of Stock Island, according to Plat Book 1, Page 55, Monroe County, Florida as more particularly described in the Personal Representative's Deed annexed hereto as Exhibit B.	319,000.00
	$870,640.77

To Trust B Under The Will of Benjamin Bernstein, Deceased:

Article V-B of the Last Will of Benjamin Bernstein provides that the balance of the Residuary Estate is bequeathed to the Trustees of Trust B Under The Will of Benjamin Bernstein, Deceased.

Real Property:
A part of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, more particularly described on Exhibit C annexed hereto.

Corporate Stock:

Co-Build Companies, Inc. - Common Stock	2,000 shares
McGrath-St. Paul Company - Common Stock	4,000 shares
FEB Corp. - Common Stock	25 shares

Notes Receivable:

FEB Corp.	$46,605.67

Agreements For Deed:
W. Borum - Lot 3, Jo-Ro Subdivision (unplatted) Stock Island
Alex Rodriguez - Lot 4, Jo-Ro Subdivision, Stock Island
One-half interest in the following described real property located on Stock Island, Monroe County, subject to an Agreement For Deed dated February 1, 1967 with Pedro Liz:

A parcel of land with apartments thereon located on Front Street, Stock Island, conveyed by C & O Corporation to Benjamin Bernstein and Miriam Bernstein by Warranty Deed dated July 28, 1960 and recorded August 24, 1960 in Official Records Book 193, Page 264 of the public records of Monroe County, Florida.

Mortages:
Mortgagor, Shirk - 1539 Fourth Street, Key West; Lot 27, Ser-Deb Estates.

EXHIBIT B

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE, executed the ____ day of November, 1978 between JORDAN BERNSTEIN and ROGER M. BERNSTEIN, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, the party of the first part and

WITNESSETH:

The party of the first part, pursuant to the provisions contained in the Will of Benjamin Bernstein, admitted to probate on May 10, 1973 grants, bargains, sells, aliens, remises, releases, conveys and confirms to the party of the second part, his heirs and assigns forever, the real property in Monroe County, Florida described as:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

TO HAVE AND TO HOLD the same to the party of the second part, his heirs and assigns, in fee simple forever.

AND the party of the first part does covenant with the party of the second part, her heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the orders of the above-named court and the power of sale contained in the Will and the laws of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the party of the first part, as Personal Representatives of the Estate of Benjamin Bernstein, Deceased, have set their hands and seals on the day and year first above written.

Jordan Bernstein

Roger M. Bernstein

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared JORDAN BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of November, 1978.

Notary Public
State of Florida at Large

STATE OF FLORIDA

COUNTY OF DADE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared ROGER M. BERNSTEIN to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this____day of November, 1978.

Notary Public
State of Florida at Large

This instrument prepared by:

Roger M. Bernstein, Esquire
Suite 2800, One Biscayne Tower
Miami, Florida 33131
(305) 374-4800

EXHIBIT C

To The Trustees of Trust B Under The Will of Benjamin Bernstein, Deceased:

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows: Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to a point which is the Point of Beginning: Continue thence South 47 degrees 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600,00 feet to a point: thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point; thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning. Together with all improvements thereon. ALSO;

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131,53 feet; thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point; thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Block 13, Block 57 of the Plat of Stock Island; thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

Less the following parcel of land included in this legal description:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island at recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F.

deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence South 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less.

All of Block 56, all of Lot 13, Block 57 and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described, bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point; thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point; thence bear North 47 degrees 13 minutes and 30 seconds West for a distance of 850.00 feet to a point on the Southeasterly right-of-way line of Fourth Avenue; thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet back to the Point of Beginning. TOGETHER WITH all improvements thereon.

Department of Health and Rehabilitative Services
DIVISION OF HEALTH

CERTIFICATE OF DEATH

FLORIDA

BOOK 538 PAGE 900

STATE FILE NO.

REGISTRAR'S NO. 95

Benjamin A. Bernstein | Male | April 19, 1973

White | 66 | Nov. 5, 1906 | Monroe

Key West | yes | Florida Keys Memorial Hospital

New York, USA | Married | Miriam Bolotin

Real Estate Developer | Real Estate

Florida | Monroe | Key West | No | #1 - 12th Avenue, Stock Island

Mifred Bernstein | Sadie Levitan

Miriam Bernstein | #1 - 12th Ave., Stock Island, Key West Fla. 33040

Acute Coronary Thrombosis myocardial infarctn
Coronary Artery disease

Diabetes Mellitus

No

4-18-73 | 4-19-73 | 4-19-73 | DOA | 2 Hrs

4-18-73

Hector R. McGee M.D. | 1414 B United St. Key West, Fla. 33040 | 4-19-73

Moved | Knowlwood Park | New York City, New York

April 20, 1973 | Pritchard Funeral Home, 426 Whitehead St., Key West Florida 33040

April 19, 1973

22969

RECORDED IN OFFICIAL RECORD BOOK
MONROE COUNTY, FLORIDA
DALE H. ALTMAN
CLERK OF CIRCUIT COURT

This is to certify that this is a true copy of the local Registrar's Record of Death on file in this Office

Date April 20, 1973

Doc# 1849209 08/26/2011 8:58AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Doc# 1849209
Bk# 2531 Pg# 2026

IN THE CIRCUIT COURT FOR MONROE COUNTY, FLORIDA PROBATE DIVISION

IN RE: ESTATE OF

File No. 1973-CP-096-K

BENJAMIN BERNSTEIN,

Deceased.

PERSONAL REPRESENTATIVES' RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(multiple individual personal representatives)

The undersigned, JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, the surviving Personal Representatives of the estate of BENJAMIN BERNSTEIN, deceased, hereby acknowledge that all right, title and interest in and to certain real property located in Monroe County, Florida, owned by the decedent at the time of death, and described as follows:

See legal description attached as Exhibit "A",

and represented by Property Appraiser's Parcel Identification Numbers 00127250-000000 and 0012370-000000, Alternate Key Numbers 1161462 and 1157911 respectively (the "Property"), vested in the residuary trust known as Trust "B" under the Will of Benjamin Bernstein, of which JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, P.O. Box 2455, Key West, Florida 33045, are the surviving Trustees, by operation of law at the date of the decedent's death as more fully appears from the proceedings in the Circuit Court for Monroe County, Florida, Probate Division, in File 1973-CP-096-K, subject only to the rights of the Personal Representatives under Sections 733.607 and 733.608 of the Florida Probate Code to:

1. take possession or control of the Property;
2. to use, sell, encumber or otherwise exercise control over the Property:
   a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;

b. to enforce contribution and equalize advancement;

c. for distribution.

Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to aforesaid Trustees, the Personal Representatives hereby release the Property from all rights and powers of the Personal Representatives and acknowledge that the Property is vested in JORDAN M. BERNSTEIN and ROGER M. BERNSTEIN, as Trustees of Trust "B" under the Will of Benjamin Bernstein, free of all rights of the Personal Representatives.

IN WITNESS WHEREOF, the undersigned, as Personal Representatives of the estate, have executed this instrument on June 14, 2011.

Executed in the presence of:

Witness signature

Mora Adili
Print witness name

Sasha Lambaz
Witness signature

Sasha Lambaz
Print witness name

Vania E Salgar
Witness signature

Vania E Salgar
Print witness name

Witness signature

MARGIT S. BERNSTEIN
Print witness name

JORDAN M. BERNSTEIN
as Personal Representative of the Estate of
BENJAMIN BERNSTEIN, deceased

and

ROGER M. BERNSTEIN,
as Personal Representative of the Estate of
BENJAMIN BERNSTEIN, deceased

Doc# 1849209
Bk# 2531 Pg# 2028

STATE OF NEW JERSEY)
COUNTY OF Passaic)

The foregoing instrument was acknowledged before me on June 14, 2011, by JORDAN M. BERNSTEIN as Personal Representative of the estate of BENJAMIN BERNSTEIN, deceased, who is personally known to me N/A or who produced Florida Drivers License # B652-433-38-110-0 as identification.

Notary Public, State of New Jersey
(Affix notarial seal)

My Commission Expires: 2/25/15
My Commission Number:

AMY L LEWIS
Notary Public
State of New Jersey
My Commission Expires Feb 25, 2015

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me on June 20, 2011, by ROGER M. BERNSTEIN as Personal Representative of the estate of BENJAMIN BERNSTEIN, deceased, who is personally known to me — x — or who produced — x — as identification.

Notary Public, State of Florida
(Affix notarial seal)

My Commission Expires:
My Commission Number:

NOTARY PUBLIC-STATE OF FLORIDA
Vania E. Salgar
Commission # DD873380
Expires: APR. 09, 2013
BONDED THRU ATLANTIC BONDING CO., INC.

This instrument prepared by: Margrit S. Bernstein, Esq.
The Bernstein Law Office, P.A.
300 Sevilla Avenue, Suite 310
Coral Gables, FL 33134

IN RE: ESTATE OF
BENJAMIN BERNSTEIN
Deceased

Case No. 1973-CP-096-K

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with the westerly right-of-way boundary line of Front Street; thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described; thence along aforesaid right-of-way boundary line south 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point; thence south 6 degrees 01 minute 50 seconds West, a distance of 313.78 feet to a point; thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point; thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point; thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point; thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point; thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point; thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point; thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Acres, more or less.

EXHIBIT "A"

MONROE COUNTY
OFFICIAL RECORDS

QUIT-CLAIM DEED

585222 OR 1088 PG 2001

Return to:

Name: Roger M. Bernstein, Esq.
Address: 69 Merrick Way, Suite 201
Coral Gables, FL 33134

This Instrument Prepared By:
Name: Roger M. Bernstein, Esq.

Address: 69 Merrick Way, Suite 201
Coral Gables, FL 33134

THIS QUIT-CLAIM DEED, Executed this 12th day of April 1989, by

MIRIAM BERNSTEIN, an unremarried widow, hereinafter called "Grantor"

first party, to JOSEPH R. RACKMAN and JEFFREY W. BOLOTIN as Trustees under the provisions of a Trust Agreement dated March 10, 1989, and known as ISLAND TRUST

whose postoffice address is: P.O. Box 2455
Key West, Florida 33040

second party:

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of GIFT, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of MONROE State of FLORIDA, to-wit:

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged lands described in T.I.I.F. deed number 19837-A, all of which is described more particularly by metes and bounds on Exhibit "A" annexed hereto, hereinafter called the "Property".

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever upon the trust and for the purposes set forth in this deed and in the Trust Agreement.

Full power and authority is granted by this deed to the Trustees or their successors as set forth on Exhibit "B" annexed hereto to deal in or with said property or any interest therein or any part thereof, to protect, conserve, and to sell, to lease, to encumber or otherwise to manage and dispose of the real property or any part of it described in this instrument.

In no case shall any party dealing with the Trustees in relation to the real property or to whom the real property or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by Trustees, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of the Trust Agreement or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustees may be accountable; and every deed,

trust deed, mortgage, lease or other instrument executed by the Trustees in relation to the real property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument (a) that at the time of its delivery the trust created by this Indenture and by the Trust Agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in the Trust Agreement and is binding upon all beneficiaries under those instruments, (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to or by a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustees in connection with the real property may be entered into by them in the name of the then beneficiaries under the Trust Agreement, as their attorney-in-fact, by this deed irrevocably appointed for the purpose, or, at the election of the Trustees, in their own names as Trustee of an express trust and not individually, and the Trustees shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustees shall be applicable for their payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

The interest of each beneficiary under this deed and under the Trust Agreement referred to previously, and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the real property, and that interest is declared to be personal property, and no beneficiary under this deed shall have any title or interest, legal or equitable, in or to the real property as such, but only as interest in the earnings, avails and proceeds from that real property as aforesaid.

"Grantor", "Grantee", "Trustee" and "Beneficiary" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor aforesaid has set her hand and seal this 12th day of April, A.D., 1989.

Signed, sealed and delivered in the presence of:

Miriam Bernstein
MIRIAM BERNSTEIN, Grantor

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

BEFORE ME personally appeared MIRIAM BERNSTEIN to me well known to be the person who executed the foregoing Quit-Claim Deed to the Trustees under Trust Agreement, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of April, 1989.

Notary Public, State of Florida

My Commission Expires:

MARGRIT S BERNSTEIN
NOTARY PUBLIC
STATE OF FLORIDA
MY COMM. EXP. 10/2/90

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF MCDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE CONTINUE S47°03'30"E ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET; THENCE S70°27'50"W FOR 791.00 FEET; THENCE N46°15'42"W FOR 334.66 FEET; THENCE N87°08'10"E FOR 485.00 FEET; THENCE N5°33'36"E FOR 340.04 FEET; THENCE N53°21'10"E FOR 207.18 FEET; THENCE S47°13'30"E FOR 179.69 FEET; THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE S70°27'50"W FOR 240.30 FEET; THENCE N57°16'03"W FOR 234.83 FEET; THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET; THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT; THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 76.71 FEET; THENCE N42°46'30"E FOR 25.00 FEET; THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE N6°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET; THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 31.20 FEET TO AN INTERSECTION WITH SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT; THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON; THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

LOCATION MAP

Post, Buckley, Schuh & Jernigan, Inc.

MIRIAM BERNSTEIN PROPERTY

SKETCH & LEGAL DESCRIPTION

505222

585222 [illegible]

EXHIBIT "B"

The provisions of a certain Trust Agreement dated March 10, 1989, and known as ISLAND TRUST relating to Successor Trustee are as follows:

All decisions of the Trustees shall be made unanimously by the two Trustees then serving. If any individual Trustee shall cease to act as Trustee hereunder for any reason, then JEROME OSTROV, of Bethesda, Maryland, shall be appointed Successor Trustee. If JEROME OSTROV is unable to act as Successor Trustee for any reason, then ROBERT STOLZ, of New York City, New York, shall be appointed Successor Trustee. Two Trustees, acting unanimously, may at any time designate one or more individual Successor Trustees to serve in the event the designated Successor Trustees are unable or unwilling to serve. If, at any time, there is only one individual Trustee serving hereunder, then he shall appoint a qualified bank or trust company to serve with him as Co-Trustee. Any provision herein contained to the contrary notwithstanding, under no circumstances shall the Grantor or Grantor's Sons be appointed or serve as a Trustee hereunder.

DANNY L. KOLHAGE
Clerk Circuit Court

Doc# 1648235 06/15/2007 2:20PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This document prepared by and return to:
Thomas J. DiDato, Esq.
526 Southard Street
Key West, FL 33040

06/15/2007 2:20PM
DEED DOC STAMP CL: RS $2,467.50

Parcel ID Number: 00123720-000000 (Parent Parcel)

Doc# 1648235
Bk# 2381 Pg# 2208

Special Warranty Deed

This Indenture, Made this 12th day of June, 2007 A.D., **Between** SAFE HARBOR ENTERPRISES, INC., a corporation existing under the laws of the State of Florida of the County of MONROE, State of FLORIDA, **grantor**, and CONSTELLATION YACHTS, INC., a corporation existing under the laws of the State of Florida whose address is: 6811 SHRIMP ROAD, KEY WEST, FL 33040 of the County of MONROE, State of FLORIDA, **grantees.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10) ---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of MONROE State of Florida to wit:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°02'07" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 499.98 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W); THENCE SOUTH 05°57'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 739.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'53" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°02'07" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 05°56'58" EAST FOR A DISTANCE OF 173.64 FEET; THENCE NORTH 84°02'07" WEST FOR A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING.

Subject to Restrictions, Reservations, Easements, and Covenants of Record, and Taxes + Assessments for the year 2007 and thereafter.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenant with said grantees that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SAFE HARBOR ENTERPRISES, INC.

Printed Name: VANIA E. SALGAR
Witness

By: _____ (Seal)
ROGER M. BERNSTEIN, PRESIDENT
P.O. Address: 5700 FOURTH AVENUE STOCK ISLAND, KEY WEST, FL 33040

Printed Name: BARBARA S. O'CONNELL
Witness

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 12th day of June, 2007 by ROGER M. BERNSTEIN, PRESIDENT of SAFE HARBOR ENTERPRISES, INC., a Florida Corporation, on behalf of the corporation, he is personally known to me or he has produced his state driver's license as identification.

NOTARY PUBLIC-STATE OF FLORIDA
Barbara S. O'Connell
Commission # DD587455
Expires: OCT. 05, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Printed Name: BARBARA S. O'CONNELL
Notary Public
My Commission Expires: 10/5/2010

0705009

MONROE COUNTY
OFFICIAL RECORDS

This instrument prepared by:
John R. Allison, III
6803 Overseas Highway
Marathon, Florida 33050

Doc# 1622458 01/17/2007 12:32PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

01/17/2007 12:32PM
DEED DOC STAMP CL: LINDAR $0.70

Doc# 1622458
Bk# 2265 Pg# 2091

SPECIAL WARRANTY DEED

SPECIAL WARRANTY DEED, made this 13 day of January, 2007, between SAFE HARBOUR MARINA, LLC, a Florida limited liability company (hereinafter called "Grantor"), and SAFE HARBOUR PROPERTIES, LLC, a Florida limited liability company, whose address is 6810 Front Street, Key West, Florida 33040 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following described property, lying and being in Monroe County, Florida, to-wit:

The most easterly 50 feet of the parcel described in Deed No. 19837 of the Trustees of the Internal Improvement Trust Fund of the State of Florida in the deed recorded in Official Records Book 53, Page 238, of the Public Records of Monroe County, Florida, less and except portions thereof owned by the City of Key West, Florida, according to the instrument found in Official Records Book 359, Pages 68 through 72, of the Public Records of Monroe County, Florida;

Together with the property described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for the current year and all subsequent years; and
2. Covenants, conditions, easements, restrictions of record.

Grantor hereby fully warrants title to the property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but none other.

N.B. This instrument was prepared at the request of the Grantor and Grantee without the benefit of a title search, and no opinion is expressed by the preparer as to the marketability of title being conveyed herein.

Witnesses:

John M. Stephen

John M. Stephen

John R. Allison, III

SAFE HARBOUR MARINA, LLC,
a Florida limited liability company

By: _____
Joseph J. O'Connell, Jr., Manager

By: _____
Walter S. Crumbley, Jr., Manager

Grantor's Address: 6810 Front Street
Key West, Florida 3040

STATE OF FLORIDA)
COUNTY OF MONROE)

BEFORE ME, the undersigned authority, a notary public, authorized to administer oaths in the State of Florida, personally appeared Joseph J. O'Connell, Jr., as Manager and Walter S. Crumbley, Jr., as Manager of SAFE HARBOUR MARINA, LLC, a Florida limited liability company, to me personally known to be the individuals described in did not take an oath.

SWORN and subscribed to before me this 13 day of January, 2007.

_____
Notary Public, State of Florida at Large

John R. Allison, III
Commission #DD329824
Expires: JULY 19, 2008
www.AaronNotary.com

EXHIBIT "A"

LEGAL DESCRIPTION

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the southerly right-of-way line of Fifth Avenue and the easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1528.91 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 72 degrees 14 minutes and 31 seconds West, 99.13 feet to a point; thence bear South 74 degrees 24 minutes and 10 seconds West along a line parallel with and 25 feet northwesterly of the outside face of an existing concrete seawall, 505.66 feet to a point; thence bear North 66 degrees and 45 minutes West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74 degrees 24 minutes and 10 seconds West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15 degrees 35 minutes and 50 seconds East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70 degrees and 30 minutes West, 260.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05 degrees and 45 minutes West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70 degrees and 30 minutes East for a distance of 1060 feet; more or less, to a point which is bearing North 06 degrees and 04 minutes East and distant 452.41 feet from the Point of Beginning; thence bear South 06 degrees and 04 minutes West for a distance of 452.14 feet back to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

This instrument was prepared by:

MYERS, KAPLAN, LEVINSON, KENIN & RICHARDS
Rebkah Executive Tower
1428 Brickell Avenue
MIAMI, FLORIDA 33131

17.00
168 7.50

289384

OFF REC 866 PG 2465

Warranty Deed (STATUTORY FORM—SECTION 689.02 F.S.)

This Indenture, Made this 4 day of October 1982, Between

MIRIAM BERNSTEIN, a single unremarried widow,

of the County of Monroe, State of Florida, grantor*, and

STOCK ISLAND UTILITY COMPANY, a Florida corporation

whose post office address is c/o Toby Arnheim, P. O. Box 731, Key West, FLA. 331040,

of the County of Monroe, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of Ten Dollars ($10.00) -- ---------- Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Monroe County, Florida, to-wit:

(SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.)

together with a Non-Exclusive Drainage Easement within the property described in EXHIBIT B attached hereto and made a part hereof.

(SEE ALSO EXHIBIT C FOR ENGINEER'S SKETCH DESCRIBING SAID PROPERTIES.)

FILED FOR RECORD
'82 NOV 18 P4:10
DANNY L. KOLHAGE, CLERK
MONROE COUNTY, FLA.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: Carolyn Bernstein

Witness: Kelly Fairbanks

Miriam Bernstein (Seal)
Miriam Bernstein

(Seal)

(Seal)

(Seal)

STATE OF Florida
COUNTY OF MONROE

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Miriam Bernstein to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October 1982.

Barbara J. Meigelt
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 21 1986
BONDED THRU GENERAL INS. UNDERWRITERS

EXHIBIT A

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No. 19837-A; said parcel being more particularly described by "metes and bounds" as follows:
Commence at the intersection of the southeasterly right-of-way line of Fourth Avenue and the southwesterly right-of-way line of Front Strest; thence S47° 13' 30" E along said southwesterly right-of-way line for 1003.76 feet to the westerly right-of-way line of a 50 foot wide access easement; thence S6° 01' 50" W along said westerly right-of-way line for 313.78 feet to the Point of Beginning of the hereinafter described parcel of land; thence S70° 27' 50" W for 240.30 feet; thence N57° 15' 03" W for 234.83 feet; thence N9° 16' 30" E for 304.20 feet to an intersection with a line 251.44 feet southwesterly of as measured at right angles and parallel to said southwesterly right-of-way of Front Street; thence S47° 13' 30" E along said parallel line for 510.80 feet to the Point of Beginning. Said parcel contains 2.00 acres more or less.

Together with a Non-Exclusive Drainage Easement, the legal description of which is attached hereto as **EXHIBIT B**.

DS Paid 1687.50 Date 11-18-82
MONROE COUNTY
RALPH WHITE, CLERK OF CIR CT.
By [signature] D.C.

EXHIBIT B

Non-Exclusive Drainage Easement

Description of Easement Area

An area being 15 feet in width, the southerly line thereof being more particularly described as follows: begin at the most southerly corner of the property described in EXHIBIT A attached hereto (the "Sewage Treatment Plant Site"), thence south 70 degrees, 27 minutes 50 seconds west along the southwesterly perlongation of the southeasterly boundary line of said Sewage Treatment Plant Site for 250 feet more or less, to the easterly shore line of the existing harbor and the point of termination of said southerly line.

The said easement area, together with the Sewage Treatment Plant Site described in EXHIBIT A, is more particularly shown and described in the sketch attached hereto and made a part hereof as EXHIBIT C, prepared by Post, Buckley, Schuh & Jernigan, Inc., Consulting Engineers. The easement area described above is etched in black.

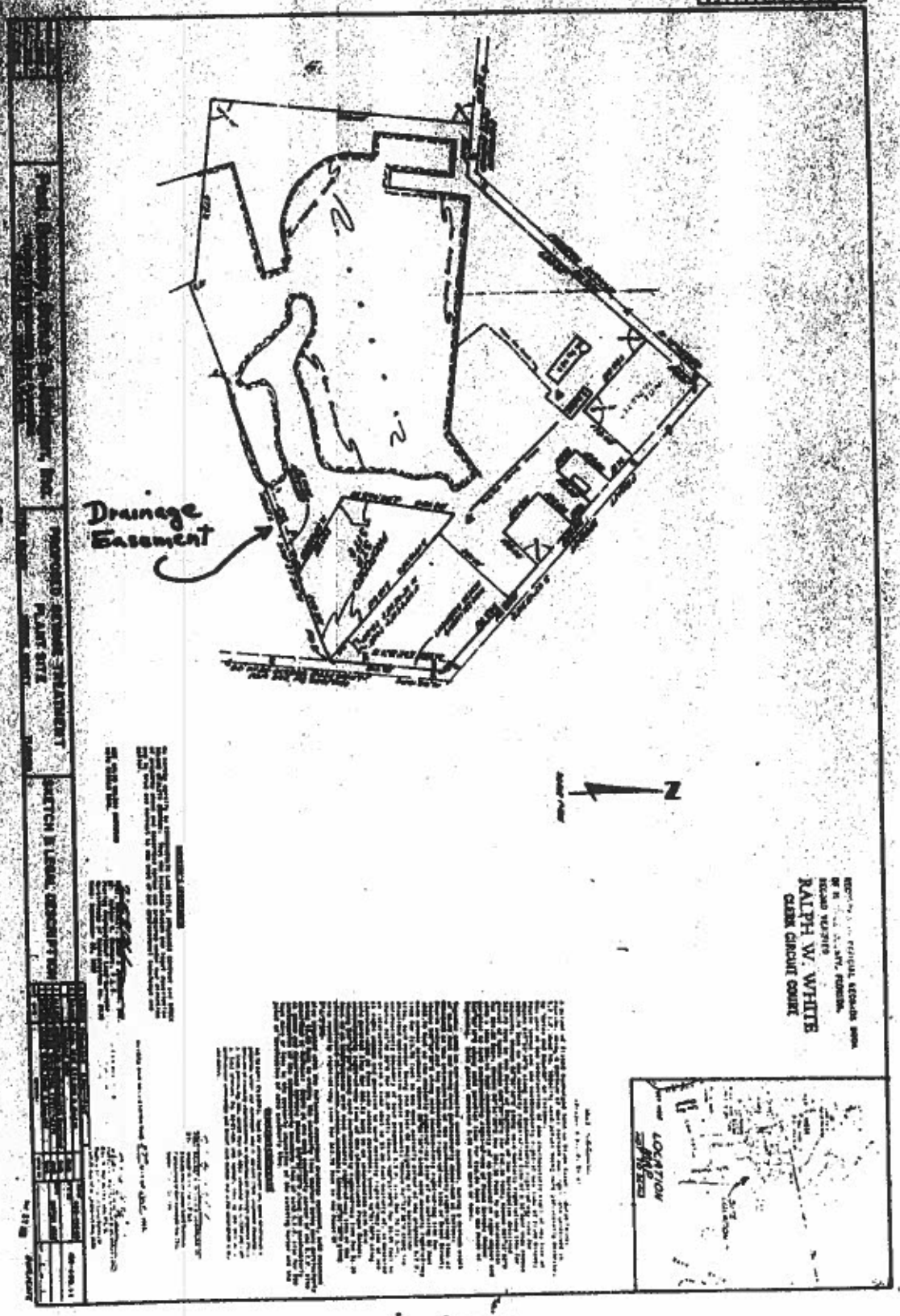

Drainage Easement
PROPOSED DRAINAGE EASEMENT
PLANT SITE
SKETCH & LEGAL DESCRIPTION
RALPH W. WHITE
CLERK CIRCUIT COURT
LOCATION SKETCH

Exhibit C

Doc# 1555014 12/07/2005 4:17PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

Prepared by:
John M. Spottswood, Jr., Esq
500 Fleming Street
Key West, FL 33040
(305) 294-9556

12/07/2005 4:17PM
DEED DOC STAMP CL: PW $5,075.00

Doc# 1555014
Bk# 2171 Pg# 408

Parcel ID Number:

Warranty Deed

This Indenture, Made this day of , 2005 A.D., Between Joseph R. Rackman and Jeffrey W. Bolotin, as Trustees under the provisions of a Trust Agreement dated March 10, 1989 and known as Island Trust.
of the County of Monroe , State of Florida , grantor, and Key West Transfer Station & Hauling Service, Inc., a corporation existing under the laws of the State of Florida
whose address is P.O.Box 2744, Key West, FL 33040

of the County of Monroe , State of Florida , grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit

See Exhibit "A" attached hereto and made a part of.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written

Signed, sealed and delivered in our presence:

Joseph R. Rackman and Jeffrey W. Bolotin,. as Trustees under the provisions of a Trust Agreement dated 3/10/89 & known as Island Trust

Printed Name: SCOTT FRIEDMAN
Witness as to Joseph R. Rackman

By: _____ (Seal)
Joseph R. Rackman, Trustee
P.O. Address: P.O.Box 2455, Key West, FL 33045

Printed Name: J. MICHELLE MATTIS
Witness as to Joseph R. Rackman

Printed Name: CARRIE LAVERY
Witness as to Jeffrey W. Bolotin

By: _____ (Seal)
Jeffrey W. Bolotin, Trustee
P.O. Address: P.O.Box 2455, Key West, FL 33045

Printed Name: PATRICIA G. SCHROEER
Witness as to Jeffrey W. Bolotin

STATE OF New York
COUNTY OF

The foregoing instrument was acknowledged before me this day of , 2005 by Joseph R. Rackman, Trustee on behalf of said trust

who are personally known to me or who have produced their identification. as

Printed Name: CARMEN S. DENEHY
Notary Public
My Commission Expires:

CARMEN S. DENEHY
Notary Public, State of New York
No. 01DE4928251
Qualified in Rockland County
Commission Expires April 25, 2006

04-086JT

Laser Generated by © Display Systems, Inc. 2001 (863) 763-0133 Form FL-WD-1

Warranty Deed - Page 2

Parcel ID Number:

Doc# 1555014
Bk# 2171 Pg# 409

STATE OF Maryland
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this day of , 200

Jeffrey W. Bolotin, Trustee on behalf of said trust.

who is personally known to me or who has produced as identification

Printed Name: Diane S Dantzler
Notary Public
My Commission Expires

MY COMMISSION EXPIRES MAY 1, 2

MY COMMISSION EXPIRES MAY 1, 2008

Laser Generated by © Dunley Systems, Inc., 2005 (813) 763-1551 Form FLWD-4

Doc# 1555014
Bk# 2171 Pg# 410

EXHIBIT "A"

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.: 19837-A; said parcel being more particularly described by "metes and bounds as follows: Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; then S 47 °13'30" E along said Southwesterly right-of-way line for 681.25 feet to the Point of Beginning; thence continue S 47° 13'30" E and continue along the said Southwesterly Right-of-way Line of Front Street for 323.00 feet to the Westerly right-of-way line of a 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right-of-way line for 313.78 feet, thence N 47° 13'30" W for a distance of 510.80 feet; thence N 20 °39'27" E for a distance of 97.53 feet; thence N 55°38'41" E for a distance of 165.23 feet to the Point of Beginning.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1700469 06/20/2008 3:08PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return to:
Southernmost Title, Inc.
526 Southard Street
Key West, FL 33040

06/20/2008 3:08PM
DEED DOC STAMP CL: RS $97,650.00

Parcel ID Number: 00123540-000000

#1395000.00

Warranty Deed

This Indenture, Made this 18th day of June, 2008 A.D., **Between CHARLES H. RENIER and LEAH RENIER, husband and wife** of the County of **MONROE**, State of **FLORIDA, grantors,** and **6840 FRONT STREET, LLC, a Florida limited liability company** whose address is: **6840 FRONT STREET, KEY WEST, FL 33040** of the County of **MONROE**, State of **FLORIDA, grantee.**

Witnesseth that the GRANTORS, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTORS in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **MONROE** State of **FLORIDA** to wit:

PARCEL A
A tract of land on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 04 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East, 2131.53 feet; thence bear North 06 degrees and 04 minutes East 1105.99 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 06 degrees and 04 minutes East, 368.16 feet; thence bear North 83 degrees and 56 minutes West, 45 feet, more or less, to a point; thence bear South 70 degrees and 30 minutes West, 25 feet, more or less, to a point; thence bear South 19 degrees, 15 minutes and 08 seconds West, 408.51 feet to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East, 156.44 feet back to the Point of Beginning.

PARCEL C
A tract of land and water on a part of Stock Island, Monroe County, Florida and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street, bear South 83 degrees and 56 minutes East, 500.00 feet; thence bear South 06 degrees and 06 minutes West, 2242.25 feet; thence bear South 83 degrees and 56 minutes East 2131.53 feet; thence bear North 06 degrees and 04 minutes East, 1105.99 feet; thence bear South 81 degrees, 50 minutes and 40 seconds West, 156.44 feet to the Point of Beginning of the tract of land and water hereinafter described; from said Point of Beginning, bear North 19 degrees, 15 minutes and 08 seconds East, 408.51 feet; thence bear South 70 degrees and 30 minutes West, 905 feet, more or less, to the centerline of an Entrance Channel; thence bear South 05 degrees, and 45 minutes East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81 degrees, 50 minutes and 40 seconds West from the Point of Beginning; thence bear North 81 degrees, 50 minutes and 40 seconds East for a distance of 690 feet, more or less, back to the Point of Beginning.

and the grantors do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: CWNIE D. DICKERSON, III
Witness

(Seal)
CHARLES H. RENIER
P.O. Address: 3820 EAGLE AVENUE, KEY WEST, FL 33040

Printed Name: LARRY L. MACKALL
Witness

(Seal)
LEAH RENIER
P.O. Address: 3820 EAGLE AVENUE, KEY WEST, FL 33040

STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 13th day of June, 2008 by CHARLES H. RENIER and LEAH RENIER, husband and wife who are personally known to me or who have produced their state driver's license as identification.

Printed Name:
Notary Public
My Commission Expires: / /

CWNIE D. DICKERSON, III
MY COMMISSION # DD 622719
EXPIRES: April 30, 2010
Bonded Thru Notary Public Underwriters

0806005 MONROE COUNTY OFFICIAL RECORDS

Doc# 1700469
Bk# 2367 Pg# 2137

Doc# 1819016 01/04/2011 11:13AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

This Document Prepared By and Return To:
Joe Miklas, Esq.
Joe Miklas, P.A.
P.O. Box 366
Islamorada, FL 33036

01/04/2011 11:13AM
DEED DOC STAMP CL: RHONDA $112,000.00

Parcel ID Number: 9091103 et seq.

Doc# 1819016
Bk# 2499 Pg# 355

Special Warranty Deed

This Indenture, made this 29th day of December, 2010, between NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company, authorized to do business in the State of Florida, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantor and

LONGSTOCK II, LLC, a Florida limited liability company, having an address of 7009 Shrimp Road, Suite 2, Key West, Monroe County, Florida 33040, grantee.

WITNESSETH that the Grantor, for and in consideration of the sum of TEN ($10) DOLLARS and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A" HERETO

NOTE: This is an absolute conveyance of the title in consideration of the cancellation of the debt secured by the mortgage and is not intended to be an additional security.

Together with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

Patricia Dougherty
Printed name: Patricia Dougherty
Witness

Marie Cerulli
Printed name: Marie Cerulli
Witness

NEW STOCK ISLAND PROPERTIES, LLC, a Delaware limited liability company

By: New Stock Island Properties II, LLC, a Delaware limited liability company its Member

By: New Stock Island Properties III, LLC, a Delaware limited liability company its Member

By: EVA Realty, LLC, a Delaware limited liability company its Manager

By: Matthew Strunk
Matthew Strunk
Title: Authorized Representative

STATE OF New York

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 29th day of December, 2010, by Matthew Strunk, as Authorized Rep of EVA Realty, LLC, the Manager of New Stock Island III, LLC, a Delaware limited liability company, the Member of New Stock Island Properties II, LLC, a Delaware limited liability company, the Member of New Stock Island Properties, LLC, a Delaware limited liability company, on behalf of said companies, who is personally known to me or who produced NYS Driver's Lic as identification.

Janet Gerena
Notary Public
Print Name: Janet Gerena
Commission No. 01GE6223275
Commission Expires: 6/7/14

(Seal)

JANET GERENA
Notary Public, State of New York
No. 01GE6223275
Qualified in Suffolk County
Commission Expires 06/07/2014

EXHIBIT A

Doc# 1819016
Bk# 2499 Pg# 357

PARCEL A:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST; 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 456.55 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREIN AFTER DESCRIBED; FROM SAID POINT OF BEGINNING CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 119.17FEET; THENCE BEAR SOUTH 05 DEGREES 54 MINUTES 55 SECONDS WEST, 186.69 FEET; THENCE BEAR SOUTH 84 DEGREES 05 MINUTES 05 SECONDS EAST, 175.00 FEET TO A POINT; THENCE BEAR NORTH 34 DEGREES 32 MINUTES 55 SECONDS EAST, 116.44 FEET TO A POINT; THENCE BEAR NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST, 915.36 FEET TO A POINT; THENCE BEAR NORTH 06 DEGREES 02 MINUTES 03 SECONDS WEST, 230.00 FEET, TO A POINT WHICH IS BEARING NORTH 89 DEGREES 27 MINUTES 55 SECONDS EAST FROM THE AFOREMENTIONED POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 1108.00 FEET BACK TO THE POINT OF BEGINNING.

PARCEL B:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 83 DEGREES, 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES, 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES, 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES, 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES, 04 MINUTES WEST, 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 19 MINUTES EAST, 140 FEET MORE OR LESS TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES, 56 MINUTES EAST, 970 FEET, MORE OR LESS, OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES, 55 MINUTES WEST, 180 FEET, MORE OR LESS, TO THE CENTER LINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES, 32 MINUTES WEST, ALONG SAID CENTER LINE OF SAID SPIT OF LAND 1108 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING SOUTH 02 DEGREES, 04 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 02 DEGREES, 04 MINUTES EAST, 194.29 FEET BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST 262.26 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LAND HEREINAFTER DESCRIBED; THENCE SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST 977.77 FEET OUT INTO AN EXISTING SLIP; THENCE BEAR SOUTH 05 DEGREES 37 MINUTES 29 SECONDS WEST, 192.30 FEET TO THE CENTERLINE OF AN EXISTING SPIT OF LAND; THENCE BEAR SOUTH 89 DEGREES 27 MINUTES 55 SECONDS WEST, ALONG SAID CENTERLINE OF SAID SPIT OF LAND 1096.56 FEET TO A POINT WHICH IS BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 01 DEGREES 56 MINUTES 55 SECONDS EAST, 194.29 FEET BACK TO POINT OF BEGINNING.

PARCEL C:

A TRACT OF LAND AND SUBMERGED LAND AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEAR SOUTH 84° 02' 07" EAST, 484.79 FEET; THENCE BEAR SOUTH 05° 39' 55" WEST, 938.76 FEET; THENCE BEAR SOUTH 08° 09' 05" EAST, 249.71 FEET; THENCE BEAR SOUTH 14° 38' 05" EAST, 36.68 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 14° 38' 05" EAST, 94.83 FEET; THENCE BEAR SOUTH 01° 56' 55" WEST, 82.95 FEET; THENCE BEAR NORTH 89° 24' 55" EAST, 1120.76 FEET, OUT ONTO A SPIT OF LAND TO THE SHORELINE; THENCE BEAR NORTH 05°37'29" EAST, 161.06 FEET TO A POINT; THENCE BEAR SOUTH 89° 24' 55" WEST, 1000.60 FEET TO A POINT ON A CONCRETE SEAWALL, SAID POINT BEARING SOUTH 85° 13' 05" EAST FROM THE POINT OF BEGINNING; THENCE BEAR NORTH 85° 13' 05" WEST, 157.63 FEET TO THE POINT OF BEGINNING.

PARCEL E:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EASTERLY LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO EASTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 500 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 191.5 FEET

TO A POINT WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ALONG THE PROLONGATION OF THE PREVIOUSLY DESCRIBED COURSE A DISTANCE OF 393.5 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 226.08 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 125 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 20 FEET TO A POINT IN AN EXISTING SEAWALL; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY FACE OF SAID SEAWALL A DISTANCE OF 450.1 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES TO A SOUTHERLY LINE OF FIFTH AVENUE A DISTANCE OF 30 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 68.5 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 227.2 FEET BACK TO THE POINT OF BEGINNING.

ALSO

A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE.

ALSO DESCRIBED AND INSURED AS:

A PARCEL OF FILLED LAND AND ADJACENT BAY BOTTOM LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF A PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF MONROE COUNTY PUBLIC RECORDS AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE 499.98 FEET TO THE EASTERLY LINE OF AN EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 05° 57' 53" W, ALONG SAID EASTERLY LINE, A DISTANCE 729.82 FEET TO THE SOUTHERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E, ALONG SAID SOUTHERLY LINE, A DISTANCE 191.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE S 84°02'07" E, A DISTANCE OF 393.51; THENCE S 06° 00' 38" W, A DISTANCE OF 227.17 FEET; THENCE S 85° 29' 39" E, A DISTANCE OF 125.00 FEET; THENCE S 06° 01' 16" W, A DISTANCE OF 20.01 FEET TO THE SOUTHERLY FACE OF A CONCRETE SEAWALL; THENCE N 85° 29' 39" W, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 450.10 FEET; THENCE N 06° 23' 31" E, A DISTANCE OF 30.00 FEET; THENCE N 85° 29' 39" W, A DISTANCE 68.50 FEET; THENCE N 05° 56' 58" E, A DISTANCE OF 227.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
A PARCEL OF BAY BOTTOM SOUTHERLY OF AND ADJACENT TO THE SOUTHERLY LINE OF THE ABOVE DESCRIBED PARCEL, SAID BAY BOTTOM BEING 10 FEET WIDE. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY, RECORDED IN OFFICIAL RECORDS BOOK 1239, PAGE 464, AND ALSO IN OFFICIAL RECORDS BOOK 2287, PAGE 719, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, SITUATED, LYING AND BEING IN THE COUNTY OF MONROE, STATE OF FLORIDA, TO WIT: A PARCEL OF LAND LYING SOUTHERLY OF BLOCK 57, MALONEY'S SUBDIVISION OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE

COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE INTERSECTION OF THE EAST LINE OF 5TH STREET (AS CONSTRUCTED) AND THE SOUTHERLY LINE OF 5TH AVENUE (AS CONSTRUCTED) GO WESTERLY ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 499 FEET TO A POINT, WHICH POINT IS THE POINT OF BEGINNING; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 701 FEET TO A POINT; THENCE EASTERLY AND AT RIGHT ANGLES A DISTANCE OF 586 FEET TO A POINT; THENCE SOUTHERLY AND AT RIGHT ANGLES A DISTANCE OF 29 FEET TO A POINT; THENCE WESTERLY AND AT RIGHT ANGLES A DISTANCE OF 615 FEET TO A POINT; THENCE NORTHERLY AND AT RIGHT ANGLES A DISTANCE OF 730 FEET TO A POINT IN THE SOUTHERLY LINE OF 5TH AVENUE; THENCE EASTERLY AND AT RIGHT ANGLES AND ALONG THE SOUTHERLY LINE OF 5TH AVENUE A DISTANCE OF 29 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:
A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 499.98 FEET TO THE WEST LINE OF TRUSTEE'S DEED N0.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE LEAVING SAID LINE SOUTH 05° 57' 53" WEST, ALONG SAID LINE A DISTANCE OF 699.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 84° 02' 07" EAST, PARALLEL WITH THE SOUTHERLY LINE OF SAID FIFTH AVENUE A DISTANCE OF 740.00 FEET; THENCE SOUTH 05° 57' 53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 05° 57' 53" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 585.00 FEET TO THE WEST LINE OF SAID TRUSTEE'S DEED; THENCE NORTH 05° 57' 53" EAST, ALONG SAID LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

PARCEL F:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 83 DEGREES AND 56 MINUTES EAST, 485.00 FEET; THENCE BEAR SOUTH 05 DEGREES AND 47 MINUTES WEST, 938.88 FEET; THENCE BEAR SOUTH 08 DEGREES AND 02 MINUTES EAST, 249.71 FEET; THENCE BEAR SOUTH 14 DEGREES AND 31 MINUTES EAST, 131.51 FEET; THENCE BEAR SOUTH 02 DEGREES AND 04 MINUTES WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 02 DEGREES AND 04 MINUTES WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES AND 19 MINUTES EAST, 140.00 FEET, MORE OR LESS, TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES AND 56 MINUTES EAST OUT INTO A SLIP 970 FEET, MORE OR LESS, TO A POINT; THENCE BEAR NORTH 05 DEGREES AND 55 MINUTES EAST, 150.00 FEET, MORE OR LESS, TO A POINT WHICH IS BEARING NORTH 89 DEGREES AND 32 MINUTES EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89

DEGREES AND 32 MINUTES WEST, 1120.00 FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

ALSO DESCRIBED AND INSURED AS:
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY LINE OF FIFTH STREET AND THE SOUTHERLY LINE OF FIFTH AVENUE OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, BEAR SOUTH 84 DEGREES 02 MINUTES 07 SECONDS EAST, 484.79 FEET; THENCE BEAR SOUTH 05 DEGREES 39 MINUTES 55 SECONDS WEST, 938.76 FEET; THENCE BEAR SOUTH 08 DEGREES 09 MINUTES 05 SECONDS EAST, 249.71 FEET; THENCE SOUTH 14 DEGREES 38 MINUTES 05 SECONDS EAST, 131.51 FEET; THENCE BEAR SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 82.95 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AND SUBMERGED LANDS HEREINAFTER DESCRIBED; THENCE CONTINUE BEARING SOUTH 01 DEGREES 56 MINUTES 55 SECONDS WEST, 179.31 FEET; THENCE BEAR SOUTH 84 DEGREES 26 MINUTES 05 SECONDS EAST, 131.81 FEET TO THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL; THENCE BEAR NORTH 88 DEGREES 48 MINUTES 55 SECONDS EAST OUT INTO A SLIP, 977.77 FEET TO A POINT; THENCE BEAR NORTH 05 DEGREES 37 MINUTES 29 SECONDS EAST, 184.10 FEET TO A POINT WHICH IS BEARING NORTH 89 DEGREES 24 MINUTES 55 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE BEAR SOUTH 89 DEGREES 24 MINUTES 55 SECONDS WEST, 1120.76 FEET BACK TO THE POINT OF BEGINNING.

PARCEL G:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED-IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 938.76 FEET; THENCE S 08° 09' 05" E FOR A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 08° 09' 05" E, A DISTANCE OF 139.96 FEET; THENCE S 14° 38' 05" E, A DISTANCE OF 32.68 FEET; THENCE S 85° 13' 05" E, A DISTANCE OF 157.63 FEET; THENCE N 89° 24' 55" E, A DISTANCE OF 49.99 FEET; THENCE N 05° 12' 11" E, A DISTANCE OF 161.18 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 252.15 FEET TO THE POINT OF BEGINNING.

PARCEL H:

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84° 02' 07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 484.79 FEET; THENCE SOUTH 05° 39' 55" WEST FOR A DISTANCE 938.76 FEET; THENCE SOUTH 08° 09' 05" EAST FOR A DISTANCE OF 42.15 FEET TO THE EASTERLY LINE OF A 30 FOOT EASEMENT AND THE EASTERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD AS

RECORDED IN O.R. BOOK 2030, PAGE 949 (PARCEL A TRACT 1), OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE LEAVING SAID LINE SOUTH 08°09'05" EAST, A DISTANCE OF 207.56 FEET; THENCE SOUTH 14°38'05" EAST, A DISTANCE OF 131.51 FEET; THENCE SOUTH 01° 56' 55" WEST, A DISTANCE OF 575.72 FEET; THENCE SOUTH 05° 54' 55" WEST, A DISTANCE OF 186.69 FEET; THENCE SOUTH 84° 05' 05" EAST, A DISTANCE OF 175.00 FEET; THENCE NORTH 34° 32' 55" EAST, A DISTANCE OF 116.44 FEET; THENCE NORTH 89° 27' 55" EAST, A DISTANCE OF 915.36 FEET; THENCE SOUTH 01° 07' 35" WEST, A DISTANCE OF 384.62 FEET; THENCE NORTH 84° 02' 07" WEST, A DISTANCE OF 30.84 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SEVEN (27) COURSES: 1. NORTH 08° 33' 02" EAST, A DISTANCE OF 25.26 FEET; 2. NORTH 01°03' 10" WEST, A DISTANCE OF 36.70 FEET; 3. NORTH 16°11'45" WEST, A DISTANCE OF 18.64 FEET; 4. NORTH 01°20'32" WEST, A DISTANCE OF 27.71 FEET; 5. NORTH 05°48'23" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 07°24'12" WEST, A DISTANCE OF 86.16 FEET; 7. NORTH 11° 54'19" EAST, A DISTANCE OF 34.64 FEET; 8. NORTH 09°22'05" WEST, A DISTANCE OF 27.51 FEET; 9. NORTH 57° 40'41" WEST, A DISTANCE OF 4.94 FEET; 10. NORTH 84° 56' 08" WEST, A DISTANCE OF 14.50 FEET; 11. NORTH 61°03'44" WEST, A DISTANCE OF 14.78 FEET; 12. SOUTH 85°47'17" WEST, A DISTANCE OF 117.62 FEET; 13. SOUTH 83°15'58" WEST, A DISTANCE OF 26.59 FEET; 14. NORTH 85° 01' 19" WEST, A DISTANCE OF 21.47 FEET; 15. SOUTH 80°37'17" WEST, A DISTANCE OF 8.06 FEET; 16. NORTH 75°44'52" WEST, A DISTANCE OF 11.67 FEET; 17. SOUTH 86° 09' 28" WEST, A DISTANCE OF 82.77 FEET; 18. SOUTH 89° 59' 29" WEST, A DISTANCE OF 40.54 FEET; 19. NORTH 64°26'30" WEST, A DISTANCE OF 6.15 FEET; 20. SOUTH 88°41'05" WEST, A DISTANCE OF 60.16 FEET; 21. SOUTH 79°29'50" WEST, A DISTANCE OF 36.47 FEET; 22. NORTH 88°07'58" WEST, A DISTANCE OF 57.82 FEET; 23. NORTH 86° 26' 25" WEST, A DISTANCE OF 91.35 FEET; 24. SOUTH 88° 24' 02" WEST, A DISTANCE OF 97.85 FEET; 25. SOUTH 81°39'19" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 86°43'16" WEST, A DISTANCE OF 75.93 FEET; 27. SOUTH 81° 33' 16" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 07°52'54" WEST, A DISTANCE OF 138.68 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2030, PAGE 949, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1. NORTH 84° 02' 07" WEST, A DISTANCE OF 288.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.28 FEET, A CENTRAL ANGLE OF 88° 03' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 40°00'08" WEST, 104.26 FEET; 3. NORTH 04°01'50" EAST, A DISTANCE OF 555.62 FEET TO THE NORTHERN TERMINUS OF PARCEL A TRACT 2 OF SAID QUIT CLAIM ON THE WEST LINE OF TRUSTEES DEED NO.20083 O.R.BOOK G-65, PAGE 82; THENCE NORTH 05°57'53" EAST, ALONG SAID LINE A DISTANCE OF 606.85 FEET TO THE POINT OF BEGINNING.

AND ALSO: BAY BOTTOM
A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S. 84°02'07" E. ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S. 05°57'53" W. FOR A DISTANCE OF 2242.25 FEET; THENCE S.84°02'07"E., A DISTANCE OF 1310.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S.84°02'07"E., A DISTANCE OF 363.01 FEET TO THE CENTERLINE OF THE ENTRANCE OF THE

HARBOR; THENCE N.08°15'27"W., A DISTANCE OF 959.38 FEET; THENCE S. 81°44'33" W., A DISTANCE OF 132.23 FEET; THENCE N. 05°47'25" W., A DISTANCE OF 658.21 FEET; THENCE N. 83°54'54" W., A DISTANCE OF 255.03 FEET TO THE WESTERLY PART OF THE BAY BOTTOM LINE; THENCE MEANDER THE SAID BAY BOTTOM LINE SOUTHERLY FOR A CHORD OF S.14°34',07" E., A DISTANCE OF 284.16 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 310.00 FEET; THENCE S. 06°01'16" W., A DISTANCE OF 10.00 FEET; THENCE N. 85°29'39" W., A DISTANCE OF 450.16 FEET; THENCE S. 06°23'31" W., A DISTANCE OF 49.85 FEET; THENCE S. 84°02'55" E., A DISTANCE OF 9.27 FEET; THENCE S. 05°12'11" W., A DISTANCE OF 161.18 FEET; THENCE N. 88°24'55" E., A DISTANCE OF 950.61 FEET; THENCE S. 05°37'29" W., A DISTANCE OF 537,46 FEET; THENCE N. 89°27'55" E., A DISTANCE OF 11.44 FEET; THENCE S. 06°02'03" E., A DISTANCE OF 230.00 FEET; THENCE S.01°07'35" W., A DISTANCE OF 384.62 FEET TO THE POINT OF BEGINNING.

PARCEL I: **Intentionally Omitted (Leasehold/Option terminated** *effective 7/31/2010*)

PARCEL J:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 84° 02' 07" e ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05° 57' 53" W FOR A DISTANCE OF 913.46 FEET TO THE POINT OF BEGINNING; THENCE S 84° 02' 07" E, FOR A DISTANCE OF 191.55 FEET; THENCE S 05° 56' 58" W, A DISTANCE OF 43.56 FEET; THENCE S 85° 29' 40" E, A DISTANCE OF 68.50 FEET; THENCE S 06° 23' 31" W, A DISTANCE OF 89.85 FEET; THENCE N 84° 02' 55" W, A DISTANCE OF 242.88 FEET; THENCE N 08° 09' 05" W, A DISTENCE OF 67.60 FEET; THENCE N 05° 57' 53" E, A DISTANCE OF 66.17 FEET TO THE POINT OF BEGINNING.

AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF PUBLIC RECORDS, OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 83 DEGREES, 56 MINUTES EAST ALONG THE NORTH BOUNDARY LINE OF SAID BLOCK 57 FOR A DISTANCE OF 470 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND BEING DESCRIBED HEREIN; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST FOR A DISTANCE OF 1283.02 FEET; THENCE RUN SOUTH 41 DEGREES 58 MINUTES EAST FOR A DISTANCE OF 40.35 FEET TO THE SOUTHEAST CORNER OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078 AND THE WEST BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 6 DEGREES 04 MINUTES WEST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 FOR A DISTANCE OF 932.25 FEET TO THE SOUTHWEST CORNER OF

SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083; THENCE RUN SOUTH 83 DEGREES 56 MINUTES EAST ALONG THE SOUTH BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083, THE SOUTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 19837-A AND THE NORTH BOUNDARY LINE OF TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20793 FOR A DISTANCE OF 1116.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 30 FEET; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST FOR A DISTANCE OF 1086.72 FEET; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST FOR A DISTANCE OF 915.62 FEET; THENCE RUN NORTH 41 DEGREES 58 MINUTES WEST FOR A DISTANCE OF 40.35 FEET TO THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078; THENCE RUN NORTH 6 DEGREES 04 MINUTES EAST ALONG THE WEST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 20083 AND THE EAST BOUNDARY LINE OF SAID TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA DEED NO. 24078, EXTENDED NORTHERLY, FOR A DISTANCE OF 1269.65 FEET TO THE NORTH BOUNDARY LINE OF SAID BLOCK 57; THENCE RUN NORTH 83 DEGREES 56 MINUTES WEST ALONG THE NORTH BOUNDARY LINE OF THE SAID BLOCK 57 FOR A DISTANCE OF 30 FEET BACK TO THE POINT OF BEGINNING.

SAID EASEMENT ALSO DESCRIBED AND INSURED AS:

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK I, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN OR BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG Sold LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING Sold LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL PUBLIC RECORD

MONROE COUNTY
OFFICIAL RECORDS

FILE #1377787
BK#1900 PG#538

This Instrument Prepared By:
John R. Allison, III
Allison & Robertson, P.A.
100 S.E. Second Street, #3350
Miami, Florida 33131

RCD Jun 19 2003 04:27PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 10500.00
06/19/2003 DEP CLK

WARRANTY DEED

THIS WARRANTY DEED, made this 17 day of June, 2003, between **BAMA SEA PRODUCTS, INC., a Florida corporation** (hereinafter called "Grantor"), and **BAMA ONE, LLC, a Florida limited liability** whose address is 317 Whitehead Street, Key West Florida 33040 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, their heirs and assigns forever, the following described real property, lying and being in Monroe County, Florida, to-wit:

PARCELS B and D as more particularly described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for the current year and all subsequent years;

2. Covenants, conditions, easements, restrictions, liens, terms and other instruments of record.

Grantor hereby fully warrants title to the aforedescribed real property and will defend same against the lawful claims of all persons.

BAMA SEA PRODUCTS, INC.,
a Florida corporation

Witnesses:

By: _____
John Stephens, as President

Grantor's address:
756 28th Street, St. Petersburg, Florida 33712

STATE OF FLORIDA)
) SS:
COUNTY OF ~~MONROE~~ Pinellas)

Before me personally appeared John Stephens, as president of BAMA SEA PRODUCTS, INC., a Florida corporation. He is personally known to me ~~or presented~~ _____ as identification and did not take an oath.

WITNESS, my hand and official seal, this 17 day of June, 2003.

Ellen A. Freeman
Notary Public
State of Florida at Large

My commission expires:

Ellen A. Freeman
MY COMMISSION # DD113930 EXPIRES
July 31, 2006
BONDED THRU TROY FAIN INSURANCE, INC.

PARCEL B

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,524.15 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said Point of Beginning bear North 83° 56' West for a distance of 50.00 feet to a point; thence bear South 70° 30' West for a distance of 910 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05° 45' West along the centerline of said Entrance Channel for a distance of 400 feet, more or less, to a point which is 390.58 feet measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1,060 feet, more or less, to a point which is bearing North 06° 04' East from the Point of Beginning; thence bear South 06° 04' West for a distance of 456.90 feet back to the POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East 500 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,528.91 feet to the POINT OF BEGINNING of the tract of land hereinafter described; thence bear North 72° 14' 31" West, 99.13 feet to a point; thence bear South 74° 24' 10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 66° 45' West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74° 24' 10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15° 35' 50" East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70° 30' West, 260.13 feet, more or less, to a point on the centerline of the entrance channel; thence bear North 05° 45' West, along the said centerline of the entrance channel, 400 feet, more or less, to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70° 30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06° 04' East and distant 452.41 feet from the Point of Beginning; thence bear South 06° 04' West for a distance of 452.14 feet back to the POINT OF BEGINNING.

PARCEL D

A strip of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida, bear South 83° 56' East, 500.00 feet; thence bear South 06° 04' West, 2,242.25 feet; thence bear South 83° 56' East, 2,131.53 feet; thence bear North 06° 04' East, 1,474.15 feet to the POINT OF BEGINNING of the strip of land and water hereinafter described; from said Point of Beginning, continue bearing North 06° 04' East, 50 feet; thence bear North 83° 56' West, 50 feet; thence bear South 70° 30' West, 910 feet, more or less, to a point on the centerline of an Entrance Channel; thence bear South 05° 45' East along said centerline to a point which is 50 feet, measured at right angles to the preceding course; thence bear North 70° 30' East, 905 feet, more or less, to a point which is bearing North 83° 56' West from the Point of Beginning; thence bear South 83° 56' East, 45 feet, more or less, back to the POINT OF BEGINNING.

EXHIBIT A

MONROE COUNTY
OFFICIAL RECORDS

FILE #1377787
BK#1900 PG#539

IN THE CIRCUIT COURT OF THE SIXTEENTH JUDICIAL CIRCUIT IN AND FOR MONROE COUNTY, FLORIDA

CASE NO. 44-2009-CA-001165-K

3 D OF KEY WEST, INC., a Florida corporation
Plaintiff

VS.

NEW STOCK ISLAND DEVELOPMENT COMPANY, LLC, a Florida limited liability company, and WACHOVIA BANK NATIONAL ASSOCIATION, a national banking institution
Defendant

Doc# 1797108 07/09/2010 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

07/09/2010 9:35AM
DEED DOC STAMP CL: TRINA $0.70

Doc# 1797108
Bk# 2474 Pg# 1076

FILED FOR RECORD
2010 JUL -9 AM 9:46
CLERK OF CIRCUIT COURT
MONROE COUNTY, FLA.

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action June 29, 2010, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

SEE ATTACHED LEGAL DESCRIPTION

was sold to: 3 D OF KEY WEST, INC., a Florida corporation
c/o Feldman, Koenig, Highsmith & Van Loon
3158 Northside Drive
Key West, Florida 33040

WITNESS MY HAND AND SEAL of this Court on July 9, 2010

DANNY L. KOLHAGE
Clerk of the Court

By: _____
Deputy Clerk

CIRCUIT & COUNTY COURTS
MONROE COUNTY

BID AMOUNT: $ 100

EXHIBIT "A"

A parcel of land lying Southerly of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at Page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point; thence southerly and at right angles a distance of 1010 feet, more or less, to a point of intersection with the southerly face of the northerly seawall of the northerly slip of Safe Harbor (extended Westerly); thence easterly along the said southerly face of the northerly seawall (extended Westerly) and the said southerly face of the northerly seawall a distance of 710 feet to a point, which point is the Point of Beginning; thence continue easterly along the said southerly face of the northerly seawall and the northerly bank of the said northerly slip a distance of 310 feet, more or less, to a point in the westerly bank of the main channel of Safe Harbor; thence northerly along the meanders of said westerly bank a distance of 300 feet, more or less, to a point of intersection with a line drawn parallel with and 700 feet southerly of the southerly line of 5th Avenue; thence westerly along the said parallel line a distance of 180 feet, more or less, to the northeasterly corner of a certain road easement; thence southerly and at right angles and along the easterly line of the said road easement a distance of 40 feet to a point; thence westerly and at right angles and along the southerly line of the said road easement a distance of 155 feet to a point; thence at right angles and southerly for a distance of 250 feet, more or less, to a point; thence at right angles and easterly for a distance of 125 feet back to the Point of Beginning; LESS a strip of land approximately 125 feet by 20 feet along the above described southerly face of the northerly seawall, which strip of land was previously conveyed by Warranty Deed to Standard Oil Company, dated the 16th day of June, 1964, and recorded in the Official Records of Monroe County, Florida, at Official Records Book 313, pages 53-56.

TOGETHER WITH the right to use the waterways and channels in SAFE HARBOR, Stock Island, Monroe County, Florida.

TOGETHER WITH an Easement for ingress and egress over and upon the following described property, situate, lying and being in the County of Monroe, State of Florida, to wit:

A parcel of land lying southerly of Block 57, Maloney's Subdivision of Part of Stock Island, Monroe County, Florida, as recorded in Plat Book 1, at page 55, Monroe County Official Records, and is more particularly described as follows:

From the intersection of the east line of 5th Street (as constructed) and the southerly line of 5th Avenue (as constructed) go easterly along the southerly line of 5th Avenue a distance of 500 feet to a point, which point is the Point of Beginning; thence southerly and at right angles a distance of 700 feet, more or less, to a point; thence easterly and at right angles a distance of 740 feet to a point; thence southerly and at right angles a distance of 40 feet to a point; thence westerly and at right angles a distance of 155 feet to a point; thence northerly and at right angles 10 feet to a point; thence westerly and at right angles 615 feet to a point on the westerly line of a certain road easement; thence northerly and at right angles along the westerly line of said road easement a distance of 740 feet to a point in the southerly line of 5th Avenue; thence easterly and at right angles and along the southerly line of 5th Avenue a distance of 30 feet back to the Point of Beginning.

DocN 1787108
BkN 2474 PgN 1077

DocN 1828119
BkN 2273 PgN 1179

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

Return to: Lorraine Lewis, P.A.
P.O. Box 783
Islamorada, FL 33036

(13.00 TS)

4,40550

Prepared by:

Office of Regional Counsel
GSA, Region IV, Atlanta, GA
4-J-FL-914

FILED FOR RECORD
'91 FEB 28 AM 9 56
DAN... ...OLHAGE
CLERK CIR. CT.
MONROE COUNTY, FLA.

OFF REC 1161 PAGE 0628
675955

QUITCLAIM DEED

THIS INDENTURE, made this 21st day of February 1991, between the UNITED STATES OF AMERICA, acting by and through the Administrator of General Services, under and pursuant to the powers and authority contained in the provisions of the Federal Property and Administrative Services Act of 1949, approved June 30, 1949 (P.L. 81-152), as amended (40 U.S.C. 484), and regulations and orders promulgated thereunder, Grantor, and ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC. of Stock Island, Key West, Florida, Grantee.

WITNESSETH:

That the Grantor, for and in consideration of the sum of EIGHT HUNDRED ONE THOUSAND AND NO/100 DOLLARS ($801,000.00), cash in hand paid and receipt of which is hereby acknowledged, has remised, released, and forever quitclaimed and by these presents does remise, release and forever quitclaim unto the Grantees its successors and assigns, all right, title, interest, claim and demand which the said Grantor has or may have had in and to that certain tract or parcel of land in Key West, Florida, consisting of approximately 23.48 acres of improved land and access thereto and being more particularly described as follows:

675955 OFF REC 1161 PAGE 0629

A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet ~~at~~ to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereunto appertaining; and every right, title, or interest, legal or equitable, of the said Grantor of, in, and to the property herein conveyed, including all right, title, and interest which the Grantor may have in the banks, beds, and waters of any streams bordering the aforesaid lands and also all interest in any alleys, roads, streets, ways, strips, gores, or railroad rights-of-way abutting or adjoining said lands, and in any means of ingress or egress appurtenant thereto, including a perpetual, non-exclusive access easement, being the same easement fully described and granted to Safe Harbor Boat Repair, Inc., from Phillip C. Toppina, by instrument

675955 OFF REC 161 PAGE 0630

dated March 1, 1979, and recorded at Book 782, Pages 1363-1365, in the Official Records of Monroe County, Florida, excepting any rights as herein specifically reserved or retained

SUBJECT, HOWEVER, to all existing easements, including but not limited to, rights-of-way for highways, pipelines, and public utilities, if any, whether of public record or not.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim whatsoever of the said Grantor, either in law or in equity.

The property hereby conveyed has heretofore been declared surplus to the needs of the UNITED STATES OF AMERICA, is presently under the jurisdiction of the General Services Administration, is available for disposal and its disposal has been heretofore authorized by the Administrator of General Services acting pursuant to the above referred to laws, regulations and orders.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA has caused these presents to be executed in its name and on its behalf the day and year first above written.

UNITED STATES OF AMERICA
Acting by and through
Administrator of General Services

WITNESSES:

Joseph R. Carnstaw

Dave Conner

By: PATRICIA E. BAILEY
Contracting Officer
Office of Real Estate Sales
General Services Administration
Region IV, Atlanta, Georgia

675955 OFF REC 161 PAGE 0631

STATE OF GEORGIA)
)
COUNTY OF FULTON)

This day, before the undersigned, personally appeared PATRICIA E. BAILEY, to me well known and known to be the person described in and who executed the foregoing instrument of conveyance on behalf of the UNITED STATES OF AMERICA, and acknowledged that she, being thereunto duly authorized as Contracting Officer, Office of Real Estate Sales, General Services Administration, Region 4, Atlanta, Georgia, executed the same for the purposes therein mentioned as the free act and deed of the UNITED STATES OF AMERICA and Genaral Services Administration.

IN WITNESS WHEREOF, I have hereunto affixed my official seal of office in Atlanta, Georgia, this the 21st day of February, 1991.

NANCY L. SELLERS
Notary Public
Notary Public, Rockdale County, Georgia
My Commission Expires March 2, 1992

DS Paid 4/0550 Date 3-28-91
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By _____ D.C.

Former Safe Harbor Boat Repair, Inc.
End of Shrimp Road, Stock Island
Key West, Florida
(4-J-FL-914)

Recorded In Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

OFFICIAL RECORD 163 PAGE 299

FILED FOR RECORD
1959 SEP 11 AM 11:21
EARL R. ADAMS, CLK. CT. CT.
MONROE COUNTY, FLORIDA

QUIT CLAIM DEED

74517

THIS INDENTURE, Made this 10th day of September, A. D. 1959, BENJAMIN BERNSTEIN and MIRIAM BERNSTEIN, husband and wife, of the County of Monroe and State of Florida, parties of the first part, and SAFE HARBOR ENTERPRISES, INC., a corporation existing under the laws of the State of Florida, party of the second part.

WITNESSETH, That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part and its successors and assigns forever, all the right, title, interest, claim and demand which the parties of the first part have in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Monroe, State of Florida, under and by virtue of those certain contracts between the undersigned and the Trustees of the Internal Improvement Fund of and for the State of Florida, said contracts being numbered 19837 and 19837A:

Being that part or parcel of bottom land lying Southerly of Squares or Blocks 55 and 56, as shown on a subdivision of Lots 1, 2, 3, 5, 6, Section 35, Lot 2, Section 36, Lot 3, Section 26, Lot 2, Section 36, Lot 3, Section 26 and Lot 2, Section 34, all in Township 67 South, Range 25 East and being recorded in Plat Book 1, page 55, Monroe County, Florida, Records, but better described as follows: Beginning at a point on the Easterly side of Fourth Avenue 242.25 feet distant Southerly from the intersection of Fifth Avenue and Fourth Avenue; thence into the waters of the Straits of Florida and along the Easterly line of Fourth Avenue extended Southerly, a distance of 2000 feet; thence at right angles, and in an Easterly direction a distance of 1,000 feet; thence at right angles and in a Northerly direction a distance of 2,350 feet to a point on the shore line; thence meandering the shore line in a Southwesterly and Westerly direction a distance of 1070 feet, more or less, back to the point of beginning. Containing 49.93 acres, more or less, and additional lands, more fully described in Contract No. 19837-A.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining,

and all the estate, right, title, interest and claim whatsoever of the said parties of the first part either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered
in the presence of us:

Benjamin Bernstein

Miriam Bernstein

STATE OF FLORIDA

COUNTY OF MONROE

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BENJAMIN BERNSTEIN and MIRIAM BERNSTEIN, to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said MIRIAM BERNSTEIN, known to me to be the wife of the said BENJAMIN BERNSTEIN, on a separate and private examination taken and made by and before me, separately and apart from her said husband, did acknowledge, that she made herself a party to the said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable, in and to the lands described therein, and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Key West, County of Monroe, and State of Florida, this 18th day of September, A. D. 1959.

GEORGE PENN NOTARY (SEAL)

74615

Notary Public, State of Florida

My Commission expires:

Notary Public, State of Florida at Large
My Commission Expires May 22, 1962
Bonded by American Surety Co. of N.Y.

EARL R. ADKINS
CLERK OF CIRCUIT COURT
RECORD VERIFIED

PROPERTY RECORD CARDS
(INCLUDING LOCATION MAPS)

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on Internet Explorer.
Requires Adobe Flash 10.3 or higher

Property Record View

Alternate Key: 1161501 Parcel ID: 00127290-000000

Ownership Details

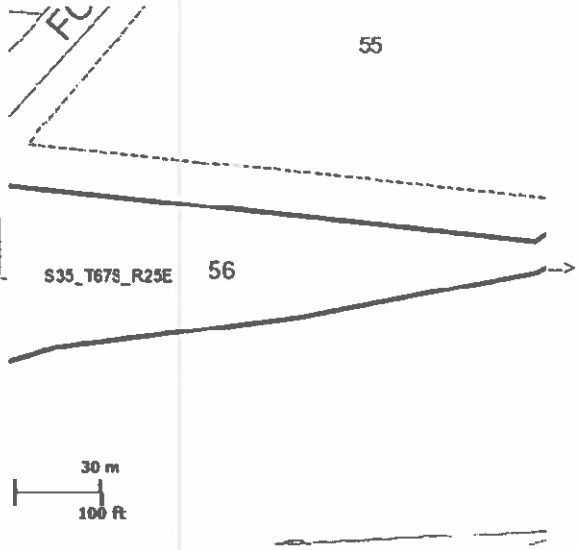
Mailing Address:
BERNSTEIN BENJAMIN TRUST B
PO BOX 2455
KEY WEST, FL 33045-2455

Property Details

PC Code: 49 - OPEN STORAGE (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB ALL SQR 56 PB1-55 & PT VACATED 4TH AVE OR399-424-425 RESOLUTION DATED 6/14/66 OR538-900 OR775-1721/1728(PROB #73-96) OR918-2087/2101(WILL)

Parcel Map (Click to open dynamic parcel map)

Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.



Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	13,080.00 SF
9500 - SUBMERGED	0	0	0.30 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	831 SF	277	3	1959	1960	4	60
2	DK3:CONCRETE DOCK	277 SF	0	0	1988	1969	4	60
3	UB2:UTILITY BLDG	132 SF	12	11	1975	2011	4	50

Appraiser Notes

BOTH BUILDINGS BURNED TO THE GROUND. PICTURES ATTACHED.

TWO FRIENDS FISH CO ADJUSTED THE LAND MASS AND BAY BOTTOM FOR THE 1999 TAX ROLL. 005/039 06-11-99

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09100511	02/13/2009	03/31/2009	900	Commercial	TEMP POLE FOR BURNED OUT BUILDING
	09100542	02/19/2009	03/31/2009	7,000	Commercial	DEMO FISH HOUSE
	09100884	03/16/2009	04/03/2009	1,200	Commercial	SEPTIC ABANDONMENT
	10100182	02/23/2010		2,500	Commercial	UPGRADE ELEC

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	25,578	431,967	320,282	320,282	0	320,282
2010	79,104	23,202	330,813	356,391	356,391	0	356,391
2009	82,812	23,202	453,770	559,784	559,784	0	559,784

2008	82,812	23,202	457,830	632,337	632,337	0	632,337
2007	67,390	15,557	549,390	632,337	632,337	0	632,337
2006	67,390	11,966	366,270	445,626	445,626	0	445,626
2005	70,278	18,940	366,270	455,488	455,488	0	455,488
2004	70,272	19,389	130,830	220,491	220,491	0	220,491
2003	74,113	19,788	91,590	185,491	185,491	0	185,491
2002	74,113	20,237	91,590	185,940	185,940	0	185,940
2001	74,113	20,684	91,590	186,387	186,387	0	186,387
2000	74,113	7,088	91,590	172,791	172,791	0	172,791
1999	74,113	7,253	91,590	172,956	172,956	0	172,956
1998	49,566	7,417	101,945	158,928	158,928	0	158,928
1997	49,568	7,569	101,945	159,080	159,080	0	159,080
1996	44,846	7,735	101,945	154,526	154,526	0	154,526
1995	44,846	8,049	101,945	154,840	154,840	0	154,840
1994	27,229	4,569	101,945	133,743	133,743	0	133,743
1993	27,229	4,759	104,852	136,840	136,840	0	136,840
1992	27,229	4,946	104,852	137,027	137,027	0	137,027
1991	27,229	5,049	104,852	137,130	137,130	0	137,130
1990	27,229	5,237	104,852	137,318	137,318	0	137,318
1989	27,229	5,435	104,852	137,516	137,516	0	137,516
1988	24,679	4,926	104,852	134,457	134,457	0	134,457
1987	24,231	5,101	105,252	134,584	134,584	0	134,584
1986	24,331	5,158	105,252	134,741	134,741	0	134,741
1885	23,824	5,255	116,160	145,239	145,239	0	145,239
1984	21,261	5,428	116,160	142,849	142,849	0	142,849
1983	21,261	5,602	116,160	143,023	143,023	0	143,023
1982	0	0	888	888	888	0	888

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There ere no sales to display for this percel.

This page has been visited 30,443 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1161594 **Parcel ID:** 00127380-000000

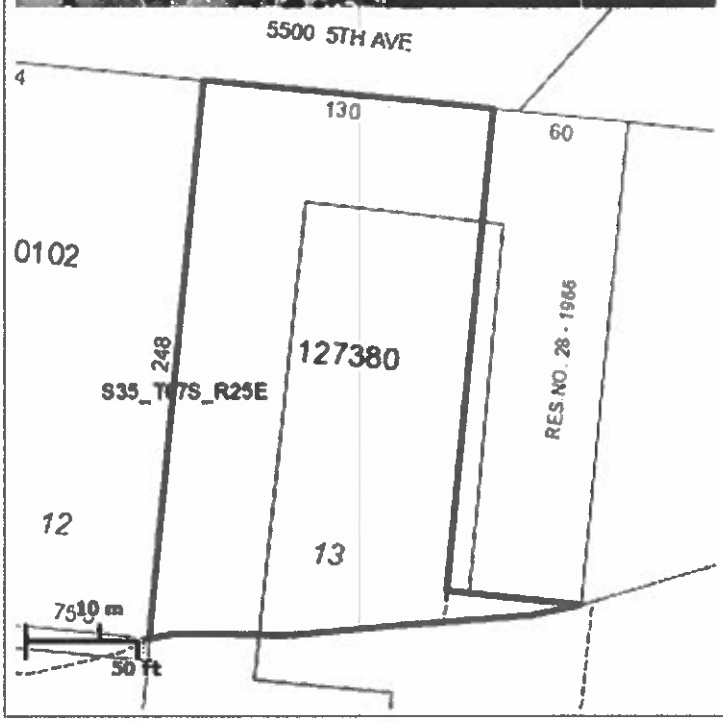
Ownership Details

Mailing Address:
BERNSTEIN BENJAMIN TRUST B
PO BOX 2455
KEY WEST, FL 33045-2455

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 5550 FIFTH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT LOT 13 SQR 57 OR399-424-425 OR538-900 OR775-1721/28(PROB 73-96) OR918-2087/2101(WILL)

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	17,923.00 SF
9500 - SUBMERGED	0	0	0.32 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	870 SF	290	3	1975	1976	4	60

Appraiser Notes

DELETED OLD MISC.AND ADDED NEW MISC.,12/11/91 ADJUSED THE LAND MASS FOR HE 1999 TAX ROLL. 005/0390 THIS PARCEL WAS INCORRECTLY REFLECTING A LAND SIZE OF 15,420 SQ FT OF DRY LAND AND .32 AC BAY BTM. JIM HAS RESEARCHED THE LEGAL DESCRIPTIONS AND WITH OVERLAYING THE AERIAL WE HAVE ADJUSTED THE LAND SIZE TO REFLECT 17,923 SQ FT DRY LAND AND .32 AC BAY BTM. JIM HAS MADE THE CORRECT ADJUSTMENTS TO THE GIS MAP AS WELL. 7/11/03 LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	01/4430	12/04/2001		1		TEMP.ELECT

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	22,655	489,573	385,778	385,778	0	385,778
2010	0	23,194	388,452	551,111	551,111	0	551,111
2009	0	24,273	860,336	796,084	796,084	0	796,084
2008	0	25,352	627,337	796,084	796,084	0	796,084
2007	0	16,286	752,798	769,084	769,084	0	769,084
2006	0	13,050	430,184	443,234	443,234	0	443,234
2005	0	13,572	501,876	515,448	515,448	0	515,448
2004	0	13,833	179,262	193,095	193,095	0	193,095
2003	0	14,355	125,493	139,848	139,848	0	139,848
2002	0	14,877	107,972	122,849	122,849	0	122,849
2001	0	15,138	107,972	123,110	123,110	0	123,110
2000	0	4,698	107,972	112,670	112,670	0	112,670
1999	0	4,855	107,972	112,827	112,827	0	112,827
1998	0	4,933	27,010	31,943	31,943	0	31,943
1997	0	5,090	27,010	32,100	32,100	0	32,100
1996	0	5,246	27,010	32,256	32,256	0	32,256
1995	0	5,324	27,010	32,334	32,334	0	32,334
1994	0	5,481	27,010	32,491	32,491	0	32,491
1993	0	5,638	27,781	33,419	33,419	0	33,419
1992	0	5,716	27,781	33,497	33,497	0	33,497
1991	0	11,612	27,781	39,393	39,393	0	39,393
1990	0	11,612	27,781	39,393	39,393	0	39,393
1989	0	11,612	27,781	39,393	39,393	0	39,393

1988	0	11,612	27,781	39,393	39,393	0	39,393
1987	0	11,612	27,845	39,457	39,457	0	39,457
1986	0	11,612	27,845	39,457	39,457	0	39,457
1985	0	11,612	19,396	31,008	31,008	0	31,008
1984	0	11,612	19,396	31,008	31,008	0	31,008
1983	0	11,612	19,396	31,008	31,008	0	31,008
1982	0	11,612	36,488	48,100	48,100	0	48,100

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 140,058 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1161497 **Parcel ID:** 00127280-000000

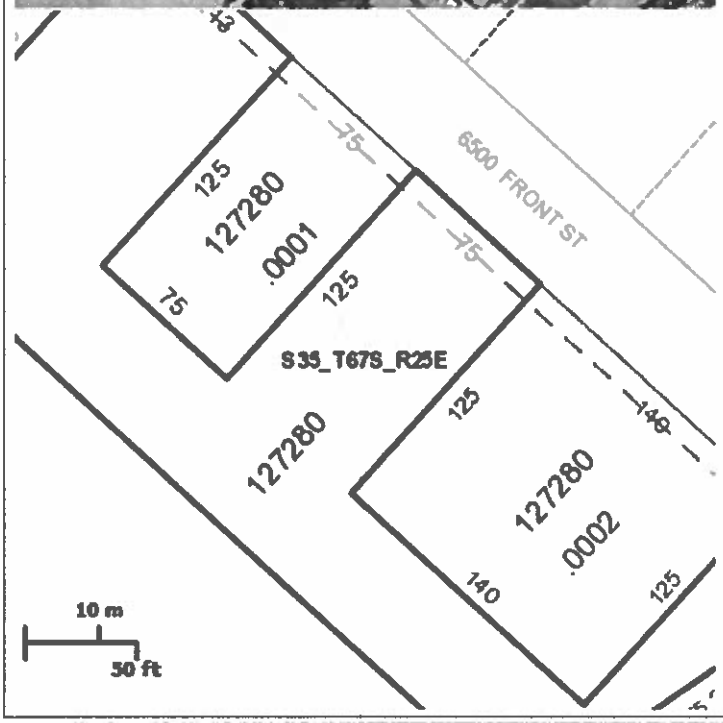
Ownership Details

Mailing Address:
BERNSTEIN BENJAMIN TRUST B
PO BOX 2455
KEY WEST, FL 33045

Property Details

PC Code: 49 - OPEN STORAGE (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB 1-55 PT SQR 55 OR399-422-423 OR486-1003-1005E OR538-900 OR687-834-E OR775-1727TRUST B

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	448,667.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life

1	CL2:CH LINK FENCE	1,920 SF	320	6	1974	1975	1	30

Appraiser Notes

LAND IS BEING USED FOR STORAGE.REMOVED THE OVERRIDE FOR THE 1999 TAX ROLL. 005/039
SPLIT OUT .529 AC FROM THIS PARCEL TO 00123600-000102, PER OR2171-386/88 AND OR2171-389/91 DONE FOR 2006 TAX ROLL
USE APPEARS TO BE THE SAME - OPEN STORAGE
ODD SHAPE ADJ MADE FOR 2006TRIM

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	034305	11/19/2003		50,000		COMMERIAL

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	1,344	3,237,025	3,238,369	223,914	0	3,238,369
2010	0	1,344	202,215	203,559	203,559	0	203,559
2009	0	1,344	288,400	289,744	239,408	0	289,744
2008	0	1,344	216,300	217,644	217,644	0	217,644
2007	0	1,198	216,300	217,498	217,498	0	217,498
2006	0	1,198	216,300	217,498	217,498	0	217,498
2005	0	1,198	468,000	469,198	469,198	0	469,198
2004	0	1,198	280,800	281,998	281,998	0	281,998
2003	0	1,198	140,400	141,598	141,598	0	141,598
2002	0	1,198	155,844	157,042	157,042	0	157,042
2001	0	1,198	155,844	157,042	157,042	0	157,042
2000	0	730	155,844	156,574	156,574	0	156,574
1999	0	730	155,844	156,574	156,574	0	156,574
1998	0	3,406	155,844	96,912	96,912	0	96,912
1997	0	3,406	155,844	96,912	96,912	0	96,912
1996	0	3,406	155,844	96,912	96,912	0	96,912
1995	0	3,406	155,844	159,250	159,250	0	159,250
1994	0	3,406	155,844	159,250	159,250	0	159,250
1993	0	3,406	155,844	159,250	159,250	0	159,250
1992	0	3,406	155,844	159,250	159,250	0	159,250
1991	0	3,406	155,844	159,250	159,250	0	159,250
1990	0	3,406	155,844	159,250	159,250	0	159,250

1989	0	3,406	155,844	159,250	159,250	0	159,250
1988	0	3,406	155,844	159,250	159,250	0	159,250
1987	0	3,406	155,844	159,250	159,250	0	159,250
1986	0	3,406	155,844	159,250	159,250	0	159,250
1985	0	3,406	158,997	162,403	162,403	0	162,403
1984	0	3,406	158,997	162,403	162,403	0	162,403
1983	0	3,406	158,997	162,403	162,403	0	162,403
1982	0	3,406	125,870	129,276	129,276	0	129,276

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 140,055 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on Internet Explorer.
Requires Adobe Flash 10.3 or higher

Property Record View

Alternate Key: 1157911 Parcel ID: 00123770-000000

Ownership Details

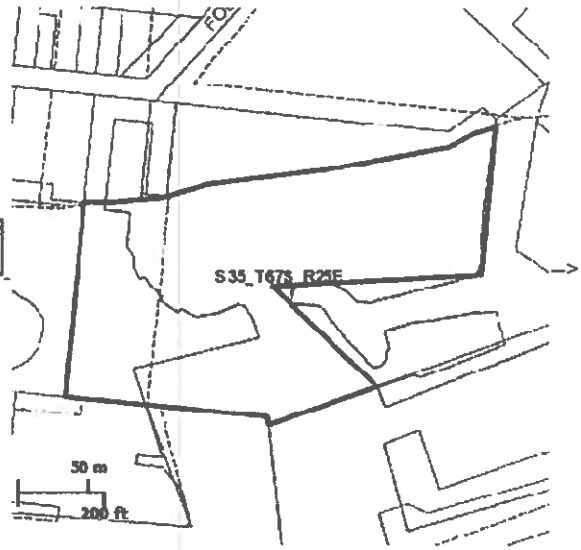
Mailing Address:
BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
PO BOX 2455
KEY WEST, FL 33045-2455

Property Details

PC Code: 49 - OPEN STORAGE (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35-67-25 DD67535-09.2/1 DD67535-23 BAY BOTTOM AND FILLED BAY BOTTOM SOUTH OF AND ADJACENT TO BLOCKS 55-56-57 STOCK ISLAND OR399-424/425 OR538-900D/C OR775-1727 OR2531-2026/29

Parcel Map (Click to open dynamic parcel map)

Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.



Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	96,267.00 SF
000X - ENVIRONMENTALLY SENS	0	0	7.20 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	900 SF	300	3	1995	1996	4	60
2	DK4:WOOD DOCKS	1,200 SF	300	4	1995	1996	3	40

Appraiser Notes

TRUST B RE:12360 COMBINED ON THIS PARCEL FOR ASSESSMENT PURPOSES 9/20/88 DN

THIS PARCEL WAS INCORRECTLY REFLECTING A LAND SIZE OF 1.32 AC OF DRY LAND AND 7.8 AC BAY BTM. JIM HAS RESEARCHED THE LEGAL DESCRIPTIONS AND WITH OVERLAYING THE AERIAL WE HAVE ADJUSTED THE LAND SIZE TO REFLECT 2.21 AC DRY LAND AND 7.2 AC BAY BTM. JIMHAS MADE THE CORRECT ADJUSTMENTS TO THE GIS MAP AS WELL. 7/11/03 LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08103287	10/07/2008	04/01/2009	4,000	Commercial	CHANGE OUT ELECTRICAL SERVICE
	95-1580	12/01/1995	11/01/1996	40,000	Commercial	SEAWALL

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	56,592	1,422,204	1,562,695	1,068,206	0	1,562,895
2010	0	58,176	4,094,745	2,232,421	971,097	0	2,232,421
2009	0	59,436	3,674,824	3,734,060	882,816	0	3,734,060
2008	0	61,020	2,652,720	802,560	802,560	0	802,560
2007	0	45,864	3,976,720	802,560	802,560	0	802,560

2006	0	35,910	365,370	401,280	401,280	0	401,280
2005	0	36,990	387,470	424,460	424,460	0	424,460
2004	0	37,890	398,520	436,410	436,410	0	436,410
2003	0	38,700	398,520	437,220	437,220	0	437,220
2002	0	39,600	139,380	178,980	178,980	0	178,980
2001	0	40,680	123,540	164,220	164,220	0	164,220
2000	0	18,873	123,540	142,413	142,413	0	142,413
1999	0	19,413	107,581	126,994	126,994	0	126,994
1998	0	19,827	107,581	84,835	84,835	0	84,835
1997	0	20,286	107,581	84,835	84,835	0	84,835
1996	0	0	107,581	64,549	64,549	0	64,549
1995	0	0	107,581	107,581	107,581	0	107,581
1994	0	0	107,581	107,581	107,581	0	107,581
1993	0	0	144,000	144,000	144,000	0	144,000
1992	0	0	144,000	144,000	144,000	0	144,000
1991	0	0	144,000	144,000	144,000	0	144,000
1990	0	0	144,000	144,000	144,000	0	144,000
1989	0	0	144,000	144,000	144,000	0	144,000
1988	0	0	144,000	144,000	144,000	0	144,000
1987	0	0	100,658	100,658	100,658	0	100,658
1986	0	0	100,658	100,658	100,658	0	100,658
1985	0	0	100,658	100,658	100,658	0	100,658
1984	0	0	100,658	100,658	100,658	0	100,658
1983	0	0	100,658	100,658	100,658	0	100,658
1982	0	0	21,275	21,275	21,275	0	21,275

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 24,404 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1161462 Parcel ID: 00127250-000000

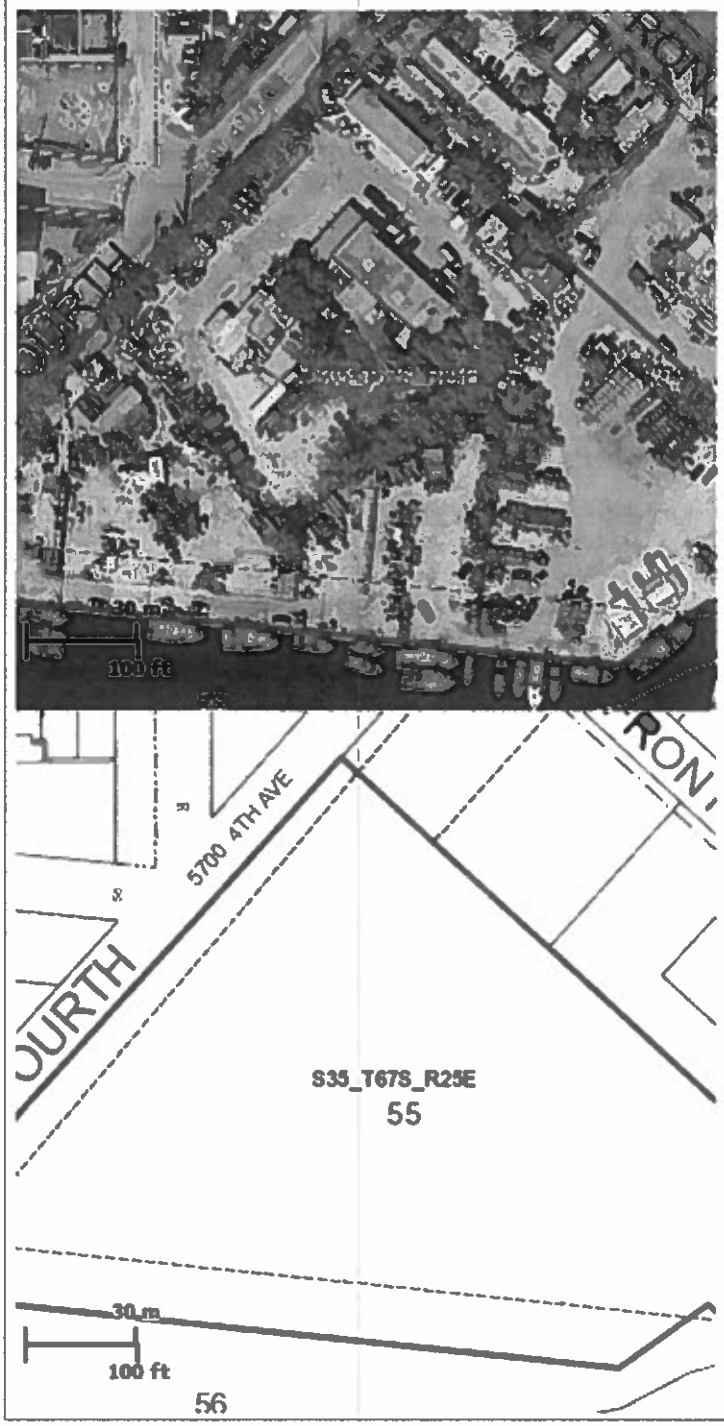
Ownership Details

Mailing Address:
BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
PO BOX 2455
KEY WEST, FL 33045-2455

Property Details

PC Code:	48 - WAREHOUSING (PC/LIST)
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	5700 4TH AVE SOUTH STOCK ISLAND
Legal Description:	STOCK ISLAND MALONEY SUB PT SQR 55 PB1-55 AND PT VACATED 5TH AVE OR399-422-423 RESOLUTION DATED 6-14-66 OR497-492/E OR538-900D/C OR687-834/E OR775-1727TRUST B OR918-2087/2101 WILL OR1274-133/34 OR1274-135D/C OR2531-2026/29

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	45,302.00 SF
100D - COMMERCIAL DRY	0	0	201,683.00 SF

Building Summary

Number of Buildings: 4
Number of Commercial Buildings: 4
Total Living Area: 15074
Year Built: 1948

Building 1 Details

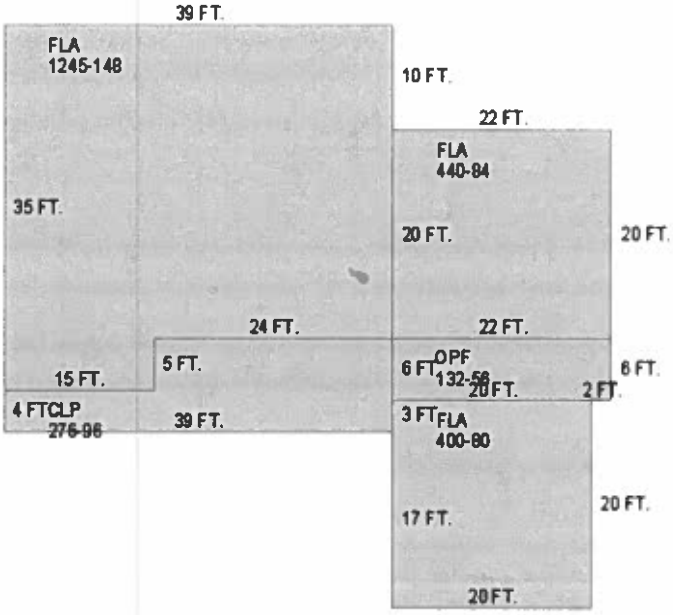
Building Type	Condition P	Quality Grade 100
Effective Age 36	Perimeter 312	Depreciation % 45
Year Built 1948	Special Arch 0	Grnd Floor Area 2,085
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Firepiaces	0
Extra Fix	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1947					1,245
2	FLA		1	1947					440
3	OPF		1	1947					132
4	FLA		1	1947					400

5	OPF	1	1947	276

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10017	SERVICE SHOPS-D-	100	N	N
	10018	SERVICE SHOPS-D-	100	N	N
	10019	OPF	100	N	N
	10020	SERVICE SHOPS-D-	100	N	N
	10021	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3275	CONC BLOCK	100

Building 2 Details

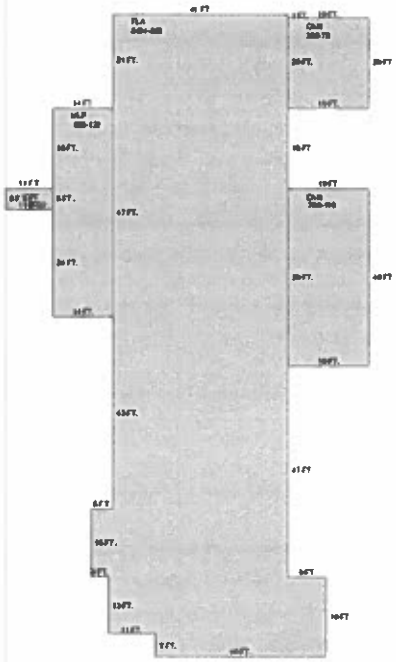
Building Type		Condition	P	Quality Grade	250
Effective Age	21	Perimeter	398	Depreciation %	26
Year Built	1958	Special Arch	0	Grnd Floor Area	6,103
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	5	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					6,103
2	ULP		1	1993					658
3	OPF		1	1993					55
4	CAN		1	1993					760
5	CAN		1	1999					380

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10022	WAREHOUSE/MARINA C	100	N	N
	10023	ULP	100	N	N
	10024	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3276	C.B.S.	100

Building 3 Details

Building Type
Effective Age 62
Year Built 1948
Functional Obs 0

Condition P
Perimeter 464
Special Arch 0
Economic Obs 0

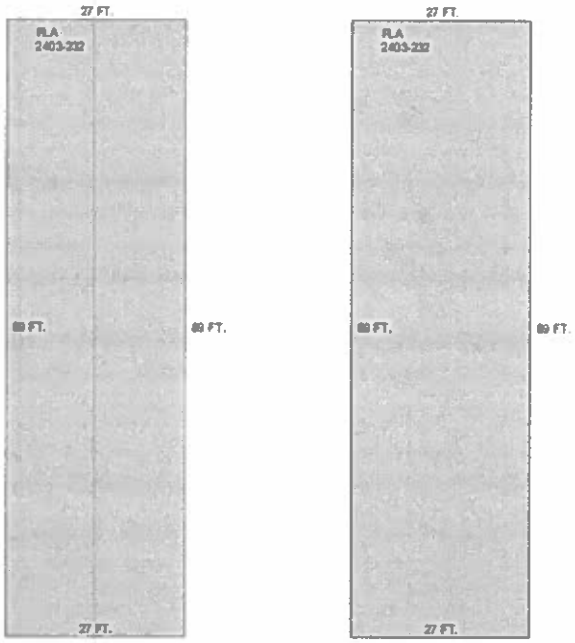
Quality Grade 100
Depreciation % 60
Grnd Floor Area 4,806

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	5	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					2,403
2	FLA		1	1993					2,403

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10025	LT MFG/PREENG BLDG-D	100	N	N
	10026	LT MFG/PREENG BLDG-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3277	METAL SIDING	100

Building 4 Details

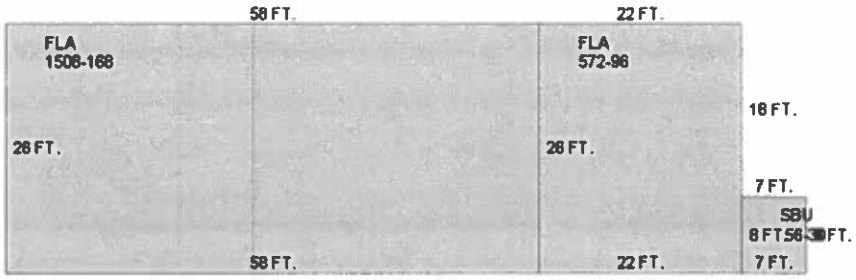
Building Type		Condition	E	Quality Grade	250
Effective Age	10	Perimeter	264	Depreciation %	13
Year Built	1993	Special Arch	0	Grnd Floor Area	2,080
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	6	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					1,508
2	FLA		1	1993					572
3	SBU		1	1993					56

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10027	SERVICE SHOPS-A-	100	N	N
	10028	OFF BLDG-1 STY-D	100	N	Y
	10029	WAREHOUSE/MARINA D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3278	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	FN2:FENCES	3,250 SF	0	0	1975	1976	3	30
2	PT3:PATIO	21 SF	0	0	1975	1976	2	50
3	PT3:PATIO	400 SF	20	20	1982	1983	5	50
4	PT3:PATIO	400 SF	20	20	1982	1983	5	50
5	CL2:CH LINK FENCE	1,092 SF	182	6	1982	1983	2	30
6	UB2:UTILITY BLDG	120 SF	10	12	1982	1983	2	50
7	RW2:RETAINING WALL	924 SF	154	6	1992	1993	4	50
8	PT3:PATIO	620 SF	62	10	1992	1993	2	50
9	UB3:LC UTIL BLDG	540 SF	30	18	1959	1960	3	30
10	AC2:WALL AIR COND	1 UT	0	0	1989	1990	2	20
11	UB2:UTILITY BLDG	64 SF	8	8	1982	1983	2	50
12	UB2:UTILITY BLDG	80 SF	8	10	1991	1992	2	50
13	UB2:UTILITY BLDG	64 SF	8	8	1988	1989	2	50
14	UB2:UTILITY BLDG	80 SF	10	8	1989	1990	2	50
15	TK2:TIKI	40 SF	0	0	1990	1991	2	40
17	PT3:PATIO	620 SF	62	10	1992	1993	2	50
18	CL2:CH LINK FENCE	1,260 SF	210	6	1993	1994	2	30
19	AP2:ASPHALT PAVING	24,000 SF	300	80	1947	1948	1	25
20	FN2:FENCES	200 SF	25	8	1989	1990	2	30
21	WD2:WOOD DECK	300 SF	25	12	1989	1990	2	40
22	WD2:WOOD DECK	216 SF	12	18	1989	1990	3	40

Appraiser Notes

THE RW2-04 IS A RETAINER AROUND THE METAL BUILDING. 97 10000871 AIR CONDITIONING $2,000 6/5/97.CHANGED THE INSIDE WALL CALLS FOR THE THE Y2K TAX ROLL. 005/039 91-30-2000 AND ALSO ADDED THE THE AP2.01 BLDG 3 OF 4 IS FOR THE HISTORIC SHUTTERSS FACTORY.

14-1 PHY ADJ MADE TO LAND FOR 2006 TRIM.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	991489	06/17/1999	10/27/1999	16,500	Commercial	ROOFING

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	645,634	57,752	3,019,490	1,574,364	1,574,364	0	1,574,364
2010	656,329	58,936	3,005,635	2,249,092	2,249,092	0	2,249,092
2009	660,019	60,160	5,180,000	2,645,991	2,645,991	0	2,645,991
2008	660,019	61,318	2,637,000	2,645,991	2,645,991	0	2,645,991
2007	464,047	62,505	3,261,000	2,645,991	2,645,991	0	2,645,991
2006	465,876	63,689	1,336,300	1,763,994	1,763,994	0	1,763,994
2005	515,077	64,938	1,842,500	2,422,515	2,422,515	0	2,422,515
2004	520,058	66,140	935,700	1,521,898	1,521,898	0	1,521,898
2003	520,058	67,391	624,915	1,212,364	1,212,364	0	1,212,364
2002	520,058	68,571	624,915	1,213,544	1,213,544	0	1,213,544
2001	520,058	69,867	624,915	1,214,840	1,214,840	0	1,214,840
2000	520,058	29,953	624,915	1,174,926	1,174,926	0	1,174,926
1999	15,741	22,941	624,915	663,597	663,597	0	663,597
1998	15,160	23,522	624,915	663,597	663,597	0	663,597
1997	14,593	24,089	624,915	663,597	663,597	0	663,597
1996	14,016	24,666	624,915	663,597	663,597	0	663,597
1995	298,649	25,248	624,915	948,812	948,812	0	948,812
1994	298,649	25,311	624,915	948,875	948,875	0	948,875
1993	135,267	16,263	750,850	902,380	902,380	0	902,380
1992	135,267	25,019	609,346	769,632	769,632	0	769,632
1991	135,267	25,292	609,346	769,905	769,905	0	769,905
1990	135,267	25,591	609,346	770,204	770,204	0	770,204
1989	135,267	25,864	708,743	869,874	869,874	0	869,874
1988	126,443	24,337	708,743	859,523	859,523	0	859,523
1987	122,436	24,597	708,743	855,776	855,776	0	855,776
1986	123,334	24,830	708,743	856,907	856,907	0	856,907
1985	118,657	25,063	543,193	686,913	686,913	0	686,913
1984	115,180	25,323	543,193	683,696	683,696	0	683,696
1983	110,360	15,258	543,193	668,811	668,811	0	668,811
1982	95,798	15,258	221,895	332,951	332,951	0	332,951

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 140,055 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Website tested on Internet Explorer.
Requires Adobe Flash 10.3 or higher

Property Record View

Alternate Key: 8630166 Parcel ID: 00123600-000100

Ownership Details

Mailing Address:
ISLAND TRUST AGREEMENT 3/10/1989

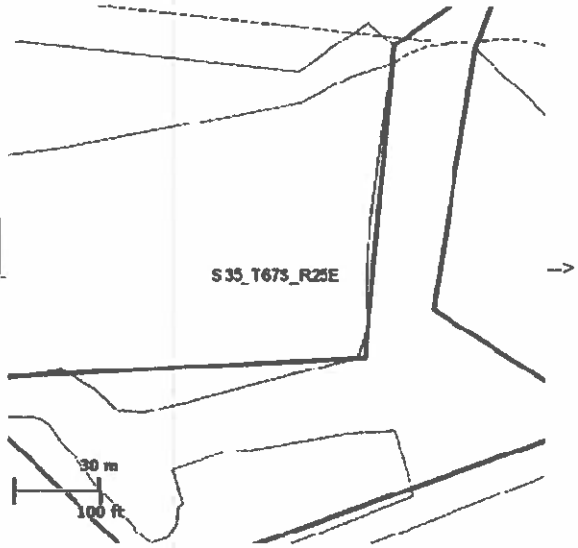
P O BOX 2455
KEY WEST, FL 33040

Property Details

PC Code: 44 - PACKING PLANTS/SEAFOOD/FRUIT
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35-67-25 PT BK 55 MCDONALDS PLAT PB1-55 AND FILLED ADJ BAY BOTTOM (4.10AC) & ADJ BAY BTM (1.18AC) STOCK ISLAND OR851-1T61/1762 OR866-2436/2438Q/C OR1088-2091/95(CAW)

Parcel Map (Click to open dynamic parcel map)

Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.



Either scripts and active content are not permitted to run or Adobe Flash Player version 10.3.181.34 or greater is not installed.

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	64,904.00 SF
100D - COMMERCIAL DRY	0	0	69,696.00 SF
000X - ENVIRONMENTALLY SENS	0	0	1.61 AC

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 2
Total Living Area: 1186
Year Built: 1985

Building 1 Details

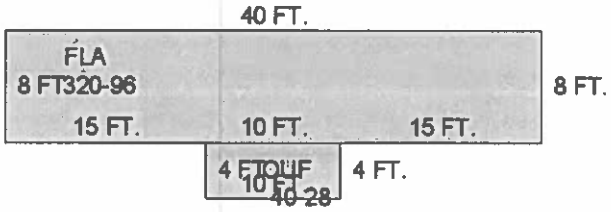
Building Type	Condition P	Quality Grade 100
Effective Age 54	Perimeter 96	Depreciation % 60
Year Built 1999	Special Arch 0	Grnd Floor Area 320
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	20	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1999					320
2	OUF		1	1999					40

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15037	OFF BLDG-t STY-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5182	METAL SIDING	100

Building 2 Details

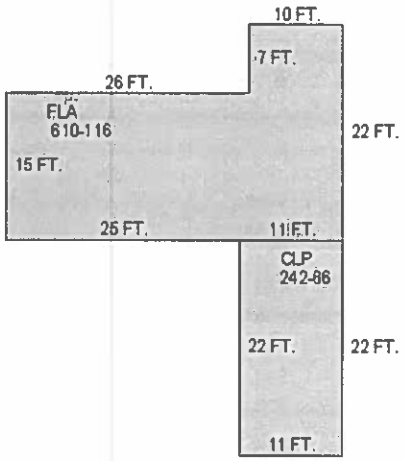
Building Type		Condition	E	Quality Grade	250
Effective Age	t0	Perimeter	116	Depreciation %	13
Year Built	1999	Special Arch	0	Grnd Floor Area	610
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
5 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	4	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1999					610
2	CLP		1	1999					242

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15038	PACKING PLANTS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5183	CONC BLOCK	100

Building 3 Details

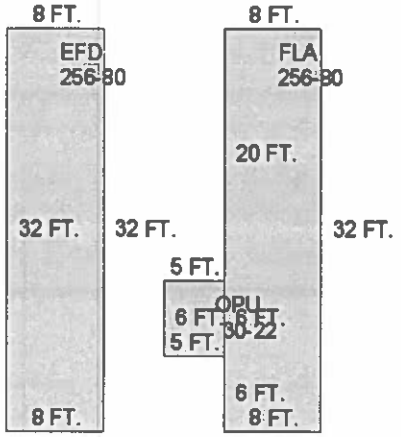
Building Type R1
Effective Age 38
Year Built 1985
Functional Obs 0
Condition A
Perimeter 80
Special Arch 0
Economic Obs 0
Quality Grade 350
Depreciation % 39
Grnd Floor Area 256

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type GABLE/HIP
Heat 1 NONE
Heat Src 1 NONE
Roof Cover METAL
Heat 2 NONE
Heat Src 2 NONE
Foundation CONC PILINGS
Bedrooms 0

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	-1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	-3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1996	N	N	0.00	0.00	256
2	OPU		1	1996	N	N	0.00	0.00	30
3	EFD		1	1996	N	N	0.00	0.00	256

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	DK3:CONCRETE DOCK	1,670 SF	167	10	1979	1980	1	60
2	DK4:WOOD DOCKS	5,150 SF	515	10	1979	1980	3	40
3	SW2:SEAWALL	1,590 SF	530	3	1979	1980	1	60
4	DK3:CONCRETE DOCK	120 SF	15	8	1979	1980	1	80
5	DK4:WOOD DOCKS	92 SF	23	4	1979	1980	1	40
6	DK4:WOOD DOCKS	1,632 SF	136	12	1979	1980	1	40
7	DK4:WOOD DOCKS	225 SF	15	15	1995	1996	3	40
8	DK4:WOOD DOCKS	420 SF	35	12	1979	1980	1	40
9	DK4:WOOD DOCKS	378 SF	47	8	1979	1980	1	40
10	WD2:WOOD DECK	140 SF	14	10	1995	1996	1	40

Appraiser Notes

2000-06-12 ADDED THE TWO BUILDINGS FOR THE Y2K TAX ROLL.AND DELETED THE OLD MISCELLANEOUS AND ADDED HE NEW MISC. DUG 2001-04-03 CHANGED HE QG FOR 8LDG 1 OF 2 FROM 50 TO 100 FOR THE 2001 TAX ROLL., DUG 4/29/2004 ADDED BLDG # 3 , WAS PUT ON THE WRONG PARCEL. D.M.J.
SPLIT OUT 1.927AC FROM 00127280-000000 PER OR2171-386//88Q/C OR2171-389/91
MOVED LARGE COMMERCIAL CANOPY TO AK9084783; REMAINER OF CARD APPEARS CORRECT AT THIS TIME; DIFFICULT AREA TO INVENTORY.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10100744	03/04/2010		1,000	Commercial	REMOVE ILLEGAL WIRING
	A-9910	11/01/1982	11/01/1982	200,000	Commercial	SEWAGE PLANT
	91-3584	11/01/1991	11/01/1992	771	Commarcial	FENCE CCHAINLINK
	93-5739	06/01/1993	12/01/1993	2,000	Commercial	FENCE
4	970755	04/28/1999	01/01/2000	900	Commercial	8LDG MISCELLANEOUS
6	00/0490	02/16/2000	12/30/2005	300	Commercial	LAND CLEAR
5	990737	07/21/1999	01/01/2000	2,000	Commercial	CONSTROCTION/SALES TR

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	79,946	75,033	1,959,371	723,514	723,514	0	723,514
2010	81,338	76,124	3,414,955	1,033,592	1,033,592	0	1,033,592
2009	82,459	77,270	5,408,161	1,033,592	1,033,592	0	1,033,592
2008	82,459	77,869	2,268,181	1,033,592	1,033,592	0	1,033,592
2007	66,507	72,893	3,162,161	1,033,592	1,033,592	0	1,033,592
2008	66,507	56,903	393,386	516,796	518,796	0	516,796
2005	67,284	180,540	475,736	723,560	723,560	0	723,560
2004	64,247	75,908	398,061	538,216	538,216	0	538,216
2003	49,956	80,133	398,061	528,150	528,150	0	528,150
2002	49,956	82,900	293,676	426,532	426,532	0	426,532
2001	49,956	87,121	268,820	405,897	405,897	0	405,897
2000	45,811	54,278	268,820	368,909	368,909	0	368,909
1999	0	19,421	252,259	271,680	271,680	0	271,680
1998	0	16,372	252,259	268,631	268,631	0	268,631
1997	0	16,648	252,259	268,907	268,907	0	288,907
1996	0	16,899	252,259	269,158	269,158	0	269,158
1995	0	17,149	252,259	269,408	269,408	0	269,408
1994	0	17,425	252,259	269,684	269,684	0	269,684
1993	0	17,084	290,053	307,137	307,137	0	307,137
1992	0	15,285	290,053	305,338	305,338	0	305,338
1991	0	15,458	290,053	305,511	305,511	0	305,511
1990	0	15,632	290,053	305,685	305,685	0	305,685
1989	0	15,806	290,053	305,859	305,859	0	305,859
1988	0	15,979	290,053	306,032	306,032	0	306,032
1987	0	16,153	403,144	419,297	419,297	0	419,297
1986	0	16,327	403,144	419,471	419,471	0	419,471
1985	0	18,501	403,144	419,645	419,645	0	419,645
1984	0	18,674	403,144	419,818	419,818	0	419,818
1983	0	18,912	403,144	420,056	420,056	0	420,056
1982	0	17,087	272,759	289,846	289,846	0	289,846

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 24,410 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 9089578 **Parcel ID:** 00123730-000100

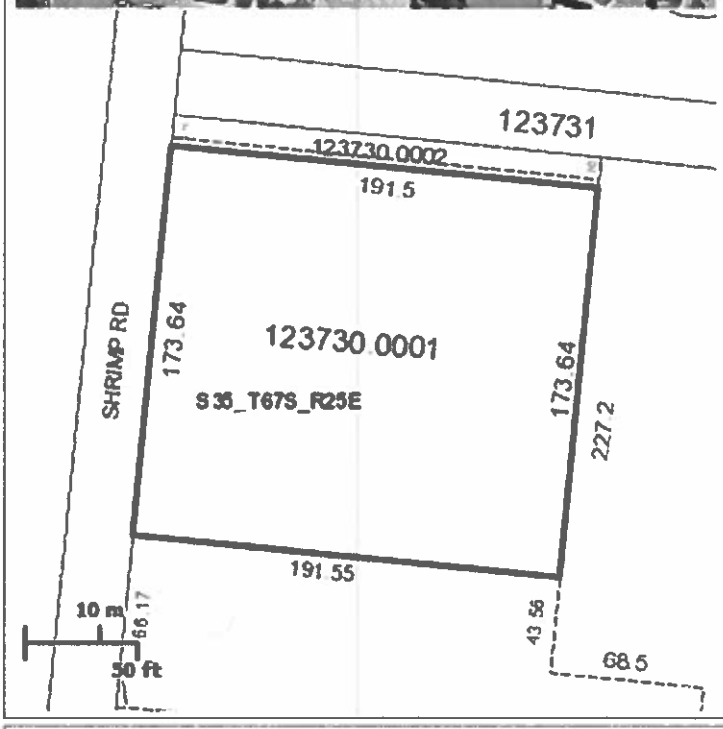
Ownership Details

Mailing Address:
CONSTELLATION YACHTS INC
6811 SHRIMP RD
KEY WEST, FL 33040

Property Details

PC Code:	41 - LIGHT/MANUF. (PC/LIST)
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	36-67-25
Property Location:	6811 SHRIMP RD SOUTH STOCK ISLAND
Legal Description:	35 67 25 DD67535-22 BAY BTM SOUTH OF ADJ TO PT BLK 57 STOCK ISLAND OR286-270/73 OR315-531/32 OR866-2460/2464E OR866-2474/2477E OR866-2451/2455E OR2301-2206/07 OR2301-2208 OR2319-136/37C OR2319-138/39C

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			33,260.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
Total Living Area: 12600
Year Built: 2007

Building 1 Details

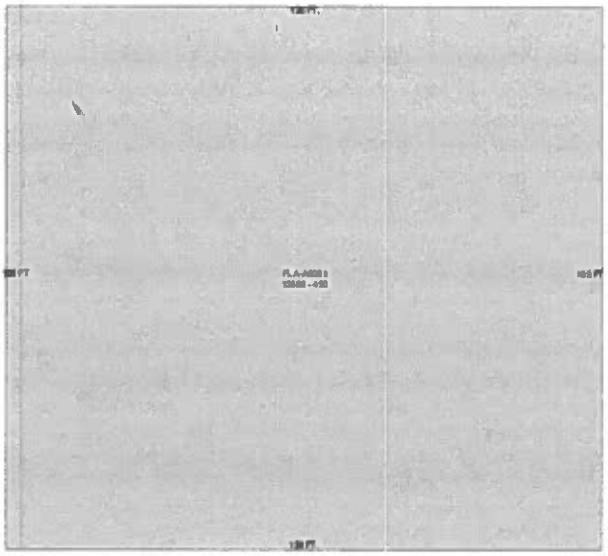
Building Type		**Condition**	G	**Quality Grade**	350
Effective Age	4	**Perimeter**	450	**Depreciation %**	6
Year Built	2007	**Special Arch**	0	**Grnd Floor Area**	12,600
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type	STEEL TRUSS	**Roof Cover**	METAL	**Foundation**	CONCRETE SLAB
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
2	FLA	8:METAL/ALUM	1	2007				12,600

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		LT MFG/PREENG BLDG-D	100	Y	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	METAL SIDING	100

Appraiser Notes

SPLIT OUT 191.525' X 173.64 (.76AC) FROM RE 00123730-000000 FOR ASSESSMENT PURP (OR2301-2208) FOR THE 2007 TAX ROLL.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	01/0757	03/15/2001	07/16/2001	21,000	Commercial	Roofing
	00104071	08/05/2002	12/30/2002	81,702	Commercial	Boat Bldgs
	04-0820	03/29/2004	05/17/2005	5,700	Commercial	Fence Retaining
	06106680	01/09/2007	08/20/2007	8,500	Commercial	Elec Misc
	07101396	04/26/2007	06/26/2007	72,976	Commercial	Fire Sprinkler System
	A-9467	05/01/1982	12/01/1982	6,000	Commercial	Screened Net Shed
	990300	01/27/1999	07/16/2001	1,200	Commercial	Elec Misc
	990244	01/25/1999	07/16/2001	1,000	Commercial	Elec

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	465,013	0	553,460	890,000	776,864	0	890,000
2010	474,701	0	231,539	706,240	706,240	0	706,240
2009	748,018	0	304,000	1,052,018	1,052,018	0	1,052,018
2008	755,651	0	228,000	983,651	963,651	0	983,651
2007	0	0	226,000	228,000	228,000	0	228,000

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/12/2007	2301 / 2208	352,500	WD	Z

This page has been visited 140,135 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1157708 Parcel ID: 00123590-000000

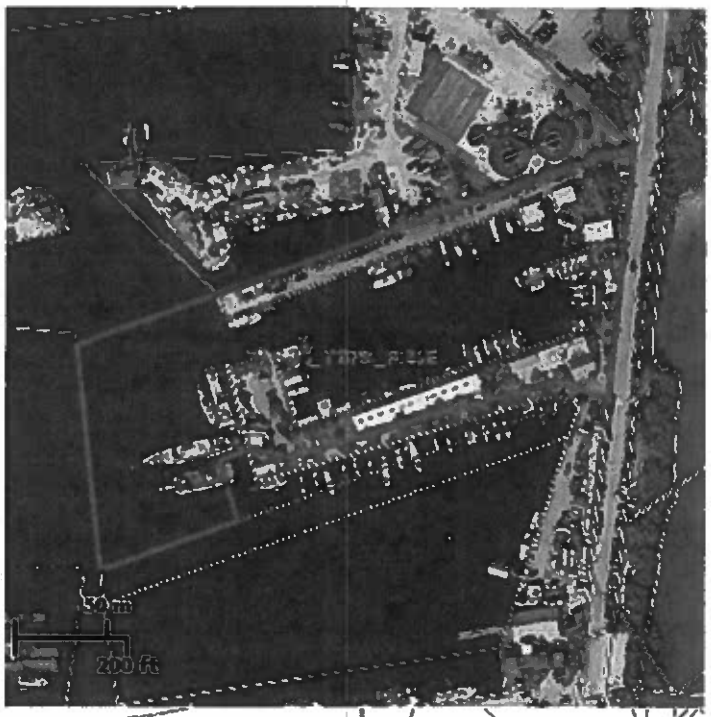
Ownership Details

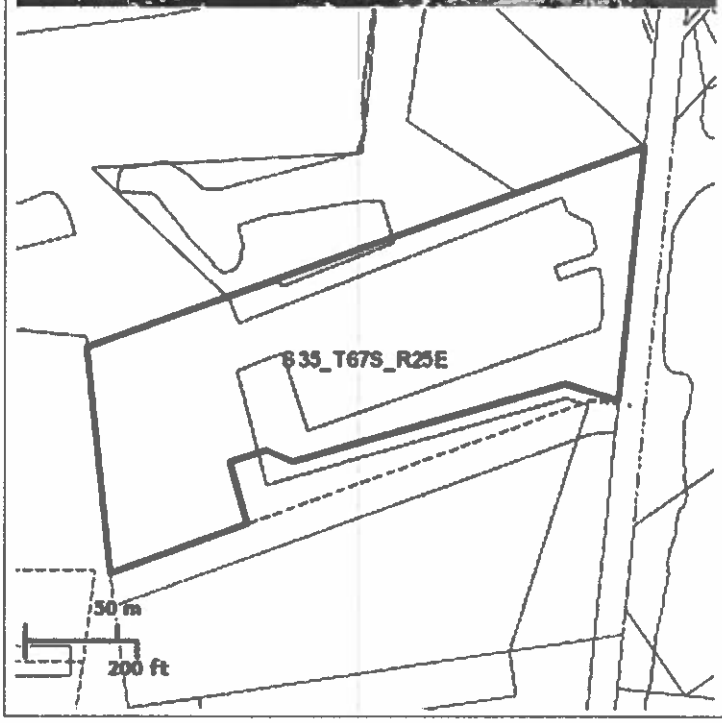
Mailing Address:
SAFE HARBOUR PROPERTIES LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

Property Details

PC Code:	12 - STORE/OFF/RES OR COMBINATION
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	6810 FRONT ST SOUTH STOCK ISLAND
Legal Description:	35 67 25 BAY BTM AND ADJ FILLED LAND SOUTH AND ADJ BLK 55 AND 56 STOCK ISLAND OR515-1006/07 OR764-1825 OR853-1111/12C OR854-1375/1376C OR1068-65/75 OR1131-1580/1583 OR1131-1584 OR1669-91/93 OR2265-2091/92

Parcel Map (Click to open dynamic parcel map)





Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	104,108.00 SF
000X - ENVIRONMENTALLY SENS	0	0	6.62 AC

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 4
Total Living Area: 23656
Year Built: 1963

Building 1 Details

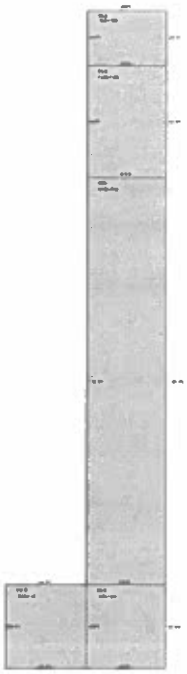
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	21	**Perimeter**	712	**Depreciation %**	27
Year Built	1980	**Special Arch**	0	**Grnd Floor Area**	7,080
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	3	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	9	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					900
2	PDO		1	1996					900
3	FLA		1	1996					4,380
4	FLA		1	1996					1,200

5	FLA	1	1996	600

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9577	RESTRNT/CAFETR-B-	100	N	N
	9578	LT MFG, PREENG BLDG	100	N	N
	9579	APTS-A	100	N	N
	9580	CAMP BLDG-A-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3085	METAL SIDING	100

Building 2 Details

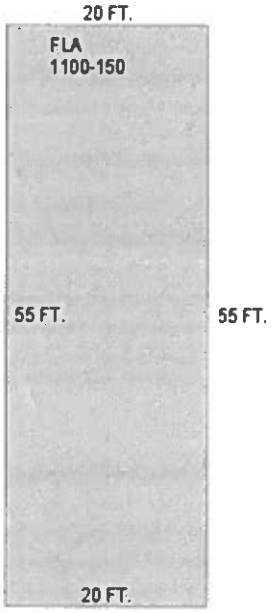
Building Type	R1	**Condition**	P	**Quality Grade**	350
Effective Age	55	**Perimeter**	150	**Depreciation %**	53
Year Built	1965	**Special Arch**	0	**Grnd Floor Area**	1,100
Functional Obs	0	**Economic Obs**	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	FLAT OR SHED	**Roof Cover**	MIN/PAINT CONC	**Foundation**	CONCR FTR
Heat 1	NONE	**Heat 2**	NONE	**Bedrooms**	2
Heat Src 1	NONE	**Heat Src 2**	NONE		

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1983	N	N	0.00	0.00	1,100

Building 3 Details

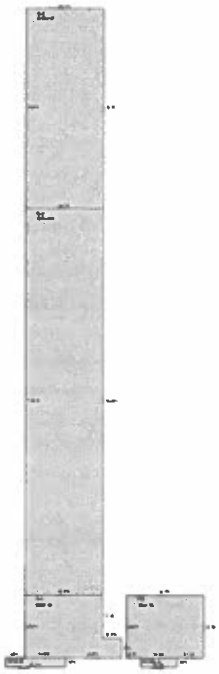
Building Type		Condition	P	Quality Grade	200
Effective Age	48	Perimeter	836	Depreciation %	60
Year Built	1963	Special Arch	0	Grnd Floor Area	9,088
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					2,528
2	FLA		1	1983					4,896
3	FLA		1	1983					864
4	OPF		1	1983					100
5	FLA		1	1989					800
6	OUU		1	1989					60

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9581	OFFICE BLD-1 STORY	100	N	N
	9582	LT MFG/PREENG BLDG-D	100	N	N
	9583	APTS-B	100	N	N
	9584	APARTMENTS	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3086	AVE WOOD SIDING	50
3087	C.B.S.	50

Building 4 Details

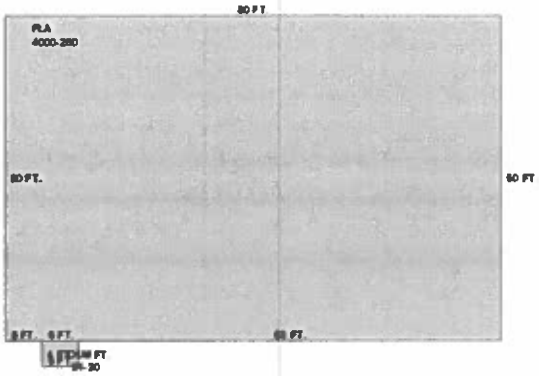
Building Type	**Condition** A	**Quality Grade** 250
Effective Age 31	**Perimeter** 420	**Depreciation %** 40
Year Built 1978	**Special Arch** 0	**Grnd Floor Area** 5,500
Functional Obs 0	**Economic Obs** 0	

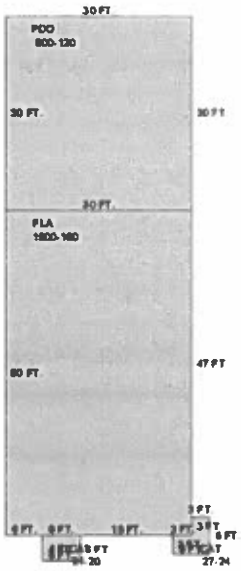
Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	12	**Dishwasher**	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					4,000
2	OUU		1	1983					24
3	FLA		1	1983					1,500
4	CAT		1	1983					24
5	CAT		1	1983					27
6	PDO		1	1983					900

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9585	PACKING PLANTS	100	N	N

9586	OUU	100	N	N
9587	OFF BLDG-1 STY-B	100	N	Y
9588	CAT	100	N	N
9589	CAT	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3088	C.B.S.	100

Building 5 Details

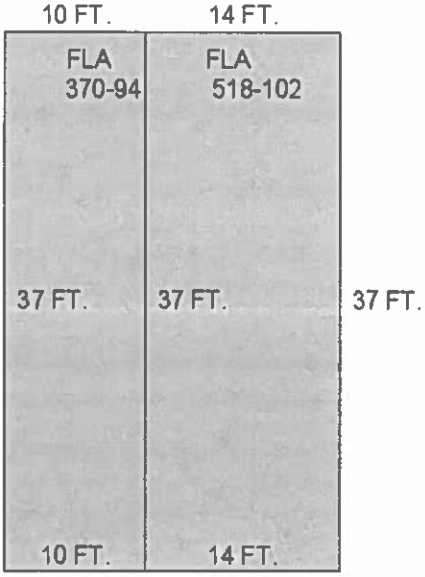
Building Type		Condition	A	Quality Grade	250
Effective Age	32	Perimeter	196	Depreciation %	40
Year Built	1979	Special Arch	0	Grnd Floor Area	888
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	30	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2000					518
2	FLA		1	1989					370

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9590	ELEC/TELEPHONE ETC D	100	N	N
	9591	APTS-D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3089	AVE WOOD SIDING	20
3090	C.B.S.	80

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	DK3:CONCRETE DOCK	448 SF	112	4	1975	1976	4	60
2	SW2:SEAWALL	224 SF	112	2	1975	1976	4	60
3	DK3:CONCRETE DOCK	78 SF	39	2	1975	1976	4	60
4	SW2:SEAWALL	78 SF	39	2	1975	1976	4	60
5	DK4:WOOD DOCKS	2,608 SF	163	16	1975	1976	4	40
6	CL2:CH LINK FENCE	2,275 SF	350	7	1975	1976	2	30
11	RW2:RETAINING WALL	560 SF	140	4	1982	1983	4	50
12	UB2:UTILITY BLDG	352 SF	32	11	1990	1991	4	50
13	UB2:UTILITY BLDG	24 SF	0	0	1990	1991	3	50
14	UB2:UTILITY BLDG	64 SF	0	0	1990	1991	3	50
15	UB2:UTILITY BLDG	40 SF	0	0	1990	1991	3	50
16	UB2:UTILITY BLDG	300 SF	20	15	1990	1991	3	50
17	UB2:UTILITY BLDG	192 SF	0	0	1990	1991	3	50
18	UB3:LC UTIL BLDG	352 SF	32	11	1990	1991	4	30
19	AC2:WALL AIR COND	2 UT	0	0	1990	1991	2	20
20	AP2:ASPHALT PAVING	2,000 SF	250	8	1964	1965	1	25
21	AP2:ASPHALT PAVING	7,000 SF	350	20	1964	1965	1	25
22	PT3:PATIO	250 SF	0	0	1977	1978	5	50
23	FN2:FENCES	180 SF	30	6	1989	1990	2	30
24	FN3:WROUGHT IRON	84 SF	12	7	1989	1990	5	60
25	UB2:UTILITY BLDG	240 SF	30	8	1989	1990	2	50
26	CC2:COM CANOPY	540 SF	30	18	1998	1999	3	40
27	FN2:FENCES	150 SF	30	5	1964	1965	5	30
28	WD2:WOOD DECK	220 SF	22	10	1994	1995	1	40
29	PT3:PATIO	240 SF	20	12	2001	2002	1	50

Appraiser Notes

SAFE HARBOUR MARITIME MARINA 2001-03-02 BUILDING#1=REST, WOOD SHOPS & 2 APTS BUILDING #2=MOBILE & CABANA BUILDING #3=OFFICE AND 3 APARTMENTS BUILDIN #4=CBS 2 LEVELS & 3 APTS BUILDING #5 WASH HOUSE (LAUNDRY) & APT 2001-03-02 ADDED THE PDO FOR BUILDING 4 OF 4 THE OWNER CLAIMS THAT THERE IS A $150,000 LIFT STATION ATTCHED TO TTHE WOOD DOCK. ALSO ADDED BUILDING 5 OF 5 FOR 2001 TAX ROLL. DUG 2002/5/30 SB, TPP ACCOUNTS: 8561059 - SEASIDE WOODWORKING CO. 8688822 - SAFE HARBOUR MARINA 8719744 - ALLEN TAUBE - MARINE SURVEYOR 8774605 - KEY WEST WOODWORKS 8775130 - A KEY WEST REEF TRIP - ALLEN TAUBE 8824840 - TORTUGAS EXPERIENCE - BOB CONDO 8895071 - EMBO INC - THERESA FEENEY 8891211 - CLASIC CLOSETS - A J OLEWN 8905491 - OUT ISLAND MASONRY 8940163 - THOMAS MARTSON WOODWORKS 8942880 - DAUNTLESS - MARINE SALVAGE - KIM FISHER 8942858 - J B MAGRUDER - MARINE SALVAGE - KIM FISHER 8968521 - ADVENTURE CHARTER - FANTASEA - THOMAS BLOUNT 8970666 - OUTPOST MARIINE - CHARTER BOAT 8969060 - OUTPOST MARINE - MARINE SUPPLIES 8971260 - MANGO ZOO - WEB SITE MONTHLY - DAVID PRESS 8979554 - OUTSIDER ART - AKA ART 8994041 - SUN HARBOUR INVESTMENTS 9001785 - JOHN TINSLEY - CHARTER BOAT 8972096 - SES MARITIME INC

14-1 DOCKS WERE DESTROYED ALONG WITH BUILDING DAMAGE AND ADJUSTMENT MADE FOR 2006 TAX ROLL. RON EA ADJ FOR WILMA DAMAGE FOLLOW-UP 2/13/2007. RON

INCORRECTLY TRANSFERRED PARCEL ON 02/22/2007, CORRECTING AND PUTTING BACT TO SAFE HARBOUR MARINE ON THIS DATE.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08101258	04/23/2008	06/17/2009	5,480	Commercial	NEW GREASE TRAP
	08102215	07/23/2008	06/17/2009	10,000	Commercial	SEWAGE COLLECTION SYSTEM
	08101991	07/11/2008	06/17/2009	2,475	Commercial	TIKI
	09103235	09/21/2009		14,000	Commercial	200 AMP PEDESTALS
1	4033-A	08/01/1978	05/01/1980	92,000	Commercial	PACKING HOUSE
1	5857-A	09/01/1979	03/01/1980	216,000	Commercial	PREFAB METAL BLDG.
	5704-A	08/01/1979	03/01/1980	40,000	Commercial	ADDITION
	9965-A	12/01/1982	12/01/1982	11,000	Commercial	FOUNDATION
5	022520	07/01/2002	08/19/2002	500	Commercial	SLAB
	03-2102	07/18/2003	11/17/2004	9,000	Commercial	COMMERCIAL REMODEL
	04-1234	03/18/2004	12/15/2004	200	Commercial	DEMOLITION
	06106592	12/29/2006	02/05/2008	12,000	Commercial	R&R 12 SHORE POWER PEDESTALS.
	07101207	04/19/2007	04/24/2008	1,200	Commercial	BRICK PAVERS
	07102040	06/22/2007	02/05/2008	270,000	Commercial	Bulkhead and Rip repairs

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	1,032,264	88,561	1,515,338	2,541,193	2,541,193	0	2,541,193
2010	1,035,126	90,114	4,214,256	2,541,193	2,541,193	0	2,541,193
2009	1,078,994	91,824	6,501,462	2,541,193	2,541,193	0	2,541,193
2008	1,085,599	93,759	2,868,662	3,025,230	3,025,230	0	3,025,230
2007	780,203	90,324	4,302,662	3,025,230	3,025,230	0	3,025,230

2006	1,056,448	169,833	657,912	1,512,615	1,512,615	0	1,512,615
2005	1,066,623	208,254	598,162	1,873,039	1,873,039	0	1,873,039
2004	1,059,335	210,571	478,662	1,748,568	1,748,568	0	1,748,568
2003	1,059,335	213,615	478,662	1,751,612	1,751,612	0	1,751,612
2002	1,044,034	215,413	359,162	1,618,609	1,618,609	0	1,618,609
2001	1,008,005	218,286	359,162	1,585,453	1,585,453	0	1,585,453
2000	722,311	120,210	359,162	1,201,683	1,201,683	0	1,201,683
1999	415,100	127,217	312,557	854,874	854,874	0	854,874
1998	410,212	132,105	312,557	854,874	854,874	0	854,874
1997	403,202	139,115	312,557	854,874	854,874	0	854,874
1996	384,685	144,245	312,557	841,487	841,487	0	841,487
1995	377,914	151,016	312,557	841,487	841,487	0	841,487
1994	378,066	150,864	312,557	841,487	841,487	0	841,487
1993	264,691	157,884	418,912	841,487	841,487	0	841,487
1992	259,768	162,807	418,912	841,487	841,487	0	841,487
1991	267,873	154,702	418,912	841,487	841,487	0	841,487
1990	263,080	159,495	418,912	841,487	841,487	0	841,487
1989	457,213	165,937	418,912	1,042,062	1,042,062	0	1,042,062
1988	441,986	125,100	418,912	985,998	985,998	0	985,998
1987	432,154	129,908	398,262	960,324	960,324	0	960,324
1986	425,156	132,101	398,262	955,519	955,519	0	955,519
1985	413,057	136,885	398,262	948,204	948,204	0	948,204
1984	403,721	140,365	398,262	942,348	942,348	0	942,348
1983	432,416	24,137	398,262	854,815	854,815	0	854,815
1982	385,724	24,137	237,554	647,415	647,415	0	647,415

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/13/2007	2265 / 2091	100	WD	J
12/31/2000	1669 / 91	345,900	WD	K
5/1/1990	1131 / 1580	800,000	WD	Q
6/1/1978	764 / 1825	285,000	00	Q

This page has been visited 140,067 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 8642113 **Parcel ID:** 00123600-000101

Ownership Details

Mailing Address:
K W RESORT UTILITIES CORP
PO BOX 2125
KEY WEST, FL 33045-2125

Property Details

PC Code: 91 - UTILITIES,WATER TANKS
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6630 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 FILLED BAY BTM ADJ TO BK 55 MCDONALDS PLAT PB1-55 (2.00AC) STOCK ISLAND OR866 -2465 OR930-119/137C/T OR930-152/163

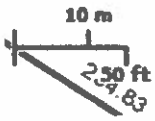
Parcel Map (Click to open dynamic parcel map)

123600.000102

510 ft

S35_T67S_R25E

123600.000101



Land Details

Land Use Code	Frontage	Depth	Land Area
9100 - UTILITY	0	0	2.00 AC

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1
Total Living Area: 672
Year Built: 1982

Building 1 Details

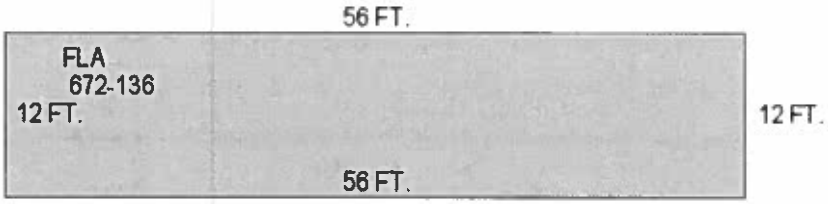
Building Type		**Condition**	A	**Quality Grade**	250
Effective Age	12	**Perimeter**	136	**Depreciation %**	15
Year Built	1982	**Special Arch**	0	**Grnd Floor Area**	672
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	4	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					672

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	15130	ELEC/TELEPHONE ETC A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5216	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	UB2:UTILITY BLDG	300 SF	20	15	1981	1982	3	50
2	CL2:CH LINK FENCE	7,500 SF	750	10	1981	1982	1	30
3	RW2:RETAINING WALL	825 SF	275	3	1981	1982	5	50
4	CL2:CH LINK FENCE	4,650 SF	775	6	2009	2010	1	30
5	UB2:UTILITY BLDG	240 SF	30	8	1984	1985	2	50
6	RW2:RETAINING WALL	6,240 SF	78	80	1981	1982	4	50
7	RW2:RETAINING WALL	351 SF	117	3	1981	1982	3	50
8	RW2:RETAINING WALL	2,240 SF	560	4	1981	1982	3	50
9	PT3:PATIO	1,120 SF	112	10	1981	1982	2	50
10	PT3:PATIO	2,400 SF	60	40	1981	1982	2	50
11	PT3:PATIO	12,544 SF	112	112	1981	1982	1	50
12	PT3:PATIO	2,680 SF	67	40	1981	1982	2	50

Appraiser Notes

SEWAGE TREATMENT PLANT REAL PROPERTY TANK=70'DIAM 20'HI 575730 GAL CAPACITY

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06106499	10/23/2008	06/17/2009	14,000	Commercial	CHAIN LINK FN 775LLF
	08101939	07/09/2008	06/17/2009	29,179	Commercial	EQUIPMENT PLATFORM
	10100621	02/12/2010		2,200	Commercial	REPLACE A/C
	11103514	07/22/2011		3,100	Commercial	3 TON A/C
	06106084	11/09/2006	12/29/2006	114,000	Commercial	CONCRETE SLAB 32' DIAMETER.
	06106384	01/05/2007	11/18/2008	68,490	Commercial	COMMERCIAL MISC
	06106477	11/29/2006	12/31/2007	2,200	Commercial	Underground conduit replacement

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	85,911	119,030	534,000	375,000	375,000	0	375,000

2010	85,911	124,305	484,512	375,000	375,000	0	375,000
2009	88,873	121,199	500,000	375,000	375,000	0	375,000
2008	88,873	126,231	500,000	715,104	715,104	0	715,104
2007	61,945	130,093	600,000	792,038	792,038	0	792,038
2006	61,945	135,100	190,000	387,045	387,045	0	387,045
2005	63,965	140,108	180,000	384,073	384,073	0	384,073
2004	63,964	145,115	160,000	369,079	369,079	0	369,079
2003	63,964	150,123	160,000	374,087	374,087	0	374,087
2002	63,964	155,129	160,000	379,093	379,093	0	379,093
2001	63,964	160,139	160,000	384,103	384,103	0	384,103
2000	63,964	52,418	160,000	276,382	276,382	0	276,382
1999	63,964	157,405	160,000	381,369	381,369	0	381,369
1998	42,760	134,206	160,000	336,966	336,966	0	336,966
1997	42,760	136,089	160,000	338,849	338,849	0	338,849
1996	38,873	137,971	160,000	336,844	336,844	0	336,844
1995	38,873	139,925	160,000	338,798	338,798	0	338,798
1994	38,873	141,808	160,000	340,681	340,681	0	340,681
1993	38,873	143,691	160,000	342,564	342,564	0	342,564
1992	38,873	143,787	160,000	342,660	342,660	0	342,660
1991	38,873	145,628	160,000	344,501	344,501	0	344,501
1990	38,873	147,466	160,000	346,339	346,339	0	346,339
1989	38,873	149,377	160,000	348,250	348,250	0	348,250
1988	27,188	150,176	160,000	337,364	337,364	0	337,364
1987	26,706	151,993	154,202	332,901	332,901	0	332,901
1986	26,717	153,881	154,202	334,800	334,800	0	334,800
1985	26,382	155,696	154,202	336,280	336,280	0	336,280
1984	407	157,512	154,202	312,121	312,121	0	312,121
1983	0	0	154,202	154,202	154,202	0	154,202

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
10/1/1982	866 / 2465	375,000	WD	Q

This page has been visited 140,139 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 9084783 **Parcel ID:** 00123600-000102

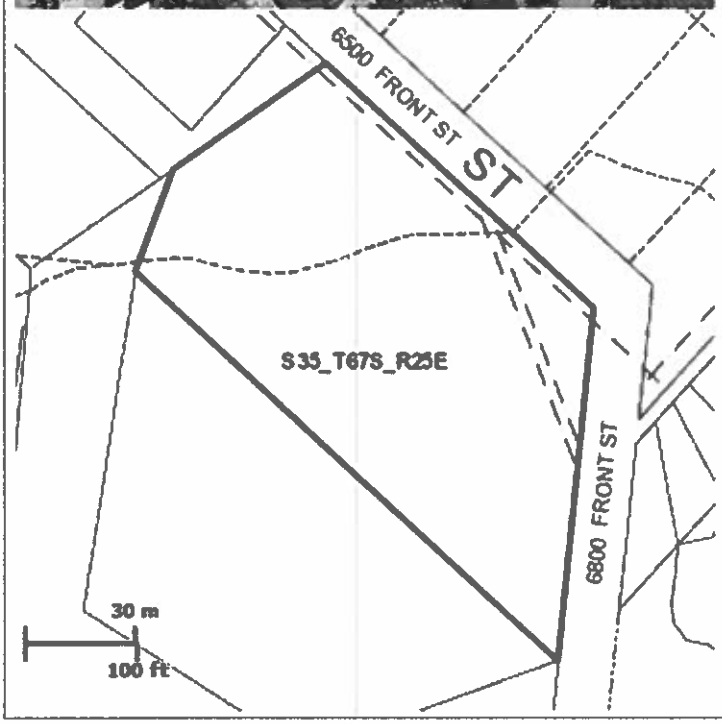
Ownership Details

Mailing Address:
KEY WEST TRANSFER STATION & HAULING SERVICE INC
P O BOX 2744
KEY WEST, FL 33040

Property Details

PC Code: 47 - PLANTS/CEMENT/ROCK/GRAVEL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: PT STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR2171-389/91Q/C OR2171-386//88Q/C OR2171-408/10

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			109,444.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life

1	CL2:CH LINK FENCE	7,065 SF	1,413	5	1985	1986	1	30
2	CC2:COM CANOPY	12,000 SF	125	96	1990	1991	3	40
3	AP2:ASPHALT PAVING	43,600 SF	0	0	1990	1991	2	25

Appraiser Notes

SPLIT OUT FROM RE'S00127280-000000 RE00123600-000100
PARCEL BEING USED AS A HUGE PRIVATE TRANSFER STATION FOR CONCRETE, WOOD, BUILDING PRODUCTS, ETC. (NO GARBAGE). THE MISC CALLS WERE KEYED ON THIS DATE - USED APPROX YEAR BUILTS.
SHP ADJ FOR 2006 TRIM.

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	174,826	909,952	1,084,778	618,173	0	1,084,778
2010	0	182,926	379,050	561,976	561,976	0	561,976
2009	0	188,326	490,000	678,326	678,326	0	678,326
2008	0	196,426	525,000	721,426	721,426	0	721,426
2007	0	201,289	525,000	726,289	726,289	0	726,289
2006	0	209,389	525,000	734,389	734,389	0	734,389

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/29/2005	2171 / 408	725,000	WD	Q

This page has been visited 140,137 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record View

Alternate Key: 1157651 Parcel ID: 00123540-000000

Ownership Details

Mailing Address:
6840 FRONT STREET LLC
6840 FRONT ST
KEY WEST, FL 33040

Property Details

PC Code: 48 - WAREHOUSING (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6840 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-03 PT OF BAY BTM SOUTH OF AND ADJ TO SQR 55 AND 56 PLAT OF STOCK ISLAND PB1-55 (A/K/A PARCELS A & C) OR395-903/906-Q OR395-898/899 OR395-909/910 OR902-283/296 OR902-877/890 OR1015-99/115 OR1068-52/62 OR1068-65/75 OR1191-2293/2315 OR1900-552/53 OR2294-1587/88 OR2367-2137

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	40,946.00 SF
9500 - SUBMERGED	0	0	4.80 AC

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 6749
Year Built: 1963

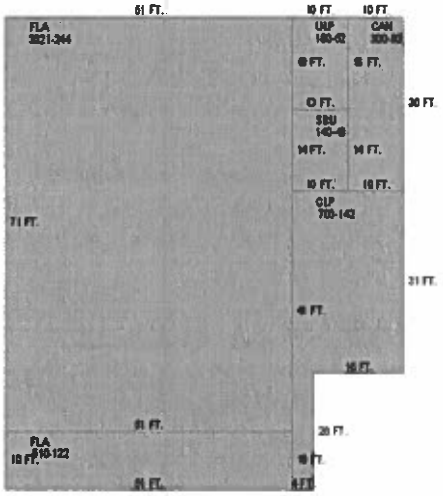
Building 1 Details

Building Type
Effective Age 17
Year Built 1963
Functional Obs 0
Condition A
Perimeter 366
Special Arch 0
Economic Obs 0
Quality Grade 300
Depreciation % 23
Grnd Floor Area 4,131

Inclusions:
Roof Type
Heat 1
Heat Src 1
Roof Cover
Heat 2
Heat Src 2
Foundation
Bedrooms 0

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	3	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1962					3,621
2	FLA		1	1992					510
3	CLP		1	1999					700
4	SBU		1	1999					140
5	CAN		1	1999					300
6	ULP		1	1999					160

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9544	PACKING PLANTS	100	N	Y
	9545	OFF BLDG MULT STY-A	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3070	CONC BLOCK	100

Building 2 Details

Building Type	Condition A	Quality Grade 250
Effective Age 17	Perimeter 458	Depreciation % 23
Year Built 1967	Special Arch 0	Grnd Floor Area 2,618
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	1	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1977					700
2	FLA		1	1977					770
3	FLA		1	1977					1,148

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9546	APTS-D	100	N	N
	9547	SERVICE SHOPS-D-	100	N	N
	9548	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3071	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	SW2:SEAWALL	3,256 SF	407	8	1975	1976	5	60
4	CL2:CH LINK FENCE	1,785 SF	255	7	1876	1977	2	30
6	UB2:UTILITY BLDG	150 SF	15	10	1976	1977	2	50
7	CA2:CARPORT	100 SF	10	10	1976	1977	2	50
8	RW2:RETAINING WALL	480 SF	120	4	1984	1985	3	50
9	BR2:BOAT RAMP	800 SF	0	0	1976	1977	3	60
11	AC2:WALL AIR COND	2 UT	0	0	1989	1990	3	20
12	AC2:WALL AIR COND	3 UT	0	0	1988	1989	1	20
14	DK3:CONCRETE OOCK	984 SF	82	12	1962	1963	4	60
15	UB2:UTILITY BLDG	320 SF	40	8	1994	1995	1	50
16	UB2:UTILITY BLDG	160 SF	20	8	1994	1995	1	50
17	UB2:UTILITY BLDG	320 SF	40	8	1989	1990	1	50
19	DK3:CONCRETE DOCK	1,880 SF	94	20	1963	2004	1	60

Appraiser Notes

INS=INSULATION "BAMA SEAFOOD PRODUCTS" BR2-04 ARE TRUCK RAMPS (2) AC2-03 ARE CEN-AC,S (2) 2001-03-01 BLDG.1 OF 2 IS THE OFFICE AND THE

RETAILSTORE BLDG 2 OF 2 ISTHE ICE PLANT. RESKETCHED THE ICE PLANT FOR THE 2001 FOR THE NEBG. CHECK. DELETED THE ICE PLANT BECAUSE IT IS SETTING ON LEASED CES PROPERTY. ADDED THE OLD UB2-02 THAT WAS 200'X14' TO BLDG 2 OF 2 FOR THE 2001 TAX ROLL. DUG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07105206	01/08/2008	05/20/2008	1,300	Commercial	SECURITY ALARM SYSTEM
	08103279	02/02/2009	03/31/2009	10,000	Commercial	ATF VENTILATION HOOD
2	981525	10/20/1998	06/15/1999	12,000	Commercial	ROOFING
	A-5004	03/01/1979	12/01/1979	60,000	Commercial	ADDITION TO ICE PLANT
	07104189	10/25/2007	02/05/2008	14,000	Commercial	Elec Upgrade

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	530,086	149,296	763,758	1,443,140	1,443,140	0	1,443,140
2010	530,086	152,746	2,142,164	2,824,996	2,824,996	0	2,824,996
2009	556,263	158,802	3,037,357	3,752,422	3,752,422	0	3,752,422
2008	556,263	164,539	1,128,480	2,318,808	2,318,808	0	2,318,808
2007	374,571	132,237	1,812,000	2,318,808	2,318,808	0	2,319,808
2006	383,385	111,079	258,980	753,444	753,444	0	753,444
2005	383,385	114,554	235,480	733,419	733,419	0	733,419
2004	387,782	116,846	188,480	693,108	693,108	0	693,108
2003	394,394	95,818	176,000	666,013	666,013	0	666,013
2002	394,394	98,440	132,000	624,834	624,834	0	824,834
2001	394,394	100,464	132,000	626,858	626,858	0	626,858
2000	378,195	66,606	132,000	576,801	576,801	0	576,801
1999	378,195	68,659	114,840	561,694	561,694	0	561,694
1998	252,826	70,627	114,840	438,293	438,293	0	438,293
1997	252,826	72,832	114,840	440,498	440,498	0	440,498
1996	222,964	75,089	114,840	412,893	412,893	0	412,893
1995	222,964	77,055	114,840	414,859	414,859	0	414,859
1994	222,964	74,483	114,840	412,287	412,287	0	412,287
1993	282,509	76,618	210,826	569,953	569,953	0	569,953
1992	189,356	80,053	210,826	460,235	460,235	0	460,235
1991	189,356	81,859	210,826	462,041	462,041	0	462,041
1990	169,410	83,665	210,826	463,901	463,901	0	463,901
1989	189,410	84,966	210,826	465,202	465,202	0	465,202
1988	182,672	78,893	210,826	452,591	452,591	0	452,591
1987	158,145	80,514	145,661	384,320	384,320	0	384,320
1986	158,931	81,683	145,661	386,275	386,275	0	386,275
1985	154,643	83,304	145,661	383,608	383,608	0	383,608
1984	153,042	84,923	145,681	383,626	383,626	0	383,626
1983	138,566	64,813	145,681	349,040	349,040	0	349,040
1982	132,840	85,032	86,249	284,121	284,121	0	284,121

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/13/2008	2367 / 2137	13,950,000	WD	K

5/15/2007	2294 / 1587	8,600,000	WD	Q
6/17/2003	1900 / 0552	500,000	WD	M
11/1/1991	1191 / 2293	580,100	WD	Q

This page has been visited 12,978 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1157899 Parcel ID: 00123760-000200

Ownership Details

Mailing Address:
LONGSTOCK II LLC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

Property Details

PC Code: 18 - OFFICES BUILDINGS MULTI/STORY
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 7009 SHRIMP ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 PT TRACT 1 - ALL TRACTS 2-3-4 AND PARCEL OF LAND AND BAY BTM LYING SOUTH OF AND ADJ TO SQRS 55,56 AND 57 MALONEY SUB PB1-55 OR1-17/18 OR53-238OR65-324/328 OR163-299 OR164-562/575 OR286-270/273 OR313-53-56 OR315-531/532 OR359-85/89 OR423-622-624 ID 4-057008 UNRECORDED MERGER ON FILE OR427-859/60 OR427-861-862 OR500-566E OR508-638/39 OR509-52 OR547-972D/C(PROB DOCKET 73-146-CP-12) OR780-1169/71E OR780-1172/75E OR806-1706/61 OR866-2451/2455E OR866-2460/2464E OR866-2474/2477E OR1076-1688/1689 OR1195-1402/03C OR1229-967/71 OR1239-460/62 OR1269-1002/03 OR1436-1614/15 OR1595-206/7 OR1617-1777/1842DEC OR1618-999/1000 OR1618-1001/02 OR1625-418/19 OR1625-420 OR1699-2300/02 OR1699-2325/26 OR1701-834/35 OR1707-1140Q/C OR1708-1890AFF OR1761-1026/47AMD OR1765-1978 OR1771-2113/15 OR1789-1224 OR1831-1735/37 OR1840-998/1040DEC OR1843-46/49 OR1848-1336/37 OR1852-2346/47T/C OR1854-466/67 OR1855-127/28 OR1857-775/78 OR1858-503/04 OR1858-560/61 OR1870-2281/2357DEC OR1873-879/80 OR1873-1197/98 OR1879-964/65 OR1881-196/97 OR1883-2201/02 OR1890-2271/72 OR1899-1738/39 OR1901-2216/17 OR1903-1186/87 OR1913-2276C OR1937-1567 OR2017-2389/90 OR2045-2319Q/C OR2050-2190 OR2062-621/23 OR2071-1650 OR2218-1284/25Q/C OR2219-832/33Q/C OR2220-1578 OR2222-389C OR2223-1519 OR2224-1197 OR2224-1198 OR2224-1199 OR2225-2132 OR2231-765 OR2235-782C OR2247-1559 OR2247-1560 OR2250-1000C OR2257-1636Q/C OR2260-2432 OR2262-30 OR2267-26 OR2270-306 OR2270-307 OR2270-2314 OR2273-2487 OR2274-1219C OR2277-484 OR2277-488 OR2278-1963 OR2278-1964 OR2283-2297 OR2287-716/17Q/C-E OR2287-718 OR2287-719/20 OR2287-1647/54 OR2291-353 OR2291-354/55 OR2291-356/57 OR2294-900/901 OR2294-902/04 OR2294-905 OR2294-906/08 OR2294-909/11 OR2294-940/43 OR2294-944/46 OR2294-1344/1345 OR2298-1259/60 OR2298-1261/62 OR2298-1263/66 OR2305-2179/84 OR2305-2185/90 OR2305-2191/96 OR2305-2197/98 OR2305-2199/2200 OR2305-2207/08 OR2305-2209/11 OR2313-1249/51 OR2314-1759/60 OR2316-1525/26 OR2385-20/52OR2499-355/64

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	299,822.00 SF
9500 - SUBMERGED			6.18 AC
100W - COMMERCIAL WATERFRON			45,910.00 SF
000X - ENVIRONMENTALLY SENS			13.18 AC
100D - COMMERCIAL DRY			199,069.00 SF
100W - COMMERCIAL WATERFRON			48,865.00 SF
9500 - SUBMERGED			4.15 AC
9500 - SUBMERGED			3.19 AC

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 31017
Year Built: 1950

Building 1 Details

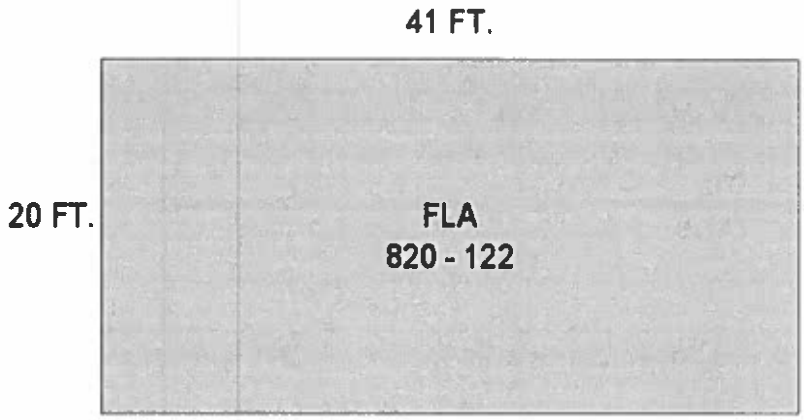
Building Type		**Condition**	F	**Quality Grade**	200
Effective Age	37	**Perimeter**	244	**Depreciation %**	45
Year Built	1968	**Special Arch**	0	**Grnd Floor Area**	820
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	4	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1967					820

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9618	WHLSE MFG OUTLETS	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
69	C.B.S.	100

Building 2 Details

Building Type | **Condition** A | **Quality Grade** 250
Effective Age 25 | **Perimeter** 640 | **Depreciation %** 33
Year Built 1950 | **Special Arch** 0 | **Grnd Floor Area** 6,400
Functional Obs 0 | **Economic Obs** 0

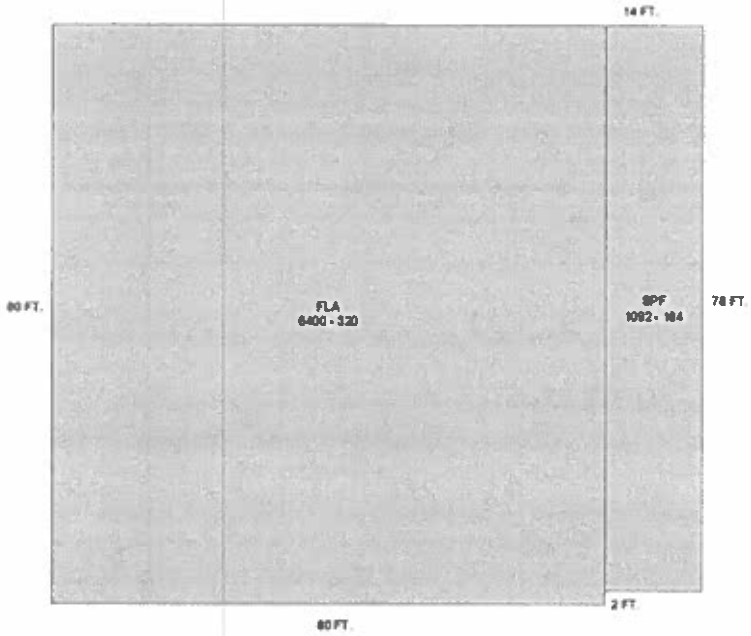
Inclusions:

Roof Type FLAT OR SHED | **Roof Cover** TAR & GRAVEL | **Foundation** CONCRETE SLAB
Heat 1 | **Heat 2** | **Bedrooms** 0
Heat Src 1 | **Heat Src 2**

Extra Features:

2 Fix Bath 0 | **Vacuum** 0
3 Fix Bath 0 | **Garbage Disposal** 0

4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	5:C.B.S.	1	1982					6,400
0	SPF	5:C.B.S.	1	1982					1,092

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		SERVICE SHOPS-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
70	C.B.S.	90
71	AVE WOOD SIDING	10

Building 3 Details

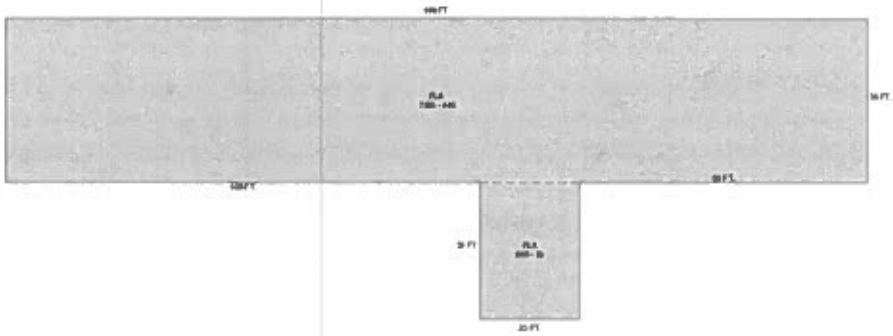
Building Type		Condition	A	Quality Grade	300
Effective Age	31	Perimeter	1,102	Depreciation %	40
Year Built	1953	Special Arch	0	Grnd Floor Area	7,816
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	GABLE/HIP	**Roof Cover**	METAL	**Foundation**	CONCRETE SLAB
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	2	**Vacuum**	0
3 Fix Bath	3	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	4:CONC BLOCK	1	1953		Y			7,128
0	FLA	4:CONC BLOCK	1	1953		N			688

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
72	C.B.S.	100

Building 4 Details

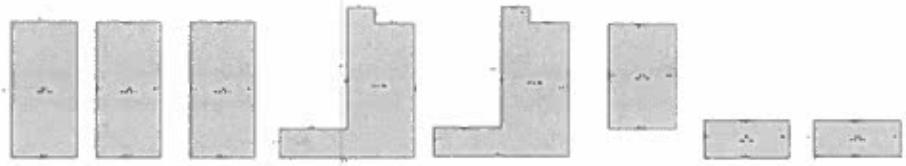
Building Type		Condition	A	Quality Grade	300
Effective Age	21	Perimeter	2,059	Depreciation %	26
Year Built	1967	Special Arch	0	Grnd Floor Area	10,957
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover	METAL	Foundation	CONCRETE SLAB
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	4	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	ELF		1	1970					2,450
0	FLA	8:METAL/ALUM	1	1970		N			2,450
0	FLA	8:METAL/ALUM	1	1970		N			2,450
0	ELF		1	1967					3,204
0	FLA	4:CONC BLOCK	1	1967		N			3,193
0	FLA	4:CONC BLOCK	1	1973		N			1,944

0	ELF		1	1973		920
0	FLA	1:WD FRAME	1	1973	N	920

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N
		MARINA/AUTO/BUS TERM	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
73	METAL SIDING	100

Building 5 Details

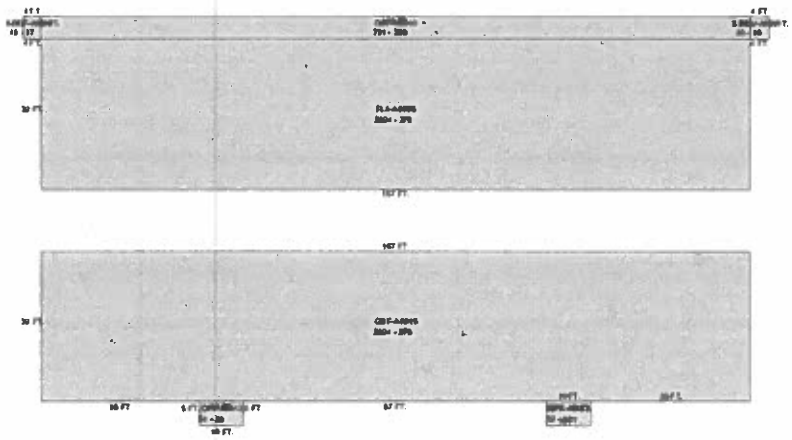
Building Type
Condition E
Quality Grade 400
Effective Age 5
Perimeter 378
Depreciation % 6
Year Built 2006
Special Arch 0
Grnd Floor Area 5,024
Functional Obs 0
Economic Obs 0

Inclusions:

Roof Type IRR/CUSTOM
Roof Cover METAL
Foundation CONCRETE SLAB
Heat 1
Heat 2
Bedrooms 0
Heat Src 1
Heat Src 2

Extra Features:

2 Fix Bath	4	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	2006		Y			5,024
2	GBF	8:METAL/ALUM	1	2006		N			5,024
3	OUF	8:METAL/ALUM	1	2006		N			721
4	OUU		1	2006		N			20
5	OPF	8:METAL/ALUM	1	2006		N			51
6	OPF	8:METAL/ALUM	1	2006		N			52
7	OUF	8:METAL/ALUM	1	2006		N			18

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	1	OFF BLDG MUL STY-D	t00	N	N
	2	OFF BLDG MULT STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1	METAL SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	5,964 SF	994	6	1975	1976	2	30

2	UB2:UTILITY BLDG	80 SF	10	8	1991	1992	2	50
3	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
4	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	UB2:UTILITY BLDG	96 SF	12	8	1993	1994	2	50
5	RW2:RETAINING WALL	560 SF	140	4	1975	1976	4	50
6	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
6	FN2:FENCES	240 SF	40	6	1999	2000	5	30
7	AP2:ASPHALT PAVING	12,000 SF	150	80	1994	1995	2	25
7	FN2:FENCES	560 SF	140	4	1988	1989	3	30
8	PT3:PATIO	1,053 SF	39	27	1981	1982	2	50
8	DK2:CON DKS/CONPIL	1,464 SF	244	6	1975	1976	3	60
9	SW2:SEAWALL	1,636 SF	409	4	1975	1976	4	60
9	PT3:PATIO	360 SF	24	15	1981	1982	2	50
10	AP2:ASPHALT PAVING	4,000 SF	80	50	1984	1985	2	25
10	AP2:ASPHALT PAVING	3,135 SF	285	11	1975	1976	2	25
11	CA2:CARPORT	324 SF	18	18	1955	1956	1	50
12	CL2:CH LINK FENCE	360 SF	60	6	1975	1976	2	30
13	CL2:CH LINK FENCE	1,860 SF	310	6	1975	1976	1	30
14	SW2:SEAWALL	300 SF	6	50	1949	1950	4	60
15	DK3:CONCRETE DOCK	100 SF	50	2	1949	1950	1	60
16	CL2:CH LINK FENCE	1,560 SF	260	6	2004	2005	2	30
17	DK3:CONCRETE DOCK	1,456 SF	91	16	1981	1982	5	60
18	SW2:SEAWALL	564 SF	141	4	1981	1982	4	60
19	CL2:CH LINK FENCE	7,152 SF	1,192	6	2006	2007	1	30
20	SW2:SEAWALL	404 SF	202	2	1953	2008	4	60
21	DK3:CONCRETE DOCK	2,000 SF	250	8	1953	2008	1	60
22	DK2:CON DKS/CONPIL	1,170 SF	78	15	1970	2008	3	60
23	SW2:SEAWALL	1,840 SF	920	2	1953	2008	4	60
24	SW2:SEAWALL	912 SF	152	6	1975	1976	4	60
25	DK3:CONCRETE DOCK	2,128 SF	152	14	1975	1976	4	60
26	SW2:SEAWALL	3,996 SF	999	4	1975	1976	4	60
27	SW2:SEAWALL	436 SF	109	4	1975	1976	4	60
28	DK3:CONCRETE DOCK	3,600 SF	300	12	1979	1980	5	60
29	DK3:CONCRETE DOCK	1,650 SF	165	10	1953	2008	3	60
30	DK3:CONCRETE DOCK	1,139 SF	67	17	1980	2008	3	60
31	SW2:SEAWALL	3,680 SF	920	4	1953	2008	4	60
32	CL2:CH LINK FENCE	2,100 SF	350	6	2006	2008	1	30
33	AC2:WALL AIR COND	6 UT	0	0	2000	2008	2	20
34	SW2:SEAWALL	660 SF	110	6	1975	1976	4	60
35	SW2:SEAWALL	3,360 SF	560	6	1975	1976	4	60
36	SW2:SEAWALL	2,700 SF	450	6	1975	1976	4	60
37	RW2:RETAINING WALL	784 SF	112	7	1975	1976	4	50

38	DK3:CONCRETE DOCK	3,384 SF	282	12	1974	1975	5	60
39	PT4:PATIO	5,495 SF	157	35	2006	2007	2	50
40	FN3:WROUGHT IRON	1,950 SF	325	6	2006	2006	3	60

Appraiser Notes

THE FOLLOWING AK'S HAVE BEEN COMBINED WITH THIS PARCEL PER THE OWNER'S REQUEST, DONE FOR THE 2011 TAX ROLL (5/16/2011 SCJ). AK 1157864 (RE 00123750-000000) AK 1157848 (RE 00123730-000000) AK 1157830 (RE 00123720-000000) AK 9091104 (RE 00123760-000103) AK 9091103 (RE 00123760-000102) AK 1157902 (RE 00123760-000300) AK 9088432 (RE 00123720-000300) AK 9091102 (RE 00123760-000101)
FEMA PARCELS (AK 9091103 AND AK9091102) HAVE BEEN COMBINED WITH THIS PARCEL AND THE FEMA INJUCTION TAB HAS BEEN CHANGED TO PARTIAL.
KING SHRIMP CO OF FLA INC SW2 1120 X 4 DONE IN 2 SECTIONS 1993 AUDIT PARCEL 2001-03-05 CHANGED THE PACKING PLANT TO WAREHOUSE FOR THE 2001 TAX ROLL. DUG 6/04 SALE DOES NOT SEEM TO FIT PROPERTY OR NBHD TREND. KDB
ALL STRUCTURES DEMO'D AS OF 12/30/05, NEW BUILDING UNDER CONSTRUCTION - PIC'S ON FILE.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	1102743	07/19/2011		100,000	Commercial	BRICK DRIVEWAY
	04-2512	05/26/2004	05/25/2005	20,000	Commercial	DEMOLITION
	04102513	08/24/2004	06/20/2006	450,000	Commercial	COMERCIAL-BUILDING REPLACE
	05103354	06/29/2005	12/30/2005	15,000	Commercial	PILINGS
	04104529	10/12/2004	07/01/2005	375,000	Commercial	DOCK / REPAIR SEAWALL
	061044474	08/15/2006	11/08/2006	6,000	Commercial	ASPHALT DRIVEWAY.

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	2,838,929	871,642	7,705,502	11,416,073	11,416,073	0	11,416,073
2010	833,605	294,204	2,543,820	1,638,250	1,638,250	0	1,638,250
2009	850,971	305,018	2,010,492	3,166,481	3,166,481	0	3,166,481
2008	850,971	316,746	1,440,252	3,269,801	3,269,801	0	3,269,801
2007	796,452	250,349	2,223,000	1,397,644	1,397,644	0	1,397,644
2006	0	162,122	536,700	698,822	698,822	0	698,822
2005	146,653	186,642	465,252	798,547	798,547	0	798,547
2004	149,005	192,368	372,252	713,625	713,625	0	713,625
2003	149,005	199,230	372,252	720,487	720,487	0	720,487
2002	149,005	207,325	241,752	598,082	598,082	0	598,082
2001	149,005	213,051	241,752	603,808	603,808	0	603,808
2000	204,263	71,941	241,752	517,956	517,956	0	517,956

1999	166,306	66,344	210,357	443,007	443,007	0	443,007
1998	110,870	68,130	210,357	389,357	389,357	0	389,357
1997	110,870	70,083	210,357	391,310	391,310	0	391,310
1996	100,792	72,423	210,357	383,572	383,572	0	383,572
1995	100,792	74,210	210,357	385,359	385,359	0	385,359
1994	104,349	76,163	210,357	390,869	390,869	0	390,869
1993	104,349	78,503	384,702	567,554	567,554	0	567,554
1992	96,416	50,752	384,702	531,870	531,870	0	531,870
1991	96,416	52,154	384,702	533,272	533,272	0	533,272
1990	96,420	53,555	384,702	534,677	534,677	0	534,677
1989	96,420	54,485	384,702	535,607	535,607	0	535,607
1988	94,725	49,263	384,702	526,690	528,690	0	528,690
1987	92,219	50,499	320,508	463,226	463,226	0	463,226
1986	92,743	51,038	320,508	464,289	464,289	0	464,289
1985	89,794	49,230	320,508	459,532	459,532	0	459,532
1984	88,618	50,400	320,508	459,526	459,526	0	459,526
1983	60,340	28,665	320,508	409,513	409,513	0	409,513
1982	56,826	28,665	158,939	244,432	244,432	0	244,432

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/29/2010	2499 / 355	16,000,000	WD	30
4/30/2007	2291 / 354	16,720,000	WD	Q
1/15/2003	1857 / 0775	450,900	WD	U
8/26/1999	1595 / 206	750,000	WD	Q
2/1/1972	509 / 52	125,000	00	Q

This page has been visited 140,045 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 9080464 Parcel ID: 00123720-000100 ✓

Ownership Details

Mailing Address:
LONGSTOCK II LLC
7009 SHRIMP RD STE 2
KEY WEST, FL 33040-6067

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 700 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO SQR 55 AND 56 PB1-55 (EASEMENT A) OR1909-694/722 OR2287-1647/54 OR2305-2207/08 OR2499-355/64

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			2,483.00 SF

Appraiser Notes

2005 - 11- 23 -BC, PROPERTY IS AN EASEMENT TO GET TO LANDLOCKED PROPERTIES

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	0	111,600	50	50	0	50
2010	0	0	69,524	50	50	0	50
2009	0	0	22,800	50	50	0	50
2008	0	0	17,100	50	50	0	50
2007	0	0	17,100	50	50	0	50
2006	0	0	5,415	50	50	0	50
2005	0	0	5,130	50	50	0	50

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/29/2010	2499 / 355	16,000,000	WD	30
7/2/2007	2305 / 2207	18,000,000	WD	Q

This page has been visited 140,045 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1157686 Parcel ID: 00123570-000000

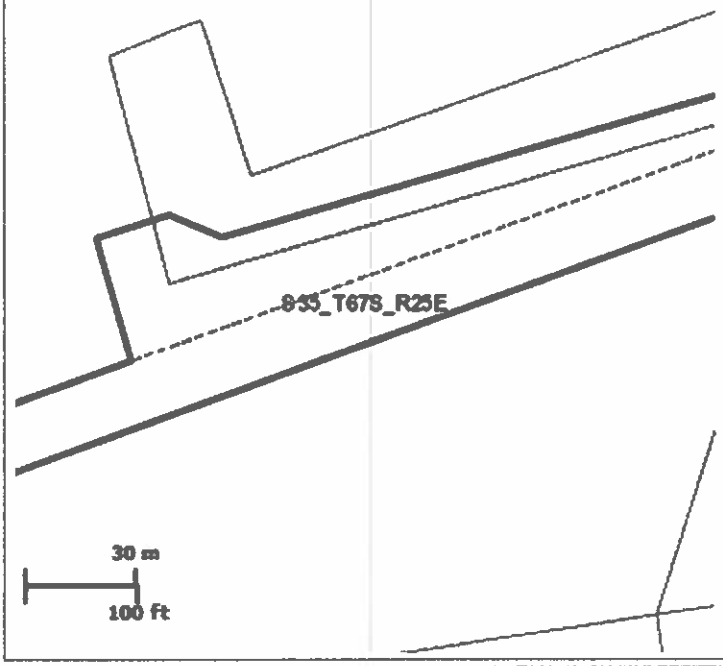
Ownership Details

Mailing Address:
BAMA ONE LLC
6810 FRONT ST
KEY WEST, FL 33040-6040

Property Details

PC Code:	27 - AUTO SALES/REPAIR, MARINE EQUIP
Millage Group:	110A
Affordable Housing:	No
Section-Township-Range:	35-67-25
Property Location:	VACANT LAND SOUTH STOCK ISLAND
Legal Description:	35 67 25 DD67535-09 BAY BOTTOM AND FILLED LAND SOUTH OF AND ADJ BLKS 55 AND 56 (A/K/A PARCELS B AND D) STOCK ISLAND OR395-900/06 OR395-907/08 OR397-954/55 OR338-379/82 OR902-283/96 OR902-877/90 OR1015-99/115 OR1068-52/62 OR1068-65/75 OR1191-2293/15 OR1900-538/39

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	21,780.00 SF
000X - ENVIRONMENTALLY SENS	0	0	1.42 AC

Building Summary

Number of Buildings: 2
Number of Commercial Buildings: 2
Total Living Area: 930
Year Built: 1977

Building 1 Details

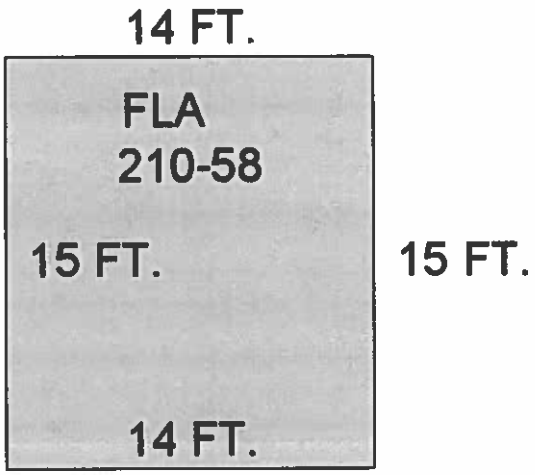
Building Type	Condition A	Quality Grade 250
Effective Age 17	Perimeter 58	Depreciation % 23
Year Built 1977	Special Arch 0	Grnd Floor Area 210
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2003					210

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

9575	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3083	AVE WOOD SIDING	100

Building 2 Details

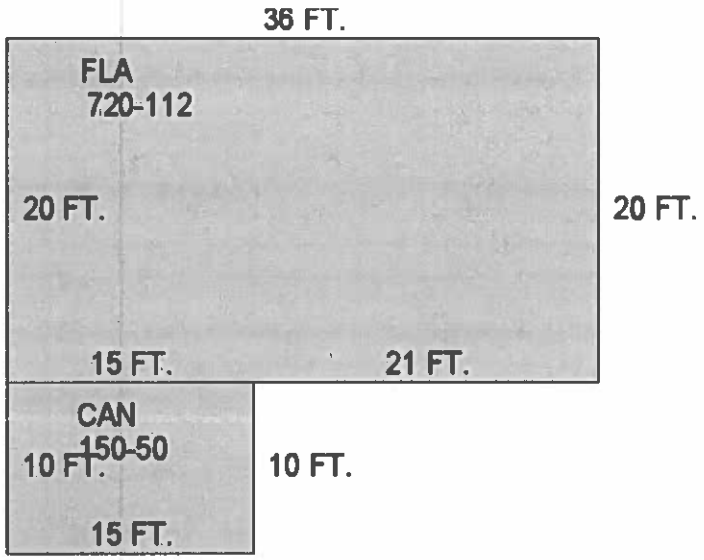
Building Type		Condition	A	Quality Grade	250
Effective Age	17	Perimeter	112	Depreciation %	23
Year Built	2003	Special Arch	0	Grnd Floor Area	720
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	2003					720
2	CAN		1	2003					150

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9576	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3084	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	SW2:SEAWALL	5,752 SF	719	8	1975	1976	4	60
3	DK4:WOOD DOCKS	330 SF	55	6	2003	2004	1	40
4	DK4:WOOD DOCKS	2,168 SF	542	4	2003	2004	1	40
5	DK4:WOOD DOCKS	1,200 SF	100	12	2003	2004	1	40
6	DK4:WOOD DOCKS	132 SF	22	6	2003	2004	1	40

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	03-2772	08/25/2003	06/07/2005	20,000		COMMERICAL MISCELLANOUS
	03/2942	08/12/2003	06/07/2005	500		DEMO

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	45,849	174,578	535,546	585,000	585,000	0	585,000
2010	45,849	178,741	1,413,267	650,000	650,000	0	650,000
2009	48,114	186,770	1,769,742	1,000,000	1,000,000	0	1,000,000
2008	48,114	194,500	600,142	1,068,528	1,068,528	0	1,068,528
2007	32,925	135,461	900,142	1,068,528	1,068,528	0	1,068,528
2006	33,700	108,111	137,642	279,453	279,453	0	279,453
2005	33,700	112,251	125,142	271,093	271,093	0	271,093
2004	34,082	114,437	100,142	248,661	248,661	0	248,661
2003	0	78,651	100,950	179,601	179,601	0	179,601
2002	0	81,533	75,950	157,483	157,483	0	157,483
2001	0	83,128	75,950	159,078	159,078	0	159,078
2000	0	33,629	75,950	109,579	109,579	0	109,579
1999	0	34,773	66,200	100,973	100,973	0	100,973

1998	0	35,360	66,200	101,560	101,560	0	101,560
1997	0	36,489	66,200	102,689	102,689	0	102,689
1996	0	37,634	66,200	103,834	103,834	0	103,834
1995	0	38,222	66,200	104,422	104,422	0	104,422
1994	0	39,351	66,200	105,551	105,551	0	105,551
1993	0	40,496	120,740	161,236	161,236	0	161,236
1992	0	0	120,740	120,740	120,740	0	120,740
1991	0	0	120,740	120,740	120,740	0	120,740
1990	0	0	120,740	120,740	120,740	0	120,740
1989	0	0	120,740	120,740	120,740	0	120,740
1988	0	0	120,740	120,740	120,740	0	120,740
1987	0	0	53,755	53,755	53,755	0	53,755
1986	0	0	53,755	53,755	53,755	0	53,755
1985	0	0	53,755	53,755	53,755	0	53,755
1984	0	0	53,755	53,755	53,755	0	53,755
1983	0	0	53,755	53,755	53,755	0	53,755
1982	0	0	53,755	53,755	53,755	0	53,755

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/17/2003	1900 / 0538	1,500,000	WD	M
11/1/1991	1191 / 2293	1	WD	M

This page has been visited 140,068 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1157856 **Parcel ID:** 00123740-000000

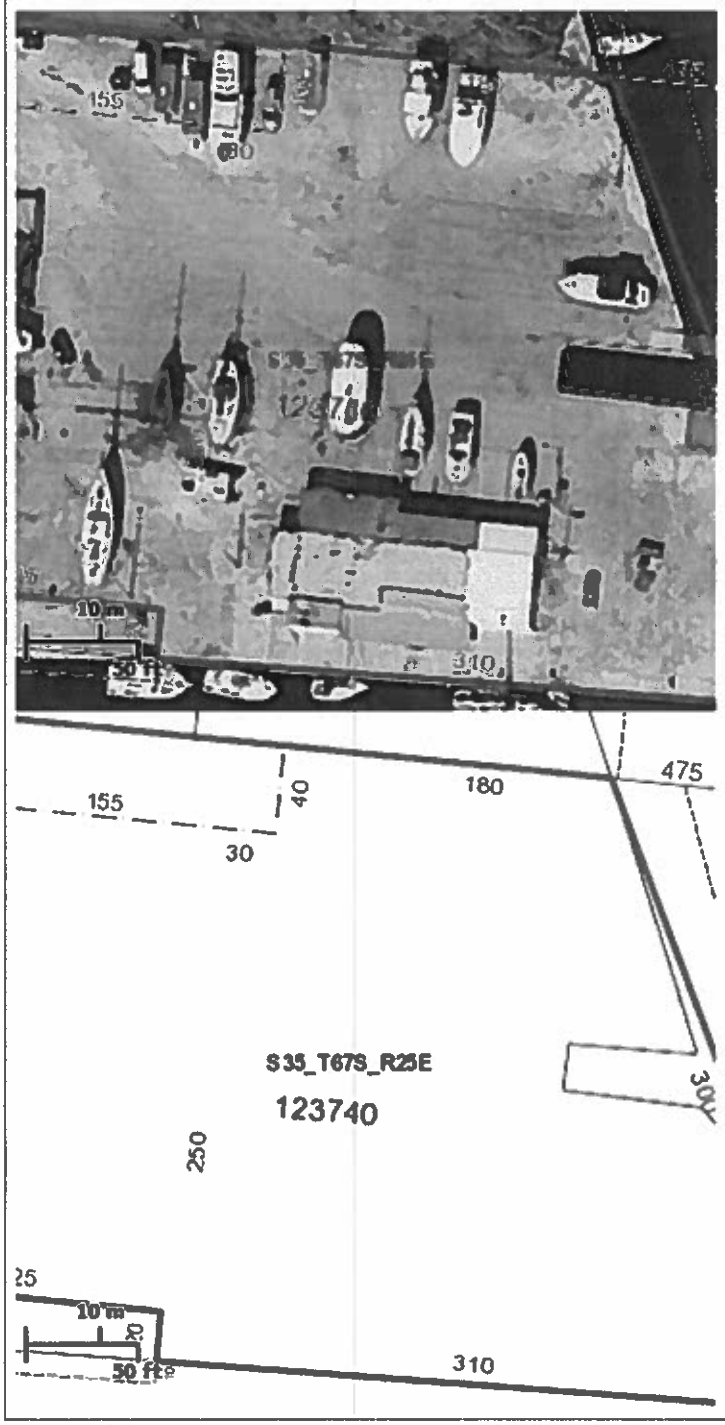
Ownership Details

Mailing Address:
3 D OF KEY WEST INC
1415 FLAGLER AVE
KEY WEST, FL 33040-4921

Property Details

PC Code: 25 - REPAIR SERV SHOP (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 6801 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 BAY BTM S AND ADJ TO PT BLK 57 STOCK ISLAND OR286-270-273 OR728-1/7 OR742-49/51 OR792-37 OR2273-1169/70 OR2474-1076/77C/T

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	98,010.00 SF

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
Total Living Area: 6471
Year Built: 1948

Building 1 Details

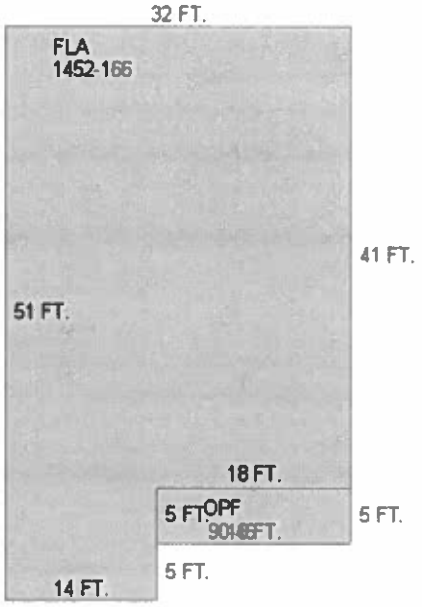
Building Type	**Condition** P	**Quality Grade** 250
Effective Age 20	**Perimeter** 166	**Depreciation %** 23
Year Built 1950	**Special Arch** 0	**Grnd Floor Area** 1,452
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	6	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					1,452
2	OPF		1	1983					90

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

9615	SERVICE SHOPS-D-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
3104	C.B.S.	100

Building 2 Details

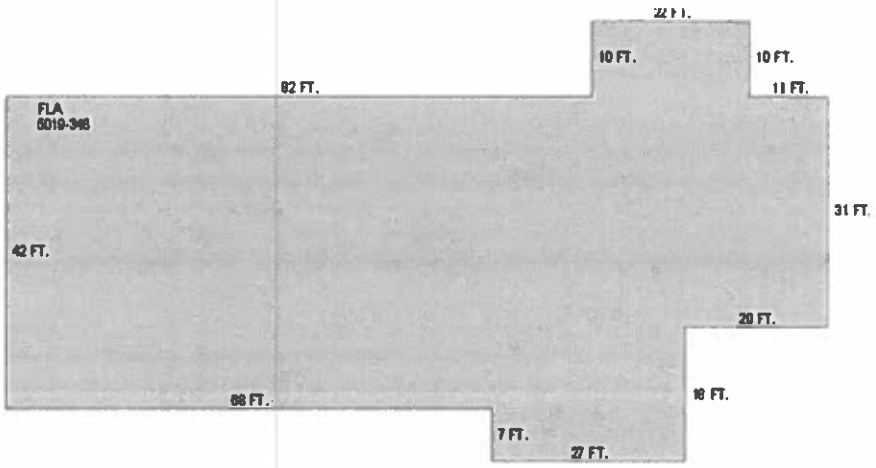
Building Type		Condition	A	Quality Grade	300
Effective Age	17	Perimeter	348	Depreciation %	23
Year Built	1948	Special Arch	0	Grnd Floor Area	5,019
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					5,019

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9617	PACKING PLANTS-B-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3105	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CC2:COM CANOPY	754 SF	58	13	1979	1980	3	40
2	SW2:SEAWALL	471 SF	157	3	1981	1982	4	60
3	DK3:CONCRETE DOCK	628 SF	157	4	1981	1982	5	60
4	SW2:SEAWALL	258 SF	86	3	1979	1980	4	60
5	SW2:SEAWALL	1,508 SF	377	4	1979	1980	4	60
6	DK3:CONCRETE DOCK	464 SF	232	2	1979	1980	4	60
7	SW2:SEAWALL	224 SF	56	4	1979	1980	4	60
8	PT3:PATIO	1,984 SF	124	16	1979	1980	1	50
9	PT3:PATIO	256 SF	16	16	1982	1983	3	50
10	RW2:RETAINING WALL	256 SF	64	4	1982	1983	4	50
11	AP2:ASPHALT PAVING	7,605 SF	117	65	1979	1980	2	25
12	CL2:CH LINK FENCE	2,500 SF	500	5	1979	1980	2	30
13	UB2:UTILITY BLDG	180 SF	15	12	1979	1980	1	50
14	UB2:UTILITY BLDG	96 SF	12	8	1988	1989	3	50
15	RW2:RETAINING WALL	636 SF	106	6	1985	1986	4	50

Appraiser Notes

T & R SEAFOOD 2001-03-05 CHANGED THE PC FROM 27 TO 25 AND BUILDING 1 OF 2 FROM 48D TO 24D FOR THE 2001 TAX ROLL. DUG TPP 8552688 - 3D OF KEY WEST INC (FISH HOUSE) TPP 9001356 - 3 D TAXI
14-1

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10104996	09/30/2010		0		INSTALL CHAIN LINK FENCE
	A-9692	09/01/1982	12/01/1982	2,000	Commercial	FUEL TANK & PUMP
	A-9508	06/01/1982	12/01/1982	10,000	Commercial	FUEL TANK & PUMP
	A-8704	10/01/1981	12/01/1981	6,684	Commercial	BOAT SLIP & SEAWALL
	07104368	10/09/2007	02/05/2008	2,400	Commercial	Demo Dockmaster House
	07103155	07/23/2007	02/05/2008	2,499	Commercial	Demo Fuel tanks

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	392,513	118,413	1,442,570	1,953,496	1,953,496	0	1,953,496
2010	392,513	121,916	4,120,673	4,635,102	2,378,602	0	4,635,102
2009	407,404	126,187	2,211,840	2,245,431	2,162,366	0	2,245,431
2008	412,130	129,115	2,700,000	1,965,788	1,965,788	0	1,965,788
2007	266,142	101,109	4,050,000	1,965,788	1,965,788	0	1,965,788
2006	274,044	87,121	687,500	982,894	982,894	0	982,894
2005	250,346	88,980	625,000	964,326	964,326	0	964,326
2004	253,358	91,216	500,000	844,574	844,574	0	844,574
2003	253,358	94,265	500,000	847,623	847,623	0	847,623
2002	253,358	96,464	375,000	724,822	724,822	0	724,822
2001	253,358	99,207	375,000	727,565	727,565	0	727,565
2000	284,522	34,440	375,000	693,962	693,962	0	693,962
1999	284,522	35,267	326,250	646,039	646,039	0	646,039
1998	190,057	36,109	326,250	552,416	552,416	0	552,416
1997	190,057	37,224	326,250	553,531	553,531	0	553,531
1996	172,778	38,076	326,250	537,104	537,104	0	537,104
1995	172,778	39,092	326,250	538,120	538,120	0	538,120
1994	172,778	40,448	326,250	539,476	539,476	0	539,476
1993	172,778	41,726	437,500	652,004	652,004	0	652,004
1992	172,778	41,903	437,500	652,181	652,181	0	652,181
1991	172,778	43,328	437,500	653,606	653,606	0	653,606
1990	172,778	44,492	437,500	654,770	654,770	0	654,770
1989	172,778	45,818	437,500	656,096	656,096	0	656,096
1988	170,151	39,765	437,500	647,416	647,416	0	647,416
1987	165,834	40,792	412,215	618,841	618,841	0	618,841
1986	166,569	41,288	412,215	620,072	620,072	0	620,072
1985	161,433	42,455	412,215	616,103	616,103	0	616,103
1984	157,906	43,389	412,215	613,510	613,510	0	613,510
1983	140,568	31,146	412,215	583,929	583,929	0	583,929
1982	132,745	31,146	245,025	408,916	408,916	0	408,916

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
7/9/2010	2474 / 1076	100	CT	12

2/14/2007	2273 / 1169	17,000,000	WD	Q
6/1/1979	792 / 37	435,000	00	Q

This page has been visited 140,132 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1157775 Parcel ID: 00123660-000000

Ownership Details

Mailing Address:
ROBBIE'S SAFE HARBOR MARINE ENT INC
7281 SHRIMP RD
KEY WEST, FL 33040

Property Details

PC Code: 48 - WAREHOUSING (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: 7281 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-11 BAY BOTTOM AND FILLED BAY BOTTOM SELY SQRS 55 - 56 STOCK ISLAND PB1-55 OR359-89/93E OR546-588 OR768-322 OR777-934E OR903-2021/28 OR918-1275/78C OR1124-1395/1400F/J OR1161-628/31

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	474,804.00 SF
000X - ENVIRONMENTALLY SENS	0	0	12.58 AC

Building Summary

Number of Buildings: 8
Number of Commercial Buildings: 6
Total Living Area: 24454
Year Built: 1975

Building 1 Details

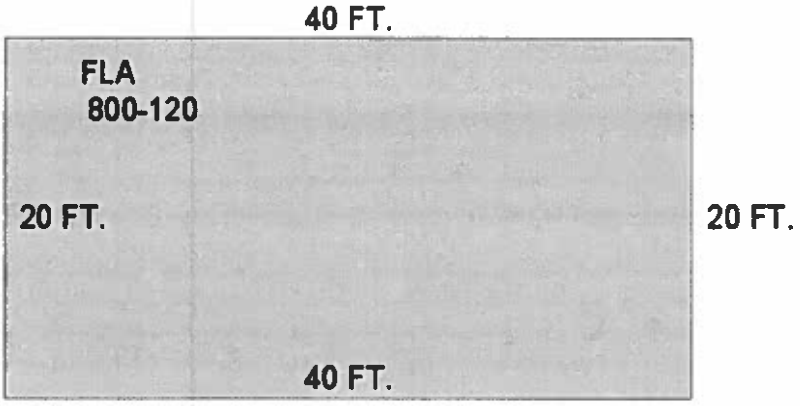
Building Type		Condition	P	Quality Grade	200
Effective Age	31	Perimeter	120	Depreciation %	40
Year Built	1980	Special Arch	0	Grnd Floor Area	800
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9598	SERVICE SHOPS-D-	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3093	METAL SIDING	100

Building 2 Details

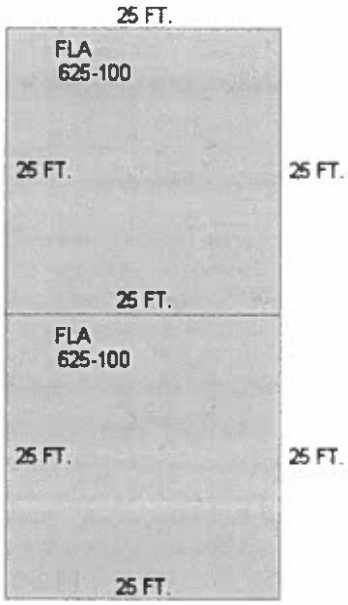
Building Type		Condition	P	Quality Grade	200
Effective Age	33	Perimeter	200	Depreciation %	43
Year Built	1980	Special Arch	0	Grnd Floor Area	1,250
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type		Roof Cover		Foundation	
Heat 1		Heat 2		Bedrooms	0
Heat Src 1		Heat Src 2			

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					625
2	FLA		1	1979					625

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9599	WAREHOUSE/MARINA C	100	N	N
	9600	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3094	MIN WOOD SIDING	50
3095	METAL SIDING	50

Building 3 Details

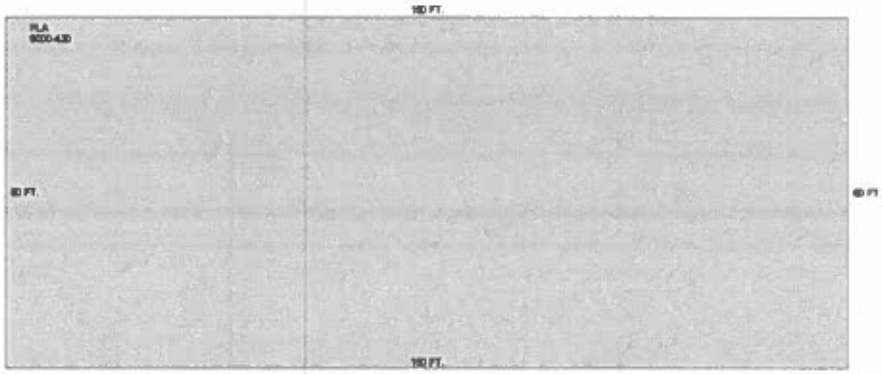
Building Type		**Condition**	P	**Quality Grade**	200
Effective Age	32	**Perimeter**	420	**Depreciation %**	40
Year Built	1979	**Special Arch**	0	**Grnd Floor Area**	9,000
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	6	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					9,000

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9601	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3096	METAL SIDING	100

Building 4 Details

Building Type		**Condition**	P	**Quality Grade**	200
Effective Age	32	**Perimeter**	420	**Depreciation %**	40
Year Built	1979	**Special Arch**	0	**Grnd Floor Area**	9,000
Functional Obs	0	**Economic Obs**	0		

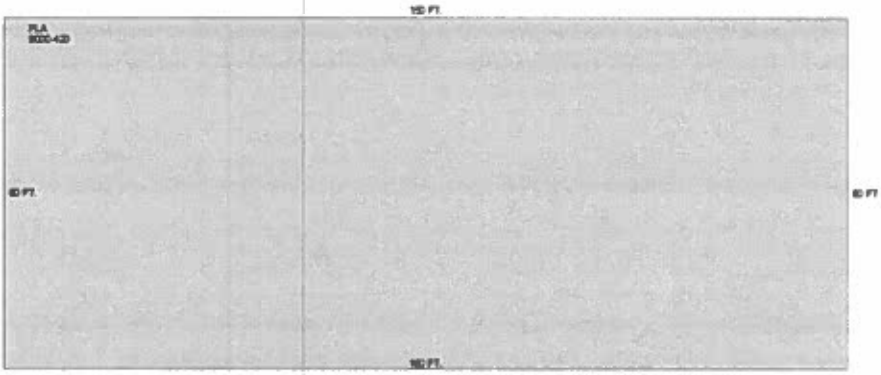
Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0

4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	6	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					9,000

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9602	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3097	METAL SIDING	100

Building 5 Details

Building Type		Condition	P	Quality Grade	200
Effective Age	36	Perimeter	200	Depreciation %	45
Year Built	1975	Special Arch	0	Grnd Floor Area	2,400
Functional Obs	0	Economic Obs	0		

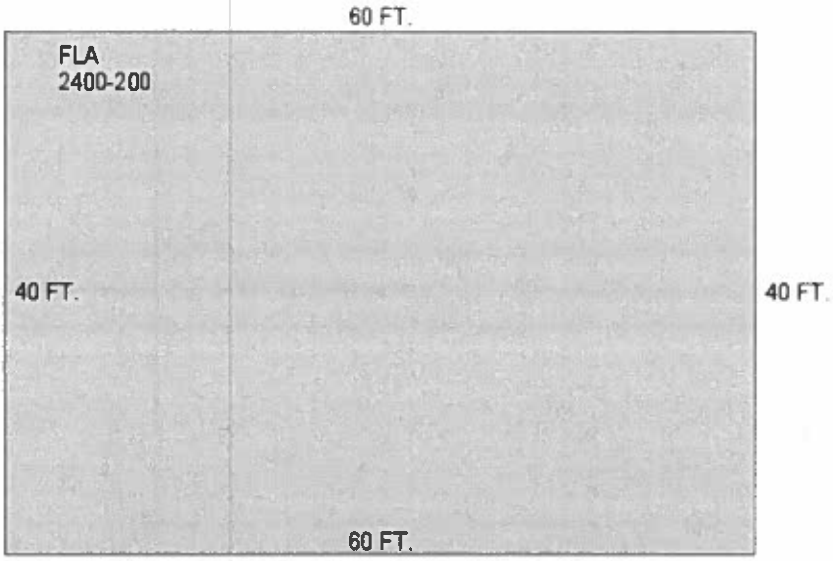
Inclusions:

Roof Type	Roof Cover	Foundation

Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1983					2,400

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9603	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3098	METAL SIDING	100

Building 6 Details

Building Type	**Condition** A	**Quality Grade** 250
Effective Age 36	**Perimeter** 120	**Depreciation %** 45

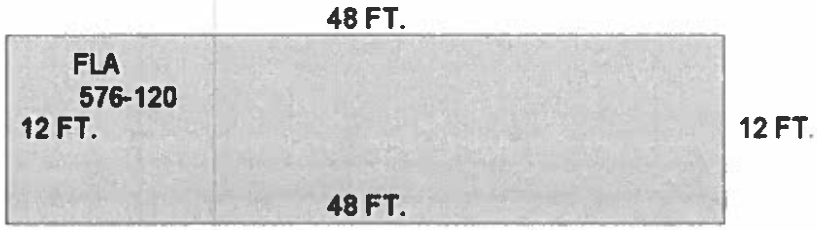
Year Built 1975	**Special Arch** 0	**Grnd Floor Area** 576
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1993					576

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	9604	WAREHOUSE/MARINA C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3099	METAL SIDING	100

Building 7 Details

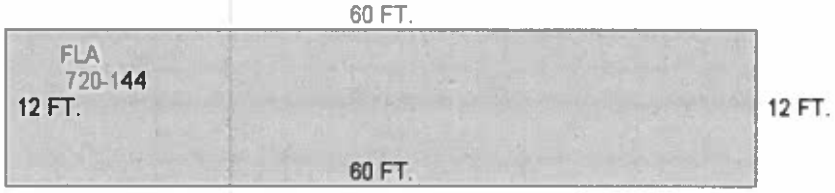
Building Type	R1	**Condition**	A	**Quality Grade**	350
Effective Age	32	**Perimeter**	144	**Depreciation %**	37
Year Built	1979	**Special Arch**	0	**Grnd Floor Area**	720
Functional Obs	0	**Economic Obs**	0		

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

Roof Type	FLAT OR SHED	**Roof Cover**	METAL	**Foundation**	CONC BLOCK
Heat 1	NONE	**Heat 2**	NONE	**Bedrooms**	2
Heat Src 1	NONE	**Heat Src 2**	NONE		

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1993	N	Y	0.00	0.00	720

Building 9 Details

Building Type	R1	**Condition**	A	**Quality Grade**	350
Effective Age	32	**Perimeter**	142	**Depreciation %**	37
Year Built	1979	**Special Arch**	0	**Grnd Floor Area**	708

Functional Obs 0 **Economic Obs** 0

Inclusions: R1 includes 1 3-fixture bath and 1 kitchen.

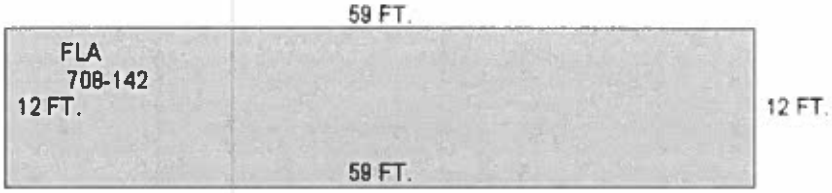
Roof Type FLAT OR SHED **Roof Cover** METAL **Foundation** CONC BLOCK

Heat 1 NONE **Heat 2** NONE **Bedrooms** 2

Heat Src 1 NONE **Heat Src 2** NONE

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA	8:METAL/ALUM	1	1993	N	N	0.00	0.00	708

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	2,300 SF	575	4	1978	1979	1	30
2	SW2:SEAWALL	10,560 SF	2,112	5	t978	1979	4	60
3	DK3:CONCRETE DOCK	3,222 SF	537	6	1978	1979	4	60
4	BR2:BOAT RAMP	2,500 SF	100	25	1978	1979	3	60
5	CL2:CH LINK FENCE	1,800 SF	300	6	1978	1979	t	30

9	AP2:ASPHALT PAVING	21,000 SF	0	0	1979	1980	1	25
10	RW2:RETAINING WALL	2,400 SF	400	6	1979	1980	3	50
11	RW2:RETAINING WALL	420 SF	140	3	1994	1995	4	50
12	PT3:PATIO	800 SF	20	40	1984	1985	2	50
13	DK3:CONCRETE DOCK	360 SF	30	12	1997	2003	4	60
14	DK3:CONCRETE DOCK	376 SF	47	8	2002	2003	4	60
15	DK3:CONCRETE DOCK	1,776 SF	222	8	1979	2003	4	60
16	DK3:CONCRETE DOCK	432 SF	48	9	1979	2003	4	60
17	SW2:SEAWALL	3,400 SF	680	5	2002	2003	1	60

Appraiser Notes

ROBBIES DELETED SHP FROM . 58 TO 1.00 & DELETED BLDG 8 OF 9 .3/1/2001 D.M.J. 6/12/2003 ADDED MISC. D.M.J.

SEAWALL & DOCK NOT REPAIRED. 14-1 BUILDINGS HEAVILY DAMAGED OR DESTROYED. SEVERAL DOCKS DAMAGED OR DESTROYED.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	5754-A	08/01/1979	09/01/1980	75,000	Commercial	TWO WAREHOUSES
1	4918-A	03/01/1979	10/01/1979	35,000	Commercial	WAREHOUSE
4	980926	07/06/1998	12/12/1998	12,000	Commercial	BLDG MISCELLANEOUS
1	7200-A	07/01/1979	09/01/1980	4,944	Commercial	FUEL STORAGE & DIKE
	05102084	05/26/2005	12/29/2006	4,000	Commercial	CONCRETE SLAB

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	636,838	519,932	5,926,786	1,500,000	1,500,000	0	1,500,000
2010	644,530	530,436	9,873,715	1,500,000	1,500,000	0	1,500,000
2009	675,391	550,441	3,227,658	4,453,490	4,453,490	0	4,453,490
2008	679,167	569,845	7,849,258	6,457,832	6,457,832	0	6,457,832
2007	487,573	422,983	11,773,258	12,683,814	12,683,814	0	12,683,814
2006	584,413	356,498	4,497,508	5,087,771	5,087,771	0	5,087,771
2005	600,065	367,685	4,088,758	5,056,508	5,056,508	0	5,056,508
2004	580,233	374,307	3,271,258	4,225,798	4,225,798	0	4,225,798
2003	580,233	386,037	3,271,258	4,237,528	4,237,528	0	4,237,528
2002	540,848	139,713	1,478,863	2,159,424	2,159,424	0	2,159,424
2001	540,848	142,098	1,478,863	2,161,809	2,161,809	0	2,161,809
2000	561,082	43,852	858,313	1,463,247	1,463,247	0	1,463,247

1999	561,082	45,126	746,910	1,353,118	1,353,118	0	1,353,118
1998	390,527	45,809	746,910	1,183,246	1,183,246	0	1,183,246
1997	390,527	46,918	746,910	1,184,355	1,184,355	0	1,184,355
1996	366,911	33,847	746,910	1,147,668	1,147,668	0	1,147,668
1995	366,911	34,507	746,910	1,148,328	1,148,328	0	1,148,328
1994	257,602	33,711	746,910	1,038,223	1,038,223	0	1,038,223
1993	257,602	34,674	1,001,138	1,293,414	1,293,414	0	1,293,414
1992	257,602	35,253	1,001,138	1,293,993	1,293,993	0	1,293,993
1991	257,602	36,217	1,429,613	1,723,432	1,723,432	1,723,432	0
1990	431,104	37,181	1,429,613	1,897,898	1,897,898	1,897,898	0
1989	431,104	37,761	1,429,613	1,898,478	1,898,478	1,898,478	0
1988	401,424	34,900	1,429,613	1,865,937	1,865,937	1,865,937	0
1987	390,311	35,773	1,412,568	1,838,652	1,838,652	1,838,652	0
1986	371,910	34,723	1,412,568	1,819,201	1,819,201	1,819,201	0
1985	363,633	35,561	1,412,568	1,811,762	1,811,762	1,811,762	0
1984	363,633	36,399	1,412,568	1,812,600	1,812,600	1,812,600	0
1983	391,879	0	1,412,568	1,804,447	1,804,447	0	1,804,447
1982	349,724	0	972,214	1,321,938	1,321,938	0	1,321,938

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/1/1991	1161 / 628	801,000	WD	U
5/1/1978	777 / 934E	150,000	00	Q

This page has been visited 140,027 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
fax (305) 292-3501
Website tested on
Internet Explorer

------ GIS Mapping requires Adobe Flash 10.3 or higher. ------

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 9088429 **Parcel ID:** 00123720-000400

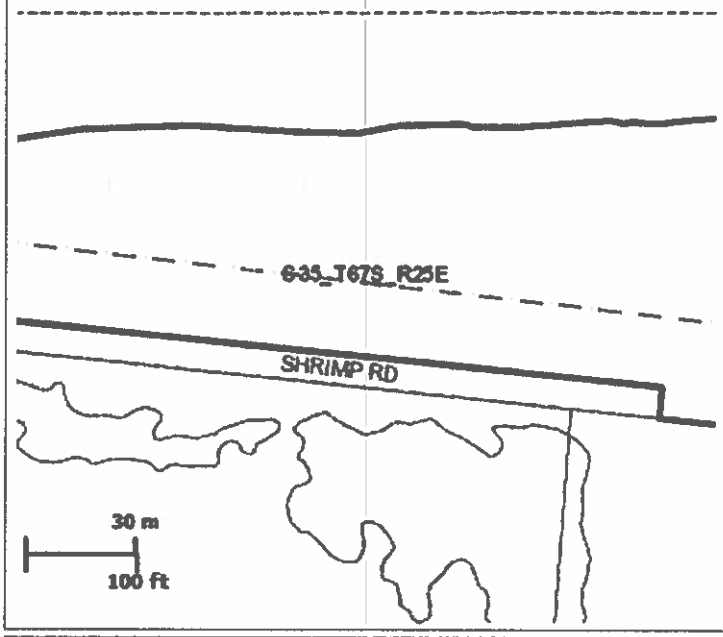
Ownership Details

Mailing Address:
SAFE HARBOR ENTERPRISES INC
PO BOX 2455
KEY WEST, FL 33045-2455

Property Details

PC Code: 49 - OPEN STORAGE (PC/LIST)
Millage Group: 110A
Affordable Housing: No
Section-Township-Range: 35-67-25
Property Location: VACANT LAND SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 FILLED BAY BOTTOM SE'LY SQRS 55 - 56 STOCK ISLAND PB1-55 OR1-17/18 OR53-238OR65-324/328 OR163-299 OR164-562/575 OR359-85/89 OR780-1169/1171E OR780-1172/1175E

Parcel Map (Click to open dynamic parcel map)



Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	1	1	182,516.00 SF

Appraiser Notes

THIS PARCEL WAS SPLIT OUT OF RE 123720 AK 1157830 FOR THE 2007 TAX ROLL

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	0	2,448,087	850,000	850,000	0	850,000
2010	0	0	5,411,092	850,000	850,000	0	850,000
2009	0	0	10,056,000	868,054	868,054	0	868,054
2008	0	0	3,771,000	1,312,500	1,312,500	0	1,312,500
2007	0	0	5,656,500	1,312,500	1,312,500	0	1,312,500

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 140,061 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

FUTURE LAND USE MAP

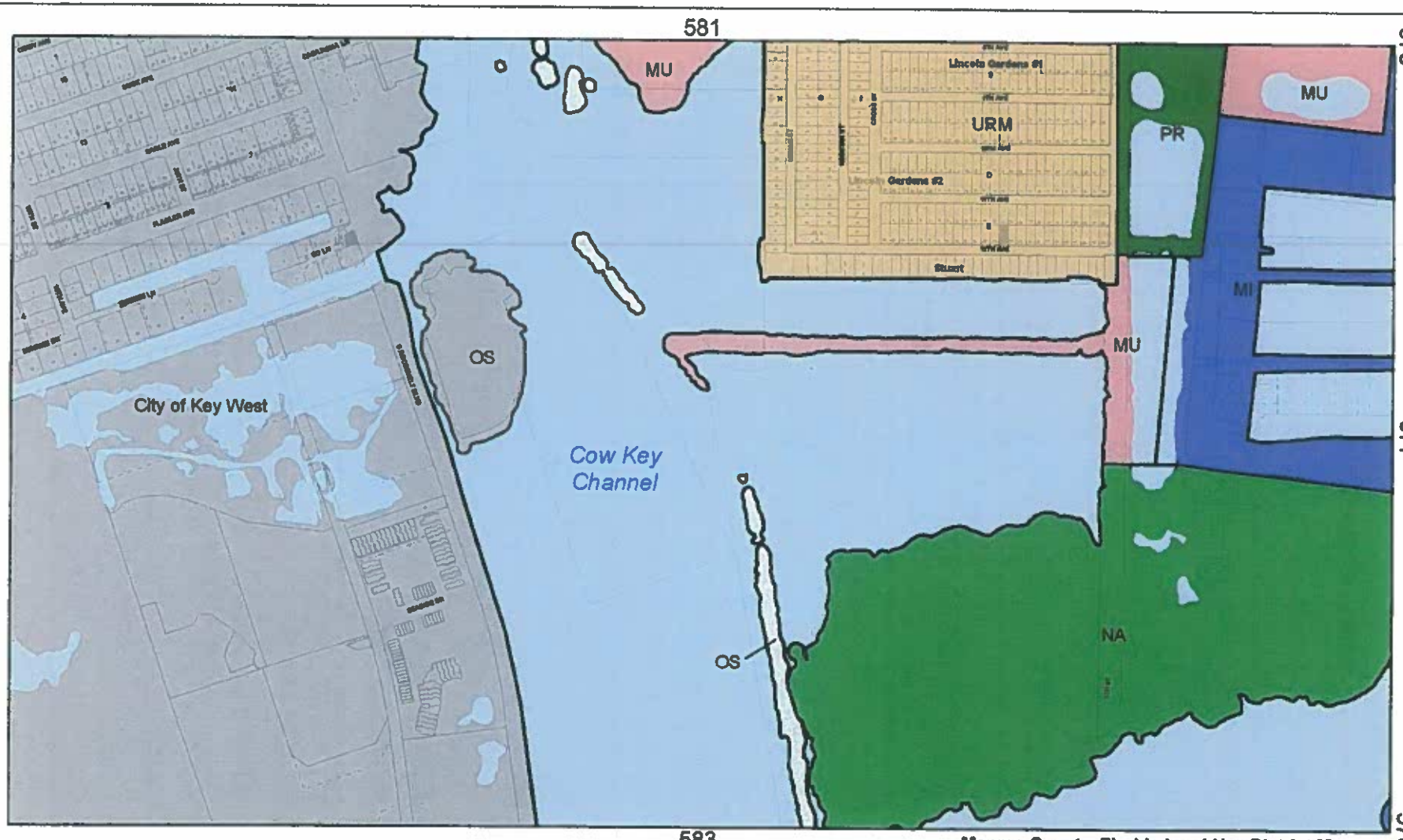
MONROE COUNTY
YEAR 2010
COMPREHENSIVE PLAN

FUTURE LAND USE

ADOPTED JAN 1997

MAP 8

CURRENT LAND USE MAP



The base maps are not survey accurate, and the location of land use district boundaries in areas where vegetation predominates should be verified by the Monroe County Biologist. These maps are intended to represent the general location of features with respect to other features on the same map. The engineer of record and County will not be responsible for any source document errors or omissions in the information compiled by others which have been incorporated into these maps.

ACCC Area of County Critical Concern	IS Improved Subdivision	NA Native Area	SS Sparsely Settled
AD Airport	IS-D Improved Subdivision (Duplex)	OS Offshore Island Area	UC Urban Commercial
CD Conservation District	IS-DM Improved Subdivision (Duplex Masonry)	PR Park and Refuge Area	UR Urban Residential
CFA Commercial Fishing Area	IS-M Improved Subdivision (Masonry)	Research Park	URM Urban Residential Mobile Home
CFSD Commercial Fishing Special Dist	MF Military Facilities	RV Recreational Vehicle	URM-L Urban Residential Mobile Home Limited
CFV Commercial Fishing Village	MI Maritime Industries	SC Suburban Commercial	
DR Destination Resort	MN Mainland Native Area	SR Suburban Residential	
I Industrial	MU Mixed Use	SR-L Suburban Residential Limited	

Monroe County, Florida Land Use District Map

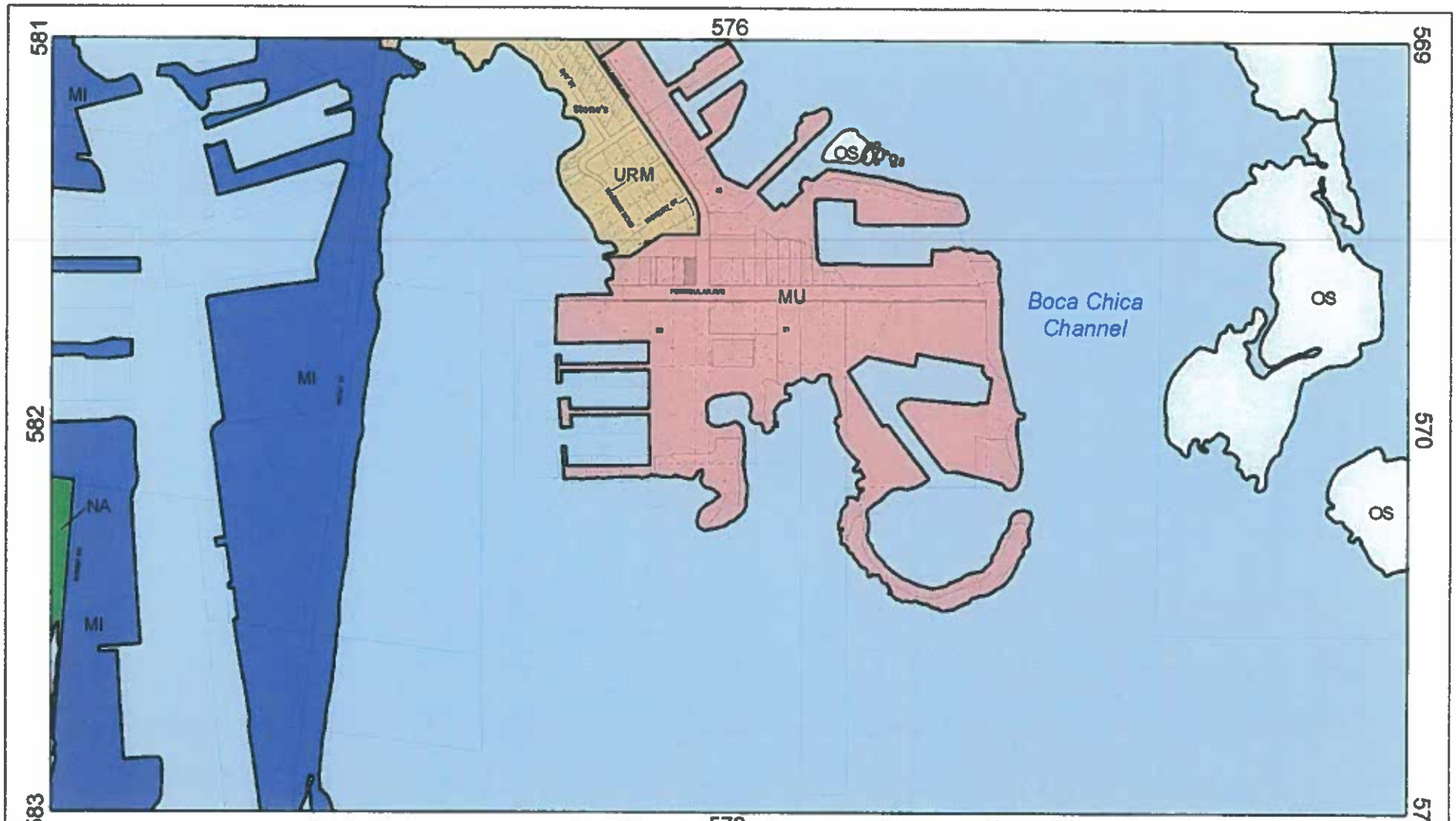
Supplement: 000 Date: January 17, 2007

Certified by the County Commission Resolution No. ____

_____ Aref Joulani, Director of Planning & Environmental Resources

_____ Andrew Trivette, Director of Growth Management

Sheet: 582



The base maps are not survey accurate, and the location of land use district boundaries in areas where vegetation predominates should be verified by the Monroe County biologist. These maps are intended to represent the general location of features with respect to other features on the same map. The engineer of record and County will not be responsible for any source document errors or omissions in the information compiled by others which have been incorporated into these maps

ACCC Area of County Critical Concern	IS Improved Subdivision	NA Native Area	SS Sparsely Settled
AD Airport	IS-D Improved Subdivision (Duplex)	OS Offshore Island Area	UC Urban Commercial
CD Conservation District	IS-DM Improved Subdivision (Duplex Masonry)	PR Park and Refuge Area	UR Urban Residential
CFA Commercial Fishing Area	IS-M Improved Subdivision (Masonry)	Research Park	URM Urban Residential Mobile Home
CFSD Commercial Fishing Special Dist.	MF Military Facilities	RV Recreational Vehicle	URM-L Urban Residential Mobile Home Limited
CFV Commercial Fishing Village	MI Maritime Industries	SC Suburban Commercial	
DR Destination Resort	MN Mainland Native Area	SR Suburban Residential	
I Industrial	MU Mixed Use	SR-L Suburban Residential Limited	

Monroe County, Florida Land Use District Map

Supplement: 000 Date: January 17, 2007

Certified by the County Commission Resolution No. ____

_____ Aref Joulani, Director of Planning & Environmental Resources

_____ Andrew Trivette, Director of Growth Management

Sheet: 577

PHOTOGRAPHS

LONGSTOCK, II LLC

PHOTOS

SPRA
AVE

SMALL
DOGS

SLOW

CAPT FDER

FIRE EQUIP

FIRE EQUIP

FL 5431 JG

CAPT EDER

PINTA
WILMINGTON DE
MERCURY

Metro 7

SAVAGE

526925
CAPT. EDER

ITINERANTE

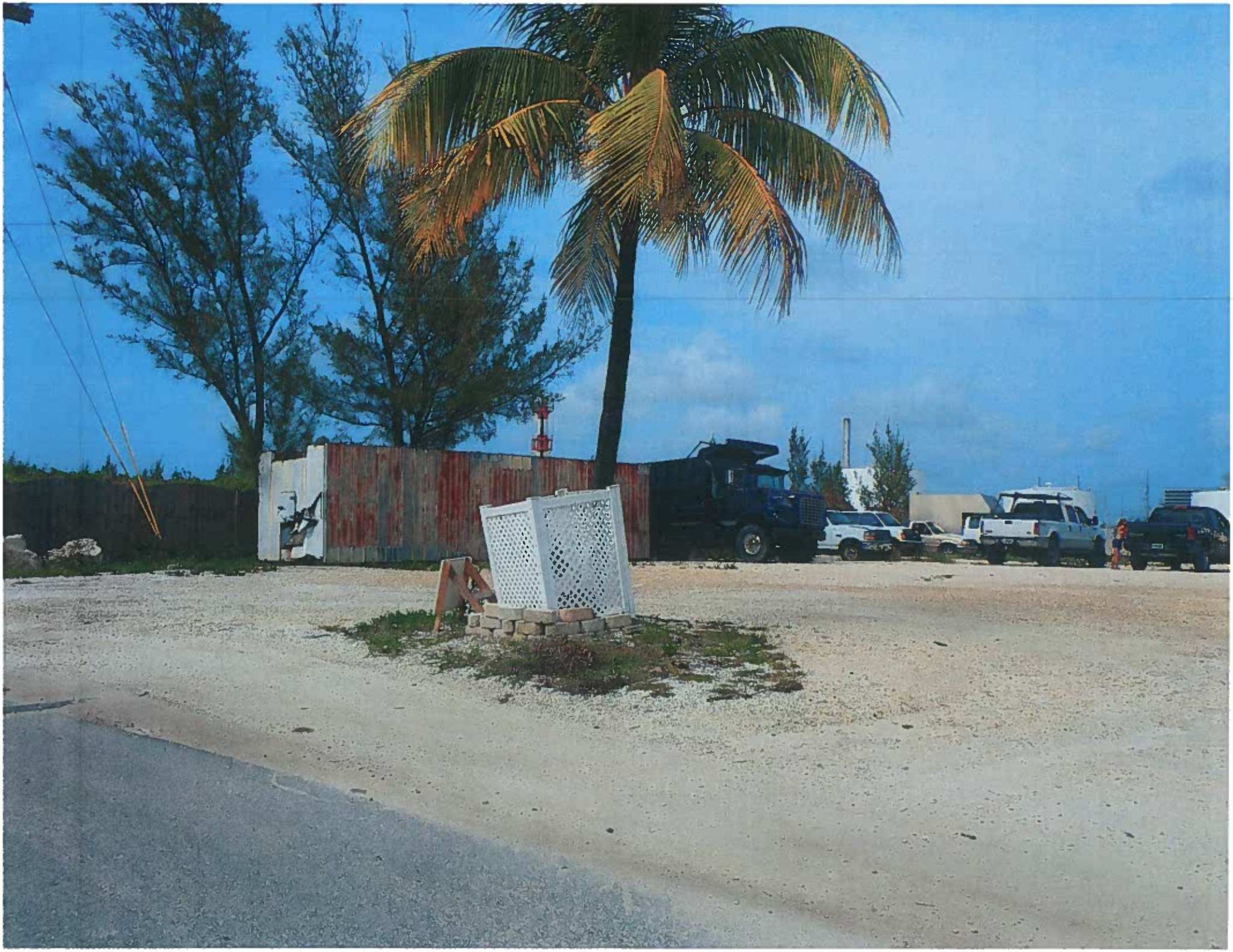
SAFE HARBOUR ENTERPRISES, INC.

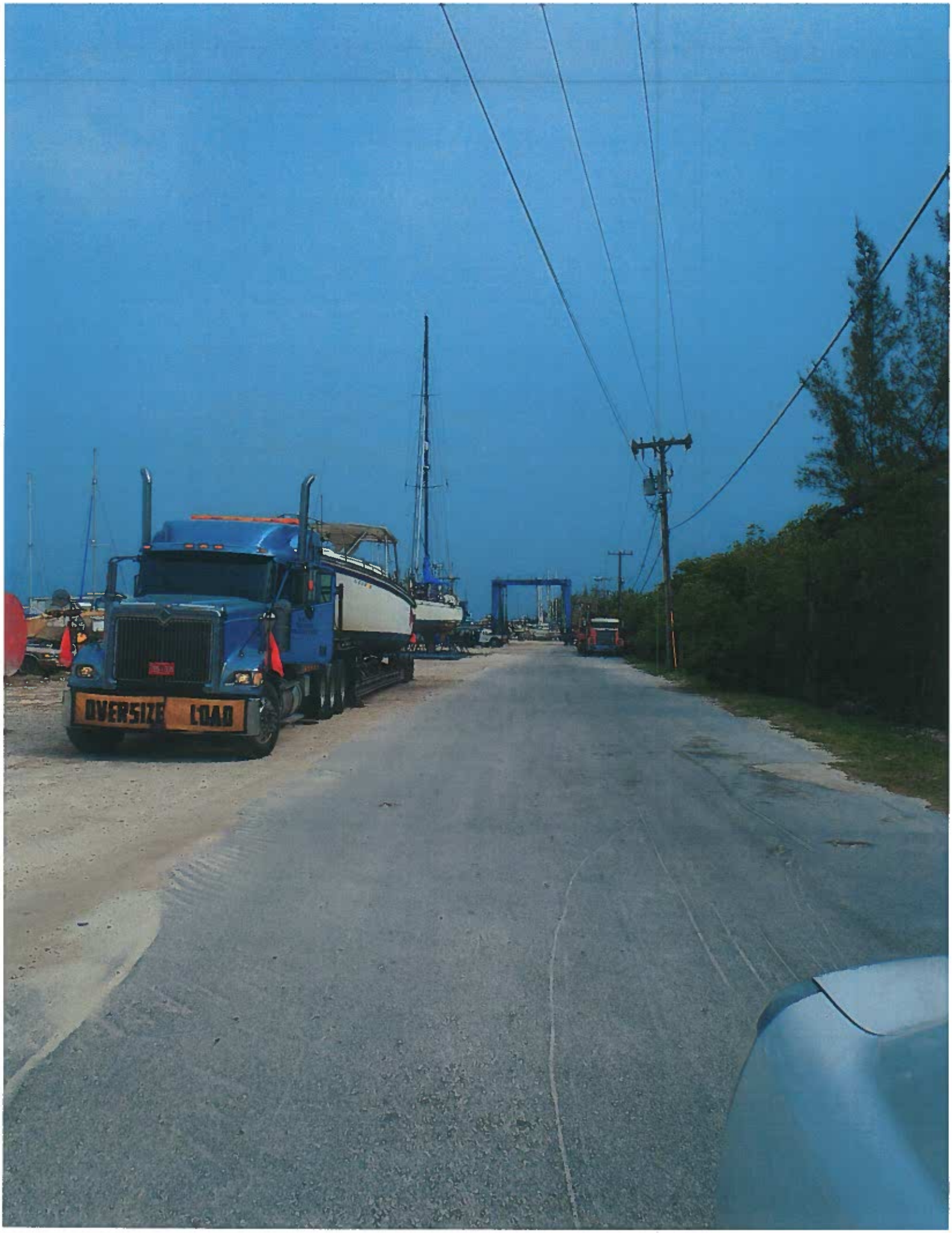
PHOTOS

NO
TRESPASSING

ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.

PHOTOS

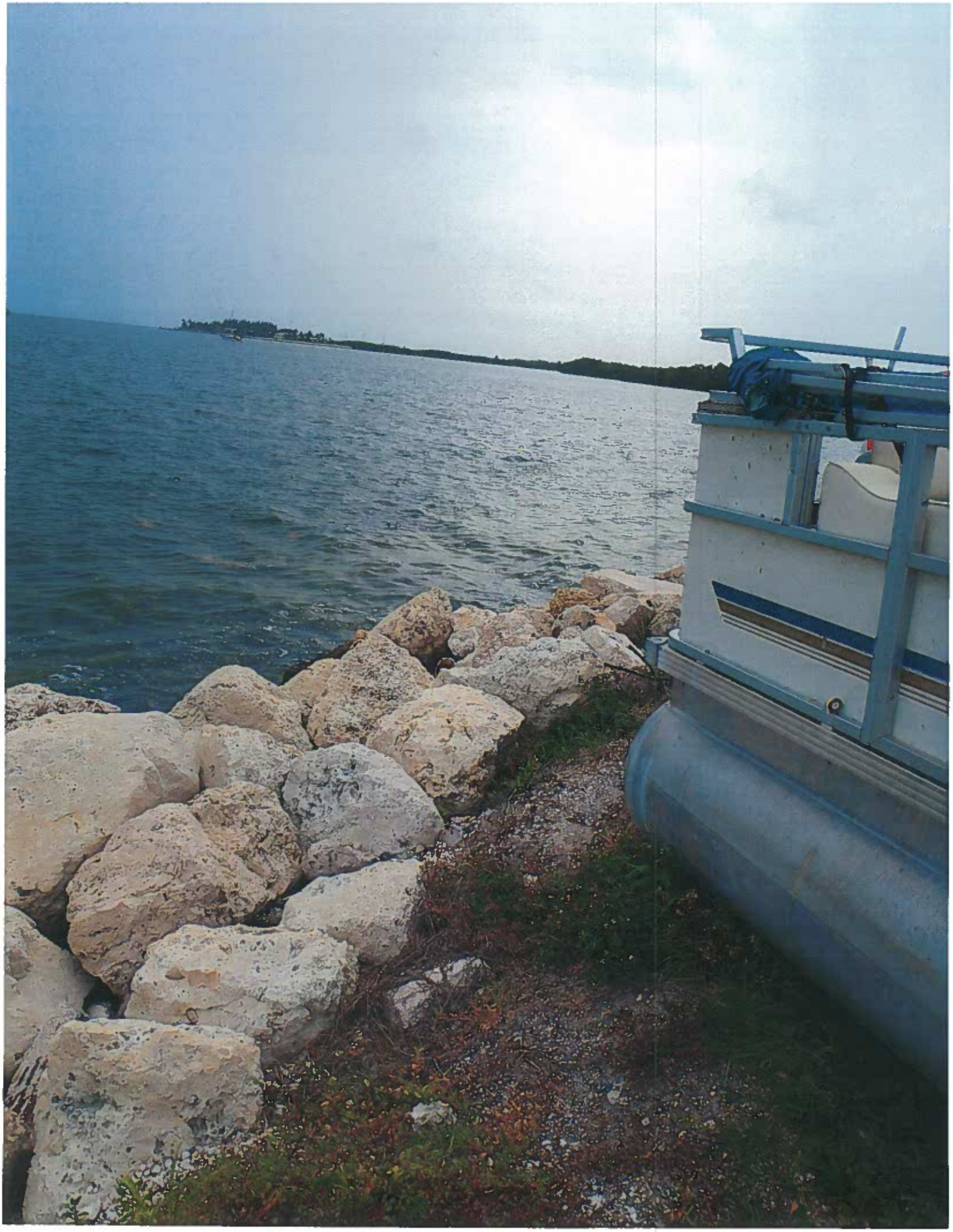


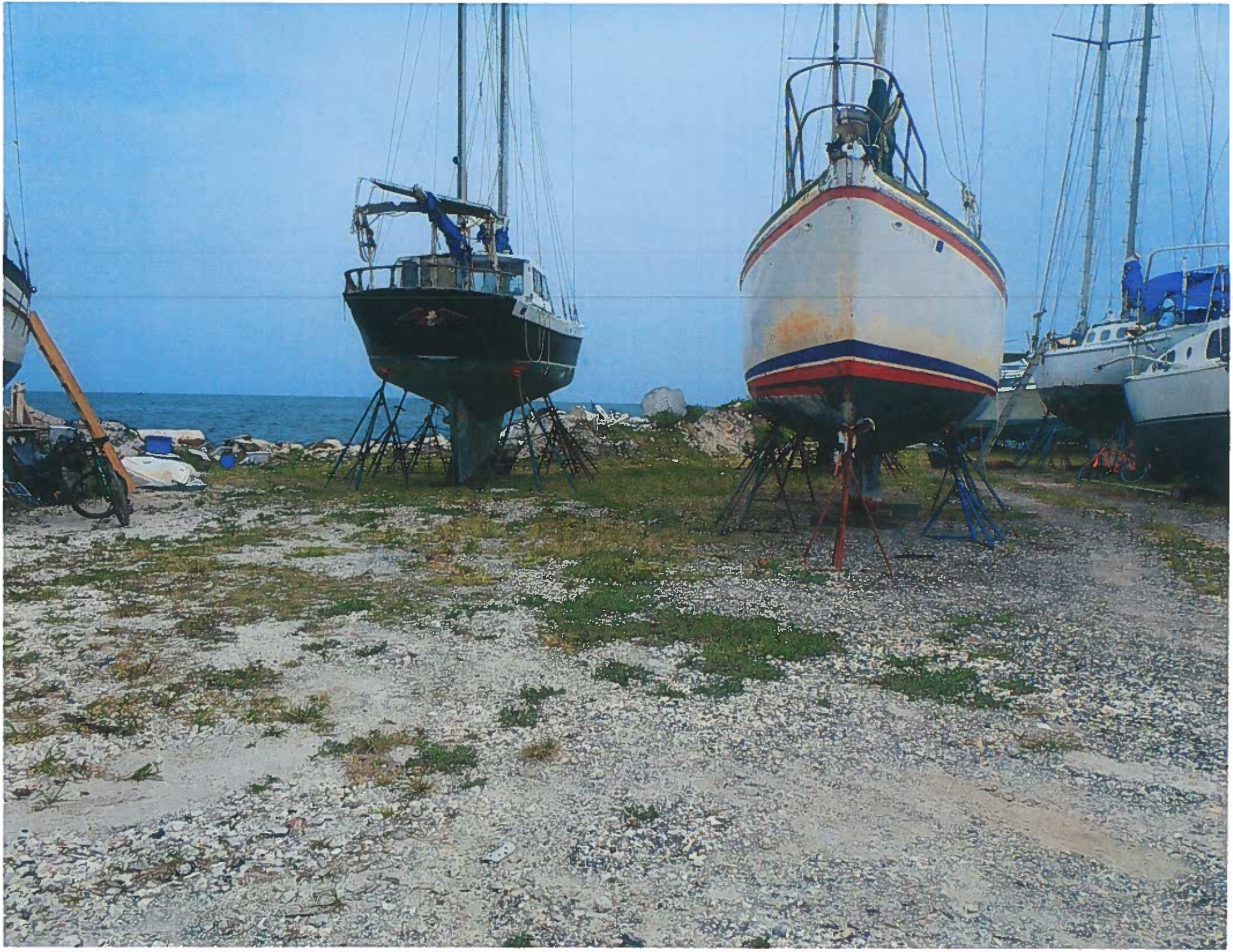

OVERSIZE LOAD

ARNOLD'S
TOWING
TOW AWAY
ZONE

SEA ROCKET

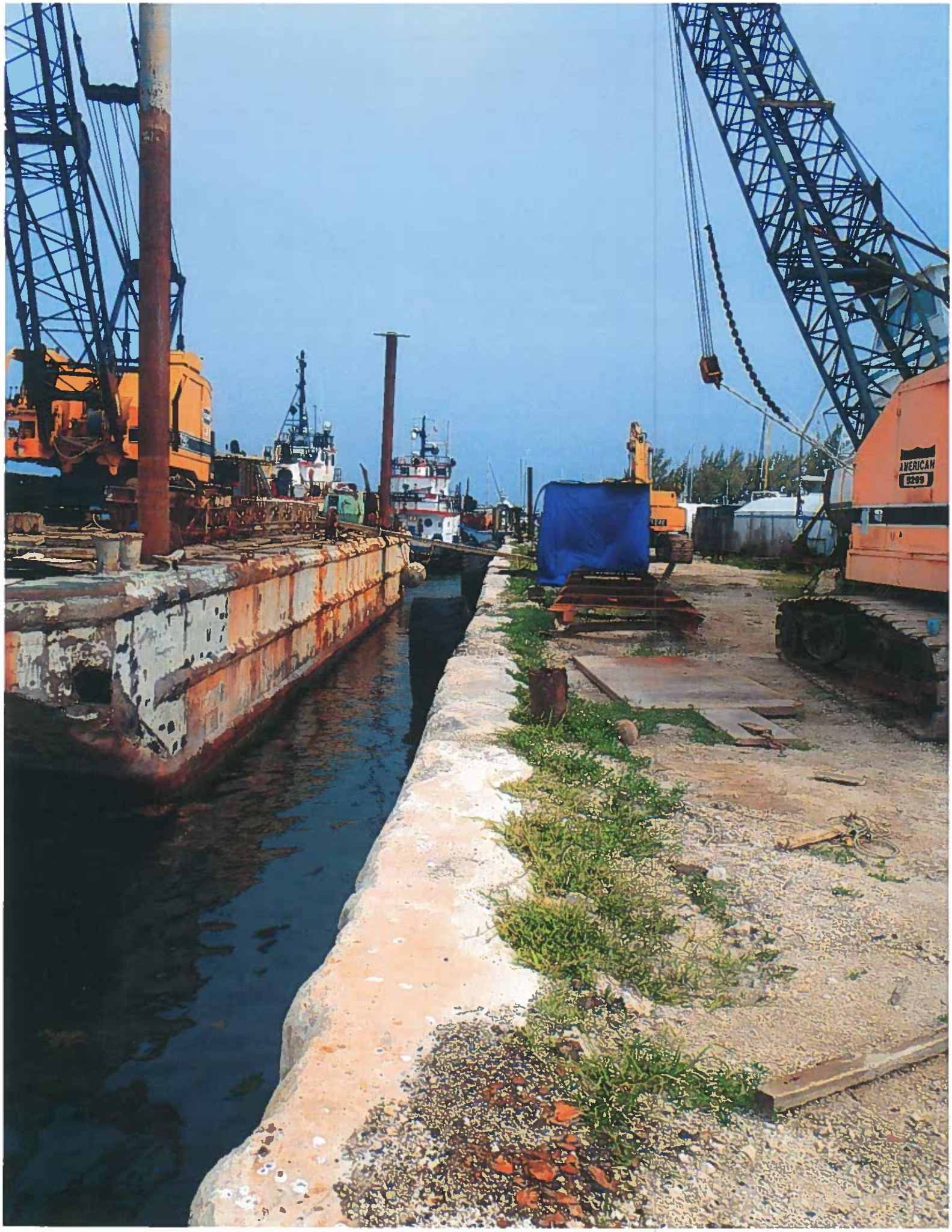
crest

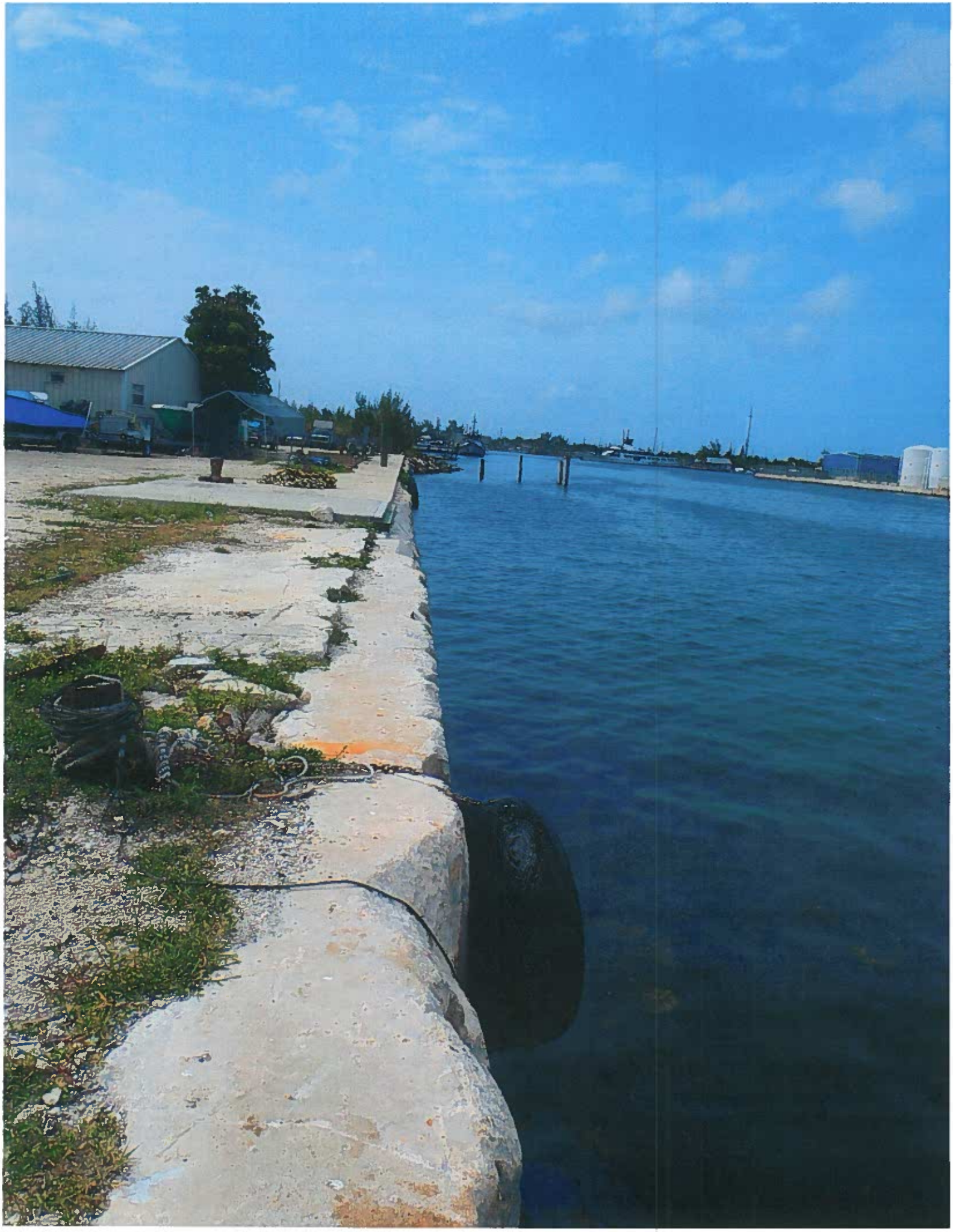




OCEAN STAR

Betty J
WARHORSE


AMERICAN
2299



CONSTELLATION YACHTS, INC.

PHOTOS

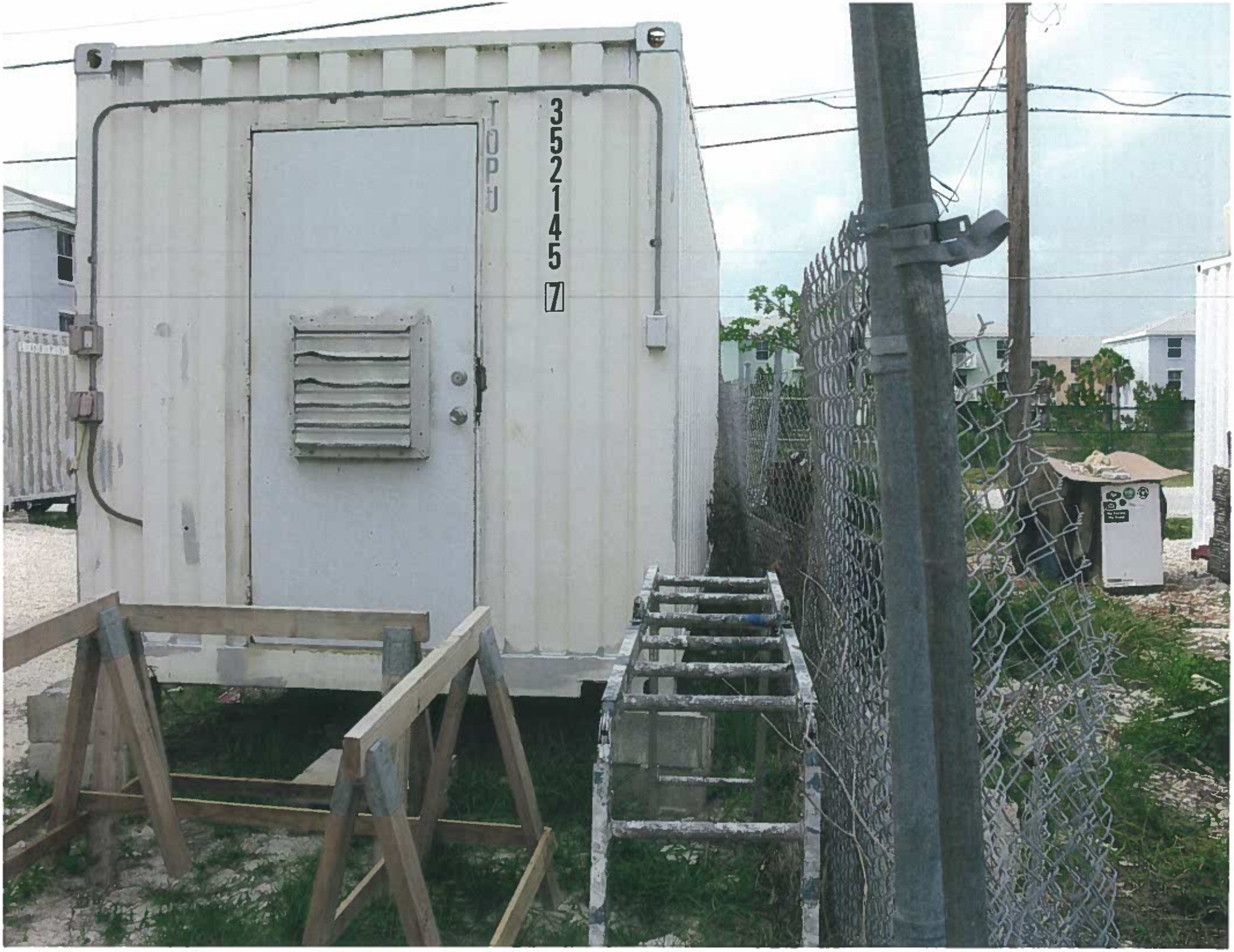
STOP

TOW AWAY ZONE
ALTIMA
D86 OYE
C
87

CONSTELLATION YACHTS
TIDAL
ENERGY
SYSTEMS
CORPORATION

Please Help Keep
Stock Island Clean!
Stocksland
March 10, 2002

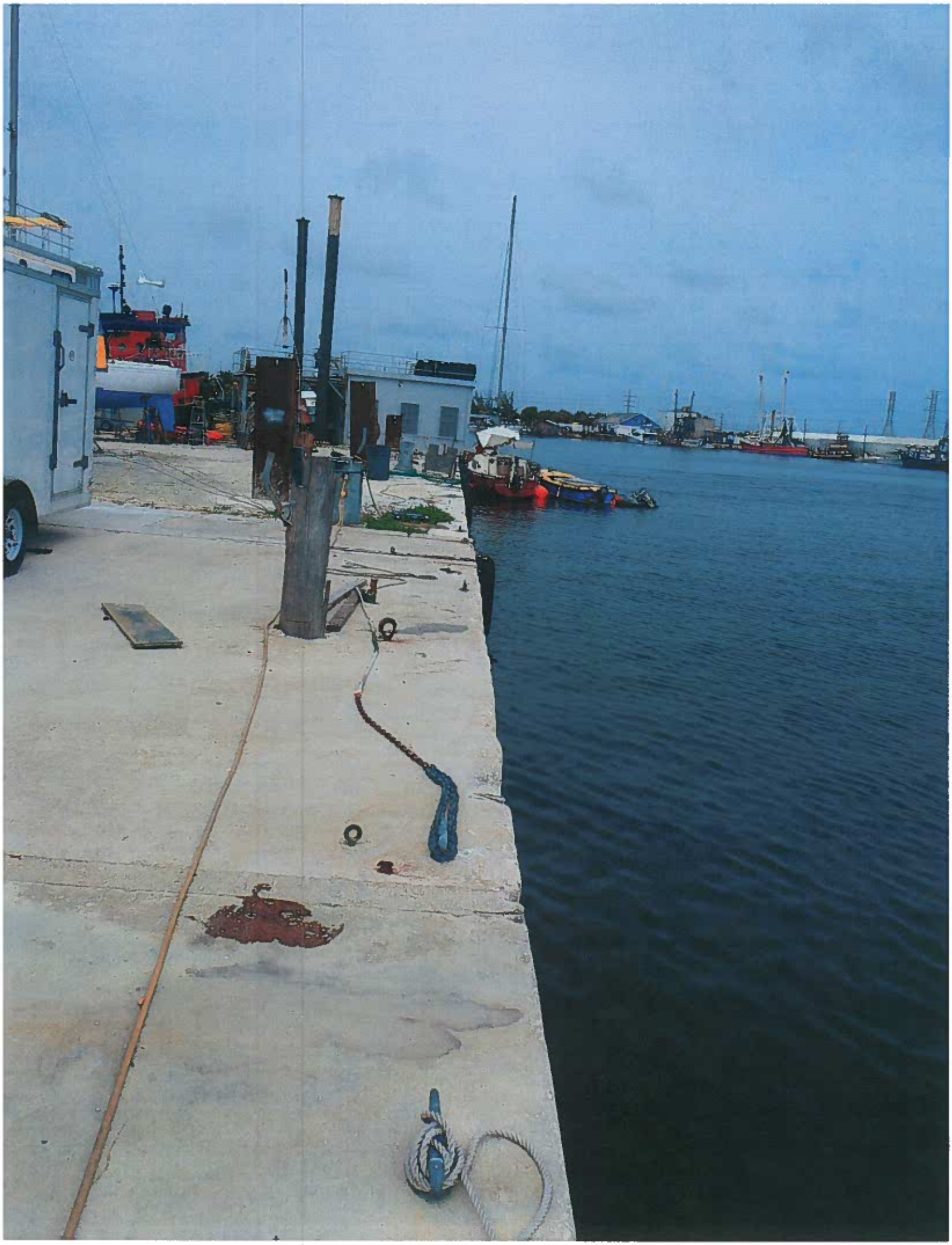
Help Keep
Island Clean!
West
Key West Engine
Service, Inc.

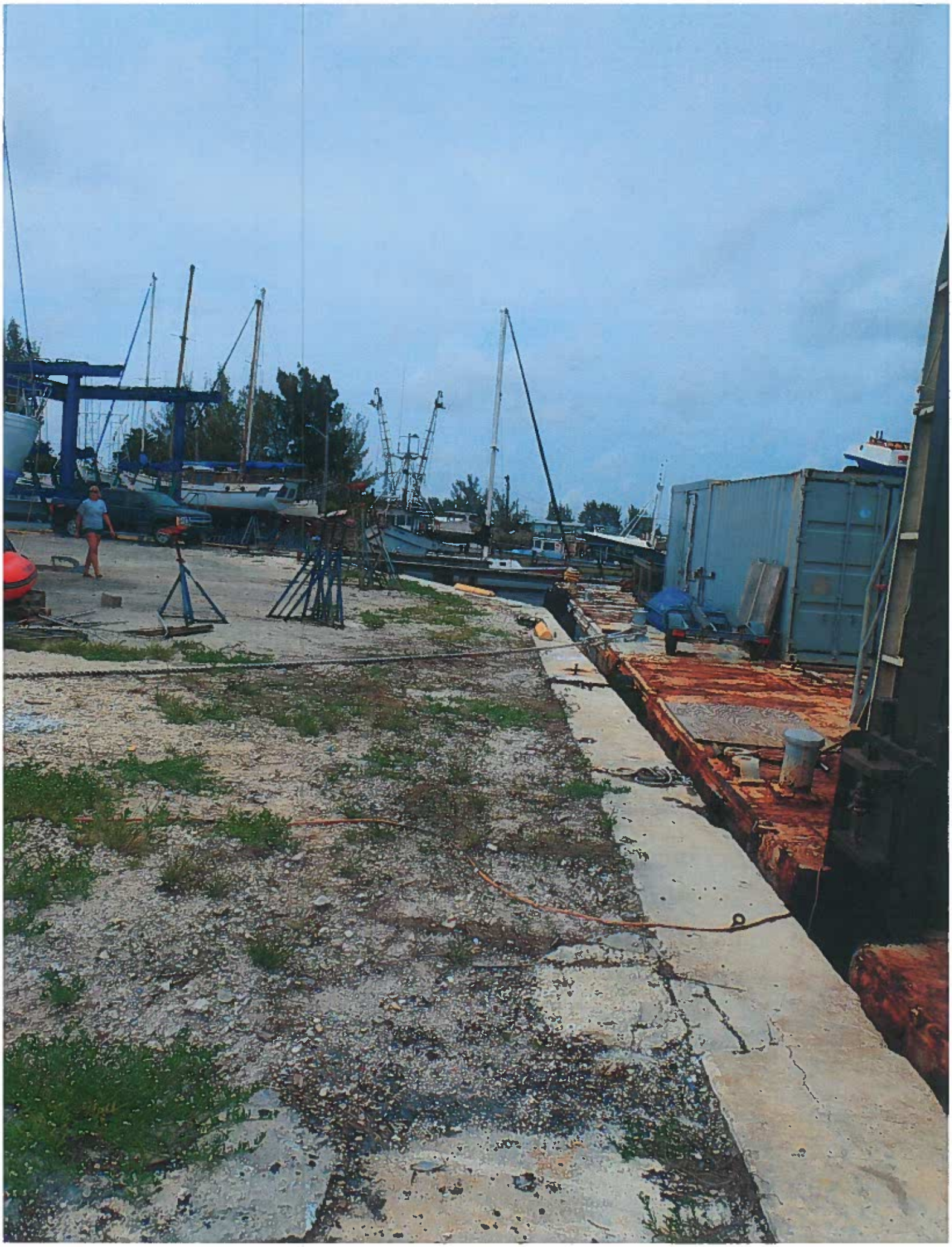

TOPU
3521457

90

3D OF KEY WEST, INC.

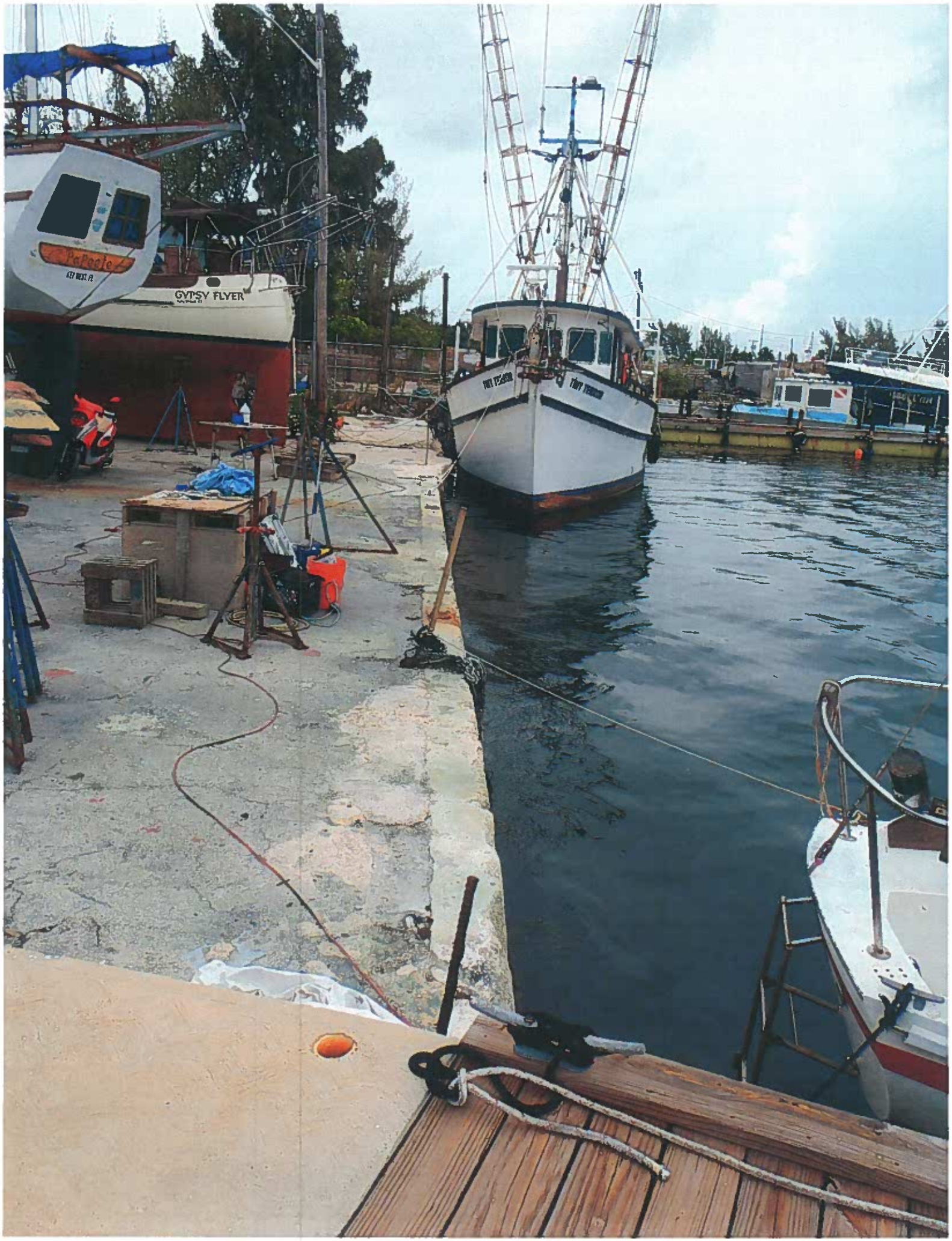
PHOTOS



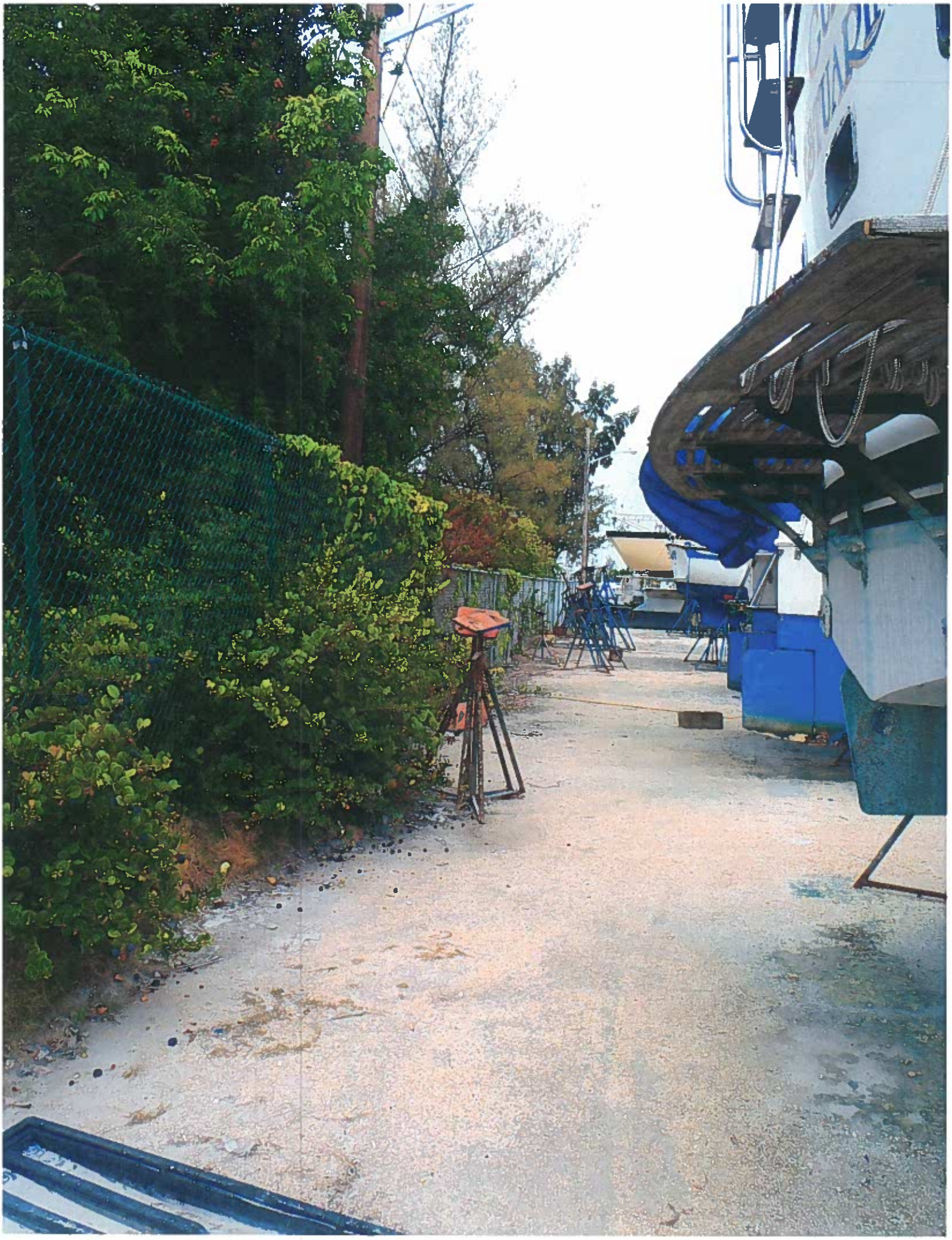


0# -- New Law, FYI

Image removed by sender.


Paseo
GYPSY FLYER

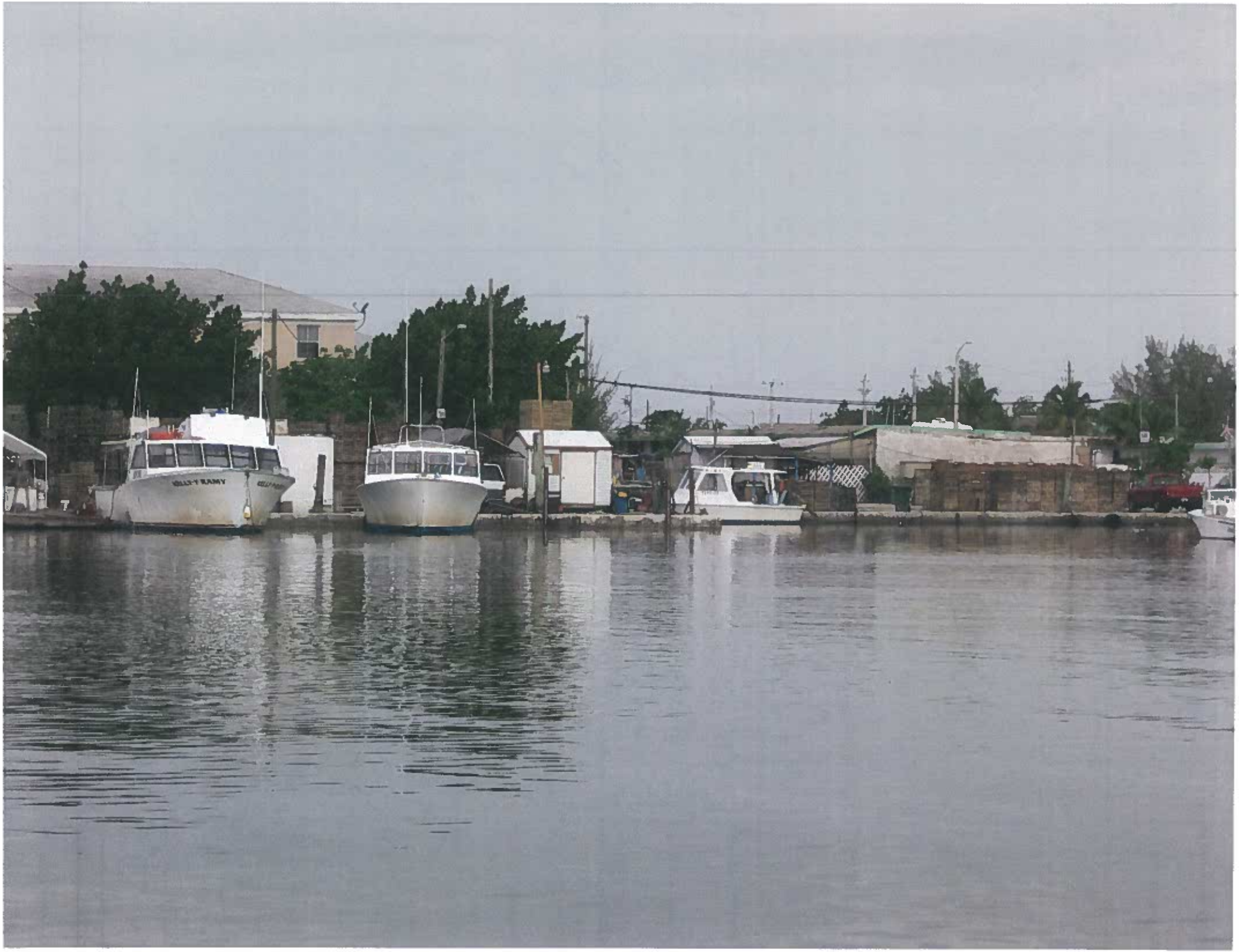
GYPSY FLYER



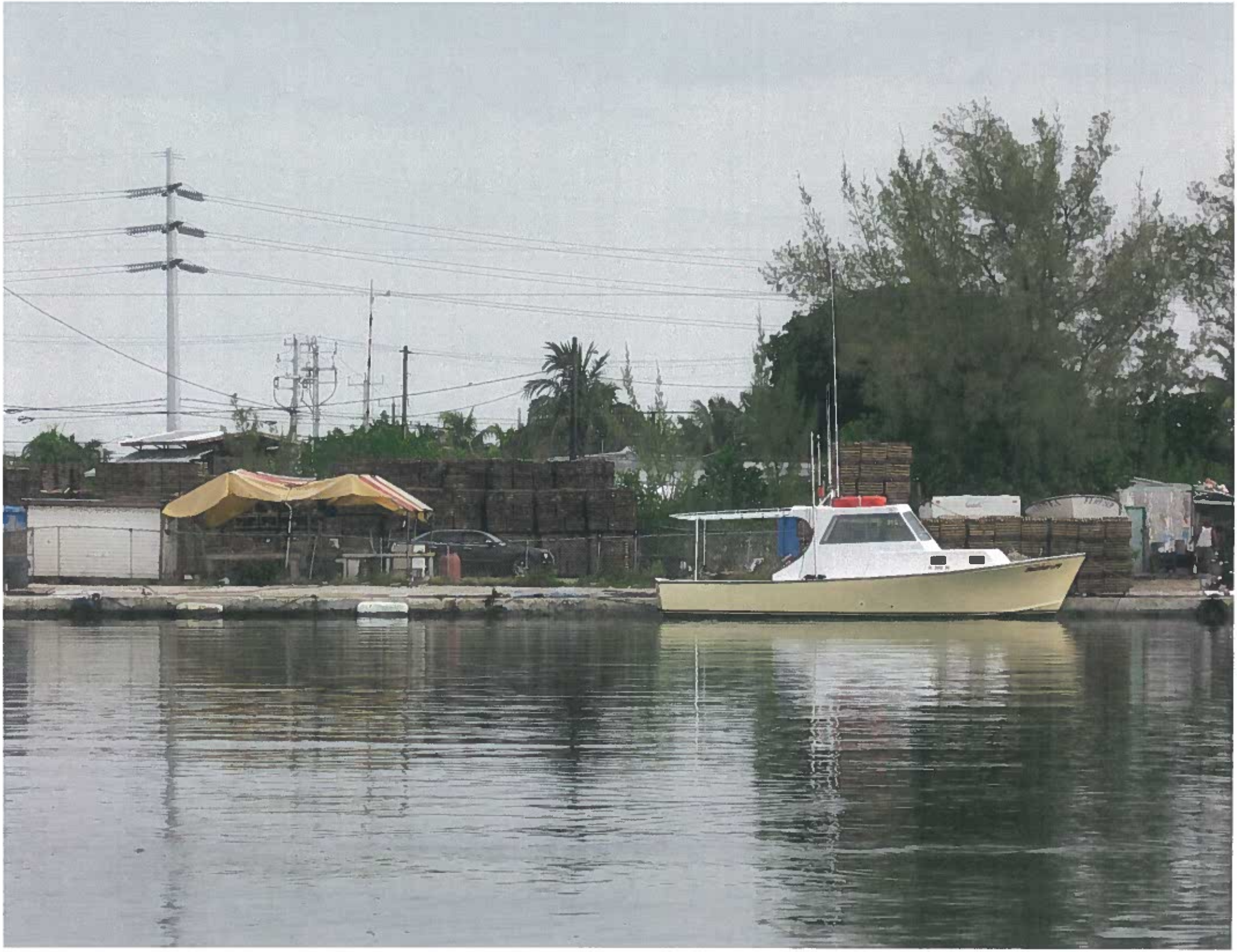
ROSA II

BERNSTEIN TRUST

PHOTOS



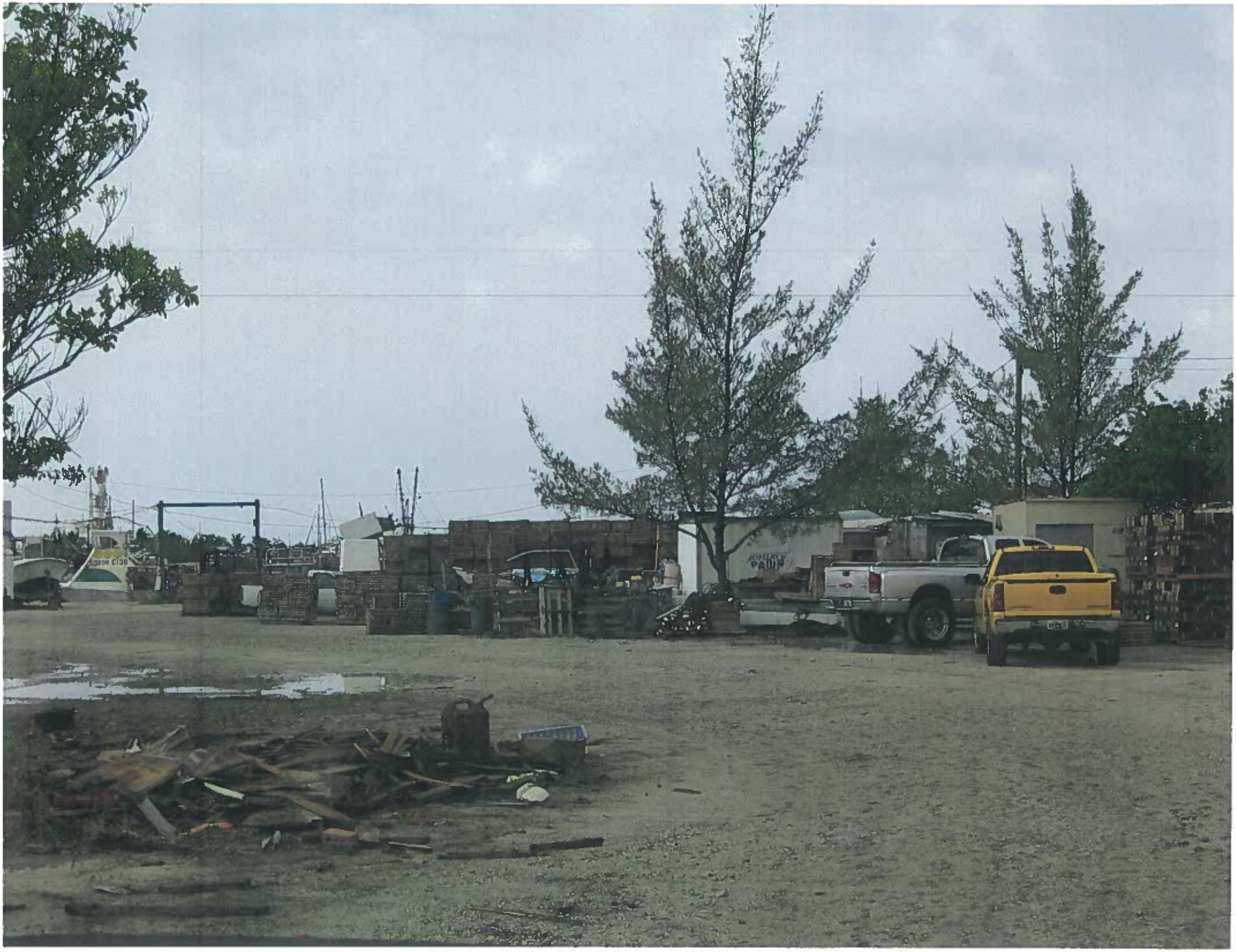
Annabel C.



534052

SPEED
LIMIT
25

MITSUBISHI



Charlie's Angels

CONTINENTAL
CAT

ESTATE

GLASS
LIES
HOLDING
OPEN
FOR REN

NO
DUMPING

ACTON
800-231-1600
AMI 33754

3
KEY WEST, FL.

Two-Can

608289
KELLY-Y-RAMY

ISLAND TRUST AGREEMENT 03/10/1989

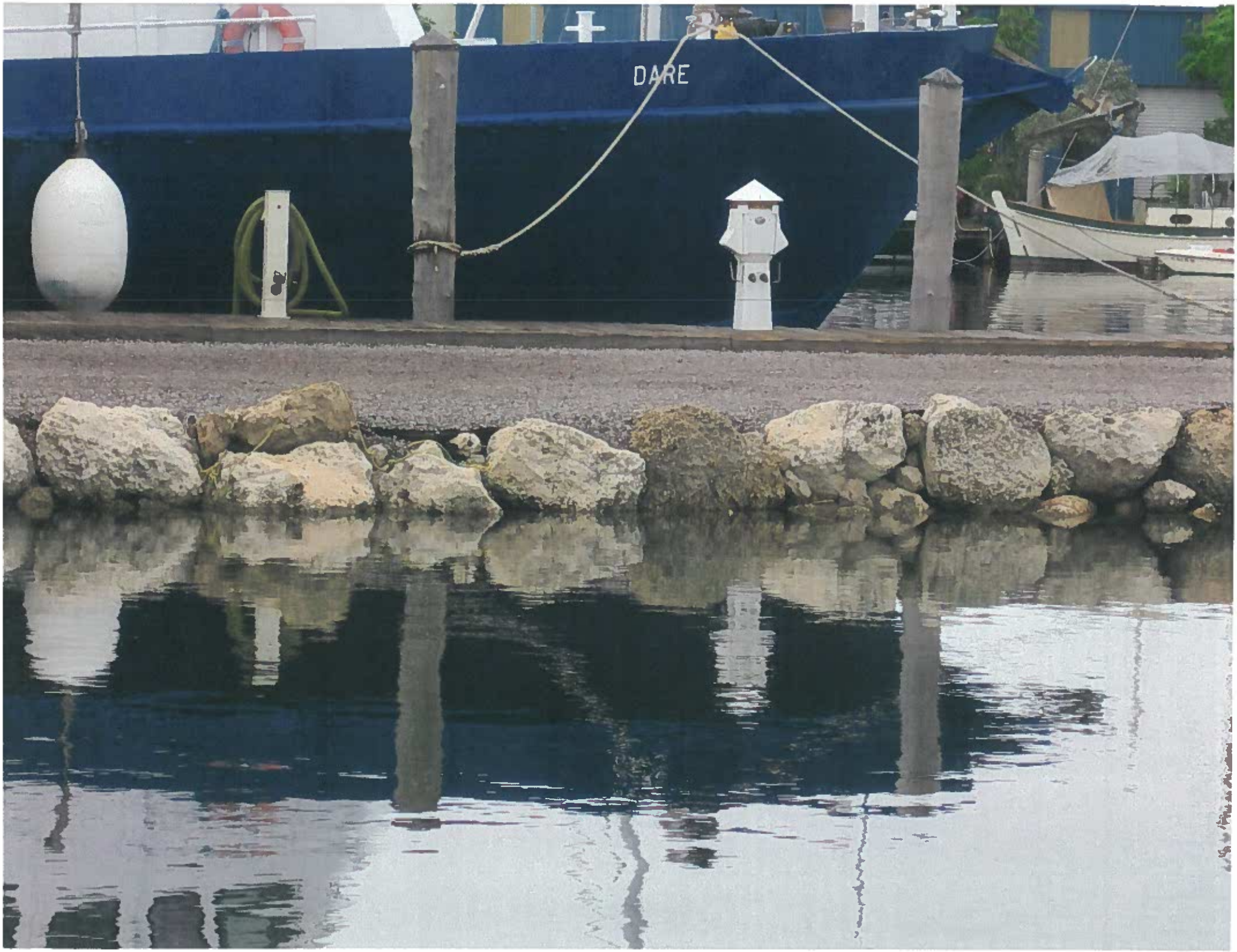
PHOTOS

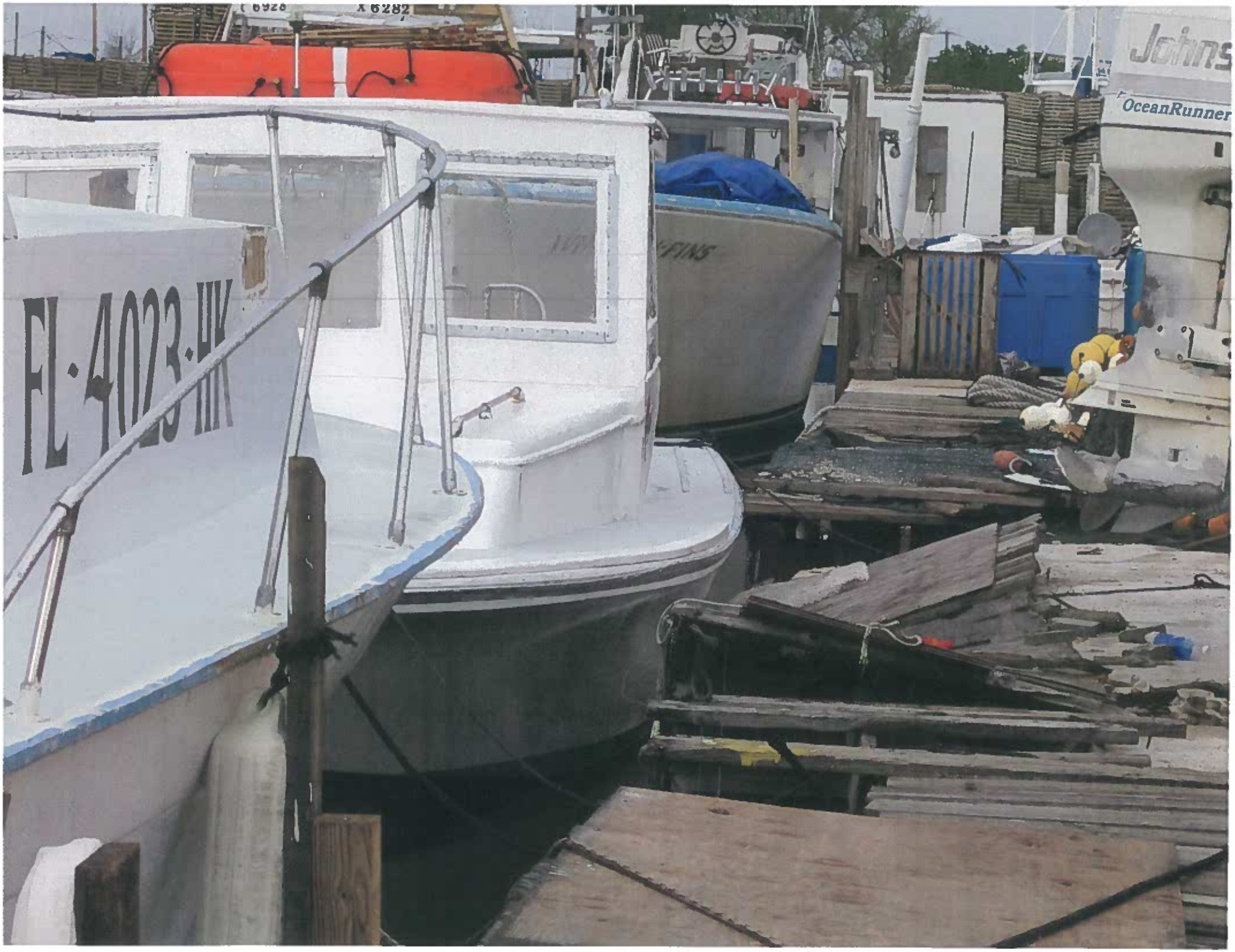
FL-666

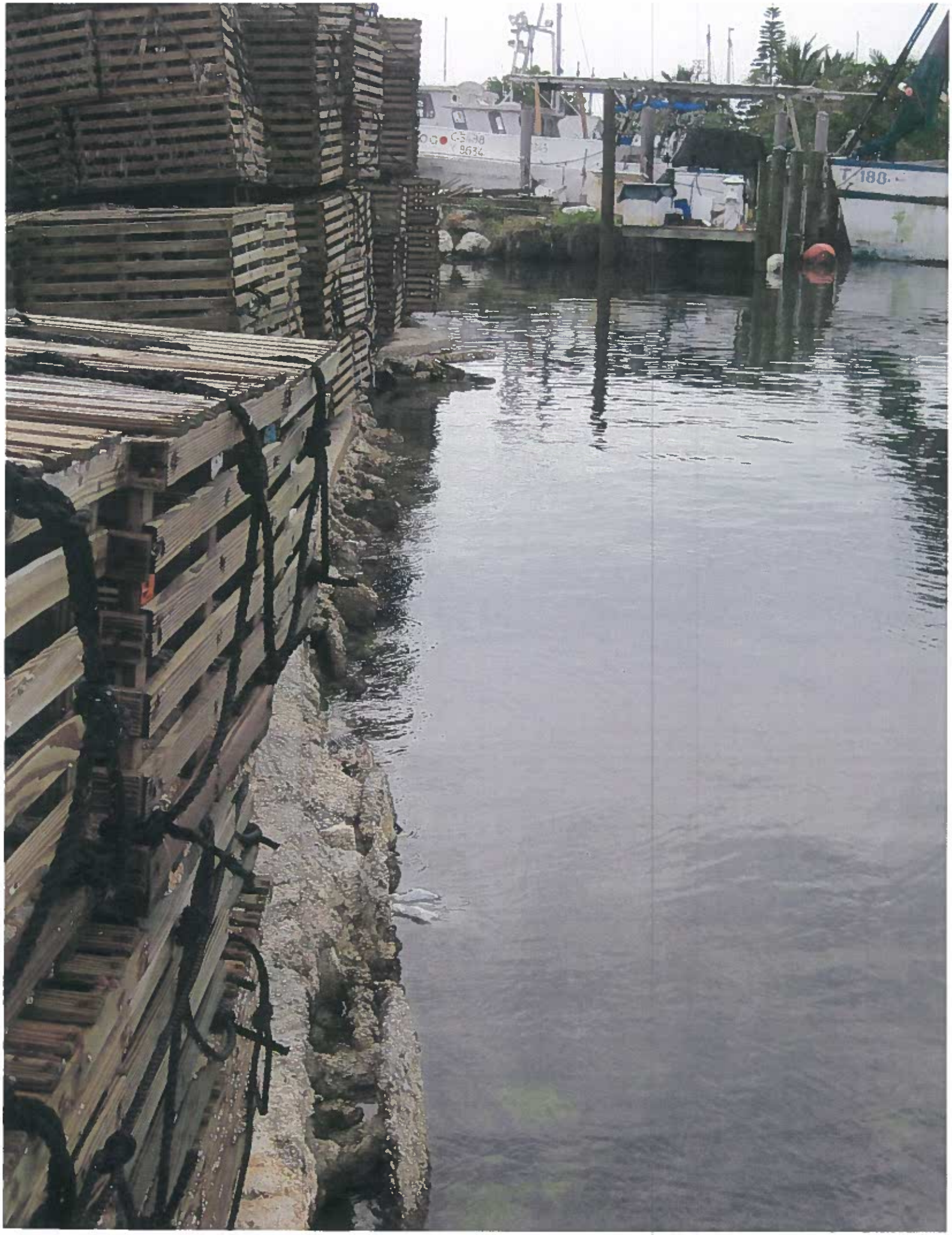
C 26300 X26802
FL 0590 JL

PI 9017 LL
C-9494

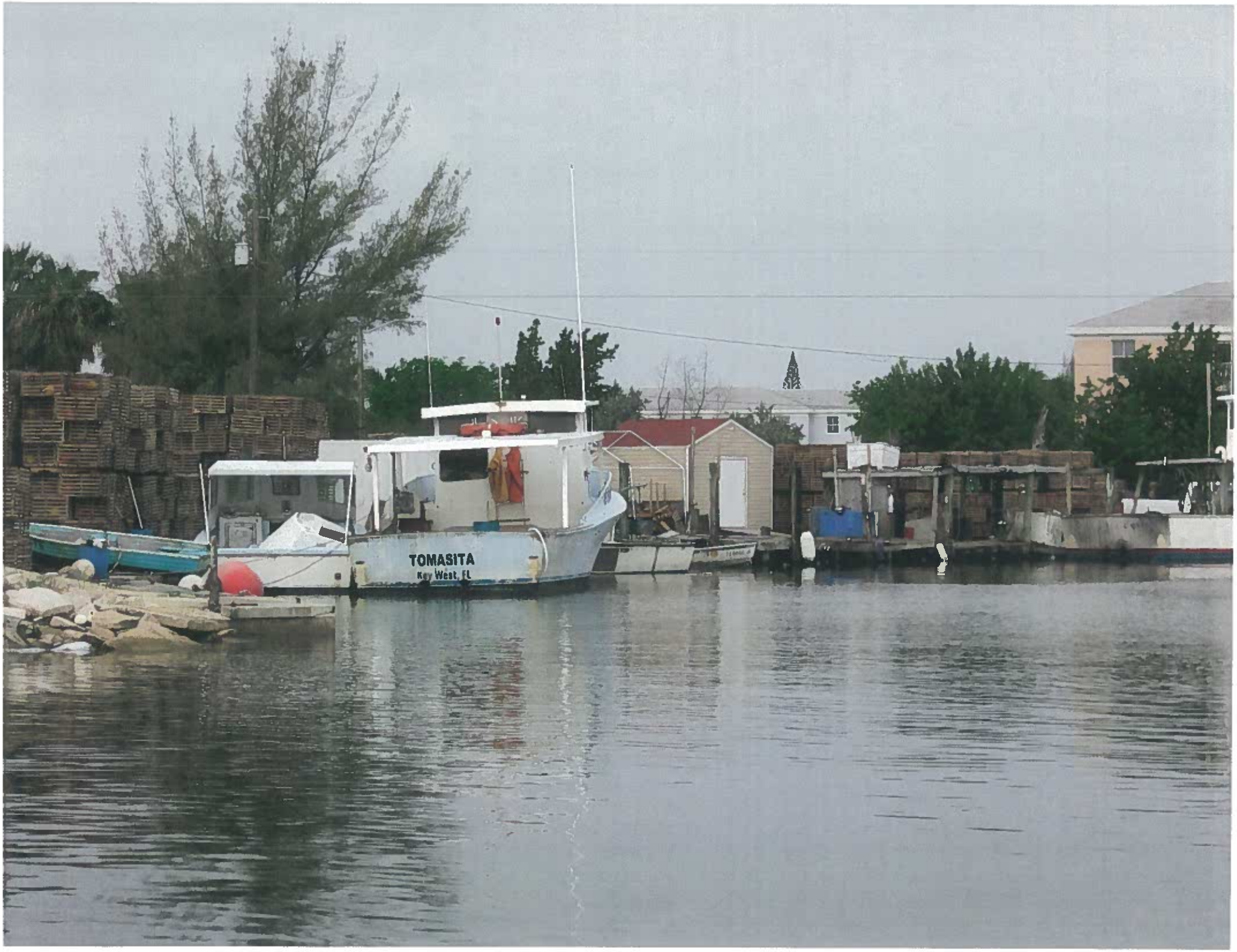
TONS
CRUSHED ROCK
TONS
SERVING ALL THE FLORIDA KEYS


DARE


FL·4023·HK
OceanRunner


T 188

T 188.


TOMASITA
Key West, FL

KEY WEST TRANSFER STATION & HAULING SERVICE, INC.

PHOTOS

TACOMA
4-4
4-4

STOP

STOP

K W RESORT UTILITIES CORP.

PHOTOS

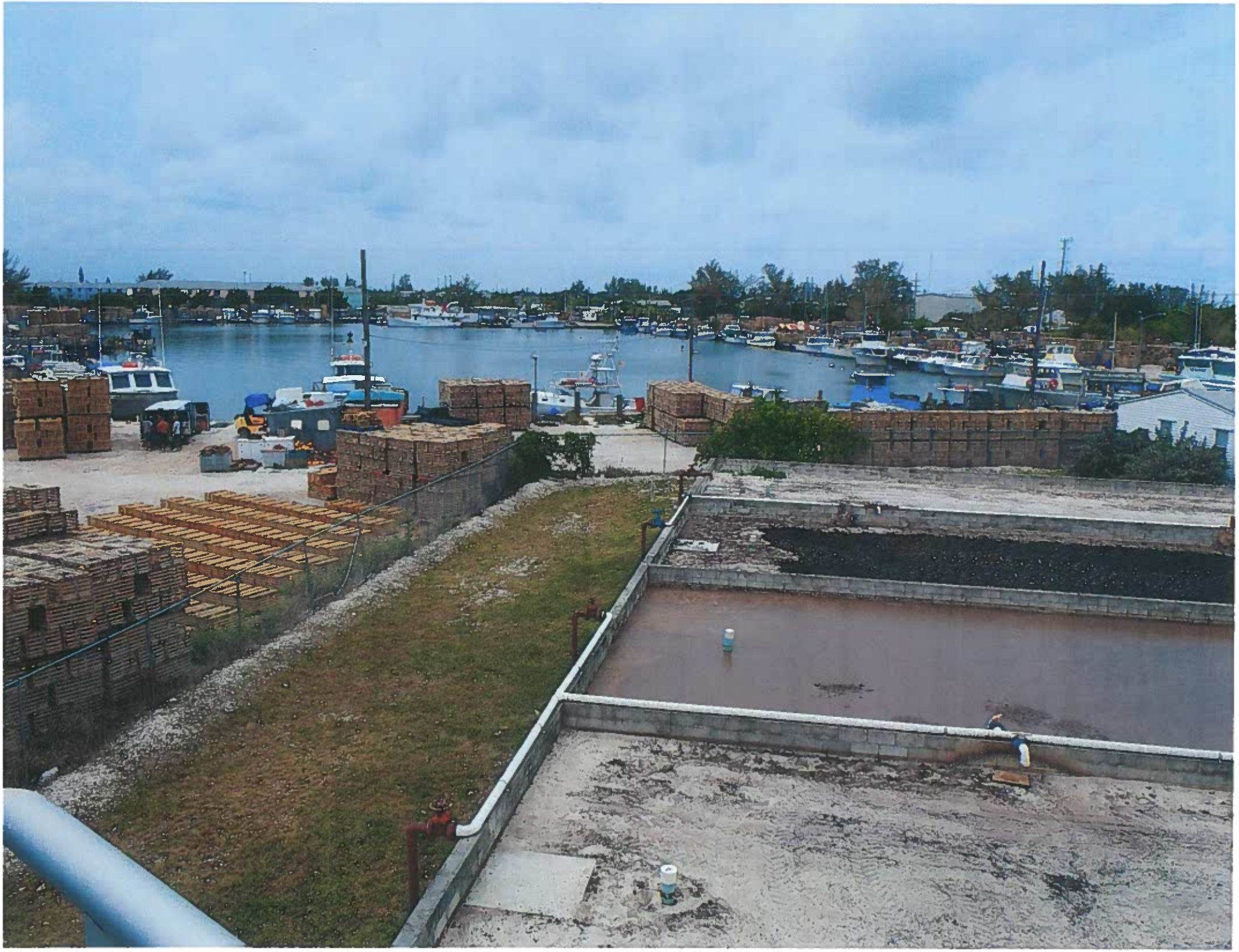
esort Utilities Corp.
3630 Front Street

KW Resort U
Corp.
KWRU

ENVIRONMENTAL CLEANING UNIT

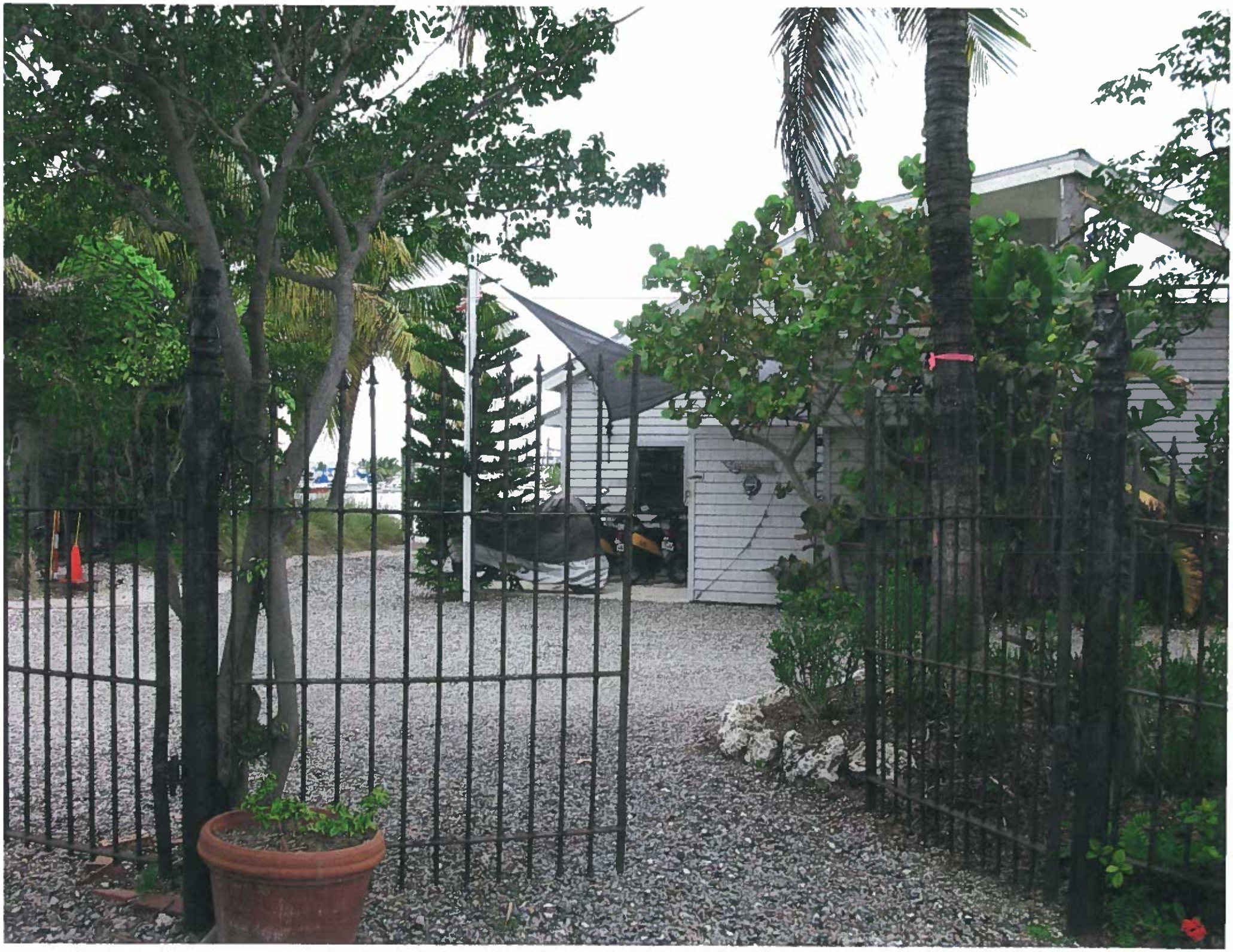
ENVIR

CONTINENTAL
CAT



SAFE HARBOUR PROPERTIES

PHOTOS



OFFICE

SAFE HARBOUR
OFFICE
MARINA

COACHMEN

FOR YOUR PROTECTION
PRIVAT
PROPER
NO
TRESPASS

NO
TRESPASSING
THIS PROPERTY
IS PROTECTED BY
VIDEO SURVEILLANCE
TRESPASSERS WILL
BE PROSECUTED
CAUTION
Automatic
Gate
NO
PLAYING OR CLIMBING
ON OR AROUND GATE

970 PCO

CARBONE
ELECTRIC INC.

SAFE HARBOUR
MARINA
3306564
www.usps.com

AR
EE BEER
Citizens

2500

BAMA ONE, LLC

PHOTOS

PARKING
BY PERMIT
ONLY
VIOLATORS
WILL BE TOWED

YANKEE CAPTS
New England's Best Action and Tuna Fishing
OFFSHORE FISHING
Setting the catch standard since 1977!

6840 FRONT STREET, LLC

PHOTOS

MISS DAWN

MISS DAWN

FISHBUSTERZ

FISHBUSTERZ

CHOICE
WHOLESALE

SEA A ELS
BEAUFO

SEA ANGELS
BEAUFORT, NC
FISHBUSTERZ

300 FOOT RADIUS MAP

300 FOOT RADIUS SURROUNDING PROPERTY OWNERS

Monroe County Property Appraiser - Radius Report

AK: 9039185 **Parcel ID:** 00123800-000103 **Physical Location:** 5550 5TH AVE SOUTH STOCK ISLAND
Legal Description: DOG TRACK PARCELS CONDOMINIUM PARCEL 3 OR1895-2114 /17 OR2028-1170/95(AGREE) OR216
Owners Name: MERIDIAN WEST LTD
Address:: 2937 SW 27TH AVE STE 303 MIAMI, FL 33133

AK: 1161594 **Parcel ID:** 00127380-000000 **Physical Location:** 5550 FIFTH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT LO T 13 SQR 57 OR399-424-425 OR538-
Owners Name: BERNSTEIN BENJAMIN TRUST B
Address:: PO BOX 2455 KEY WEST, FL 33045-2455

AK: 1157911 **Parcel ID:** 00123770-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35-67-25 DD67535-09.2/1 DD67535-23 BAY BOTTOM AND FILLED BAY BOTTOM SOUTH OF AN
Owners Name: BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
Address:: PO BOX 2455 KEY WEST, FL 33045-2455

AK: 9039163 **Parcel ID:** 00123800-000101 **Physical Location:** 5550 5TH AVE SOUTH STOCK ISLAND
Legal Description: DOG TRACK PARCELS CONDOMINIUM PARCEL 1 OR2164-567- 580(2ND AMEND TO DECL) OR2308
Owners Name: HARBOR BAY INVESTMENTS LLC
Address:: 5510 3RD AVE KEY WEST, FL 33040

AK: 9039152 **Parcel ID:** 00123800-000100 **Physical Location:** 5550 5TH AVE SOUTH STOCK ISLAND
Legal Description: DOG TRACK PARCELS CONDOMINIUM (F/K/A RE 123800 & 1 27370) OR1895-2018/19C OR1895-20
Owners Name: DOG TRACK PARCELS CONDOMINIUM
Address:: ,

AK: 1157899 **Parcel ID:** 00123760-000200 **Physical Location:** 7009 SHRIMP ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 PT TRACT 1 - ALL TRACTS 2-3-4 AND PARCEL OF LAND AND BAY BTM LYING SOU
Owners Name: LONGSTOCK II LLC
Address:: 7009 SHRIMP RD STE 2 KEY WEST, FL 33040-6067

AK: 8762950 **Parcel ID:** 00126100-000100 **Physical Location:** 6620 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDOMINIUM (FORMERLY RE 126100) OR1103-990/1054DEC OI
Owners Name: PINE & PALM TRAILER PARK A CONDO
Address:: ,

AK: 1161322 **Parcel ID:** 00127110-000100 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PT LOTS 29 & 30 SQR 54 PB 1-55 (RES NO 121-1969) OR444-630-
Owners Name: MONROE COUNTY FL
Address:: 500 WHITEHEAD ST KEY WEST, FL 33040-6581

AK: 1161306 **Parcel ID:** 00127100-000000 **Physical Location:** MALONEY SUB SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 S'LY 8 6.68 FT LOT 28 SQR 54 OR428-985-9
Owners Name: BARTON DONALD J JR
Address:: 1502 UNITED ST KEY WEST, FL 33040-3520

AK: 1161314 **Parcel ID:** 00127110-000000 **Physical Location:** 5675 FIFTH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PT LOTS 29 & 30 SQR 54 PB 1-55 G57-446/447 OR1253-1788/91 O
Owners Name: BARTON DONALD J JR
Address:: 1502 UNITED ST KEY WEST, FL 33040

AK: 9084783 **Parcel ID:** 00123600-000102 **Physical Location:** 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: PT STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR217 1-389/91Q/C OR2171-386//88Q/C OR
Owners Name: KEY WEST TRANSFER STATION & HAULING SERVICE INC
Address:: P O BOX 2744 KEY WEST, FL 33040

AK: 1160296 **Parcel ID:** 00126060-000000 **Physical Location:** 6440 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PT1-55 LOTS 1 & 50 SQR 46 OR641-265 OR2341-25
Owners Name: 5730 FOURTH AVENUE LLC
Address:: PO BOX 169 KEY WEST, FL 33040

AK: 1161462 **Parcel ID:** 00127250-000000 **Physical Location:** 5700 4TH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PT SQR 55 PB1-55 AND PT V ACATED 5TH AVE OR399-422-423 RI
Owners Name: BERNSTEIN BENJAMIN RESIDUARY TR B U/T/W
Address:: PO BOX 2455 KEY WEST, FL 33045-2455

AK: 1161365 **Parcel ID:** 00127150-000000 **Physical Location:** 5513 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT PT LOT 34 STOCK ISLAND MALONEY SUB PB1-55 OR524-635 OR627-297/98 OR825-8
Owners Name: HERNANDEZ JOSE RAUL
Address:: 1430 7TH ST KEY WEST, FL 33040

AK: 1161268 **Parcel ID:** 00127060-000000 **Physical Location:** 5630 3RD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 2 5 & 26 BLK 54 OR562-91 OR866-98Q/
Owners Name: PADRON MICHAEL A JR
Address:: PO BOX 7275 SEBRING, FL 33872

AK: 1161241 **Parcel ID:** 00127040-000000 **Physical Location:** 5600 3RD AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 23 STOCK ISLAND MALONEY SUB PB1-55 OR272- 41-42 OR273-312-313 OR497-490E O
Owners Name: DELTA MARINE INC
Address:: 5600 3RD AVE KEY WEST, FL 33040

AK: 9089578 **Parcel ID:** 00123730-000100 **Physical Location:** 6811 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-22 BAY BTM SOUTH OF ADJ TO PT BLK 57 STOCK ISLAND OR286-270/73 OI
Owners Name: CONSTELLATION YACHTS INC
Address:: 6811 SHRIMP RD KEY WEST, FL 33040

AK: 8763034 **Parcel ID:** 00126100-000108 **Physical Location:** 6620 MALONEY AVE UNIT 8 SOUTH STOCK ISLAND
Legal Description: PINE AND PALM TRAILER PARK, A CONDO UNIT 8 OR1727 -817/18
Owners Name: DELPH MICHAEL S AND EDEE M
Address:: 6620 MALONEY AVE UNIT 8 KEY WEST, FL 33040

AK: 8763069 **Parcel ID:** 00126100-000111 **Physical Location:** 11,6620 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 11 OR1782- 841/42 OR1890-2187 OR2218-223
Owners Name: KOSKI SANDRA R
Address:: 6620 MALONEY AVE UNIT 11 KEY WEST, FL 33040

AK: 1161691 **Parcel ID:** 00127510-000000 **Physical Location:** 6630 MALONEY AVE 1-25 SOUTH STOCK ISLAND
Legal Description: BLUE WATERS SUB PB4-151 STOCK ISLAND LOTS 1 THRU 2 5 OR580-508 OR782-1936 RE: 12752
Owners Name: LOSLEY FREDERICK A TRUSTEE (FREDERICK ALBERT LOSLEY DEC TR 09-20-1999)
Address:: 1018 17TH STREET KEY WEST, FL 33040

AK: 9082275 **Parcel ID:** 00133130-001200 **Physical Location:** 6440 2ND ST UNIT 8 SOUTH STOCK ISLAND
Legal Description: UNIT 6B - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9082253 **Parcel ID:** 00133130-000700 **Physical Location:** 6419 2ND TER UNIT 4 SOUTH STOCK ISLAND
Legal Description: UNIT 3B PARK PLACE TOWNHOMES RESUB PT BK 48 PB3-86 STOCK ISLAND LTS 10 12 13 AND 1
Owners Name: OB FLORIDA HOLDINGS LLC C/O IBERIABANK REO DEPT
Address:: 5310 E STATE ROAD 64 BRADENTON, FL 34208-5500

AK: 9082265 **Parcel ID:** 00133130-001000 **Physical Location:** 6417 2ND TER UNIT 3 SOUTH STOCK ISLAND
Legal Description: UNIT 5 - PARK PLACE TOWNHOMES A RESUB OF A PART OF BLK 48 PB3-86 STOCK ISLAND LOT
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 1160571 **Parcel ID:** 00126380-000000 **Physical Location:** 6444 2ND ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT E1 /2 SQR 48 G70-70
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 8763107 **Parcel ID:** 00126100-000115 **Physical Location:** 15, 6620 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 15 & .0625% COMMON ELEMENTS OR1133-2159
Owners Name: PORTER POWELL D
Address:: 95510 OVERSEAS HWY KEY LARGO, FL 33037

AK: 1160351 **Parcel ID:** 00126120-000000 **Physical Location:** 6700 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 SE'LY 1/2 LOT 15 & NW'LY 1/2 LOT 16 & SE'LY 1/2 LOT 3
Owners Name: DION ERNEST E
Address:: 6700 MALONEY AVE KEY WEST, FL 33040

AK: 9082236 **Parcel ID:** 00133130-000300 **Physical Location:** 5655 3RD AVE UNIT 12 SOUTH STOCK ISLAND
Legal Description: UNIT 1C - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9082283 **Parcel ID:** 00133130-001400 **Physical Location:** 6440 2ND ST UNIT 11 SOUTH STOCK ISLAND
Legal Description: UNIT 7B - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 1160563 **Parcel ID:** 00126370-000000 **Physical Location:** VACANT LAND 4TH AVE SOUTH STOCK ISLAND
Legal Description: BLK 47 PT LOT 11 MALONEY SUB SUBDIVISION PB1-55 ST OCK ISLAND Z-20 OR703-604 OR174
Owners Name: HARDEN MARC A
Address:: 2316 PATTERSON AVE KEY WEST, FL 33040

AK: 9082232 **Parcel ID:** 00133130-000200 **Physical Location:** 5655 3RD AVE UNIT 13 SOUTH STOCK ISLAND
Legal Description: UNIT 1B - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LTS
Owners Name: PARK PLACE HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 1167622 **Parcel ID:** 00133170-000000 **Physical Location:** 6415 SECOND TER SOUTH STOCK ISLAND
Legal Description: LT 15 A RESUB OF A PART OF BL48 STOCK ISLAND PB3-8 6 OR350-316/317 OR650-303/304 OR
Owners Name: COYLE ADAM
Address:: 5751 PEMBROKE DR FITCHBURG, WI 53711-5225

AK: 9081090 **Parcel ID:** 00123731-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 PARCEL SOUTH OF BLK 57 PB1-55 (ROAD EASEM ENT) .39 AC G65-82 OR1-17
Owners Name: SAFE HARBOR ENTERPRISES INC
Address:: P O BOX 2455 KEY WEST, FL 33040

AK: 1157856 **Parcel ID:** 00123740-000000 **Physical Location:** 6801 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 BAY BTM S AND ADJ TO PT BLK 57 STOCK ISLA ND OR286-270-273 OR728-1/7 OR74
Owners Name: 3 D OF KEY WEST INC
Address:: 1415 FLAGLER AVE KEY WEST, FL 33040-4921

AK: 1161519 **Parcel ID:** 00127300-000000 **Physical Location:** 6751 FIFTH ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT 1 & ALL 2-3 & 4 & PT 5 SQR 57 & BA
Owners Name: BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY
Address:: 500 WHITEHEAD ST KEY WEST, FL 33040-6581

AK: 8642113 **Parcel ID:** 00123600-000101 **Physical Location:** 6630 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 FILLED BAY BTM ADJ TO BK 55 MCDONALDS PLA T PB1-55 (2.00AC) STOCK ISLAND O
Owners Name: K W RESORT UTILITIES CORP
Address:: PO BOX 2125 KEY WEST, FL 33045-2125

AK: 1157686 **Parcel ID:** 00123570-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-09 BAY BOTTOM AND FILLED LAND SOU TH OF AND ADJ BLKS 55 AND 56 (A/
Owners Name: BAMA ONE LLC
Address:: 6810 FRONT ST KEY WEST, FL 33040-6040

AK: 1157732 **Parcel ID:** 00123620-000000 **Physical Location:** 6900 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-10.1 PT FILLED BAY BTM S OF BLKS 55&56 PB 1-55 OR359-70/75 OR382-
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 8630166 **Parcel ID:** 00123600-000100 **Physical Location:** 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35-67-25 PT BK 55 MCDONALDS PLAT PB1-55 AND FILLED ADJ BAY BOTTOM (4.10AC) & ADJ B
Owners Name: ISLAND TRUST AGREEMENT 3/10/1989
Address:: P O BOX 2455 KEY WEST, FL 33040

AK: 1157708 **Parcel ID:** 00123590-000000 **Physical Location:** 6810 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 BAY BTM AND ADJ FILLED LAND SOUTH AND ADJ BLK 55 AND 56 STOCK ISLAND OR5
Owners Name: SAFE HARBOUR PROPERTIES LLC
Address:: 6810 FRONT ST KEY WEST, FL 33040-6040

AK: 8747217 **Parcel ID:** 00133760-000180 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 PARCEL OF BAY BOTTOM ADJ TO HARBOR SHORES A CONDOMINIUM OR986-359/361 (
Owners Name: KERSHAW ABRAHAM AND CAROL L
Address:: 31W660 STEARNS RD ELGIN, IL 60120

AK: 1157929 **Parcel ID:** 00123780-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-24 BAY BTM BETWEEN STOCK ISLAND&C OW KEY I.I. NO 21817
Owners Name: MONROE COUNTY
Address:: 500 WHITEHEAD ST KEY WEST, FL 33040-6581

AK: 9080464 **Parcel ID:** 00123720-000100 **Physical Location:** 700 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO SQR 55 AND 56 PB1-55 (EASEMENT A) OR1
Owners Name: LONGSTOCK II LLC
Address:: 7009 SHRIMP RD STE 2 KEY WEST, FL 33040-6067

AK: 9080468 **Parcel ID:** 00123720-000200 **Physical Location:** 700 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND BAY BOTTON SOUTH OF AND ADJ TO SQR 55 & 56 PB1-55 (EASEMENT B) OR190
Owners Name: LONGSTOCK II LLC
Address:: 7009 SHRIMP RD STE 2 KEY WEST, FL 33040-6067

AK: 1157660 **Parcel ID:** 00123550-000000 **Physical Location:** 6900 FRONT ST SOUTH STOCK ISLAND
Legal Description: DD67535-03.1 PT FILLED LAND SOUTH OF SQR 55 & 56 P B-1-55 OR359-68-69 OR359-76-78 OF
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041

AK: 1157724 **Parcel ID:** 00123610-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-10 BAY BOTTOM SOUTH OF SQUARES 55 &56 PLAT OF STOCK ISLAND PB 1-5
Owners Name: FLA KEYS AQUEDUCT COMM
Address:: 1100 KENNEDY DR KEY WEST, FL 33040-4021

AK: 1161501 **Parcel ID:** 00127290-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB ALL SQR 56 PB1-55 & PT VA CATED 4TH AVE OR399-424-425 RE
Owners Name: BERNSTEIN BENJAMIN TRUST B
Address:: PO BOX 2455 KEY WEST, FL 33045-2455

AK: 1157651 **Parcel ID:** 00123540-000000 **Physical Location:** 6840 FRONT ST SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-03 PT OF BAY BTM SOUTH OF AND ADJ TO SQR 55 AND 56 PLAT OF STOCK
Owners Name: 6840 FRONT STREET LLC
Address:: 6840 FRONT ST KEY WEST, FL 33040

AK: 1158038 **Parcel ID:** 00123900-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: DD67535-Z/2 BAY BOTTOM ADJ TO COW KEY OR429-44/45 OR470-742D/C OR566-922/24 OR785
Owners Name: KEY COW LLC
Address:: PO BOX 169 KEY WEST, FL 33041-0169

AK: 1161497 **Parcel ID:** 00127280-000000 **Physical Location:** 6500 FRONT ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB 1-55 PT SQR 55 OR399-4 22-423 OR486-1003-1005E OR538-90
Owners Name: BERNSTEIN BENJAMIN TRUST B
Address:: PO BOX 2455 KEY WEST, FL 33045

AK: 1157694 **Parcel ID:** 00123580-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-09.1 DREDGED DOCKING AREA S OF BL KS 55&56 PB1-55 STOCK ISLAND OF
Owners Name: CITY OF KEY WEST
Address:: PO BOX 1409 KEY WEST, FL 33041-1409

AK: 8763115 **Parcel ID:** 00126100-000116 **Physical Location:** 6620 MALONEY AVE UNIT 16 SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 16 & .0625% COMMON ELEMENTS OR1114-2356
Owners Name: VENTIMIGLIA RICHARD K
Address:: 6620 MALONEY AVE LOT 16 KEY WEST, FL 33040

AK: 8763026 **Parcel ID:** 00126100-000107 **Physical Location:** 6620 MALONEY AVE 7 SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 7 & .0625 % COMMON ELEMENTS OR1177-2
Owners Name: AGUILAR STACY A
Address:: 6620 MALONEY AVE UNIT 7 KEY WEST, FL 33040

AK: 8763051 **Parcel ID:** 00126100-000110 **Physical Location:** 6620 MALONEY AVE LOT 10 SOUTH STOCK ISLAND
Legal Description: UNIT 10 PINE AND PALM TRAILER PARK A CONDO OR1929- 613/14 OR2350-2199/2200F/J OR244
Owners Name: MCCAIN JOHN W
Address:: 2118 STAPLES AVE KEY WEST, FL 33040

AK: 9082248 **Parcel ID:** 00133130-000600 **Physical Location:** 6419 2ND TER UNIT 5 SOUTH STOCK ISLAND
Legal Description: UNIT 3A - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9082261 **Parcel ID:** 00133130-000900 **Physical Location:** 6417 2ND TER UNIT 2 SOUTH STOCK ISLAND
Legal Description: UNIT 4B - PARK PLACE TOWNHOMES A RESUB OF A PART OF BLK 48 PB3-86 STOCK ISLAND L
Owners Name: LEWIS DAVE
Address:: PO BOX 5766 KEY WEST, FL 33040

AK: 8763093 **Parcel ID:** 00126100-000114 **Physical Location:** 6620 MALONEY AVE LOT 14 SOUTH STOCK ISLAND
Legal Description: UNIT 14 PINE AND PALM TRAILER PARK A CONDO OR1128- 1809/10 OR1134-1370/71C OR1245-6
Owners Name: ROSWELL CHARLES LIV TR 09/16/2005 C/O ROSWELL CHARLES
Address:: 6620 MALONEY AVE LOT 14 KEY WEST, FL 33040

AK: 1160580 **Parcel ID:** 00126390-000000 **Physical Location:** 6471 THIRD ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 S QR 48 OR487-139-140 OR792-243 OF
Owners Name: TORRES CLAUDE AND SEIKO
Address:: 2500 SEIDENBERG AVE KEY WEST, FL 33040

AK: 1167584 **Parcel ID:** 00133130-000000 **Physical Location:** 6410 SECOND ST SOUTH STOCK ISLAND
Legal Description: COMMON AREA - PARK PLACE TOWNHOMES A RESUB OF A PART OF BLK 48 PB3-86 STOCK I:
Owners Name: PARK PLACE HOMEOWNERS ASSOC INC
Address:: 1010 KENNEDY DR STE 305 KEY WEST, FL 33040-4133

AK: 8763042 **Parcel ID:** 00126100-000109 **Physical Location:** 6620 MALONEY AVE LOT 9 SOUTH STOCK ISLAND
Legal Description: PINE AND PALM TRAILER PARK, A CONDO UNIT 9 OR1142- 2480/81 OR2173-539D/C OR2281-90C
Owners Name: WEBER DAVID AND MONA
Address:: 1900 LAKE MARSHALL DR GIBSONIA, PA 15044

AK: 9082240 **Parcel ID:** 00133130-000400 **Physical Location:** 6419 2ND TER UNIT 6 SOUTH STOCK ISLAND
Legal Description: UNIT 2A - PARK PLACE TOWNHOMES A RESUB OF A PA RT OF BLK 48 PB3-86 STOCK ISLAN
Owners Name: LEWIS DAVE
Address:: PO BOX 5766 KEY WEST, FL 33045

AK: 8559585 **Parcel ID:** 00126370-000100 **Physical Location:** 6475 SECOND ST SOUTH STOCK ISLAND
Legal Description: BK 47 PT LOT 11 .84AC STOCK ISLAND MALONEY SUBDIVI SION PB1-55 OR787-1994 OR866-18
Owners Name: KOENIG TIMOTHY J T/C
Address:: 815 PEACOCK PLZ KEY WEST, FL 33040-4255

AK: 9082279 **Parcel ID:** 00133130-001300 **Physical Location:** 6440 2ND ST UNIT 10 SOUTH STOCK ISLAND
Legal Description: UNIT 7A - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 1167576 **Parcel ID:** 00133120-000000 **Physical Location:** 6436 SECOND ST SOUTH STOCK ISLAND
Legal Description: BK A RESUB OF A PART OF BL48 PB3-86 STOCK ISLAND L OTS 8 & 9 OR380-1010/1011
Owners Name: KEEVAN CLARENCE J AND JACQUELINE G
Address:: PO BOX 5913 KEY WEST, FL 33045-5913

AK: 1161373 **Parcel ID:** 00127160-000000 **Physical Location:** 5511 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 35 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR397-965-966 OR777-254 OR
Owners Name: COOPER JAMES ROBERT AND NANCY S
Address:: 22 AMARYLLIS DR KEY WEST, FL 33040-6204

AK: 1161349 **Parcel ID:** 00127130-000000 **Physical Location:** 5517 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 32 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 G57-446/447 OR650-244/245 O
Owners Name: ANDREWS STEWART J AND LEDA N
Address:: 2110 STAPLES AVE KEY WEST, FL 33040

AK: 1161233 **Parcel ID:** 00127030-000000 **Physical Location:** 5590 3RD AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 22 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR242-285-286 OR497-491-E (
Owners Name: COOPER JAMES ROBERT AND NANCY S
Address:: 22 AMARYLLIS DR KEY WEST, FL 33040-6204

AK: 8689349 **Parcel ID:** 00127090-000100 **Physical Location:** 5650 3RD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT LOT 28 BLK 54 O R958-2469/2470 OR1106-2345/46(JM
Owners Name: BARTON DONALD J JR
Address:: 1502 UNITED ST KEY WEST, FL 33040-3520

AK: 1161381 **Parcel ID:** 00127170-000000 **Physical Location:** 5511 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 36 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR381-508-509 OR1849-270C
Owners Name: CANINE EXTREME INC
Address:: 10 BEECHWOOD DR KEY WEST, FL 33040

AK: 1161250 **Parcel ID:** 00127050-000000 **Physical Location:** 5624 3RD AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 24 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR22-389/92 OR774-973/74 OF
Owners Name: LIZ ROLANDO AND MATILDE C/O VIGIL-FARINAS ELENA ESQ
Address:: 103301 OVERSEAS HWY KEY LARGO, FL 33037-4759

AK: 1161284 **Parcel ID:** 00127080-000000 **Physical Location:** 5642 THIRD AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 27 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 OR111-119-120 OR677-305 OR
Owners Name: BARTON DONALD JAY JR
Address:: 1502 UNITED ST KEY WEST, FL 33040

AK: 1161390 **Parcel ID:** 00127180-000000 **Physical Location:** 5509 5TH AVE SOUTH STOCK ISLAND
Legal Description: BLK 54 LTS 37-38-39 STOCK ISLAND MALONEY SUB SUB DIVISION PB1-55 OR79-397/398 OR
Owners Name: FIFTH AVENUE HARBOR SHOPS LLC
Address:: 5510 THIRD AVE KEY WEST, FL 33040

AK: 1161331 **Parcel ID:** 00127120-000000 **Physical Location:** 5669 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION P B1-55 G57-446/447 OR650-244/45 OF
Owners Name: BARTON DONALD J JR
Address:: 1502 UNITED ST KEY WEST, FL 33040-3520

AK: 1161217 **Parcel ID:** 00127010-000000 **Physical Location:** 5570 3RD AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 LOTS 20 AND 21 BLK 54 OR245-427/28 OR845-2326 OR96
Owners Name: SALINERO FREDERICK A
Address:: 5570 3RD AVE KEY WEST, FL 33040

AK: 1167550 **Parcel ID:** 00133100-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: BK LTS 6 & 7 A RESUB OF A PART OF BL48 PB3-86 STOC K ISLAND OR380-1010/1011
Owners Name: KEEVAN CLARENCE J AND JACQUELINE G
Address:: PO BOX 5913 KEY WEST, FL 33045-5913

AK: 1161357 **Parcel ID:** 00127140-000000 **Physical Location:** 5515 5TH AVE SOUTH STOCK ISLAND
Legal Description: BK 54 LT 33 & PT LOT 34 MALONEY SUBD PB1-55 OR416- 689/690 OR825-854/855 OR1140-199
Owners Name: SOSA ARMANDO SR
Address:: 5515 5TH AVE KEY WEST, FL 33040

AK: 1161578 **Parcel ID:** 00127360-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT 5 SQR 57 OR193-260-261 OR1354-2
Owners Name: BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY FL
Address:: 500 WHITEHEAD ST KEY WEST, FL 33040-6581

AK: 1158046 **Parcel ID:** 00123910-000000 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 2-68-25/35-67-25 DD 68502-01 COW KEY ALL FRACTIONA L OR52-425/26 OR214-82/83 OR495-
Owners Name: PARCELS B AND C LLC
Address:: PO BOX 169 KEY WEST, FL 33041-0169

AK: 8592884 **Parcel ID:** 00127280-000200 **Physical Location:** 6450 FRONT ST SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR836-45 1 OR1446-359/60Q/C OR1505-368/69
Owners Name: COLLEY BYRON J
Address:: 8317 FRONT BEACH RD STE 23 PANAMA CITY, FL 32407

AK: 1161292 **Parcel ID:** 00127090-000000 **Physical Location:** 5635 FOURTH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB 1-55 PT LOT 28 BLK 54 OR421-347/350 OR421-758/59Q OR7
Owners Name: STROBLE VERNON C AND SAMARNG
Address:: PO BOX 4060 KEY WEST, FL 33041-4060

AK: 8497261 **Parcel ID:** 00127280-000100 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR399-42 2-423 OR486-1003-1005E OR538-900
Owners Name: SPENCER RICHARD E
Address:: 1019 SOUTH ST KEY WEST, FL 33040

AK: 8763018 **Parcel ID:** 00126100-000106 **Physical Location:** 6620 MALONEY AVE LOT 6 SOUTH STOCK ISLAND
Legal Description: UNIT 6 PINE AND PALM TRAILER PARK A CONDO OR1316 -2468 OR1316-2458 OR1396-575/76
Owners Name: LOUCKS MARNA
Address:: 6620 MALONEY AVE LOT 6 KEY WEST, FL 33040-6024

AK: 1160318 **Parcel ID:** 00126080-000000 **Physical Location:** 6420 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: BK 46 LT 3 STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 OR40-370 OR512-895 OR820-13
Owners Name: STROBLE & LEE ENTERPRISES INC
Address:: D-32 11TH AVE KEY WEST, FL 33040

AK: 1160326 **Parcel ID:** 00126090-000000 **Physical Location:** 6500 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: SQR 46 LTS 4 THRU 11 AND LTS 40 THRU 47 STOCK IS LAND MALONEY SUB PB1-55 OR14
Owners Name: ROY'S TRAILER PARK INC
Address:: 402 APPELROUTH LN KEY WEST, FL 33040

AK: 8763000 **Parcel ID:** 00126100-000105 **Physical Location:** 6620 MALONEY AVE LOT 5 SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 5 & .0625% COMMON ELEMENTS OR1189-1822/
Owners Name: MCCAIN JOHN
Address:: 2118 STAPLES AVE KEY WEST, FL 33040-3738

AK: 1160300 **Parcel ID:** 00126070-000000 **Physical Location:** 6412 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: BK 46 LT 2 AND 48 AND 49 STOCK ISLAND MALONEY SUB PB1-55 OR535-836 OR2527-1267
Owners Name: HARDEN HUNTER N LIV TR 7/27/2011
Address:: 1065 BOCA CHICA RD KEY WEST, FL 33040-6343

AK: 9088429 **Parcel ID:** 00123720-000400 **Physical Location:** VACANT LAND SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 FILLED BAY BOTTOM SE'LY SQRS 55 - 56 STOC K ISLAND PB1-55 OR1-17/18 OR53-2
Owners Name: SAFE HARBOR ENTERPRISES INC
Address:: PO BOX 2455 KEY WEST, FL 33045-2455

AK: 9091548 **Parcel ID:** 00123730-000200 **Physical Location:** VACANT LAND SOUTH STOCK ISLAND
Legal Description: 35 67 25 PARCEL OF LAND AND SUBMERGED LAND (10X191 STRIP) NORTH OF AND ADJ TO BLK
Owners Name: SAFE HARBOR ENTERPRISES INC
Address:: 7009 SHRIMP RD STE 2 KEY WEST, FL 33040-6067

AK: 1157775 **Parcel ID:** 00123660-000000 **Physical Location:** 7281 SHRIMP RD SOUTH STOCK ISLAND
Legal Description: 35 67 25 DD67535-11 BAY BOTTOM AND FILLED BAY BOTT OM SELY SQRS 55 - 56 STOCK ISLA
Owners Name: ROBBIE'S SAFE HARBOR MARINE ENT INC
Address:: 7281 SHRIMP RD KEY WEST, FL 33040

AK: 8763085 **Parcel ID:** 00126100-000113 **Physical Location:** 13, 6620 MALONEY AVE SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 13 OR2174- 90/91
Owners Name: LUCIANO ALFREDO J
Address:: 6620 MALONEY AVE UNIT 13 KEY WEST, FL 33040

AK: 8763077 **Parcel ID:** 00126100-000112 **Physical Location:** 6620 MALONEY AVE UNIT 12 SOUTH STOCK ISLAND
Legal Description: PINE & PALM TRAILER PARK, A CONDO UNIT 12 & .062 5% COMMON ELEMENTS OR1482-1
Owners Name: ADRION MICHELLE A
Address:: 6620 MALONEY AVE UNIT 12 KEY WEST, FL 33040

AK: 9082228 **Parcel ID:** 00133130-000100 **Physical Location:** 5655 3RD AVE UNIT 14 SOUTH STOCK ISLAND
Legal Description: UNIT 1A - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9082270 **Parcel ID:** 00133130-001100 **Physical Location:** 6440 2ND ST UNIT 9 SOUTH STOCK ISLAND
Legal Description: UNIT 6A - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9082244 **Parcel ID:** 00133130-000500 **Physical Location:** 6419 2ND TER UNIT 7 SOUTH STOCK ISLAND
Legal Description: UNIT 2B - PARK PLACE TOWNHOMES A RESUB OF A PART O F BLK 48 PB3-86 STOCK ISLAND LO
Owners Name: PARK PLACE (STOCK ISLAND) HOMEOWNERS ASSOC INC C/O ALLISON JOHN R III
Address:: PO BOX 2129 KEY WEST, FL 33045-2129

AK: 9039174 **Parcel ID:** 00123800-000102 **Physical Location:** 5550 5TH AVE SOUTH STOCK ISLAND
Legal Description: DOG TRACK PARCELS CONDOMINIUM PARCEL 2 OR2164-567/ 80(2ND AMEND TO DECL) OR2308-
Owners Name: HARBOR BAY INVESTMENTS LLC
Address:: 5510 3RD AVE KEY WEST, FL 33040

AK: 1161489 **Parcel ID:** 00127270-000000 **Physical Location:** 5730 4TH AVE SOUTH STOCK ISLAND
Legal Description: STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT SQ R 55 OR193-264/265 OR486-1003/05/
Owners Name: 5730 FOURTH AVENUE LLC
Address:: PO BOX 169 KEY WEST, FL 33040

Monroe County Property Appraiser - Radius Report

AK:	9039185	Parcel ID:	00123800-000103	Physical Location:	5550 5TH AVE SOUTH STOCK ISLAND	Legal Descr	DOG TRACK PARCELS CONDOMINIUM PARCEL 3 OR1895-2114	/1T OR2028	Owners Nar	MERIDIAN Address::	2937 SW 27TH AVE STE 303	MIAMI, FL 33133
AK:	1161594	Parcel ID:	00127380-000000	Physical Location:	5550 FIFTH AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT LO	T 13 SQR 5	Owners Nar	BERNSTEI Address::	PO BOX 2455	KEY WEST, FL 33045-2455
AK:	1157911	Parcel ID:	00123770-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35-6T-25 DD67535-09.2/1 DD67535-23 BAY BOTTOM AND	FILLED BA	Owners Nar	BERNSTEI Address::	PO BOX 2455	KEY WEST, FL 33045-2455
AK:	9039153	Parcel ID:	00123800-000101	Physical Location:	5550 5TH AVE SOUTH STOCK ISLAND	Legal Descr	DOG TRACK PARCELS CONDOMINIUM PARCEL 1 OR2164-567-	580(2ND AI	Owners Nar	HARBOR B Address::	5510 3RD AVE	KEY WEST, FL 33040
AK:	9039152	Parcel ID:	00123800-000100	Physical Location:	5550 5TH AVE SOUTH STOCK ISLAND	Legal Descr	DOG TRACK PARCELS CONDOMINIUM (F/K/A RE 123800 & 1 | 27370) OR1	Owners Nar	DOG TRAC Address::		,
AK:	1157699	Parcel ID:	00123760-000200	Physical Location:	T009 SHRIMP ST SOUTH STOCK ISLAND	Legal Descr	35 6T 25 PT TRACT 1 - ALL TRACTS 2-3-4 AND PARCEL	DF LAND A	Owners Nar	LONGSTOC Address::	7009 SHRIMP RD STE 2	KEY WEST, FL 33040-6067
AK:	8762950	Parcel ID:	00126100-000100	Physical Location:	6620 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDOMINIUM (FORMERLY | RE 126100)	Owners Nar	PINE & PAI Address::		,
AK:	1161322	Parcel ID:	00127110-000100	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PT LOTS 29 & 30 SQR 54 PB	1-55 (RES	Owners Nar	MONROE (Address::	500 WHITEHEAD ST	KEY WEST, FL 33040-6581
AK:	1161306	Parcel ID:	00127100-000000	Physical Location:	MALONEY SUS SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 S'LY 8	6.68 FT LO	Owners Nar	BARTON D Address::	1502 UNITED ST	KEY WEST, FL 33040-3520
AK:	1161314	Parcel ID:	00127110-000000	Physical Location:	5675 FIFTH AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PT LOTS 29 & 30 SQR 54 PB	1-55 G57-4	Owners Nar	BARTON D Address::	1502 UNITED ST	KEY WEST, FL 33040
AK:	9084763	Parcel ID:	00123600-000102	Physical Location:	6500 FRONT ST SOUTH STOCK ISLAND	Legal Descr	PT STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 DR21T	1-389/91Q/	Owners Nar	KEY WEST	P O BOX 2744	KEY WEST, FL 33040
AK:	1160296	Parcel ID:	00126060-000000	Physical Location:	6440 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB BUBDIVISION PT1-55 LOTS 1	& 50 SQR	Owners Nar	5730 FOUR Address::	PO BOX 169	KEY WEST, FL 33040
AK:	1161462	Parcel ID:	00127250-000000	Physical Location:	5700 4TH AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PT SQR 55 PB1-55 AND PT V	ACATED 5	Owners Nar	BERNSTEI Address::	PO BOX 2455	KEY WEST, FL 33045-2455
AK:	1161365	Parcel ID:	00127150-000000	Physical Location:	5513 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BK 64 LT PT LOT 34 STOCK ISLAND MALONEY SUB PB1-55	OR524-6	Owners Nar	HERNANDI Address::	1430 7TH ST	KEY WEST, FL 33040
AK:	1161268	Parcel ID:	00127060-000000	Physical Location:	5630 3RD AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 LOTS 2	5 & 26 BLK	Owners Nar	PADRON N Address::	PO BOX 7275	SEBRING, FL 33872
AK:	1161241	Parcel ID:	00127040-000000	Physical Location:	5600 3RD AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 23 STOCK ISLAND MALONEY SUB PB1-55 DR272-	41-42 OR2	Owners Nar	DELTA MAI Address::	5800 3RD AVE	KEY WEST, FL 33040
AK:	9089578	Parcel ID:	00123730-000100	Physical Location:	6811 SHRIMP RD SOUTH STOCK ISLAND	Legal Descr	35 6T 25 DD67535-22 BAY BTM SOUTH OF ADJ TO PT BLK	5T STOCK	Owners Nar	CONSTELL Address::	6811 SHRIMP RD	KEY WEST, FL 33040
AK:	8763034	Parcel ID:	00126100-000108	Physical Location:	6620 MALONEY AVE UNIT 8 SOUTH STOCK ISLAND	Legal Descr	PINE AND PALM TRAILER PARK, A CONDO UNIT 8 OR172T	-617/1B	Owners Nar	DELPH MIC Address::	6620 MALONEY AVE UNIT 8	KEY WEST, FL 33040
AK:	8763069	Parcel ID:	00126100-000111	Physical Location:	11,6620 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 11 OR1T82-	841/42 OR1	Owners Nar	KDSKI SAN Address::	6620 MALONEY AVE UNIT 11	KEY WEST, FL 33040
AK:	1161691	Parcel ID:	00127610-000000	Physical Location:	6630 MALONEY AVE 1-25 SOUTH STOCK ISLAND	Legal Descr	BLUE WATERS SUB PB4-151 STOCK ISLAND LOTS 1 THRU 2	5 OR580-5	Owners Nar	LOSLEY FF Address::	1018 17TH STREET	KEY WEST, FL 33040
AK:	9082275	Parcel ID:	00133130-001200	Physical Location:	6440 2ND ST UNIT 8 SOUTH STOCK ISLAND	Legal Descr	UNIT 6B - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9082253	Parcel ID:	00133130-000700	Physical Location:	6419 2ND TER UNIT 4 SOUTH STOCK ISLAND	Legal Descr	UNIT 3B PARK PLACE TOWNHOMES RESUB PT BK 48 PB3-86	STOCK ISI	Owners Nar	DB FLORIC Address::	5310 E STATE ROAD 64	BRADENTON, FL 34208-5500
AK:	9082265	Parcel ID:	00133130-001000	Physical Location:	6417 2ND TER UNIT 3 SOUTH STOCK ISLAND	Legal Descr	UNIT 5 - PARK PLACE TOWNHOMES A RESUB OF A PART OF	BLK 48 PB	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	1160571	Parcel ID:	00126380-000000	Physical Location:	6444 2ND ST SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT E1	/2 SQR 48	Owners Nar	CITY OF KE Address::	PO BOX 1409	KEY WEST, FL 33041-1409
AK:	8763107	Parcel ID:	00126100-000115	Physical Location:	15, 6620 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 15 & .0625%	COMMON	Owners Nar	PORTER P Address::	95510 OVERSEAS HWY	KEY LARGO, FL 33037
AK:	1160351	Parcel ID:	00126120-000000	Physical Location:	6700 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB1-55 SE'LY 1/2 LOT 15 &	NW'LY 1/2	Owners Nar	DION ERNE Address::	6700 MALONEY AVE	KEY WEBT, FL 33040
AK:	9082236	Parcel ID:	00133130-000300	Physical Location:	5655 3RD AVE UNIT 12 SOUTH STOCK ISLAND	Legal Descr	UNIT 1C - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9082263	Parcel ID:	00133130-001400	Physical Location:	6440 2ND ST UNIT 11 SOUTH STOCK ISLAND	Legal Descr	UNIT 7B - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	1160563	Parcel ID:	00126370-000000	Physical Location:	VACANT LAND 4TH AVE SOUTH STOCK ISLAND	Legal Descr	BLK 4T PT LOT 11 MALONEY SUB SUBDIVISION PB1-55 ST	OCK ISLAN	Owners Nar	HARDEN N Address::	2316 PATTERSON AVE	KEY WEST, FL 33040
AK:	9082232	Parcel ID:	00133130-000200	Physical Location:	5655 3RD AVE UNIT 13 SOUTH STOCK ISLAND	Legal Descr	UNIT 1B - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	1167622	Parcel ID:	00133170-000000	Physical Location:	6415 SECOND TER SOUTH STOCK ISLAND	Legal Descr	LT 15 A RESUB OF A PART OF BL48 STOCK ISLAND PB3-8	6 OR350-31	Owners Nar	COYLE AD Address::	5751 PEMBROKE DR	FITCHBURG, WI 53711-5225
AK:	9081090	Parcel ID:	00123731-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 6T 25 PARCEL SOUTH OF BLK 5T PB1-55 (ROAD EASEM | ENT) .39 A	Owners Nar	SAFE HARI Address::	P O BOX 2455	KEY WEST, FL 33040
AK:	1157856	Parcel ID:	00123740-000000	Physical Location:	6601 SHRIMP RD SOUTH STOCK ISLAND	Legal Descr	35 6T 25 BAY BTM S AND ADJ TO PT BLK 5T STOCK ISLA	ND OR286-	Owners Nar	3 D OF KE Address::	1415 FLAGLER AVE	KEY WEST, FL 33040-4921
AK:	1161519	Parcel ID:	00127300-000000	Physical Location:	6751 FIFTH ST SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 PT LOT	1 & ALL 2-	Owners Nar	BOARD OF Address::	500 WHITEHEAD ST	KEY WEST, FL 33040-6581
AK:	8642113	Parcel ID:	00123600-000101	Physical Location:	6630 FRONT ST SOUTH STOCK ISLAND	Legal Descr	35 67 25 FILLED BAY BTM ADJ TO BK 55 MCDONALDB PLA	T PB1-55 (2	Owners Nar	K W RESO Address::	PO BOX 2125	KEY WEBT, FL 33045-2125
AK:	1157686	Parcel ID:	00123570-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 67 25 DD6T535-09 BAY BOTTOM AND FILLED LAND SOU	TH OF AND	Owners Nar	BAMA ONE Address::	6810 FRONT BT	KEY WEST, FL 33040-6040
AK:	1157732	Parcel ID:	00123620-000000	Physical Location:	6900 FRONT ST SOUTH STOCK ISLAND	Legal Descr	35 67 25 DD67535-10.1 PT FILLED BAY BTM S OF BLKS	55&56 PB	Owners Nar	CITY OF KE Address::	PO BOX 1409	KEY WEST, FL 33041-1409
AK:	8630166	Parcel ID:	00123600-000100	Physical Location:	6500 FRONT ST SOUTH STOCK ISLAND	Legal Descr	35-6T-25 PT BK 55 MCDONALDS PLAT PB1-55 AHD FILLED	ADJ BAY E	Owners Nar	ISLAND TR Address::	P O BOX 2455	KEY WEST, FL 33040
AK:	1157706	Parcel ID:	00123590-000000	Physical Location:	6810 FRONT ST SOUTH STOCK ISLAND	Legal Descr	35 67 25 BAY BTM AND ADJ FILLED LAND SOUTH AND ADJ	BLK 55 AN	Owners Nar	SAFE HARI Address::	6810 FRONT ST	KEY WEST, FL 33040-6040
AK:	BT4721T	Parcel ID:	00133760-000180	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 67 25 PARCEL OF BAY BOTTOM ADJ TO HARBOR SHORES	A CONDO(	Owners Nar	KERSHAW Address::	31W660 STEARNS RD	ELGIN, IL 60120
AK:	1157929	Parcel ID:	00123780-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 67 25 DD67535-24 BAY BTM BETWEEN STOCK ISLAND&C	OW KEY I.I	Owners Nar	MONROE (Address::	500 WHITEHEAD ST	KEY WEST, FL 33040-6581
AK:	9080464	Parcel ID:	00123720-000100	Physical Location:	700 SHRIMP RD SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND BAY BOTTOM SOUTH OF AND ADJ TO SQR 55	AND 56 PE	Owners Nar	LONGSTOC Address::	7009 SHRIMP RD STE 2	KEY WEST, FL 33040-6067
AK:	9080468	Parcel ID:	00123720-000200	Physical Location:	700 SHRIMP RD SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND BAY BOTTON SOUTH OF AND ADJ TO SQR 55	& 56 PB1-5	Owners Nar	LONGSTOC Address::	T009 SHRIMP RD STE 2	KEY WEST, FL 33040-6067
AK:	1157660	Parcel ID:	00123550-000000	Physical Location:	6900 FRONT ST SOUTH STOCK ISLAND	Legal Descr	DD67535-03.1 PT FILLED LAHD SOUTH OF SQR 55 & 56 P	B-1-55 OR3	Owners Nar	CITY OF KE Address::	PO BOX 1409	KEY WEST, FL 33041
AK:	1157724	Parcel ID:	00123610-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 67 25 DD67535-10 BAY BOTTOM SOUTH OF SQUARES 55	&56 PLAT (	Owners Nar	FLA KEYS , Address::	1100 KENNEDY DR	KEY WEST, FL 33040-4021
AK:	1161501	Parcel ID:	00127290-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB ALL SQR 56 PB1-55 & PT VA	CATED 4T	Owners Nar	BERNSTEI Address::	PO BOX 2455	KEY WEST, FL 33045-2455
AK:	1157651	Parcel ID:	00123540-000000	Physical Location:	6840 FRONT ST SOUTH STOCK ISLAND	Legal Descr	35 67 25 DD67535-03 PT OF BAY BTM SOUTH OF AND ADJ	TO SQR 5	Owners Nar	6840 FRON Address::	6840 FRONT ST	KEY WEST, FL 33040
AK:	1158038	Parcel ID:	00123900-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	DD67535-Z/2 BAY BOTTOM ADJ TO COW KEY OR429-44/45	OR470-T42	Owners Nar	KEY COW I	PO BOX 169	KEY WEST, FL 33041-0169
AK:	1161497	Parcel ID:	00127280-000000	Physical Location:	6500 FRONT ST SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB 1-55 PT SOR 55 OR399-4	22-423 OR4	Owners Nar	BERNSTEI Address::	PO BOX 2455	KEY WEST, FL 33045
AK:	1157694	Parcel ID:	00123580-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 6T 25 DD67535-09.1 DREDGED DOCKING AREA S OF BL	KS 55&56 F	Owners Nar	CITY OF KE Address::	PO BOX 1409	KEY WEST, FL 33041-1409
AK:	8763115	Parcel ID:	00126100-000116	Physical Location:	6620 MALONEY AVE UHIT 16 SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 16 & .0625%	COMMON	Owners Nar	VENTIMIGL Address::	6620 MALONEY AVE LOT 16	KEY WEST, FL 33040
AK:	8763026	Parcel ID:	00126100-000107	Physical Location:	6620 MALONEY AVE T SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 7 & .0625	% COMMO	Owners Nar	AGUILAR S Address::	6620 MALONEY AVE UHIT T	KEY WEST, FL 33040
AK:	8763051	Parcel ID:	00126100-000110	Physical Location:	6620 MALONEY AVE LOT 10 SOUTH STOCK ISLAND	Legal Descr	UNIT 10 PINE AND PALM TRAILER PARK A CONDO OR1929-	613/14 OR2	Owners Nar	MCCAIN JC Address::	2118 STAPLES AVE	KEY WEST, FL 33040
AK:	9082248	Parcel ID:	00133130-000600	Physical Location:	6419 2ND TER UNIT 5 SOUTH STOCK ISLAND	Legal Descr	UNIT 3A - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9082261	Parcel ID:	00133130-000900	Physical Location:	6417 2ND TER UNIT 2 SOUTH STOCK ISLAND	Legal Descr	UNIT 4B - PARK PLACE TOWNHOMES A RESUB OF A PART	OF BLK 48	Owners Nar	LEWIS DA Address::	PO BOX 5766	KEY WEST, FL 33040
AK:	6763093	Parcel ID:	00126100-000114	Physical Location:	6620 MALONEY AVE LOT 14 SOUTH STOCK ISLAND	Legal Descr	UNIT 14 PINE AND PALM TRAILER PARK A CONDO OR1128-	1809/10 OR	Owners Nar	ROSWELL Address::	6620 MALONEY AVE LOT 14	KEY WEST, FL 33040
AK:	1160580	Parcel ID:	00126390-000000	Physical Location:	64T1 THIRD ST SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB1-55 W1/2 S	OR 48 OR4	Owners Nar	TORRES C Address::	2500 SEIDENBERG AVE	KEY WEST, FL 33040
AK:	1167584	Parcel ID:	00133130-000000	Physical Location:	6410 SECONO ST SOUTH STOCK ISLAND	Legal Descr	COMMON AREA - PARK PLACE TOWNHOMES A RESUB OF	A PART OI	Owners Nar	PARK PLAI Address::	1010 KENNEDY DR STE 305	KEY WEST, FL 33040-4133
AK:	B763042	Parcel ID:	00126100-000109	Physical Location:	6620 MALONEY AVE LOT 9 SOUTH STOCK ISLAND	Legal Descr	PINE AND PALM TRAILER PARK, A CONDO UNIT 9 OR1142-	2480/81 OR	Owners Nar	WEBER DA Address::	1900 LAKE MARSHALL DR	GIBSONIA, PA 15044
AK:	9082240	Parcel ID:	00133130-000400	Physical Location:	6419 2ND TER UNIT 6 SOUTH STOCK ISLAND	Legal Descr	UNIT 2A - PARK PLACE TOWNHOMES A RESU8 OF A PA	RT OF BLK	Owners Nar	LEWIS DA Address::	PO BOX 5766	KEY WEST, FL 33045
AK:	8559585	Parcel ID:	00126370-000100	Physical Location:	6475 SECOND ST SOUTH STOCK ISLAND	Legal Descr	BK 4T PT LOT 11 .84AC STOCK ISLAND MALONEY SUBDIVI	SION PB1-4	Owners Nar	KOENIG TII Address::	815 PEACOCK PLZ	KEY WEST, FL 33040-4255
AK:	9082279	Parcel ID:	00133130-001300	Physical Location:	6440 2ND ST UNIT 10 SOUTH STOCK ISLAND	Legal Descr	UNIT 7A - PARK PLACE TOWNHOMES A RESUB OF A PART D	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	1167576	Parcel ID:	00133120-000000	Physical Location:	6436 SECONO ST SOUTH STOCK ISLAND	Legal Descr	BK A RESUB OF A PART OF BL48 PB3-86 STOCK ISLAND L	OTS 8 & 9	Owners Nar	KEEVAN C Address::	PO BOX 5913	KEY WEST, FL 33045-5913
AK:	1161373	Parcel ID:	00127160-000000	Physical Location:	5511 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 35 STOCK ISLAND MALONEY SUB SUBDIVIBON P	B1-55 OR3	Owners Nar	COOPER J Address::	22 AMARYLLIS DR	KEY WEST, FL 33040-6204
AK:	1161349	Parcel ID:	00127130-000000	Physical Location:	551T 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 32 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 G57-	Owners Nar	ANDREWS Address::	2110 STAPLES AVE	KEY WEST, FL 33040
AK:	1161233	Parcel ID:	00127030-000000	Physical Location:	5590 3RD AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 22 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR2	Owners Nar	COOPER J Address::	22 AMARYLLIS DR	KEY WEST, FL 33040-6204
AK:	8689349	Parcel ID:	00127090-000100	Physical Location:	5650 3RO AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB1-55 PT LOT 28 BLK 54 O	R958-2469/	Owners Nar	BARTON D Address::	1502 UNITED ST	KEY WEST, FL 33040-3520
AK:	1161381	Parcel ID:	00127170-000000	Physical Location:	5511 5TH AVE SOUTH BTOCK ISLAND	Legal Descr	BK 54 LT 36 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR	Owners Nar	CANINE E> Address::	10 BEECHWOOD DR	KEY WEST, FL 33040
AK:	1161250	Parcel ID:	00127050-000000	Physical Location:	5624 3RD AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 24 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR2	Owners Nar	LIZ ROLAN Address::	103301 OVERSEAS HWY	KEY LARGO, FL 33037-4759
AK:	1161284	Parcel ID:	00127060-000000	Physical Location:	5642 THIRD AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 2T STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 OR1	Owners Nar	BARTON D Address::	1502 UNITED ST	KEY WEST, FL 33040
AK:	1161390	Parcel ID:	00127180-000000	Physical Location:	5509 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BLK 54 LTB 3T-38-39 STOCK ISLAND MALONEY SUB SUB	DIVISION P	Owners Nar	FIFTH AVE:	5510 THIRD AVE	KEY WEST, FL 33040
AK:	1161331	Parcel ID:	00127120-000000	Physical Location:	5669 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 31 STOCK ISLAND MALONEY SUB SUBDIVISION P	B1-55 G57-	Owners Nar	BARTON D Address::	1502 UNITED ST	KEY WEST, FL 33040-3520
AK:	1161217	Parcel ID:	00127010-000000	Physical Location:	5570 3RD AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB1-55 LOTS 20 AND 21 BLK	54 OR245-	Owners Nar	SALINERO Address::	5570 3RD AVE	KEY WEST, FL 33040
AK:	1167550	Parcel ID:	00133100-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	BK LTS 6 & T A RESUB OF A PART OF BL48 PB3-86 STOC	K ISLAND (	Owners Nar	KEEVAN C Address::	PO BOX 5913	KEY WEST, FL 33045-5913
AK:	1161357	Parcel ID:	00127140-000000	Physical Location:	5515 5TH AVE SOUTH STOCK ISLAND	Legal Descr	BK 54 LT 33 & PT LOT 34 MALONEY SUBD PB1-55 OR418-	689/690 OR	Owners Nar	SOSA ARA Address::	5515 5TH AVE	KEY WEST, FL 33040
AK:	1161578	Parcel ID:	00127360-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PS1-55 PT LOT	5 SQR 57 (	Owners Nar	BOARD OF Address::	500 WHITEHEAD ST	KEY WEST, FL 33040-6581
AK:	1158048	Parcel ID:	00123910-000000	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	2-68-25/35-6T-25 DD 68502-01 COW KEY ALL FRACTIONA	L OR52-42S	Owners Nar	PARCELS I Address::	PO BOX 169	KEY WEST, FL 33041-0169
AK:	8592884	Parcel ID:	00127280-000200	Physical Location:	6450 FRONT ST SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR836-45	1 OR1446-	Owners Nar	COLLEY B\ Address::	831T FRONT BEACH RD STE 23	PANAMA CITY, FL 32407
AK:	1161292	Parcel ID:	00127090-000000	Physical Location:	5635 FOURTH AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB 1-55 PT LOT 28 BLK 54	OR421-34T	Owners Nar	STROBLE \ Address::	PO BOX 4060	KEY WEST, FL 33041-4060
AK:	8497261	Parcel ID:	00127280-000100	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB PB1-55 PT SQR 55 OR399-42	2-423 OR4	Owners Nar	SPENCER Address::	1019 SOUTH ST	KEY WEST, FL 33040
AK:	6763018	Parcel ID:	00126100-000108	Physical Location:	6620 MALONEY AVE LOT 6 SOUTH STOCK ISLAND	Legal Descr	UNIT 6 PINE AND PALM TRAILER PARK A CONDO DR1318	-2468 OR1	Owners Nar	LOUCKS M Address::	6620 MALONEY AVE LOT 6	KEY WEST, FL 33040-6024
AK:	1160318	Parcel ID:	00126080-000000	Physical Location:	6420 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	BK 46 LT 3 STOCK ISLAND MALONEY SUS SUBDIVISION PB	1-55 OR40-	Owners Nar	STROBLE I Address::	D-32 11TH AVE	KEY WEST, FL 33040
AK:	1160326	Parcel ID:	00126090-000000	Physical Location:	6500 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	SQR 46 LTS 4 THRU 11 AND LTS 40 THRU 4T STOCK IS	LAND MAL	Owners Nar	ROY'S TRA Address::	402 APPELROUTH LN	KEY WEST, FL 33040
AK:	8763000	Parcel ID:	00126100-000105	Physical Location:	6620 MALONEY AVE LOT 5 SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 5 & .0625%	COMMON I	Owners Nar	MCCAIN JC Address::	2118 STAPLES AVE	KEY WEST, FL 33040-3738
AK:	1160300	Parcel ID:	00126070-000000	Physical Location:	6412 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	BK 46 LT 2 AND 48 AND 49 STOCK ISLAND MALONEY SUB	PB1-55 OR	Owners Nar	HARDEN H Address::	1065 BOCA CHICA RD	KEY WEST, FL 33040-6343
AK:	9088429	Parcel ID:	00123720-000400	Physical Location:	VACANT LAND BHRIMP RD SOUTH STOCK ISLAND	Legal Descr	35 6T 25 FILLED BAY BOTTOM SE'LY SQRS 55 - 56 STOC	K ISLAND F	Owners Nar	SAFE HARI Address::	PO BOX 2455	KEY WEST, FL 33045-2455
AK:	9091546	Parcel ID:	00123730-000200	Physical Location:	VACANT LAND SOUTH STOCK ISLAND	Legal Descr	35 6T 25 PARCEL OF LAND AND SUBMERGED LAND (10X191 | STRIP) ND	Owners Nar	SAFE HARI Address::	7009 SHRIMP RD STE 2	KEY WEST, FL 33040-6067
AK:	1157775	Parcel ID:	00123660-000000	Physical Location:	7281 SHRIMP RD SOUTH STOCK ISLAND	Legal Descr	35 6T 25 DD67535-11 BAY BOTTOM AND FILLED BAY BOTT	OM SE'LY S	Owners Nar	ROBBIE'S S Address::	72B1 SHRIMP RD	KEY WEST, FL 33040
AK:	8763085	Parcel ID:	00126100-000113	Physical Location:	13, 6620 MALONEY AVE SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 13 DR21T4-	90/91	Owners Nar	LUCIANO A Address::	6620 MALONEY AVE UNIT 13	KEY WEST, FL 33040
AK:	8763077	Parcel ID:	00126100-000112	Physical Location:	6620 MALONEY AVE UNIT 12 SOUTH STOCK ISLAND	Legal Descr	PINE & PALM TRAILER PARK, A CONDO UNIT 12 & .062	5% COMM	Owners Nar	ADRION MI Address::	6620 MALONEY AVE UNIT 12	KEY WEST, FL 33040
AK:	9082228	Parcel ID:	00133130-000100	Physical Location:	5655 3RD AVE UNIT 14 SOUTH STOCK ISLAND	Legal Descr	UNIT 1A - PARK PLACE TOWNHOMES A RESUB OF A PART D	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9082270	Parcel ID:	00133130-001100	Physical Location:	6440 2ND ST UNIT 9 SOUTH STOCK ISLAND	Legal Descr	UNIT 6A - PARK PLACE TOWNHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9082244	Parcel ID:	00133130-000500	Physical Location:	6419 2ND TER UNIT 7 SOUTH STOCK ISLAND	Legal Descr	UNIT 2B - PARK PLACE TOWHHOMES A RESUB OF A PART O	F BLK 48 P	Owners Nar	PARK PLAI Address::	PO BOX 2129	KEY WEST, FL 33045-2129
AK:	9039174	Parcel ID:	00123800-000102	Physical Location:	5550 5TH AVE SOUTH STOCK ISLAND	Legal Descr	DOG TRACK PARCELS CONDOMINIUM PARCEL 2 OR2164-567/	80(2ND AM	Owners Nar	HARBOR B Address::	5510 3RD AVE	KEY WEST, FL 33040
AK:	1161489	Parcel ID:	00127270-000000	Physical Location:	5730 4TH AVE SOUTH STOCK ISLAND	Legal Descr	STOCK ISLAND MALONEY SUB SUBDIVISION PB 1-55 PT 6D	R 55 OR19	Owners Nar	5730 FOUR Address::	PO BOX 169	KEY WEST, FL 33040

##########

Meridian West LTD
2937 SW 27th Avenue, Suite 303
Miami, FL 33133

Bernstein Benjamin Residuary TR B
U/T/W
P.O. Box 2455
Key West, FL 33040

Harbor Bay Investments, LLC
5510 3rd Avenue
Key West, FL 33040

Dog Track Parcels Condominium
c/o Historic Tours of America
201 Front Street
Key West, FL 33040

Longstock, II, LLC
7009 Shrimp Road, Suite 2
Key West, FL 33040

Monroe County Florida
500 Whitehead Street
Key West, FL 33040

Donald J Barton, Jr.
1502 United Street
Key West, FL 33040

Key West Transfer Station & Hauling
Service, Inc
P.O. Box 2744
Key West, FL 33040

5730 Fourth Avenue, LLC
P. O. Box 169
Key West, FL 33040

Jose Raul Hernandez
1430 7th Street
Key West, FL 33040

Michael A. Padron, Jr.
P. O. Box 7275
Sebring, FL 33872

Delta Marine, Inc.
5600 3rd Avenue
Key West, FL 33040

Constellation Yachts, Inc.
6811 Shrimp Road
Key West, FL 33040

Michael S & Edee M Delph
6620 Maloney Avenue, Unit 8
Key West, FL 33040

Sandra R. Koski
6620 Maloney Avenue, Unit 11
Key West, FL 33040

Frederick Albert Losley DEC TR 09-20-1999
1018 17th Street
Key West, FL 33040

Park Place Homeowners Association, Inc
C/O John Allison, III
P. O. Box 2129
Key West, FL 33045-2129

OB Florida Holdings, LLC
C/O Iberia bank REO Depart.
5310 E. State Road 64
Bradenton, FL 34208-5500

City of Key West
P.O. Box 1409
Key West, FL 33040

Powell D. Porter
95510 Overseas Highway
Key Largo, FL 33037

Ernest E. Dion
6700 Maloney Avenue
Key West, FL 33040

Marc A. Harden
2316 Patterson Avenue
Key West, FL 33040

Adam Coyle
5751 Pembroke Drive
Fitchburg, WI 53711-5225

Safe Harbor Enterprises, Inc
P. O. Box 2455
Key West, FL 33040

3D of Key West, Inc
1415 Flagler Avenue
Key West, FL 33040

Board of County Commissioners of
Monroe County
500 Whitehead Street
Key West, FL 33040

KW Resort Utilities Corp.
P.O. Box 2125
Key West, FL 33040

Bama One, LLC
6810 Front Street
Key West, FL 33040

Island Trust Agreement 3/10/1989
P. O. Box 2455
Key West, FL 33040

Safe Harbour Properties, Inc
6810 Front Street
Key West, FL 33040

Abraham & Carol L Kershaw
31W 660 Stearns Road
Elgin, IL 60120

Key Cow, LLC
P.O. Box 169
Key West, FL 33041-0169

John W. McCain
2118 Staples Avenue
Key West, FL 33040

Claude & Seiko Torres
2500 Seidenberg Avenue
Key West, FL 33040

Timothy J Koenig T/C
815 Peacock Plaza
Key West, FL 33040

Stewart J. & Leda N. Andrews
2110 Staples Avenue
Key West, FL 33040

Fifth Avenue Harbor Shops, LLC
5510 Third Avenue
Key West, FL 33040

Byron J. Colley
8317 Front Beach Road, Suite 23
Panama City, FL 32407

Marna Loucks
6620 Maloney Avenue, Lot 6
Key West, FL 33040

John McCain
2118 Staples Avenue
Key West, FL 33040

Florida Keys Aqueduct Comm.
1100 Kennedy Drive
Key West, FL 33040

Richard K. Ventimiglia
6620 Maloney Avenue, Lot 16
Key West, FL 33040

Dave Lewis
P.O. Box 5766
Key West, FL 33040

Park Place Homeowners Association, Inc.
1010 Kennedy Drive, Suite 305
Key West, FL 33040

Clarence J. & Jacqueline G. Keevan
P.O. Box 5913
Key West, FL 33040

Canine Extreme, Inc.
10 Beechwood Drive
Key West, FL 33040

Frederick A. Salinero
5570 3rd Avenue
Key West, FL 33040

Vernon C. & Samarng Stroble
P. O. Box 4060
Key West, FL 33040

Stroble & Lee Enterprises, Inc.
D-32 11th Avenue
Key West, FL 33040

Harden Hunter N LIV TR 7/27/2011
1065 Boca Chica Road
Key West, FL 33040

6840 Front Street, LLC
6840 Front Street
Key West, FL 33040

Stacey A Aguilar
6620 Maloney Avenue, Lot 7
Key West, FL 33040

Roswell Charles LIV TR 09/16/2005
C/O Roswell Charles
6620 Maloney Avenue, Lot 14
Key West, FL 33040

David & Mona Weber
1900 Lake Marshall Drive
Gibsonia, PA 15044

James Robert & Nancy S. Copper
22 Amaryllis Drive
Key West, FL 33040

Rolando & Matilde Liz
C/O Vigil-Farinas Elena ESQ
103301 Overseas Highway
Key Largo, FL 33037-4759

Armando Sosa, Sr.
5515 5th Avenue
Key West, FL 33040

Richard E. Spencer
1019 South Street
Key West, FL 33040

Roy's Trailer Park, Inc.
402 Applerouth Lane
Key West, FL 33040

Safe Harbor Enterprises, Inc.
7009 Shrimp Road, Suite 2
Key West, FL 33040

Easy Peel® Labels
Use Avery® Template 5160®

Feed Paper

Bend along line to
expose Pop-Up Edge™

AVERY® 5260™

Robbie's Safe Harbor Marine Ent. Inc.
7281 Shrimp Road
Key West, FL 33040

Alfredo J. Luciano
6620 Maloney Avenue, Unit 13
Key West, FL 33040

Michelle A. Adrion
6620 Maloney Avenue, Unit 12
Key West, FL 33040

Harbor Bay Investments, LLC
5510 3rd Avenue
Key West, FL 33040

5730 Fourth Avenue, LLC
P.O. Box 169
Key West, FL 33040

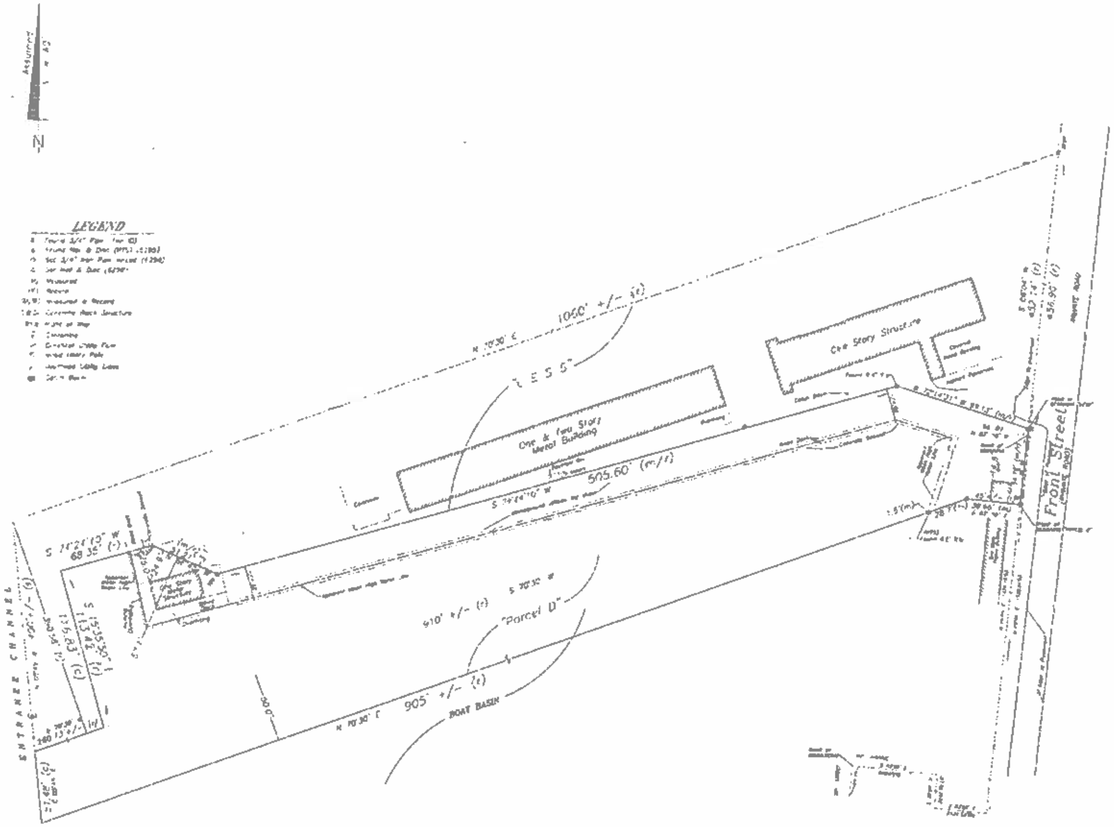
Parcels B and C LLC
PO Box 169
Key West, FL 33041-0169

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®

Sens de
chargement

Repliez à la hachure afin de
révéler le rebord Pop-Up™

www.avery.com
1-800-GO-AVERY



NOTES:
1. The legal description shown hereon was furnished by the client or their agent
2. Underground foundations and utilities were not located
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: Front Street, Stock Island, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the S'ly R/W line of Fifth Avenue as S83°56'E
8. Date of field work: July 1, 2005
9. Ownership of fences is undeterminable, unless otherwise noted
10. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
11. Upland area: 18,470 square feet, more or less

BOUNDARY SURVEY OF
A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the Southerly right-of-way line of Fifth avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1524.15 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear North 83°56' West for a distance of 50.00 feet to a point; thence bear South 70°30' West for a distance of 910 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05°45' West along the centerline of said Entrance Channel for a distance of 100 feet, more or less, to a point which is 390.58 feet measured at right angles to the preceding course; thence bear North 70°30' East for a distance of 1,060 feet, more or less, to a point which is bearing North 06°04' East from the Point of Beginning; thence bear South 06°04' West for a distance of 456.90 feet back to the Point of Beginning

LESS AND EXCEPT THE FOLLOWING:

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1528.81 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 74°11'31" West, 99.13 feet to a point; thence bear South 71°24'10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 86°45' West 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74°24'10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15°35'50" East parallel to the outside face of an existing concrete seawall, 113.12 feet to a point; thence bear South 70°30' West, 280.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05°15' West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70°30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06°04' East and distant 1521.11 feet from the Point of Beginning; thence bear South 06°04' West for a distance of 1521.11 feet back to the Point of Beginning

PARCEL D:
A strip of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right-of-way line of Fifth avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet, thence bear South 06°04' West, 2242.25 feet, thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1,474.15 feet to the Point of Beginning of the strip of land and water hereinafter described; from said Point of Beginning, continue bearing North 06°04' East 50 feet; thence bear North 83°56' West, 50 feet; thence bear South 70°30' West, 910 feet, more or less, to a point on the centerline of an Entrance Channel; thence bear South 05°45' East along said centerline to a point which is 50 feet, measured at right angles to the preceding course; thence bear North 70°30' East, 905 feet, more or less, to a point which is bearing North 83°56' West from the Point of Beginning; thence bear South 83°56' East 15 feet, more or less, back to the Point of Beginning

BOUNDARY SURVEY FOR: Bama One, LLC.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY IS NOT ASSIGNABLE

RECEIVED
MAY 2 1 2012
2012-075
... DEPT.

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper	J. LYNN O'FLYNN, Inc. Professional Surveyor & Mapper PSM #6298 3430 Duck Ave., Key West, FL 33040 (305) 296-7422 FAX (305) 296-2244	Boundary Survey Map of: BAMA ONE LLC Stock Island, Monroe County, FL.	DRAWN BY: MPB CHECKED BY: JLO DATE: 7-07-05	REVISIONS: 1. Shoreline/Upland Area 5-7-12 DATE 2. 3. 4. 5. 6. 7.	SHEET: 1 OF: 1

LEGEND

1" = 40'

Point of Commencing

Fifth Ave.

Fifth St.

Boat Basin

Front Street

One Story Concrete Block Structure

Point of Beginning

Point of Beginning Angle

Concrete Pier

2131.53' (r)
S 83°56' E

N 06°04' E

S 18°15'08" W
402.16' (c)

N 06°04' E

S 06°04' W
2242.25' (c)

S 06°56' E
500.00' (m/r)

S 81°50' W
30.28' (m)
19' +/- (r)
S 70°30' W

N 06°04' E
368.18' (m/r)

MAY 2 1 2012
2012-015
MONROE CO. PLANNING DEPT.

THIS SURVEY IS NOT ASSIGNABLE

BOUNDARY SURVEY FOR: 6840 Front Street LLC.

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg #6298

December 12, 2006

BOUNDARY SURVEY OF: A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 65 of the Public Records of Monroe County, Florida, bear South 06°56' East, 500.00 feet, thence bear South 06°04' West, 2,242.25 feet; thence bear South 83°56' East, 2,131.53 feet; thence bear North 06°04' East, 1,105.99 feet to the POINT OF BEGINNING of the tract of land hereinafter described, from said Point of Beginning, continue bearing North 06°04' East, 368.18 feet, thence bear North 83°56' West, 45 feet more or less, to a point; thence bear South 70°30' West, 25 feet, more or less, to a point; thence bear South 18°15'08" West, 408.51 feet to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50'40" East, 156.44 feet back to the POINT OF BEGINNING

ALSO, (Not Surveyed --Shown for graphical purposes only)

A tract of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street, bear South 06°56' East, 500.00 feet; thence bear South 06°04' West, 2,242.25 feet, thence bear South 83°56' East, 2,131.53 feet, thence bear North 06°04' East, 1,105.99 feet, thence bear South 81°50'40" West, 156.44 feet to the POINT OF BEGINNING of the tract of land and water hereinafter described; from said Point of Beginning, bear North 18°15'08" East, 408.51 feet; thence bear South 70°30' West 905 feet more or less, to the centerline of an Entrance Channel, thence bear South 06°45 East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50 40" East for a distance of 690 feet, more or less, back to the POINT OF BEGINNING

NOTES
1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located
3. All angles are 90° (Measured & Record) unless otherwise noted
4. Street address: 6840 Front Street, Stock Island, Key West, FL
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the Wly R/W line of Front St. as N 6°04' E
8. This survey is not assignable
9. Date of field work: December 8, 2006
10. Ownership of fences is undeterminable, unless otherwise noted
11. Adjoiners are not furnished.
12. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes
13. Upland Area: 40,340 square feet, more or less

DRAWN BY: MPB	1 REVISIONS
CHECKED BY: JLO	2. Revised Boundary/Added Area
DATE: 12-07-06	3
	4
	5
	6
	7

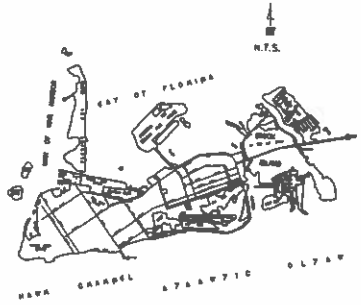
DATE: 12-07-07

SHEET: 1 OF 1

Boundary Survey Map of:
6840 FRONT STREET LLC
6840 Front Street, Stock Island, Florida

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
Fla# 6298
1630 Duck Ave. Key West, FL 33040
(305) 296-7422 Fax (305) 296-2214

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper



LOCATION MAP

City of Key West &
Stock Island

LEGAL DESCRIPTION:

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.:18837-4; said parcel being more particularly described by "metes and bounds" as follows:
Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street, then S 47° 13'30" E along said Southwesterly right-of-way line for 1003.78 feet to the Westerly right-of-way line of a 50 foot wide access easement; thence N 0° 01'30" W along said Westerly right-of-way line for 313.78 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 70° 37'50" W for 240.30 feet, thence N 37° 13'03" W for 234.83 feet; thence N 0° 15'30" E for 304.20 feet to an intersection with a line 251.44 feet Southwesterly of as measured at right angles and parallel to said Southwesterly right-of-way of Front Street; thence S 47° 13'30" E along said parallel line for 510.80 feet to the Point of Beginning. Said parcel contains 2.00 Acres, more or less.

Together with a non-exclusive Drainage Easement, the legal description of which is below:

An area being 15 feet in width, the Southerly line thereof being more particularly described as follows:
Begin at the most Southerly corner of the property described in the parcel described above; thence South 70 degrees, 27 minutes, 50 seconds West along the Southwesterly prolongation of the Southeasterly boundary line of said above parcel for 250 feet, more or less, to the Easterly shore line of the existing harbor and the point of termination of said Southerly line.

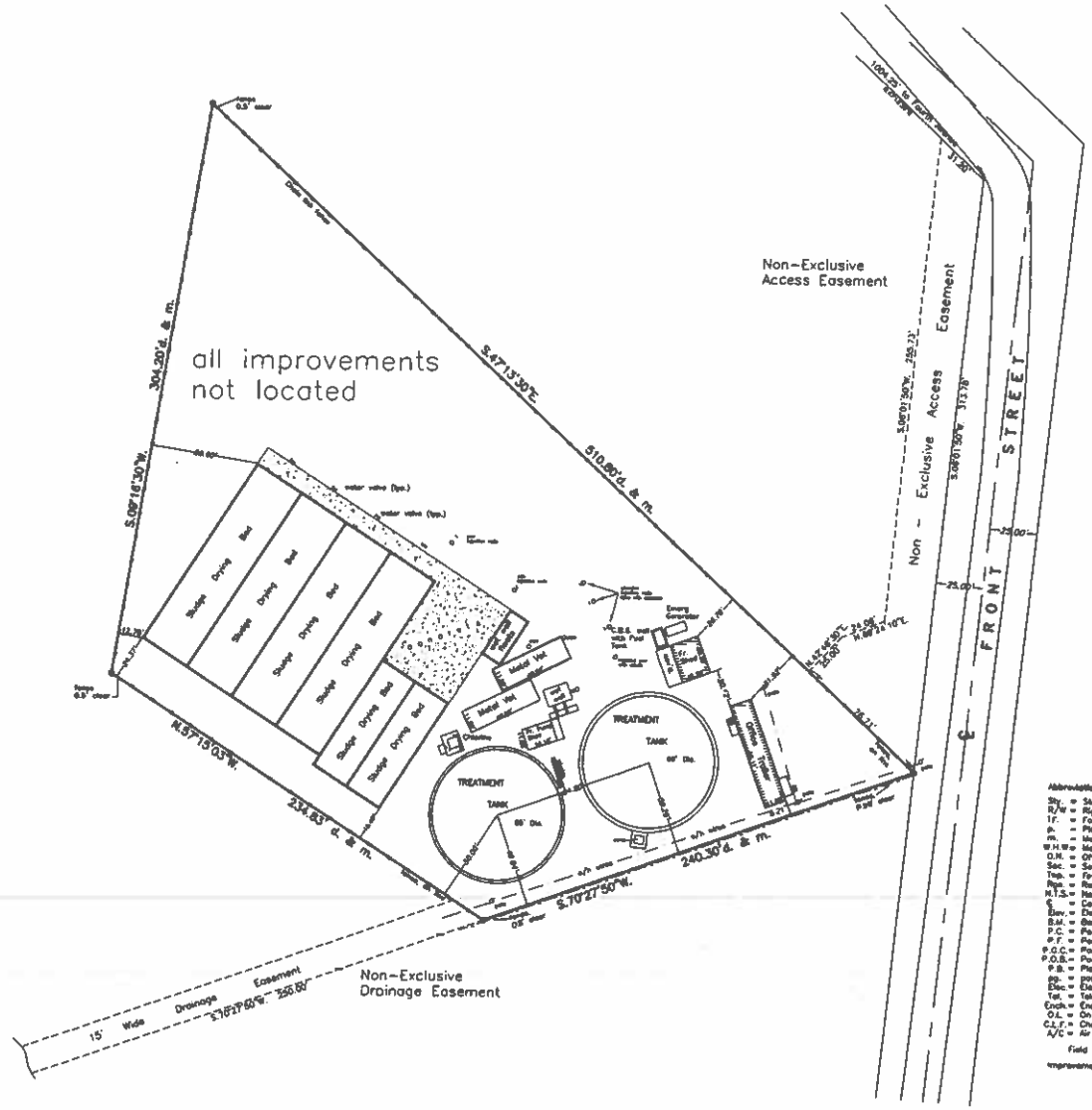
Together with a non-exclusive Access Easement, the legal description of which is below:

an area having a minimum width of 25.00 feet and being more particularly described as follows:
Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; thence S47° 13'30" E along said Southwesterly right-of-way line for 1003.78 feet to the Westerly right-of-way line of an existing 50 feet wide access easement; thence S 0° 01'50" of along said Westerly right-of-way line for 313.78 feet to the most Easterly corner of the Proposed S.T.P. site , said corner being the Point of Beginning of the hereinafter described non-exclusive access easement; thence N47° 13'30" W along the Northwesterly boundary of said proposed S.T.P. site for 76.71 feet; thence N42° 46'30" E for 25.00 feet; thence N89° 35'10" E for 24.07 feet to an intersection with a line that is 23.00 feet Westerly of, as measured at right angles and parallel to said Westerly right-of-way line of the aforementioned 50 feet wide access easement; thence N 0° 01'50" E along said parallel line for 253.73 feet to an intersection with said Southwesterly right-of-way line of the aforementioned Front Street; thence S47° 13'30" E along said Southwesterly right-of-way line for 31.20 feet to an intersection with said Westerly right-of-way line of the aforementioned 50 foot wide access easement; thence S0° 01'30" W along said Westerly right-of-way line for 313.78 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on plat & deeds
Reference Bearing: R/W Front Street @ Fifth Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum.
Bench Mark No.: R-397 Elevation: 8.234

Monumentation:

- ● = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ⊗ = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ⊙ = Found 1/2" Iron Bar
- Δ = Found P.K. Nail, P.L.S. No. 2757
- ▲ = Found P.K. Nail



Abbreviations:

Sty. =	Story	o/h =	Overhead
R/W =	Right-of-Way	u/g =	Underground
I.F. =	Found	F.F.E. =	Finish Floor Elevation
p. =	Plat	L.B. =	Law Beam
m. =	Measured	Rad. =	Radial
M.H.W. =	Mean High Water	irr. =	Irregular
O.R. =	Official Records	conc. =	concrete
Sec. =	Section	I.P. =	Iron Pipe
Twp. =	Township	I.B. =	Iron Bar
Rge. =	Range	B. =	Baseline
N.T.S. =	Not to Scale	C.B. =	Concrete Block
℄ =	Centerline	C.B.S. =	Concrete Block Stucco
Elev. =	Elevation	cov'd. =	Covered
B.M. =	Bench Mark	P.I. =	Point of Intersection
P.C. =	Point of Curvature	wd. =	Wood
P.T. =	Point of Tangency	R =	Radius
P.O.C. =	Point of Commencement	A =	Arc (Length)
P.O.B. =	Point of Beginning	Δ =	Delta, (Central angle)
P.B. =	Plat Book	w.m. =	Water Meter
pg. =	page	Bal. =	Balcony
Elec. =	Electric	Pl. =	Planter
Tel. =	Telephone	Hyd. =	Fire Hydrant
Encr. =	Encroachment	F.W. =	Fire Well
O.L. =	On Line		
C.L.F. =	Chain Link Fence		
A/C =	Air Conditioner		

Field Work performed on: 5/4/98

*Improvements not located in Easements

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

RECEIVED
MAY 21 2002
2002-075
PLANNING DEPT.

Key West Resort Utilities Corporation
Stock Island, Key West, Fl. 33040

BOUNDARY SURVEY

Dwg No.: 98-200

Date: 1"=30'
Date: 5/18/87
Scale: 125-1
Field Book & Page: 125-1
Drawn By: F.H.H.
Field Date: 5/4/98
Chkd By: F.H.H.
Field Book No.: 5-7

FREDERICK H. HILDEBRANDT & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2100 Northside Drive
Suite 201
Key West, FL 33040
(305) 292-0832
Fax: (305) 292-0837
hildebrandt@keynet.net
L.B. No. 2749

P.O.C.
Intersection of the Southwesterly R/W line of Fourth Avenue & the Southeasterly R/W Line of Front Street

FOURTH AVENUE

FRONT STREET

N

LOCATION MAP
City of Key West & Stock Island

M.T.S.

CITY OF TIBURON

GULF OF MEXICO

SAND CHANNEL

ATLANTIC OCEAN

LEGAL DESCRIPTION:
Prepared by undersigned:
A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.:19837-A; said parcel being more particularly described by "metes and bounds" as follows: Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; then S 47°13'30" E along said Southwesterly right-of-way line for 881.25 feet to the Point of Beginning; thence continue S 47°13'30" E and continuing along the said Southwesterly Right-of-way Line of Front Street for 323.00 feet to the Westerly right-of-way line of a 50 feet wide access easement; thence S 6°01'50" W along said Westerly right-of-way line for 313.78 feet; thence N 47°13'30" W for a distance of 510.00 feet; thence N 20°39'27" E for a distance of 97.53 feet; thence N 55°38'41" E for a distance of 185.23 feet to the Point of Beginning. Containing 109444.08 Square Feet, or 2.5125 Acres, more or less.
Together with a non-exclusive Access Easement, the legal description of which is below:

An area having a minimum width of 25.00 feet and being more particularly described as follows: Commence at the intersection of the Southeasterly right-of-way line of Fourth Avenue and the Southwesterly right-of-way line of Front Street; thence S47° 13'30" E along said Southwesterly right-of-way line for 1003.78 feet to the Westerly right-of-way line of an existing 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right-of-way line for 313.78 feet to the most Easterly corner of the Proposed S.T.P. site , said corner being the Point of Beginning of the hereinafter described non-exclusive access easement; thence N47° 12'30" W along the Northwesterly boundary of said proposed S.T.P. site for 78.71 feet; thence N42° 46'30" E for 25.00 feet; thence N66° 24'10" E for 24.07 feet to an intersection with a line that is 25.00 feet Westerly of, as measured at right angles and parallel to said Westerly right-of-way line of the aforementioned 50 feet wide access easement; thence N 6° 01'50" E along said parallel line for 256.73 feet to an intersection with said Southwesterly right-of-way line of the aforementioned Front Street; thence S47° 13'30" E along said Southwesterly right-of-way line for 31.20 feet to an intersection with said Westerly right-of-way line of the aforementioned 50 feet wide access easement; thence S6° 01'50" W along said Westerly right-of-way line for 313.78 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on plat & deeds
Reference Bearing: R/W Front Street & Fifth Avenue
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: R-387 Elevation: 6.734

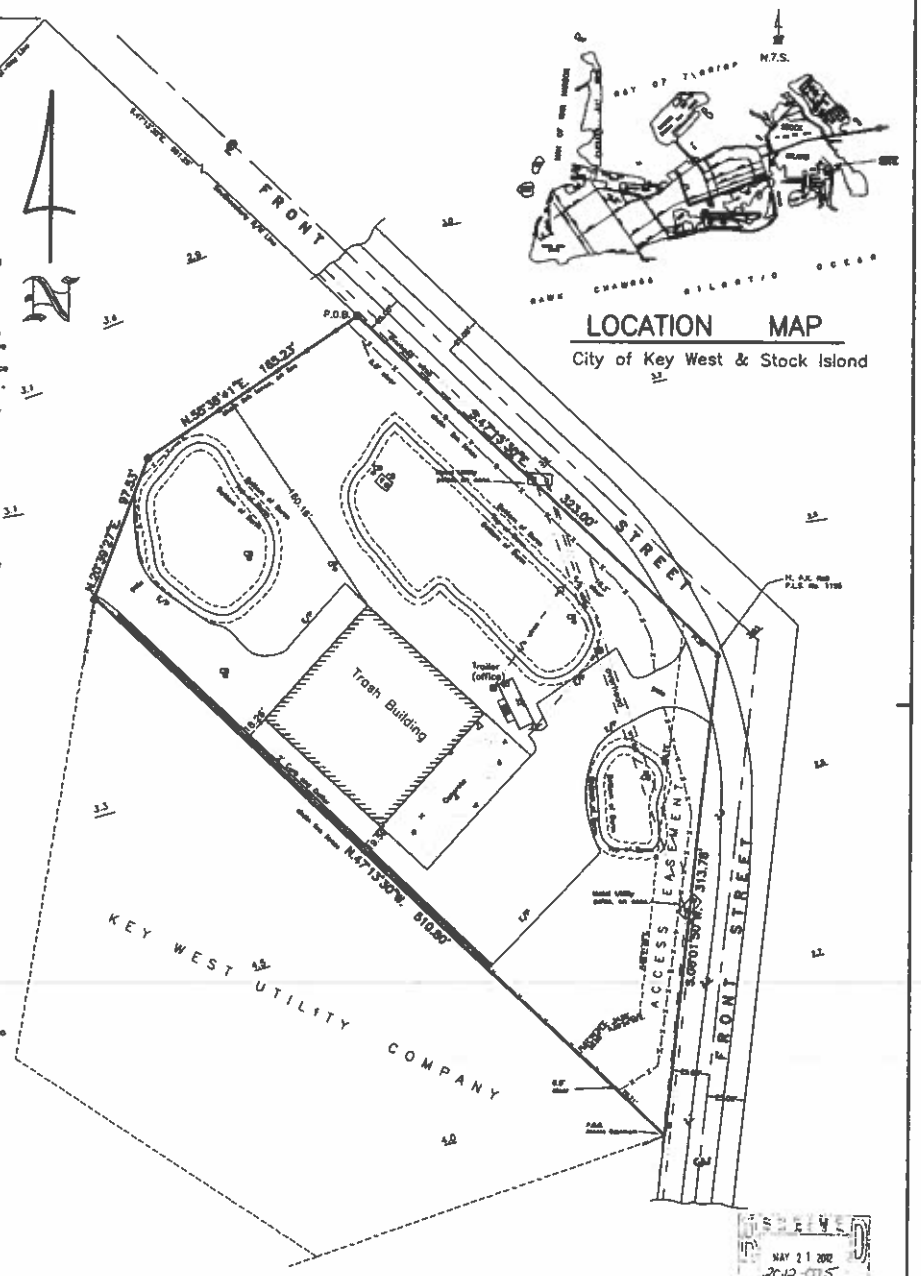
Monumentation:

⊕ = Set 1/2" Iron Pipe, P.L.S. No. 2749
⊕ = Found 1/2" Iron Pipe, P.L.S. No. 2749
W = Found 1/2" Iron Bar
Δ = Found P.K. Nail, P.L.S. No. 2749
▲ = Found P.K. Nail

Abbreviations:

Sty.	= Story	o/h	= Overhead
R/W	= Right-of-Way	u/g	= Underground
fd.	= Found	F.F.E.	= Finish Floor Elevation
p.	= Plat	L.B.	= Low Beam
m.	= Measured	Rad.	= Radial
M.H.W.	= Mean High Water	Irr.	= Irregular
O.R.	= Official Records	conc.	= concrete
Sec.	= Section	I.P.	= Iron Pipe
Twp.	= Township	I.B.	= Iron Bar
Rge.	= Range	B	= Baseline
N.T.S.	= Not to Scale	C.B.	= Concrete Block
℄	= Centerline	C.B.S.	= Concrete Block Stucco
Elev.	= Elevation	cov'd	= Covered
B.M.	= Bench Mark	P.I.	= Point of Intersection
P.C.	= Point of Curvature	wd	= Wood
P.T.	= Point of Tangency	R	= Radius
P.O.C.	= Point of Commence	a	= Arc (Length)
P.O.B.	= Point of Beginning	Δ	= Delta, (Central angle)
P.B.	= Plat Book	w.m.	= Water Meter
pg.	= page	Bal.	= Balcony
Elec.	= Electric	Pl.	= Planter
Tel	= Telephone	Hydr.	= Fire Hydrant
Ench.	= Encroachment	F.W.	= Fire Well
O.L.	= On Line		
C.L.F.	= Chain Link Fence		
A/C	= Air Conditioner		

Field Work performed on: 3/12/12



RECEIVED
MAY 21 2012
2012-0775

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY is true and correct to the best of my knowledge and belief; that it meets the minimum technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J-17 Florida Statue Section 472.027, and the American Land Title Association, and that there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

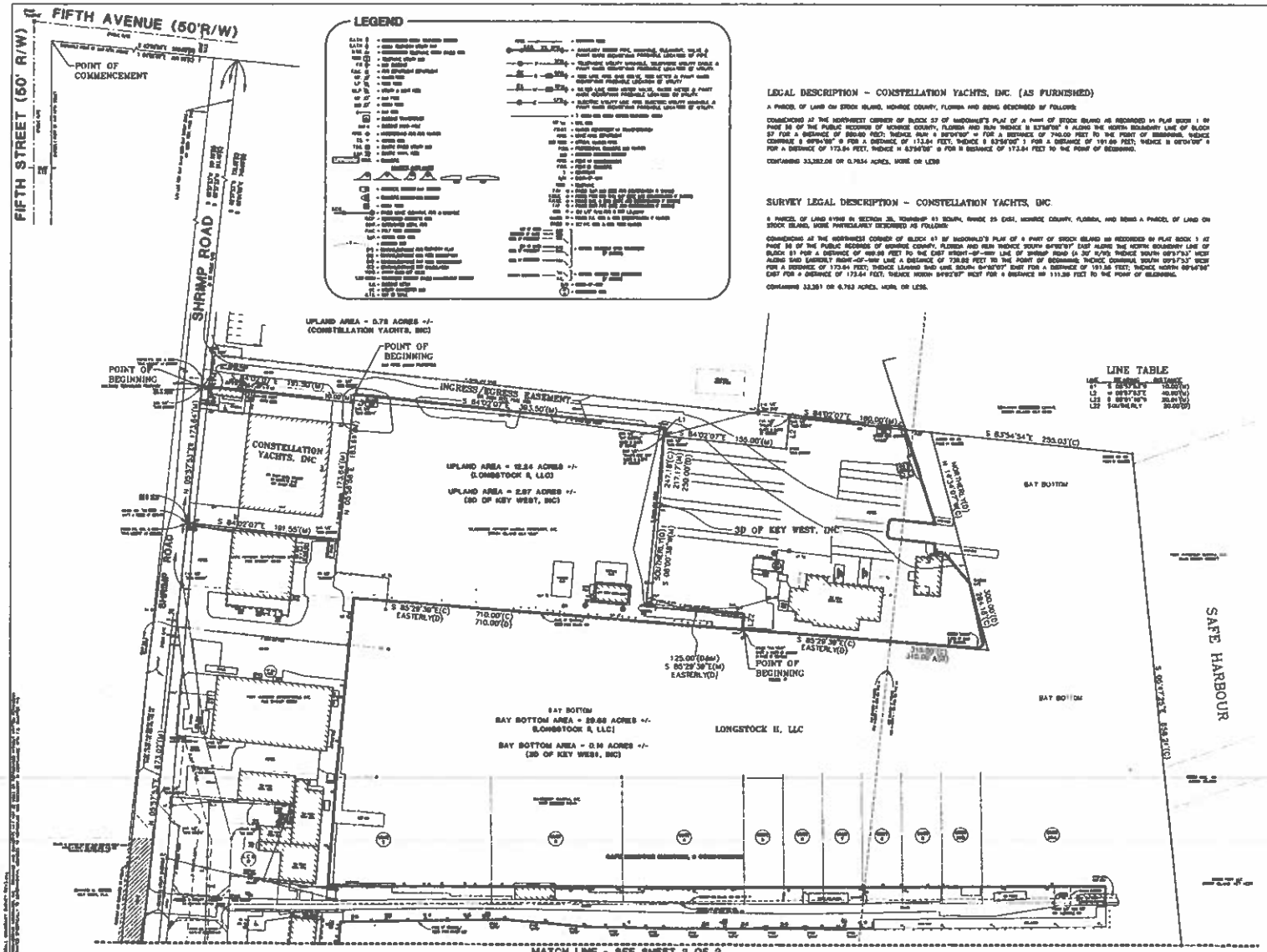
NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Cecilio Gonzalez
8000 Front Street, Stock Island, Key West, Fl. 33040

BOUNDARY SURVEY		Dwg. No.: 12-213
Scale: 1"= 40'	Ref.	Field Book No. 1 Page 15
Date: 7/31/01		Field Crew: AE
Drawn By: F.H.H.		Rev. Date: 8
REVISIONS AND/OR UPDATES		
8/1/01: add grades		
8/7/01: located buildings, trees, contours		
8/17/01: updated, as planned		
C:\Documents\2001 other\Cecilio Gonzalez outline 2		

ENGINEERS PLANNERS SURVEYORS
7100 Narbonne Drive
Suite 201
Key West, FL 33040
(305) 293-0466
FAX (305) 293-0237
E-Mail: info@keywestengineering.com
LB No. 7769

SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



LEGEND

LEGAL DESCRIPTION – CONSTELLATION YACHTS, INC. (AS FURNISHED)

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 OF PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE S 83°56'00" E ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 500.00 FEET; THENCE RUN S 06°04'00" W FOR A DISTANCE OF 710.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 06°04'00" S FOR A DISTANCE OF 173.64 FEET; THENCE S 83°56'00" E FOR A DISTANCE OF 191.55 FEET; THENCE N 06°04'00" E FOR A DISTANCE OF 173.64 FEET; THENCE N 83°56'00" W FOR A DISTANCE OF 173.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,282.06 OR 0.7634 ACRES, MORE OR LESS

SURVEY LEGAL DESCRIPTION – CONSTELLATION YACHTS, INC

A PARCEL OF LAND 0.7640 IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 OF PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°56'00" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 500.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W), THENCE SOUTH 06°03'33" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 738.82 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 06°03'33" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°56'00" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 06°04'00" EAST FOR A DISTANCE OF 173.64 FEET; THENCE NORTH 84°56'00" WEST FOR A DISTANCE OF 191.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,281 OR 0.763 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 06°03'33" W	10.00'(M)
L2	N 06°03'33" E	40.00'(M)
L3	S 06°01'00" W	20.01'(C)
L4	S 06°04'00" E	20.00'(D)

SURVEY LEGAL DESCRIPTION – LONGSTOCK II, LLC

A PARCEL OF LAND WITHIN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 11 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°56'00" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 11 FOR A DISTANCE OF 400.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W), THENCE SOUTH 06°03'33" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 738.82 FEET; THENCE LEAVING SAID LINE SOUTH 84°56'00" EAST, A DISTANCE OF 191.55 FEET, THENCE NORTH 06°04'00" EAST, A DISTANCE OF 10.00 FEET TO THE SOUTHERLY LINE OF A NON-EXCLUSIVE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2273, PAGE 1109 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING, THENCE ALONG SAID EASEMENT LINE THE FOLLOWING FOUR (4) COURSES: 1. SOUTH 84°56'00" EAST, A DISTANCE OF 203.00 FEET; 2. SOUTH 06°03'33" WEST, A DISTANCE OF 10.00 FEET; 3. SOUTH 84°56'00" EAST, A DISTANCE OF 100.00 FEET; 4. NORTH 06°03'33" EAST, A DISTANCE OF 40.00 FEET; THENCE LEAVING SAID LINE SOUTH 84°56'00" EAST, A DISTANCE OF 180.00 FEET; THENCE SOUTH 83°34'34" EAST, A DISTANCE OF 255.03 FEET; THENCE SOUTH 87°47'23" EAST, A DISTANCE OF 666.21 FEET; THENCE SOUTH 87°47'23" EAST, A DISTANCE OF 130.23 FEET; THENCE SOUTH 08°11'77" EAST, A DISTANCE OF 108.36 FEET; THENCE NORTH 84°06'07" WEST, A DISTANCE OF 263.86 FEET TO A MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING TWENTY SIXTEEN (27) COURSES: 1. NORTH 09°33'00" EAST, A DISTANCE OF 28.39 FEET; 2. NORTH 01°51'16" WEST, A DISTANCE OF 38.10 FEET; 3. NORTH 50°11'43" WEST, A DISTANCE OF 10.00 FEET; 4. NORTH 07°08'32" WEST, A DISTANCE OF 27.31 FEET; 5. NORTH 07°46'13" EAST, A DISTANCE OF 27.11 FEET; 6. NORTH 87°24'17" WEST, A DISTANCE OF 36.16 FEET; 7. NORTH 11°34'19" EAST, A DISTANCE OF 34.84 FEET; 8. NORTH 09°23'55" WEST, A DISTANCE OF 27.81 FEET; 9. NORTH 67°46'41" WEST, A DISTANCE OF 4.34 FEET; 10. NORTH 04°36'06" WEST, A DISTANCE OF 14.56 FEET; 11. NORTH 01°07'44" WEST, A DISTANCE OF 14.78 FEET; 12. NORTH 09°07'17" WEST, A DISTANCE OF 113.83 FEET; 13. SOUTH 82°13'34" WEST, A DISTANCE OF 38.38 FEET; 14. NORTH 88°09'15" WEST, A DISTANCE OF 23.43 FEET; 15. SOUTH 00°37'17" WEST, A DISTANCE OF 8.88 FEET; 16. NORTH 75°06'32" WEST, A DISTANCE OF 13.07 FEET; 17. SOUTH 09°00'28" WEST, A DISTANCE OF 62.77 FEET; 18. SOUTH 84°00'20" WEST, A DISTANCE OF 48.54 FEET; 19. NORTH 64°36'20" WEST A DISTANCE OF 6.16 FEET; 20. SOUTH 09°41'06" WEST, A DISTANCE OF 66.18 FEET; 21. SOUTH 70°28'00" WEST, A DISTANCE OF 36.41 FEET; 22. NORTH 09°07'36" WEST, A DISTANCE OF 57.62 FEET; 23. NORTH 88°28'36" WEST A DISTANCE OF 61.36 FEET; 24. SOUTH 88°24'00" WEST, A DISTANCE OF 67.56 FEET; 25. SOUTH 17°36'18" WEST, A DISTANCE OF 76.27 FEET; 26. SOUTH 88°47'46" WEST, A DISTANCE OF 73.83 FEET; 27. SOUTH 87°31'17" WEST, A DISTANCE OF 23.73 FEET; THENCE LEAVING SAID LINE SOUTH 87°53'34" WEST, A DISTANCE OF 1.00 FEET TO THE NORTHEAST RIGHT-OF-WAY LINE OF SHRIMP ROAD PER QUIT CLAIM DEED RECORDED IN O.R. BOOK 2630, PAGE 646, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID SHRIMP ROAD THE FOLLOWING TWELVE (12) COURSES AND DISTANCES: 1. NORTH 84°56'00" WEST, A DISTANCE OF 208.11 FEET TO A POINT OF CURVATURE; 2. NORTHWESTERLY ALONG THE ARC OF A CURVE IN THE RIGHT, HAVING A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 115.47 FEET, A CENTRAL ANGLE OF 88°37'37", AND A CHORD BEARING AND DISTANCE OF NORTH 40°08'06" WEST, 104.26 FEET; 3. NORTH 84°21'36" EAST, A DISTANCE OF 388.63 FEET TO A POINT ON THE WEST LINE OF SUBAREA 0.0.10 AS DEDICATED AS RECORDED IN THE OFFICIAL RECORDS BOOK 2-84, PAGE 20 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID LINE NORTH 88°57'33" EAST, A DISTANCE OF 673.60 FEET; THENCE LEAVING SAID LINE SOUTH 84°56'07" EAST, A DISTANCE OF 183.30 FEET; THENCE NORTH 09°56'06" EAST, A DISTANCE OF 183.64 FEET TO THE SOUTHERLY LINE OF A WATER/SEWERS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2513, PAGE 1109 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING.

CONTAINING 44.124 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NO ENCROACHMENTS WERE PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, INCLUDING BUT FOUNDATIONS UNLESS SHOWN HEREON AND SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL AS-BUILT INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CONTROL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS, UNLESS OTHER THAN THOSE SHOWN HEREON ARE EXIST.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR FURNISHED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON WAS EXIST.

4. KING ENGINEERING ASSOCIATES, INC. AND CERTIFYING LAND SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECORDED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

5. THE SURVEY REFLECTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6. ADDITIONAL PORTABLE STORAGE TRAILERS ARE ON AND AROUND THE SUBJECT PROPERTY AND HAVE NOT BEEN LOCATED OR SHOWN.

7. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID

8. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN SUCH IS AND WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE AND SEPARATE LIABILITY TO THE SURVEYOR NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO

9. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON A NETWORK ADJUSTMENT OF G.P.S. OBSERVATIONS OBSERVATIONS FROM NATIONAL GEODETIC SURVEY CONTROL STATIONS "NOW 8", "PLOPS HALLOY" "NOON POINT 2" AND "WEST MARTELLO TOWER 3" UTILIZING THEIR POSITIONS AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. THE SOUTH RIGHT OF WAY LINE OF 9TH AVENUE BEARS S 88°03'57" E AND HAS BEEN STATED HEREON FOR REFERENCE PURPOSES.

10. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE", PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12087 1506 K, MAP REVISED FEBRUARY 18, 2005. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY ASSUMPTIONS BEING MADE FROM THE ZONE AS NOTED. THE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR INSURANCE PURPOSES ONLY"

11. THERE IS NO VISIBLE GROUND OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY AND THE SUBJECT PROPERTY IS NOT USED FOR DEFINED DRAINAGE WAYS

12. LAST DATE OF FIELD SURVEY: MAY 3, 2007

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2210

JAMES DAVID GREER, P.S.M.
FLORIDA LICENSE : LS 5148

King ENGINEERING ASSOCIATES, INC.

1601 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE (813) 882-8888
FAX (813) 882-8887
1-800, kingengineering.com

BOUNDARY SURVEY
OF A PORTION OF THE
OVERALL STOCK ISLAND PROPERTY

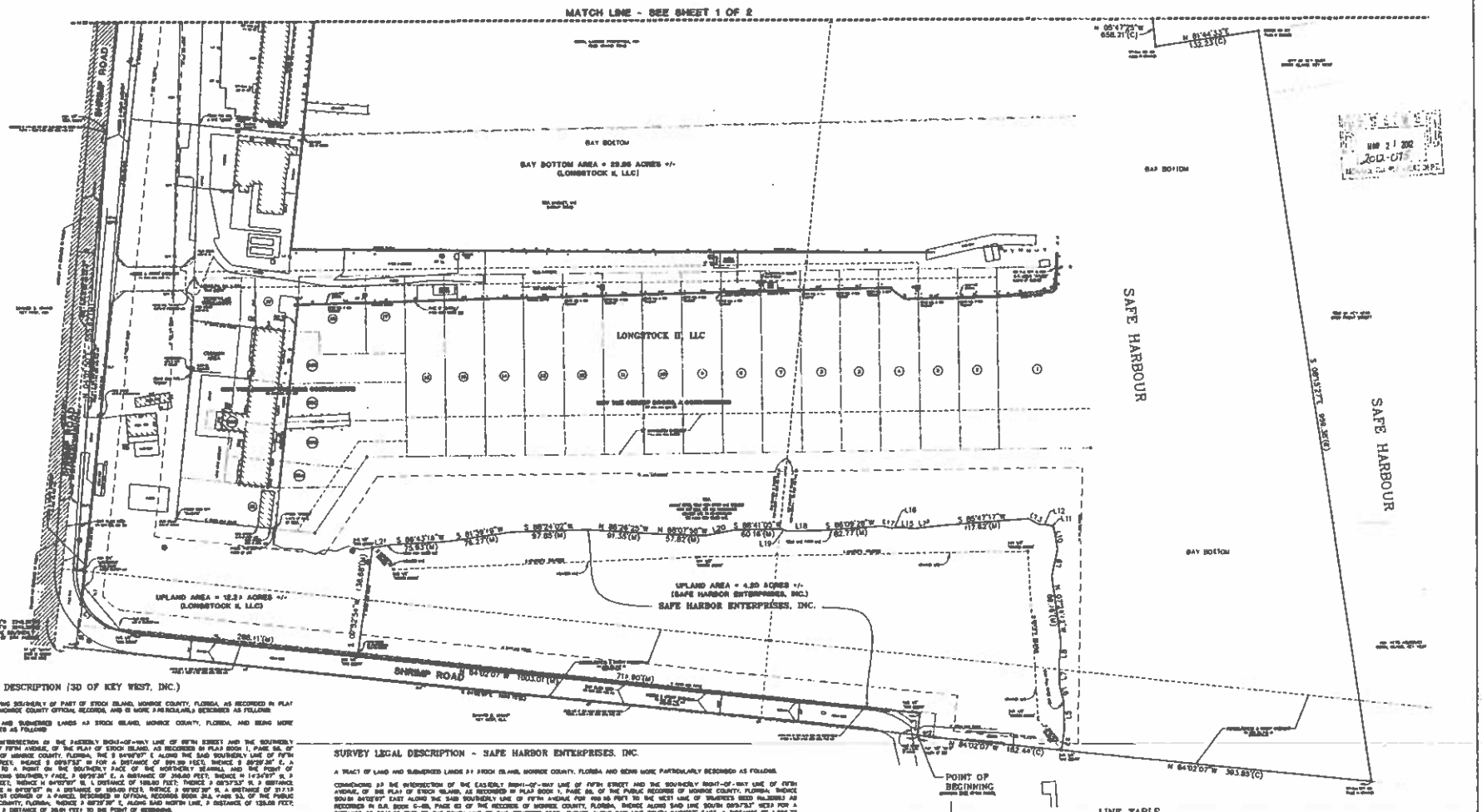
PREPARED FOR
LONGSTOCK II, LLC

3	5/4/12	REVISE PARCEL 1 AS SHOWN LEAVE OTHER PARCEL AS VALID	JDG	
2	7/12/11	REVISE CERTIFIED SURVEYOR & MAPPER STATE	JDG	
1	6/13/07	ADD SURVEYED LEAVE OTHER PARCEL & DESCRIPTION	DJG	
No	Date	Revisions	Chkd	

Job No. 4.250.005.090
Scale 1" = 60'
Field Book 60
Page 1 & 11/2008 & 11/2008
Date MAY 3, 2007
Sheet 1 of 2

SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA

MATCH LINE - SEE SHEET 1 OF 2



SURVEY LEGAL DESCRIPTION (3D OF KEY WEST, INC.)

A PARCEL OF LAND LYING SOUTHERLY OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 56, MONROE COUNTY OFFICIAL RECORDS, AND IS MORE FULLY AND PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND AND SUBMERGED LANDS AS STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, THE S 84°00'00" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 400.46 FEET; THENCE S 05°57'52" W FOR A DISTANCE OF 891.30 FEET; THENCE S 00°29'30" E, A DISTANCE OF 710.00 TO A POINT ON THE SOUTHERLY FACE OF THE NORTHERLY SEAWALL AND THE POINT OF BEGINNING; THENCE ALONG SOUTHERLY FACE, S 00°29'30" E, A DISTANCE OF 240.00 FEET; THENCE N 14°34'47" W, A DISTANCE OF 264.16 FEET; THENCE N 04°02'07" W, A DISTANCE OF 188.00 FEET; THENCE S 88°57'53" W, A DISTANCE OF 45.00 FEET; THENCE N 04°02'07" W, A DISTANCE OF 180.00 FEET; THENCE S 88°57'53" W, A DISTANCE OF 317.13 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2013, PAGE 53, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 88°57'53" E, ALONG SAID NORTH LINE, A DISTANCE OF 1335.88 FEET; THENCE S 00°00'00" W, A DISTANCE OF 38.00 FEET TO THE POINT OF BEGINNING.

FURTHER AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS AS DESCRIBED HEREIN AND BEING THE SAME PROPERTY AS THOSE RECORDED IN OFFICIAL RECORDS BOOK 799, PAGE 1165 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF HORSHMAN'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 56 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°00'00" EAST, A DISTANCE OF 400.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°00'00" EAST, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 30083 AS RECORDED IN O.R. BOOK 6-66, PAGE 52; THENCE ALONG SAID LINE SOUTH 05°57'52" WEST, A DISTANCE OF 1,298.46 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 48.36 FEET; THENCE SOUTH 88°57'53" WEST, A DISTANCE OF 314.62 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,888.75 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 30083 AS RECORDED IN O.R. BOOK 6-66, PAGE 52; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,119.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 30083 AS RECORDED IN O.R. BOOK 6-66, PAGE 52; THENCE ALONG SAID LINE NORTH 05°57'53" EAST, A DISTANCE OF 633.43 FEET; THENCE LEAVING SAID LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.36 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,201.82 FEET TO THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION - SAFE HARBOR ENTERPRISES, INC.

A TRACT OF LAND AND SUBMERGED LANDS IN STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84°00'00" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 400.46 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 30083 AS RECORDED IN O.R. BOOK C-66, PAGE 52 OF THE RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST FOR A DISTANCE OF 2343.00 FEET TO THE SOUTH LINE OF SAID TRUSTEES DEED; THENCE ALONG SAID LINE SOUTH 84°02'07" EAST, A DISTANCE OF 1,888.75 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD NORTH 05°57'53" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 84°02'07" WEST, A DISTANCE OF 314.62 FEET; THENCE LEAVING SAID LINE NORTH 87°52'34" EAST, A DISTANCE OF 139.00 FEET TO THE MEAN HIGH WATER LINE. THENCE ALONG SAID MEAN HIGH WATER THE FOLLOWING TWENTY SEVEN (27) COURSES AND DISTANCES: 1. THENCE NORTH 87°33'40" EAST, A DISTANCE OF 33.73 FEET; 2. THENCE NORTH 86°43'56" EAST, A DISTANCE OF 16.01 FEET; 3. THENCE NORTH 87°30'46" EAST, A DISTANCE OF 78.24 FEET; 4. THENCE NORTH 89°34'06" EAST, A DISTANCE OF 67.88 FEET; 5. THENCE SOUTH 86°32'22" EAST, A DISTANCE OF 61.38 FEET; 6. THENCE SOUTH 88°07'58" EAST, A DISTANCE OF 57.83 FEET; 7. THENCE NORTH 79°28'56" EAST, A DISTANCE OF 46.47 FEET; 8. THENCE NORTH 88°47'26" EAST, A DISTANCE OF 66.16 FEET; 9. THENCE SOUTH 84°26'30" EAST, A DISTANCE OF 8.10 FEET; 10. THENCE NORTH 88°59'20" EAST, A DISTANCE OF 46.64 FEET; 11. THENCE NORTH 86°06'26" EAST, A DISTANCE OF 62.77 FEET; 12. THENCE SOUTH 79°47'32" EAST, A DISTANCE OF 11.83 FEET; 13. THENCE NORTH 88°37'17" EAST, A DISTANCE OF 8.00 FEET; 14. THENCE SOUTH 88°06'18" EAST, A DISTANCE OF 31.47 FEET; 15. THENCE NORTH 83°15'08" EAST, A DISTANCE OF 56.98 FEET; 16. THENCE NORTH 83°57'57" EAST, A DISTANCE OF 118.62 FEET; 17. THENCE SOUTH 81°02'41" EAST, A DISTANCE OF 14.76 FEET; 18. THENCE SOUTH 84°28'08" EAST, A DISTANCE OF 14.88 FEET; 19. THENCE SOUTH 57°42'41" EAST, A DISTANCE OF 4.84 FEET; 20. THENCE SOUTH 88°32'08" EAST, A DISTANCE OF 51.61 FEET; 21. THENCE SOUTH 11°34'16" WEST, A DISTANCE OF 84.84 FEET; 22. THENCE SOUTH 87°34'17" EAST, A DISTANCE OF 66.88 FEET; 23. THENCE SOUTH 88°46'31" WEST, A DISTANCE OF 27.11 FEET; 24. THENCE SOUTH 87°28'32" EAST, A DISTANCE OF 24.14 FEET; 25. THENCE SOUTH 16°11'46" EAST, A DISTANCE OF 16.54 FEET; 26. THENCE SOUTH 01°57'46" EAST, A DISTANCE OF 66.70 FEET; 27. THENCE SOUTH 05°53'06" WEST, A DISTANCE OF 25.38 FEET TO THE SOUTH LINE OF TRUSTEES DEED 30083; THENCE ON ONE SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 182.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.200 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L3	N 05°57'53"E	46.00'(M)
L4	N 88°57'53"E	42.00'(M)
L5	N 01°02'15"E	66.70'(M)
L6	N 16°11'46"E	16.54'(M)
L7	N 01°28'32"E	27.14'(M)
L8	N 03°46'31"E	27.11'(M)
L9	N 11°34'16"E	34.84'(M)
L10	N 05°27'06"E	27.51'(M)
L11	N 17°49'17"E	4.84'(M)
L12	N 05°55'06"E	14.88'(M)
L13	N 31°53'41"E	14.76'(M)
L14	N 83°15'08"E	56.98'(M)
L15	N 88°07'18"E	51.47'(M)
L16	N 05°27'17"E	8.00'(M)
L17	N 79°47'32"E	11.83'(M)
L18	N 86°06'26"E	46.34'(M)
L19	N 84°26'30"E	8.10'(M)
L20	N 79°28'56"E	46.47'(M)
L21	N 01°32'46"E	33.53'(M)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	00°01'23"	72.00	115.28	104.36	N 00°00'08" W (M)

King
ENGINEERING ASSOCIATES, INC.

4620 MEMORIAL HIGHWAY
LINE MEMORIAL CENTER, SUITE 200
TAMPA, FLORIDA 33634
PHONE (813) 882-8591
FAX (813) 882-8592
E-MAIL tampa@kingengineering.com

BOUNDARY SURVEY
OF A PORTION OF THE
OVERALL STOCK ISLAND PROPERTY

PREPARED FOR
LONGSTOCK II, LLC

REV	DATE	DESCRIPTION	BY
3	5/1/02	REVISED PARCEL 2 AND SUBMERGED LANDS OPTION PARCEL, AND LEGEND	AMJ
2	4/12/01	REVISED OBSERVATIONS SUMMARY & BOUNDARY SURVEY	AMJ
1	4/10/97	ADD SUBMERGED LANDS OPTION PARCEL & DESCRIPTION	MAS

DATE: MAY 3, 2001
SCALE: 1" = 60'
SHEET 2 OF 2

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER LINE SURVEY

A PARCEL OF FILLED AND SUBMERGED LAND

A PART OF I.I. DEED 20793 SOUTHERLY OF BLOCK 57 OF MCDONALD'S PLAT OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA

5TH AVENUE

SAFE HARBOR CHANNEL

HAWK CHANNEL

ATLANTIC OCEAN

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.34'	S89°51'00"E
L2	11.49'	S89°51'00"E
L3	1.48'	S89°51'00"E
L4	2.84'	S89°51'00"E
L5	8.70'	S89°51'00"E
L6	29.18'	S89°51'00"E
L7	40.00'	S89°51'00"E
L8	15.83'	S89°51'00"E
L9	14.85'	S89°51'00"E
L10	19.97'	S89°51'00"E
L11	24.73'	S89°51'00"E
L12	19.83'	S89°51'00"E
L13	19.83'	S89°51'00"E
L14	20.97'	S89°51'00"E
L15	24.97'	S89°51'00"E
L16	15.83'	S89°51'00"E
L17	40.24'	S89°51'00"E
L18	3.80'	S89°51'00"E
L19	7.19'	S89°51'00"E
L20	1.00'	S89°51'00"E
L21	19.00'	S89°51'00"E
L22	23.11'	S89°51'00"E
L23	4.11'	S89°51'00"E
L24	19.97'	S89°51'00"E
L25	14.85'	S89°51'00"E

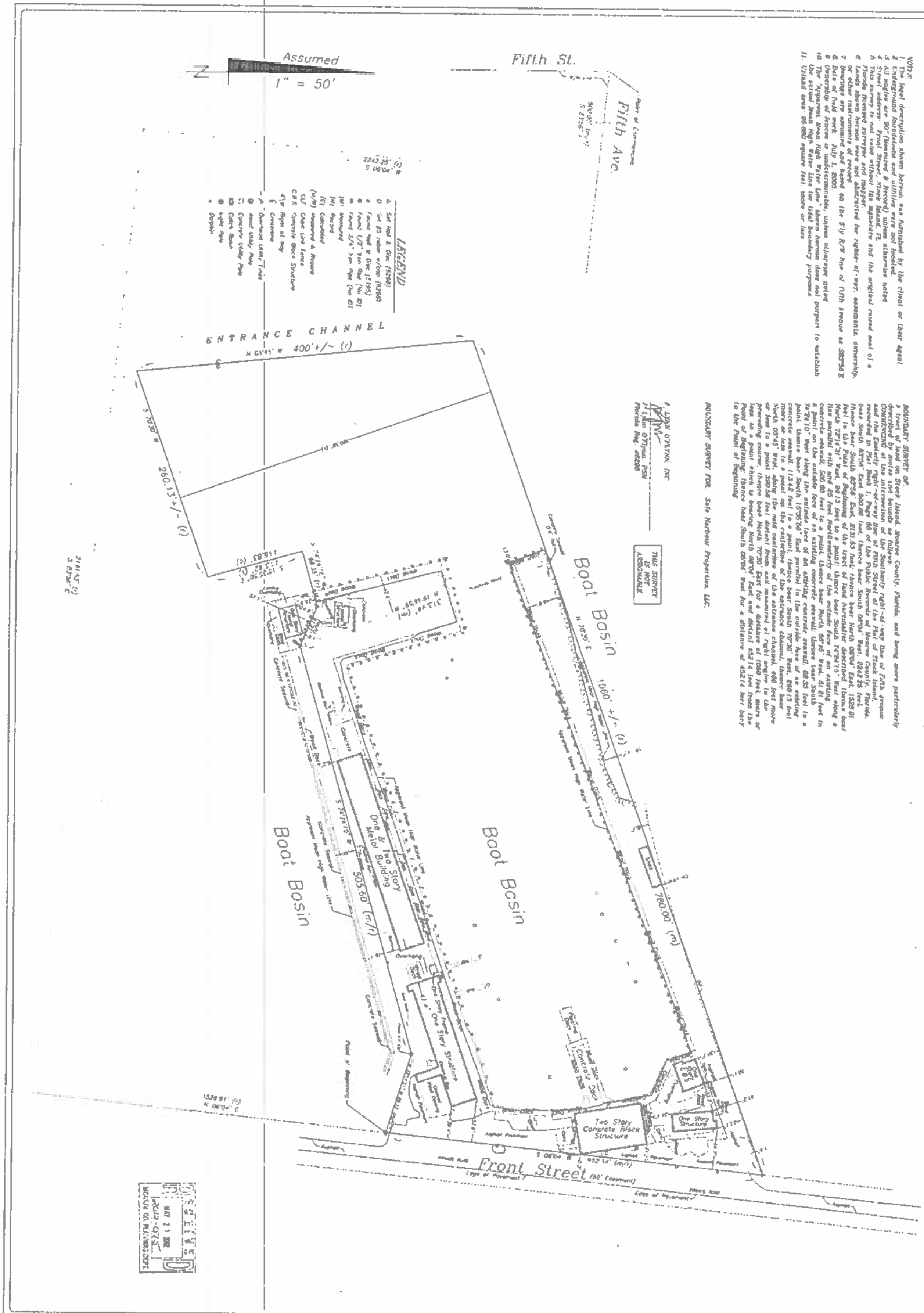
LEGAL DESCRIPTION -

PARCEL RECORD BLOCK 116, PLAT BLEA, MONROE COUNTY, FLORIDA
PUBLIC RECORDS (PREVIOUS)

CERTIFIED TO

REECE & WHITE
LAND SURVEYING, INC.

REVISION 04-23-11 PL ADD MEAN HIGH WATER LINE, TOPOGRAPHY & UPLAND SQ. FT.

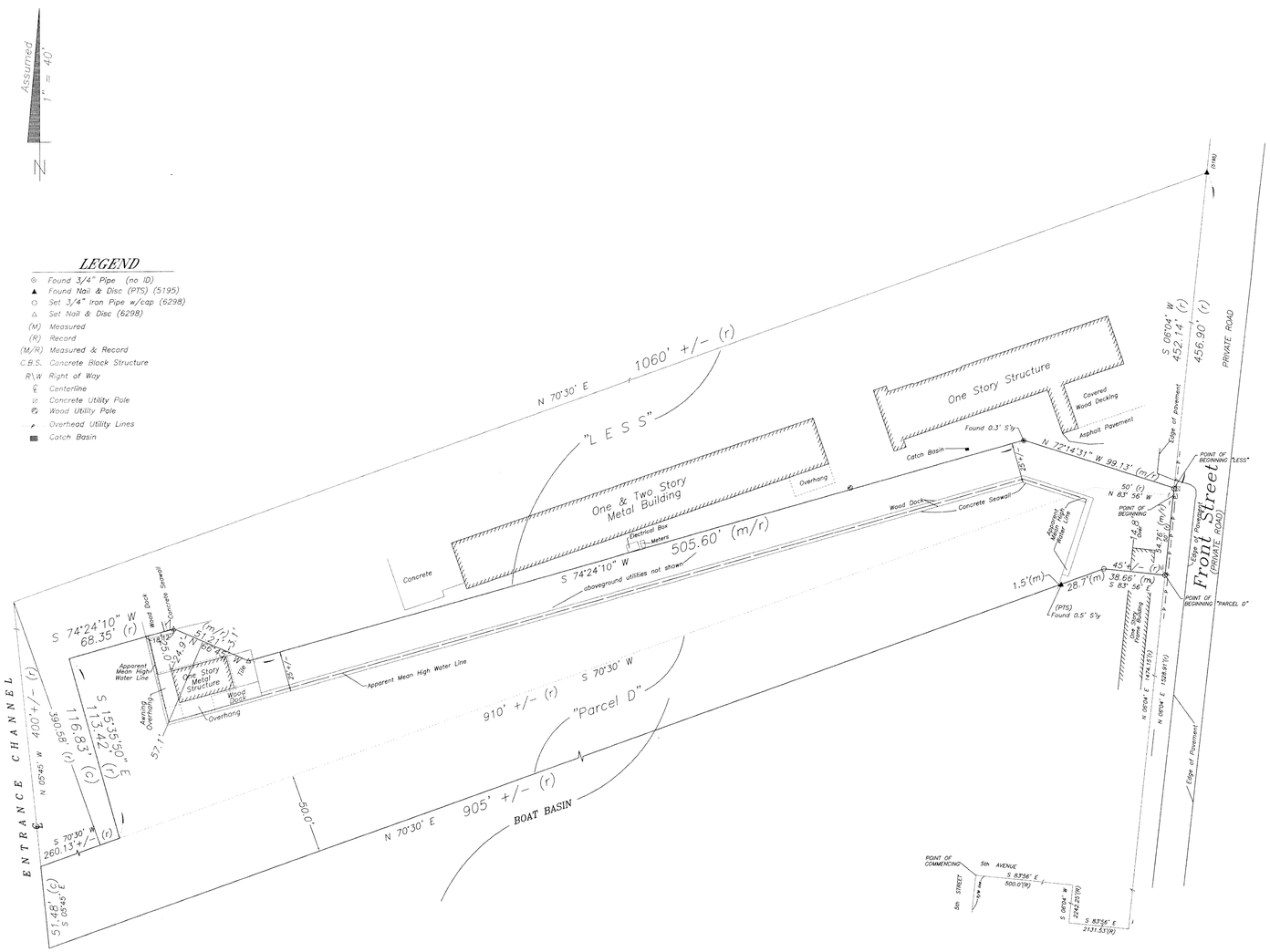


Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Boundary Survey Map of:
SAFE HARBOR MARINA, LLC
6810 Front Street, Stock Island, Florida

DRAWN BY:	REVISIONS:	DATE:	SHEET:
MPB	1. Shoreline/Upland Area	5-7-12	1
CHECKED BY:	2.		
JLO	3.		
	4.		
DATE:	5.		OF:
7-07-05	6.		1
	7.		



NOTES:

1. *The legal description shown hereon was furnished by the client or their agent.*
2. *Underground foundations and utilities were not located.*
3. *All angles are 90° (Measured & Record) unless otherwise noted.*
4. *Street address: Front Street, Stock Island, FL.*
5. *This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
6. *Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.*
7. *Bearings are assumed and based on the S'ly R/W line of Fifth Avenue as S83°56'E.*
8. *Date of field work: July 1, 2005.*
9. *Ownership of fences is undeterminable, unless otherwise noted.*
10. *The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.*
11. *Upland area: 18,870 square feet, more or less.*

BOUNDARY SURVEY OF:
A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1524.15 feet to the Point of Beginning of the tract of land hereinafter described; from said Point of Beginning bear North 83°56' West for a distance of 50.00 feet to a point; thence bear South 70°30' West for a distance of 910 feet, more or less, to the centerline of the Entrance Channel; thence bear North 05°45' West along the centerline of said Entrance Channel for a distance of 400 feet, more or less, to a point which is 390.58 feet on a line measured at right angles to the preceding course; thence bear North 70°30' East for a distance of 1,060 feet, more or less, to a point which is bearing North 06°04' East from the Point of Beginning; thence bear South 06°04 West for a distance of 456.90 feet back to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1528.91 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 72°14'31" West, 99.13 feet to a point; thence bear South 74°24'10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 66°45' West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74°24'10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15°35'50" East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70°30' West, 260.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05°45' West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70°30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06°04' East and distant 452.14 feet from the Point of Beginning; thence bear South 06°04' West for a distance of 452.14 feet back to the Point of Beginning.

PARCEL D:
A strip of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1,474.15 feet to the Point of Beginning of the strip of land and water hereinafter described; from said Point of Beginning, continue bearing North 06°04' East 50 feet; thence bear North 83°56' West, 50 feet; thence bear South 70°30' West, 910 feet, more or less, to a point on the centerline of an Entrance Channel; thence bear South 05°45' East along said centerline to a point which is 50 feet, measured at right angles to the preceding course; thence bear North 70°30' East, 905 feet, more or less, to a point which is bearing North 83°56' West from the Point of Beginning; thence bear South 83°56' East, 45 feet, more or less, back to the Point of Beginning.

BOUNDARY SURVEY FOR: Bama One, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY IS NOT ASSIGNABLE

RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

SHEET: 1 OF: 1

DRAWN BY: MPB
CHECKED BY: JLO
DATE: 7-07-05

REVISIONS:
1. Shoreline/Upland Area DATE: 5-7-12
2.
3.
4.
5.
6.
7.

Boundary Survey Map of:
BAMA ONE LLC
Stock Island, Monroe County, FL.

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

LEGEND

- Found 2" Iron Pipe (Fence Post)
- Set #5 rebar w/cap (6298)
- Found 1/2" Iron Rod (2863)
- Found Nail & Disc (6298) (PTS)
- Set Nail & Disc (6298)
- (M) Measured
- (R) Record
- (M/R) Measured & Record
- C.B.S. Concrete Block Structure
- R\W Right of Way
- C\L F Chain Link Fence
- ℄ Centerline
- Wood Utility Pole
- Concrete Utility Pole
- -p- Overhead Utility Lines
- Metal Utility Pole

1" = 40'
Assumed
N

BOUNDARY SURVEY OF: A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 86°56' East, 500.00 feet; thence bear South 06°04' West, 2,242.25 feet; thence bear South 83°56' East, 2,131.53 feet; thence bear North 06°04' East, 1,105.99 feet to the POINT OF BEGINNING of the tract of land hereinafter described; from said Point of Beginning, continue bearing North 06°04' East, 368.16 feet; thence bear North 83°56' West, 45 feet more or less, to a point; thence bear South 70°30' West, 25 feet, more or less, to a point; thence bear South 19°15'08" West, 408.51 feet to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50'40" East, 156.44 feet back to the POINT OF BEGINNING.

ALSO; (Not Surveyed---Shown for graphical purposes only)

A tract of land and water on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows: COMMENCING at the intersection of the Southerly right of way line of Fifth Avenue and the Easterly right of way line of Fifth Street, bear South 86°56' East, 500.00 feet; thence bear South 06°04' West, 2,242.25 feet; thence bear South 83°56' East, 2,131.53 feet; thence bear North 06°04' East, 1,105.99 feet; thence bear South 81°50'40" West, 156.44 feet to the POINT OF BEGINNING of the tract of land and water hereinafter described; from said Point of Beginning, bear North 19°15'08" East, 408.51 feet; thence bear South 70°30' West. 905 feet more or less, to the centerline of an Entrance Channel; thence bear South 05°45' East along the said centerline of Entrance Channel, 190 feet, more or less, to a point which is bearing South 81°50'40" West from the Point of Beginning; thence bear North 81°50'40" East for a distance of 690 feet, more or less, back to the POINT OF BEGINNING.

NOTES:

1. The legal descriptions shown hereon were furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: 6840 Front Street, Stock Island, Key West, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the W'ly R/W line of Front St. as N 6°04' E.
8. This survey is not assignable.
9. Date of field work: December 8, 2006.
10. Ownership of fences is undeterminable, unless otherwise noted.
11. Adjoiners are not furnished.
12. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
13. Upland Area: 40,340 square feet, more or less.

RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

THIS SURVEY IS NOT ASSIGNABLE

BOUNDARY SURVEY FOR: 6840 Front Street LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

December 12, 2006

SHEET: 1 OF: 1

DATE: 5-8-12

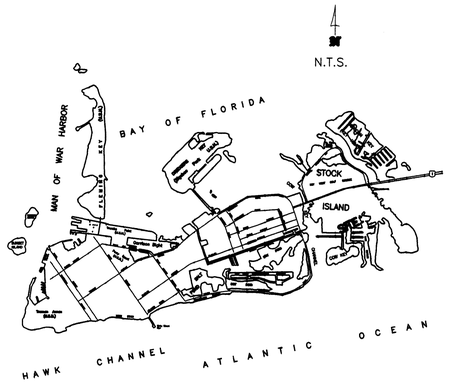
1. REVISIONS:
2. Revised Boundary/Upland Area
3.
4.
5.
6.
7.

DRAWN BY: MPB
CHECKED BY: JLO
DATE: 12-07-06

Boundary Survey Map of:
6840 FRONT STREET LLC
6840 Front Street, Stock Island, Florida

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422
FAX (305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.



LOCATION MAP

City of Key West &
Stock Island

LEGAL DESCRIPTION:

A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.:19837–A; said parcel being more particularly described by "metes and bounds" as follows:
Commence at the intersection of the Southeasterly right–of–way line of Fourth Avenue and the Southwesterly right–of–way line of Front Street; then S 47° 13'30" E along said Southwesterly right–of–way line for 1003.76 feet to the Westerly right–of–way line of a 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right–of–way line for 313.78 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 70° 27'50" W for 240.30 feet; thence N 57° 15'03" W for 234.83 feet; thence N 9° 16'30" E for 304.20 feet to an intersection with a line 251.44 feet Southwesterly of as measured at right angles and parallel to said Southwesterly right–of–way of Front Street; thence S 47° 13'30" E along said parallel line for 510.80 feet to the Point of Beginning. Said parcel contains 2.00 Acres, more or less.

Together with a non–exclusive Drainage Easement, the legal description of which is below:

An area being 15 feet in width, the Southerly line thereof being more particularly described as follows:
Begin at the most Southerly corner of the property described in the parcel described above; thence South 70 degrees, 27 minutes, 50 seconds West along the Southwesterly prolongation of the Southeasterly boundary line of said above parcel for 250 feet, more or less, to the Easterly shore line of the existing harbor and the point of termination of said Southerly line.

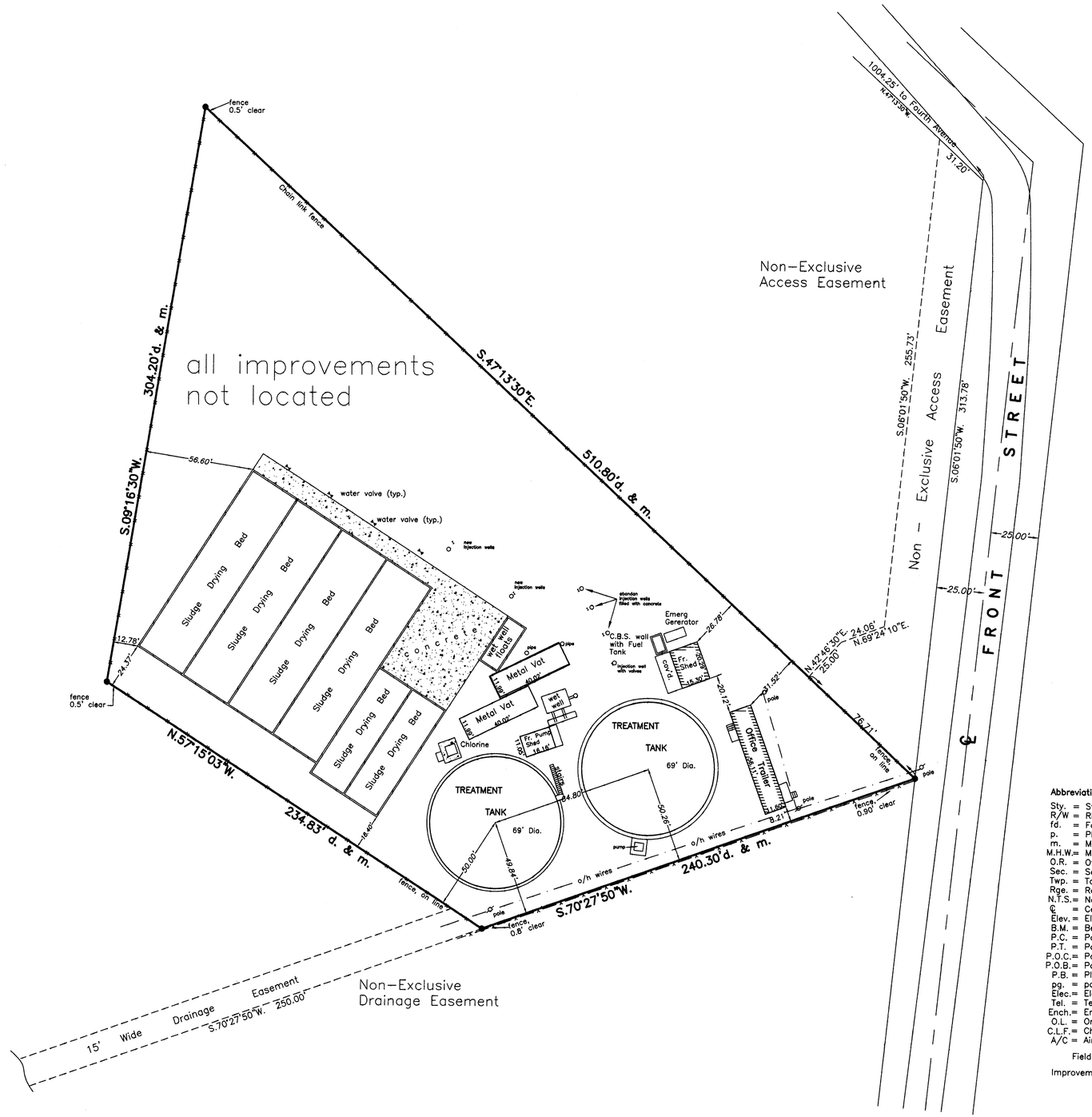
Together with a non–exclusive Access Easement, the legal description of which is below:

An area having a minimum width of 25.00 feet and being more particularly described as follows:
Commence at the intersection of the Southeasterly right–of–way line of Fourth Avenue and the Southwesterly right–of–way line of Front Street; thence S47° 13'30" E along said Southwesterly right–of–way line for 1003.76 feet to the Westerly right–of–way line of an existing 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right–of–way line for 313.78 feet to the most Easterly corner of the Proposed S.T.P. site , said corner being the Point of Beginning of the hereinafter described non–exclusive access easement; thence N47° 13'30" W along the Northeasterly boundary of said proposed S.T.P. site for 76.71 feet; thence N42° 46'30" E for 25.00 feet; thence N69° 24'10" E for 24.07 feet to an intersection with a line that is 25.00 feet Westerly of, as measured at right angles and parallel to said Westerly right–of–way line of the aforementioned 50 feet wide access easement; thence N 6° 01'50" E along said parallel line for 255.73 feet to an intersection with said Southwesterly right–of–way line of the aforementioned Front Street; thence S47° 13'30" E along said Southwesterly right–of–way line for 31.20 feet to an intersection with said Westerly right–of–way line of the aforementioned 50 foot wide access easement; thence S6° 01'50" W along said Westerly right–of–way line for 313.78 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on plat & deeds
Reference Bearing: R/W Front Street & Fifth Avenue
3.4 denotes exisitng elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: R–397 Elevation: 8.234

Monumentation:

- ⊕ = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Bar
- △ = Found P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail



RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

Abbreviations:

Sty.	= Story	o/h	= Overhead
R/W	= Right–of–Way	u/g	= Underground
fd.	= Found	F.FL.	= Finish Floor Elevation
p.	= Plat	L.B.	= Low Beam
m.	= Measured	Rad.	= Radial
M.H.W.	= Mean High Water	Irr.	= Irregular
O.R.	= Official Records	conc.	= concrete
Sec.	= Section	I.P.	= Iron Pipe
Twp.	= Township	I.B.	= Iron Bar
Rge.	= Range	ℬ	= Baseline
N.T.S.	= Not to Scale	C.B.	= Concrete Block
℄	= Centerline	C.B.S.	= Concrete Block Stucco
Elev.	= Elevation	cov'd.	= Covered
B.M.	= Bench Mark	P.I.	= Point of Intersection
P.C.	= Point of Curvature	wd.	= Wood
P.T.	= Point of Tangency	R	= Radius
P.O.C.	= Point of Commence	A	= Arc (Length)
P.O.B.	= Point of Beginning	D	= Delta, (Central angle)
P.B.	= Plat Book	w.m.	= Water Meter
pg.	= page	Bal.	= Balcony
Elec.	= Electric	Pl.	= Planter
Tel.	= Telephone	Hydt.	= Fire Hydrant
Ench.	= Encroachment	F.W.	= Fire Well
O.L.	= On Line		
C.L.F.	= Chain Link Fence		
A/C	= Air Conditioner		

Field Work performed on: 5/4/98

Improvements not located in Easements

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J–17 Florida Statue Section 472.027, and the American Land Title Association, and that there are no visable encroachments unless shown hereon.

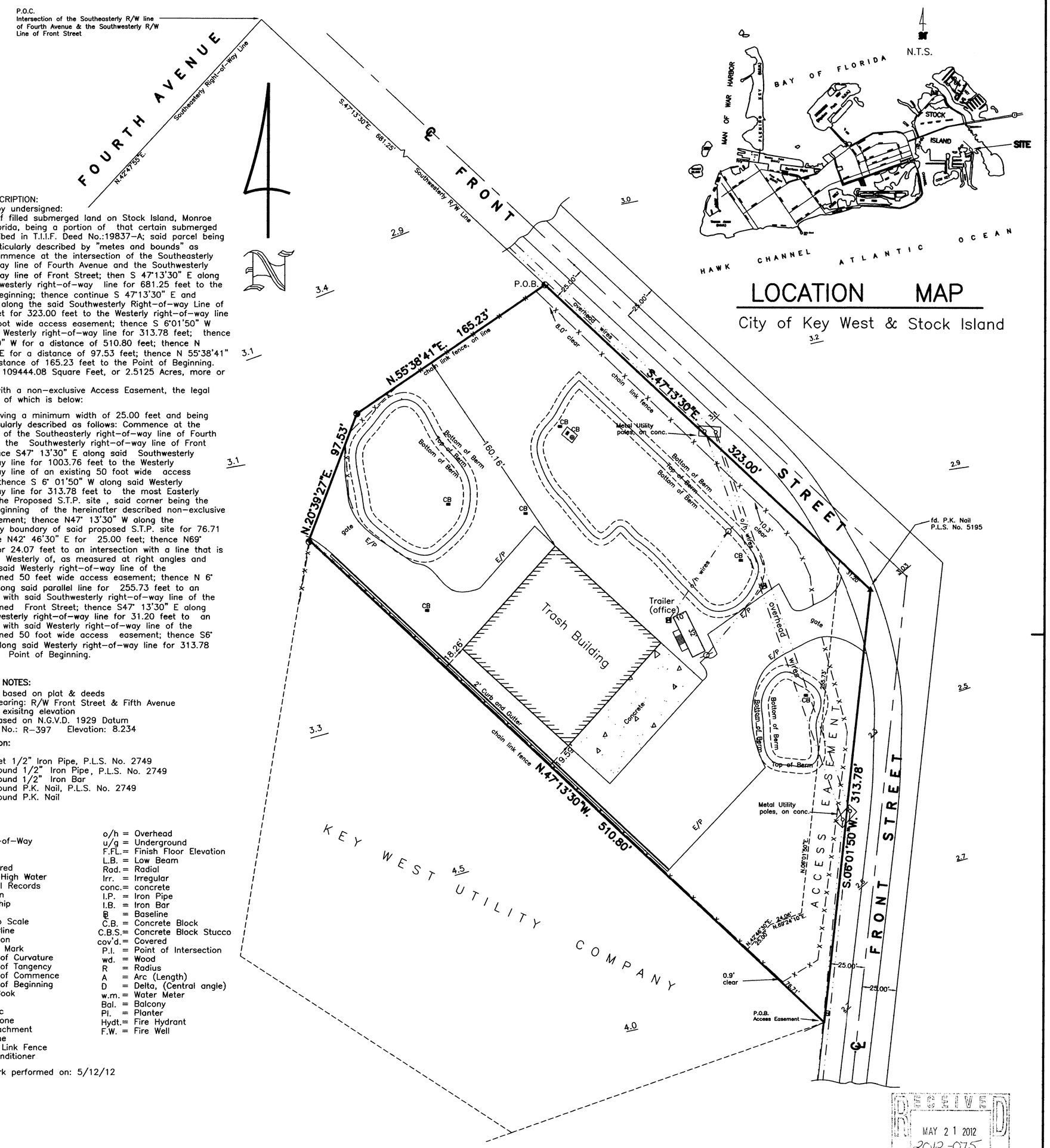
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Key West Resort Utilities Corporation Stock Island, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 98–260
Scale: 1"=30'	Ref. 125–4	Flood panel No. 1728 G	Dwn. By: F.H.H.
Date: 2/19/97		Flood Zone: AE	Flood Elev. 8–9'
REVISIONS AND/OR ADDITIONS			
3/24/97: Boundary Distances			
5/11/98: Updated			
6/4/98: Revision per commitment			
FILE:KWRUC			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293–0466
Fax. (305) 293–0237
fhilde61@bellsouth.net
L.B. No. 7700

F:\Island Surveying Data\Data Fred\Data From Jackie H Drive\old d\Dorn Sub\Stock Island\Kwruc.dwg, 2/2/2012 2:40:57 PM



LOCATION MAP

City of Key West & Stock Island

LEGAL DESCRIPTION:
Prepared by undersigned:
A parcel of filled submerged land on Stock Island, Monroe County, Florida, being a portion of that certain submerged land described in T.I.I.F. Deed No.:19837–A; said parcel being more particularly described by "metes and bounds" as follows: Commence at the intersection of the Southeasterly right–of–way line of Fourth Avenue and the Southwesterly right–of–way line of Front Street; then S 47°13'30" E along said Southwesterly right–of–way line for 681.25 feet to the Point of Beginning; thence continue S 47°13'30" E and continuing along the said Southwesterly Right–of–way Line of Front Street for 323.00 feet to the Westerly right–of–way line of a 50 foot wide access easement; thence S 6°01'50" W along said Westerly right–of–way line for 313.78 feet; thence N 47°13'30" W for a distance of 510.80 feet; thence N 20°39'27" E for a distance of 97.53 feet; thence N 55°38'41" E for a distance of 165.23 feet to the Point of Beginning. Containing 109444.08 Square Feet, or 2.5125 Acres, more or less.
Together with a non–exclusive Access Easement, the legal description of which is below:

An area having a minimum width of 25.00 feet and being more particularly described as follows: Commence at the intersection of the Southeasterly right–of–way line of Fourth Avenue and the Southwesterly right–of–way line of Front Street; thence S47° 13'30" E along said Southwesterly right–of–way line for 1003.76 feet to the Westerly right–of–way line of an existing 50 foot wide access easement; thence S 6° 01'50" W along said Westerly right–of–way line for 313.78 feet to the most Easterly corner of the Proposed S.T.P. site , said corner being the Point of Beginning of the hereinafter described non–exclusive access easement; thence N47° 13'30" W along the Northeasterly boundary of said proposed S.T.P. site for 76.71 feet; thence N42° 46'30" E for 25.00 feet; thence N69° 24'10" E for 24.07 feet to an intersection with a line that is 25.00 feet Westerly of, as measured at right angles and parallel to said Westerly right–of–way line of the aforementioned 50 feet wide access easement; thence N 6° 01'50" E along said parallel line for 255.73 feet to an intersection with said Southwesterly right–of–way line of the aforementioned Front Street; thence S47° 13'30" E along said Southwesterly right–of–way line for 31.20 feet to an intersection with said Westerly right–of–way line of the aforementioned 50 foot wide access easement; thence S6° 01'50" W along said Westerly right–of–way line for 313.78 feet to the Point of Beginning.

SURVEYOR'S NOTES:
North arrow based on plat & deeds
Reference Bearing: R/W Front Street & Fifth Avenue
3.4 denotes exisitng elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: R–397 Elevation: 8.234

Monumentation:

- ⊕ = Set 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Pipe, P.L.S. No. 2749
- ● = Found 1/2" Iron Bar
- △ = Found P.K. Nail, P.L.S. No. 2749
- ▲ = Found P.K. Nail

Abbreviations:

Sty.	= Story	o/h	= Overhead
R/W	= Right–of–Way	u/g	= Underground
fd.	= Found	F.FL.	= Finish Floor Elevation
p.	= Plat	L.B.	= Low Beam
m.	= Measured	Rad.	= Radial
M.H.W.	= Mean High Water	Irr.	= Irregular
O.R.	= Official Records	conc.	= concrete
Sec.	= Section	I.P.	= Iron Pipe
Twp.	= Township	I.B.	= Iron Bar
Rge.	= Range	℄	= Baseline
N.T.S.	= Not to Scale	C.B.	= Concrete Block
℄	= Centerline	C.B.S.	= Concrete Block Stucco
Elev.	= Elevation	cov'd.	= Covered
B.M.	= Bench Mark	P.I.	= Point of Intersection
P.C.	= Point of Curvature	wd.	= Wood
P.T.	= Point of Tangency	R	= Radius
P.O.C.	= Point of Commence	A	= Arc (Length)
P.O.B.	= Point of Beginning	D	= Delta, (Central angle)
P.B.	= Plat Book	w.m.	= Water Meter
pg.	= page	Bal.	= Balcony
Elec.	= Electric	Pl.	= Planter
Tel.	= Telephone	Hydt.	= Fire Hydrant
Ench.	= Encroachment	F.W.	= Fire Well
O.L.	= On Line		
C.L.F.	= Chain Link Fence		
A/C	= Air Conditioner		

Field Work performed on: 5/12/12

RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

CERTIFICATION:
I HEREBY CERTIFY that the attached **BOUNDARY SURVEY** is true and correct to the best of my knowledge and belief; that it meets the minimun technical standards adopted by the Florida Board of Land Surveyors, Chapter 5J–17 Florida Statue Section 472.027, and the American Land Title Association, and that there are no visable encroachments unless shown hereon.

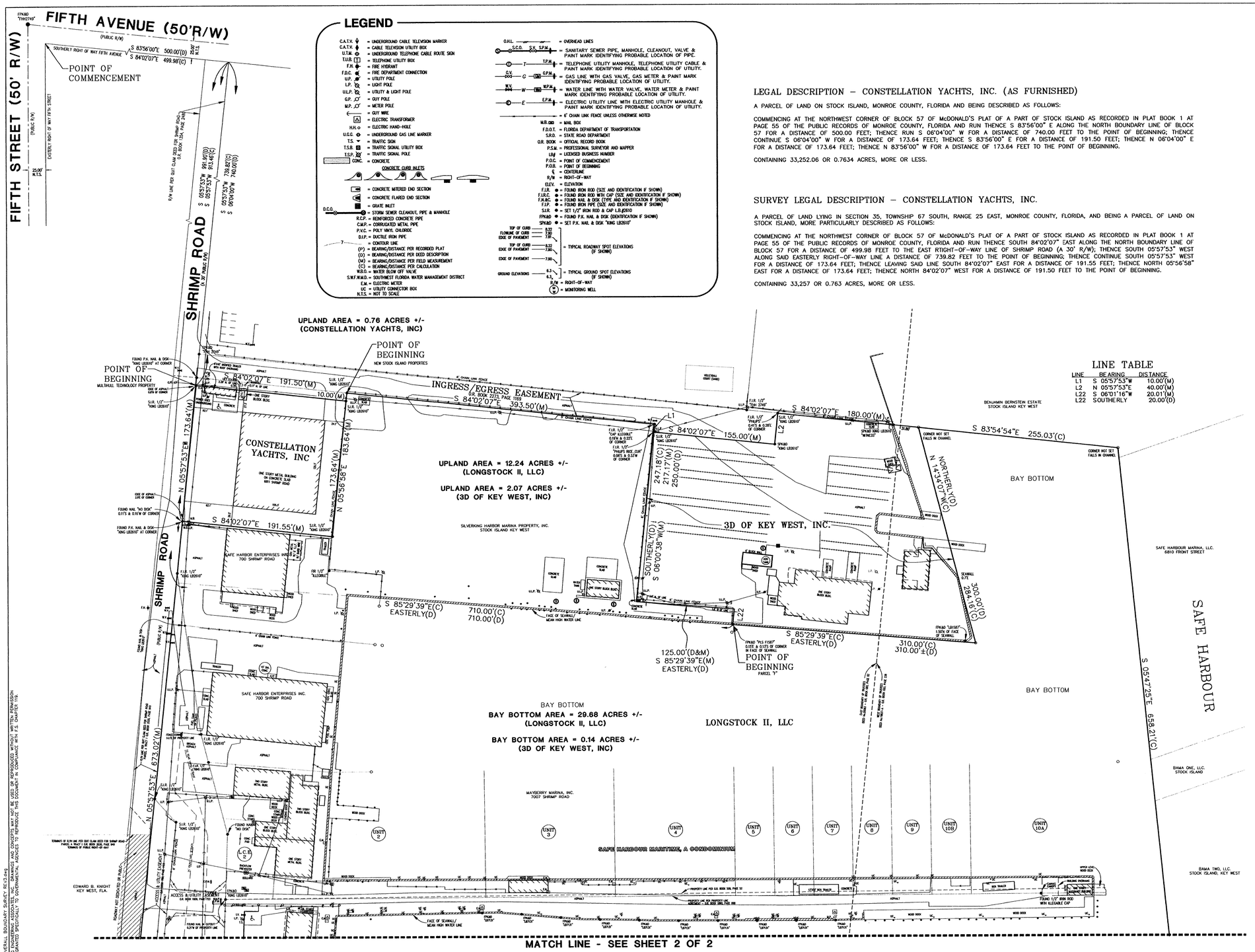
FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

Cecilia Gonzalez 6500 Front Street, Stock Island, Key West, Fl. 33040			
BOUNDARY SURVEY			Dwn No.: 12–215
Scale: 1"= 40'	Ref.	Flood panel No. 1528 K	Dwn. By: F.H.H.
Date: 7/31/01		Flood Zone: AE	Flood Elev. 9'
REVISIONS AND/OR ADDITIONS			
5/1/02: add. grades			
01/27/05: Located building, berms, asphalt			
5/12/12: Updated, no changes			
c\drawings\stock island\transfer station 3			

ISLAND SURVEYING INC.
ENGINEERS PLANNERS SURVEYORS
3152 Northside Drive
Suite 201
Key West, Fl. 33040
(305) 293–0466
Fax. (305) 293–0237
fhildeb1@bellsouth.net
L.B. No. 7700

SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



LEGEND

C.A.T.V. = UNDERGROUND CABLE TELEVISION MARKER
C.A.T.V. = CABLE TELEVISION UTILITY BOX
U.T.M. = UNDERGROUND TELEPHONE CABLE ROUTE SIGN
T.U.B. = TELEPHONE UTILITY BOX
F.H. = FIRE HYDRANT
F.D.C. = FIRE DEPARTMENT CONNECTION
U.P. = UTILITY POLE
L.P. = LIGHT POLE
U.L.P. = UTILITY & LIGHT POLE
G.P. = GUY POLE
M.P. = METER POLE
= GUY WIRE
= ELECTRIC TRANSFORMER
H.H. = ELECTRIC HAND-HOLE
U.G.C. = UNDERGROUND GAS LINE MARKER
T.S. = TRAFFIC SIGN
T.S.B. = TRAFFIC SIGNAL UTILITY BOX
T.S.P. = TRAFFIC SIGNAL POLE
CONC. = CONCRETE
CONCRETE CURB INLETS
= CONCRETE MITERED END SECTION
= CONCRETE FLARED END SECTION
= GRATE INLET
D.C.O. = STORM SEWER CLEANOUT, PIPE & MANHOLE
R.C.P. = REINFORCED CONCRETE PIPE
C.M.P. = CORRUGATED METAL PIPE
P.V.C. = POLY VINYL CHLORIDE
D.I.P. = DUCTILE IRON PIPE
= CONTOUR
(P) = BEARING/DISTANCE PER RECORDED PLAT
(D) = BEARING/DISTANCE PER DEED DESCRIPTION
(M) = BEARING/DISTANCE PER FIELD MEASUREMENT
(C) = BEARING/DISTANCE PER CALCULATION
W.B.O. = WATER BLOW OFF VALVE
S.W.F.W.M.D. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
E.M. = ELECTRIC METER
U.C. = UTILITY CONNECTOR BOX
N.T.S. = NOT TO SCALE
O.H.L. = OVERHEAD LINES
S.C.O. S.S. S.P.M. = SANITARY SEWER PIPE, MANHOLE, CLEANOUT, VALVE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF PIPE.
T T.P.M. = TELEPHONE UTILITY MANHOLE, TELEPHONE UTILITY CABLE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY.
C.V. G G.P.M. = GAS LINE WITH GAS VALVE, GAS METER & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY.
W W.P.M. = WATER LINE WITH WATER VALVE, WATER METER & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY.
E E.P.M. = ELECTRIC UTILITY LINE WITH ELECTRIC UTILITY MANHOLE & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY.
= 6' CHAIN LINK FENCE UNLESS OTHERWISE NOTED
M.B. (D) = MAIL BOX
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
S.R.D. = STATE ROAD DEPARTMENT
O.R. BOOK = OFFICIAL RECORD BOOK
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.B.# = LICENSED BUSINESS NUMBER
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
℄ = CENTERLINE
R/W = RIGHT-OF-WAY
ELEV. = ELEVATION
F.I.R. = FOUND IRON ROD (SIZE AND IDENTIFICATION IF SHOWN)
F.I.R.C. = FOUND IRON ROD WITH CAP (SIZE AND IDENTIFICATION IF SHOWN)
F.N.&C. = FOUND NAIL & DISK (TYPE AND IDENTIFICATION IF SHOWN)
F.I.P. = FOUND IRON PIPE (SIZE AND IDENTIFICATION IF SHOWN)
S.I.R. = SET 1/2" IRON ROD & CAP LB.#5610
FP&D = FOUND P.K. NAIL & DISK (IDENTIFICATION IF SHOWN)
SP&D = SET P.K. NAIL & DISK "KING LB2610"
TOP OF CURB 6.22
FLOWLINE OF CURB 7.90
EDGE OF PAVEMENT 7.91
TOP OF CURB 6.22
EDGE OF PAVEMENT 7.90
EDGE OF PAVEMENT 7.90
= TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN)
GROUND ELEVATIONS 6.3
= TYPICAL GROUND SPOT ELEVATIONS (IF SHOWN)
R/W = RIGHT-OF-WAY
= MONITORING WELL

60' 30' 0 60'
SCALE IN FEET

RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

LEGAL DESCRIPTION – CONSTELLATION YACHTS, INC. (AS FURNISHED)

A PARCEL OF LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE S 83°56'00" E ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 500.00 FEET; THENCE RUN S 06°04'00" W FOR A DISTANCE OF 740.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 06°04'00" W FOR A DISTANCE OF 173.64 FEET; THENCE S 83°56'00" E FOR A DISTANCE OF 191.50 FEET; THENCE N 06°04'00" E FOR A DISTANCE OF 173.64 FEET; THENCE N 83°56'00" W FOR A DISTANCE OF 173.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,252.06 OR 0.7634 ACRES, MORE OR LESS.

SURVEY LEGAL DESCRIPTION – CONSTELLATION YACHTS, INC.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°02'07" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 499.98 FEET TO THE EAST RITIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W); THENCE SOUTH 05°57'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 739.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'53" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°02'07" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 05°56'58" EAST FOR A DISTANCE OF 173.64 FEET; THENCE NORTH 84°02'07" WEST FOR A DISTANCE OF 191.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 33,257 OR 0.763 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 05°57'53"W	10.00'(M)
L2	N 05°57'53"E	40.00'(M)
L22	S 06°01'16"W	20.01'(M)
L23	SOUTHERLY	20.00'(D)

SURVEY LEGAL DESCRIPTION – LONGSTOCK II, LLC.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, AND BEING A PARCEL OF LAND ON STOCK ISLAND, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF BLOCK 57 OF McDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND RUN THENCE SOUTH 84°02'07" EAST ALONG THE NORTH BOUNDARY LINE OF BLOCK 57 FOR A DISTANCE OF 499.98 FEET TO THE EAST RITIGHT-OF-WAY LINE OF SHRIMP ROAD (A 30' R/W); THENCE SOUTH 05°57'53" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 739.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 05°57'53" WEST FOR A DISTANCE OF 173.64 FEET; THENCE LEAVING SAID LINE SOUTH 84°02'07" EAST FOR A DISTANCE OF 191.55 FEET; THENCE NORTH 05°56'58" EAST FOR A DISTANCE OF 183.64 FEET TO THE SOUTHERLY LINE OF A INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 2273, PAGE 1169 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND THE POINT OF BEGINNING.

CONTAINING 44.124 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. KING ENGINEERING ASSOCIATES, INC. AND CERTIFYING LAND SURVEYOR ACCEPT NO RESPONSIBILITY FOR RIGHTS-OF-WAY, EASEMENTS, RESTRICTIONS OF RECORD OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

5. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6. ADDITIONAL PORTABLE STORAGE TRAILERS ARE ON AND AROUND THE SUBJECT PROPERTY AND HAVE NOT BEEN LOCATED OR SHOWN.

7. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

8. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.

9. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON A NETWORK ADJUSTMENT OF G.P.S. OESERVATIONS ORIGINATING FROM NATIONAL GEODETIC SURVEY CONTROL STATIONS "MON 3", "FLGPS MALLOY" "ROCK POINT 3" AND "WEST MARTELLO TOWER 2" UTILIZING THEIR POSITIONS AS PUBLISHED BY THE NATIONAL GEODETIC SURVEY. THE SOUTH RIGHT OF WAY LINE OF FIFTH AVENUE BEARS S 84°02'07" E AND HAS BEEN STATED HEREIN FOR REFERENCE PURPOSES.

10. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "AE", PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12087 1528 K, MAP REVISED FEBRUARY 18, 2005. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NO"ED. THE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR INSURANCE PURPOSES ONLY".

11. THERE IS NO ABOVE GROUND OBSERVABLE EVIDENCE OF CEMETERIES ON THE PROPERTY AND THE SUBJECT PROPERTY IS NOT USED FOR DEFINED DRAINAGE WAYS.

12. LAST DATE OF FIELD SURVEY: MAY 3, 2007.

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

JAMES DAVID GRIER, P.S.M.
FLORIDA LICENSE – LS #5189

COPYRIGHT, 2005 KING ENGINEERING ASSOCIATES, INC. DRAWINGS AND CONCEPTS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

Q:\SURVEY\4290\000\BOUNDARY\STOCK ISLAND OVERALL BOUNDARY SURVEY REV3.dwg

DRAWN	R.E.D.
CHECKED	
D.C.	
COGO FILE	KEY WEST

King ENGINEERING ASSOCIATES, INC.

4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 •880 •8881
FAX 813 •880 •8882
E-MAIL king@kingengineering.com

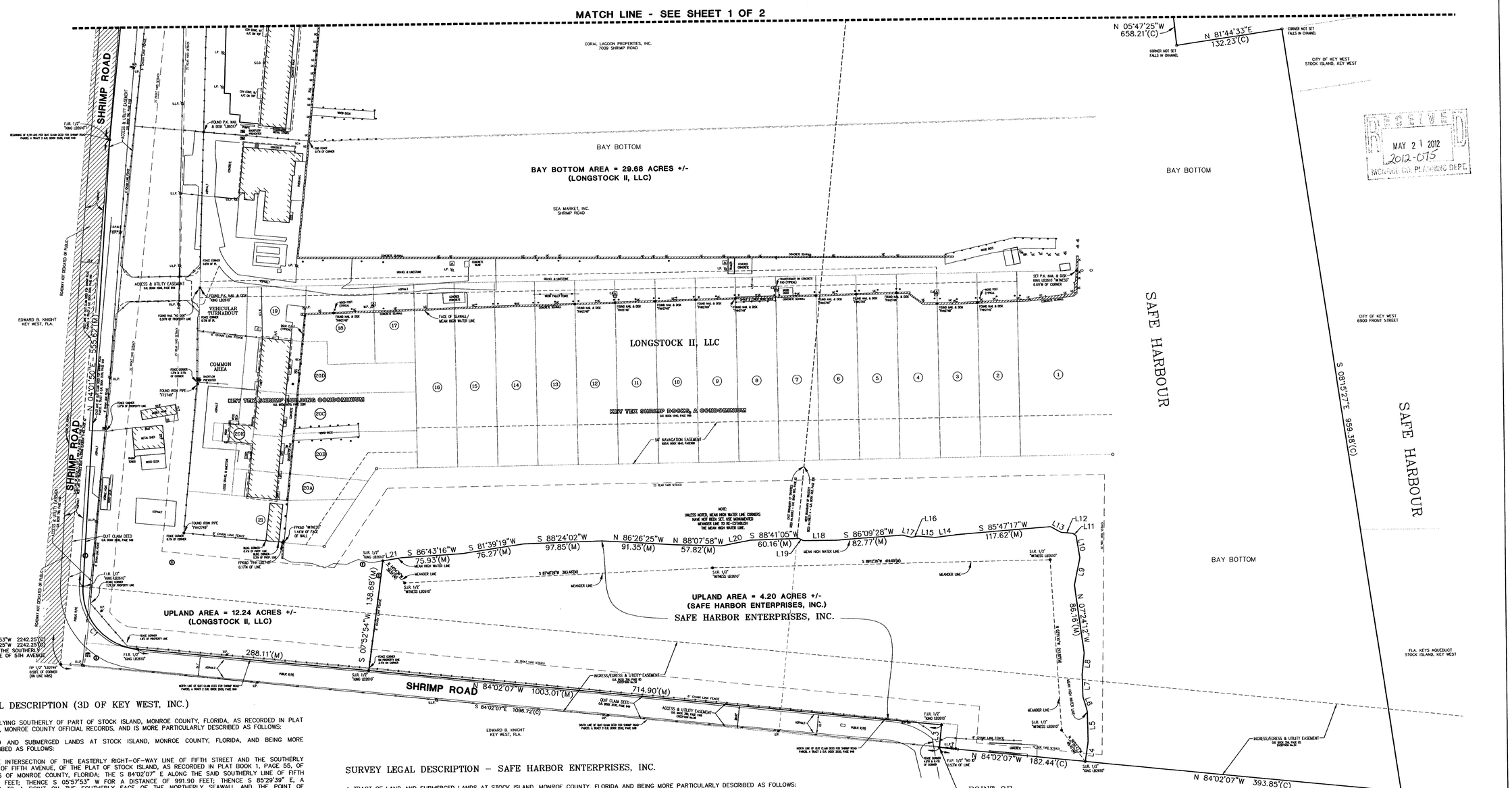
BOUNDARY SURVEY
OF A PORTION OF THE
OVERALL STOCK ISLAND PROPERTY

PREPARED FOR
LONGSTOCK II, LLC

NO.	DATE	REVISIONS	APP'D BY
3	5/1/12	REMOVE PARCEL F AND BERNSTEIN LEASE OPTION PARCEL, ADD AREAS	J.D.G.
2	7/12/11	REVISE CERTIFYING SURVEYOR & OWNERSHIP ENTITY	J.D.G.
1	6/13/07	ADD BERNSTEIN LEASE OPTION PARCEL & DESCRIPTION	M.D.G.

JOB NO. 4290-000-000
FIELD BOOK NO. K1289 & K1290
DATE: MAY 3, 2007
SCALE: 1" = 60'
SHT. 1 OF 2

SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST
MONROE COUNTY, FLORIDA



RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

SURVEY LEGAL DESCRIPTION (3D OF KEY WEST, INC.)

A PARCEL OF LAND LYING SOUTHERLY OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 1, AT PAGE 55, MONROE COUNTY OFFICIAL RECORDS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THE S 84°02'07" E ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET; THENCE S 05°57'53" W FOR A DISTANCE OF 991.90 FEET; THENCE S 85°29'39" E, A DISTANCE OF 710.00 TO A POINT ON THE SOUTHERLY FACE OF THE NORTHERLY SEAWALL AND THE POINT OF BEGINNING; THENCE ALONG SOUTHERLY FACE, S 85°29'39" E, A DISTANCE OF 310.00 FEET; THENCE N 14°34'07" W, A DISTANCE OF 284.16 FEET; THENCE N 84°02'07" W, A DISTANCE OF 180.00 FEET; THENCE S 05°57'53" W, A DISTANCE OF 40.00 FEET; THENCE N 84°02'07" W, A DISTANCE OF 155.00 FEET; THENCE S 06°00'38" W, A DISTANCE OF 217.17 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 313, PAGE 53, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE S 85°29'39" E, ALONG SAID NORTH LINE, A DISTANCE OF 125.00 FEET; THENCE S 06°01'16" W, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

FURTHER AS TO ALL PARCELS:

TOGETHER WITH THOSE BENEFICIAL EASEMENTS AS DESCRIBED HEREIN AND BEING THE SAME PROPERTY AS THOSE RECORDED IN OFFICIAL RECORDS BOOK 780, PAGE 1169, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

A PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 57 OF MCDONALD'S PLAT OF A PART OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1, PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE SOUTH 84°02'07" EAST, A DISTANCE OF 469.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°02'07" EAST, A DISTANCE OF 30.00 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST, A DISTANCE OF 1,268.45 FEET; THENCE LEAVING SAID LINE SOUTH 42°04'07" EAST, A DISTANCE OF 40.35 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 916.82 FEET; THENCE SOUTH 84°02'07" EAST, A DISTANCE OF 1,086.72 FEET; THENCE SOUTH 05°57'53" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 1,116.72 FEET TO THE WEST LINE OF TRUSTEE'S DEED NO. 20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82; THENCE ALONG SAID LINE NORTH 05°57'53" EAST, A DISTANCE OF 933.45 FEET; THENCE LEAVING SAID LINE NORTH 42°04'07" WEST, A DISTANCE OF 40.35 FEET; THENCE NORTH 05°57'53" EAST, A DISTANCE OF 1,281.82 FEET TO THE POINT OF BEGINNING.

SURVEY LEGAL DESCRIPTION – SAFE HARBOR ENTERPRISES, INC.

A TRACT OF LAND AND SUBMERGED LANDS AT STOCK ISLAND, MONROE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF FIFTH STREET AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FIFTH AVENUE, OF THE PLAT OF STOCK ISLAND, AS RECORDED IN PLAT BOOK 1, PAGE 55, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; THENCE SOUTH 84°02'07" EAST ALONG THE SAID SOUTHERLY LINE OF FIFTH AVENUE FOR 499.98 FEET TO THE WEST LINE OF TRUSTEES DEED No.20083 AS RECORDED IN O.R. BOOK G-65, PAGE 82 OF THE RECORDS OF MONROE COUNTY, FLORIDA; THENCE ALONG SAID LINE SOUTH 05°57'53" WEST FOR A DISTANCE OF 2242.25 FEET TO THE SOUTH LINE OF SAID TRUSTEES DEED; THENCE ALONG SAID LINE SOUTH 84°02'07" EAST, A DISTANCE OF 1,096.72 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE EASTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SHRIMP ROAD NORTH 05°57'53" EAST, A DISTANCE OF 28.00 FEET; THENCE NORTH 84°02'07" WEST, A DISTANCE OF 714.90 FEET; THENCE LEAVING SAID LINE NORTH 07°52'54" EAST, A DISTANCE OF 138.68 FEET TO THE MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER THE FOLLOWING TWENTY SEVEN (27) COURSES AND DISTANCES: 1. THENCE NORTH 81°33'16" EAST, A DISTANCE OF 23.73 FEET; 2. THENCE NORTH 86°43'16" EAST, A DISTANCE OF 75.93 FEET; 3. THENCE NORTH 81°39'19" EAST, A DISTANCE OF 76.27 FEET; 4. THENCE NORTH 88°24'02" EAST, A DISTANCE OF 97.85 FEET; 5. THENCE SOUTH 86°26'25" EAST, A DISTANCE OF 91.35 FEET; 6. THENCE SOUTH 88°07'58" EAST, A DISTANCE OF 57.82 FEET; 7. THENCE NORTH 79°29'50" EAST, A DISTANCE OF 36.47 FEET; 8. THENCE NORTH 88°41'05" EAST, A DISTANCE OF 60.16 FEET; 9. THENCE SOUTH 64°26'30" EAST, A DISTANCE OF 6.15 FEET; 10. THENCE NORTH 89°59'29" EAST, A DISTANCE OF 40.54 FEET; 11. THENCE NORTH 86°09'28" EAST, A DISTANCE OF 82.77 FEET; 12. THENCE SOUTH 75°44'52" EAST, A DISTANCE OF 11.67 FEET; 13. THENCE NORTH 80°37'17" EAST, A DISTANCE OF 8.06 FEET; 14. THENCE SOUTH 85°01'19" EAST, A DISTANCE OF 21.47 FEET; 15. THENCE NORTH 83°15'58" EAST, A DISTANCE OF 26.59 FEET; 16. THENCE NORTH 85°47'17" EAST, A DISTANCE OF 117.62 FEET; 17. THENCE SOUTH 61°03'44" EAST, A DISTANCE OF 14.78 FEET; 18. THENCE SOUTH 84°56'08" EAST, A DISTANCE OF 14.50 FEET; 19. THENCE SOUTH 57°40'41" EAST, A DISTANCE OF 4.94 FEET; 20. THENCE SOUTH 09°22'05" EAST, A DISTANCE OF 27.51 FEET; 21. THENCE SOUTH 11°54'19" WEST, A DISTANCE OF 34.64 FEET; 22. THENCE SOUTH 07°24'12" EAST, A DISTANCE OF 86.16 FEET; 23. THENCE SOUTH 05°48'23" WEST, A DISTANCE OF 27.11 FEET; 24. THENCE SOUTH 01°20'32" EAST, A DISTANCE OF 27.71 FEET; 25. THENCE SOUTH 16°11'45" EAST, A DISTANCE OF 18.64 FEET; 26. THENCE SOUTH 01°03'10" EAST, A DISTANCE OF 36.70 FEET; 27. THENCE SOUTH 08°33'02" WEST, A DISTANCE OF 25.26 FEET TO THE SOUTH LINE OF TRUSTEES DEED No.20083; THENCE ALONG SAID LINE NORTH 84°02'07" WEST, A DISTANCE OF 182.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.205 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING	DISTANCE
L3	N 05°57'53"E	28.00'(M)
L4	N 08°33'02"E	25.26'(M)
L5	N 01°03'10"W	36.70'(M)
L6	N 16°11'45"W	18.64'(M)
L7	N 01°20'32"W	27.71'(M)
L8	N 05°48'23"E	27.11'(M)
L9	N 11°54'19"E	34.64'(M)
L10	N 09°22'05"W	27.51'(M)
L11	N 57°40'41"W	4.94'(M)
L12	N 84°56'08"W	14.50'(M)
L13	N 61°03'44"W	14.78'(M)
L14	S 83°15'58"W	26.59'(M)
L15	N 85°01'19"W	21.47'(M)
L16	S 80°37'17"W	8.06'(M)
L17	N 75°44'52"W	11.67'(M)
L18	S 89°59'29"W	40.54'(M)
L19	N 64°26'30"W	6.15'(M)
L20	S 79°29'50"W	36.47'(M)
L21	S 81°33'16"W	23.73'(M)

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	88°03'57"	75.00	115.28	104.26	N 40°00'08"W (M)

Q:\SURVEY\4290\000\BOUNDARY\STOCK ISLAND OVERALL BOUNDARY SURVEY REV3.dwg
© COPYRIGHT 2007 KING ENGINEERING ASSOCIATES, INC. THIS DOCUMENT, AND THE IMPROVEMENTS REPRESENTED HEREON, IS THE PROPERTY OF KING ENGINEERING ASSOCIATES, INC. AND CONTAINS MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. CONSENT IS HEREBY GRANTED SPECIFICALLY TO GOVERNMENTAL AGENCIES TO REPRODUCE THIS DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.

DRAWN: R.E.D.
CHECKED:
Q.C.:
COGO FILE: KEY WEST

King
ENGINEERING ASSOCIATES, INC.
4921 MEMORIAL HIGHWAY
ONE MEMORIAL CENTER, SUITE 300
TAMPA, FLORIDA 33634
PHONE 813 •880 •8881
FAX 813 •880 •8882
E-MAIL king@kingengineering.com

BOUNDARY SURVEY
OF A PORTION OF THE
OVERALL STOCK ISLAND PROPERTY

PREPARED FOR
LONGSTOCK II, LLC

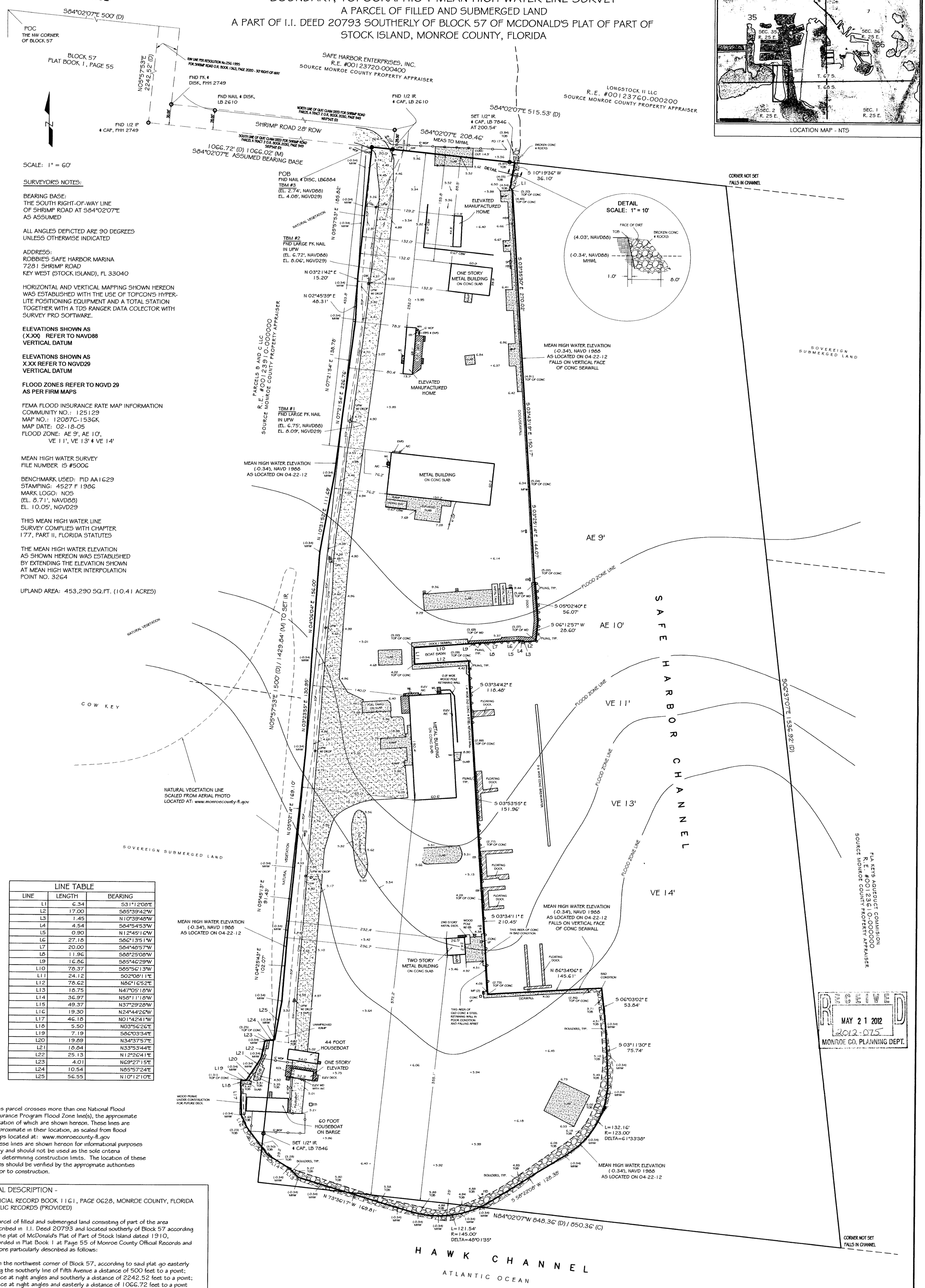
NO.	DATE	REVISIONS	APP'D BY
3	5/1/12	REMOVE PARCEL F AND BERNSTEIN LEASE OPTION PARCEL, ADD AREAS	J.D.G.
2	7/12/11	REVISE CERTIFYING SURVEYOR & OWNERSHIP ENTITY	J.D.G.
1	6/13/07	ADD BERNSTEIN LEASE OPTION PARCEL & DESCRIPTION	M.D.G.

JOB NO. 4290-000-000
FIELD BOOK NO. K1289 & K1290
DATE: MAY 3, 2007
SCALE: 1" = 60'
SHT. 2 OF 2

BOUNDARY, TOPOGRAPHIC & MEAN HIGH WATER LINE SURVEY

A PARCEL OF FILLED AND SUBMERGED LAND

A PART OF I.I. DEED 20793 SOUTHERLY OF BLOCK 57 OF MCDONALD'S PLAT OF PART OF STOCK ISLAND, MONROE COUNTY, FLORIDA



SURVEYOR'S NOTES:

BEARING BASE:
THE SOUTH RIGHT-OF-WAY LINE OF SHRIMP ROAD AT S84°02'07"E AS ASSUMED

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

ADDRESS:
ROBBIE'S SAFE HARBOR MARINA
7281 SHRIMP ROAD
KEY WEST (STOCK ISLAND), FL 33040

HORIZONTAL AND VERTICAL MAPPING SHOWN HEREON WAS ESTABLISHED WITH THE USE OF TOPCON'S HYPER-LITE POSITIONING EQUIPMENT AND A TOTAL STATION TOGETHER WITH A TDS RANGER DATA COLECTOR WITH SURVEY PRO SOFTWARE.

ELEVATIONS SHOWN AS (X.XX) REFER TO NAVD88 VERTICAL DATUM

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

FEMA FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO.: 125129
MAP NO.: 12087C-1536K
MAP DATE: 02-18-05
FLOOD ZONE: AE 9', AE 10', VE 11', VE 13' & VE 14'

MEAN HIGH WATER SURVEY
FILE NUMBER IS #5006

BENCHMARK USED: PID AA1629
STAMPING: 4527 F 1986
MARK LOGO: NOS
(EL. 8.71', NAVD88)
EL. 10.05', NGVD29

THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES

THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 3264

UPLAND AREA: 453,290 SQ.FT. (10.41 ACRES)

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.34	S31°12'08"E
L2	17.00	S85°39'42"W
L3	1.45	N10°39'48"W
L4	4.54	S84°54'53"W
L5	0.90	N12°45'16"W
L6	27.18	S86°13'51"W
L7	20.00	S84°48'57"W
L8	11.96	S88°25'08"W
L9	16.86	S85°46'29"W
L10	78.37	S85°56'13"W
L11	24.12	S02°08'11"E
L12	78.62	N86°16'52"E
L13	18.75	N47°05'18"W
L14	36.97	N58°11'18"W
L15	49.37	N37°29'28"W
L16	19.30	N24°44'26"W
L17	46.18	N01°42'41"W
L18	5.50	N03°56'26"E
L19	7.19	S86°03'34"E
L20	19.89	N34°37'57"E
L21	18.84	N33°53'44"E
L22	25.13	N12°26'41"E
L23	4.01	N69°27'15"E
L24	10.54	N85°57'24"E
L25	56.55	N10°12'10"E

This parcel crosses more than one National Flood Insurance Program Flood Zone line(s), the approximate location of which are shown hereon. These lines are approximate in their location, as scaled from flood maps located at: www.monroecounty-fl.gov
These lines are shown hereon for informational purposes only and should not be used as the sole criteria for determining construction limits. The location of these lines should be verified by the appropriate authorities prior to construction.

LEGAL DESCRIPTION -

OFFICIAL RECORD BOOK 1161, PAGE 0628, MONROE COUNTY, FLORIDA PUBLIC RECORDS (PROVIDED)

A parcel of filled and submerged land consisting of part of the area described in I.I. Deed 20793 and located southerly of Block 57 according to the plat of McDonald's Plat of Part of Stock Island dated 1910, recorded in Plat Book 1 at Page 55 of Monroe County Official Records and is more particularly described as follows:

From the northwest corner of Block 57, according to said plat go easterly along the southerly line of Fifth Avenue a distance of 500 feet to a point; thence at right angles and southerly a distance of 2242.52 feet to a point; thence at right angles and easterly a distance of 1066.72 feet to a point which point is the point of beginning; thence continue easterly along the prolongation of the previously described course a distance of 515.53 feet to a point; thence southeasterly making a deflection angle of 77 degrees 25 minutes with the prolongation of the previously described course a distance of 1536.92 feet to a point; thence westerly making a deflection angle of 102 degrees 35 minutes with the prolongation of the previously described course a distance of 848.36 feet to a point; thence northerly and at right angles a distance of 1500 feet back to the point of beginning. Containing 23.48 acres, more or less.

REVISION 04-22-12: ADD MEAN HIGH WATER LINE, TOPGRAPHY & UPLAND SQ. FT.. (INV. #12041001) - JM

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE,PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO -

ROBBIE'S SAFE HARBOR MARINE ENTERPRISES, INC.

PAVEMENT | WOOD DECKING | CONCRETE

NOTE: MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE. FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK FLOW PREVENTER
BO = BLOW OUT
C & G = 2" CONCRETE CURB & GUTTER
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CVRD = COVERED
D = DELTA ANGLE
DEASE = DRAINAGE EASEMENT
EB = ELECTRIC BOX
EL = ELEVATION
EM = ELECTRIC METER
ENCL = ENCLOSURE
EOF = EDGE OF FILL
FDC = FIRE DEPARTMENT CONNECTION
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GI = GRATE INLET
GW = GUY WIRE
HB = HOSE BIB
IP = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
MB = MAILBOX
MEAS = MEASURED
MHWL = MEAN HIGH WATER LINE
MP = STEEL MOORING POST
MTLF = METAL FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
POP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
ROW = RIGHT OF WAY
ROWL = RIGHT OF WAY LINE
SCO = SANITARY CLEAN-OUT
SPV = SPRINKLER CONTROL VALVE
SP = SHORE POWER
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPW = WOOD UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WDF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

TREES
TBW = BUTTONWOOD
TGL = GUMBO LIMBO
TMA = MAHOGANY
TO = OAK
TPA = PALM
TPAC = COCONUT PALM
TPOINI = ROYAL POINCIANA
TSCH = SCHEFFLERA
TSG = SEAGRAPE
TUNK = UNKNOWN

SCALE:	1"=60'
FIELD WORK DATE:	03/21/12
REVISION DATE:	04/22/12
SHEET	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RW
INVOICE #:	12031503

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1 (SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS). SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED
JOE ROBERT WHITE, LS 6686, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER.

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

NOTES:
1. The legal description shown hereon was furnished by the client or their agent.
2. Underground foundations and utilities were not located.
3. All angles are 90° (Measured & Record) unless otherwise noted.
4. Street address: Front Street, Stock Island, FL.
5. This survey is not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
6. Lands shown hereon were not abstracted for rights-of-way, easements, ownership, or other instruments of record.
7. Bearings are assumed and based on the S'ly R/W line of Fifth Avenue as S83°56'E.
8. Date of field work: July 1, 2005.
9. Ownership of fences is undeterminable, unless otherwise noted.
10. The "Apparent Mean High Water Line" shown hereon does not purport to establish the actual Mean High Water Line for tidal boundary purposes.
11. Upland area: 95,880 square feet, more or less.

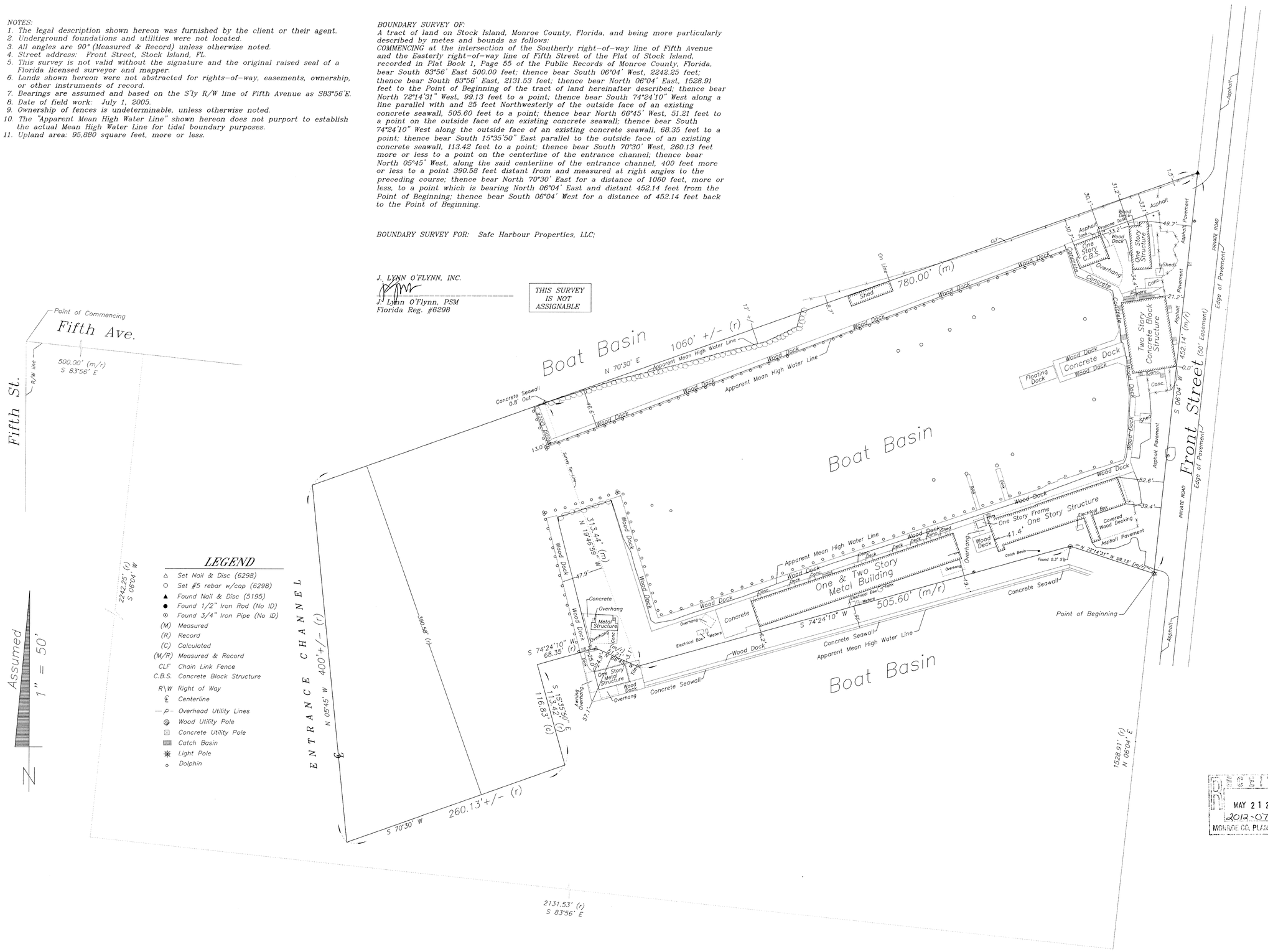
BOUNDARY SURVEY OF:
A tract of land on Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
COMMENCING at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida, bear South 83°56' East 500.00 feet; thence bear South 06°04' West, 2242.25 feet; thence bear South 83°56' East, 2131.53 feet; thence bear North 06°04' East, 1528.91 feet to the Point of Beginning of the tract of land hereinafter described; thence bear North 72°14'31" West, 99.13 feet to a point; thence bear South 74°24'10" West along a line parallel with and 25 feet Northwesterly of the outside face of an existing concrete seawall, 505.60 feet to a point; thence bear North 66°45' West, 51.21 feet to a point on the outside face of an existing concrete seawall; thence bear South 74°24'10" West along the outside face of an existing concrete seawall, 68.35 feet to a point; thence bear South 15°35'50" East parallel to the outside face of an existing concrete seawall, 113.42 feet to a point; thence bear South 70°30' West, 260.13 feet more or less to a point on the centerline of the entrance channel; thence bear North 05°45' West, along the said centerline of the entrance channel, 400 feet more or less to a point 390.58 feet distant from and measured at right angles to the preceding course; thence bear North 70°30' East for a distance of 1060 feet, more or less, to a point which is bearing North 06°04' East and distant 452.14 feet from the Point of Beginning; thence bear South 06°04' West for a distance of 452.14 feet back to the Point of Beginning.

BOUNDARY SURVEY FOR: Safe Harbour Properties, LLC;

J. LYNN O'FLYNN, INC.

J. Lynn O'Flynn, PSM
Florida Reg. #6298

THIS SURVEY IS NOT ASSIGNABLE



RECEIVED
MAY 21 2012
2012-075
MONROE CO. PLANNING DEPT.

SHEET: 1
OF: 1

DRAWN BY: MPB
CHECKED BY: JLO
DATE: 7-07-05

REVISIONS:
1. Shoreline/Upland Area
2.
3.
4.
5.
6.
7.

DATE: 5-7-12

Boundary Survey Map of:
SAFE HARBOR MARINA, LLC
6810 Front Street, Stock Island, Florida

J. LYNN O'FLYNN, Inc.
Professional Surveyor & Mapper
PSM #6298
3430 Duck Ave., Key West, FL 33040
(305) 296-7422 FAX (305) 296-2244

Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.

BARTON W. SMITH, ESQ.
PRINCIPAL ATTORNEY

COUNSEL AT LAW
BARTON SMITH, P.L.
624 WHITEHEAD STREET
KEY WEST, FLORIDA 33040
TELEPHONE: (305) 296-7227 • FAX: (305) 296-8448
WWW.BARTONSMITHPL.COM

PATRICK M. FLANIGAN, ESQ.
ASSOCIATE ATTORNEY

GREGORY S. OROPEZA, ESQ.
ASSOCIATE ATTORNEY

RECEIVED
JUL - 9 2012
MONROE CO. PLANNING DEPT

July 6, 2012

VIA FED EX

Ms. Mayte Santamaria
Assistant Director
Monroe County Growth Management Division
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

RE: Request for a Future Land Use Map ("FLUM") Amendment for Safe Harbor Marina Property Owners Association, Inc.

Dear Mayte,

Pursuant to our previous conversations regarding the above referenced Future Land Use Map amendment application, please allow this to serve as the additional submittal of Safe Harbor Property Owners Association, Inc. ("SHPOA") which consists of sixteen (16) certified copies of the survey of the properties owned by Trust B under the Will of Benjamin Bernstein and Island Trust Agreement dated March 10, 1989. The survey's second page includes the total upland acreage for both properties.

Please contact me with any additional information necessary for the proposed FLUM amendment.

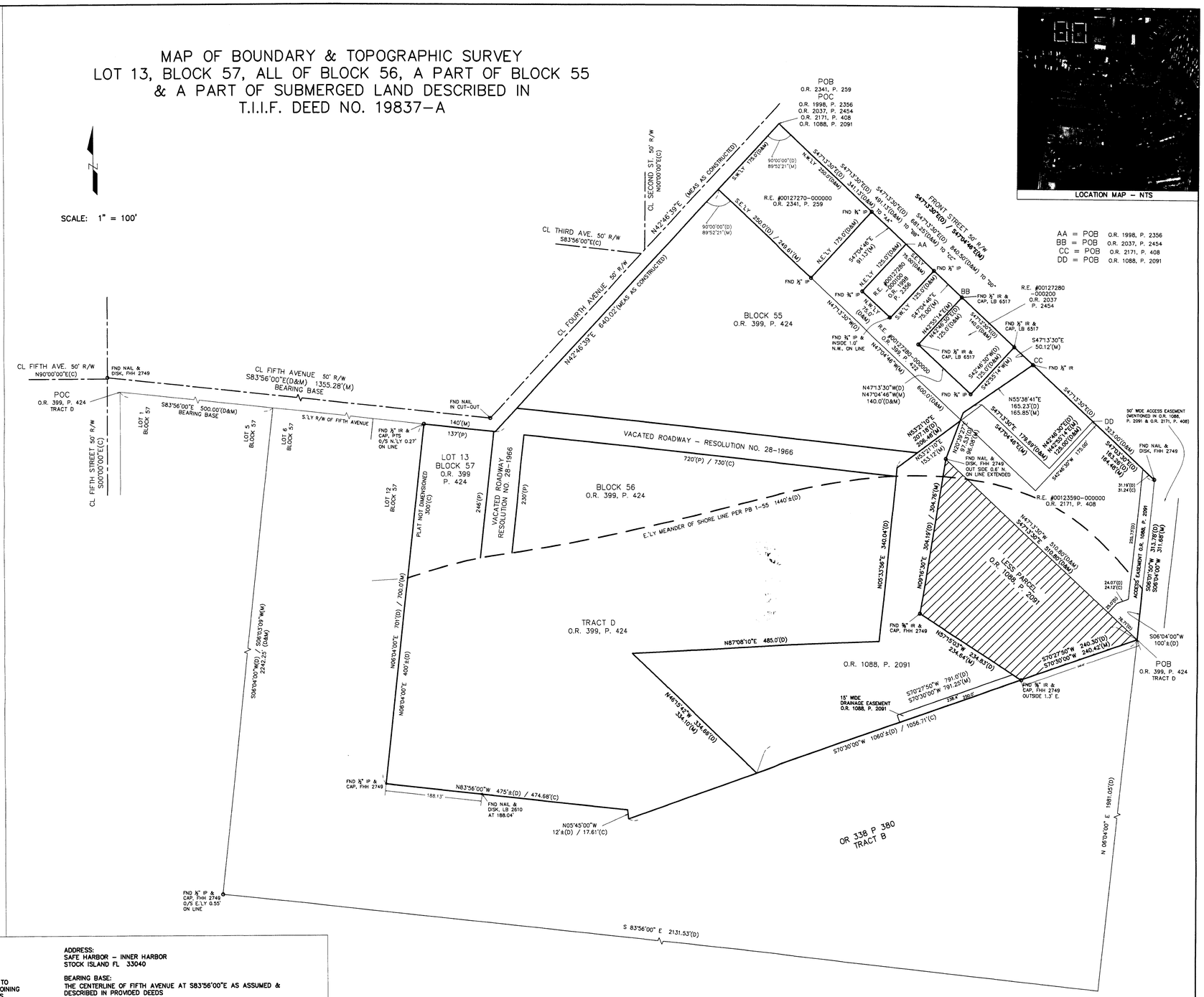
Sincerely,

Barton W. Smith, Esq.

BWS

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOT 13, BLOCK 57, ALL OF BLOCK 56, A PART OF BLOCK 55 & A PART OF SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837-A

SCALE: 1" = 100'



LOCATION MAP – NTS

LEGAL DESCRIPTIONS PROVIDED BY CLIENT–

OR 338 P 379 WARRANTY DEED

TRACT "D"

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida,
bear South 83 degrees and 56 minutes East, 500.00 feet;
thence bear South 06 degrees and 04 minutes West, 2242.25 feet;
thence bear South 83 degrees and 56 minutes East, 2131.53 feet;
thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described;
from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel;
thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point;
thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue;
thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the southerly shoreline of Lot 13, Block 57 of the Plat of Stock Island;
thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning;
thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

OR 777 P 1216 PERSONAL REPRESENTATIVES' DEED

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged land described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

Commencing at the intersection of southerly right-of-way boundary line of Fourth Avenue with westerly right-of-way boundary line of Front Street;
thence Southeastwardly in and along the westerly right-of-way boundary line of Front Street a distance of 840.5 feet to the point of beginning of the parcel of land herein being described;
thence along aforesaid right-of-way boundary line South 47 degrees 13 minutes 30 seconds East a distance of 163.26 feet to a point;
thence South 6 degrees 01 minutes 50 seconds West, a distance of 313.78 feet to a point;
thence South 70 degrees 27 minutes 50 seconds West, a distance of 791.00 feet to a point;
thence North 46 degrees 15 minutes 42 seconds West, a distance of 334.66 feet to a point;
thence North 87 degrees 08 minutes 10 seconds East, a distance of 485.00 feet to a point;
thence North 5 degrees 33 minutes 56 seconds East, a distance of 340.04 feet to a point;
thence North 53 degrees 21 minutes 10 seconds East, a distance of 207.18 feet to a point;
thence South 47 degrees 13 minutes 30 seconds East, a distance of 179.69 feet to a point;
thence North 42 degrees 46 minutes 30 seconds East, a distance of 125.0 feet to the point of beginning, containing 7.28 Ac., more or less,

OR 866 P 2436 TRUSTEES' QUIT CLAIM DEED

A parcel of land on Stock Island and being a part of Block 55 of McDonald's Plat of Stock Island as recorded in Plat Book 1 at page 55 of the Public Records of Monroe County, Florida and being also a part of submerged land described in T. I. I. F. deed number 19837-A, all of which is described more particularly by metes and bounds as follows:

That property described in certain Quit Claim Deed acknowledged September 2, 1982 between BAYVIEW ENTERPRISES, INC. as Grantor, and MIRIAM BERNSTEIN, JORDAN M. BERNSTEIN, ROGER M. BERNSTEIN AND JULIUS J. MARKE, as co-Trustees under the Last Will & Testament of Benjamin Bernstein, Deceased, more particularly described as follows:

That parcel of property that lies north of Tract "D", as described by metes and bounds in that certain Warranty Deed from Bayview Enterprises, Inc. to Philip C. Toppino, Edward Toppino, Frank P. Toppino, George B. Toppino and Paul A. Toppino dated March 30, 1965 and filed April 2, 1965, in O.R. 338, pages 379-382 in the Public Records of Monroe County, Florida, and south of the shoreline as shown on MacDonald's plat of Stock Island recorded in Plat Book 1, at page 55 of the Public Records of Monroe County, Florida, and west of the northerly extension of the easterly boundary of said Tract "D" and southwest of the northeasterly right of way line of Front Street, as shown on said Plat, as extended, lying and being in Monroe County, Florida and included within the 7.28 acres more or less heretofore conveyed to Miriam Bernstein in the Personal Representatives' Deed made November 3, 1978 and recorded in O.R. 777, pages 1216-1217 in the Public Records of Monroe County, Florida.

OR 399 P 422 WARRANTY DEED

A part of Block 55, of the Plat of Stock Island, as recorded in Plat Book 1, page 55 of the Public Records of Monroe County, Florida, and is particularly described as follows:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island,
bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 250.00 feet to point which is the Point of Beginning:
Continue thence South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 600.00 feet to a point;
thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point;
thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 600.00 feet to a point;
thence bear North 42 degrees, 47 minutes and 30 seconds East a distance of 175.00 feet back to the Point of Beginning.

OR 399 P 424 WARRANTY DEED

TRACT "D"

A tract of land on a part of Stock Island, Monroe County, Florida, and being more particularly described by metes and bounds as follows:
Commencing at the intersection of the Southerly right-of-way line of Fifth Avenue and the Easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida,
bear South 83 degrees and 56 minutes East, 500.00 feet;
thence bear South 06 degrees and 04 minutes West, 2242.25 feet;
thence bear South 83 degrees and 56 minutes East, 2131.53 feet;
thence bear North 06 degrees and 04 minutes East, 1981.05 feet to the Point of Beginning of the tract of land hereinafter described;
from said Point of Beginning bear South 70 degrees and 30 minutes West for a distance of 1060 feet, more or less, to the centerline of the Entrance Channel;
thence bear North 05 degrees and 45 minutes West along the centerline of said Entrance Channel for a distance of 12 feet, more or less, to a point;
thence bear North 83 degrees and 56 minutes West for a distance of 475 feet, more or less, to a point which is 701 feet and bearing South 06 degrees and 04 minutes West from the Southerly right-of-way line of Fifth Avenue;
thence bear North 06 degrees and 04 minutes East for a distance of 400 feet, more or less, to the Southerly shoreline of Lot 13, Block 57 of the Plat of Stock Island;
thence meander the shoreline in an Easterly direction for a distance of 1440 feet, more or less, to a point which is bearing North 06 degrees and 04 minutes East from the Point of Beginning;
thence bear South 06 degrees and 04 minutes West for a distance of 100 feet, more or less, back to the Point of Beginning.

TOGETHER WITH

All of Block 56, all of Lot 13, Block 57, and all of Block 55 of the Plat of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida.

less the following described tract in Block 55:

Commencing at the intersection of the Southwesterly right-of-way line of Front Street and the Southeasterly right-of-way line of Fourth Avenue of the said Plat of Stock Island, said intersection also to be known as the Point of Beginning of the tract of land hereinafter described,
bear South 47 degrees, 13 minutes and 30 seconds East along the Southwesterly right-of-way line of Front Street for a distance of 850.00 feet to a point;
thence bear South 42 degrees, 47 minutes and 30 seconds West for a distance of 175.00 feet to a point;
thence bear North 47 degrees, 13 minutes and 30 seconds West for a distance of 850.00 to a point on the Southeasterly right-of-way line of Fourth Avenue;
thence bear North 42 degrees, 47 minutes and 30 seconds East along the Southeasterly right-of-way line of Fourth Avenue for a distance of 175.00 feet, back to the Point of Beginning.

OR 497 P 492 PUBLIC UTILITY EASEMENT

On the Island of Stock Island in Monroe County, Florida,

A part of Square 55, as platted in Plat Book 1 at Page 55 and as described in Official Records Book 399 at Pages 422 through 425 of Public Records, Monroe County, Florida, and more particularly described as follows:

Commencing at the Northeast corner of Square 55, as platted in Plat Book 1 at Page 55;
thence on a 90° angle with Front Street run Southwesterly along the Northwesterly boundary line of Square 55 for a distance of three hundred-eighty and sixty-seven hundredths (380.67') feet to the Point of Beginning;
thence in a Southeasterly direction at right angles run a distance of five (5') feet to a point;
thence at right angles in a Southwesterly direction run a distance of ten (10') feet to a point;
thence at right angles in a Northwesterly direction run a distance of five (5') feet to a point;
thence at right angles in a Northeasterly direction run a distance of ten (10') feet back to the Point of Beginning.

OR 1088 P 2091 QUIT CLAIM DEED

Exhibit "A"

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF MACDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET;

THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET FOR 840.50 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED;
THENCE CONTINUE S47°03'30"E *(SHOULD BE S47°13'30"E)* ALONG SAID RIGHT-OF-WAY LINE FOR 163.26 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50.00 FEET WIDE ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 395, PAGES 909-910 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA;
THENCE S06°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET;
THENCE S70°27'50"W FOR 791.00 FEET;
THENCE N46°15'42"W FOR 334.66 FEET;
THENCE N87°08'10"E FOR 485.00 FEET;
THENCE N5°33'56"E FOR 340.04 FEET;
THENCE N53°21'10"E FOR 207.18 FEET;
THENCE S47°13'30"E FOR 179.69 FEET;
THENCE N42°46'30"E FOR 125.00 FEET TO THE POINT OF BEGINNING.

LESS THEREFROM THE FOLLOWING DESCRIBED PARCEL KNOWN AS THE S.T.P. SITE PREVIOUSLY CONVEYED BY GRANTOR TO STOCK ISLAND UTILITY COMPANY, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 868, PAGE 2465 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF FILLED SUBMERGED LAND ON STOCK ISLAND, MONROE COUNTY, FLORIDA, BEING A PORTION OF THAT CERTAIN SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837-A; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET;
THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF A 50 FOOT WIDE ACCESS EASEMENT;
THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND;
THENCE S70°27'50"W FOR 240.30 FEET;
THENCE N57°15'03"W FOR 234.83 FEET;
THENCE N9°16'30"E FOR 304.20 FEET TO AN INTERSECTION WITH A LINE 251.44 FEET SOUTHWESTERLY OF AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID SOUTHWESTERLY RIGHT-OF-WAY OF FRONT STREET;
THENCE S47°13'30"E ALONG SAID PARALLEL LINE FOR 510.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 2.00 ACRES, MORE OR LESS.

SAID TRACT CONTAINS 5.28 ACRES, MORE OR LESS AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENTS:

A NON-EXCLUSIVE ACCESS EASEMENT, HAVING A MINIMUM WIDTH OF 25.00 FEET AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FOURTH AVENUE AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRONT STREET;
THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE FOR 1003.76 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF AN EXISTING 50 FOOT WIDE ACCESS EASEMENT;
THENCE S6°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE MOST EASTERLY CORNER OF THE S.T.P. SITE, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED NON-EXCLUSIVE ACCESS EASEMENT;

THENCE N47°13'30"W ALONG THE NORTHEASTERLY BOUNDARY OF SAID S.T.P. SITE FOR 78.71 FEET;
THENCE N42°46'30"E FOR 25.00 FEET;
THENCE N69°24'10"E FOR 24.07 FEET TO AN INTERSECTION WITH A LINE THAT IS 25.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT;
THENCE N06°01'50"E ALONG SAID PARALLEL LINE FOR 255.73 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED FRONT STREET;
THENCE S47°13'30"E ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED 50 FOOT WIDE ACCESS EASEMENT;
THENCE S06°01'50"W ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 313.78 FEET TO THE POINT OF BEGINNING.

AND

A DRAINAGE EASEMENT BEING 15.00 FEET IN WIDTH; THE SOUTHERLY LINE THEREOF BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE MOST SOUTHERLY CORNER OF THE S.T.P. SITE AS SHOWN AND DESCRIBED HEREON;
THENCE S70°27'50"W ALONG THE SOUTHWESTERLY PROLONGATION OF THE SOUTHEASTERLY BOUNDARY LINE OF SAID S.T.P. SITE FOR 250 FEET MORE OR LESS TO THE EASTERLY SHORELINE OF THE EXISTING HARBOR AND THE POINT OF TERMINATION OF SAID SOUTHERLY LINE.

SURVEYOR'S NOTES:

LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE.

PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.

THIS SURVEY DOES NOT PURPORT TO SHOW OWNERSHIP OF WALLS OR FENCES ALONG PROPERTY LINES.

ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MEASURED DIMENSIONS EQUAL PLATTED OR DESCRIBED DIMENSIONS UNLESS INDICATED OTHERWISE.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN.

ADDRESS:
SAFE HARBOR – INNER HARBOR
STOCK ISLAND FL 33040

BEARING BASE:
THE CENTERLINE OF FIFTH AVENUE AT S83°56'00"E AS ASSUMED & DESCRIBED IN PROVIDED DEEDS

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS OTHERWISE INDICATED

HORIZONTAL AND VERTICAL MAPPING SHOWN HEREON WAS ESTABLISHED WITH THE USE OF TOPCON'S HYPER-LITE POSITIONING EQUIPMENT AND A TOTAL STATION TOGETHER WITH A TDS RANGER DATA COLLECTOR WITH SURVEY PRO SOFTWARE.

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

FEMA FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO.: 120168
MAP NO.: 12087C-1528K
MAP DATE: 02-18-05
FLOOD ZONE: AE 8' & AE 9'

BENCHMARK USED: PID AA1629
STAMPING: 4527 F 1986
MARK LOGO: NOS
(EL. 8.71', NAVD88)
EL. 10.05', NGVD29

THIS SURVEY IS NOT WHOLE OR COMPLETE WITHOUT PAGE 2 OF 2.

NOTE: THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
(C) = CALCULATED
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
C/V = COVERED
D = DELTA ANGLE
(D) = DEED
DE&SE = DRAINAGE EASEMENT
EB = ELECTRIC BOX
EL = ELEVATION
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FI = FENCE INSIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
OI = GRATE INLET
OW = GUY WIRE
HB = HOSE BIBB
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
(M) = MEASURED
MB = MAILBOX
MEAS = MEASURED
MHWL = METAL HIGH WATER LINE
MTLF = METAL FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
(P) = PLATTED
PC = POINT OF CURVE
PM = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
R/W = WOOD OVERHANG LINE
R/W = RIGHT OF WAY
RONL = RIGHT OF WAY LINE
SCO = SANITARY CLEAN-OUT
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOP OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
LEASE = UTILITY EASEMENT
UPC = CONCRETE UTILITY POLE
UPW = WOOD UTILITY POLE
WB = WOOD BOX
WC = WOOD DECK
WF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SCALE:	1"=100'
FIELD WORK DATE	05/29/12
REVISION DATE	-/-/-
SHEET	1 OF 2
DRAWN BY:	JM
CHECKED BY:	RW
INVOICE #:	12041901

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHEN SCHEDULE B HAS BEEN PROVIDED MEETS THE PROVISIONS OF FLORIDA ENDORSEMENT FORM 9, SUBPARAGRAPH 1(B) 1(SETBACKS), 1(B)3(ENCROACHMENTS), & 1(B)4(EASEMENTS), SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

JOE ROBERT WHITE, LS 6688, PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1348
FAX (305) 872 - 5622

CERTIFIED TO –

Trust B under the Will of Benjamin Bernstein
Island Trust Agreement dated March 10, 1989

RECEIVED
JUL - 9 2012
2012-075
MONROE CO. PLANNING DEPT

ADDRESS:
SAFE HARBOR – INNER HARBOR
STOCK ISLAND FL 33040

BEARING BASE:
THE CENTERLINE OF FIFTH AVENUE AT S83°56'00"E
AS ASSUMED & DESCRIBED IN PROVIDED DEEDS

ALL ANGLES DEPICTED ARE 90 DEGREES UNLESS
OTHERWISE INDICATED

HORIZONTAL AND VERTICAL MAPPING SHOWN HEREON
WAS ESTABLISHED WITH THE USE OF TOPCON'S HYPER–LITE
POSITIONING EQUIPMENT AND A TOTAL STATION TOGETHER
WITH A TDS RANGER DATA COLLECTOR WITH SURVEY PRO
SOFTWARE.

ELEVATIONS SHOWN AS X.XX REFER TO NGVD29 VERTICAL DATUM

FLOOD ZONES REFER TO NGVD 29 AS PER FIRM MAPS

FEMA FLOOD INSURANCE RATE MAP INFORMATION
COMMUNITY NO.: 120168
MAP NO.: 12087C–1528K
MAP DATE: 02–18–05
FLOOD ZONE: AE 8' & AE 9'

BENCHMARK USED: PID AA1629
STAMPING: 4527 F 1986
MARK LOGO: NOS
(EL. 8.71', NAVD88)
EL. 10.05', NGVD29

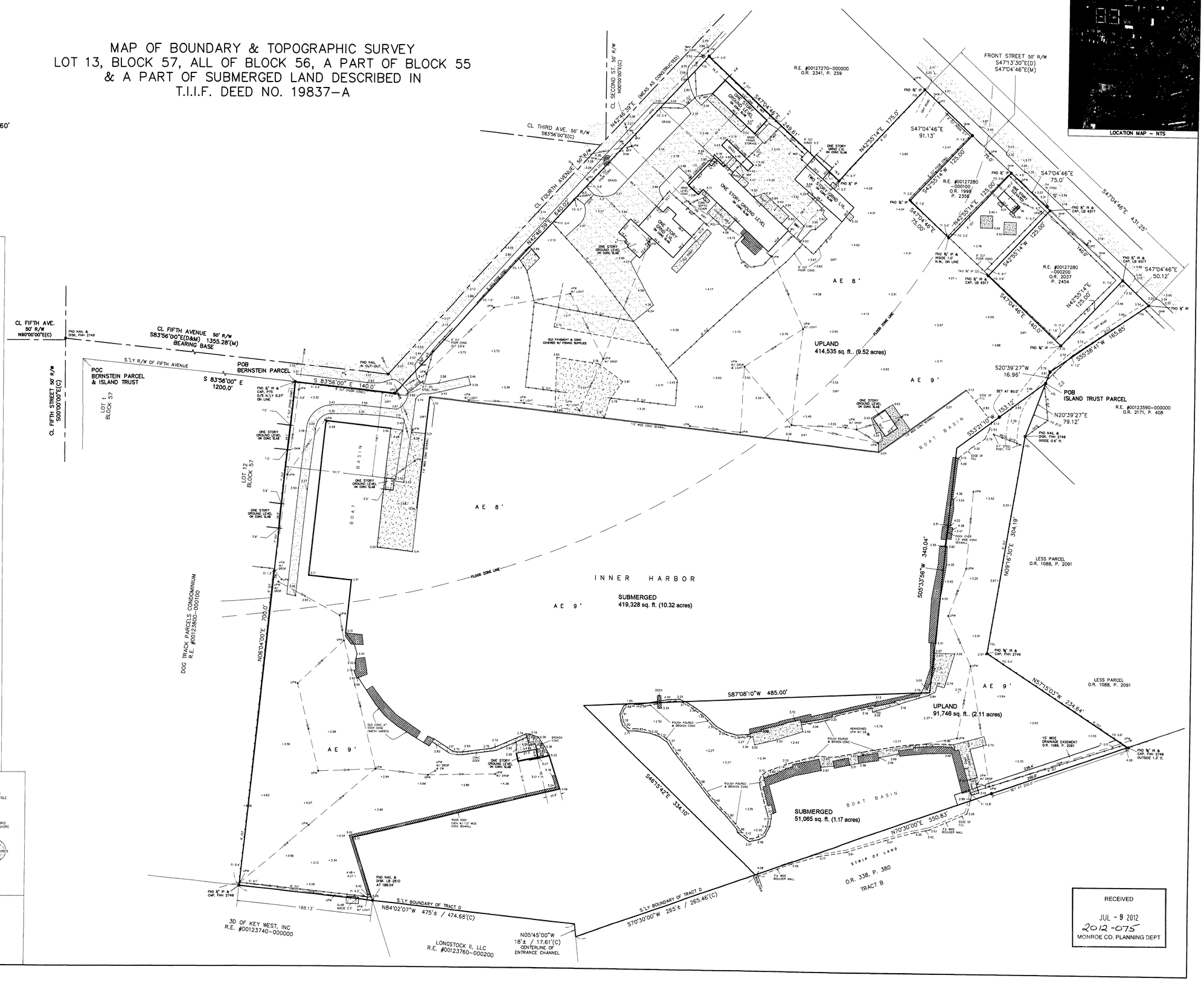
● = SET NAIL & DISK
OR ⅝" IR & CAP
LB 7846

THIS SURVEY IS NOT WHOLE OR COMPLETE
WITHOUT PAGE 1 OF 2.

N

SCALE: 1" = 60'

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
LOT 13, BLOCK 57, ALL OF BLOCK 56, A PART OF BLOCK 55 & A PART OF SUBMERGED LAND DESCRIBED IN T.I.I.F. DEED NO. 19837–A



SURVEY LEGAL DESCRIPTION–

BERNSTEIN PARCEL

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55, ALL OF BLOCK 56, ALL OF LOT 13 OF BLOCK 57 AND VACATED ROADWAY(RES. NO. 28-1966) OF MACDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:
COMMENCE at the intersection of the southerly right-of-way line of Fifth Avenue and the easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida,
thence bear S 83° 56' 00" E for a distance of 1200.00 feet to the POINT OF BEGINNING of the tract of land being described; thence continue to bear S 83° 56' 00" E for a distance of 140.00 feet to the intersection of the southerly right-of-way line of Fifth Avenue and the southeasterly right-of-way line of Fourth Avenue;
thence bear N 42° 46' 39" E for a distance of 640.02 feet along the southeasterly right-of-way line of Fourth Avenue;
thence, leaving the southeasterly right-of-way line of Fourth Avenue, bear S 47° 04' 46" E for a distance of 249.61 feet;
thence bear N 42° 55' 14" E for a distance of 175.00 feet to the southwesterly right-of-way line of Front street;
thence bear S 47° 04' 46" E for a distance of 91.13 feet along the southwesterly right-of-way line of Front street;
thence, leaving the southwesterly right-of-way line of Front Street, bear S 42° 55' 14" W for a distance of 125.00 feet;
thence bear S 47° 04' 46" E for a distance of 75.00 feet;
thence bear N 42° 55' 14" E for a distance of 125.00 feet to the southwesterly right-of-way line of Front Street;
thence bear S 47° 04' 46" E for a distance of 75.00 feet along the southwesterly right-of-way line of Front Street;
thence, leaving the southwesterly right-of-way line of Front Street, bear S 42° 55' 14" W for a distance of 125.00 feet;
thence bear S 47° 04' 46" E for a distance of 140.00 feet;
thence bear N 42° 55' 14" E for a distance of 125.00 feet to the southwesterly right-of-way line of Front Street;
thence bear S 47° 04' 46" E for a distance of 50.12 feet along the southwesterly right-of-way line of Front Street;
thence, leaving the southwesterly right-of-way line of Front Street, bear S 55° 38' 41"W for a distance of 165.85 feet;
thence bear S 20° 39' 27" W for a distance of 16.96 feet;
thence bear S 53° 21' 10" W for a distance of 153.12 feet;
thence bear S 05° 33' 56" W for a distance of 340.04 feet;
thence bear S 87° 08' 10" W for a distance of 485.00 feet;
thence bear S 46° 15' 42" E for a distance of 334.10 feet to the southerly boundary line of Tract D of Official Records Book 399, Page 424;
thence bear S 70° 30' 00" W, along the southerly boundary line of said Tract D, for a distance of 265 feet, more or less, to the centerline of the Entrance Channel;
thence bear N 05° 45' 00" W, along said centerline of the Entrance Channel, for a distance of 18 feet, more or less;
thence bear N 84° 02' 07" W, along the southerly boundary line of said Tract D, for a distance of 475 feet, more or less, to a point which is 700.00 feet and bearing S 06° 04' 00" W from the southerly right-of-way line of Fifth Avenue;
thence bear N 06° 04' 00" E for a distance of 700.00 feet back to the POINT OF BEGINNING, said point being on the southerly right-of-way line of Fifth Avenue.

This tract of land contains 833,863 sq. ft. (19.14 acres) total.
414,535 sq. ft.. (9.52 acres) upland
419,328 sq. ft. (10.32 acres) submerged

ISLAND TRUST PARCEL

A TRACT OF LAND ON STOCK ISLAND BEING A PART OF BLOCK 55 OF MACDONALD'S PLAT OF STOCK ISLAND AS RECORDED IN PLAT BOOK 1 AT PAGE 55 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND BEING ALSO A PART OF SUBMERGED LANDS DESCRIBED IN T.I.I.F. DEED NUMBER 19837-A, BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:
COMMENCE at the intersection of the southerly right-of-way line of Fifth Avenue and the easterly right-of-way line of Fifth Street of the Plat of Stock Island, recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida,
thence bear S 83° 56' 00" E for a distance of 1340.00 feet to the intersection of the southerly right-of-way line of Fifth Avenue and the southeasterly right-of-way line of Fourth Avenue;
thence bear N 42° 46' 39" E for a distance of 640.02 feet along the southeasterly right-of-way line of Fourth Avenue;
thence, leaving the southeasterly right-of-way line of Fourth Avenue, bear S 47° 04' 46" E for a distance of 249.61 feet;
thence bear N 42° 55' 14" E for a distance of 175.00 feet to the southwesterly right-of-way line of Front street;
thence bear S 47° 04' 46" E for a distance of 431.25 feet along the southwesterly right-of-way line of Front street;
thence, leaving the southwesterly right-of-way line of Front Street, bear S 55° 38' 41"W for a distance of 165.85 feet;
thence bear S 20° 39' 27" W for a distance of 16.96 feet to the POINT OF BEGINNING of the tract of land being described;
thence bear S 53° 21' 10" W for a distance of 153.12 feet;
thence bear S 05° 33' 56" W for a distance of 340.04 feet;
thence bear S 87° 08' 10" W for a distance of 485.00 feet;
thence bear S 46° 15' 42" E for a distance of 334.10 feet to the southerly boundary line of Tract D of Official Records Book 399, Page 424;
thence bear N 70° 30' 00" E, along the southerly boundary line of said Tract D, for a distance of 550.83 feet;
thence bear N 57° 15' 03" W for a distance of 234.64 feet;
thence bear N 09° 16' 30" E for a distance of 304.19 feet;
thence bear N 20° 39' 27" E for a distance of 79.12 feet back to the POINT OF BEGINNING.

This tract of land contains 142,811 sq. ft. (3.28 acres) total.
91,746 sq. ft.. (2.11 acres) upland
51,065 sq. ft. (1.17 acres) submerged

NOTE: THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

BFP = BACK-FLOW PREVENTER
BO = BLOW OUT
C & G = 2' CONCRETE CURB & GUTTER
(C) = CALCULATED
CB = CONCRETE BLOCK
CBW = CONCRETE BLOCK WALL
CI = CURB INLET
CL = CENTERLINE
CLF = CHAINLINK FENCE
CM = CONCRETE MONUMENT
CONC = CONCRETE
C/S = CONCRETE SLAB
CV = CULVERTS
D = DELTA ANGLE
(D) = DEED
DEASE = DRAINAGE EASEMENT
EB = ELECTRIC BOX
EL = ELEVATION
ENCL = ENCLOSURE
FFE = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FO = FIELD OVERIDE
FND = FOUND
FO = FENCE OUTSIDE
FOL = FENCE ON LINE
GI = GRATE INLET
GW = GUY WIRE
IP = IRON PIPE
IPF = IRON PIPE
IR = IRON ROD
L = ARC LENGTH
LS = LANDSCAPING
(M) = MEASURED
MB = MAILBOX
MEAS = MEASURED
MHW = MEAN HIGH WATER LINE
MF = METAL FENCE
NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
NTS = NOT TO SCALE
OHW = OVERHEAD WIRES
(P) = PLATTED
PC = POINT OF CURVE
PK = PARKING METER
PCC = POINT OF COMPOUND CURVE
PCP = PERMANENT CONTROL POINT
PK = PARKER KALON NAIL
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PI = POINT OF INTERSECTION
PRC = POINT OF REVERSE CURVE
PRM = PERMANENT REFERENCE MONUMENT
PT = POINT OF TANGENT
R = RADIUS
ROL = ROOF OVERHANG LINE
R/W = RIGHT OF WAY
RWL = RIGHT OF WAY LINE
SDO = SANITARY CLEAN-OUT
SPV = SPRINKLER CONTROL VALVE
SV = SEWER VALVE
TBM = TEMPORARY BENCHMARK
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TS = TRAFFIC SIGN
TYP = TYPICAL
UE,ASE = UTILITY EASEMENT
UPG = CONCRETE UTILITY POLE
UP = WOOD UTILITY POLE
VB = VIDEO BOX
WD = WOOD DECK
WCF = WOOD FENCE
WL = WOOD LANDING
WM = WATER METER
WRACK LINE = LINE OF DEBRIS ON SHORE
WV = WATER VALVE

SCALE:	1"=60'
FIELD WORK DATE	05/29/12
REVISION DATE	–/–/–
SHEET	2 OF 2
DRAWN BY:	JM
CHECKED BY:	RW
INVOICE #:	12041901

REECE & WHITE
LAND SURVEYING, INC.
PROFESSIONAL SURVEYOR AND MAPPER, LB 7846
127 INDUSTRIAL ROAD, BIG PINE KEY, FL 33043
OFFICE (305) 872 – 1348
FAX (305) 872 – 5622

RECEIVED
JUL - 9 2012
2012-075
MONROE CO. PLANNING DEPT

MEMORANDUM
MONROE COUNTY PLANNING DEPARTMENT
We strive to be caring, professional and fair

To:	Monroe County Board Development Review Committee
Through:	Christine Hurley, AICP, Growth Management Director
From:	Michael Roberts, CEP, PWS; Sr. Administrator/Environmental Resources
Date:	November 2, 2012
Re:	Tier Designation Review Committee (TDRC) Recommendations Staff Report
Meeting Date:	November 14, 2012

I. BACKGROUND

The Monroe County Board of County Commissioners adopted Ordinances 08-2006, 09-2006, 10-2006, 11-2006 and 13-2006 in March of 2006. These Ordinances established the criteria for determining the Tier designation, revised the ROGO and NROGO point system and implemented the Tier Overlay maps for unincorporated Monroe County, excluding Ocean Reef. On June 16, 2006 the Department of Community Affairs published notice of Final Orders determining that the above ordinances were consistent with Chapter 380 F.S. and were approved.

On July 7, 2006 Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc. d/b/a Last Stand [Petitioners] filed a petition for administrative hearing regarding the Final Orders. The final administrative hearing was held in February 2007 and the Administrative Law Judge (ALJ) issued a Recommended Order. The majority of the challenges raised by the Petitioners were rejected by the ALJ, however two (2) key assertions were upheld and the ALJ determined:

- The four (4) acre minimum threshold for Tier 1 designation was arbitrary and
- The one (1) acre minimum threshold for Special Protection Areas (Tier III-A SPA) was likewise arbitrary.

The Amended Final Order incorporating the findings of the ALJ was issued by the Department of Community Affairs on January 2, 2008, requiring Monroe County to revise Chapter 130-130 of the Land Development Code to reflect the findings of the Amended Final Order, specifically deleting the acreage criteria that was found to be arbitrary and to re-evaluate the Tier Designations of certain specific parcels within the County.

The 2008 "30 day report" submitted to and accepted by the Governor and Cabinet regarding progress under the 10 year work program required Monroe County to prepare new habitat data based on the best available ortho-photography and to establish a Tier Designation Review Committee (TDRC) with members selected by the DCA. The TDRC was established to make recommendations to the Monroe County Board of County Commissioners on proposed adjustments to the Tier boundaries. The TDRC met for the first time on February 23, 2010 to begin the review of the challenged parcels.

On May 19, 2010 the BOCC at the request of the Environmental Law Center (ELC) on behalf of Last Stand, directed staff to evaluate the Tier designation of approximately 171- 249 parcels that were not included in the challenge. The actual number of parcels determined to be included in the request was 393 parcels. Growth Management Division staff included 77 off shore island parcels for review that had not been given a Tier designation at the time of the adoption of the original Ordinances in 2006.

During the course of review of the above parcels, Growth Management staff included for review an additional forty five (45) parcels that had a Tier that staff wished to verify.

The TDRC reviewed the maps and associated data at the TDRC meetings held on September 30, 2010 and finalized their recommendations on August 25, 2011.

Parcel Information

The direction by the Board of County Commissioners and subsequent Staff additions discussed above resulted in 515 parcels being evaluated by the TDRC.

Five (5) of the 515 parcels are currently competing in ROGO. However, none of these parcels are recommended for a Tier change.

Of the 515 parcels reviewed by the Tier Designation Review Committee, one hundred eleven (111) are recommended to have their Tier designation changed. The TDRC recommendations result in 10 of the reviewed parcels changing to a more restrictive Tier. The TDRC recommendations are summarized in the tables below.

Table 1. Summary of Tier Designation Review Committee Recommendations

Parcels With TDRC recommended Tier Change		
More Restrictive Tier		
Tier III to Tier I	1	MCLA property
Tier III to Tier III-A	5	
Tier III-A to Tier I	4	
Total	**10**	
Less Restrictive Tier		
Tier III-A to Tier III	14	
Tier I to Tier III-A	0	
Tier I to Tier III	5	
Tier III-A & III to III	2	
Total	**21**	
No Previous Tier		
Tier I	77	offshore islands
Tier III-A	0	
Tier III	3	
Total	**80**	
Total Parcels Changed	111	

Table 2. Summary of Tier Changes associated with TDRC Recommendations

Parcels Changed Tier 3 to Tier 1	**1**
Parcels Changed Tier 3 to SPA	**5**
Parcels Changed SPA to Tier 1	**4**
Parcels Changed Tier 1 to SPA	**0**
Parcels Changed Tier 1 to Tier 3	**5**
Parcels Changed SPA to Tier 3	**15**
Parcels With No Change	**405**
Parcels Previous No Tier to Tier I	**77**
Parcels Previous No Tier to Tier III	**3**

Staff concurred with the TDRC recommendations for all but two (2) parcels. On these parcels, the TDRC recommended changing from Tier III to Tier III-A, however upon further investigation Staff determined that the adjacent parcels were developed and therefore constituted a break in the hammock. Therefore we are not recommending a Tier change for these parcels.

Table 3. Summary of Monroe County Planning & Environmental Resources Staff Recommendations

Parcels With Staff recommended Tier Change		
More Restrictive Tier		
Tier III to Tier I	1	County
Tier III to Tier III-A	3	
Tier III-A to Tier I	4	
Total	**8**	
Less Restrictive Tier		
Tier III-A to Tier III	16	
Tier I to Tier III-A	0	
Tier I to Tier III	5	
Total	**21**	
No Previous Tier		
Tier I	77	offshore islands
Tier III-A	0	
Tier III	3	
Total	**80**	
Total Parcels Changed	**109**	

Table 4. Summary of Tier Changes associated with Staff Recommendations

Parcels Changed Tier 3 to Tier 1	**1**
Parcels Changed Tier 3 to SPA	**3**
Parcels Changed SPA to Tier 1	**4**
Parcels Changed Tier 1 to SPA	**0**
Parcels Changed Tier 1 to Tier 3	**5**
Parcels Changed SPA to Tier 3	**16**
Parcels With No Change	**406**
Parcels Previous No Tier to Tier I	**77**
Parcels Previous No Tier to Tier III	**3**

II. PROCESS

Tier overlay amendments are processed as changes to the land use district map (130-130(e). The Director of Planning shall review and process Tier Overlay map revisions and pass them on to the Development Review Committee and the Planning Commission for recommendation and final approval by the BOCC.
The Planning Commission shall hold at least one public hearing on the proposed map revisions. The Planning Commission shall review the revised maps, the reports and recommendations of the Tier Designation Review Committee (TDRC), the Department of Planning & Environmental Resources and the Development Review Committee, and the testimony given at the public hearing, and shall submit its recommendations and findings to the BOCC. The BOCC shall consider the staff report, recommendations, and testimony given at the public hearings before it. Because of the statutory notice and Monroe County Code notice requirements, two required notification processes will be followed. Individual notices to parcel owners and newspaper advertising will be provided. Two hearings will be required before the BOCC because of statutory requirements for contiguous parcels of more than 10 acres. If the BOCC adopts the ordinances, they are sent to DCA for consideration and approval by a final order, published in the Florida Administrative Weekly. There is a 21 day appeal period before the ordinances are considered final.

III. ISSUES

As shown in the summary tables, the majority of parcels reviewed (404, or 78%) were not recommended for a change. The most affected category of parcels recommended for Tier change were the off-shore parcels located on the Palo Alto Keys and Pumpkin Key. These parcels were not assigned a Tier designation at the time of the original adoption, presumably because they were thought to be part of the Ocean Reef Club planned development. These parcels (77 in total) were all recommended for a Tier I designation based on Comprehensive Plan Policy 102.7.3 which states: *Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designated offshore islands as Tier I Lands* [9J-5.006(3)(c)6].

Planning and Environmental Resources staff recommendations differ from that of the TDRC for two (2) parcels. For Parcels 00517180-000000 and 00517440-000000 located between Central Avenue and Gumbo Limbo Avenue in the Bay Haven subdivision in Key Largo, the TDRC recommended a Tier designation of Tier III-A (SPA) based on the habitat connectivity. However, staff believes these parcels should maintain their Tier III designation based on the criteria contained in §130

> §130-130 (c) (2) a (3) *Property lines of developed lots or vacant lots with a ROGO allocation award or an issued building permit, as of September 28, 2005, located within a Land Use District that allows only one unit per lot*;

Figure 1. Parcels 00517180-000000 and 00517440-000000

As seen in Figure 1 above, the property lines of the developed parcels surrounding the subject parcels would break the connectivity of the hammock, thereby reducing the intact hammock to fragment of less than 0.35 acres.

IV. Consistency with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern pursuant to F.S. Chapter 380.0552(7).

For the purposes of reviewing consistency of the Land Development Code or any amendments to the Code with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.

(b) To protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.

(c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.

(d) To ensure the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) To limit the adverse impacts of development on the quality of water throughout the Florida Keys.

(f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.

(g) To protect the historical heritage of the Florida Keys.

(h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection and disposal facilities;
3. Solid waste collection and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) To limit the adverse impacts of public investments on the environmental resources of the Florida Keys.

(j) To make available adequate affordable housing for all sectors of the population of the Florida Keys.

(k) To provide adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(l) To protect the public health, safety, and welfare of the citizens of the Florida Keys and maintain the Florida Keys as a unique Florida resource.

Staff finds the proposed amendment consistent with the Principles for Guiding Development as a whole and is not inconsistent with any one principle.

V. Staff Recommendation:

Staff recommends **approval** of the Map series (A through Z including maps AA and BB) with Staff revisions for Map M and TDRC recommended changes for Maps A, AA, BB, I, J, K, N, R, X, Y, Z.

VI. Exhibits

Volume A Map Series Maps A through Z, including Maps AA and BB.
List of Parcels with No Previous Tier designation
List of Parcels with a previous Tier designation recommended for Change

Parcels with No Previous Tier Recommended for a Tier

RE Number	Current Tier	TDRC Recommendation	Staff Recommendation	Map Series	Ordinance
00123950-000000	No Tier	I	I	AA	
00114030-000400	No Tier	I	I	R	
00122870-000000	No Tier	III	III	X	
00122880-000000	No Tier	III	III	X	
00122890-000000	No Tier	III	III	X	
00091300-000000	No Tier	I	I	Y	
00091310-000000	No Tier	I	I	Y	
00091350-000000	No Tier	I	I	Y	
00091360-000000	No Tier	I	I	Y	
00091370-000000	No Tier	I	I	Y	
00091410-000000	No Tier	I	I	Y	
00091470-000000	No Tier	I	I	Y	
00091520-000000	No Tier	I	I	Y	
00091580-000000	No Tier	I	I	Y	
00573140-000000	No Tier	I	I	Y	
00573150-000000	No Tier	I	I	Y	
00573160-000000	No Tier	I	I	Y	
00573170-000000	No Tier	I	I	Y	
00573180-000000	No Tier	I	I	Y	
00573190-000000	No Tier	I	I	Y	
00573200-000000	No Tier	I	I	Y	
00573210-000000	No Tier	I	I	Y	
00573220-000000	No Tier	I	I	Y	
00573230-000000	No Tier	I	I	Y	
00573240-000000	No Tier	I	I	Y	
00573250-000000	No Tier	I	I	Y	
00573260-000000	No Tier	I	I	Y	
00573270-000000	No Tier	I	I	Y	
00573280-000000	No Tier	I	I	Y	
00573290-000000	No Tier	I	I	Y	
00573300-000000	No Tier	I	I	Y	
00573310-000000	No Tier	I	I	Y	
00573320-000000	No Tier	I	I	Y	
00573330-000000	No Tier	I	I	Y	
00573340-000000	No Tier	I	I	Y	
00573350-000000	No Tier	I	I	Y	
00573360-000000	No Tier	I	I	Y	
00573370-000000	No Tier	I	I	Y	
00573380-000000	No Tier	I	I	Y	
00573390-000000	No Tier	I	I	Y	
00573400-000000	No Tier	I	I	Y	
00573410-000000	No Tier	I	I	Y	

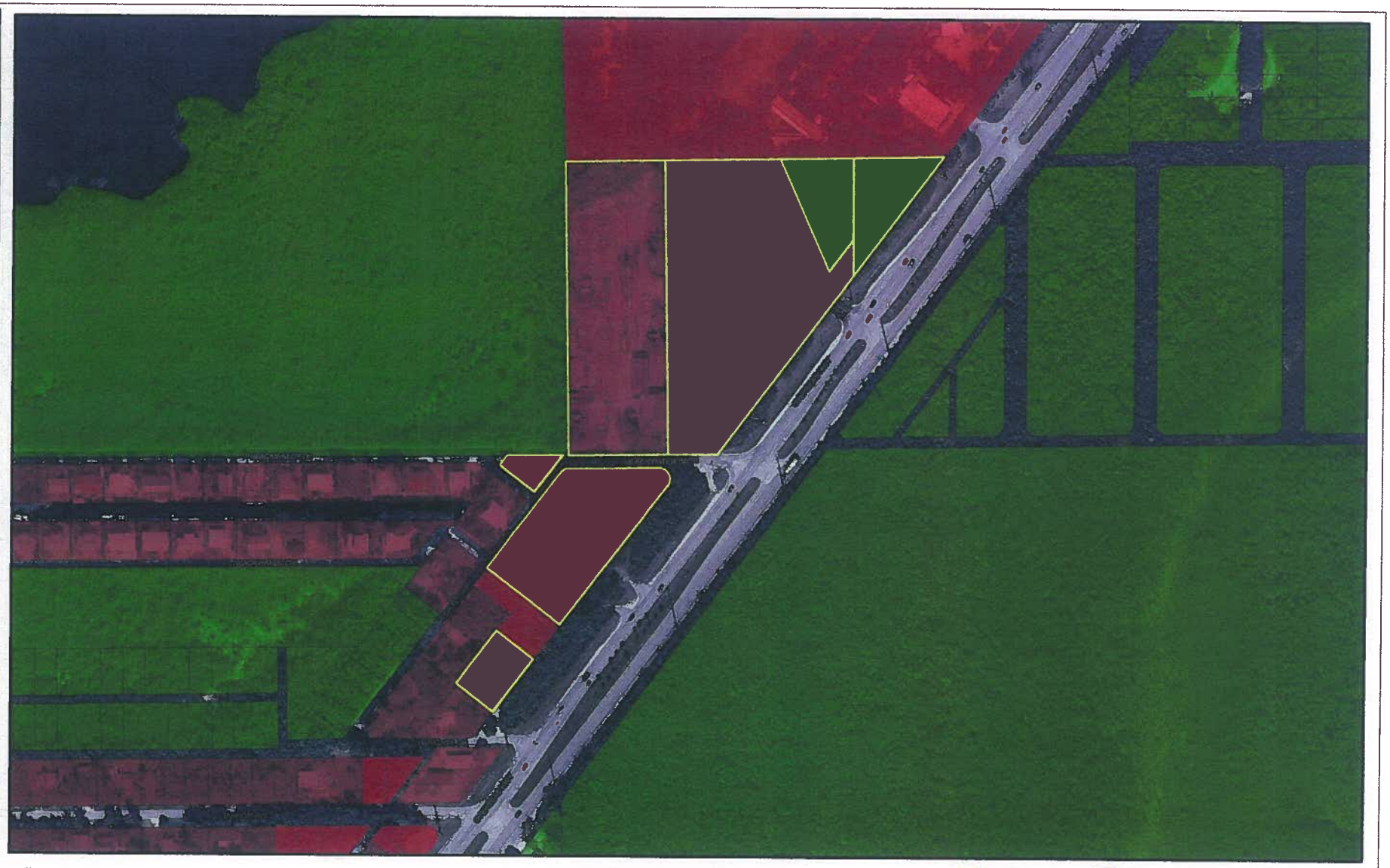
Parcels with No Previous Tier Recommended for a Tier

RE Number	Current Tier	TDRC Recommendation	Staff Recommendation	Map Series	Ordinance
00573420-000000	No Tier	I	I	Y	
00573430-000000	No Tier	I	I	Y	
00573440-000000	No Tier	I	I	Y	
00573450-000000	No Tier	I	I	Y	
00573460-000000	No Tier	I	I	Y	
00573470-000000	No Tier	I	I	Y	
00573480-000000	No Tier	I	I	Y	
00573490-000000	No Tier	I	I	Y	
00573500-000000	No Tier	I	I	Y	
00573510-000000	No Tier	I	I	Y	
00573520-000000	No Tier	I	I	Y	
00573530-000000	No Tier	I	I	Y	
00573540-000000	No Tier	I	I	Y	
00573550-000000	No Tier	I	I	Y	
00573560-000000	No Tier	I	I	Y	
00573570-000000	No Tier	I	I	Y	
00573580-000000	No Tier	I	I	Y	
00573590-000000	No Tier	I	I	Y	
00573600-000000	No Tier	I	I	Y	
00573610-000000	No Tier	I	I	Y	
00573620-000000	No Tier	I	I	Y	
00091210-000000	No Tier	I	I	Z	
00091210-000100	No Tier	I	I	Z	
00091210-000200	No Tier	I	I	Z	
00091210-000300	No Tier	I	I	Z	
00091210-000400	No Tier	I	I	Z	
00091210-000500	No Tier	I	I	Z	
00091210-000600	No Tier	I	I	Z	
00091210-000700	No Tier	I	I	Z	
00091210-000800	No Tier	I	I	Z	
00091210-000900	No Tier	I	I	Z	
00091210-001000	No Tier	I	I	Z	
00091210-001100	No Tier	I	I	Z	
00091210-001200	No Tier	I	I	Z	
00091210-001300	No Tier	I	I	Z	
00091210-001400	No Tier	I	I	Z	
00091210-001500	No Tier	I	I	Z	
00091210-001600	No Tier	I	I	Z	

Parcels with a Tier designation recommended to change

RE Number	Current Tier	TDRC Recommendation	Staff Recommendation	Map Series
00114020-000000	I	III	III	R
00114020-000100	I	III	III	R
00114020-000200	I	III	III	R
00121980-000000	I	III	III	BB
00122080-000000	I	III	III	BB
00114030-000300	III	I	I	R
00091110-000000	III	III-A	III-A	K
00207510-000000	III	III-A	III-A	R
00207520-000000	III	III-A	III-A	R
00517180-000000	III	III-A	III	M
00517440-000000	III	III-A	III	M
		5		
00088160-000100	III & III-A	III	III	I
00513300-000000	III & III-A	III & III-A	III & III-A	A
00084260-000000	III-A	I	I	A
00084260-000200	III-A	I	I	A
00087880-000000	III-A	I	I	J
00088170-000000	III-A	I	I	I
00084260-000100	III-A	III	III	A
00084260-000300	III-A	III	III	A
00090220-000000	III-A	III	III	P
00090230-000000	III-A	III	III	P
00090230-000100	III-A	III	III	P
00090270-000000	III-A	III	III	P
00445850-000000	III-A	III	III	N
00446040-000000	III-A	III	III	N
00447160-000000	III-A	III	III	N
00447170-000000	III-A	III	III	N
00506320-000000	III-A	III	III	P
00506330-000000	III-A	III	III	P
00446050-000000	III-A	III	III	N
00506210-000000	III-A	III	III	P

Tier Designation Review Committee



N

TDRC Meetings: September 30, 2010 and August 25, 2011

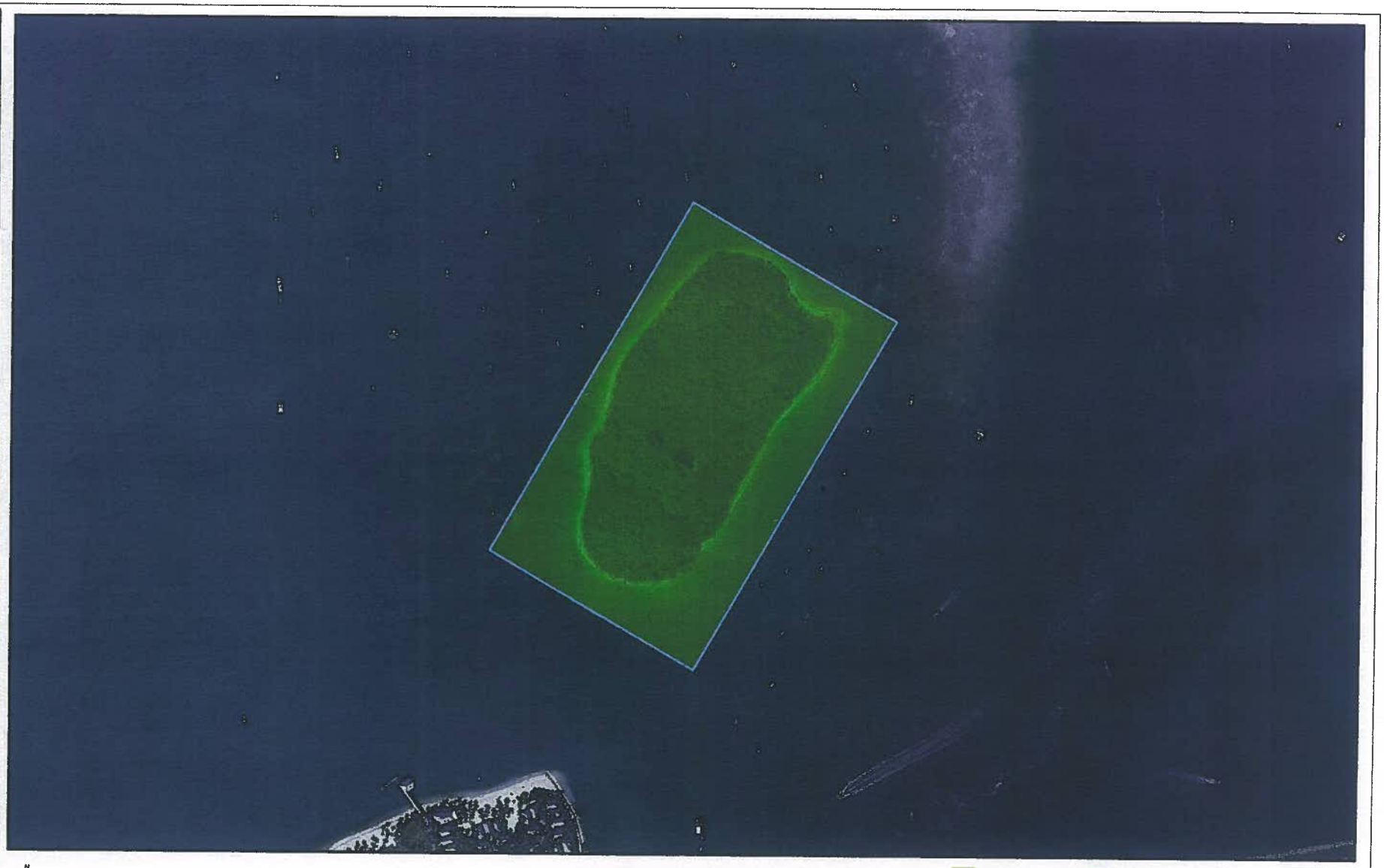
TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: A

9/6/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management District purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, rights-of-way or identification information.
Data Sources: Monroe County Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: AA

9/6/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is this date only and may not accurately depict boundaries, parcels, roads, right-of-way or life attributes information.
Data Sources: Monroe County Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

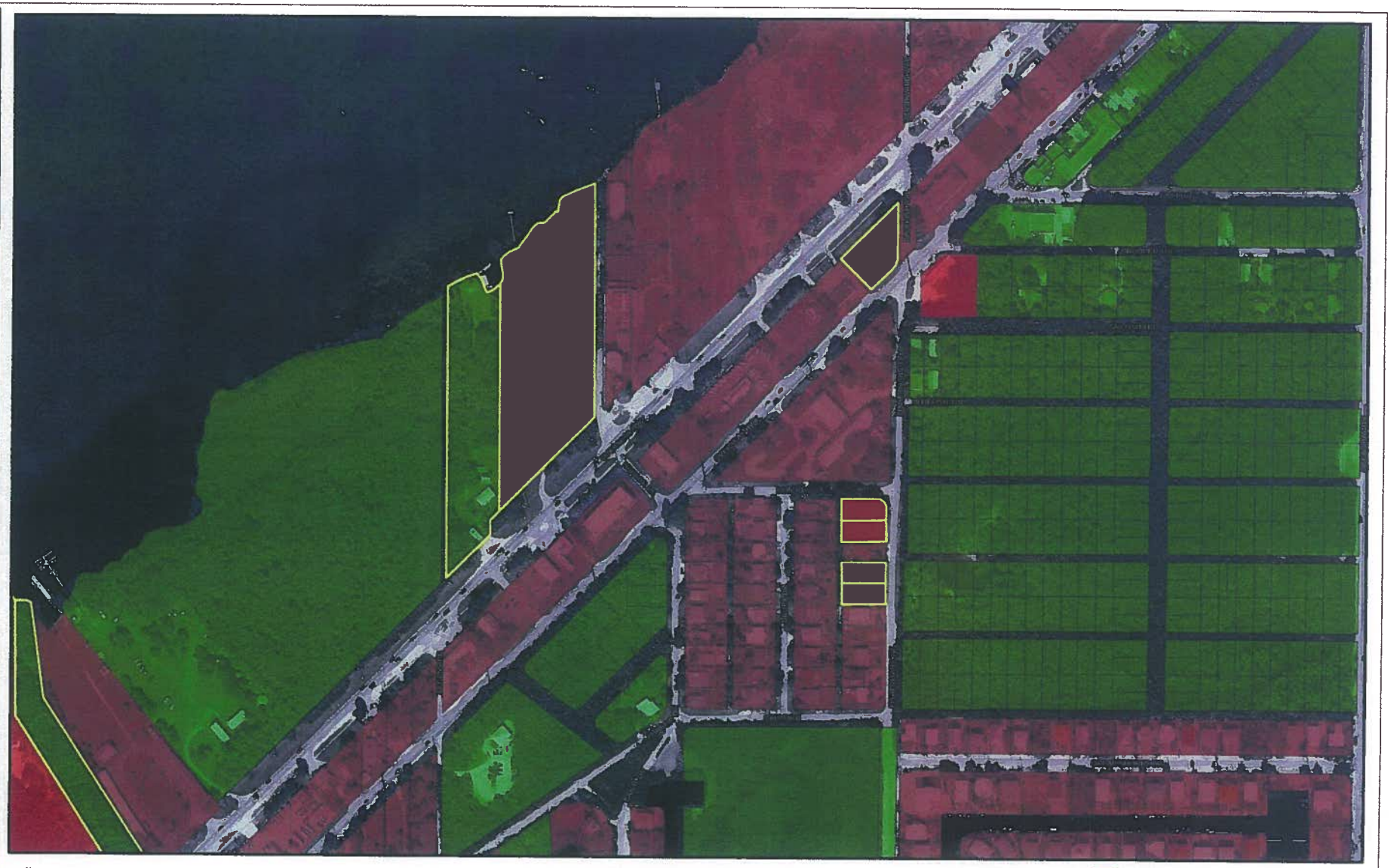
TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: BB

9/6/2012

Tier Designation Review Committee



N

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: I

9/6/2012

Tier Designation Review Committee

N

This is to be for Monroe County Growth Management (Plan) purposes only. The data contained herein is this author only and may not accurately depict boundaries, zones, roads, right of way or infrastructure information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: J

9/6/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Elections purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County Growth Management and U.S. Fish & Wildlife.

TDRC Meetings: September 30, 2010 and August 25, 2011

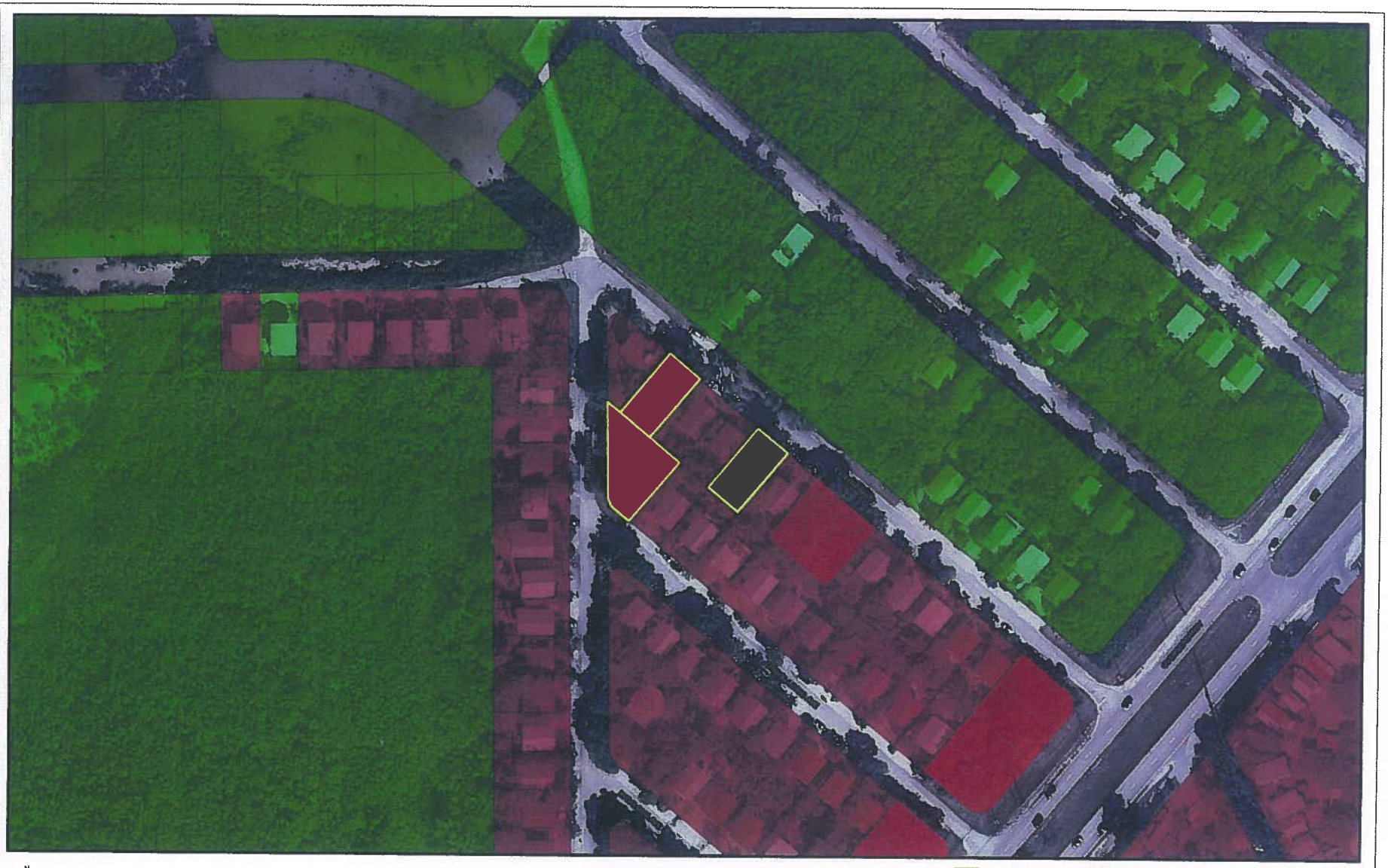
TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: K

9/8/2012

Tier Designation Review Committee



N

TDRC Meetings: September 30, 2010 and August 25, 2011

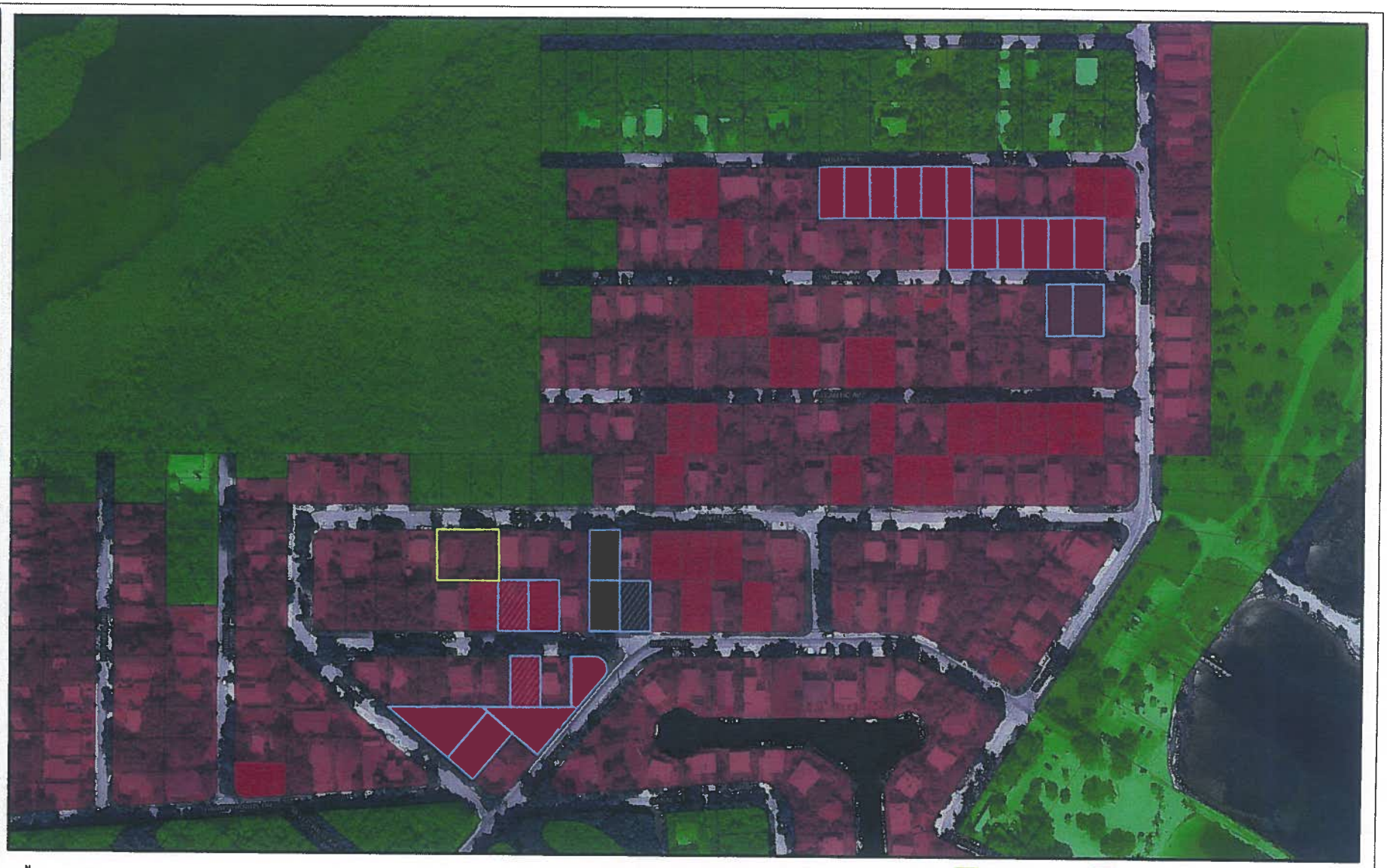
TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: M

9/6/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data displayed herein is for other only and may not accurately depict boundaries, parcels, roads, right-of-way or Monroe County information.
Data Sources: Monroe County Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: N

9/6/2012

Tier Designation Review Committee

N

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: P

9/6/2012

Tier Designation Review Committee

N

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: R

9/8/2012

Tier Designation Review Committee

N

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Spawel Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: X

9/6/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not be entirely digital boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and M.I. Feb 2 2010.

TDRC Meetings: September 30, 2010 and August 25, 2011

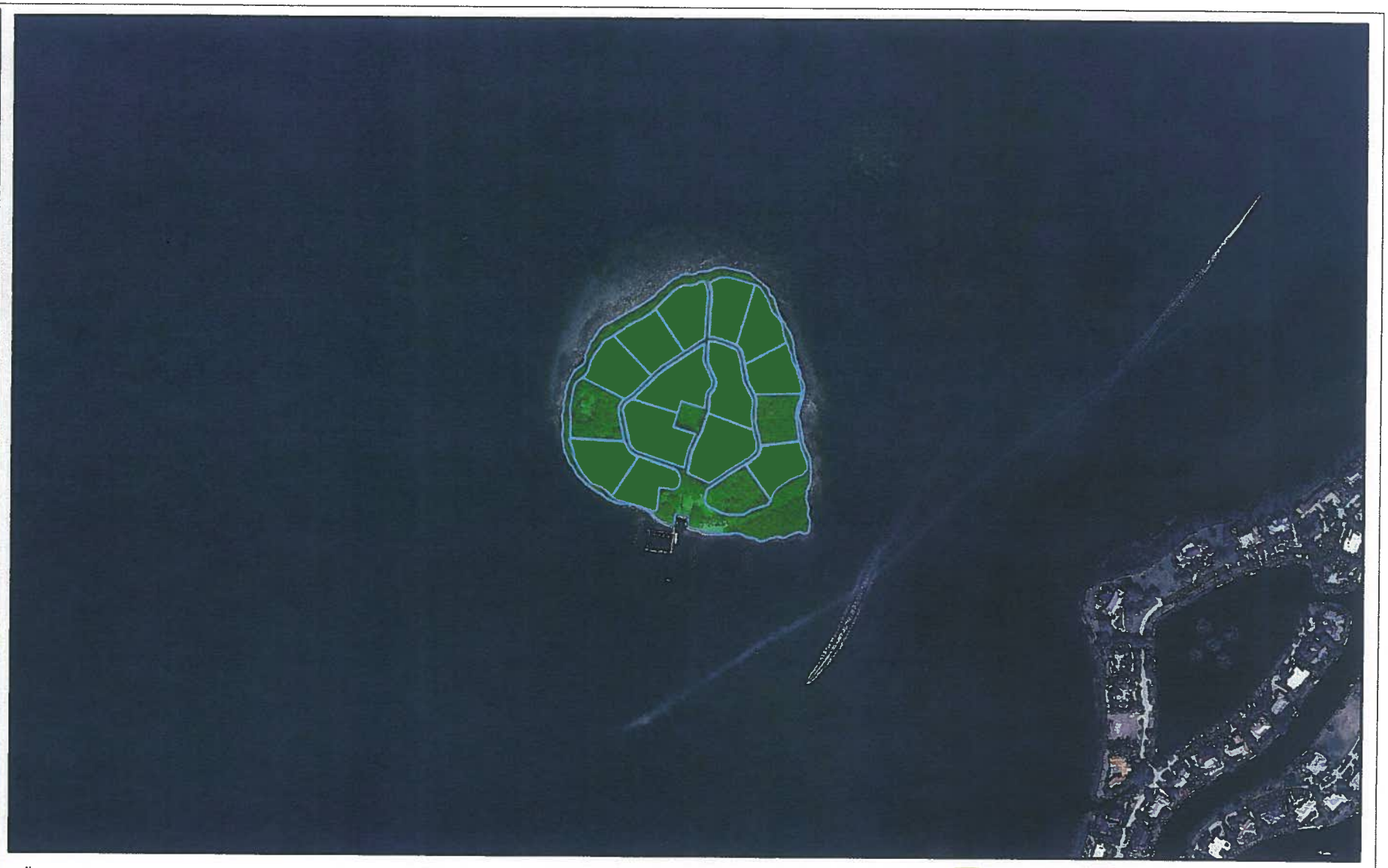
TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: Y

9/6/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and is not a legal digital boundary, parcel, road, right-of-way or identification information.
Data Source: Monroe County Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Final Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: Z

9/8/2012

Item #5 **Volume A Amendments**
Tier Overlay Text Amendment
Draft Ordinance 5-a

ORDINANCE _XXX_ - 2012

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING OR RATIFYING THE TIER OVERLAY DISTRICT DESIGNATIONS FOR APPROXIMATELY TWENTY NINE (29) PARCELS WHICH PARCELS CURRENTLY HAVE TIER DESIGNATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Monroe County Board of County Commissioners hereby makes the following Findings of Fact:

1. The Monroe County Board of County Commissioners (BOCC) adopted Ordinances Nos. 008-2006, 009-2006, 010-2006, 011-2006, and 013-2006 (Tier Ordinances) which set forth criteria in the Land Development Regulations implementing a "Tier System" and adopting Tier Overlay District Maps in order to protect the natural habitat and guide development toward less environmentally sensitive areas;
2. The Tier Ordinances implemented the categorization of properties by habitat as provided in the Monroe County 2010 Comprehensive Plan into three categories of properties as follows:
   a. Tier I – Conservation and Natural Area
   b. Tier III –A Special Protection Area (SPA)
   c. Tier III Infill Area
3. The Tier Ordinances were challenged by the Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc. d/b/a Last Stand in DOAH Case No. 06-2449GM as being inconsistent with Section 380.0552(7) Florida Statutes;
4. The Administrative Law Judge issued his Recommended Order (ALJ Order) on June 26, 2007 and Florida Department of Community Affairs Secretary Thomas G. Pelham signed a Final Order (Order) on September 26, 2007, incorporating the findings of fact and conclusions of law from the ALJ Order and accepting the recommendations in the ALJ Order;
5. The Order determined that the four (4) acre minimum threshold for Tier 1 designation and the one (1) acre minimum threshold for Tier III-A as criteria in Ordinance 10-2006 were arbitrary in the land development regulations and those thresholds for habitat protection were deleted from the Monroe County Land Development Regulations by the Final Order;

6. The Order determined that division of parcels by a road of sixteen feet or more was not a basis to petition for a Tier III-A property to become Tier III;
7. Amendments to the Tier Overlay District Maps shall be made pursuant to the procedures for land use district map amendments according to Monroe County Code Section 130-130(e);
8. The criteria for the tier overlay district map designations Tier I, Tier III-A and Tier III are in Section 130-130 of the Monroe County Code (Code), formerly Sec. 9.5-256 as amended by the Final Order concerning Ordinance 10-2006 and in the Monroe County Year 2010 Comprehensive Plan (Plan) Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1 all attached as Exhibit B;
9. The Comprehensive Plan Policy 205.1.1 still includes as one of the Tier 1 criteria the four (4) acre threshold; however, there are other relevant criteria listed to describe and classify Tier 1 properties;
10. The Comprehensive Plan Policy 205.1.1 states that lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock of one (1) acre or greater in area shall be designated as Special Protection Areas; the one acre criteria remains in the Comprehensive Plan.
11. The Comprehensive Plan Policy 102.7.3 states Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designating offshore islands as Tier I Lands.(§130-130(c)(1)e Monroe County Code)
12. The 2008, 2009, and 2010 "Thirty Day Report" provided as required in Florida Statute Sec. 380.0552(4) regarding progress under the 10 year work program pursuant to the Monroe County Comprehensive Plan required Monroe County (County) to prepare new habitat data based on the best available ortho-photography, which was completed September, 2009;
13. The 2008, 2009 and 2010 "Thirty Day Report" also required that the County convene a Tier Designation Review Committee (TDRC) with members selected by the Department of Community Affairs to "make recommendations to the Monroe County Board of County Commissioners on proposed adjustments to the Tier I and Tier III-A boundaries" and "Adjust the Tier I and Tier IIIA (SPA) boundaries to more accurately reflect the criteria for that Tier as amended by Final Order DCA07-GM166 and implement the Florida Keys Carrying Capacity Study , utilizing the above-referenced updated habitat data."
14. Administration Commission Rule 28-20.140, effective June 17, 2011 required that:

    "6. By July 1, 2012, Monroe County shall adopt Policy 106.2.2 to establish the Tier Designation Work Group Review Committee to consist of representatives selected by the Florida Department of Community Affairs from Monroe County, Florida Fish & Wildlife Conservation Commission, United States Fish & Wildlife Service, Department of Environmental Protection and environmental and other relevant interests. This Committee shall be tasked with the

responsibility of Tier designation review utilizing the criteria for Tier placement and best available data to recommend amendments to ensure implementation of and adherence to the Florida Keys Carrying Capacity Study."

15. The TDRC was convened on February 23, 2010 and met on March 25, 2010, March 26, 2010, April 22, 2010, April 23, 2010, and July 15, 2010 to review the tier overlay district designations for the parcels rendered "tierless" by the Order using the criteria in the Code and the Plan; amendments to the Tier Overlay District Maps were adopted by the Board of County Commissioners on May 4, 2011.
16. On May 19, 2010 the BOCC at the request of the Environmental Law Center (ELC) on behalf of Last Stand, directed staff to evaluate the Tier designation of approximately 171-249 additional parcels submitted by Last Stand.
17. The actual number of parcels determined to be included in the request was 393 parcels.
18. During the course of review of the above parcels, Growth Management staff included for review an additional forty five (45) parcels that had a Tier that staff wished to verify in light of the criteria.
19. The TDRC held public meetings on September 30, 2010, and August 25, 2011, to consider the tier designations for the 518 additional parcels and considered public input for specific parcels at its meeting of September 30, 2010.
20. The TDRC considered a three-page series of color aerial maps numbered A through Z, AA and BB (known collectively as Volume A) with reference data which showed:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;
21. At the TDRC meeting on September 30, 2010, the committee considered staff input, public comment, the criteria for each tier designation as it related to the particular parcels on the maps, and recommended amendments to the tier designation for some of the parcels in Volume A on pages A, I, J, K, M, N,R, X, Y, Z , AA, and BB.
22. The TDRC, at its meeting on August 25, 2011, made final comments and recommendations about Volume A and recommended that the changes move forward as amendments to the Tier Overlay District Maps on Maps A, I, J ,K, M, N, R, X, Y, Z, AA, and BB of Volume A. ;
23. Monroe County Staff evaluated the TDRC recommendations from September 30, 2010, and recommended changes to some parcel designations on Map M that differed from the recommendations of the TDRC as outlined in the Staff Report dated September 21, 2012;

24. The Monroe County Development Review Committee held a public meeting on September 25, 2012, to consider the TDRC recommendations of September 30, 2010 and August 25, 2011, and staff recommendations in the Staff Report of September 21, 2012;
25. The Planning Commission held a public hearing at its regular meeting on November 14, 2012, to consider the amendments to the Tier Overlay District Maps;
26. The Planning Commission considered the maps related to this Ordinance (A, I, J, K, M, N, and BB) based on a three-page series of color aerial maps for those maps showing:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;

27. The Planning Commission considered the criteria in Code Section 130-130 and in Plan Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1, public comment, staff recommendations and the Staff Report dated;
28. The Planning Commission recommended adoption of this ordinance affecting the Tier Overlay District Maps and found this ordinance consistent with the Monroe County Year 2010 Comprehensive Plan;
29. The BOCC held public hearings on_____and_____, 2013;
30. The BOCC considered a three-page series of color aerial maps related to this Ordinance designated A, I, J, K, M, N, and BB with reference data (Exhibit C) which showed:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;
31. The BOCC reviewed the TDRC and Staff recommendations from September 30, 2010, and August 25, 2011 and the Planning Commission recommendations from November 14, 2012;
32. The BOCC considered the criteria in Exhibit B , Ordinance 010-2006, Code Section 130-130 and in Plan Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1, public comment, Planning Commission recommendations and comments, staff recommendations and the Staff Report dated _____;

33. Exhibit D to this Ordinance is a black and white rendition of the amendments to the Tier Overlay District Maps which reflects the changes to each real estate parcel listed on Exhibits A and B which state the designation, amended designation or ratifies the existing designation of the parcels which are the subject of this ordinance; and

WHEREAS, the BOCC specifically finds that this ordinance is consistent with the Monroe County Year 2010 Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1.Recitals. The foregoing recitals are incorporated as though fully set forth herein.

Section 2.Previous Tier I to Tier III. The parcels previously designated Tier I which are now designated Tier III-A (SPA) are shown on Exhibit A.

Section 3. Previous Tier III to Tier I. The parcels previously designated Tier III which are now designated Tier I are shown on Exhibit A.

Section 4. Previous Tier III to Tier III-A. The parcels previously designated Tier IIIwhich are now designated Tier III-A (SPA) are shown on Exhibit A.

Section 5. Previous Tier Split between III & III-A to Tier III. The parcels previously having Tier designations of Tier III-A (SPA) and Tier III which are now designated Tier III- are shown on Exhibit A.

Section 6. Tier III-A to Tier I. The parcels previously designated Tier III-A (SPA) which are now designated Tier I are shown on Exhibit A.

Section 7. Previous Tier III-A (SPA) to Tier III. The undesignated parcels rendered tierless and previously designated Tier III which are now designated Tier I are shown on Exhibit A.

Section 8. Map Depiction. The changes listed above are shown on Exhibit D attached; those changes are to be reflected in the County's GIS system and as amendments to the Tier Overlay District Maps adopted by Ordinance 013-2006 on March 21, 2006 and supersede any other maps including the color aerial maps used in Exhibit C.

Section 9.Updated Maps. Staff is directed to update the Tier Overlay District Maps with the amendments as shown on Exhibit D.

Section 10.Severability. It is the intent of the BOCC that as many parcels as possible shall be designated with a tier designation. In the event of a challenge to this ordinance, it is the express intent of the BOCC that any parcels that may be excluded and whose tier designations may remain, be allowed to remain valid, and that any challenge be confined to those parcels enumerated in any such challenge. If any section, paragraph, subdivision, clause, sentence or

provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 11.Repeal of Conflicting Provisions. The provisions of the Monroe County Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 12.Transmittal. This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs as required by F.S. 380.05 (11) and F.S. 380.0552(9).

Section 13.Filing. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administration Commission approving the ordinance and after any appeal period.

Section 14.Effective Date.

This ordinance shall become effective as provided by law and stated above.

PASSED AND ADOPTED, by the Board of County Commissioners of Monroe County, Florida at a Special Meeting of said Board on the 4th day of May, 2011.

Mayor _____
Mayor *pro tem* _____
Commissioner _____
Commissioner _____
Commissioner _____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

By: _____
Mayor

(SEAL)

ATTEST: _____, CLERK

By: _____
Deputy Clerk

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING OR RATIFYING THE TIER OVERLAY DISTRICT DESIGNATIONS FOR APPROXIMATELY TWENTY NINE (29) PARCELS PROPOSED FOR REVIEW BY THE BOARD OF COUNTY COMMISSIONERS, STAFF OR OWNERS, WHICH PARCELS CURRENTLY HAVE TIER DESIGNATIONS ;

EXHIBIT A

Section 2. The parcels previously designated Tier I which are now designated Tier III are shown below.

00121980-000000	00114020-000000
00122080-000000	00114020-000100
	00114020-000200

Section 3. The parcels previously designated Tier III which are now designated Tier I are shown below.

00114030-000300

Section 4. The parcels previously designated Tier III which are now designated Tier III-A (SPA) are shown below.

00091110-000000
00207510-000000
00207520-000000

Section 5. The parcels previously having a split designation of Tier III and Tier III-A (SPA) which are now designated Tier III are shown below.

00088160-000100

Section 6. The parcels previously designated Tier III-A (SPA) which are now designated Tier I are shown below.

00084260-000000	00088170-000000
00084260-000200	00087880-000000

Section 7. The parcels previously designated Tier III-A (SPA) which are now designated Tier III are shown below.

00084260-000100	00446050-000000	00090230-000000	00506320-000000
00084260-000300	00447160-000000	00090230-000100	00506330-000000
00445850-000000	00447170-000000	00090270-000000	
00446040-000000	00090220-000000	00506210-000000	

Monroe County Land Development Code
§130-130. – Tier overlay district

(a) **Purpose.**

The purpose of the tier overlay district is to designate geographical areas outside of the mainland of the county, excluding the Ocean Reef planned development, into tiers to assign ROGO and NROGO points, determine the amount of clearing of upland native vegetation that may be permitted, and prioritize lands for public acquisition. The tier boundaries are to be depicted on the tier overlay district map. Lands on Big Pine Key and No Name Key shall be delineated as tier I, II, or III. Lands in the remainder of the unincorporated county, excluding the Ocean Reef planned development, shall be delineated as tier I, III, and III-A (special protection area).

(b) **Tier boundaries.**

Tier boundaries shall follow property lines wherever possible, except where a parcel line or distinct geographical feature, such as a canal or roadway, may be more appropriate.

(c) **Tier boundary criteria, excluding Big Pine Key and No Name Key.**

The tier boundaries are designated using aerial photography, data from the Florida Keys Carrying Capacity Study, the endangered species maps, property and permitting information and field evaluation. The following criteria, at a minimum, are used to evaluate upland habitats and designate boundaries between different tier overlays:

(1) Tier I boundaries shall be delineated to include one or more of the following criteria and shall be designated tier I:

a. Vacant lands which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.
b. Lands required to provide an undeveloped buffer, up to 500 feet in depth, if indicated as appropriate by special species studies, between natural areas and development to reduce secondary impacts. Canals or roadways, depending on width, may form a boundary that removes the need for the buffer or reduces its depth.
c. Lands designated for acquisition by public agencies for conservation and natural resource protection.
d. Known locations of threatened and endangered species, as defined in section 101-1, identified on the threatened and endangered plant and animal maps or the Florida Keys Carrying Capacity Study maps, or identified in on-site surveys.
e. Conservation, native area, sparsely settled, and offshore island land use districts.
f. Areas with minimal existing development and infrastructure.

(2) Lands located outside of Big Pine Key and No Name Key that are not designated tier I shall be designated tier III.

a. The following conditions shall constitute a break in pinelands or tropical hardwood hammock for calculating the one-acre minimum patch size for designation of tier III-A boundaries:

1. U.S. Highway 1, canals and open water;
2. Any disturbed pinelands or tropical hardwood hammock with invasive coverage of 40 percent or more;
3. Property lines of developed lots or vacant lots with a ROGO allocation award or an issued building permit, as of September 28, 2005, located within a Land Use District that allows only one unit per lot; or
4. Property lines of developed parcels of less than 10,000 square feet in area with a ROGOINROGO allocation award or issued building permit, as of September 28, 2005, located within a Land Use District that allows residential development of more than one dwelling unit per parcel/lot or non-residential development.

b. Lots designated tier III-A (Special Protection Areas) on the November 29, 2005 maps may petition the county for a rezoning to tier III if the lot meets one of the following criteria:

1. The lot will be served by a central sewer and the wastewater collection system has an approved permit that was effective March 21, 2006 to construct the system on file from the Department of Environmental Protection*; or

*Such lots may be granted a score of 30 points through an administrative determination made by the county biologist, the director of growth management and rendered to the department of community affairs until such time as the county sponsors a zoning map change to update the Tier Three Overlay Zoning Map and it is approved by the department of community affairs

c. Any hammock identified in the county's data base and aerial surveys as 1.00 to 1.09 acres in area shall be verified by survey prior to its designation as tier III-A. A hammock that is deemed by survey and a field review by county biologists to fail the minimum size criteria shall have the Special Protection Area designation removed from the subject parcel.

(d) **Big Pine Key and No Name Key tier boundary criteria.**

The tier boundaries shall be designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005) and the adopted community master plan for Big Pine Key and No Name Key.

(e) **Tier overlay district map amendments.**

The tier overlay district map may be amended to reflect existing conditions in an area if warranted because of drafting or data errors or regrowth of hammock. However, the clearing of tropical hardwood hammock or pinelands that results in the reduction of the area of an upland native habitat patch to less than the one-acre minimum shall not constitute sufficient grounds for amending the designation of a tier III-A area to tier III. The tier overlay district map amendments shall be made pursuant to the procedures for map amendments to this chapter. Unlawful conditions shall not be recognized when determining existing conditions and regulatory requirements.

(f) **Request for tier I designation.**

Notwithstanding the provisions of section 102-158(d)(2), any individual may submit an application to the planning department containing substantial and competent documentation that an area meets the tier I criteria. Applications must be received by July 1 of each year on a form approved by the director of planning for consideration by the special magistrate at a public hearing advertised at least 15 days prior to the hearing date. Said hearing by the special magistrate shall be held prior to November 1 of each year. The director of planning will review the documentation and any other appropriate scientific information and prepare an analysis report for the special magistrate. The special magistrate will render a written opinion to the planning commission and board of county commissioners either that the application meets the criteria for designating the lands as tier I or that the documentation is insufficient to warrant a map amendment. The posting, advertising and review will follow the procedures in section 102-158(d)(3), (d)(4) and (d)(5).

Monroe County Comprehensive Plan 2010

Policy 102.7.3
Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designated offshore islands as Tier I Lands [9J-5.006(3)(c)6]

Policy 103.2.1
Monroe County shall implement methods including, but not limited to, designating known habitat of the Schaus swallowtail butterfly as Tier I. [9J-5.012(3)(c)1; 9J-5.013(2)(c)5 and 6]

Policy 105.2.1
Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in_accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

1. Natural Area (Tier I): Any defined geographic area where all or a significant portion of the land area is characterized as environmentally sensitive by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.

2. Transition and Sprawl Reduction Area (Tier II): Any defined geographic area on Big Pine Key and No Name Key, where scattered groups and fragments of environmentally sensitive lands, as defined by this Plan, may be found and where existing platted subdivisions are not predominately developed, not served by complete infrastructure facilities, or not within close proximity to established commercial areas, is to be designated as a Transition and Sprawl Reduction Area. New development is to be discouraged and privately owned vacant lands acquired or development rights retired to reduce sprawl, ensure that the Keys carrying capacity is not exceeded, and prevent further encroachment on sensitive natural resources. Within a Transition and Sprawl Reduction Area are typically found: scattered small non-residential development and platted subdivisions with less than 50 percent of the lots developed; incomplete infrastructure in terms of paved roads, potable water, or electricity; and scattered clusters of environmentally sensitive lands, some of which are within or in close proximity to existing platted subdivisions.

3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to

be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 205.1.1
The County shall establish the following criteria at a minimum to use when designating Tiers: [9J-5.013(2)(c)9]

1. Land located outside of Big Pine Key and No Name Key shall be designated as Tier I based on following criteria:

- Natural areas including old and new growth upland native vegetated areas, above 4 acres in area.
- Vacant land which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.
- Lands required to provide an undeveloped buffer, up to 500 feet in depth, if indicated by appropriate special species studies, between natural areas and development to reduce secondary impacts; canals or roadways, depending on size may form a boundary that removes the need for the buffer or reduces its depth.
- Lands designated for acquisition by public agencies for conservation and natural resource protection.
- Known locations of threatened and endangered species.
- Lands designated as Conservation and Residential Conservation on the Future Land Use Map or within a buffer/restoration area as appropriate.
- Areas with minimal existing development and infrastructure.

2. Lands on Big Pine Key and No Name Key designated as Tier I, II, or III shall be in accordance with the wildlife habitat quality criteria as defined in the Habitat Conservation Plan for those islands.
3. Lands located outside of Big Pine Key and No Name Key that are not designated Tier I shall be designated Tier III.
4. Designated Tier III lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock or pinelands of one acre or greater in area shall be designated as Special Protection Areas.
5. Lands within the Ocean Reef planned development shall be excluded from any Tier designation.

ORDINANCE NO 010-20056

W:\GROWTH MANAGEMENT\Tier Committee Meeting and information\Volume A\Ordinance\exhibits\Ordinance 010-2006.pdf

ORDINANCE NO. 010 -2006

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING THE AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS TO IMPLEMENT GOAL 105 OF THE 2010 COMPREHENSIVE PLAN AND THE TIER OVERLAY SYSTEM BY AMENDING SECTION 9.5-256, TIER OVERLAY DISTRICT; PROVIDING CRITERIA FOR DESIGNATION OF TIER BOUNDARIES; PROVIDING A MECHANISM FOR TIER OVERLAY DISTRICT MAP AMENDMENTS; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES; DIRECTING THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT TO TRANSMIT A COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Board of County Commissioners, during public hearings held in December 2004, January, February, March, April, May and June, 2005, and March 2006, reviewed and considered a proposed amendment to provide criteria and procedures for enacting a Tier Overlay District Map designation on the Monroe County Land Use District Map to implement Goal 105 of the 2010 Comprehensive Plan, Rule 28-20.100 F.A.C. and the Tier Overlay system; and

WHEREAS, the Monroe County Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include criteria for delineation of Tier boundaries in accordance with Goal 105;

WHEREAS, the Monroe County Board of County Commissioners makes the following Findings of Fact:

1. Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability.

2. The specific Tier Map designation criteria and Tier Overlay District were developed following the general criteria in Goal 105, identifying areas appropriate for additional development and those which are important environmentally and should be preserved.

3. The Planning Commission, after hearing public comments and staff input at four public hearings on the draft criteria, recommended approval on November 3, 2004, to the Board of County Commissioners of the proposed amendments to the Land Development Regulations.

4. The Board of County Commissioners during the series of public hearings held in the first part of 2005, directed staff to make revisions to the boundary criteria for delineation of Tiers and by changing all Tier II designations outside of Big Pine Key and No Name Key to a Tier III designation.

5. The Board of County Commissioners approved in concept revisions to the habitat protection elements of the proposed amendments to the Comprehensive Plan on August 17, 2005, in response to concerns raised by the Governor and Cabinet and negotiations with DCA staff regarding the need for further habitat protection in formerly Tier II designated areas.

6. The Board of County Commissioners adopted amendments to the Comprehensive Plan on September 22, 2005, that made further revisions to the Tier system by instituting a Tier III-A (Special Protection Area) for improved habitat protection in Tier III.

7. The Growth Management Division staff prepared specific criteria for the delineation of the Tier III-A (Special Protection Area).

8. Tier I includes all contiguous hammock areas above four acres and restoration areas between fragmented smaller hammock patches to increase the hammock size and buffers where possible.

9. Hammock size is a major determinate of habitat quality according to FKCCS, which is why size and connectivity were used to identify the best and most important terrestrial habitat areas for preservation.

10. Tier III is appropriate for additional infill development because of the location and amount of existing development in the areas designated and the absence of significant upland native habitat patches.

11. Tier III-A, referred to as "Special Protection Area" in the Comprehensive Plan, includes isolated upland native habitat patches of one acre or more in area that require increased protection from development.

12. The Tier Overlay District regulations, established for Big Pine Key and No Name Key by Ordinance 29-2005, created a new Section 9.5-256, Monroe County Code that establishes a mechanism for implementation of the Tier System by overlaying the Land Use District Map and amending the boundaries of the Tier System.

13. The Board of County Commissioners has reviewed the proposed amendments to Section 9.5-256 to incorporate specific criteria for designation of Tier I, III, and III-A (Special Protection Areas) boundaries.

[THE REMAINDER OF THE PAGE IS LEFT INTENTIONALLY BLANK.]

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1: The boundary criteria for Tier I, II, III, and III-A (Special Protection Area) are consistent with and further the goals, objectives and policies of the Year 2010 Comprehensive Plan, particularly Goal 105 and its associated objectives and policies;

Section 2: Section 9.5-256, Monroe County Code, is hereby amended that reads as follows:

"**Sec. 9.5-256. Tier overlay district.**

(a) *Purpose*: The purpose of this Tier Overlay District is to designate geographical areas outside of mainland Monroe County, excluding the Ocean Reef planned development, into tiers to assign ROGO and NROGO points, determine the amount of clearing of upland native vegetation that may be permitted, and prioritize lands for public acquisition. The Tier boundaries are to be depicted on the Tier Overlay District Map. Lands on Big Pine Key and No Name Key shall be delineated as Tier I, II, or III. Lands in the remainder of unincorporated Monroe County, excluding the Ocean Reef planned development, shall be delineated as Tier I, III, and III-A (Special Protection Area).

(b) *Tier boundaries:* Tier boundaries shall follow property lines wherever possible, except where a parcel line or distinct geographical feature, such as a canal or roadway, may be more appropriate.

(c) *Tier boundary criteria, excluding Big Pine Key and No Name Key:* The Tier boundaries are designated using aerial photography, data from the Florida Keys Carrying Capacity Study,the endangered species maps, property and permitting information and field evaluation. The following criteria at a minimum are used to evaluate upland habitats and designate boundaries between different Tier Overlays:

(1) Tier I boundaries shall be delineated to include one or more of the following criteria and shall be designated Tier I:

a. Natural areas including old growth as depicted on the 1985 Existing Condition Map and new growth of upland native vegetated areas identified by up-to-date aerials and site surveys, above four (4) acres in area.

b. Vacant lands, which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.

c. Lands required to provide an undeveloped buffer, up to five-hundred (500) feet in depth, if indicated as appropriate by special species studies, between natural areas and development to reduce secondary impacts. Canals or roadways, depending on width may

form a boundary that removes the need for the buffer or reduces its depth.

d. Lands designated for acquisition by public agencies for conservation and natural resource protection.

e. Known locations of threatened and endangered species as defined in section 9.5-4, identified on the Threatened and Endangered Plant and Animal Maps or the Florida Keys Carrying Capacity Study maps, or identified in on-site surveys.

f. Conservation, Native Area, Sparsely Settled, and Off-Shore Island Land Use districts.

g. Areas with minimal existing development and infrastructure.

(2) Lands located outside of Big Pine Key and No Name Key that are not designated Tier I shall be designated Tier III.

(3) Designated Tier III lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock or pinelands of greater than one acre in area shall be designated as Special Protection Areas.

a. The following conditions shall constitute a break in pinelands or tropical hardwood hammock for calculating the one-acre minimum patch size for designation of Tier III-A boundaries:

1. U.S. Highway 1, canals and open water
2. Any disturbed pinelands or tropical hardwood hammock with invasive coverage of forty (40) percent or more;
3. Property lines of developed lots or vacant lots with a ROGO allocation award or an issued building permit, as of September 28, 2005, located within a Land Use District that allows only one unit per lot; or
4. Property lines of developed parcels of less than 10,000 square feet in area with a ROGO/NROGO allocation award or issued building permit, as of September 28, 2005, located within a Land Use District that allows residential development of more than one dwelling unit per parcel/lot or non-residential development.

b. Lots designated Tier III-A (Special Protection Areas) on the 11/29/05 maps may petition the county for a rezoning to Tier III if the lot meets one of the following criteria:

1. The lot will be served by a central sewer and the wastewater collection system has an approved permit that was effective 3/21/06 to construct the system on

file from the Department of Environmental Protection; or

2. The lot is located within a one acre patch of hammock that is divided from the other lots that make up the one acre or more patch by a paved road that is at least 16 feet wide.

Such lots may be granted a score of 30 points through an administrative determination made by the County Biologist, the Director of Growth Management and rendered to the Department of Community Affairs until such time as the County sponsors a zoning map change to update the Tier Three Overlay Zoning Map and it is approved by the Department of Community Affairs.

c. Any hammock identified in the County's data base and aerial surveys as 1.00 to 1.09 acres in area shall be verified by survey prior to its designation as Tier III-A A hammock that is deemed by survey and a field review by County Biologists to fail the minimum size criteria shall have the Special Protection Area designation removed from the subject parcel.

(c) *Big Pine Key and No Name Key Tier Boundary Criteria:* The Tier boundaries shall be designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005) and adopted Community Master Plan for Big Pine Key and No Name Key.

(d) *Tier overlay district map amendments*: The Tier Overlay District Map may be amended to reflect existing conditions in an area if warranted, because of drafting or data errors or regrowth of hammock. However, the clearing of tropical hardwood hammock or pinelands that results in the reduction of the area of an upland native habitat patch to less than the one-acre minimum shall not constitute sufficient grounds for amending the designation of a Tier III-A area to Tier III. The Tier Overlay District Map amendments shall be made pursuant to the procedures for map amendments to this chapter. Unlawful conditions shall not be recognized when determining existing conditions and regulatory requirements.

(e) *Request for Tier I designation:* Notwithstanding the provisions of Section-9.5-511(d)2, any individual may submit an application to the planning department containing substantial and competent documentation that an area meets the Tier I criteria. Applications must be received by July 1 of each year on a form approved by the director of planning for consideration by the special master at a public hearing advertised at least fifteen (15) days prior to the hearing date. Said hearing by the special master shall be held prior to November 1 of each year. The director of planning will review the documentation and any other appropriate scientific information and prepare an analysis report for the special master. The special master will render a written opinion to the planning commission and board of county commissioners either that the application meets the criteria for designating the lands as Tier I or that the documentation is

insufficient to warrant a map amendment. The posting, advertising and review will follow the procedures in sec. 9.5-511(d)(3)(4) and (5)."

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

Section 5. This ordinance does not affect prosecutions for ordinance violations committed prior to the effective date of this ordinance; does not waive any fee or penalty due or unpaid on the effective date of this ordinance; and does not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the requirements of any ordinance.

Section 6. This ordinance shall be filed in the Office of the Secretary of State of Florida. This ordinance shall not become effective until July 14, 2006, but not prior to or without a notice issued by the Department of Community Affairs or Administration Commission approving the ordinance.

Section 8. This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes.

Section 9. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition or amendment thereto, and shall be appropriately numbered to conform to the uniform numbering system of the Code.

[THE REMAINDER OF THE PAGE IS LEFT INTENTIONALLY BLANK.]

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 15th day of March, A.D., 2006.

Mayor Charles "Sonny" McCoy	Not Present
Mayor Pro Tem Murray Nelson	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Not Present
Commissioner Dixie Spehar	Yes

BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY, FLORIDA

BY: _____
~~Mayor/Chairperson~~
Mayor Pro Tem Murray Nelson

(SEAL)

ATTEST: DANNY KOHLAGE, CLERK

BY: _____
Deputy Clerk

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 3/1/06

FILED FOR RECORD
2006 APR -3 PM 12:44
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

CLERK OF THE CIRCUIT COURT
MONROE COUNTY

BRANCH OFFICE
MARATHON SUB COURTHOUSE
3117 OVERSEAS HIGHWAY
MARATHON, FLORIDA 33050
TEL. (305) 289-6027
FAX (305) 289-1745

MONROE COUNTY COURTHOUSE
500 WHITEHEAD STREET, SUITE 101
KEY WEST, FLORIDA 33040
TEL. (305) 292-3550
FAX (305) 295-3663

BRANCH OFFICE
PLANTATION KEY
GOVERNMENT CENTER
88820 OVERSEAS HIGHWAY
PLANTATION KEY, FLORIDA 33070
TEL. (305) 852-7145
FAX (305) 852-7146

April 3, 2006

Ms. Liz Cloud, Program Administrator
Administrative Code & Weekley
R.A. Gray Building
500 S Bronough Street
Tallahassee FL 32399-0250

Via Certified Mail 7002 2030 0001 2668 9808

Dear Ms. Cloud,

Enclosed please find certified copies of the following:

Ordinance No. 005-2006 providing for the purchase of property to be developed for the establishment of affordable and employee housing; providing for the future development of such housing; providing for severability; providing for repeal of inconsistent provisions; providing for incorporation in the Monroe County Code; providing for an effective date.

Ordinance No. 006-2006 amending Chapter 3, Monroe County Code; Providing clarification of authority of animal control officers and of other provisions of Chapter 3; Providing for rabies vaccinations of ferrets and changing required ages of cats and dogs to be vaccinated; Providing penalties enforceable by code violation prosecution for dangerous and vicious dogs; Providing for prohibitions against abandonment of animals and chaining of dogs; Providing for requirements of spaying or neutering of cats and dogs; Providing for exemptions and establishing criteria and process to obtain an exemption from requirement for spay and neuter of dogs and cats; Providing an incentive for permanent identification; Providing for severability; Providing for the repeal of all Ordinances inconsistent herewith; Providing for incorporation into the Monroe County Code of Ordinances; and Providing an effective date.

Ordinance No. 008-2006 amending the Monroe County Land Development Regulations to revise environmental regulations by deleting Sections 9.5-336, 9.5-337, 9.5-338, 9.5-339.1, 9.5-339.2, 9.5-339.3, 9.5-340, 9.5-341, 9.5-342, and 9.5-343 to eliminate requirements pertaining to the Existing Conditions Map and Habitat Evaluation Index (HEI); Creating new Section 9.5-336 to require an Existing Conditions Report, including vegetative survey as part of

Ordinance Nos. 005-2006, 006-2006, 008-2006,
009-2006, 010-2006, 011-2006 & 013-2006

Development Application approval; creating new Section 9.5-337 to enhance protection of upland vegetation through Grant of Conservation Easements; creating new Section 9.5-338 that incorporates existing open space requirements for wetlands; Revising Section 9.5-347 to provide for maximum clearing limits of native upland vegetation based upon the Tier System designation of the subject property; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and, providing for an effective date.

Ordinance No. 009-2006 amending the Monroe County Land Development Regulations to implement Goal 105 of the 2010 Comprehensive Plan and the Tier Overlay System by revising Sections 9.5-120 through 9.5-123 and Sections 9.5-125 through 9.5-140 [Rate of Growth Ordinance (ROGO)] and revising Section 9.5-266 [Affordable and Employee Housing]; Providing evaluation criteria, point system, and procedures utilizing the Tier Overlay as the basis for the ROGO System; Providing special evaluation criteria, point system, and procedures for Big Pine and No Name Key based on Habitat Conservation Plan and Master Plan for Big Pine and No Name Key; Creating an appeal process for NROGO; Limiting affordable housing allocations to Tier III Areas; Providing for a 99 year restrictive covenant for affordable and employee housing; Providing authority for an eligible governmental or non-governmental entity to administer eligibility and compliance requirements of affordable housing regulations of behalf of the Planning and Environmental Resources Department; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance No. 010-2006 amending Land Developments Regulations to implement Goal 105 of the 2010 Comprehensive Plan and the Tier Overlay System by amending Section 9.5-256, Tier Overlay District; Providing criteria for designation of tier boundaries; Providing a mechanism for Tier Overlay District Map amendments; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance No. 011-2006 amending the Monroe County Land Development Regulations by revising Sections 9.5-124 through 9.5-124.8 Non-Residential Rate of Growth Ordinance (NROGO) of the Monroe County Land Development Regulations utilizing the Tier Overlay as the basis for the competitive point system; Creating a separate NROGO System for Big Pine Key and No Name Key; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance Nos. 005-2006, 006-2006, 008-2006,
009-2006, 010-2006, 011-2006 & 013-2006

These Ordinances were adopted by the Monroe County Board of County Commissioners at a Regular Meeting in formal session on March 15, 2006. Please file for record.

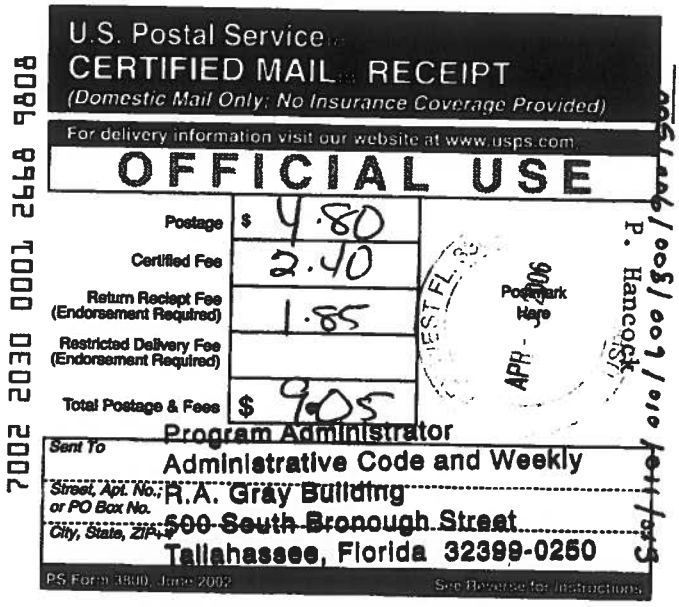
Ordinance No. 013-2006 adopting an amendment to the Monroe County Land Use District Map to include a Tier Overlay District Map designation on all land in unincorporated Monroe County in the Florida Keys between Key West and Ocean Reef and designating boundaries for Tier, I, Tier II, Tier III and Tier III-A (Special Protection Areas) as required in Goal 105 of the 2010 Comprehensive Plan pursuant to the criteria in proposed Section 9.5-256; Providing for repeal of all Ordinances inconsistent herewith, Directing the Planning and Environment Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date. *Please note that Exhibit A is on the disc that is attached to the Ordinance.*

This Ordinance was adopted by the Monroe County Board of County Commissioners at a Special Meeting in formal session on March 21, 2006. Please file for record. Should you have any questions please feel free to contact me at (305) 295-3130.

Danny L. Kolhage
Clerk of the Circuit Court
and ex officio Clerk to the
Board of County Commissioners

by: *Pamela G. Hancock, D.C.*

cc: Growth Management w/o Ordinance 006 only
Community Services - Ordinance 006 only
Finance - Ordinance 006 only
County Attorney
BOCC
File


U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
Postage $ 4.80
Certified Fee 2.40
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 9.05
Postmark Here
APR - 4 2006
Sent To Program Administrator
Administrative Code and Weekly
Street, Apt. No., or PO Box No. R.A. Gray Building
City, State, ZIP+4 500 South Bronough Street
Tallahassee, Florida 32399-0250
PS Form 3800, June 2002
See Reverse for Instructions
7002 2030 0001 2668 9808

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Liz Cloud
Program Administrator
Administrative code & Weekly
R.A. Gray Building
500 S Bronough Street
Tallahassee FL 32399-0250

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by (*Printed Name*)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEPT. OF STATE
APR 05 2006
CLEARED

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (*Extra Fee*) ☐ Yes

2. Article Number
(*Transfer from service label*) 7002 2030 0001 2668 9808

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF LIBRARY AND INFORMATION SERVICES

April 6, 2006

Honorable Danny L. Kolhage
Clerk of Circuit Court
Monroe County
500 Whitehead Street, Suite 101
Key West, Florida 33040

Attention: Isabel C. DeSantis, Deputy Clerk

Dear Mr. Kolhage:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 3, 2006 and certified copies of Monroe County Ordinance Nos. 005-2006, 006-2006, 008-2006 through 011-2006 and 013-2006, which were filed in this office on April 5, 2006.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

FILED FOR RECORD
2006 APR 10 AM 9:44
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

LC/mp

❑STATE LIBRARY OF FLORIDA
R.A. Gray Building • Tallahassee, Florida 32399-0250 • (850) 245-6600
FAX: (850) 488-2746 • TDD: (850) 922-4085 • http://www.dos.state.fl.us
❑LEGISLATIVE LIBRARY SERVICE (850) 488-2812 • FAX: (850) 488-9879
❑ RECORDS MANAGEMENT SERVICES (850) 487-2180• FAX: (850) 413-7224
❑FLORIDA STATE ARCHIVES (850) 245-6700• FAX: (850) 488-4894
❑ADMINISTRATIVE CODE AND WEEKLY (850) 245-6270• FAX: (850) 245-6282

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

In re: MONROE COUNTY LAND DEVELOPMENT REGULATIONS ADOPTED BY MONROE COUNTY ORDINANCE NO. 010-2006

/

FILED FOR RECORD
2006 JUN -7 AM 11:41
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

FINAL ORDER

The Department of Community Affairs (the "Department") hereby issues its Final Order, pursuant to §§ 380.05(6), *Fla. Stat.*, and § 380.0552(9), *Fla. Stat.* (2005), approving a land development regulation adopted by a local government within the Florida Keys Area of Critical State Concern as set forth below.

FINDINGS OF FACT

1. The Florida Keys Area is a statutorily designated area of critical state concern, and Monroe County is a local government within the Florida Keys Area.

2. On April 6, 2006, the Department received for review Monroe County Ordinance No. 010-2006 ("Ord. 010-2006").

3. The final order for this Ordinance must be signed by June 2, 2006.

4. The Ordinance implements Goal 105 of the Monroe County Comprehensive Plan; provides criteria for designation of the tier boundaries, excluding Ocean Reef, a vested subdivision; and prioritizes land for public acquisition. The Ordinance also contains a mechanism for property owners to obtain due process by requesting an amendment to the designation based upon specific criteria.

5. Ordinance 010-2006 is consistent with the 2010 Monroe County Comprehensive Plan.

CONCLUSIONS OF LAW

6. The Department is required to approve or reject land development regulations that

are enacted, amended, or rescinded by any local government in the Florida Keys Area of Critical State Concern. § 380.05(6), *Fla. Stat.*, and § 380.0552(9), *Fla. Stat.* (2005).

7. Monroe County is a local government within the Florida Keys Area of Critical State Concern. § 380.0552, *Fla. Stat.* (2005) and Rule 28-29.002 (superseding Chapter 27F-8), *Fla. Admin. Code.*

8. "Land development regulations" include local zoning, subdivision, building, and other regulations controlling the development of land. § 380.031(8), *Fla. Stat.* (2005). The regulations adopted by Ord. 010-2006 are land development regulations.

9. All land development regulations enacted, amended, or rescinded within an area of critical state concern must be consistent with the Principles for Guiding Development (the "Principles") as set forth in § 380.0552(7), *Fla. Stat. See Rathkamp v. Department of Community Affairs,* 21 F.A.L.R. 1902 (Dec. 4, 1998), *aff'd*, 740 So. 2d 1209 (Fla. 3d DCA 1999). The Principles are construed as a whole and no specific provision is construed or applied in isolation from the other provisions.

10. Ord. 010-2006 promotes and furthers the following Principles:

> (a) To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.
> (c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands, dune ridges and beaches, wildlife, and their habitat.
> (f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.
> (h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

11. Ord. 010-2006 is consistent with the Principles for Guiding Development as a whole.

WHEREFORE, IT IS ORDERED that Ord. 010-2006 is found to be consistent with the Principles for Guiding Development of the Florida Keys Area of Critical State Concern, and is hereby APPROVED.

This Order becomes effective 21 days after publication in the Florida Administrative Weekly unless a petition is filed as described below.

DONE AND ORDERED in Tallahassee, Florida.

TRACY D. SUBER
State Planning Administrator
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, REGARDING THE AGENCY'S ACTION. DEPENDING UPON WHETHER YOU ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT IN YOUR PETITION REQUESTING AN ADMINISTRATIVE PROCEEDING, YOU ARE ENTITLED TO EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING.

IF YOUR PETITION FOR HEARING DOES NOT ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT CONTAINED IN THE DEPARTMENT'S ACTION, THEN THE ADMINISTRATIVE PROCEEDING WILL BE AN INFORMAL ONE, CONDUCTED PURSUANT TO SECTIONS 120.569 AND 120.57(2) FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND III, FLORIDA ADMINISTRATIVE CODE. IN AN INFORMAL ADMINISTRATIVE PROCEEDING, YOU MAY BE REPRESENTED BY COUNSEL OR BY A QUALIFIED REPRESENTATIVE, AND YOU MAY PRESENT WRITTEN OR ORAL EVIDENCE IN OPPOSITION TO THE DEPARTMENT'S ACTION OR REFUSAL TO ACT; OR YOU MAY EXERCISE THE OPTION TO PRESENT A WRITTEN STATEMENT CHALLENGING THE GROUNDS UPON WHICH THE DEPARTMENT HAS CHOSEN TO JUSTIFY ITS ACTION OR INACTION.

IF YOU DISPUTE ANY ISSUE OF MATERIAL FACT STATED IN THE AGENCY

ACTION, THEN YOU MAY FILE A PETITION REQUESTING A FORMAL ADMINISTRATIVE HEARING BEFORE AN ADMINISTRATIVE LAW JUDGE OF THE DIVISION OF ADMINISTRATIVE HEARINGS, PURSUANT TO SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND II, FLORIDA ADMINISTRATIVE CODE. AT A FORMAL ADMINISTRATIVE HEARING, YOU MAY BE REPRESENTED BY COUNSEL OR OTHER QUALIFIED REPRESENTATIVE, AND YOU WILL HAVE THE OPPORTUNITY TO PRESENT EVIDENCE AND ARGUMENT ON ALL THE ISSUES INVOLVED, TO CONDUCT CROSS-EXAMINATION AND SUBMIT REBUTTAL EVIDENCE, TO SUBMIT PROPOSED FINDINGS OF FACT AND ORDERS, AND TO FILE EXCEPTIONS TO ANY RECOMMENDED ORDER.

IF YOU DESIRE EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING, YOU MUST FILE WITH THE AGENCY CLERK OF THE DEPARTMENT OF COMMUNITY AFFAIRS A WRITTEN PLEADING ENTITLED, "PETITION FOR ADMINISTRATIVE PROCEEDINGS" WITHIN 21 CALENDAR DAYS OF PUBLICATION OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY THE AGENCY CLERK, IN THE DEPARTMENT'S OFFICE OF GENERAL COUNSEL, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

THE PETITION MUST MEET THE FILING REQUIREMENTS IN RULE 28-106.104(2), FLORIDA ADMINISTRATIVE CODE. IF AN INFORMAL PROCEEDING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.301, FLORIDA ADMINISTRATIVE CODE. IF A FORMAL HEARING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.201(2), FLORIDA ADMINISTRATIVE CODE.

A PERSON WHO HAS FILED A PETITION MAY REQUEST MEDIATION. A REQUEST FOR MEDIATION MUST INCLUDE THE INFORMATION REQUIRED BY RULE 28-106.402, FLORIDA ADMINISTRATIVE CODE. CHOOSING MEDIATION DOES NOT AFFECT THE RIGHT TO AN ADMINISTRATIVE HEARING.

YOU WAIVE THE RIGHT TO AN INFORMAL ADMINISTRATIVE PROCEEDING OR A FORMAL HEARING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF PUBLICATION OF THIS FINAL ORDER.

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that the original of the foregoing Final Order has been filed with the undersigned designated Agency Clerk, and that true and correct copies have been furnished to the persons listed below by the method indicated this 7th day of June, 2006.

for Paula Ford, Agency Clerk

By U.S. Mail:

Honorable Charles McCoy
Mayor of Monroe County
500 Whitehead Street, Suite 102
Key West, Florida 33040

Danny L. Kolhage
Clerk to the Board of County Commissioners
500 Whitehead Street
Key West, Florida 33040

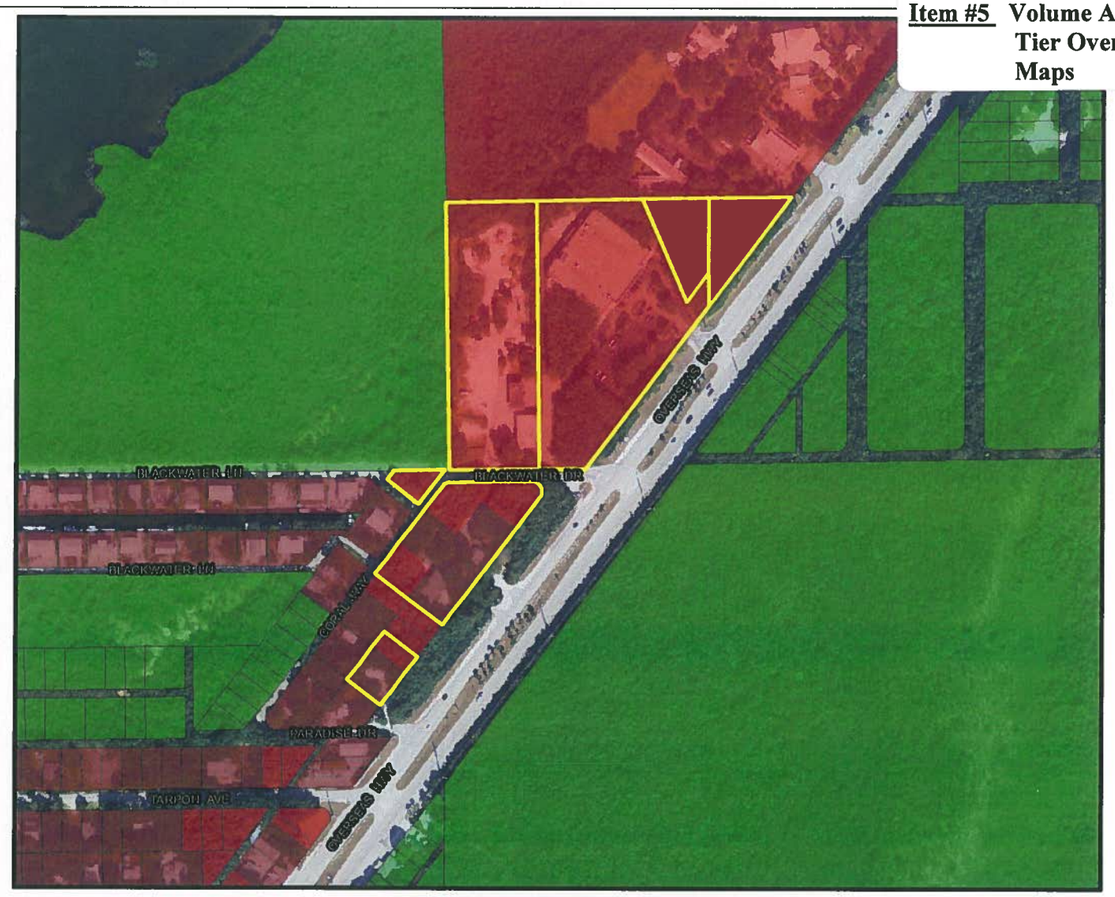
Aref Joulani
Acting Director
Planning and Environmental Resources
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

By Hand Delivery or Interagency Mail:

Tracy D. Suber, Bureau of State Planning, DCA Tallahassee
Rebecca Jetton, ACSC Administrator, DCA Tallahassee
Richard E. Shine, Assistant General Counsel, DCA Tallahassee
Christine M. Cosby, Assistant General Counsel, DCA Tallahassee

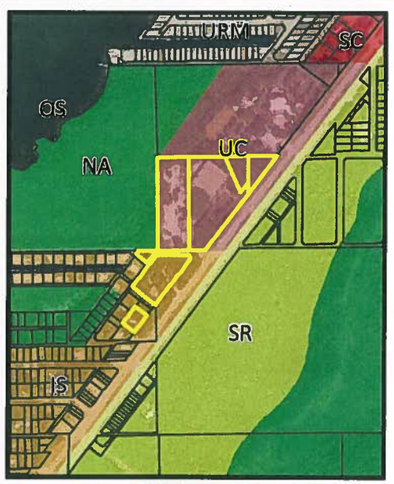
Item #5 **Volume A Amendments**
Tier Overlay Text Amendment
Maps

Tier Designation Review Committee

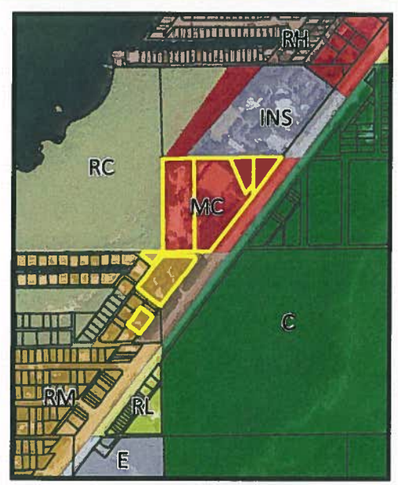


Current Conditions

ELC Recommendation



Zoning



Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Paradise Point: 40%

Wastewater Treatment Area:

KL Wastewater District - Basin B

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

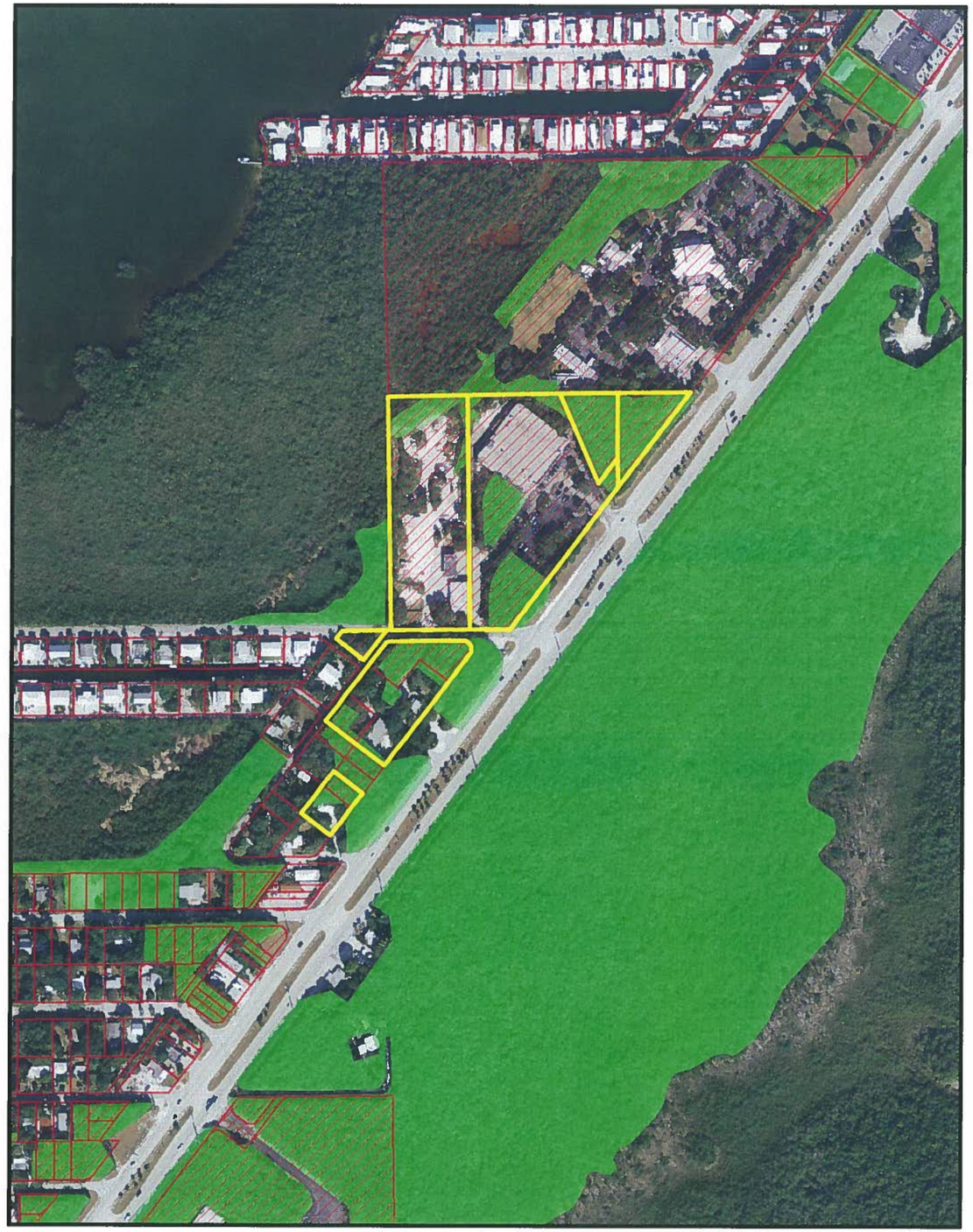
Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: A

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

Land Cover - Hammock

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

U.S Fish & Wildlife 2009 (Draft)

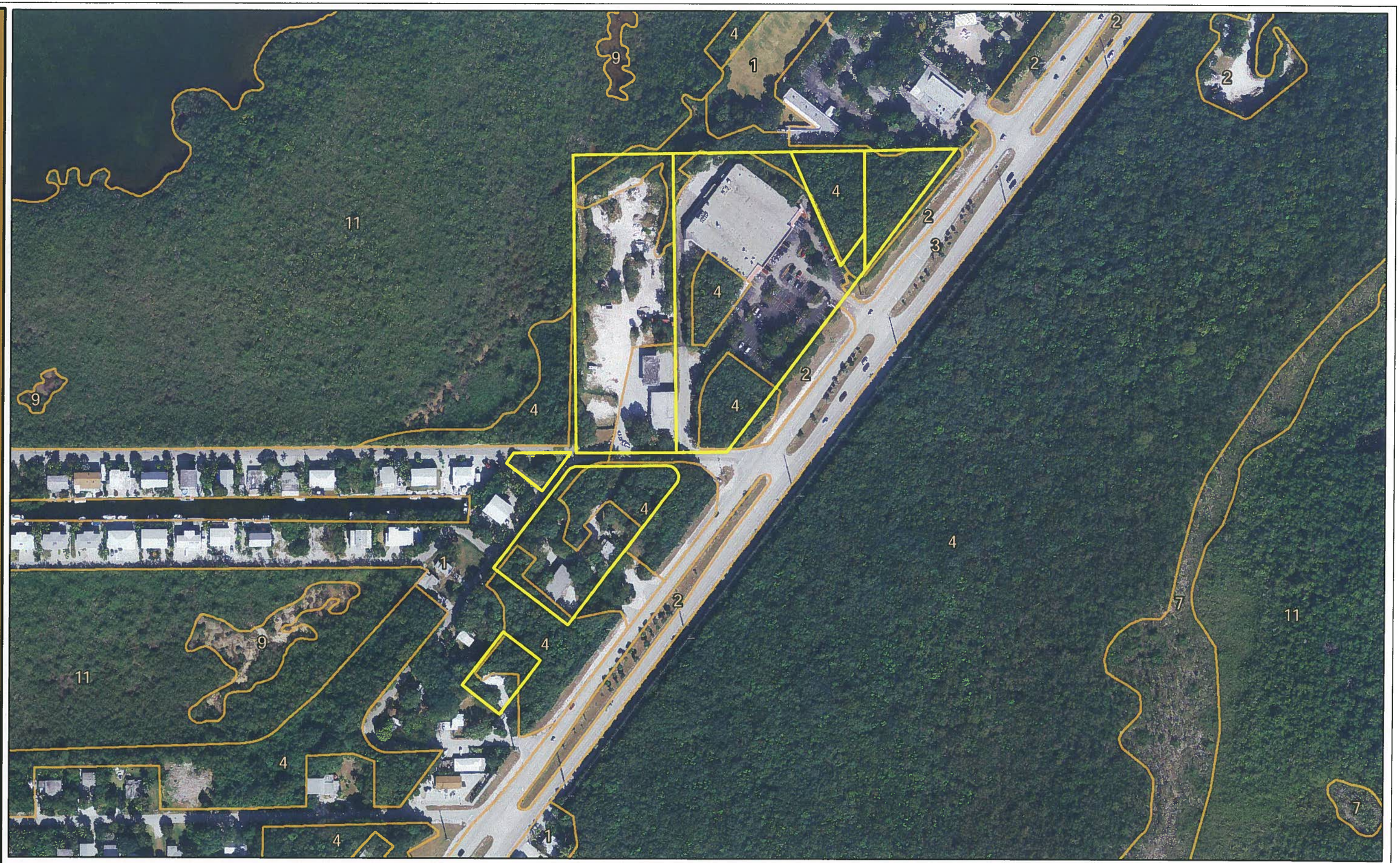
Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: A

9/28/2017

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, rights-of-way or identification information
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: A

9/28/2012

Tier Designation

N

This map is for Monroe County Growth Management Division purposes only
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, rights-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

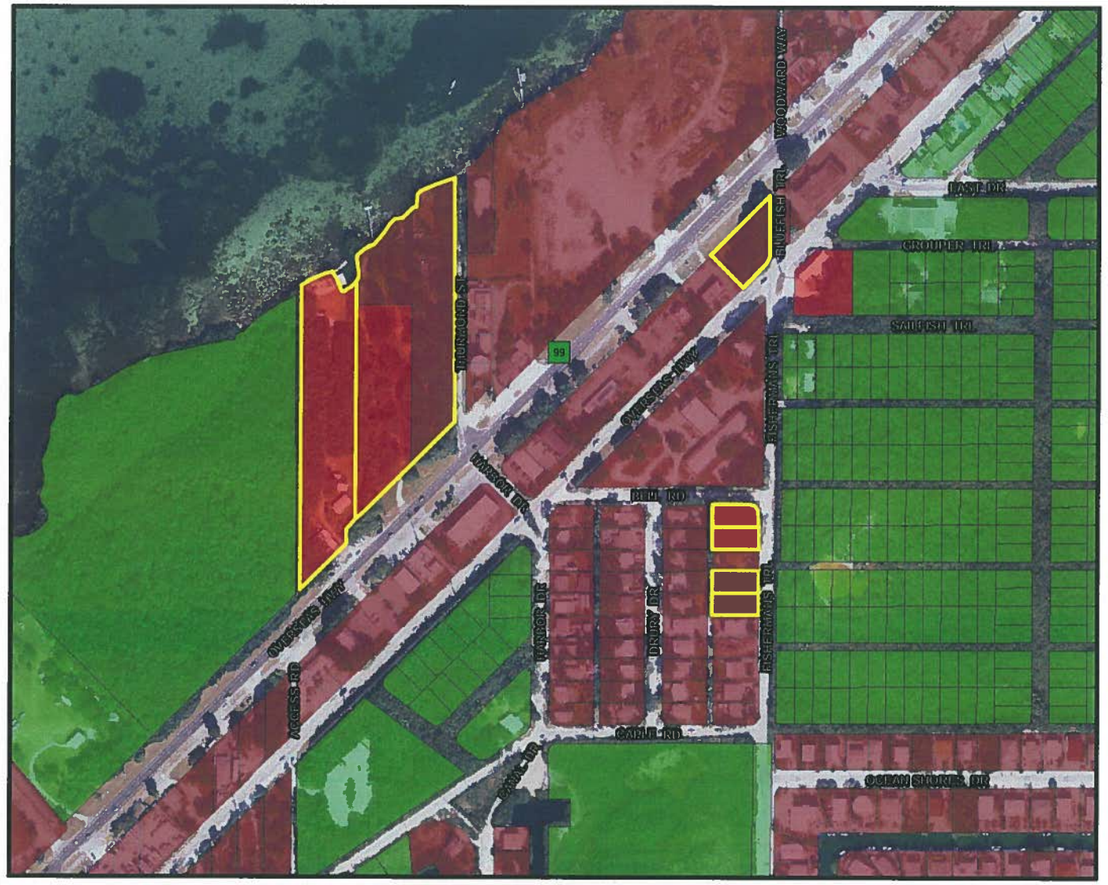
TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

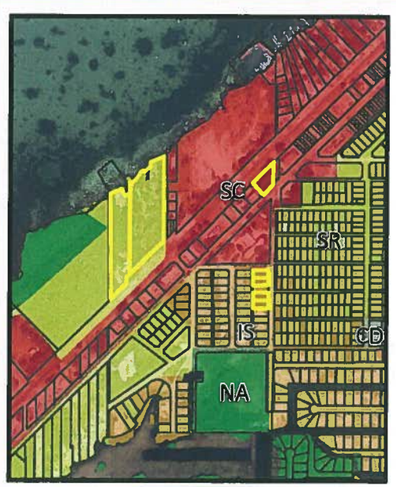
Map Series: A

Tier Designation Review Committee

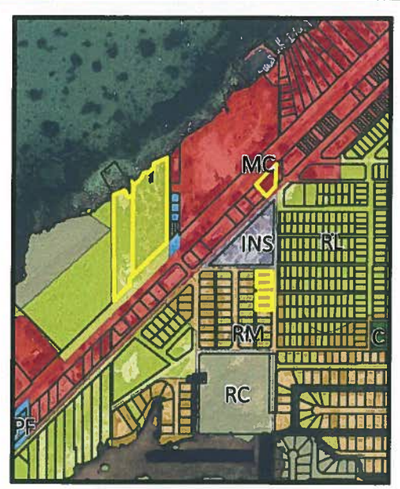


Current Conditions

ELC Recommendation



Zoning



Future Land Use

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Harbor Shores: 63%

Wastewater Treatment Area:

KL Wastewater District - Basin G

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

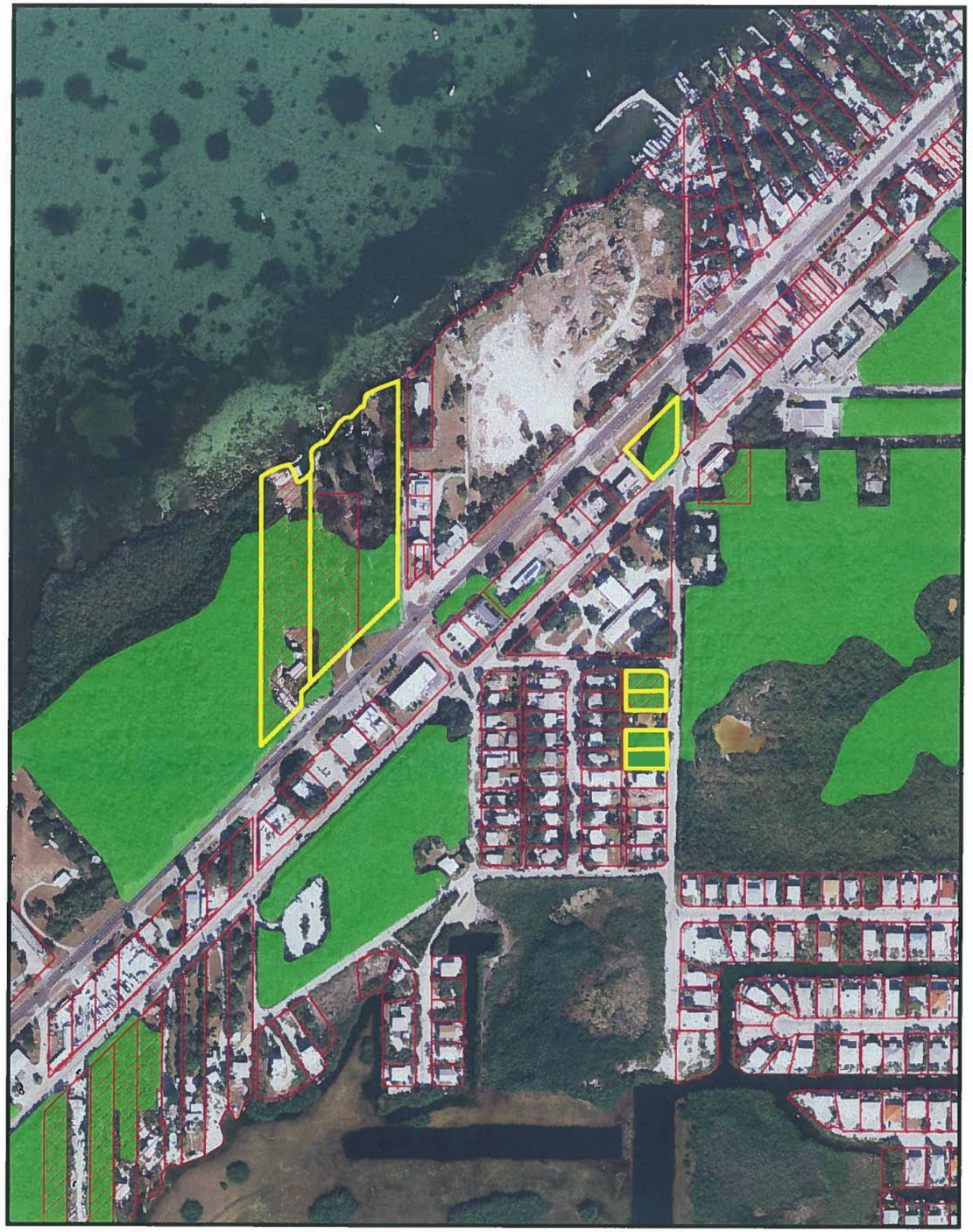
Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: I

Tier Designation Review Committee



Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

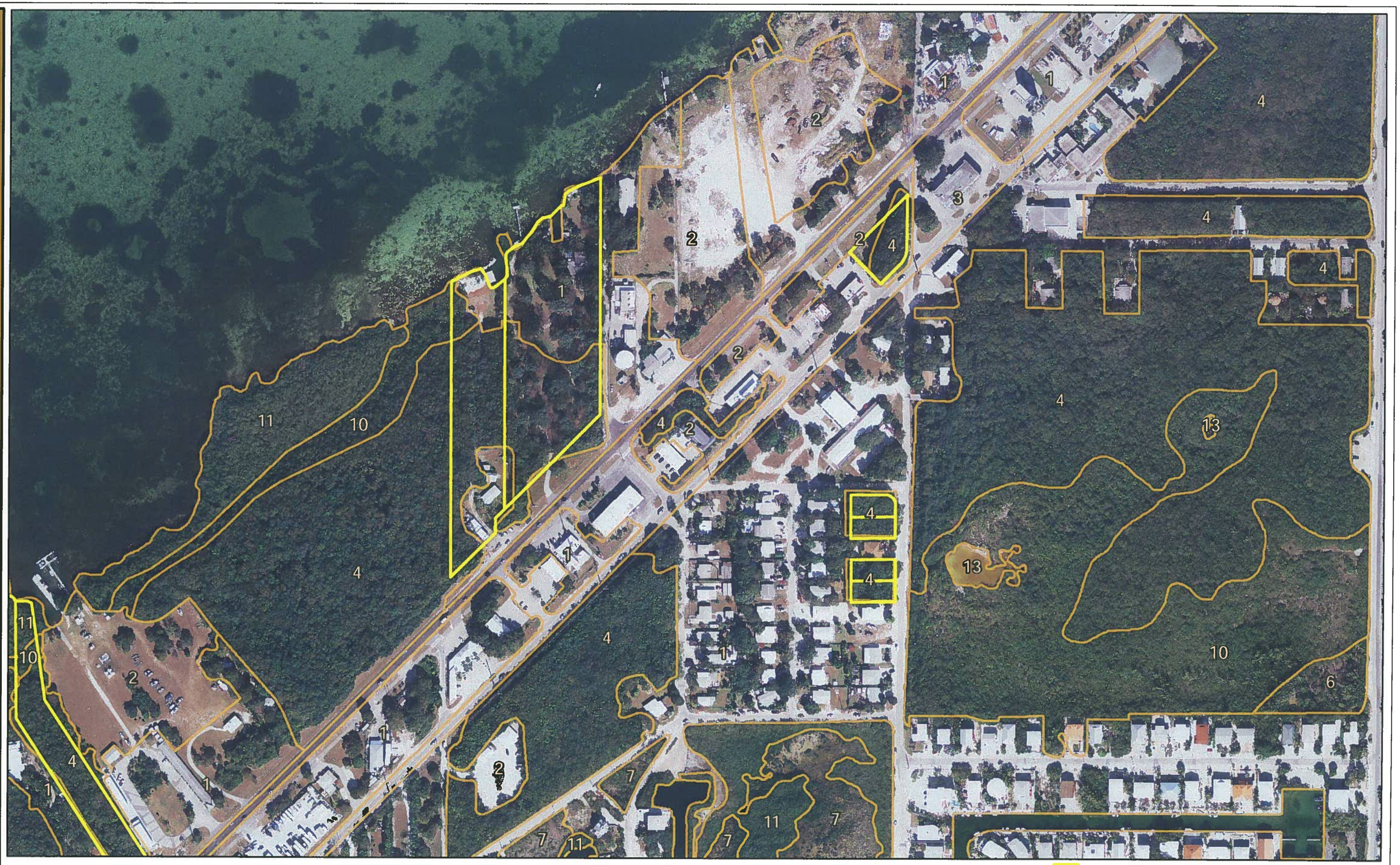
Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: I

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: I

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

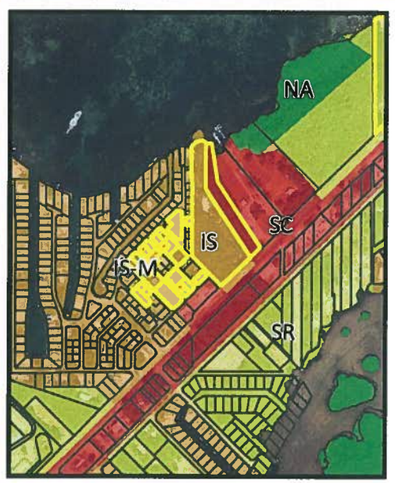
Map Series: I

9/28/2012

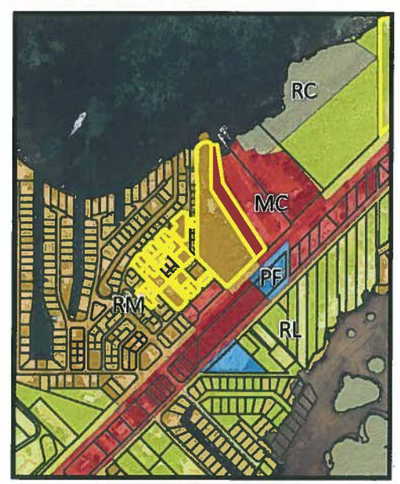
Tier Designation

Current Conditions

ELC Recommendation



Zoning



Future Land Use

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Pirates Cove: 72%

Wastewater Treatment Area:

KL Wastewater District - Basin G

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

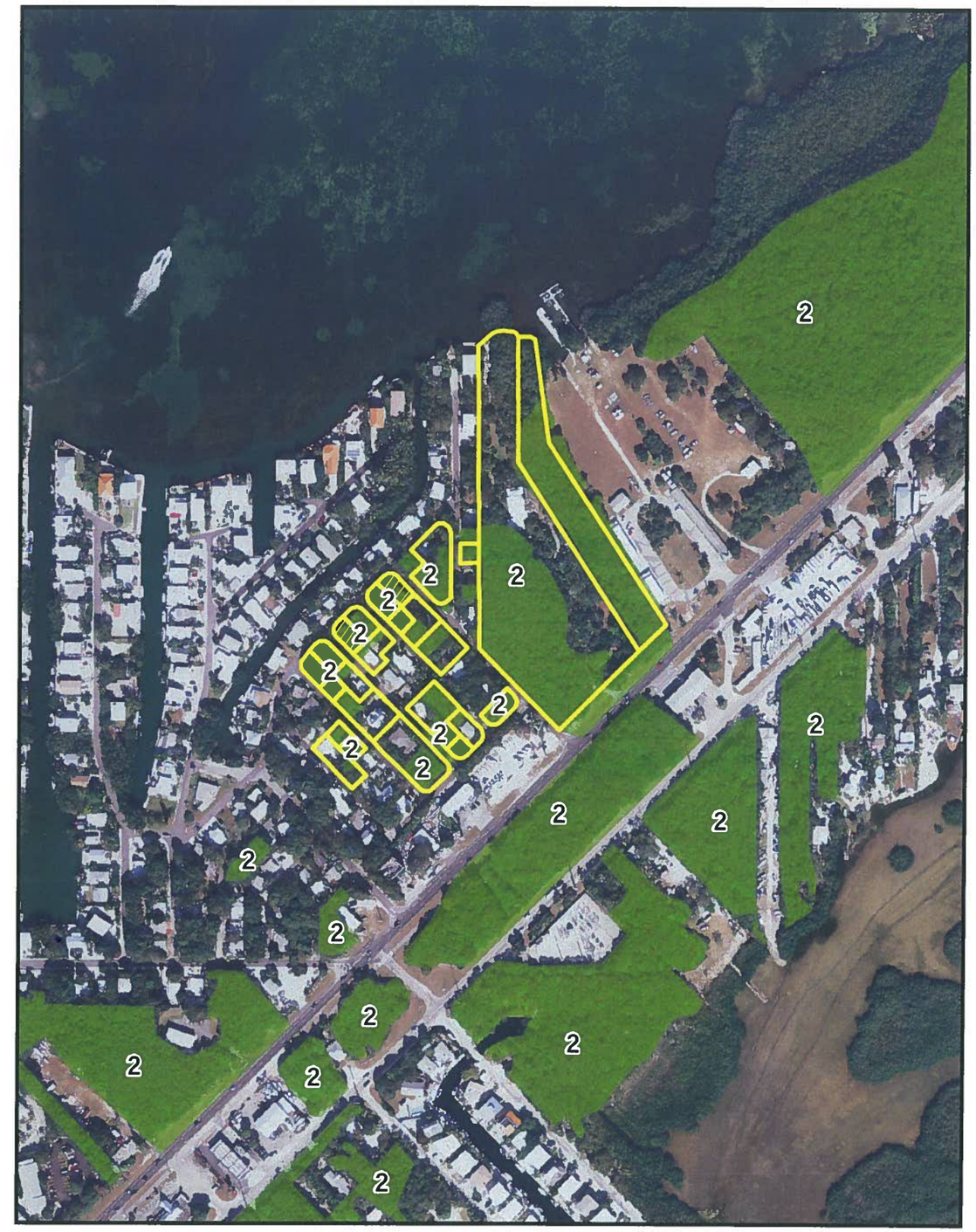
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: J

8/28/2012

Tier Designation Review Committee

Land Cover - Hammock



U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

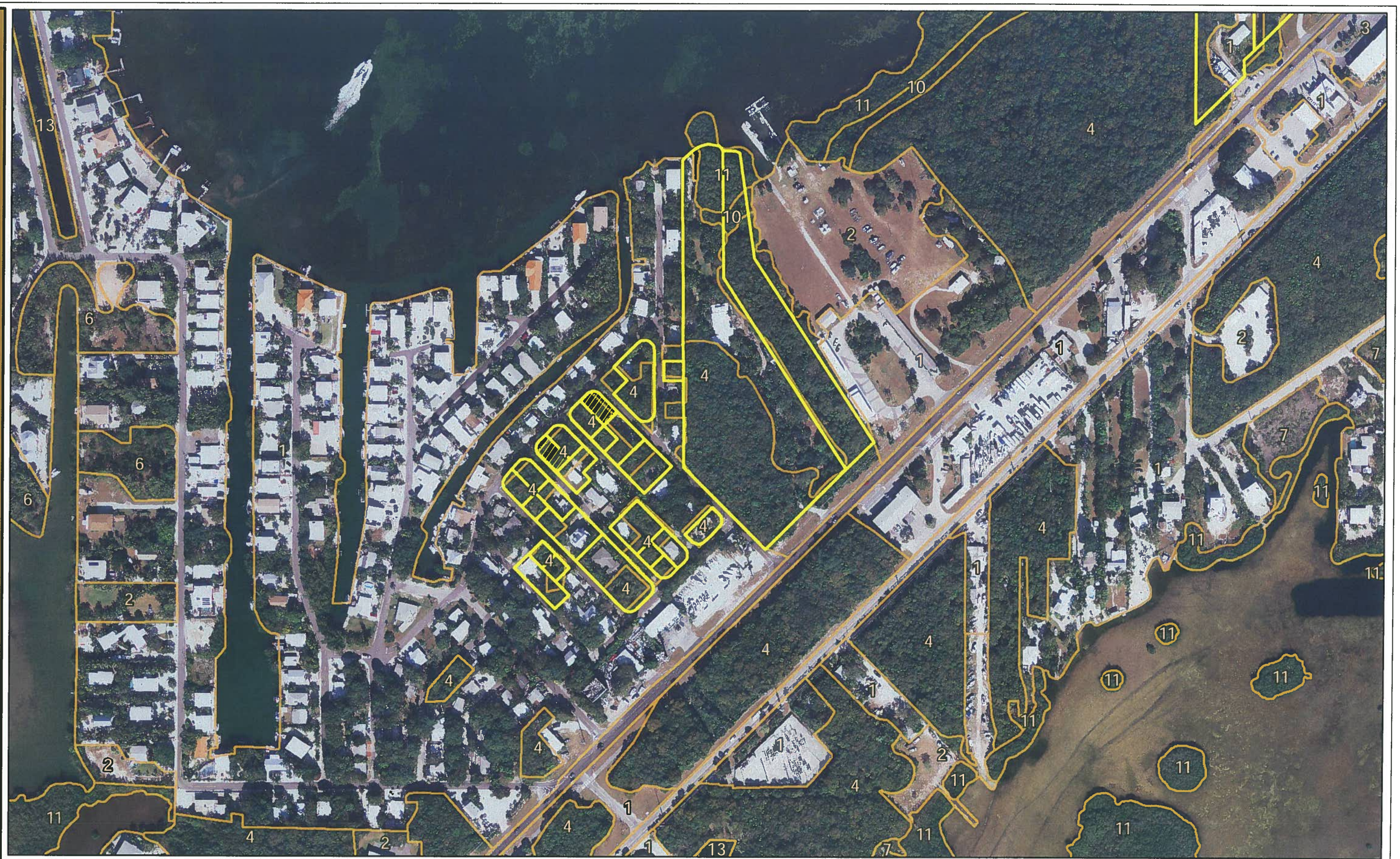
Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: J

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or site ratification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: J

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

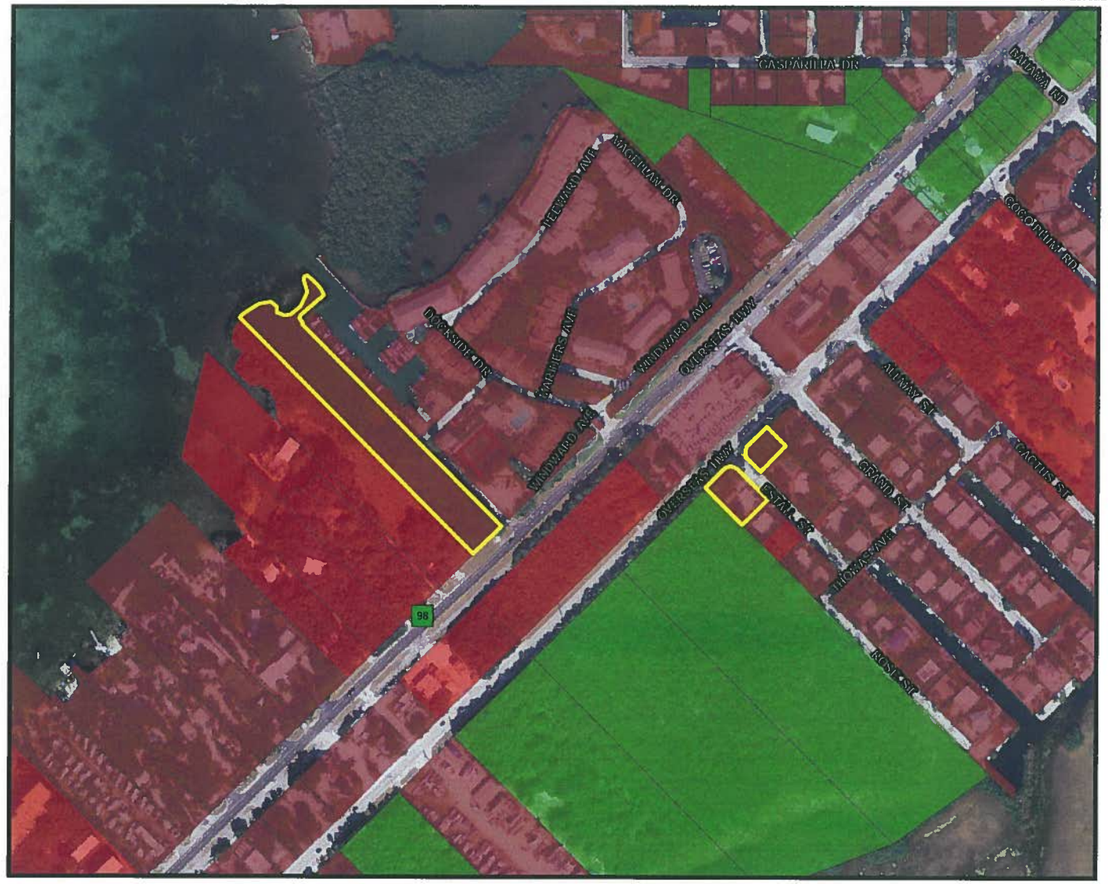
TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

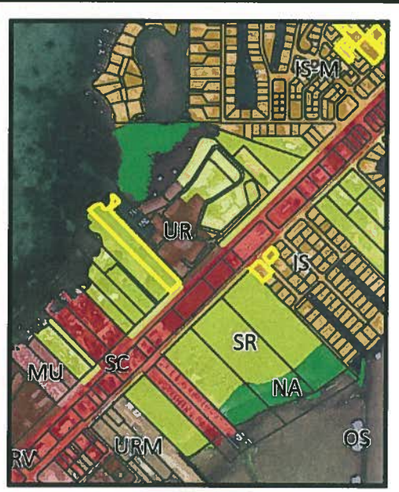
Map Series: J

Tier Designation Review Committee

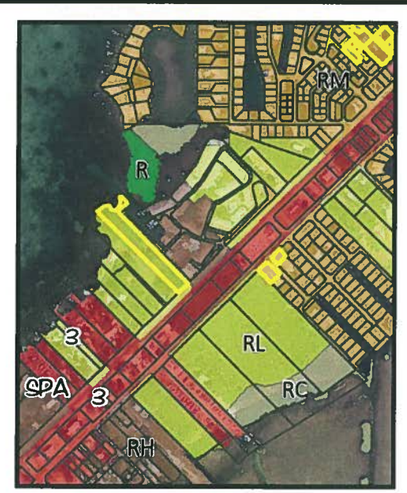


Current Conditions

ELC Recommendation



Zoning



Future Land Use

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Rock Harbor Estates: 86%

Wastewater Treatment Area:

KL Wastewater District - Basin G

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: K

Tier Designation Review Committee

Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: K

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

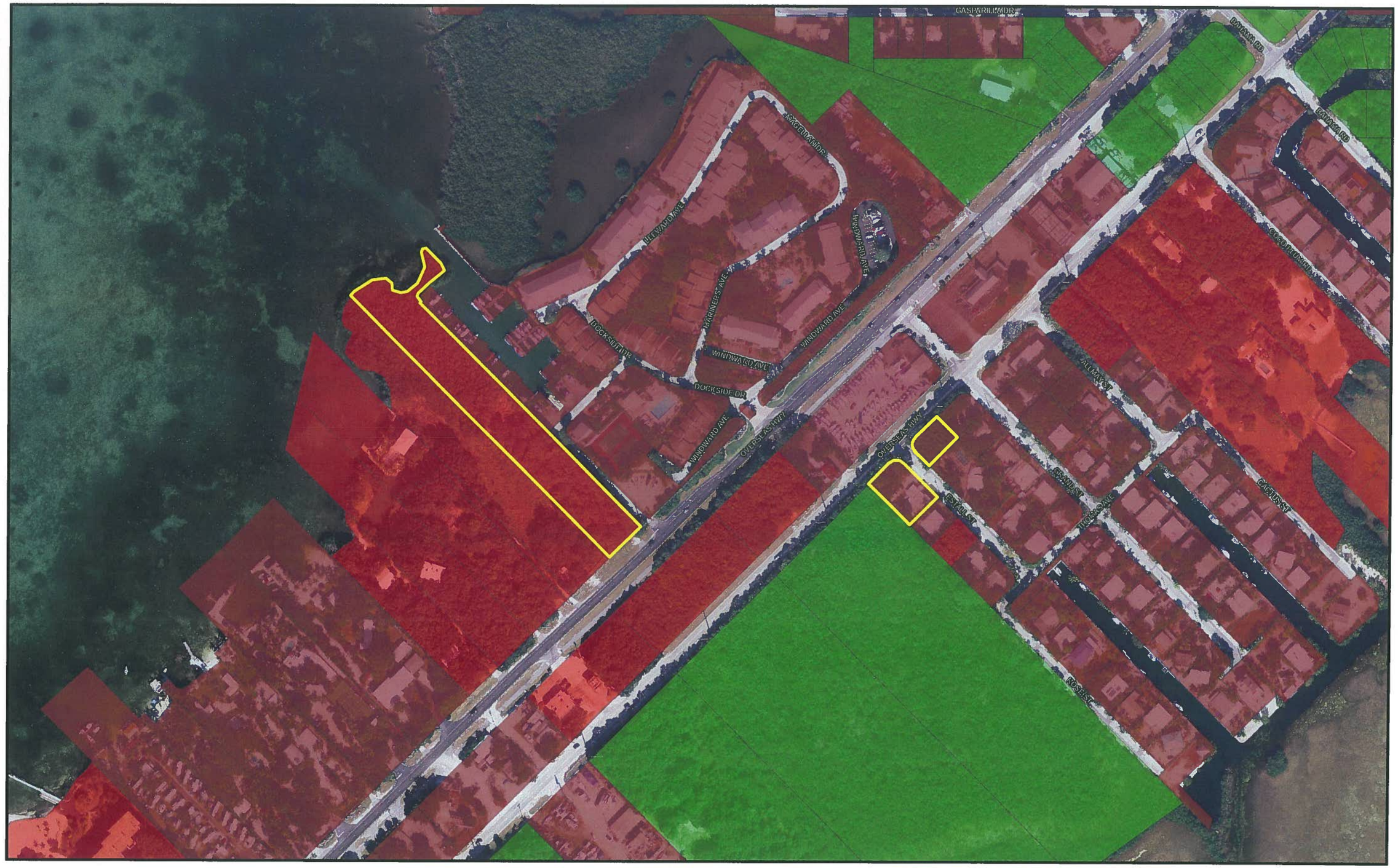
1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: K

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC/Staff Recommendation

TDRC Meetings: September 30, 2010 and August 25, 2011

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: K

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning

Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Bay Haven Section 2: 36%

Wastewater Treatment Area:

KL Wastewater District - Basin I

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: M

Tier Designation Review Committee

Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterlfy
Silver Rice Rat

Map Series: M

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only
The data contained hereto is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: M

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: M

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

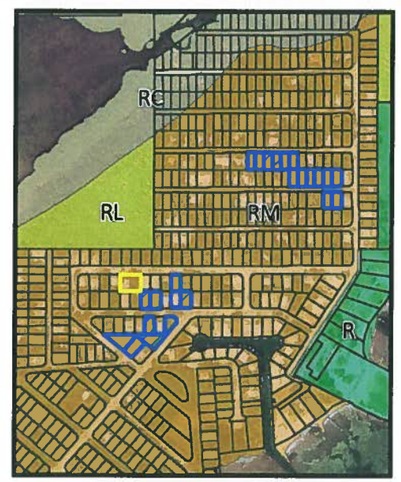
Map Series: M

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning



Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Key Largo

Subdivision Development:

Ocean Park Village: 54%

Wastewater Treatment Area:

KL Wasterwater District - Basin J

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: N

Tier Designation Review Committee

Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

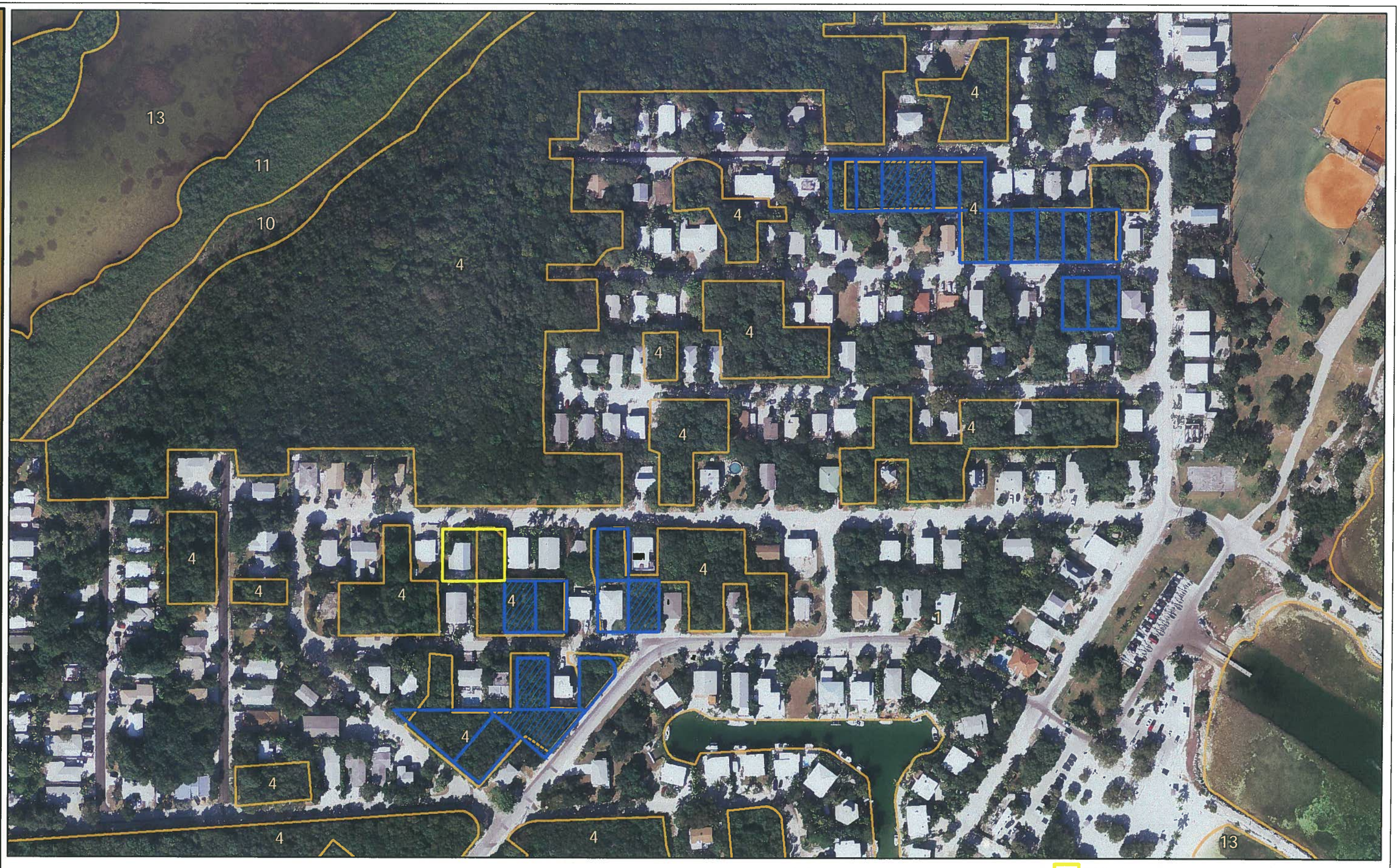
Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: N

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

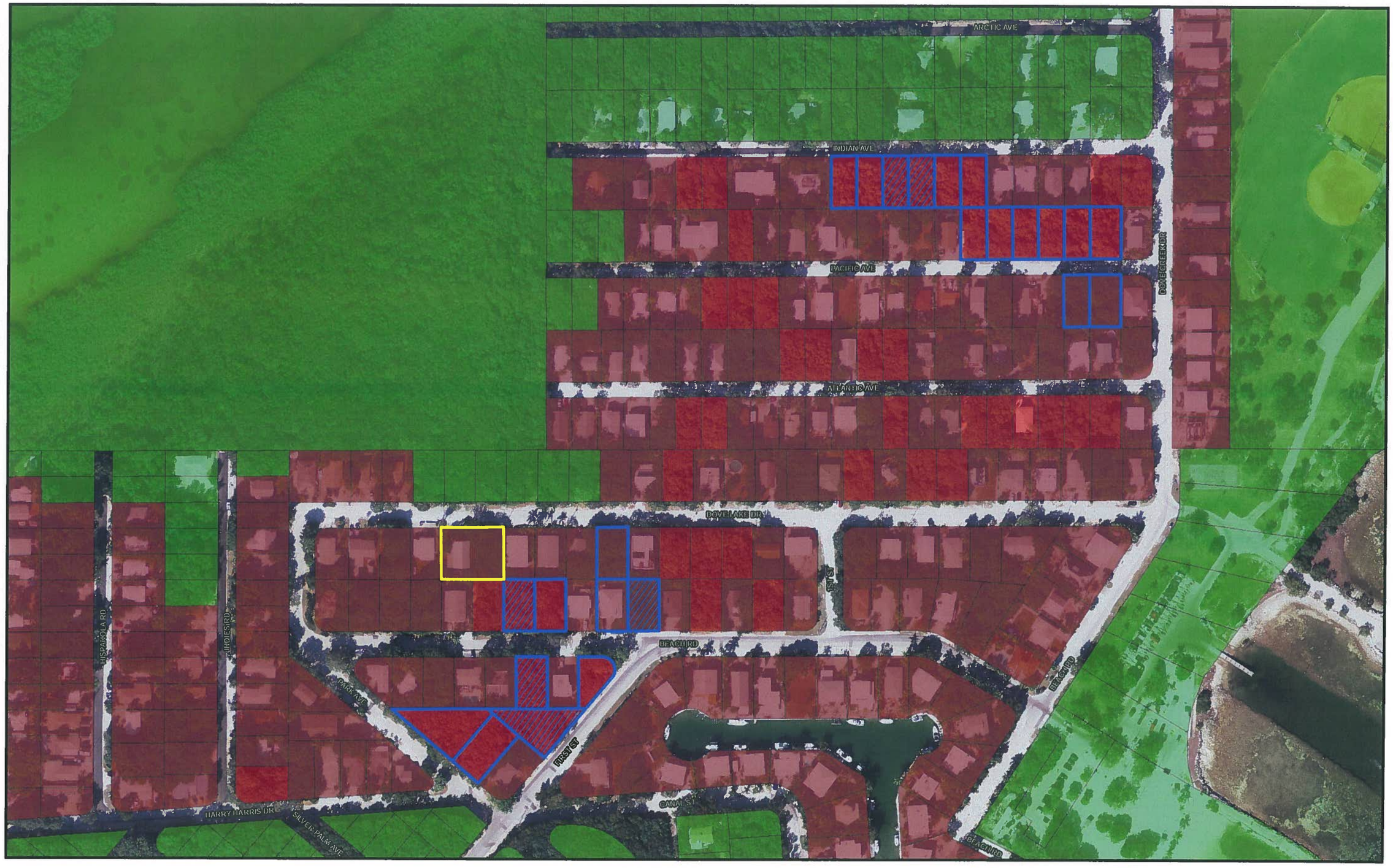
1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: N

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

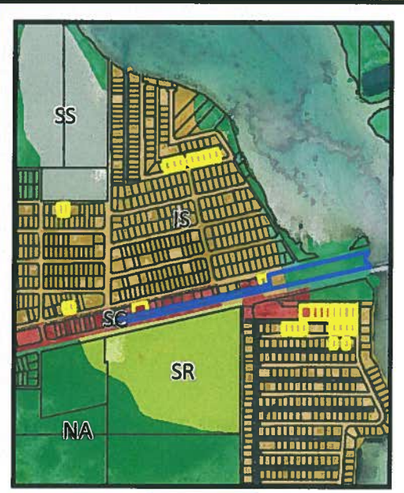
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: N

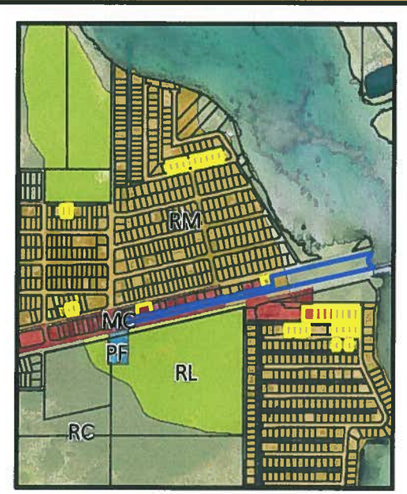
Tier Designation Review Committee

Current Conditions

ELC Recommendation



Zoning



Future Land Use

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Ramrod Key

Subdivision Development:

Ramrod Shores: 26%

Wastewater Treatment Area:

Ramrod Service Area - Hotspot

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: R

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

Land Cover - Hammock

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Tier
- Tier III - Infill Area
- Tier III-A - Special Protection Area

- Hammock - 2009 Land Cover

U.S Fish & Wildlife 2009 (Draft)

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: R

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

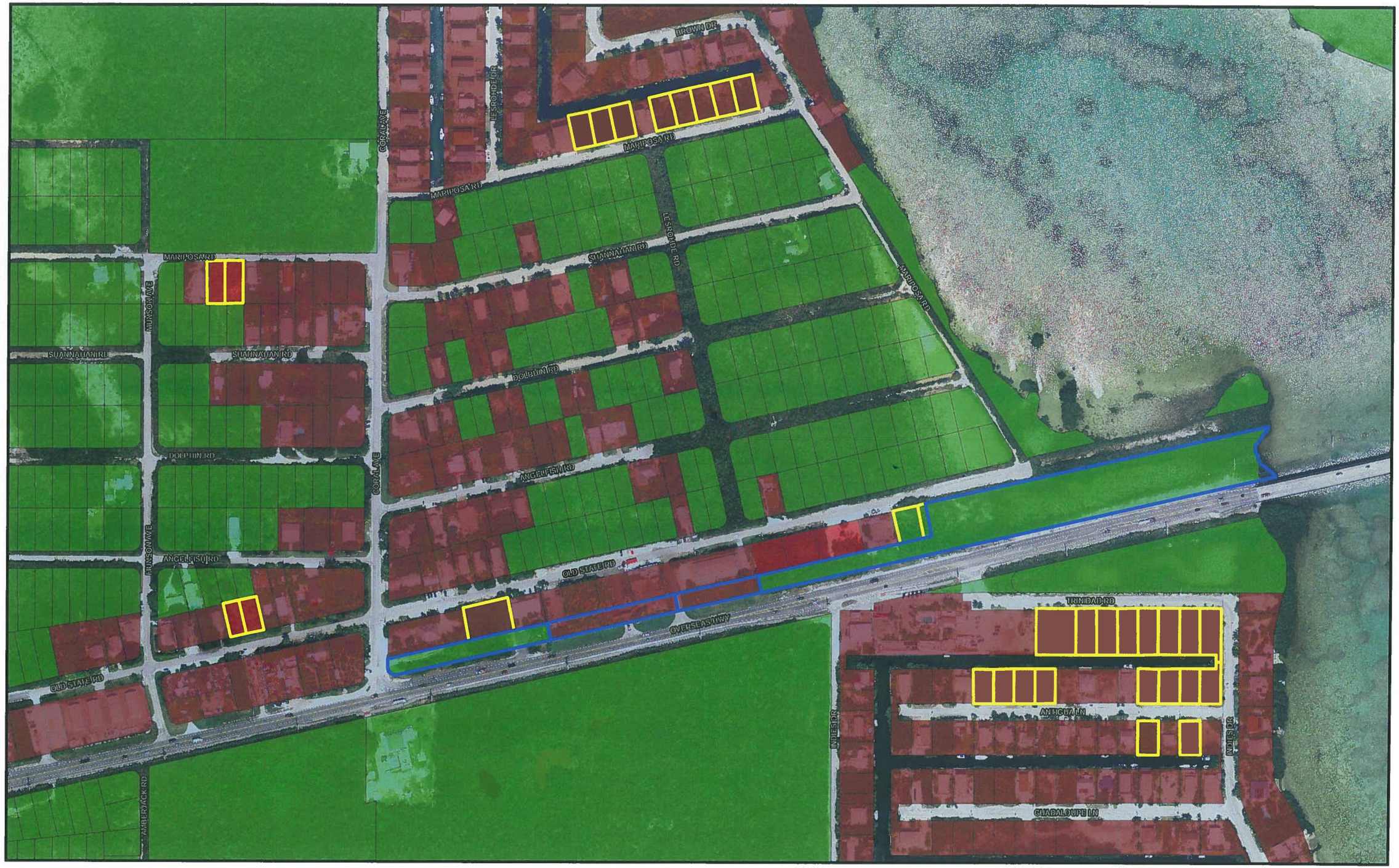
1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: R

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC/Staff Recommendation

TDRC Meetings: September 30, 2010 and August 25, 2011

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: R

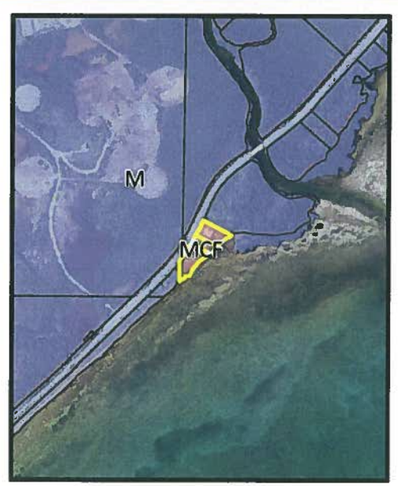
9/28/2012

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning



Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Boca Chica Key

Subdivision Development:

N/A

Wastewater Treatment Area:

Coldspot

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

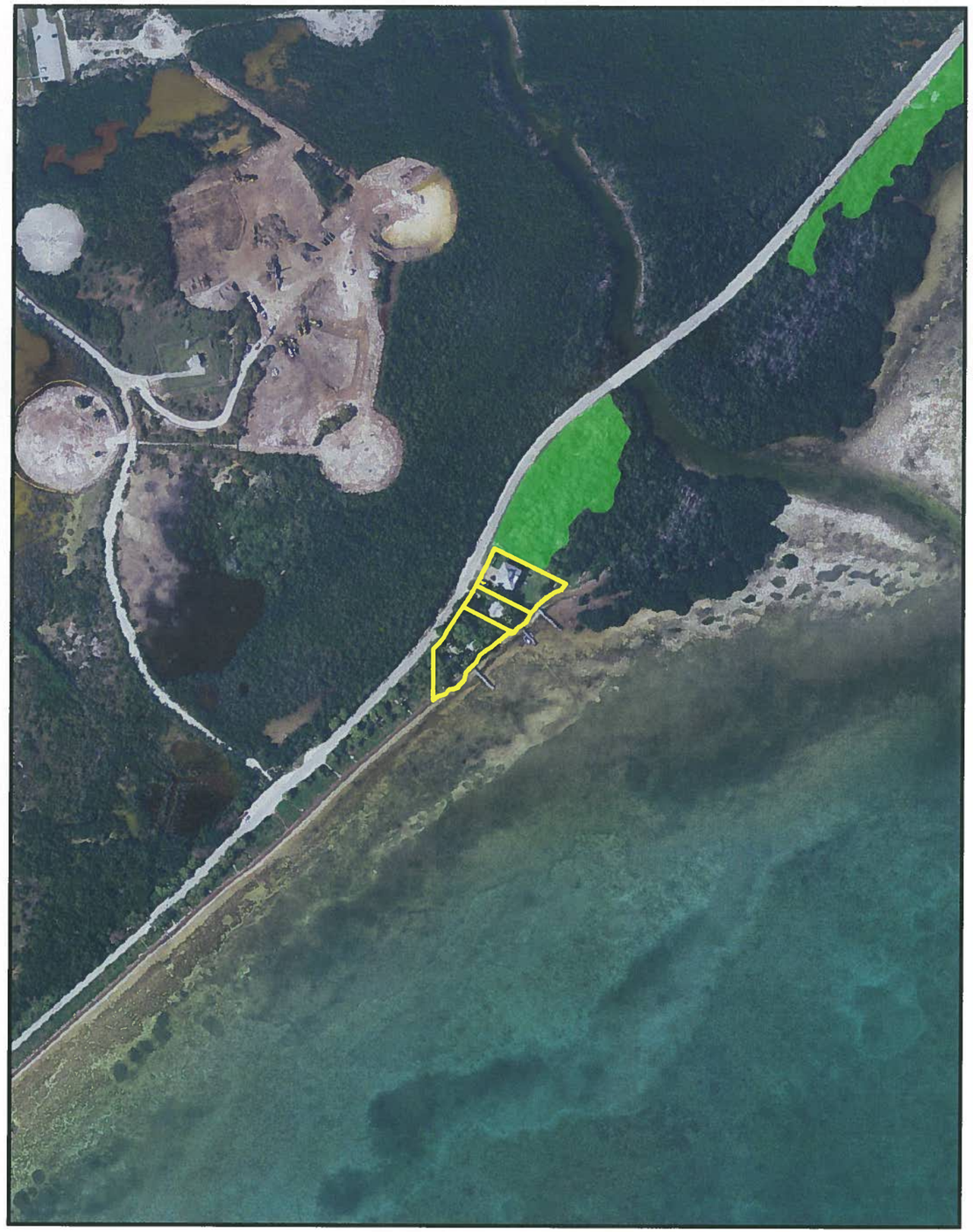
Tier Overlay District

Tier

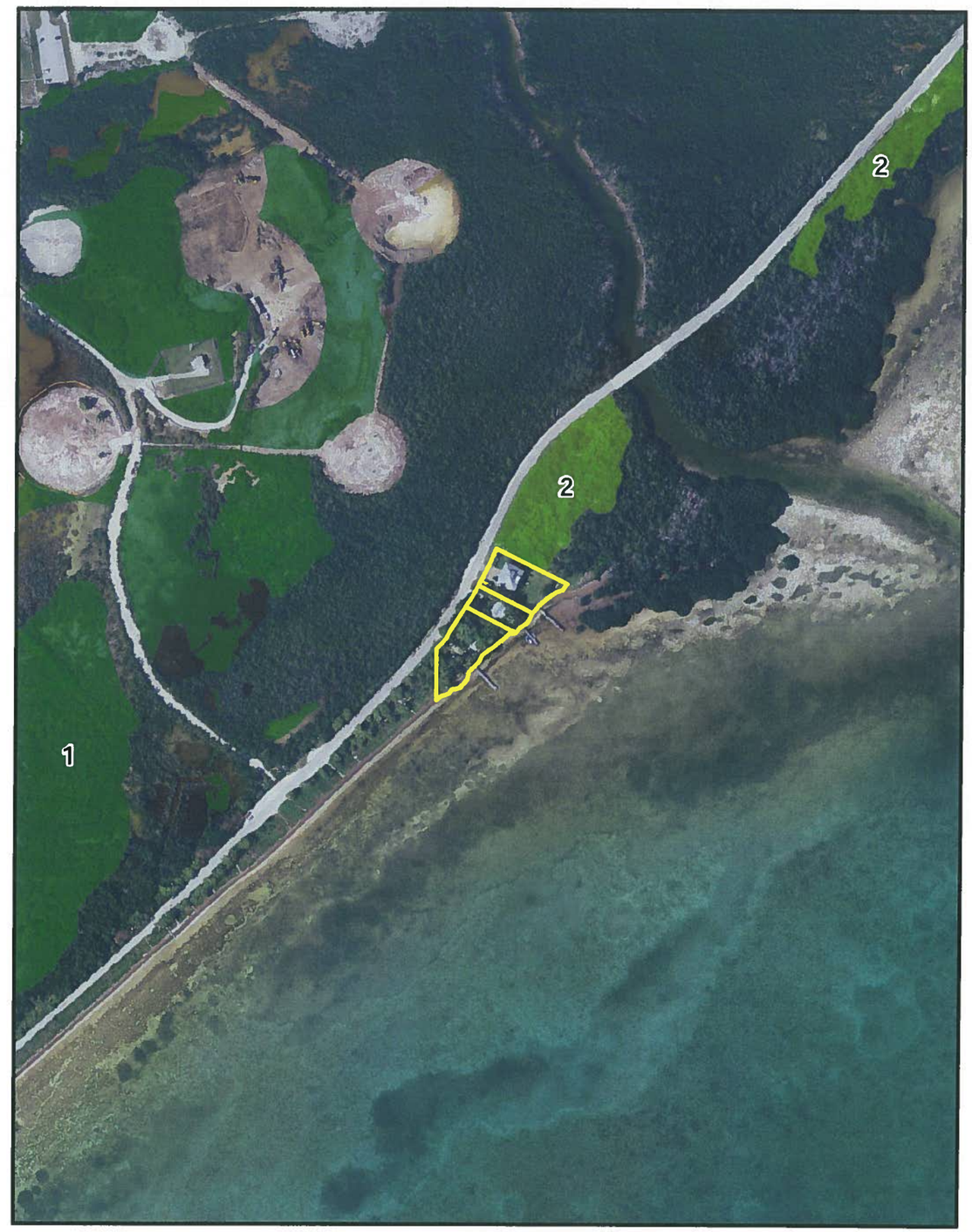
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: X

Tier Designation Review Committee



Land Cover - Hammock



U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: X

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: X

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: X

9/24/2012

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning

Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Ocean Reef

Subdivision Development:

N/A

Wastewater Treatment Area:

N/A

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: Y

Tier Designation Review Committee

Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only.
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: Y

9/28/2012

Tier Designation Review Committee

N

THIS map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: Y

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: Y

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning

Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Ocean Reef

Subdivision Development:

N/A

Wastewater Treatment Area:

N/A

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: Z

Tier Designation Review Committee

Land Cover - Hammock

U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: Z

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: Z

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: Z

9/24/2012

Tier Designation Review Committee

Current Conditions

ELC Recommendation

Zoning

Future Land Use

Growth Management Division
We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Wisteria Island

Subdivision Development:

N/A

Wastewater Treatment Area:

N/A

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

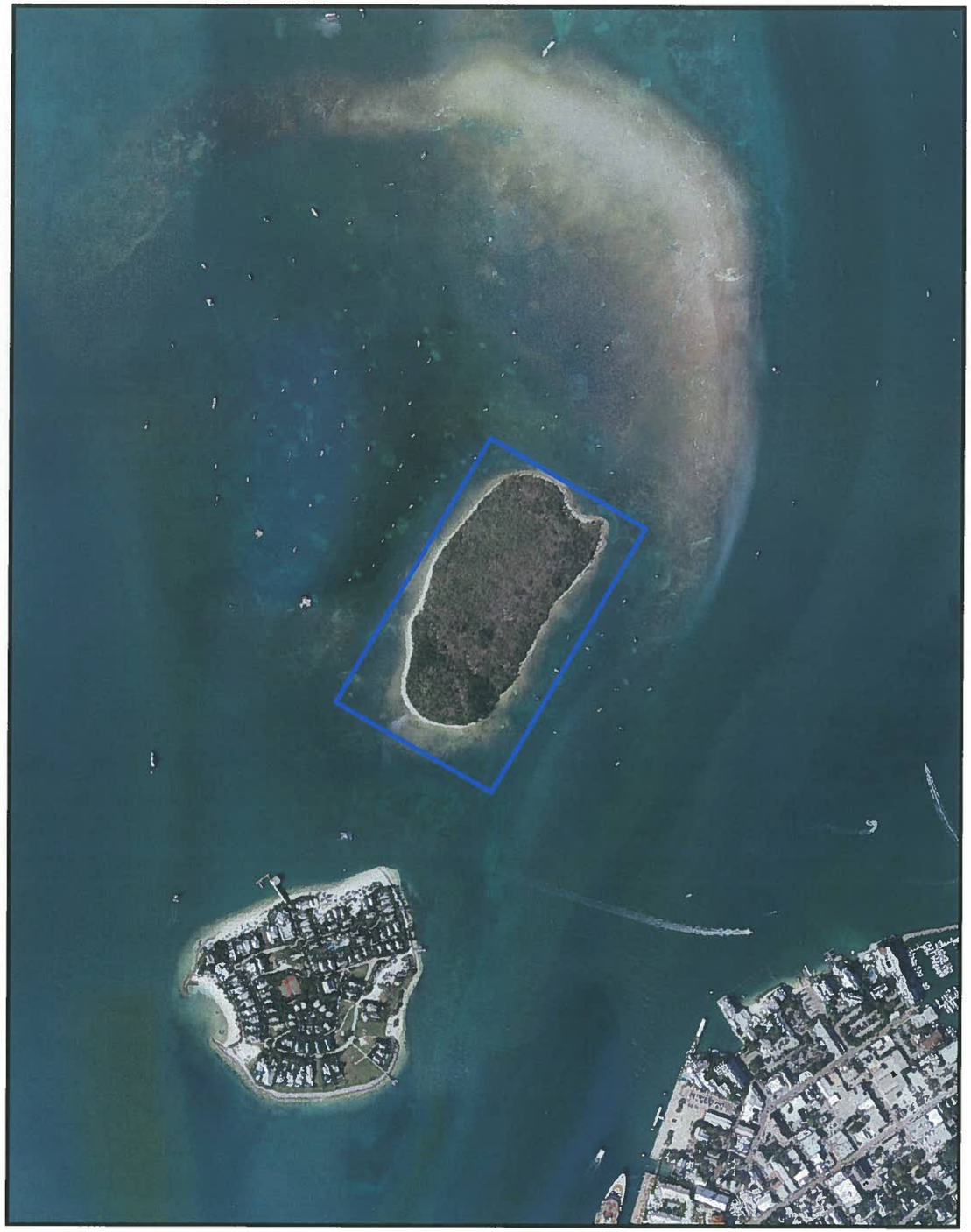
Tier Overlay District

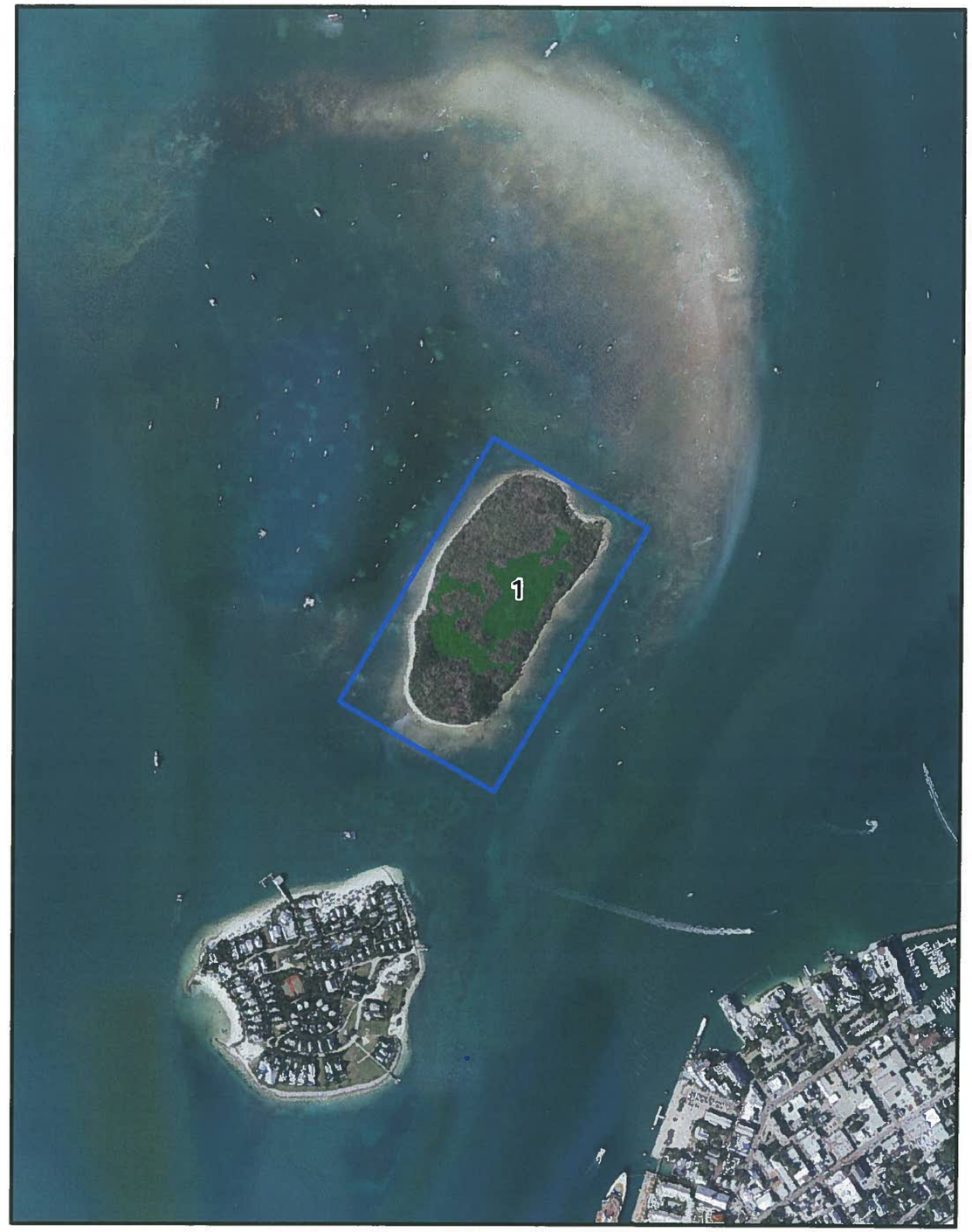
Tier

- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: AA

Tier Designation Review Committee





N

This map is for Monroe County Growth Management Division purposes only.
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

Land Cover - Hammock

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

U.S Fish & Wildlife 2009 (Draft)

Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterlfy
Silver Rice Rat

Map Series: AA

9/28/2012

Tier Designation Review Committee

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

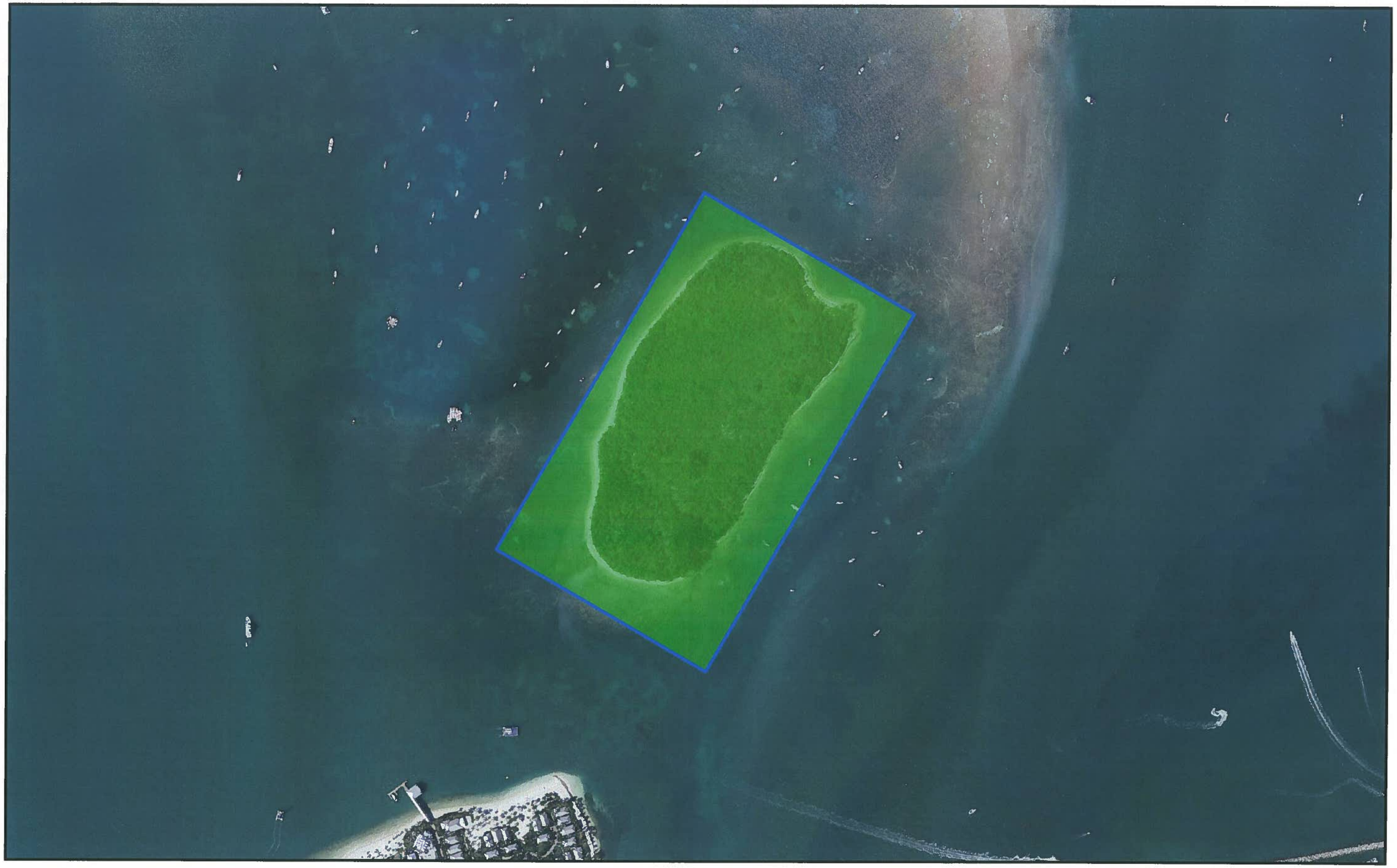
1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: AA

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

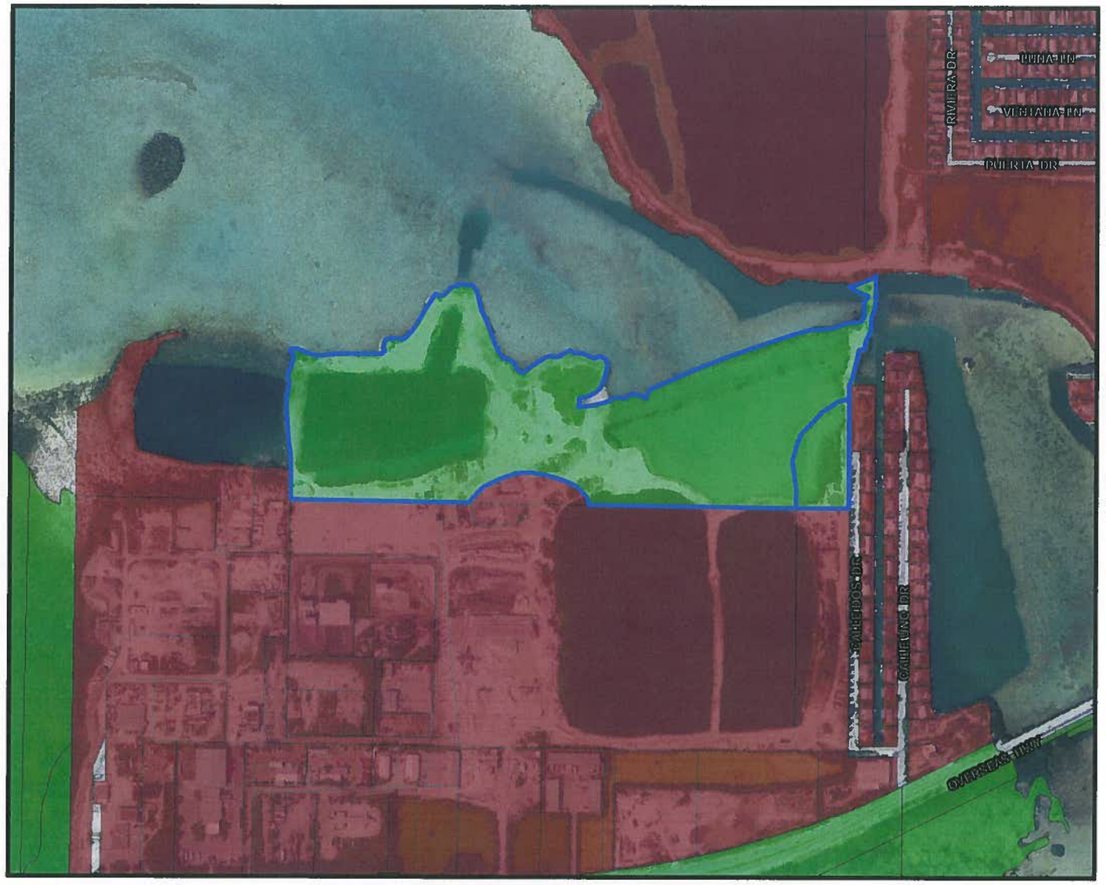
TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: AA

Tier Designation Review Committee



Current Conditions

ELC Recommendation

Zoning

Future Land Use

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Tier Overlay District Map is considered to be amended as indicated above and briefly described as:

Key: Rockland Key

Subdivision Development:

N/A

Wastewater Treatment Area:

Big Coppitt Sewer

N

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Tier Overlay District

Tier

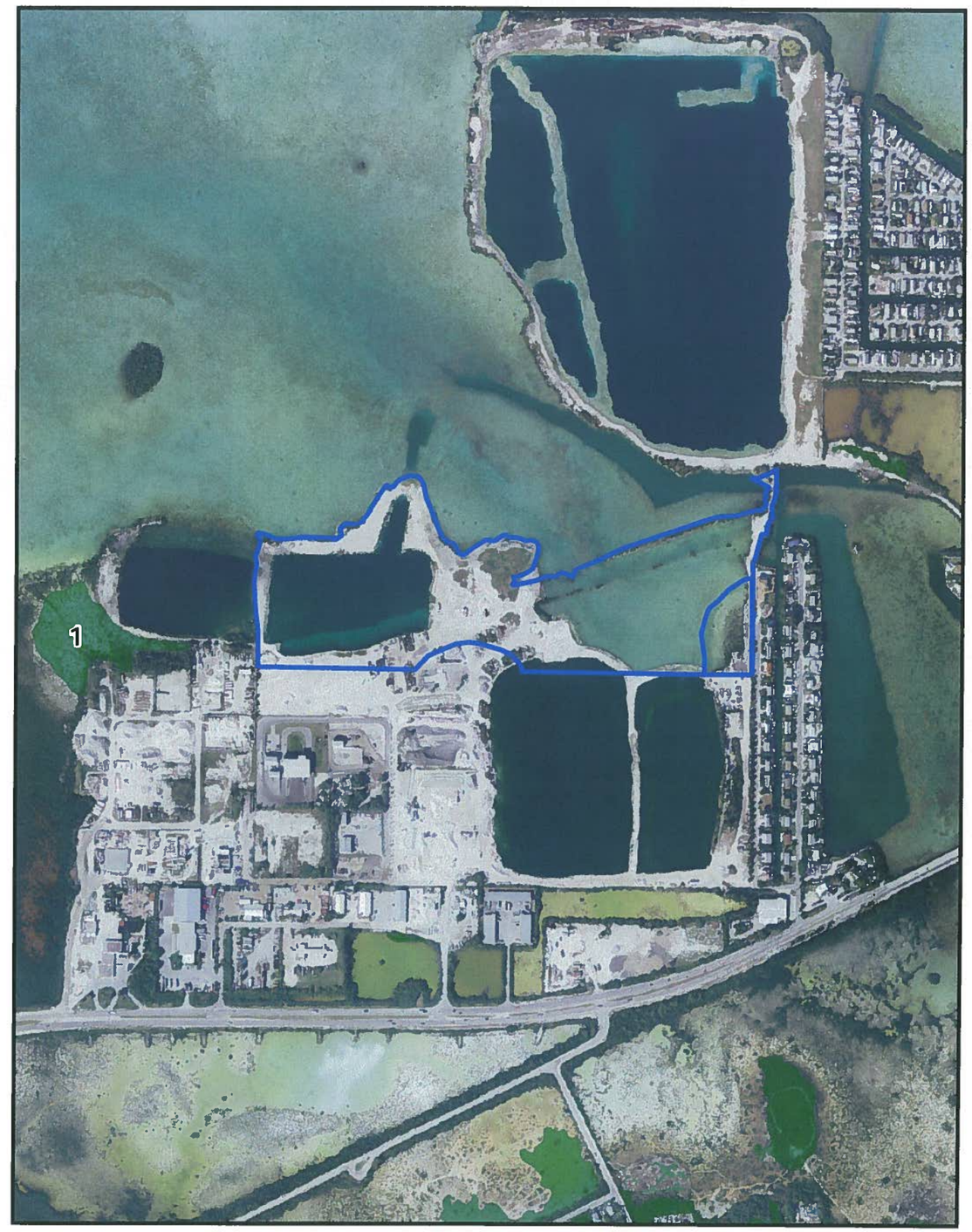
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military
- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO

Map Series: BB

8/28/2012

Tier Designation Review Committee

Land Cover - Hammock



U.S Fish & Wildlife 2009 (Draft)

N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO

Tier
Tier III - Infill Area
Tier III-A - Special Protection Area

Hammock - 2009 Land Cover

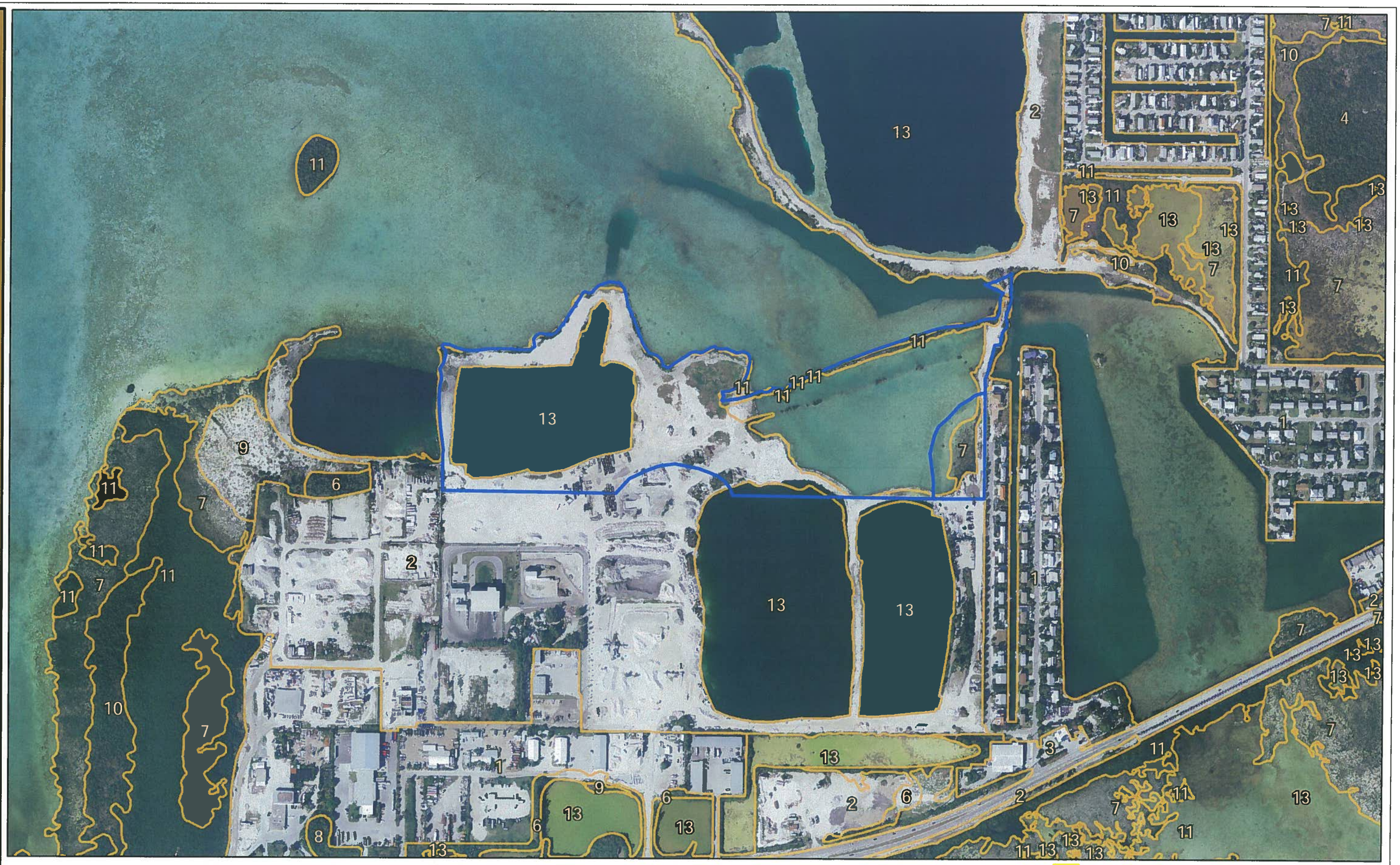
Listed Species

Indigo Snake
Key Deer
Key Largo Wood Rat
Key Largo Cottonmouse
Lower Keys Marsh Rabbit
Tree Cactus
Stock Island Tree Snail
Schaus Swallowtail Butterfly
Silver Rice Rat

Map Series: BB

9/28/2012

Tier Designation Review Committee



N

This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, right-of-way or identification information.
Data Sources: Monroe County - Growth Management

2009 Land Cover - Habitat

1 - Developed Land
2 - Undeveloped Land
3 - Impervious Surface
4 - Hammock
5 - Pineland
6 - Exotic
7 - Scrub Mangrove
8 - Freshwater Wetland
9 - Salt Marsh
10 - Buttonwood
11 - Mangrove
12 - Beach Berm
13 - Water

ELC New Issues
Competing ROGO
Staff Added
Staff Added - Competing ROGO
2009 Land Cover - Habitat

Map Series: BB

9/28/2012

Tier Designation

N

This map is for Monroe County Growth Management Division purposes only.
The data contained herein is illustrative only and may not accurately depict boundaries, parcels, roads, rights-of-way or identification information.
Data Sources: Monroe County - Growth Management and U.S. Fish & Wildlife

TDRC Meetings: September 30, 2010 and August 25, 2011

TDRC/Staff Recommendation

- ELC New Issues
- Competing ROGO
- Staff Added
- Staff Added - Competing ROGO
- Tier I - Native Area
- Tier II - Transition and Sprawl Area
- Tier III - Infill Area
- Tier III-A - Special Protection Area
- Military

Map Series: BB

Item #5 **Volume A Amendments**
Tier Overlay Text Amendment
Draft Ordinance 5-b

ORDINANCE _XXX_ - 2012

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING OR RATIFYING THE TIER OVERLAY DISTRICT DESIGNATIONS FOR APPROXIMATELY EIGHTY (80) PARCELS WHICH PARCELS CURRENTLY HAVE NO PREVIOUS TIER DESIGNATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE DEPARTMENT OF COMMUNITY AFFAIRS AND THE SECRETARY OF STATE; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Monroe County Board of County Commissioners hereby makes the following Findings of Fact:

1. The Monroe County Board of County Commissioners (BOCC) adopted Ordinances Nos. 008-2006, 009-2006, 010-2006, 011-2006, and 013-2006 (Tier Ordinances) which set forth criteria in the Land Development Regulations implementing a "Tier System" and adopting Tier Overlay District Maps in order to protect the natural habitat and guide development toward less environmentally sensitive areas;
2. The Tier Ordinances implemented the categorization of properties by habitat as provided in the Monroe County 2010 Comprehensive Plan into three categories of properties as follows:
    a. Tier I – Conservation and Natural Area
    b. Tier III –A Special Protection Area (SPA)
    c. Tier III Infill Area
3. The Tier Ordinances were challenged by the Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc. d/b/a Last Stand in DOAH Case No. 06-2449GM as being inconsistent with Section 380.0552(7) Florida Statutes;
4. The Administrative Law Judge issued his Recommended Order (ALJ Order) on June 26, 2007 and Florida Department of Community Affairs Secretary Thomas G. Pelham signed a Final Order (Order) on September 26, 2007, incorporating the findings of fact and conclusions of law from the ALJ Order and accepting the recommendations in the ALJ Order;
5. The Order determined that the four (4) acre minimum threshold for Tier 1 designation and the one (1) acre minimum threshold for Tier III-A as criteria in Ordinance 10-2006 were arbitrary in the land development regulations and those thresholds for habitat protection were deleted from the Monroe County Land Development Regulations by the Final Order;

6. The Order determined that division of parcels by a road of sixteen feet or more was not a basis to petition for a Tier III-A property to become Tier III;
7. Amendments to the Tier Overlay District Maps shall be made pursuant to the procedures for land use district map amendments according to Monroe County Code Section 130-130(e);
8. The criteria for the tier overlay district map designations Tier I, Tier III-A and Tier III are in Section 130-130 of the Monroe County Code (Code), formerly Sec. 9.5-256 as amended by the Final Order concerning Ordinance 10-2006 and in the Monroe County Year 2010 Comprehensive Plan (Plan) Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1 all attached as Exhibit B;
9. The Comprehensive Plan Policy 205.1.1 still includes as one of the Tier 1 criteria the four (4) acre threshold; however, there are other relevant criteria listed to describe and classify Tier 1 properties;
10. The Comprehensive Plan Policy 205.1.1 states that lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock of one (1) acre or greater in area shall be designated as Special Protection Areas; the one acre criteria remains in the Comprehensive Plan.
11. The Comprehensive Plan Policy 102.7.3 states Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designating offshore islands as Tier I Lands.(§130-130(c)(1)e Monroe County Code)
12. The 2008, 2009, and 2010 "Thirty Day Report" provided as required in Florida Statute Sec. 380.0552(4) regarding progress under the 10 year work program pursuant to the Monroe County Comprehensive Plan required Monroe County (County) to prepare new habitat data based on the best available orthophotography, which was completed in September, 2009;
13. The 2008, 2009 and 2010 "Thirty Day Report" also required that the County convene a Tier Designation Review Committee (TDRC) with members selected by the Department of Community Affairs to "make recommendations to the Monroe County Board of County Commissioners on proposed adjustments to the Tier I and Tier III-A boundaries" and "Adjust the Tier I and Tier IIIA (SPA) boundaries to more accurately reflect the criteria for that Tier as amended by Final Order DCA07-GM166 and implement the Florida Keys Carrying Capacity Study , utilizing the above-referenced updated habitat data."
14. Administration Commission Rule 28-20.140, effective June 17, 2011 required that:

    "6. By July 1, 2012, Monroe County shall adopt Policy 106.2.2 to establish the Tier Designation Work Group Review Committee to consist of representatives selected by the Florida Department of Community Affairs from Monroe County, Florida Fish & Wildlife Conservation Commission, United States Fish & Wildlife Service, Department of Environmental Protection and environmental and other relevant interests. This Committee shall be tasked with the

responsibility of Tier designation review utilizing the criteria for Tier placement and best available data to recommend amendments to ensure implementation of and adherence to the Florida Keys Carrying Capacity Study."

15. The TDRC was convened on February 23, 2010 and met on March 25, 2010, March 26, 2010, April 22, 2010, April 23, 2010, and July 15, 2010 to review the tier overlay district designations for the parcels rendered "tierless" by the Order using the criteria in the Code and the Plan; amendments to the Tier Overlay District Maps were adopted by the Board of County Commissioners on May 4, 2011.
16. On May 19, 2010 the BOCC at the request of the Environmental Law Center (ELC) on behalf of Last Stand, directed staff to evaluate the Tier designations of approximately 171- 249 additional parcels; the actual number of parcels determined to be included in the request was 393 parcels.
17. Growth Management Division staff included 80 parcels for review that had not been given a Tier designation at the time of the adoption of the original Ordinances in 2006.
18. During the course of review of the above parcels, Growth Management staff included for this review an additional forty five (45) parcels that had a Tier that staff wished to verify in light of the criteria.
19. The TDRC held public meetings on September 30, 2010, and August 25, 2011, to consider the tier designations for the 518 additional parcels and considered public input for specific parcels at its meeting of September 30, 2010.
20. The TDRC considered a three-page series of color aerial maps designated A through Z , AA, and BB (known collectively as Volume A) with reference data which showed:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;
21. At the TDRC meeting on September 30, 2010, the committee considered staff input, public comment, the criteria for each tier designation as it related to the particular parcels on the maps, and recommended amendments to the tier designation for some of the parcels in Volume A on pages A, I, J, K, M, N,R, X, Y, Z , AA, and BB.
22. The TDRC, at its meeting on August 25, 2011, made final comments and recommendations about Volume A and recommended that the changes move forward as amendments to the Tier Overlay District Maps on Maps A, I, J ,K, M, N, R, X, Y, Z, AA, and BB of Volume A.
23. Monroe County Staff evaluated the TDRC recommendations from September 30, 2010, and August 25, 2011, and recommended changes different from those of the TDRC

recommendations for parcel designations on Map M as outlined in the Staff Report dated September 21, 2012.

24. The Monroe County Development Review Committee held a public meeting on September 25, 2012, to consider the TDRC recommendations of September 30, 2010 and August 25, 2011, and staff recommendations in the Staff Report of September 21, 2012.
25. The Planning Commission held a public hearing at its regular meeting on November 14, 2012, to consider the amendments to the Tier Overlay District Maps;
26. The Planning Commission considered the maps related to this Ordinance (maps R, X, Y, Z, and AA) based on a three-page series of color aerial maps for those maps showing:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;
27. The Planning Commission reviewed the TDRC and Staff recommendations from September 30, 2010, and August 25, 2011;
28. The Planning Commission considered the criteria as set forth in Exhibit C in Code Section 130-130 and in Plan Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1, public comment, staff recommendations and the Staff Report dated November 2, 2012;
29. The Planning Commission recommended adoption of this ordinance amending the Tier Overlay District Maps and found this ordinance consistent with the Monroe County Year 2010 Comprehensive Plan;
30. The BOCC held public hearings on_____and_____, 2013;
31. The BOCC considered a three-page series of color aerial maps related to this Ordinance designated R, X, Y, Z and AA with reference data (Exhibit C) which showed:
    a. Previous Conditions (area of parcels, previous tier status as undesignated or with designations, and surrounding parcels and area)
    b. Land Use District Map Designation (Zoning)
    c. Future Land Use Map Designation
    d. Land Cover Hammock
    e. U.S. Fish and Wildlife Listed Species (2009)
    f. Land Cover Habitat 2009 (different vegetative communities)
    g. Environmental Law Center (ELC) recommendations;
32. The BOCC reviewed the TDRC and Staff recommendations from September 30, 2010, and August 25, 2011 and the Planning Commission recommendations from November 14, 2012;

33. The BOCC considered the criteria in Exhibit B , Ordinance 010-2006, Code Section 130-130 and in Plan Policies 102.7.3, 103.2.1,105.2.1 and 205.1.1, public comment, Planning Commission recommendations and comments, staff recommendations and the Staff Report dated _____;
34. Exhibit D to this Ordinance is a black and white rendition of the amendments to the Tier Overlay District Maps which reflects the changes to each real estate parcel listed on Exhibits A and B which state the designation, amended designation or ratifies the existing designation of the parcels which are the subject of this ordinance; and

WHEREAS, the BOCC specifically finds that this ordinance is consistent with the Monroe County Year 2010 Comprehensive Plan;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1.Recitals. The foregoing recitals are incorporated as though fully set forth herein.

Section 2.No Previous Tier to Tier I. The previously undesignated parcels which are now designated Tier I are shown on Exhibit A.

Section 3.No Previous Tier to Tier III. The previously undesignated parcels which are now designated Tier III are shown on Exhibit A.

Section 4. Map Depiction. The changes listed above are shown on Exhibit D attached; those changes are to be reflected in the County's GIS system and as amendments to the Tier Overlay District Maps adopted by Ordinance 013-2006 on March 21, 2006, as amended, and supersede any other maps including the color aerial maps used in Exhibit C.

Section 5.Updated Maps. Staff is directed to update the Tier Overlay District Maps with the amendments as shown on Exhibit D.

Section 6. Severability. It is the intent of the BOCC that as many parcels as possible shall be designated with a tier designation. In the event of a challenge to this ordinance, it is the express intent of the BOCC that any parcels that may be excluded and whose tier designations may remain, be allowed to remain valid, and that any challenge be confined to those parcels enumerated in any such challenge. If any section, paragraph, subdivision, clause, sentence or provision of this ordinance shall be adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate, or nullify the remainder of this ordinance, but the effect thereof shall be confined to the section, paragraph, subdivision, clause, sentence, or provision immediately involved in the controversy in which such judgment or decree shall be rendered.

Section 7.Repeal of Conflicting Provisions. The provisions of the Monroe County Code and all Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8.Transmittal. This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs as required by F.S. 380.05 (11) and F.S. 380.0552(9).

Section 9.Filing. This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the Department of Community Affairs or Administration Commission approving the ordinance and after any appeal period.

Section 10.Effective Date.

This ordinance shall become effective as provided by law and stated above.

PASSED AND ADOPTED, by the Board of County Commissioners of Monroe County, Florida at a Special Meeting of said Board on the _____, 201____.

Mayor	_____
Mayor *pro tem*	_____
Commissioner	_____
Commissioner	_____
Commissioner	_____

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

By: _____

Mayor

(SEAL)

ATTEST: _____, CLERK

By: _____

Deputy Clerk

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING OR RATIFYING THE TIER OVERLAY DISTRICT DESIGNATIONS FOR APPROXIMATELY EIGHTY (80) PARCELS PROPOSED FOR REVIEW BY THE BOARD OF COUNTY COMMISSIONERS, STAFF OR OWNERS, WHICH PARCELS HAVE NO PREVIOUS TIER DESIGNATIONS ;

EXHIBIT A

Section 2. The parcels with no previous Tier which are now designated Tier I are shown below.

00123950-000000	00573140-000000	00573250-000000	00573360-000000	00573470-000000	00573580-000000	00091210-000600
00114030-000400	00573150-000000	00573260-000000	00573370-000000	00573480-000000	00573590-000000	00091210-000700
00091300-000000	00573160-000000	00573270-000000	00573380-000000	00573490-000000	00573600-000000	00091210-000800
00091310-000000	00573170-000000	00573280-000000	00573390-000000	00573500-000000	00573610-000000	00091210-000900
00091350-000000	00573180-000000	00573290-000000	00573400-000000	00573510-000000	00573620-000000	00091210-001000
00091360-000000	00573190-000000	00573300-000000	00573410-000000	00573520-000000	00091210-000000	00091210-001100
00091370-000000	00573200-000000	00573310-000000	00573420-000000	00573530-000000	00091210-000100	00091210-001200
00091410-000000	00573210-000000	00573320-000000	00573430-000000	00573540-000000	00091210-000200	00091210-001300
00091470-000000	00573220-000000	00573330-000000	00573440-000000	00573550-000000	00091210-000300	00091210-001400
00091520-000000	00573230-000000	00573340-000000	00573450-000000	00573560-000000	00091210-000400	00091210-001500
00091580-000000	00573240-000000	00573350-000000	00573460-000000	00573570-000000	00091210-000500	00091210-001600

Section 3. The parcels with no previous Tier which are now designated Tier III are shown below.

00122870-000000
00122880-000000
00122890-000000

Monroe County Land Development Code
§130-130. – Tier overlay district

(a) **Purpose.**

The purpose of the tier overlay district is to designate geographical areas outside of the mainland of the county, excluding the Ocean Reef planned development, into tiers to assign ROGO and NROGO points, determine the amount of clearing of upland native vegetation that may be permitted, and prioritize lands for public acquisition. The tier boundaries are to be depicted on the tier overlay district map. Lands on Big Pine Key and No Name Key shall be delineated as tier I, II, or III. Lands in the remainder of the unincorporated county, excluding the Ocean Reef planned development, shall be delineated as tier I, III, and III-A (special protection area).

(b) **Tier boundaries.**

Tier boundaries shall follow property lines wherever possible, except where a parcel line or distinct geographical feature, such as a canal or roadway, may be more appropriate.

(c) **Tier boundary criteria, excluding Big Pine Key and No Name Key.**

The tier boundaries are designated using aerial photography, data from the Florida Keys Carrying Capacity Study, the endangered species maps, property and permitting information and field evaluation. The following criteria, at a minimum, are used to evaluate upland habitats and designate boundaries between different tier overlays:

(1) Tier I boundaries shall be delineated to include one or more of the following criteria and shall be designated tier I:

a. Vacant lands which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.
b. Lands required to provide an undeveloped buffer, up to 500 feet in depth, if indicated as appropriate by special species studies, between natural areas and development to reduce secondary impacts. Canals or roadways, depending on width, may form a boundary that removes the need for the buffer or reduces its depth.
c. Lands designated for acquisition by public agencies for conservation and natural resource protection.
d. Known locations of threatened and endangered species, as defined in section 101-1, identified on the threatened and endangered plant and animal maps or the Florida Keys Carrying Capacity Study maps, or identified in on-site surveys.
e. Conservation, native area, sparsely settled, and offshore island land use districts.
f. Areas with minimal existing development and infrastructure.

(2) Lands located outside of Big Pine Key and No Name Key that are not designated tier I shall be designated tier III.

a. The following conditions shall constitute a break in pinelands or tropical hardwood hammock for calculating the one-acre minimum patch size for designation of tier III-A boundaries:

1. U.S. Highway 1, canals and open water;
2. Any disturbed pinelands or tropical hardwood hammock with invasive coverage of 40 percent or more;
3. Property lines of developed lots or vacant lots with a ROGO allocation award or an issued building permit, as of September 28, 2005, located within a Land Use District that allows only one unit per lot; or
4. Property lines of developed parcels of less than 10,000 square feet in area with a ROGOINROGO allocation award or issued building permit, as of September 28, 2005, located within a Land Use District that allows residential development of more than one dwelling unit per parcel/lot or non-residential development.

b. Lots designated tier III-A (Special Protection Areas) on the November 29, 2005 maps may petition the county for a rezoning to tier III if the lot meets one of the following criteria:

1. The lot will be served by a central sewer and the wastewater collection system has an approved permit that was effective March 21, 2006 to construct the system on file from the Department of Environmental Protection*; or

*Such lots may be granted a score of 30 points through an administrative determination made by the county biologist, the director of growth management and rendered to the department of community affairs until such time as the county sponsors a zoning map change to update the Tier Three Overlay Zoning Map and it is approved by the department of community affairs

c. Any hammock identified in the county's data base and aerial surveys as 1.00 to 1.09 acres in area shall be verified by survey prior to its designation as tier III-A. A hammock that is deemed by survey and a field review by county biologists to fail the minimum size criteria shall have the Special Protection Area designation removed from the subject parcel.

(d) **Big Pine Key and No Name Key tier boundary criteria.**

The tier boundaries shall be designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005) and the adopted community master plan for Big Pine Key and No Name Key.

(e) **Tier overlay district map amendments.**

The tier overlay district map may be amended to reflect existing conditions in an area if warranted because of drafting or data errors or regrowth of hammock. However, the clearing of tropical hardwood hammock or pinelands that results in the reduction of the area of an upland native habitat patch to less than the one-acre minimum shall not constitute sufficient grounds for amending the designation of a tier III-A area to tier III. The tier overlay district map amendments shall be made pursuant to the procedures for map amendments to this chapter. Unlawful conditions shall not be recognized when determining existing conditions and regulatory requirements.

(f) **Request for tier I designation.**

Notwithstanding the provisions of section 102-158(d)(2), any individual may submit an application to the planning department containing substantial and competent documentation that an area meets the tier I criteria. Applications must be received by July 1 of each year on a form approved by the director of planning for consideration by the special magistrate at a public hearing advertised at least 15 days prior to the hearing date. Said hearing by the special magistrate shall be held prior to November 1 of each year. The director of planning will review the documentation and any other appropriate scientific information and prepare an analysis report for the special magistrate. The special magistrate will render a written opinion to the planning commission and board of county commissioners either that the application meets the criteria for designating the lands as tier I or that the documentation is insufficient to warrant a map amendment. The posting, advertising and review will follow the procedures in section 102-158(d)(3), (d)(4) and (d)(5).

Monroe County Comprehensive Plan 2010

Policy 102.7.3
Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designated offshore islands as Tier I Lands [9J-5.006(3)(c)6]

Policy 103.2.1
Monroe County shall implement methods including, but not limited to, designating known habitat of the Schaus swallowtail butterfly as Tier I. [9J-5.012(3)(c)1; 9J-5.013(2)(c)5 and 6]

Policy 105.2.1
Monroe County shall designate all lands outside of mainland Monroe County, except for the Ocean Reef planned development, into three general categories for purposes of its Land Acquisition Program and smart growth initiatives in_accordance with the criteria in Policy 205.1.1. These three categories are: Natural Area (Tier 1); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and No Name Key only; and Infill Area (Tier III). The purposes, general characteristics, and growth management approaches associated with each tier are as follows:

1. Natural Area (Tier I): Any defined geographic area where all or a significant portion of the land area is characterized as environmentally sensitive by the policies of this Plan and applicable habitat conservation plan, is to be designated as a Natural Area. New development on vacant land is to be severely restricted and privately owned vacant lands are to be acquired or development rights retired for resource conservation and passive recreation purposes. However, this does not preclude provisions of infrastructure for existing development. Within the Natural Area designation are typically found lands within the acquisition boundaries of federal and state resource conservation and park areas, including isolated platted subdivisions; and privately-owned vacant lands with sensitive environmental features outside these acquisition areas.

2. Transition and Sprawl Reduction Area (Tier II): Any defined geographic area on Big Pine Key and No Name Key, where scattered groups and fragments of environmentally sensitive lands, as defined by this Plan, may be found and where existing platted subdivisions are not predominately developed, not served by complete infrastructure facilities, or not within close proximity to established commercial areas, is to be designated as a Transition and Sprawl Reduction Area. New development is to be discouraged and privately owned vacant lands acquired or development rights retired to reduce sprawl, ensure that the Keys carrying capacity is not exceeded, and prevent further encroachment on sensitive natural resources. Within a Transition and Sprawl Reduction Area are typically found: scattered small non-residential development and platted subdivisions with less than 50 percent of the lots developed; incomplete infrastructure in terms of paved roads, potable water, or electricity; and scattered clusters of environmentally sensitive lands, some of which are within or in close proximity to existing platted subdivisions.

3. Infill Area (Tier III): Any defined geographic area, where a significant portion of land area is not characterized as environmentally sensitive as defined by this Plan, except for dispersed and isolated fragments of environmentally sensitive lands of less than four acres in area, where existing platted subdivisions are substantially developed, served by complete infrastructure facilities, and within close proximity to established commercial areas, or where a concentration of non-residential uses exists, is to be designated as an Infill Area. New development and redevelopment are to be highly encouraged, except within tropical hardwood hammock or pineland patches of an acre or more in area, where development is to

be discouraged. Within an Infill Area are typically found: platted subdivisions with 50 percent or more developed lots situated in areas with few sensitive environmental features; full range of available public infrastructure in terms of paved roads, potable water, and electricity; and concentrations of commercial and other non-residential uses within close proximity. In some Infill Areas, a mix of non-residential and high-density residential uses (generally 8 units or more per acre) may also be found that form a Community Center.

Policy 205.1.1
The County shall establish the following criteria at a minimum to use when designating Tiers: [9J-5.013(2)(c)9]

1. Land located outside of Big Pine Key and No Name Key shall be designated as Tier I based on following criteria:

- Natural areas including old and new growth upland native vegetated areas, above 4 acres in area.
- Vacant land which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.
- Lands required to provide an undeveloped buffer, up to 500 feet in depth, if indicated by appropriate special species studies, between natural areas and development to reduce secondary impacts; canals or roadways, depending on size may form a boundary that removes the need for the buffer or reduces its depth.
- Lands designated for acquisition by public agencies for conservation and natural resource protection.
- Known locations of threatened and endangered species.
- Lands designated as Conservation and Residential Conservation on the Future Land Use Map or within a buffer/restoration area as appropriate.
- Areas with minimal existing development and infrastructure.

2. Lands on Big Pine Key and No Name Key designated as Tier I, II, or III shall be in accordance with the wildlife habitat quality criteria as defined in the Habitat Conservation Plan for those islands.
3. Lands located outside of Big Pine Key and No Name Key that are not designated Tier I shall be designated Tier III.
4. Designated Tier III lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock or pinelands of one acre or greater in area shall be designated as Special Protection Areas.
5. Lands within the Ocean Reef planned development shall be excluded from any Tier designation.

ORDINANCE NO 010-20056

W:\GROWTH MANAGEMENT\Tier Committee Meeting and information\Volume A\Ordinance\exhibits\Ordinance 010-2006.pdf

ORDINANCE NO. 010 -2006

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS ADOPTING THE AMENDMENTS TO THE MONROE COUNTY LAND DEVELOPMENT REGULATIONS TO IMPLEMENT GOAL 105 OF THE 2010 COMPREHENSIVE PLAN AND THE TIER OVERLAY SYSTEM BY AMENDING SECTION 9.5-256, TIER OVERLAY DISTRICT; PROVIDING CRITERIA FOR DESIGNATION OF TIER BOUNDARIES; PROVIDING A MECHANISM FOR TIER OVERLAY DISTRICT MAP AMENDMENTS; PROVIDING FOR REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR INCORPORATION IN THE MONROE COUNTY CODE OF ORDINANCES; DIRECTING THE PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT TO TRANSMIT A COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Monroe County Board of County Commissioners, during public hearings held in December 2004, January, February, March, April, May and June, 2005, and March 2006, reviewed and considered a proposed amendment to provide criteria and procedures for enacting a Tier Overlay District Map designation on the Monroe County Land Use District Map to implement Goal 105 of the 2010 Comprehensive Plan, Rule 28-20.100 F.A.C. and the Tier Overlay system; and

WHEREAS, the Monroe County Board of County Commissioners directed staff to prepare text and map amendments in Ordinance No. 018-2004 adopted June 16, 2004, to include criteria for delineation of Tier boundaries in accordance with Goal 105;

WHEREAS, the Monroe County Board of County Commissioners makes the following Findings of Fact:

1. Goal 105 provides a framework for future development and land acquisition for the next 20 years that considers the carrying capacity of the Florida Keys, reduces sprawl and promotes sustainability.

2. The specific Tier Map designation criteria and Tier Overlay District were developed following the general criteria in Goal 105, identifying areas appropriate for additional development and those which are important environmentally and should be preserved.

3. The Planning Commission, after hearing public comments and staff input at four public hearings on the draft criteria, recommended approval on November 3, 2004, to the Board of County Commissioners of the proposed amendments to the Land Development Regulations.

4. The Board of County Commissioners during the series of public hearings held in the first part of 2005, directed staff to make revisions to the boundary criteria for delineation of Tiers and by changing all Tier II designations outside of Big Pine Key and No Name Key to a Tier III designation.

5. The Board of County Commissioners approved in concept revisions to the habitat protection elements of the proposed amendments to the Comprehensive Plan on August 17, 2005, in response to concerns raised by the Governor and Cabinet and negotiations with DCA staff regarding the need for further habitat protection in formerly Tier II designated areas.

6. The Board of County Commissioners adopted amendments to the Comprehensive Plan on September 22, 2005, that made further revisions to the Tier system by instituting a Tier III-A (Special Protection Area) for improved habitat protection in Tier III.

7. The Growth Management Division staff prepared specific criteria for the delineation of the Tier III-A (Special Protection Area).

8. Tier I includes all contiguous hammock areas above four acres and restoration areas between fragmented smaller hammock patches to increase the hammock size and buffers where possible.

9. Hammock size is a major determinate of habitat quality according to FKCCS, which is why size and connectivity were used to identify the best and most important terrestrial habitat areas for preservation.

10. Tier III is appropriate for additional infill development because of the location and amount of existing development in the areas designated and the absence of significant upland native habitat patches.

11. Tier III-A, referred to as "Special Protection Area" in the Comprehensive Plan, includes isolated upland native habitat patches of one acre or more in area that require increased protection from development.

12. The Tier Overlay District regulations, established for Big Pine Key and No Name Key by Ordinance 29-2005, created a new Section 9.5-256, Monroe County Code that establishes a mechanism for implementation of the Tier System by overlaying the Land Use District Map and amending the boundaries of the Tier System.

13. The Board of County Commissioners has reviewed the proposed amendments to Section 9.5-256 to incorporate specific criteria for designation of Tier I, III, and III-A (Special Protection Areas) boundaries.

[THE REMAINDER OF THE PAGE IS LEFT INTENTIONALLY BLANK.]

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, THAT:

Section 1: The boundary criteria for Tier I, II, III, and III-A (Special Protection Area) are consistent with and further the goals, objectives and policies of the Year 2010 Comprehensive Plan, particularly Goal 105 and its associated objectives and policies;

Section 2: Section 9.5-256, Monroe County Code, is hereby amended that reads as follows:

"Sec. 9.5-256. Tier overlay district.

(a) *Purpose*: The purpose of this Tier Overlay District is to designate geographical areas outside of mainland Monroe County, excluding the Ocean Reef planned development, into tiers to assign ROGO and NROGO points, determine the amount of clearing of upland native vegetation that may be permitted, and prioritize lands for public acquisition. The Tier boundaries are to be depicted on the Tier Overlay District Map. Lands on Big Pine Key and No Name Key shall be delineated as Tier I, II, or III. Lands in the remainder of unincorporated Monroe County, excluding the Ocean Reef planned development, shall be delineated as Tier I, III, and III-A (Special Protection Area).

(b) *Tier boundaries:* Tier boundaries shall follow property lines wherever possible, except where a parcel line or distinct geographical feature, such as a canal or roadway, may be more appropriate.

(c) *Tier boundary criteria, excluding Big Pine Key and No Name Key:* The Tier boundaries are designated using aerial photography, data from the Florida Keys Carrying Capacity Study,the endangered species maps, property and permitting information and field evaluation. The following criteria at a minimum are used to evaluate upland habitats and designate boundaries between different Tier Overlays:

(1) Tier I boundaries shall be delineated to include one or more of the following criteria and shall be designated Tier I:

a. Natural areas including old growth as depicted on the 1985 Existing Condition Map and new growth of upland native vegetated areas identified by up-to-date aerials and site surveys, above four (4) acres in area.

b. Vacant lands, which can be restored to connect upland native habitat patches and reduce further fragmentation of upland native habitat.

c. Lands required to provide an undeveloped buffer, up to five-hundred (500) feet in depth, if indicated as appropriate by special species studies, between natural areas and development to reduce secondary impacts. Canals or roadways, depending on width may

form a boundary that removes the need for the buffer or reduces its depth.

d. Lands designated for acquisition by public agencies for conservation and natural resource protection.

e. Known locations of threatened and endangered species as defined in section 9.5-4, identified on the Threatened and Endangered Plant and Animal Maps or the Florida Keys Carrying Capacity Study maps, or identified in on-site surveys.

f. Conservation, Native Area, Sparsely Settled, and Off-Shore Island Land Use districts.

g. Areas with minimal existing development and infrastructure.

(2) Lands located outside of Big Pine Key and No Name Key that are not designated Tier I shall be designated Tier III.

(3) Designated Tier III lands located outside of Big Pine Key and No Name Key with tropical hardwood hammock or pinelands of greater than one acre in area shall be designated as Special Protection Areas.

a. The following conditions shall constitute a break in pinelands or tropical hardwood hammock for calculating the one-acre minimum patch size for designation of Tier III-A boundaries:

1. U.S. Highway 1, canals and open water
2. Any disturbed pinelands or tropical hardwood hammock with invasive coverage of forty (40) percent or more;
3. Property lines of developed lots or vacant lots with a ROGO allocation award or an issued building permit, as of September 28, 2005, located within a Land Use District that allows only one unit per lot; or
4. Property lines of developed parcels of less than 10,000 square feet in area with a ROGO/NROGO allocation award or issued building permit, as of September 28, 2005, located within a Land Use District that allows residential development of more than one dwelling unit per parcel/lot or non-residential development.

b. Lots designated Tier III-A (Special Protection Areas) on the 11/29/05 maps may petition the county for a rezoning to Tier III if the lot meets one of the following criteria:

1. The lot will be served by a central sewer and the wastewater collection system has an approved permit that was effective 3/21/06 to construct the system on

file from the Department of Environmental Protection; or

2. The lot is located within a one acre patch of hammock that is divided from the other lots that make up the one acre or more patch by a paved road that is at least 16 feet wide.

Such lots may be granted a score of 30 points through an administrative determination made by the County Biologist, the Director of Growth Management and rendered to the Department of Community Affairs until such time as the County sponsors a zoning map change to update the Tier Three Overlay Zoning Map and it is approved by the Department of Community Affairs.

c. Any hammock identified in the County's data base and aerial surveys as 1.00 to 1.09 acres in area shall be verified by survey prior to its designation as Tier III-A A hammock that is deemed by survey and a field review by County Biologists to fail the minimum size criteria shall have the Special Protection Area designation removed from the subject parcel.

(c) *Big Pine Key and No Name Key Tier Boundary Criteria:* The Tier boundaries shall be designated using the Big Pine Key and No Name Key Habitat Conservation Plan (2005) and adopted Community Master Plan for Big Pine Key and No Name Key.

(d) *Tier overlay district map amendments*: The Tier Overlay District Map may be amended to reflect existing conditions in an area if warranted, because of drafting or data errors or regrowth of hammock. However, the clearing of tropical hardwood hammock or pinelands that results in the reduction of the area of an upland native habitat patch to less than the one-acre minimum shall not constitute sufficient grounds for amending the designation of a Tier III-A area to Tier III. The Tier Overlay District Map amendments shall be made pursuant to the procedures for map amendments to this chapter. Unlawful conditions shall not be recognized when determining existing conditions and regulatory requirements.

(e) *Request for Tier I designation:* Notwithstanding the provisions of Section-9.5-511(d)2, any individual may submit an application to the planning department containing substantial and competent documentation that an area meets the Tier I criteria. Applications must be received by July 1 of each year on a form approved by the director of planning for consideration by the special master at a public hearing advertised at least fifteen (15) days prior to the hearing date. Said hearing by the special master shall be held prior to November 1 of each year. The director of planning will review the documentation and any other appropriate scientific information and prepare an analysis report for the special master. The special master will render a written opinion to the planning commission and board of county commissioners either that the application meets the criteria for designating the lands as Tier I or that the documentation is

insufficient to warrant a map amendment. The posting, advertising and review will follow the procedures in sec. 9.5-511(d)(3)(4) and (5)."

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 4. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict. The repeal of an ordinance herein shall not repeal the repealing clause of such ordinance or revive any ordinance which has been repealed thereby.

Section 5. This ordinance does not affect prosecutions for ordinance violations committed prior to the effective date of this ordinance; does not waive any fee or penalty due or unpaid on the effective date of this ordinance; and does not affect the validity of any bond or cash deposit posted, filed, or deposited pursuant to the requirements of any ordinance.

Section 6. This ordinance shall be filed in the Office of the Secretary of State of Florida. This ordinance shall not become effective until July 14, 2006, but not prior to or without a notice issued by the Department of Community Affairs or Administration Commission approving the ordinance.

Section 8. This ordinance shall be transmitted by the Planning and Environmental Resources Department to the Florida Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes.

Section 9. The provisions of this ordinance shall be included and incorporated in the Code of Ordinances of the County of Monroe, Florida, as an addition or amendment thereto, and shall be appropriately numbered to conform to the uniform numbering system of the Code.

[THE REMAINDER OF THE PAGE IS LEFT INTENTIONALLY BLANK.]

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting of said Board held on the 15th day of March, A.D., 2006.

Mayor Charles "Sonny" McCoy	Not Present
Mayor Pro Tem Murray Nelson	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Not Present
Commissioner Dixie Spehar	Yes

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY: _____

~~Mayor/Chairperson~~
Mayor Pro Tem Murray Nelson

(SEAL)

ATTEST: DANNY KOHLAGE, CLERK

BY: _____
Deputy Clerk

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 3/6/06

FILED FOR RECORD
2006 APR -3 PM 12:44
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

CLERK OF THE CIRCUIT COURT
MONROE COUNTY

BRANCH OFFICE
MARATHON SUB COURTHOUSE
3117 OVERSEAS HIGHWAY
MARATHON, FLORIDA 33050
TEL. (305) 289-6027
FAX (305) 289-1745

MONROE COUNTY COURTHOUSE
500 WHITEHEAD STREET, SUITE 101
KEY WEST, FLORIDA 33040
TEL. (305) 292-3550
FAX (305) 295-3663

BRANCH OFFICE
PLANTATION KEY
GOVERNMENT CENTER
88820 OVERSEAS HIGHWAY
PLANTATION KEY, FLORIDA 33070
TEL. (305) 852-7145
FAX (305) 852-7146

April 3, 2006

Ms. Liz Cloud, Program Administrator
Administrative Code & Weekley
R.A. Gray Building
500 S Bronough Street
Tallahassee FL 32399-0250

Via Certified Mail 7002 2030 0001 2668 9808

Dear Ms. Cloud,

Enclosed please find certified copies of the following:

Ordinance No. 005-2006 providing for the purchase of property to be developed for the establishment of affordable and employee housing; providing for the future development of such housing; providing for severability; providing for repeal of inconsistent provisions; providing for incorporation in the Monroe County Code; providing for an effective date.

Ordinance No. 006-2006 amending Chapter 3, Monroe County Code; Providing clarification of authority of animal control officers and of other provisions of Chapter 3; Providing for rabies vaccinations of ferrets and changing required ages of cats and dogs to be vaccinated; Providing penalties enforceable by code violation prosecution for dangerous and vicious dogs; Providing for prohibitions against abandonment of animals and chaining of dogs; Providing for requirements of spaying or neutering of cats and dogs; Providing for exemptions and establishing criteria and process to obtain an exemption from requirement for spay and neuter of dogs and cats; Providing an incentive for permanent identification; Providing for severability; Providing for the repeal of all Ordinances inconsistent herewith; Providing for incorporation into the Monroe County Code of Ordinances; and Providing an effective date.

Ordinance No. 008-2006 amending the Monroe County Land Development Regulations to revise environmental regulations by deleting Sections 9.5-336, 9.5-337, 9.5-338, 9.5-339.1, 9.5-339.2, 9.5-339.3, 9.5-340, 9.5-341, 9.5-342, and 9.5-343 to eliminate requirements pertaining to the Existing Conditions Map and Habitat Evaluation Index (HEI); Creating new Section 9.5-336 to require an Existing Conditions Report, including vegetative survey as part of

Ordinance Nos. 005-2006, 006-2006, 008-2006,
009-2006, 010-2006, 011-2006 & 013-2006

Development Application approval; creating new Section 9.5-337 to enhance protection of upland vegetation through Grant of Conservation Easements; creating new Section 9.5-338 that incorporates existing open space requirements for wetlands; Revising Section 9.5-347 to provide for maximum clearing limits of native upland vegetation based upon the Tier System designation of the subject property; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and, providing for an effective date.

Ordinance No. 009-2006 amending the Monroe County Land Development Regulations to implement Goal 105 of the 2010 Comprehensive Plan and the Tier Overlay System by revising Sections 9.5-120 through 9.5-123 and Sections 9.5-125 through 9.5-140 [Rate of Growth Ordinance (ROGO)] and revising Section 9.5-266 [Affordable and Employee Housing]; Providing evaluation criteria, point system, and procedures utilizing the Tier Overlay as the basis for the ROGO System; Providing special evaluation criteria, point system, and procedures for Big Pine and No Name Key based on Habitat Conservation Plan and Master Plan for Big Pine and No Name Key; Creating an appeal process for NROGO; Limiting affordable housing allocations to Tier III Areas; Providing for a 99 year restrictive covenant for affordable and employee housing; Providing authority for an eligible governmental or non-governmental entity to administer eligibility and compliance requirements of affordable housing regulations of behalf of the Planning and Environmental Resources Department; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance No. 010-2006 amending Land Developments Regulations to implement Goal 105 of the 2010 Comprehensive Plan and the Tier Overlay System by amending Section 9.5-256, Tier Overlay District; Providing criteria for designation of tier boundaries; Providing a mechanism for Tier Overlay District Map amendments; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance No. 011-2006 amending the Monroe County Land Development Regulations by revising Sections 9.5-124 through 9.5-124.8 Non-Residential Rate of Growth Ordinance (NROGO) of the Monroe County Land Development Regulations utilizing the Tier Overlay as the basis for the competitive point system; Creating a separate NROGO System for Big Pine Key and No Name Key; Providing for specific vesting provisions; Providing for repeal of all Ordinances inconsistent herewith; Providing for incorporation in the Monroe County Code of Ordinances; Directing the Planning and Environmental Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date.

Ordinance Nos. 005-2006, 006-2006, 008-2006,
009-2006, 010-2006, 011-2006 & 013-2006

These Ordinances were adopted by the Monroe County Board of County Commissioners at a Regular Meeting in formal session on March 15, 2006. Please file for record.

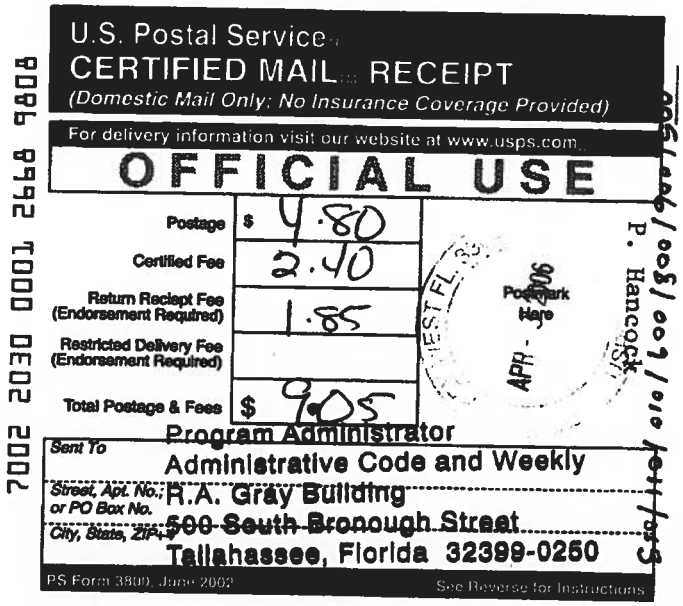
Ordinance No. 013-2006 adopting an amendment to the Monroe County Land Use District Map to include a Tier Overlay District Map designation on all land in unincorporated Monroe County in the Florida Keys between Key West and Ocean Reef and designating boundaries for Tier, I, Tier II, Tier III and Tier III-A (Special Protection Areas) as required in Goal 105 of the 2010 Comprehensive Plan pursuant to the criteria in proposed Section 9.5-256; Providing for repeal of all Ordinances inconsistent herewith, Directing the Planning and Environment Resources Department to transmit a copy of this Ordinance to the Florida Department of Community Affairs; and providing for an effective date. *Please note that Exhibit A is on the disc that is attached to the Ordinance.*

This Ordinance was adopted by the Monroe County Board of County Commissioners at a Special Meeting in formal session on March 21, 2006. Please file for record. Should you have any questions please feel free to contact me at (305) 295-3130.

Danny L. Kolhage
Clerk of the Circuit Court
and ex officio Clerk to the
Board of County Commissioners

by: *Pamela G. Hancock, D.C.*

cc: Growth Management w/o Ordinance 006 only
Community Services - Ordinance 006 only
Finance - Ordinance 006 only
County Attorney
BOCC
File


U.S. Postal Service
CERTIFIED MAIL RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)
For delivery information visit our website at www.usps.com
OFFICIAL USE
Postage $ 4.80
Certified Fee 2.40
Return Receipt Fee (Endorsement Required) 1.85
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 9.05
Postmark Here
APR - 2006
Sent To Program Administrator
Administrative Code and Weekly
Street, Apt. No., or PO Box No. R.A. Gray Building
City, State, ZIP+4 500 South Bronough Street
Tallahassee, Florida 32399-0250
PS Form 3800, June 2002
See Reverse for Instructions
7002 2030 0001 2668 9808
P. Hancock

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Ms. Liz Cloud
Program Administrator
Administrative code & Weekly
R.A. Gray Building
500 S Bronough Street
Tallahassee FL 32399-0250

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent
☐ Addressee

B. Received by *(Printed Name)*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

DEPT. OF STATE
APR 05 2006
CLEARED

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number
(Transfer from service label) 7002 2030 0001 2668 9808

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

FLORIDA DEPARTMENT OF STATE

Sue M. Cobb

Secretary of State

DIVISION OF LIBRARY AND INFORMATION SERVICES

April 6, 2006

Honorable Danny L. Kolhage
Clerk of Circuit Court
Monroe County
500 Whitehead Street, Suite 101
Key West, Florida 33040

Attention: Isabel C. DeSantis, Deputy Clerk

Dear Mr. Kolhage:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 3, 2006 and certified copies of Monroe County Ordinance Nos. 005-2006, 006-2006, 008-2006 through 011-2006 and 013-2006, which were filed in this office on April 5, 2006.

Sincerely,

Liz Cloud

Liz Cloud
Program Administrator

FILED FOR RECORD
2006 APR 10 AM 9:44
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

LC/mp

☐STATE LIBRARY OF FLORIDA
R.A. Gray Building • Tallahassee, Florida 32399-0250 • (850) 245-6600
FAX: (850) 488-2746 • TDD: (850) 922-4085 • http://www.dos.state.fl.us
☐LEGISLATIVE LIBRARY SERVICE (850) 488-2812 • FAX: (850) 488-9879
☐ RECORDS MANAGEMENT SERVICES (850) 487-2180• FAX: (850) 413-7224
☐FLORIDA STATE ARCHIVES (850) 245-6700• FAX: (850) 488-4894
☐ADMINISTRATIVE CODE AND WEEKLY (850) 245-6270• FAX: (850) 245-6282

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS

In re: MONROE COUNTY LAND DEVELOPMENT REGULATIONS ADOPTED BY MONROE COUNTY ORDINANCE NO. 010-2006

/

FILED FOR RECORD
2006 JUN -7 AM 11:41
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

FINAL ORDER

The Department of Community Affairs (the "Department") hereby issues its Final Order, pursuant to §§ 380.05(6), *Fla. Stat.*, and § 380.0552(9), *Fla. Stat.* (2005), approving a land development regulation adopted by a local government within the Florida Keys Area of Critical State Concern as set forth below.

FINDINGS OF FACT

1. The Florida Keys Area is a statutorily designated area of critical state concern, and Monroe County is a local government within the Florida Keys Area.

2. On April 6, 2006, the Department received for review Monroe County Ordinance No. 010-2006 ("Ord. 010-2006").

3. The final order for this Ordinance must be signed by June 2, 2006.

4. The Ordinance implements Goal 105 of the Monroe County Comprehensive Plan; provides criteria for designation of the tier boundaries, excluding Ocean Reef, a vested subdivision; and prioritizes land for public acquisition. The Ordinance also contains a mechanism for property owners to obtain due process by requesting an amendment to the designation based upon specific criteria.

5. Ordinance 010-2006 is consistent with the 2010 Monroe County Comprehensive Plan.

CONCLUSIONS OF LAW

6. The Department is required to approve or reject land development regulations that

are enacted, amended, or rescinded by any local government in the Florida Keys Area of Critical State Concern. § 380.05(6), *Fla. Stat.*, and § 380.0552(9), *Fla. Stat.* (2005).

7. Monroe County is a local government within the Florida Keys Area of Critical State Concern. § 380.0552, *Fla. Stat.* (2005) and Rule 28-29.002 (superseding Chapter 27F-8), *Fla. Admin. Code.*

8. "Land development regulations" include local zoning, subdivision, building, and other regulations controlling the development of land. § 380.031(8), *Fla. Stat.* (2005). The regulations adopted by Ord. 010-2006 are land development regulations.

9. All land development regulations enacted, amended, or rescinded within an area of critical state concern must be consistent with the Principles for Guiding Development (the "Principles") as set forth in § 380.0552(7), *Fla. Stat. See Rathkamp v. Department of Community Affairs,* 21 F.A.L.R. 1902 (Dec. 4, 1998), *aff'd*, 740 So. 2d 1209 (Fla. 3d DCA 1999). The Principles are construed as a whole and no specific provision is construed or applied in isolation from the other provisions.

10. Ord. 010-2006 promotes and furthers the following Principles:

> (a) To strengthen local government capabilities for managing land use and development so that local government is able to achieve these objectives without the continuation of the area of critical state concern designation.
> (c) To protect upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands, dune ridges and beaches, wildlife, and their habitat.
> (f) To enhance natural scenic resources, promote the aesthetic benefits of the natural environment, and ensure that development is compatible with the unique historic character of the Florida Keys.
> (h) To protect the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments.

11. Ord. 010-2006 is consistent with the Principles for Guiding Development as a whole.

WHEREFORE, IT IS ORDERED that Ord. 010-2006 is found to be consistent with the Principles for Guiding Development of the Florida Keys Area of Critical State Concern, and is hereby APPROVED.

This Order becomes effective 21 days after publication in the Florida Administrative Weekly unless a petition is filed as described below.

DONE AND ORDERED in Tallahassee, Florida.

TRACY D. SUBER
State Planning Administrator
Division of Community Planning
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS ORDER HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, REGARDING THE AGENCY'S ACTION. DEPENDING UPON WHETHER YOU ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT IN YOUR PETITION REQUESTING AN ADMINISTRATIVE PROCEEDING, YOU ARE ENTITLED TO EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING.

IF YOUR PETITION FOR HEARING DOES NOT ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT CONTAINED IN THE DEPARTMENT'S ACTION, THEN THE ADMINISTRATIVE PROCEEDING WILL BE AN INFORMAL ONE, CONDUCTED PURSUANT TO SECTIONS 120.569 AND 120.57(2) FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND III, FLORIDA ADMINISTRATIVE CODE. IN AN INFORMAL ADMINISTRATIVE PROCEEDING, YOU MAY BE REPRESENTED BY COUNSEL OR BY A QUALIFIED REPRESENTATIVE, AND YOU MAY PRESENT WRITTEN OR ORAL EVIDENCE IN OPPOSITION TO THE DEPARTMENT'S ACTION OR REFUSAL TO ACT; OR YOU MAY EXERCISE THE OPTION TO PRESENT A WRITTEN STATEMENT CHALLENGING THE GROUNDS UPON WHICH THE DEPARTMENT HAS CHOSEN TO JUSTIFY ITS ACTION OR INACTION.

IF YOU DISPUTE ANY ISSUE OF MATERIAL FACT STATED IN THE AGENCY

ACTION, THEN YOU MAY FILE A PETITION REQUESTING A FORMAL ADMINISTRATIVE HEARING BEFORE AN ADMINISTRATIVE LAW JUDGE OF THE DIVISION OF ADMINISTRATIVE HEARINGS, PURSUANT TO SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND II, FLORIDA ADMINISTRATIVE CODE. AT A FORMAL ADMINISTRATIVE HEARING, YOU MAY BE REPRESENTED BY COUNSEL OR OTHER QUALIFIED REPRESENTATIVE, AND YOU WILL HAVE THE OPPORTUNITY TO PRESENT EVIDENCE AND ARGUMENT ON ALL THE ISSUES INVOLVED, TO CONDUCT CROSS-EXAMINATION AND SUBMIT REBUTTAL EVIDENCE, TO SUBMIT PROPOSED FINDINGS OF FACT AND ORDERS, AND TO FILE EXCEPTIONS TO ANY RECOMMENDED ORDER.

IF YOU DESIRE EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING, YOU MUST FILE WITH THE AGENCY CLERK OF THE DEPARTMENT OF COMMUNITY AFFAIRS A WRITTEN PLEADING ENTITLED, "PETITION FOR ADMINISTRATIVE PROCEEDINGS" WITHIN 21 CALENDAR DAYS OF PUBLICATION OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY THE AGENCY CLERK, IN THE DEPARTMENT'S OFFICE OF GENERAL COUNSEL, 2555 SHUMARD OAK BOULEVARD, TALLAHASSEE, FLORIDA 32399-2100.

THE PETITION MUST MEET THE FILING REQUIREMENTS IN RULE 28-106.104(2), FLORIDA ADMINISTRATIVE CODE. IF AN INFORMAL PROCEEDING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.301, FLORIDA ADMINISTRATIVE CODE. IF A FORMAL HEARING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.201(2), FLORIDA ADMINISTRATIVE CODE.

A PERSON WHO HAS FILED A PETITION MAY REQUEST MEDIATION. A REQUEST FOR MEDIATION MUST INCLUDE THE INFORMATION REQUIRED BY RULE 28-106.402, FLORIDA ADMINISTRATIVE CODE. CHOOSING MEDIATION DOES NOT AFFECT THE RIGHT TO AN ADMINISTRATIVE HEARING.

YOU WAIVE THE RIGHT TO AN INFORMAL ADMINISTRATIVE PROCEEDING OR A FORMAL HEARING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF PUBLICATION OF THIS FINAL ORDER.

CERTIFICATE OF FILING AND SERVICE

I HEREBY CERTIFY that the original of the foregoing Final Order has been filed with the undersigned designated Agency Clerk, and that true and correct copies have been furnished to the persons listed below by the method indicated this 7th day of June, 2006.

for Paula Ford, Agency Clerk

By U.S. Mail:

Honorable Charles McCoy
Mayor of Monroe County
500 Whitehead Street, Suite 102
Key West, Florida 33040

Danny L. Kolhage
Clerk to the Board of County Commissioners
500 Whitehead Street
Key West, Florida 33040

Aref Joulani
Acting Director
Planning and Environmental Resources
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

By Hand Delivery or Interagency Mail:

Tracy D. Suber, Bureau of State Planning, DCA Tallahassee
Rebecca Jetton, ACSC Administrator, DCA Tallahassee
Richard E. Shine, Assistant General Counsel, DCA Tallahassee
Christine M. Cosby, Assistant General Counsel, DCA Tallahassee

Item #6 Little Conch Key-Comp Plan Text Amendment
Staff Report

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Assistant Director of Planning

Date: October 22, 2012

Subject: Request of the Little Conch Key Development Corporation (Walker's Island Project) to amend the text of Monroe County 2010 Comprehensive Plan to establish sub-area policies applicable to a specific geographic area of submerged lands, create site-specific parameters for the re-dredging of privately-owned submerged lands with benthic resources to facilitate navigational access and to define the specific, limited circumstances and conditions which must be met to allow the re-dredging.

Meeting: November 14, 2012

I REQUEST

Sandra Walters, SWC has submitted a request on behalf of the Little Conch Key Development Corporation (Walker's Island Project) to amend the text of Monroe County 2010 Comprehensive Plan to create policies within the Conservation and Coastal Management Element to establish sub-area policies applicable to a specific geographic area of submerged lands to enact site-specific, tailored parameters for the re-dredging of privately-owned submerged lands for navigational access and to amend policies to define the specific, limited circumstances and conditions which shall be met to allow the re-dredging of privately-owned access channels and basins.

II. BACKGROUND INFORMATION

A. Existing Comprehensive Plan Policies

Currently, the Monroe County Comprehensive Plan prohibits new dredging and does not allow maintenance dredging within areas vegetated with seagrass beds or characterized by hardbottom communities (e.g. benthic communities) except for maintenance in public navigation channels.

Policy 202.8.2 *No new dredging shall be permitted in Monroe County.*

Policy 202.8.3 *No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels.*

Policy 203.2.3 *Effective upon plan adoption, Monroe County shall:*

1. *Prohibit new dredging in the Florida Keys; and*
2. *Prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels.*

Note, the Monroe County Comprehensive Plan and Land Development Code (LDC) do not provide definitions for public navigation channels, channel or maintenance dredging. The LDC provides a definition of dredging (means excavation below water level or in wetlands). The LDC also provides an overall definition of maintenance (means that action taken to restore or preserve the functional intent of any facility or system).

Florida Department of Environmental Rule 18-21.003, F.A.C., provides definitions for private and public channel, as follows:

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) **"Private channel"** means a channel that is dredged or maintained by private entities to provide access to or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) **"Public channel"** means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) **"Public navigation project"** means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

This applicant would not qualify for maintenance dredging under the existing Comprehensive Plan policies, as the applicants channel has benthic resources and is not considered a "public navigation channel" pursuant to the State definitions.

B. In 2010, Sandra Walters, SWC, on behalf of the Little Conch Key Development Corporation, submitted a request for a text amendment [Policies 202.8.3, 202.8.4, 202.8.5, 202.8.6, 202.8.7, 2020.8.8, 203.2.3 and 204.2.2] to the Comprehensive Plan to allow maintenance dredging within access channels vegetated by seagrass beds, subject to certain limitations and conditions. The proposed text amendment for the Walker's Island project would have allowed maintenance dredging in areas that contain benthic resources beyond that currently allowed in public navigation channels, subject to limitations and conditions. These amendments would have also allowed the use of dredged spoil for seagrass restoration projects (placement of dredged spoil within submerged lands). The proposed amendments, while proposed and affecting the Walker's Island project, as the amendments were originally drafted, could have also affected other privately-owned submerged lands in unincorporated Monroe County (e.g. county-wide application).

Based on the submitted amendment in 2010, staff has coordinated with the Department of Economic Opportunity (formerly the Department of Community Affairs) and other entities/agencies on the review of the proposal. To facilitate the review of the proposed amendments, several teleconferences and meetings were held to gain input from the various entities/agencies that are

involved with comprehensive planning as well as dredge and fill activities. The participants included representatives from Monroe County (Planning, Environmental Resources and Marine Resources staff), SWC (applicant's consultant), Department of Economic Opportunity (DEO), Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), National Oceanic and Atmospheric Administration (NOAA), Army Corps of Engineers (ACOE), Florida Keys National Marine Sanctuary (FKNMS), Environmental Protection Agency (EPA), the City of Marathon and the Village of Islamorada.

The group discussion generally revolved to the importance of seagrasses to ecology of the Keys, the causes of degradation (such as scarring, nutrients, climate), how to avoid extreme degradation as well as the recovery of the resources. Additionally, the group discussed the sedimentation issues of existing channels. Discussions of the group revolved around the definition of maintenance dredging, how to define maintenance dredging and how to distinguish new dredging from maintenance dredging. The SFWMD and DEP described statutory [403.813(1)(f), F.S.] and rule [40E-4.051(2)(a), F.A.C.] exemptions for maintenance dredge projects. DEP stated that if a project does not qualify for an exemption, then the project is not considered a maintenance dredge. DEP and SFWMD also noted that maintenance dredging cannot exceed the depths, widths, and configurations that were previously achieved by previous dredging.

During one of the teleconferences, NOAA also stated that dredging, either new or maintenance, is prohibited in the Florida Keys National Marine Sanctuary pursuant to 15CFR922.163 (a)(3) [see below] unless an applicant can get a permit.

> Federal conservation laws that are in effect and enforced by Sanctuary Officers are the National Marine Sanctuary Act (NMSA), the Magnuson Fishery Conservation and Management Act (MFCMA), the Atlantic Tunas Convention Act (ATCA), the Marine Mammal Protection Act (MMPA), the Endangered Species Act (ESA), and the Lacey Act (LA), all of which apply to resources residing within or transiting through the FKNMS. Law specifically in affect which apply to the Florida Keys National Marine Sanctuary are found under the United States Code of Federal Regulations (CFR) Chapter 15.

Sec. 922.163 Prohibited activities--Sanctuary-wide.

a) Except as specified in paragraph (b) through (e) of this section, the following activities are prohibited and thus are unlawful for any person to conduct or to cause to be conducted:

(3) Alteration of, or construction on, the seabed. Drilling into, dredging, or otherwise altering the seabed of the Sanctuary, or engaging in prop-dredging; or constructing, placing or abandoning any structure, material, or other matter on the seabed of the Sanctuary, except as an incidental result of:

(i) Anchoring vessels in a manner not otherwise prohibited by this part (see Secs. 922.163(a)(5)(ii) and 922.164(d)(1)(v));

(ii) Traditional fishing activities not otherwise prohibited by this part;

(iii) Installation and maintenance of navigational aids by, or pursuant to valid authorization by, any Federal, State, or local authority of competent jurisdiction;

(iv) Harbor maintenance in areas necessarily associated with Federal water resource development projects in existence on July 1, 1997, including maintenance dredging of entrance channels and repair, replacement, or rehabilitation of breakwaters or jetties;

(v) Construction, repair, replacement, or rehabilitation of docks, seawalls, breakwaters, piers, or marinas with less than ten slips authorized by any valid lease, permit, license, approval, or other authorization issued by any Federal, State, or local authority of competent jurisdiction.

(4) Discharge or deposit of materials or other matter.

(i) Discharging or depositing, from within the boundary of the Sanctuary, any material or other matter, except:

(A) Fish, fish parts, chumming materials, or bait used or produced incidental to and while conducting a traditional fishing activity in the Sanctuary;

(B) Biodegradable effluent incidental to vessel use and generated by a marine sanitation device approved in accordance with section 312 of the Federal Water Pollution Control Act, as amended, (FWPCA), 33 U.S.C. 1322 et seq.;

(C) Water generated by routine vessel operations (e.g., deck wash down and graywater as defined in section 312 of the FWPCA), excluding oily wastes from bilge pumping; or

(D) Cooling water from vessels or engine exhaust;

(ii) Discharging or depositing, from beyond the boundary of the Sanctuary, any material or other matter that subsequently enters the Sanctuary and injures a Sanctuary resource or quality, except those listed in paragraph (a)(4)(i) (A) through (D) of this section and those authorized under Monroe County land use permits or under State permits.

Sec. 922.166 Permits other than for access to the Tortugas Ecological Reserve--application procedures and issuance criteria.

(a) National Marine Sanctuary General Permit.

(1) *A person may conduct an activity prohibited by Secs. 922.163 or 922.164, other than an activity involving the survey/inventory, research/recovery, or deaccession/transfer of Sanctuary historical resources, if such activity is specifically authorized by, and provided such activity is conducted in accordance with the scope, purpose, terms and conditions of, a National Marine Sanctuary General permit issued under this paragraph (a).*

(2) The Director, at his or her discretion, may issue a General permit under this paragraph (a), subject to such terms and conditions as he or she deems appropriate, if the Director finds that the activity will:

(i) Further research or monitoring related to Sanctuary resources and qualities;

(ii) Further the educational value of the Sanctuary;

(iii) Further the natural or historical resource value of the Sanctuary;

(iv) Further salvage or recovery operations in or near the Sanctuary in connection with a recent air or marine casualty;

(v) Assist in managing the Sanctuary; or

(vi) Otherwise further Sanctuary purposes, including facilitating multiple use of the Sanctuary, to the extent compatible with the primary objective of resource protection.

(3) The Director shall not issue a General permit under this paragraph (a), unless the Director also finds that:

(i) The applicant is professionally qualified to conduct and complete the proposed activity;

(ii) The applicant has adequate financial resources available to conduct and complete the proposed activity;

(iii) The duration of the proposed activity is no longer than necessary to achieve its stated purpose;

(iv) The methods and procedures proposed by the applicant are appropriate to achieve the proposed activity's goals in relation to the activity's impacts on Sanctuary resources and qualities;

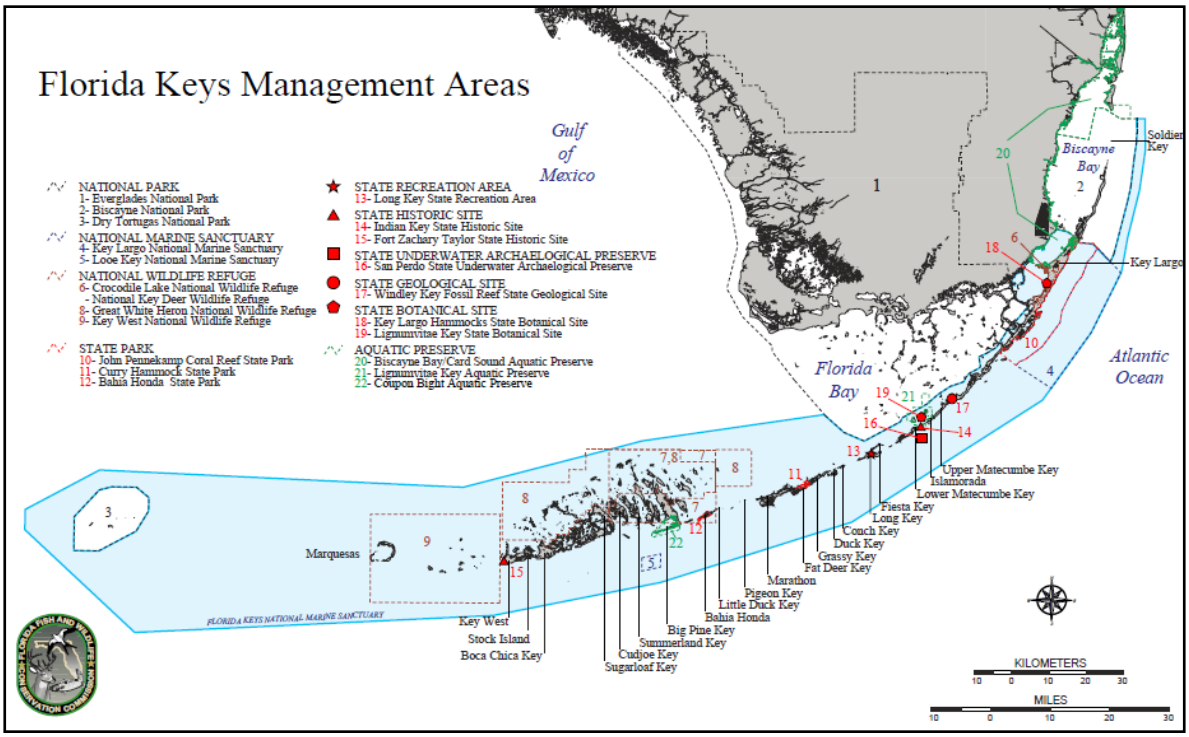
(v) The proposed activity will be conducted in a manner compatible with the primary objective of protection of Sanctuary resources and qualities, considering the extent to which the conduct of the activity may diminish or enhance Sanctuary resources and qualities, any indirect, secondary or cumulative effects of the activity, and the duration of such effects;

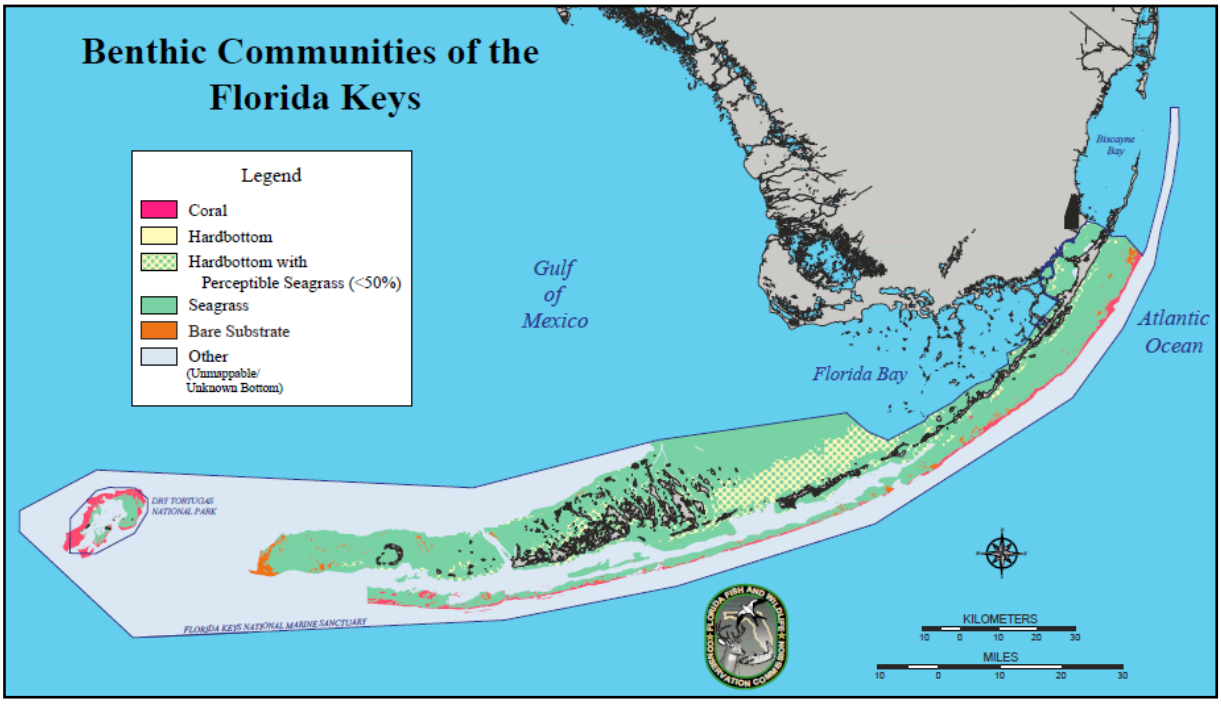
(vi) It is necessary to conduct the proposed activity within the Sanctuary to achieve its purposes; and

(vii) The reasonably expected end value of the activity to the furtherance of Sanctuary goals and purposes outweighs any potential adverse impacts on Sanctuary resources and qualities from the conduct of the activity.

Additional discussions of the groups revolved around ideas and strategies to limit the scope of the potential future dredging activities to ensure there are not excessive impacts to our resources as well as to ensure that the appropriate agencies had an opportunity to provide input on proposed dredging proposals. Discussions included ideas to consider site-specific evaluations and meaningful criteria to limit the extent of impacts.

This intergovernmental coordination and review has been important as Monroe County has extensive resources and protected areas.





While this review and coordination between agencies was taking place, various significant statutory changes were also being adopted. Specifically, during the 2012 legislative session, Florida Legislature adopted House Bill 503 (amending Section 125.022, F.S.) which states:

> *For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit that an applicant obtain a permit or approval from any state or federal agency unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county may attach such a disclaimer to the issuance of a development permit and may include a permit condition that all other applicable state or federal permits be obtained before commencement of the development. This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply*

This new statute provision, does not allow the County to require a state or federal permit prior to issuance of a County permit, as the current Comprehensive Plan policies and LDC stipulate. Note: the County has developed a 'Notice to Proceed' process and now places a condition on permits that all other applicable state or federal permits shall be obtained before commencement of the development.

C. Based upon these various meetings, agency discussions, information received from the agencies and the new statutory provision, the applicant submitted a revised application on April 16, 2012. The new proposal includes the creation of sub-area policies applicable to a specific geographic area of submerged lands to enact site-specific, tailored parameters for the re-dredging of privately-owned submerged lands and to amend policies to define the specific, limited circumstances and conditions which shall be met to allow the re-dredging of privately-owned access channels and basins (*see proposed amendment*).

The proposal has been drafted to apply only to privately-owned submerged lands. Additionally, multiple conditions have been proposed to narrow the scope of potential dredge proposals. Also, to ensure that potential future dredge projects are individually reviewed thoroughly by the local, state and federal agencies, a site-specific comprehensive plan amendment is required (similar to the adopted Goal 107 Sub-area policies). With requiring a comprehensive plan amendment, a proposal will need to go through multiple public hearings at the County, be transmitted to the State for a consistency review (by DEO and other reviewing agencies, such as DEP), be considered for adoption at a public hearing by the County and, ultimately, reviewed and found in-compliance by the State – before the applicant can apply for building permits and commence any dredge activities. The applicant's comprehensive plan amendment proposal was also provided to the State and federal agencies for review and comment. Recommendations from the agencies have been incorporated into the draft amendment. This is reflected in an updated draft submitted by the applicant on

September 7, 2012. In addition, County staff has continued to review relevant information, review the drafts submitted and has suggested revisions.

The Monroe County Development Review Committee (DRC) considered the proposed amendment at a regularly scheduled meeting held on September 25, 2012. Additionally, the applicant submitted several revisions to the proposed amendment language at the DRC meeting.

III. PROPOSED AMENDMENT INCLUDING COUNTY RECOMMENDATIONS

(red = applicant) (blue = County)

Objective 202.8

~~By January 4, 1997,~~ Monroe County shall ~~adopt~~ maintain Land Development Regulations which implement county policies controlling pollutant discharges into surface waters from dredge and fill activities.

Policy 202.8.1

Monroe County shall support state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 202.8.2

No new dredging shall be permitted in Monroe County.

Policy 202.8.3

No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels. As used in this policy, public navigation channel means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S. [source - Rule 18-21.003, F.A.C.]

In limited circumstances, the re-dredging of privately-owned access channels and/or boat basins with benthic resources may be permitted pursuant to Policy 202.8.4 and through the adoption of a sub-area policy, applicable to the specific geographic area, pursuant to Objective 202.9.

Policy 202.8.4

In order to facilitate navigational access and reduce continued scarring of seagrass beds, re-dredging of historically-dredged privately-owned access channels and/or boat basins may be permitted, in limited circumstances. As used in this policy, re-dredging may occur within historically-dredged access channels and/or boat basins vegetated with seagrass communities, attached macroalgae or other hardbottom communities, if there is a continued threat to these communities due to existing upland development and docking facilities. Re-dredging shall only be permitted to preserve or restore the function of the access channel and/or boat basin.

Access channels are defined as artificially-created channels, constructed through excavation, serving as waterways for watercraft, and providing access to open water. Access channels do not include

propeller-dredged channels. Boat basins are defined as artificially-created basins, constructed through excavation, serving as basins for the mooring of watercraft.

Re-dredging of access channels and/or boat basins vegetated with benthic resources may be permitted if all of the following conditions are met:

1. There is an existing access channel and/or boat basin, evidenced by permits or historical aerial photography showing a historically-dredged channel.
    a. Re-dredging shall be limited to a depth of no more than 5 feet below mean low water if the original construction or maintenance dredging of the channel occurred and no previous permit has been issued by the Florida Department of Environmental Protection or South Florida Water Management District or the United States Army Corps of Engineers or Florida Keys National Marine Sanctuary (e.g., occurred prior to permit requirements).
2. There is an existing, lawfully-established upland development and docking facility served by the access channel and/or boat basin.
3. The submerged land within the historically-dredged access channel is privately owned by the owner of the contiguous upland property containing the lawfully-established upland development and docking facility served by the access channel and/or boat basin.
4. Demonstrable natural shoaling has reduced the upland property owner's reasonable access to open water.
5. There is a demonstrable threat of scarring to the surrounding seagrass beds.
6. Mitigation for seagrass impacts will be provided consistent with the *Final Programmatic Environmental Impact Statement (PEIS) for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004.
7. Quantity of mitigation for seagrass impacts will meet or exceed the requirements specified by the State of Florida's Uniform Mitigation Assessment Method (UMAM).
8. A performance bond for the re-dredging of the access channel and/or boat basin will be provided to the County prior to permit issuance.
9. The applicant shall notify the County Biologist 48 hours in advance of any re-dredging activities commencing, to accommodate monitoring and inspections.
10. A post-construction survey of the re-dredge of the access channel and/or boat basin footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit, the applicant will be required to correct the errors prior to release of the performance bond.
11. The re-dredging cannot be used to dredge natural or manmade barriers separating a canal or canal system from adjacent wetlands and/or other surface waters.
12. The re-dredging of an access channel shall require the adoption of a sub-area policy, pursuant to Objective 202.9, delineating the specific geographic area and the mitigation.

The re-dredging of the access channel and/or boat basin shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers and/or buoys by the contiguous, upland property owner or owners. The re-dredging methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding benthic resources. Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and benthic resources.

In addition, issuance of a County permit will include conditions that all applicable State and federal permits be obtained before commencement of work; that the applicant shall receive a notice to proceed from the County before commencement of work; a requirement that copies of these permits be available for inspection at the construction site at all times; and that lack of the State and federal permits at any inspection will be immediate cause for issuance of a stop work order. Applicable State and federal permits may include permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary.

Policy 202.8.5

In order to prevent degradation ~~facilitate establishment~~ of bottom vegetation, maintenance dredging in artificial waterways or the re-dredging of a historically-dredged privately-owned access channel and/or boat basin shall not exceed depths greater than minus six (-6) feet mean low water or to original design depths as documented in the original permit specifications of the dredged area, whichever is more restrictive. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.~~5~~ 6

All dredged spoil resulting from maintenance dredging or the re-dredging of a historically-dredged privately-owned access channel and/or boat basin shall be placed on permitted upland sites where drainage can be contained on-site unless utilization of the dredged spoil is an element of a seagrass restoration project consistent with the PEIS and the State of Florida's UMAM process that provides reasonable assurance of no negative impacts to water quality, species or habitats.

Policy 202.8.~~6~~ 7

No "after-the-fact" permits shall be issued that violate Monroe County dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

Policy 202.8.~~7~~ 8

Monroe County shall develop a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

Objective 202.9

~~By January 4, 1997, Monroe County shall develop and implement permitting, inspection, and enforcement procedures designed to reduce pollutant discharges into ground and surface waters from stormwater runoff. (See Drainage Goal 1001 and related objectives and policies.)~~

Monroe County shall regulate the re-dredging of historically-dredged privately-owned access channel and/or boat basins with seagrass communities, attached macroalgae or other hardbottom communities through sub-area policies applicable to a specific geographic area. These sub-area policies identify parcels of submerged land and the site-specific regulations developed in order to confine potential impacts to a specific area and document the mitigation for the proposed impacts. The development parameters established for each sub-area shall be based on data and conditions specific to the site in relation to the protection of natural resources.

Policy 202.9.1

In addition to the requirements of Policy 202.8.4, Monroe County shall regulate the re-dredging of historically-dredged privately-owned access channels and basins serving existing, lawfully-established upland development with docking facilities, where the area has been recolonized by seagrasses, attached macroalgae or other hardbottom communities, by the enactment of site-specific regulations that allow re-dredging to occur subject to limitations and conditions designed to protect natural resources.

Policy 202.9.2 Walker's Island Privately-Owned Submerged Lands

This policy shall document the specific geographic area of the re-dredging permitted on the Walker's Island privately-owned submerged lands and the required mitigation for the resource impacts.

The re-dredging described in Table 1 and Figure 1 (below) shall be allowed on the submerged land parcel shown as the Walker's Island Privately-Owned Submerged Land Area, subject to conditions listed below.

Conditions:

The re-dredging at the Walker's Island Privately Owned Submerged Land Area shall be subject to all the restrictions set out below:

1. The re-dredging of the channel and basin shall be limited to no more than the acreage specified in Table 1 to facilitate navigational access to the existing, lawfully-established upland development and docking facility.
2. The re-dredging shall not exceed a depth of 5 feet below mean low water or to depths of refusal as measured by a depth survey conducted by a State-licensed surveyor, whichever is more restrictive.
3. Recordation of a conservation easement in favor of the South Florida Water Management District prohibiting all impacts on, and requiring perpetual maintenance of, 26.93 acres of submerged land contained in parcel 00099110-000000. The area to be conserved is delineated in the Figure 2.
4. The provision and perpetual maintenance of educational signage, channel markers or buoys by the property owner or owners.

Table 1: General Description

Real Estate Number	Total Acreage of Submerged Lands Parcel	Maximum Impacted Acres	Minimum Mitigation: Conservation Easement Acreage
00099110-000000	27.22	0.63	26.93
Description: 15 65 34 LITTLE CONCH KEY BAY BOTTOM NE'LY SE'LY & SW'LY & ADJ TO LITTLE CONCH KEY OR371-544/50 OR804-1163D/C OR820-575Q OR1351-519/WILL CASE #95-10270-CP-10 OR2197-1977/78 OR2326-612/16			

Figure 1: Scope of Proposed Work

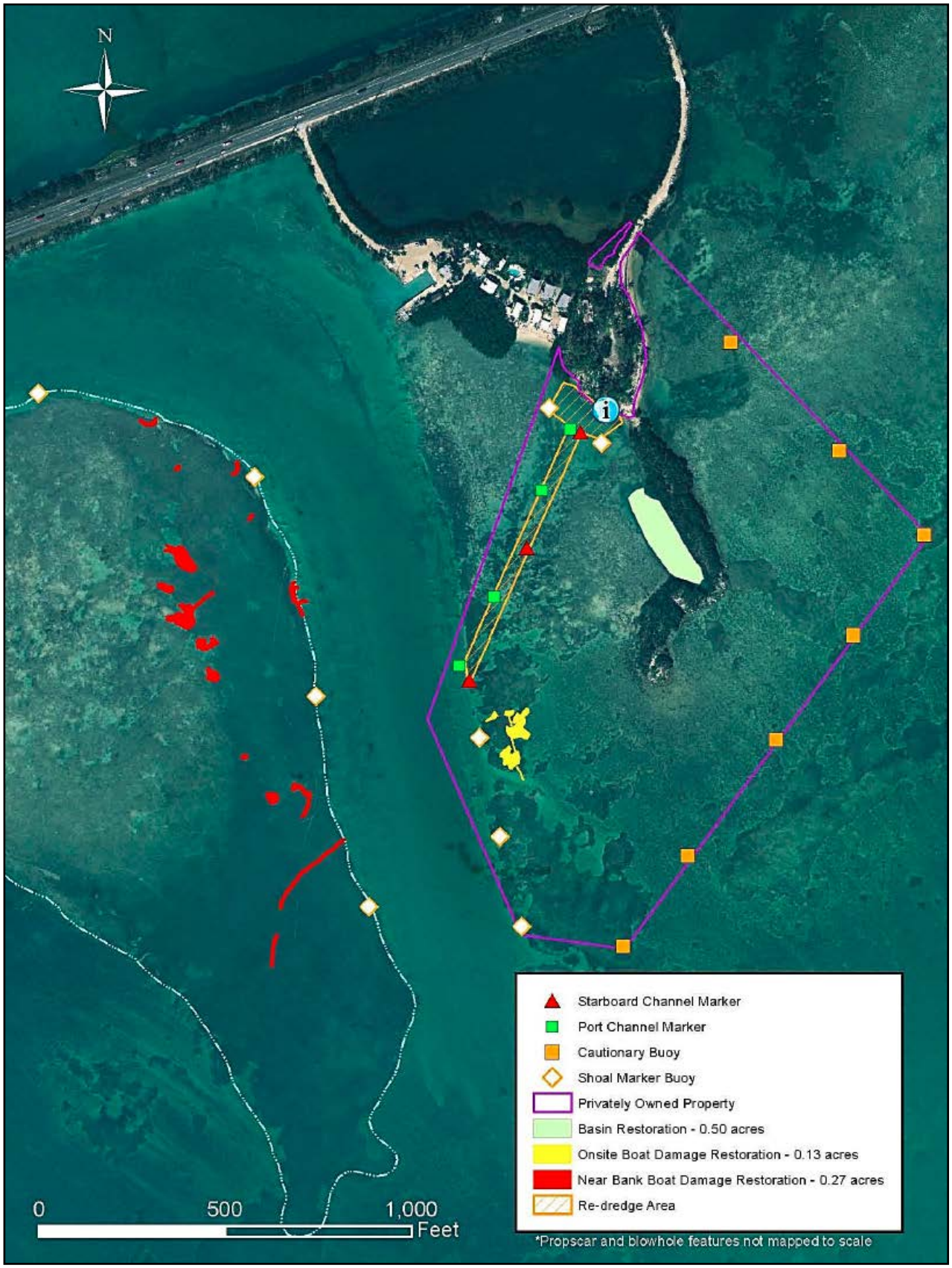
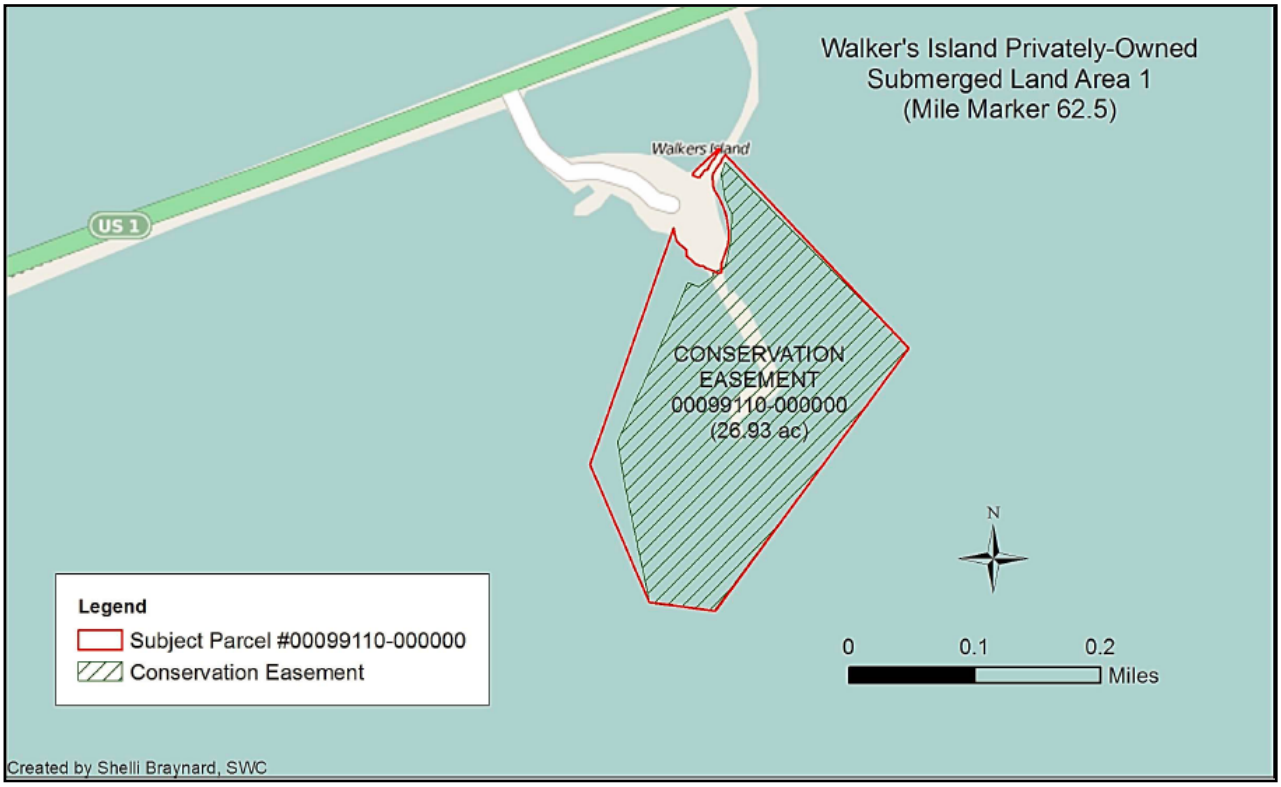


Figure 2: Minimum Conservation Easement



Objective 203.2
Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Policy 203.2.1
Upon adoption of the Comprehensive Plan, Monroe County shall prohibit the location of mooring sites over submerged land which is vegetated with seagrasses or characterized by a hard-bottom community, regardless of water depth, except as may be permitted by the Florida Department of Environmental Protection. This prohibition shall also apply to mooring fields.

Policy 203.2.2
Upon adoption of the Comprehensive Plan, Monroe County shall prohibit the termination of docking facilities and piers over submerged land which is vegetated with seagrasses or characterized by a hard-bottom community, regardless of water depth, except as may be permitted by the Florida Department of Environmental Protection. Design criteria to permit sunlight to reach the bottom shall be adopted. No boat shelters or gazebos shall extend over submerged lands vegetated with seagrasses or over hardbottom communities.

Policy 203.2.3
~~Effective upon plan adoption,~~ Monroe County shall:

1. P~~p~~rohibit new dredging in the Florida Keys; and

2. Pprohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels. (See Objective 202.8 and related policies.)
3. In limited circumstances, the re-dredging of privately-owned access channels and/or basins with benthic resources may be permitted pursuant to Policy 202.8.4 and through the adoption of a sub-area policy applicable to a specific geographic area, pursuant to Objective 202.9.

Policy 203.2.4
By July/August 1993, Monroe County shall seek to enter into an agreement with NOAA, EPA and DER regarding support of scientific studies of stresses on seagrass ecosystems in the Florida Keys region. This agreement shall be developed following completion of the Florida Keys National Marine Sanctuary Management Plan. This plan shall identify the research needs to be addressed in this agreement.

Policy 203.2.5
Monroe County shall support the public education program for users of the Florida Keys National Marine Sanctuary as outlined in the Florida Keys National Marine Sanctuary Management Plan (U.S. Dept. of Commerce, NOAA, in preparation). This program shall promote user education related to, among other items, seagrass bed conservation and navigational safety in nearshore waters.

Policy 203.2.6
By January 4, 1998, Monroe County shall enter digital information describing the location of seagrass beds in the Florida Keys into the County's Geographic Information System. These data shall be made available from the Florida Keys National Marine Sanctuary Management Program.

Objective 204.2
Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands.

Policy 204.2.1
To protect submerged lands and wetlands the open space shall be 100 percent of the following types of wetlands:

1. submerged lands;
2. mangroves;
3. salt ponds;
4. freshwater wetlands;
5. freshwater ponds; and
6. undisturbed saltmarsh and buttonwood wetlands.

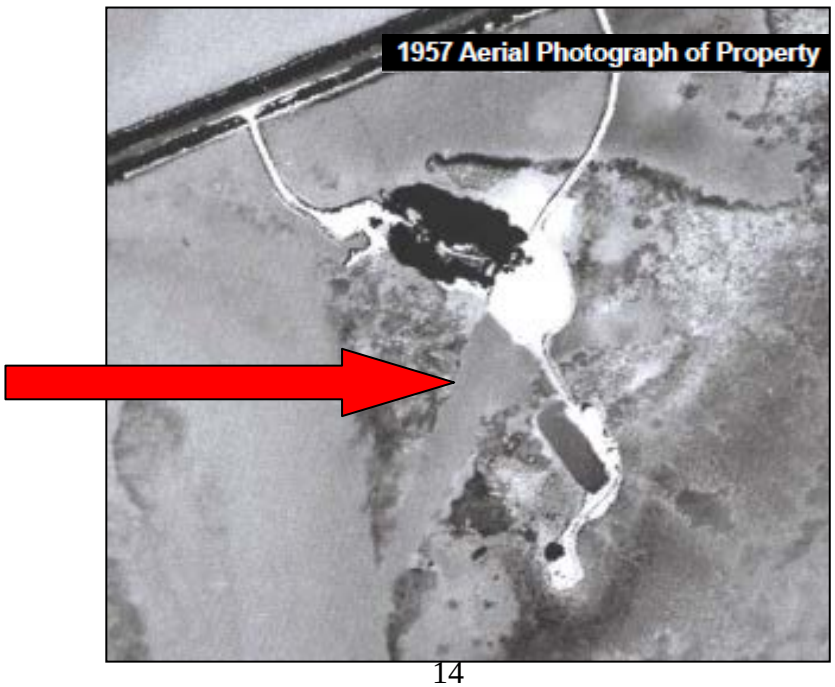
Allocated density (dwelling units per acre) shall be assigned to freshwater wetlands and undisturbed salt marsh and buttonwood wetland only for use as transferable development rights away from these habitats. Submerged lands, salt ponds, freshwater ponds and mangroves shall not be assigned any density or intensity.

Policy 204.2.2
No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shorelines stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. ~~All such projects shall require approval by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers prior to issuance of a County building permit.~~ Issuance of a County permit will include conditions that all applicable State and federal permits be obtained before commencement of work; and that the applicant shall receive a notice to proceed from the County before commencement of work; a requirement that copies of these permits be available for inspection at the construction site at all times; and that lack of the State and federal permits at any inspection will be immediate cause for issuance of a stop work order. Applicable state and federal permits may include permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary.

IV. ANALYSIS OF THE WALKER'S ISLAND PRIVATELY-OWNED SUBMERGED LAND AREA

The Walker's Island channel, which serves eight upland dwelling units, appears to have been dredged in the early 1950's and does not appear to have been maintained since that time. The historic access channel and basin has since experienced significant shoaling (see images below).
The Comprehensive Plan amendment application by SWC states: "An entrance channel and boat basin were excavated in the 1950s, prior to the time when State or federal environmental permits were issued for this kind of work…This entrance channel and boat basin have accumulated extensive sediment during the intervening years and currently the access depth from the nearby open water to the existing dock is quite shallow, ranging from as little as 0.47 feet to 2.86 feet with an estimated average depth of about 1.5 feet."



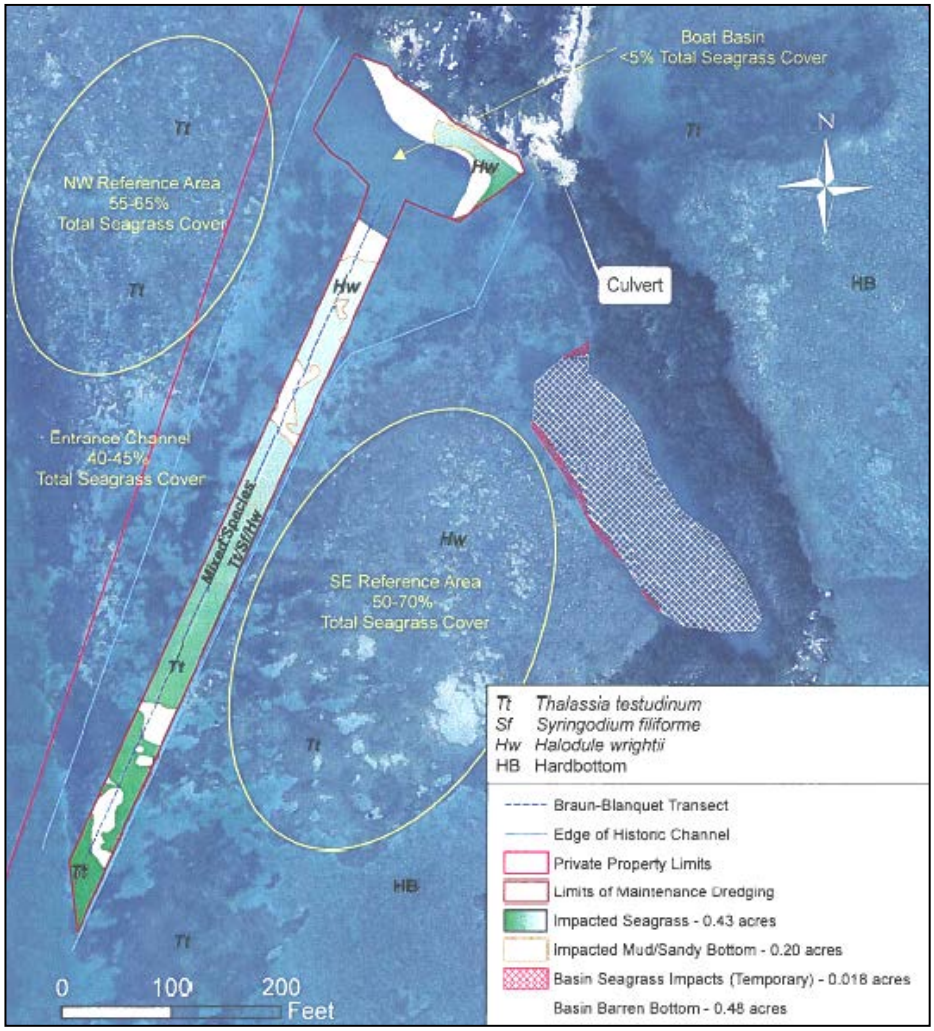
1963 Aerial Photograph

1981 Aerial Photograph

2006 Aerial Photograph

2009 Aerial Photograph
OVERSEAS HWY

Additionally, data provided by the applicant indicates that there is 40-45% seagrass coverage within the access channel and less than 5% within the boat basin, as compared to 50-70% coverage in surrounding seagrass beds.



Information has not been provided indicating that a Sanctuary permit has been applied for by the applicant. The Comprehensive Plan amendment application by SWC states that draft Essential Fish Habitat (EFH) assessment was provided to the National Marine Fisheries Service (NMFS) for preliminary review. Information has not been provided indicating if the applicant has applied for permits from the Army Corps of Engineers.

To date, the applicant has applied for a SFWMD environmental resource permit. When the applicant submitted this environmental resource permit application with the SFWMD, DEO (formerly DCA) provided comments to the SFWMD, pursuant to the federal consistency review process, that the proposed activity was inconsistent with the Monroe County 2010 Comprehensive Plan and the Principles for Guiding Development (Section 380.0552(7), F.S.) because the permit application proposed maintenance dredging in an area with benthic resources. Due to the DEO

objection to the environmental resource permit, the applicant submitted an application for a comprehensive plan amendment.

This proposal, while it provides multiple conditions that must be satisfied for a re-dredge proposal, would also establish a procedure to allow other property owners of privately-owned channels or basins in unincorporated Monroe County to request site-specific comprehensive plan amendments for re-dredging to facilitate their navigational access and reduce continued scarring of the surrounding seagrass beds.

Note: staff does not have access to readily available information to determine the exact number of existing "privately-owned channels" or the number of previously dredge channels (historically dredged before State permitting requirements) within unincorporated Monroe County that could utilize the proposed amendment. Based on a basic GIS analysis to simply estimate the number of access channels in the County, it is estimated that there are 200 channels. Note, this does not take into account the various other proposed conditions of the proposed comprehensive plan amendment, such as lawfully established upland development, ownership, demonstrable threat of scarring to the surrounding seagrass beds, etc

The applicant has also conducted a GIS analysis to identify potentially affected parcels and has stated, based on their analysis, that less than 83 privately-owned submerged parcels might be affected. This analysis was filtered with other data layers, such as the PC codes for residential, commercial, or vacant land. This is useful information but may or may not accurately reflect the specific conditions in the proposed comprehensive plan policies that there is an "existing, lawfully-established upland development and docking facility." (*Note, neither the applicant nor County staff have data of the existing water depths or exact marine resource coverage of these privately-owned submerged lands).

V. FLORIDA STATUTES AND FLORIDA ADMINISTRATIVE CODE RELATED TO MAINTENANCE DREDGING AND DISPOSAL OF DREDGED SPOIL

Section 373.403, F.S. Definitions.—When appearing in this part or in any rule, regulation, or order adopted pursuant thereto, the following terms mean:

(8) "Maintenance" or "repairs" means remedial work of a nature as may affect the safety of any dam, impoundment, reservoir, or appurtenant work or works, but excludes routine custodial maintenance.

(13) "Dredging" means excavation, by any means, in surface waters or wetlands, as delineated in s. 373.421(1). It also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in s. 373.421(1), directly or via an excavated water body or series of water bodies.

(14) "Filling" means the deposition, by any means, of materials in surface waters or wetlands, as delineated in s. 373.421(1).

Section 373.4144, F.S. Federal environmental permitting.—

(1) The department is directed to develop, on or before October 1, 2005, a mechanism or plan to consolidate, to the maximum extent practicable, the federal and state wetland permitting programs. It is the intent of the Legislature that all dredge and fill activities impacting 10 acres or less of wetlands or waters, including navigable waters, be processed by the state as part of the environmental resource permitting program implemented by the department and the water management districts. The resulting mechanism or plan shall analyze and propose the development of an expanded state programmatic general permit program in conjunction with the United States Army Corps of Engineers pursuant to s. 404 of the Clean Water Act,

Pub. L. No. 92-500, as amended, 33 U.S.C. ss. 1251 et seq., and s. 10 of the Rivers and Harbors Act of 1899. Alternatively, or in combination with an expanded state programmatic general permit, the mechanism or plan may propose the creation of a series of regional general permits issued by the United States Army Corps of Engineers pursuant to the referenced statutes. All of the regional general permits must be administered by the department or the water management districts or their designees.

Section 403.061, F.S. Department; powers and duties.—The department shall have the power and the duty to control and prohibit pollution of air and water in accordance with the law and rules adopted and promulgated by it and, for this purpose, to:

(24)(a) Establish a permit system to provide for spoil site approval, as may be requested and required by local governmental agencies as defined in [1]s. 403.1822(3), or mosquito control districts as defined in s. 388.011(5), to facilitate these agencies in providing spoil sites for the deposit of spoil from maintenance dredging of navigation channels, port harbors, turning basins, and harbor berths, as part of a federal project, when the agency is acting as sponsor of a contemplated dredge and fill operation involving an established navigation channel, harbor, turning basin, or harbor berth. A spoil site approval granted to the agency shall be granted for a period of 10 to 25 years when such site is not inconsistent with an adopted local governmental comprehensive plan and the requirements of this chapter. The department shall periodically review each permit to determine compliance with the terms and conditions of the permit. Such review shall be conducted at least once every 10 years.

(b) This subsection applies only to those maintenance dredging operations permitted after July 1, 1980, where the United States Army Corps of Engineers is the prime dredge and fill agent and the local governmental agency is acting as sponsor for the operation, and does not require the redesignation of currently approved spoil sites under such previous operations.

(37) Provide a supplemental permitting process for the issuance of a joint coastal permit pursuant to s. 161.055 or environmental resource permit pursuant to part IV of chapter 373, to a port listed in s. 311.09(1), for maintenance dredging and the management of dredged materials from maintenance dredging of all navigation channels, port harbors, turning basins, and harbor berths. Such permit shall be issued for a period of 5 years and shall be annually extended for an additional year if the port is in compliance with all permit conditions at the time of extension. The department is authorized to adopt rules to implement this subsection.

403.803 Definitions.—When used in this act, the term, phrase, or word:

(2) "Canal" is a manmade trench, the bottom of which is normally covered by water with the upper edges of its sides normally above water.

(3) "Channel" is a trench, the bottom of which is normally covered entirely by water, with the upper edges of its sides normally below water.

Section 403.813, F.S. Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, nothing in this subsection relieves an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or any water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(f) The performance of maintenance dredging of existing manmade canals, channels, intake and discharge structures, and previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material into the waters of the state, provided that no more dredging is to be performed than is necessary to restore the canals, channels, and intake and discharge structures, and previously dredged

portions of natural water bodies, to original design specifications or configurations, provided that the work is conducted in compliance with s. 379.2431(2)(d), provided that no significant impacts occur to previously undisturbed natural areas, and provided that control devices for return flow and best management practices for erosion and sediment control are utilized to prevent bank erosion and scouring and to prevent turbidity, dredged material, and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. Further, for maintenance dredging of previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements, an entity that seeks an exemption must notify the department or water management district, as applicable, at least 30 days prior to dredging and provide documentation of original design specifications or configurations where such exist. This exemption applies to all canals and previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements constructed prior to April 3, 1970, and to those canals and previously dredged portions of natural water bodies constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption does not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent waters. When no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water. The Board of Trustees of the Internal Improvement Trust Fund may fix and recover from the permittee an amount equal to the difference between the fair market value and the actual cost of the maintenance dredging for material removed during such maintenance dredging. However, no charge shall be exacted by the state for material removed during such maintenance dredging by a public port authority. The removing party may subsequently sell such material; however, proceeds from such sale that exceed the costs of maintenance dredging shall be remitted to the state and deposited in the Internal Improvement Trust Fund.

Rule 40E-4.051 Exemptions From Permitting. Exemptions from permitting under Chapters 40E-4, 40E-40 and 40E-400, F.A.C. are set forth below. The performance of activities pursuant to the provisions of the exemptions set forth in this section does not relieve the person or persons who are using the exemption or who are constructing or otherwise implementing the activity from meeting the permitting or performance requirements of other District rules. Nothing in this section shall prohibit the Department from taking appropriate enforcement action pursuant to Chapter 403, F.S., to abate or prohibit any activity otherwise exempt from permitting pursuant to this section if the Department can demonstrate that the exempted activity has caused water pollution in violation of Chapter 403, F.S.

(2) Maintenance of Systems.

(a) The performance of maintenance dredging of existing manmade canals, channels, basins, berths, and intake and discharge structures, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters, provided no more dredging is performed than is necessary to restore the canal, channels, basins, berths, and intake and discharge structures to original design specifications, and provided that control devices are used at the dredge site to prevent turbidity and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. This exemption shall apply to all canals constructed before April 3, 1970, and to those canals constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption shall not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent wetlands or other surface waters. Where no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund, the Department, the District or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal, channel, basin, berth or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water.

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) “Private channel” means a channel that is dredged or maintained by private entities to provide access to

or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) "Public channel" means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) "Public navigation project" means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

Rule 62-312.010 Scope of Part I.

This part provides the requirements and procedures for obtaining permits and jurisdictional declaratory statements from the Department pursuant to Sections 403.91 through 403.929, F.S. Dredging or filling which is grandfathered by subsections 403.913(6), (8) and (9), F.S., is governed by Rules 62-312.150 and 62-312.160, F.A.C. The requirements of this part are in addition to and not in lieu of the water quality standards which are required by other portions of these sections. Except for the definitions contained in Rule 62-312.020, F.A.C., which shall also apply to activities regulated under Part IV of Chapter 373, F.S., the provisions of this Part shall only apply to activities in the geographical territory of the Northwest Florida Water Management District and to activities grandfathered under Sections 373.414(9), (11), (12)(a), (13), (14), (15) and (16), F.S.

Rule 62-312.020 Definitions.

(7) "Dredging" is the excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in subsection 62-312.030(2), F.A.C., directly or via an excavated water body or series of excavated water bodies.

Rule 62-312.400 Intent.

(1) Part IV pertains to Outstanding Florida Waters, exclusive of all artificial water bodies, within Monroe County, as identified in Rule 62-302.700, F.A.C., and is in addition to all other applicable Departmental rules relating to environmental resource permit or grandfathered dredge and fill permit applications under Part IV of Chapter 373, F.S. Artificial water bodies shall be defined as any water body created by dredging, or excavation, or by the filling in of its boundaries, including canals as defined in subsection 62-312.020(3), F.A.C., and borrow pits or waters resulting from rock mining activities.

(2)(a) The Environmental Regulation Commission finds that the waters of the Florida Keys and other Outstanding Florida Waters in Monroe County are an irreplaceable asset which require special protection.

(b) Further, the Florida Legislature in adopting Section 380.0552, F.S., recognized the value of the Florida Keys to the State as a whole by designating the Keys an Area of Critical State Concern. This rule implements Section 403.061(34), F.S., and is intended to provide the most stringent protection for the applicable waters allowable by law.

(3) Pursuant to Section 380.0552(7), F.S. (1986 Supp.), the specific criteria set forth in this section are intended to be consistent with the Principles for Guiding Development as set forth in Chapter 28-29, F.A.C. (August 23, 1984), and with the principles set forth in that statute. However, the criteria in this rule does not apply to all waters within the Florida Keys. These criteria do not apply to artificial waterbodies within the Florida Keys, as described in subsection 62-312.400(1), F.A.C. In addition, the four foot water depth restriction for piers which do not provide commercial marine supplies or services and which are designed to moor between three and nine boats are not applicable within the Outstanding Florida Waters that are within the boundaries of the City of Key West or within Everglades National Park or areas north of the Park within Monroe County. Docking facilities in those areas shall instead be subject to the three foot depth restrictions specified in paragraph 62-312.420(2)(a), F.A.C. However, all other provisions of this part are applicable in those areas.

Rule 62-312.410 General Criteria.

(1) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no environmental resource permit or grandfathered dredge and fill permit under Part IV of Chapter 373, F.S., shall be issued for any activity in Outstanding Florida Waters in Monroe County if such activity:

(a) Alone or in combination with other activities damages the viability of a living stony coral community (Scleraoctinia and Milleporina), soft coral community (Alcynoacea, Gorgonacea and Pennatulacea), macro marine algae community (Chlorophyta, Phaeophyta and Rhodophyta), sponge bed community (Porifera), or marine seagrass (Hydrocharitaceae and Cymodoceae) bed community. This prohibition shall not include algae unattached to the bottom, nor shall it include algae growing landward of the mean high water line or growing as an epiphyte or periphyte on woody plants. For the purposes of this Part a marine seagrass bed or marine macroalgae community means an area dominated by the listed biota having an areal extent of at least 100 square feet. This paragraph does not imply that the Department cannot restrict the impact on smaller areas for such species based on other Department rules;

(b) Has been initiated or completed without benefit of an environmental resource permit or dredge and fill permit required by the Department.

(2) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no permit shall be issued for the placement of fill in Outstanding Florida Waters in Monroe County unless expressly authorized by this rule or unless the Department determines that under applicable rules a permit may be issued in the following situations:

(a) Filling for projects which have been proposed by a governmental entity, public authority or public or private utility; or

(b) Filling for any other projects located within the landward extent of wetlands identified solely by vegetative dominance as described in paragraph 62-340.300(2)(b), F.A.C. Such areas do not include open waters or wetlands identified by vegetative dominance as described in paragraph 62-340.300(2)(a), F.A.C., or by the provisions of paragraph 62-340.300(2)(c) or (d), F.A.C.

Rule 62-312.450 Mitigation.

Notwithstanding any of the prohibitions contained in this rule, the Department shall consider mitigation pursuant to Section 373.414(1)(b), F.S., and applicable Department rules to determine whether the project may otherwise be permittable. In any application for mitigation, the applicant shall demonstrate before issuance of any permit for the construction of the intended project that the proposed mitigation will be effective. Mitigation shall not be permitted where it appears after due considerations that construction of the intended project will cause irreplaceable damage to the site.

VI. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is not inconsistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan.

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.11: Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

GOAL 202: The environmental quality of Monroe County's estuaries, nearshore waters (canals, harbors, bays, lakes and tidal streams,) and associated benthic resources shall be maintained and, where possible, enhanced.

GOAL 203: The health and integrity of living benthic resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced.

Objective 203.2: Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Objective 203.6: Monroe County shall coordinate development and implementation of programs and regulations to protect the living benthic resources of the Florida Keys with other federal, state and local authorities with jurisdiction over marine activities within the Florida Keys.

GOAL 204: The health and integrity of Monroe County's marine and freshwater wetlands shall be protected and, where possible, enhanced.

B. The amendment is not inconsistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and benthic resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

i. The Florida Keys Aqueduct and water supply facilities;
ii. Sewage collection, treatment, and disposal facilities;

iii. Solid waste treatment, collection, and disposal facilities;
iv. Key West Naval Air Station and other military facilities;
v. Transportation facilities;
vi. Federal parks, wildlife refuges, and marine sanctuaries;
vii. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
viii. City electric service and the Florida Keys Electric Co-op; and
ix. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is not inconsistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is not inconsistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(d)1.e., F.S. - Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.

163.3177(6)(g)1., F.S. - Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.

163.3177(6)(g)3., F.S. - Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.

163.3178(2)(g), F.S., - A shoreline use component that identifies public access to beach and shoreline areas and addresses the need for water-dependent and water-related facilities, including marinas, along shoreline areas.

VII. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not

recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VI. STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed amendments, as long as the Monroe County proposed revisions are included in the amendment.

VII. EXHIBITS

1. Applicant's Application and Rationale for Comprehensive Plan Amendments, submitted on April 16, 2012 and subsequent updated submissions.
2. Adopted Goal 107 of Monroe County Comprehensive Plan.
3. Excerpt of Final Programmatic Environmental Impact Statement For Seagrass Restoration In The Florida Keys National Marine Sanctuary, August 23, 2004.
4. Excerpt of Benthic Habitats of the Florida Keys, Florida Marine Research Institute Technical Report TR-4.
5. Scarring of Florida's Seagrasses: Assessment and Management Options, Florida Marine Research Institute Technical Report TR-1, 1995.
6. Annual Vessel Statistics by County (2011, 2010, 2009, 2008, 2007, 2006 and 2005); Florida Department of Highway Safety and Motor Vehicles

Documents reviewed by County Staff

Note: many of these documents are large and certain documents state: "Provided for non-commercial research and educational use only. Not for reproduction, or distribution or commercial use."

Linking the Economy and the Environment of Florida Keys/Key West (Visitor Profiles: Florida Keys & Key West 2007-08), June 2010
Vernon R. Leeworthy, David K. Loomis and Shona K. Paterson
Office of National Marine Sanctuaries, National Ocean Service, National Oceanic and Atmospheric Administration, U.S. Department of Commerce

Assessing the Impact of Boat Propeller Scars on Fish and Shrimp Utilizing Seagrass Beds.
Susan Bell, Margaret Hall, Sheri Soffian and Kevin Madley
Department of Biology, University of South Florida

Benthic Habitats of the Florida Keys, Florida Marine Research Institute Technical Report TR-4, 2000
Florida Fish and Wildlife Conservation Commission

Patterns of Propeller Scarring of Seagrass in Florida Bay
Associations with Physical and Visitor Use Factors and Implications for Natural Resource Management
Resource Evaluation Report, SFNRC Technical Series 2008:1
South Florida Natural Resources Center, National Park Service, U.S. Department of the Interior

A review Environmental impacts of dredging on seagrasses.
Paul Erftemeijer and Roy Robin Lewis, 2006
Marine Pollution Bulletin, Science Direct

Final Programmatic Environmental Impact Statement For Seagrass Restoration In The Florida Keys National Marine Sanctuary, August 23, 2004
National Oceanic and Atmospheric Administration and Florida Department of Environmental Protection

Scars Under The Water, Propellers Are Scarring Florida's Seagrass Meadows. Can Propr Damage Be Manged?
Ken Haddad and Frank Sargent, Florida Marine Research Institute, 1994

Historic Trends of Human Impacts on Seagrass Meadows in Florida
Robert Livingston, Center for Aquatic Research and Resource Management, Florida State University

Scarring of Florida's Seagrasses: Assessment and Management Options
F.J. Sargent, T.J. Leary, D.W. Crewz and C.R. Kruer
Florida Marine Research Institute Technical Report TR-1, 1995
Florida Department of Environmental Protection

Exhibit 1

RECEIVED
APR 16 2012
2010-046
MONROE CO. PLANNING DEPT.

RATIONALE FOR AMENDMENTS TO MONROE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

Applicant:
Little Conch Key Development Corp

Agent of Record:
Sandra Walters, SWC

Prepared by:

Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

6410 Fifth Street, Suite 3
Key West, FL 33040

April 9, 2010 amended April 16, 2012

TABLE OF CONTENTS

Section	Description	Page
1.0	Introduction	1
2.0	Executive Summary	1
3.0	Boat-Caused Seagrass Damage	2
4.0	Seagrass Restoration and Damage Prevention	3
5.0	Walker's Island Project	4
6.0	Proposed Comp Plan and LDR Amendments & Rationale	9
7.0	Related Comp Plan Objectives & Policies	19
8.0	Other Related County Plans	21
9.0	Properties Potentially Affected by Amendments	23
10.0	Factors to Consider in Amending Comp Plan and LDRs	24
11.0	Conclusion	26

LIST OF ATTACHMENTS

No.	Description	# of Pages
A	Location and Parcel Map	1
B	Key West Citizen Article Regarding Prop Scars	1
C	Excerpt from Lignum Vitae State Aquatic Preserve Study	3
D	Excerpt from Everglades National Park Study	1
E	Sebastian Inlet Study	3
F	Boot Key Harbor	1
5F	Walker's Island Site Photos	1
5G-3	1957 Photograph of Property	1
5G-4	1955 Aerial Photograph of Property	1
1	Bathymetric Survey	1 (11X17)
6H	Seagrass Restoration Overview	1 (11X17)
5C	2009 Benthic Resources Map	1
6B-1	Navigational Approach Map	1
6B-2	Markers & Signage Map	1

1.0 INTRODUCTION

The intent of this document is to provide the rationale for the proposed Monroe County Comprehensive Plan (Comp Plan) and Land Development Regulation (LDR) amendments addressed in the application filed by SWC on behalf of the Little Conch Key Development Corp. An analysis of what parcels in unincorporated Monroe County could be affected is included in this document. The applicant has also prepared a particularly detailed explanation of the overall rationale for these amendments, in relation to other related Comp Plan policies and also to Chapter 380.0552(7) Florida Statutes (FS), the Principles for Guiding Development for the Florida Keys Area of Critical State Concern (Principles for Guiding Development). In addition, the amendments address other sections of Florida statutes and rules that apply to the Florida Keys.

Great care has been taken to craft the proposed amendments to ensure resource protection, as the special environmental sensitivity of the Florida Keys is both recognized and embraced. The project purpose that is being specifically addressed will protect public health and safety consistent with Ch. 380.0552(7)(I) FS while providing for a realistic approach to protection of benthic resources and their ecological function, and long-term management of those resources to prevent damage in the future.

2.0 EXECUTIVE SUMMARY

The following briefly describes what is presented in each section of this document.

Section 3 describes the extensive nature of boat-caused impacts to submerged marine resources—and most particularly seagrass beds—in the Florida Keys. One State study findound *increases* in seagrass loss *per year* of 26-66 acres, and Florida Keys National Marine Sanctuary staff estimate that less than 2% of damage is enforced and much less than that restored.

Section 4 describes current approaches in the Keys to address seagrass restoration and prevention of seagrass impacts, citing several recent studies, which conclude that prevention is the best solution and that signage identifying appropriately marked and maintained access channels can be very effective.

Section 5 describes the Walker's Island project, which provides the impetus for this amendment application. It discusses how the existing large dock at the property, which serves 8 vested upland units presently being redeveloped, currently is reached by a historically-dredged access channel on privately-owned baybottom that has filled in through normal shoaling processes. The applicant wishes to minimally maintenance dredge a small part of the historic access channel to provide safe boating access.

The section describes the exhaustive process the project has undergone in permit application review by the South Florida Water Management District (District), as well as in coordination with the Florida Keys National Marine Sanctuary and other federal

resource agencies, and the resulting extensive commitments by the applicant that will provide regionally-significant benefits to seagrasses through restoration and resource management. However, it notes that permits cannot be issued because of an existing prohibition in the comprehensive plan that prevents the significant environmental benefits that could result from the project and allows for continued resource damage.

Section 6 provides the proposed amendments to the Comp Plan and LDRs and the rationale for those amendments. The amendments links a process that allows maintenance dredging in limited circumstances with a new goal and policies that provide site-by-site review of specific locations, along with the requirement that all State and federal permits be acquired prior to construction. The amendments also would allow clean dredge spoil to be used as fill as part of an appropriately-designed and implemented seagrass restoration project.

Section 7 presents 10 other related Comp Plan objectives and policies and explains how these amendments are consistent with, and in fact enhance the intent and purpose of, these other provisions better than does the current Comp Plan language.

Section 8 describes Monroe County's *Boating Impacts Management Plan* and *Channel Marking Master Plan*, and demonstrates how the proposed amendments are consistent with and further the goals and objectives of these plans.

Section 9 presents the methodology and results of a GIS analysis conducted to identify potential parcels that could be affected by the proposed amendments, concluding from the data available that less than 83 privately-owned submerged land parcels might be affected.

Section 10 discusses how the proposed amendments meet the factors to consider in amending the Comp Plan and LDRs, as listed in the application. Specifically, the amendments address changed assumptions and data updates, new issues, and recognition of a need for additional detail and comprehensiveness.

Section 11 concludes that boat-caused damage to seagrass communities in the Florida Keys is severe, only a tiny percentage receives enforcement action or restoration, and seagrass communities in the Florida Keys will be more enhanced and better protected with the proposed amendments than with the current Comp Plan language.

3.0 BOAT-CAUSED SEAGRASS DAMAGE

The Florida Keys National Marine Sanctuary (Sanctuary) estimates that approximately 600 seagrass propeller scar groundings occur within the Sanctuary annually. A 2008 study conducted by Everglades National Park (ENP) found that the average seagrass area lost due to prop scars alone was approximately 2.1 acres per year, and this does not include large pits called blowholes that many grounded boats create when attempting to power off a shallow flat, which adds substantially to lost acreage.

Attachment B is a news article describing the study and the seagrass carnage resulting from boat activities.

A 2008 study conducted at the Lignum Vitae State Aquatic Preserve found that seagrass loss from prop scarring *increased* by 66 acres per year between 1994 and 1997, and by 26 acres per year from 1997 to 2005 (see Attachment C).

While groundings that cause damage to marine resources are prohibited by the Sanctuary, the manager of the Sanctuary Damage Assessment and Restoration Program—Bill Precht—estimates that less than 2% of these groundings are subject to enforcement proceedings. Of this small percentage, far less is actually restored, since cases that go to court can be successfully fought as with speeding tickets.

Photos taken by SWC staff on seagrass flats near Walker's Island

The ENP study found that even willful prop dredging can be done with no practical way to enforce or prevent it in locations distant from common observation and with inadequate enforcement presence (see Attachment D, which is an excerpt from the 2008 study).

Some sites recover naturally over time, although this usually takes 10-20 years, but once a scar is made, currents often erode the edges, causing huge enlargement of the damaged area, sometimes resulting in entire seagrass beds being eroded away.

4.0 SEAGRASS RESTORATION AND DAMAGE PREVENTION

To address this serious problem of seagrass loss, the Sanctuary adopted in 2004 the *Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* (PEIS). This document summarizes the considerable amount of research that has been done in the Florida Keys regarding seagrass restoration and concluded that, if done correctly, it can be very successful. The first component of the plan outlined in the PEIS is restoration, with specific appropriate methodologies established. The second component is preventive measures to reduce vessel groundings.

Clearly, the best solution to seagrass damage is prevention. Several recent studies have confirmed that providing appropriately marked and maintained access channels can be both effective and cost-productive in preventing and reducing boating impacts to seagrasses, as follows:

- The 2008 Lignum Vitae State Aquatic Preserve study (Attachment C) concluded that "Signage is a relatively low-cost, long-term investment that becomes cost-effective if only [0.07 acres] is averted over the life of the signs."
- At Sebastian Inlet, a multi-year study has found that damage was reduced as much as 120 scars in a two year period as a result of appropriate marking of channels with adequate depth and shallow areas to avoid (see Attachment E).
- In Boot Key Harbor in Marathon, the City Marina manager reports that marking of a seagrass flat immediately west of the marina access has reduced groundings and seagrass prop scars by more than 90% (see Attachment F).

5.0 WALKER'S ISLAND PROJECT

Walker's Island is located near MM 63, just east of Duck Key. The subject property is the easternmost upland area (the western area is comprised of guest accommodations called Conch Key Cottages). A spit of mangrove-vegetated land extends to the south from the southeastern corner of the upland, and is contained in a large parcel of privately-owned submerged land contiguous to the upland and extending to the south and west (see Location and Parcel Map, Attachment A). The Walker's Island project has an environmental resource permit (ERP) application currently under review by the South Florida Water Management District (District), and many attachments to this report are excerpted and retain the labels from that application.

The property currently has a large dock that accommodates up to seven vessels and was recently reconstructed following damage from Hurricane Wilma (see photos this page and Photo 1 in ERP Application Attachment 5F). An access channel and boat basin were excavated in the 1950s, prior to the time when State or federal environmental permits were issued for this kind of work (see ERP Application attachments 5G-3 and 5G-4). This access channel and boat basin have accumulated extensive sediment during the intervening years and currently the access depth from the nearby open water to the existing dock is quite shallow, ranging from as little as 0.47 feet to 2.86 feet with an estimated average depth of about 1.5 feet (see bathymetric survey, ERP Application Attachment 1).

The upland area of the property is vested for 8 units, and redevelopment of all 8 units is presently taking place. The residents of these units will certainly use the existing dock, and will, in all likelihood, attempt to navigate good-sized vessels to and from the dock across the shallow approach between the boat basin and open water, and in point of fact, there is no legal impediment to their doing so.

As discussed above in Section 3, what inevitably happens when existing docking facilities are not reachable by access channels with adequate depth and appropriate marking is that vessels run aground occasionally on the shallow flats, creating scars and blowholes in the seagrass communities that can take many years, if ever, to recover. Both propeller scars and blowholes can get increasingly larger following the damage as the result of erosion from water currents that are redirected through the new deeper artificial "channels" in the seagrass bed.

In addition, boats not associated with the existing dock can similarly cause damage to seagrass beds through poor navigation. Examples already exist both on the subject privately-owned submerged land and adjacent State submerged lands, as can be seen on ERP Application Attachment 6H.

This boat-caused damage to benthic resources throughout the Florida Keys has been thoroughly documented and described by the Monroe County Marine Resources Department and the Sanctuary, and this is presented and discussed in relation to the proposed amendments and this project on pages 8-9 and 20-22 of this report.

Alternatives Analysis and Project Impacts after Elimination and Reduction

The ERP application currently under review by the District would accommodate very limited maintenance dredging of the existing access channel and boat basin, all on privately-owned submerged lands, reconfigure the dock somewhat to accommodate 8 slips and 1 loading and unloading area, and finger docks delineating slips. While submerged resources would be affected by this maintenance dredging, the quality of the seagrass community within the proposed maintenance-dredge area, as defined by percent coverage measured with the Braun-Blanquet submerged habitat assessment method utilized by the Sanctuary, is lower than in the surrounding, previously-undisturbed flats (see ERP Application Attachment 5C).

A detailed alternatives analysis has been conducted, comparing four project alternatives with the "no action" alternative. The footprint of the proposed area for maintenance dredging was aligned in the originally-dredged area to eliminate and reduce resource impacts as much as possible. The total maintenance-dredge area of the finally-selected alternative is less than 30% of the originally-dredged access channel and basin, and the impacts to submerged resources are 23% less, with total impacts to seagrasses—following full elimination and reduction to the maximum extent practicable—of 0.43 acres. ERP Application Attachment 6B-1 shows how vessels can approach the existing dock from many directions crossing shallow flats that have never been disturbed by dredging, and the preferred alternative would direct boaters to the maintenance-dredged access channel. ERP Application Attachment 6B-2 shows all the proposed channel and informational signage being proposed as part of the project.

The Walker's Island project, or any other like it, also would require a federal ERP from the U.S. Army Corps of Engineers (USACE). As part of the coordination process to prepare that application, a draft Essential Fish Habitat (EFH) assessment was provided to the National Marine Fisheries Service (NMFS) for preliminary review. In a January 12, 2010 email, the NMFS stated that, "the selected alternative appears to be the least damaging of all the alternatives reviewed," including the no-action alternative, and commented in a pre-application meeting prior to this email that the presence of propeller scars and blowholes on the subject property demonstrate the threat to submerged resources that exists independent of any impacts that would result from the proposed project.

Compensatory Mitigation, Additional Restoration and Long-Term Resource Management

Extensive compensatory mitigation as well as additional resource restoration as part of a regional restoration plan is proposed. The components of this plan include:

1. Restoration and perpetual maintenance of a 0.50-acre dredged basin to conditions comparable to the surrounding seagrass community. This basin is located near the mangrove spit extending south from the upland parcel, and currently contains virtually no vegetation of any kind due to the topographic discontinuity (depth of 6-8 feet) created by its original dredging in the 1950s. The basin would be filled to surrounding grade, capped with sediment tubes to create surface sediment characteristics appropriate for seagrass growth, and the habitat restored through a combination of plantings and natural recruitment. Success criteria should be reached in 3-5 years, as the site is surrounded with healthy seagrass beds so conditions are appropriate. Also, the site is very similar to the Blimp Pad restoration site in the Key West Salt Ponds where restoration for seagrass impacts resulting from the Smathers Beach restoration project took place, and that project was extremely successful, greatly exceeding mitigation requirements.
2. Restoration and perpetual maintenance of 0.13 acres of existing propeller scars and blowholes on the privately-owned submerged land to the southeast of the access channel. This work will be conducted by installation of sediment tubes to restore topography and appropriate sediment characteristics, and habitat restored through a combination of plantings and natural recruitment. Again, success criteria should be reached in 3-5 years, as the areas are surrounded by healthy seagrass beds and conditions are very similar to many successful restoration projects implemented by the FKNMS in the last 10 years.
3. Implementation of an extensive management plan to protect the surrounding flats from future injury, including—
   a. Placement of almost the entire privately-owned submerged land parcel that contains the access channel and boat basin and the mangrove spit extending from the upland parcel (for a total area of 27.71 acres) under perpetual conservation easement accruing to the District;
   b. Installation and perpetual maintenance of buoys around the boundaries of the privately-owned submerged land parcel that either indicate "Danger Seagrass" or "Danger Shoal," as appropriate to the depth characteristics in the given area;

c. Installation and perpetual maintenance of "Danger Shoal" buoys at the corners of the boat basin to clearly delineate the boundaries of the basin and limit boat maneuvering to areas with appropriate depth;
d. Installation and perpetual maintenance of regulatory markers (red and green US Coast Guard markers) along the access channel to the boat basin, fully gating the safe navigation channel;
e. Installation and perpetual maintenance of signage at the access to the channel at both ends requiring idle speed only;
f. Installation and perpetual maintenance of a sign at the dock explaining the sensitive marine habitats in the Florida Keys, and in particular seagrass;
g. Commitment to operate the private docking facility consistent with Florida's Clean Marina guidelines;
h. Incorporation of riprap cribs beneath the finger docks to retard propeller wash effects and to provide habitat for fish and invertebrates;
i. Incorporation of language into the homeowners association documents that delineates obligations under the ERP;
j. Provision of documents to all upland unit owners that are specially designed to provide clear information understandable to the general public regarding the importance of the submerged resources being protected, appropriate boat operation to avoid injuring the resources, and the permit and associated conditions that the homeowners association is committed to and why;
k. Commitment by the homeowners association to restore any future seagrass damage that results from member boating activities on the submerged land parcel under conservation easement; and
l. Mailing of an informational brochure to all registered boats owners in the Florida Keys regarding the value of seagrass habitats and how to avoid boating impacts.

In addition to the above-described compensatory mitigation, which will result in more than 8 times the mitigation that would be required under Florida's Uniform Mitigation Assessment Method (UMAM, functional loss of -0.136 and functional gain of +1.157), the applicant is proposing to restore and perpetually maintain 0.27 acres of propeller scars and blowholes on the shallow flat immediately to the west of the subject property, including installation and perpetual maintenance of "Danger Shoal" signage along the edge of the flat to inhibit future damage.

Coordination with County, State and Federal Agencies in Project Development

The signage components of the above-described mitigation and restoration plan were developed in coordination with Monroe County Senior Marine Resources Administrator Rich Jones. Coordination has also been conducted with the Florida Fish and Wildlife Conservation Commission (FWC) and the US Coast Guard, which regulate this kind of marine signage.

Both the proposed onsite and offsite restoration and management activities would be implementing the regional restoration plan defined in the Sanctuary PEIS, as shown by the following excerpts from that plan:

> **In addition to grounding injuries that have identified responsible parties, there are many other grounding injuries discovered each year.** Because those responsible for causing those injuries are unidentified, the locations are referred to as "orphan" sites. Each of the potential geographic areas discussed in this chapter has a large number of orphan seagrass injuries that would benefit from restoration. **These are the areas that the regional restoration plan seeks to address.**
>
> **Preventive projects are the second component of the regional restoration plan.** Preventive projects seek to reduce the frequency of vessel groundings, thereby decreasing the amount of area that requires restoration in the future. Boater education campaigns and the posting of informative signs at boat ramps, marinas, and fuel depots are examples of preventive projects that might be considered under the regional restoration plan…
>
> Water markers are aides to navigation, such as channel and shoal markers and regulatory signs, that assist boaters to navigate the treacherous shoals and difficult channels of shallow Florida Keys waterways. These devices help to prevent natural resource injury as these waterway markers direct boaters to use the deep water of navigation channels instead of the shallow seagrass flats, banks, and shoals where the potential for running aground is high. [emphasis added]

The applicant has met with District staff many times in the development of this project and has implemented comments and suggestions. FKNMS staff has verbally expressed support for both the planned benthic habitat restoration and overall management plan.

Current Status of Project

The extensive nature of impact elimination and reduction, alternatives analysis, compensatory mitigation and additional restoration proposed in this permit application is necessary to address the requirements of State law that apply a uniquely-high level of restrictions on these activities in the Florida Keys, in addition to the standard stringent restrictions defined in the Basis of Review for Environmental Resource Permits within the South Florida Water Management District. District staff has confirmed this project is permittable under State law, with the exception of the existing restrictions in the Monroe County Comprehensive Plan that have been brought to their attention by the Florida Department of Community Affairs (DCA, now Department of Economic Opportunity or DOE) through their greater review authority resulting from Monroe County's designation as an area of critical state concern. Hence this application.

6.0 PROPOSED COMP PLAN AND LDR AMENDMENTS AND RATIONALE

The following provides the current Comp Plan and LDR language with the proposed revised language indicated by underline (added), immediately followed by the rationale for the specific amendment in relation to the proposed project. Several of the amendments propose adding the South Florida Water Management District (District) as an alternate State permitting entity. This is because the District is responsible for review and issuance of State environmental resource permits for most commercial projects and private projects involving four or more residential units. Therefore, these changes correct a current inaccuracy in the Comp Plan, as commercial or larger residential projects may require District rather than Florida Department of Environmental Protection (DEP) permits for these activities.

COMPREHENSIVE PLAN

Each Comprehensive Plan section being revised is provided below with deletions indicated by strikeout and additions in red and underlined. The changed sections are all indented with the rationale for each set of changes at full text width.

Policy 202.8.3
No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels and as provided by Policy 202.8.4.

Policy 202.8.4
In order to facilitate navigational safety and reduce continued scarring of seagrass beds, maintenance dredging shall be permitted, in limited circumstances, within access channels vegetated with seagrass communities if there is a continued threat to these communities due to existing upland development and docking facilities. Maintenance dredge shall only be permitted to preserve or restore the function of the access channel. Access channels are defined as artificially-created channels, constructed through excavation, serving as waterways for watercraft, and providing access to open water. Access channels do not include propeller-dredged channels.

Maintenance dredging in access channels vegetated with seagrass beds will be permitted if the following conditions are met:

1. There is an existing access channel, evidenced by permits or historical aerial photography showing a historically-dredged channel;
2. There are existing, lawfully-established upland development and docking facilities served by the access channel;
3. The submerged land within the historically-dredged access channel is privately owned by the owner of the immediately-adjacent upland

riparian property containing the upland development and docking facilities served by the access channel;

4. Demonstrable natural shoaling has reduced the upland property owner(s) reasonable access to open water;
5. There is evidence of scarring to the adjacent (surrounding) seagrass beds;
6. Mitigation for seagrass impacts is provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004 or its successors;
7. A performance bond for the maintenance dredging will be provided to the County prior to permit issuance;
8. A post-construction survey of the maintenance dredge footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit application, the applicant will be required to correct the errors prior to release of the performance bond; and
9. The proposed maintenance dredging meets the criteria included in Goal 106 of the Monroe County Comprehensive Plan.

The proposed maintenance dredge activity shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys. The maintenance dredge methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources. Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources.

In addition, Issuance of a permit will include a condition that all applicable State and federal permits be obtained before commencement of work, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

Rationale for Amendment to Policy 202.8.3 and Addition of Policy 202.8.4

The purpose for this proposed amendment is to allow maintenance dredging where there are seagrass communities in certain, very limited instances where there are present and ongoing threats to seagrass communities due to use of existing docking facilities. In addition, this limited and mitigated impact would be further offset by protection of the surrounding seagrass communities. This provision will limit maintenance dredging to privately-owned submerged lands, preventing any potential for impacts on publicly-owned, State submerged lands.

While Monroe County is currently prohibited by State Statute from requiring issuance of State and federal permits as a prerequisite for issuing a County permit, this Statute specifies that it does not prohibit a county from providing applicants with "a disclaimer to the issuance of a development permit and may include a permit condition that all other applicable state or federal permits be obtained before commencement of the development." The Statute also "does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply." (Source of quotations: Florida HB 503, page 6 of 41).

As described above, Walker's Island has an environmental resource permit (ERP) application pending with the South Florida Water Management District (District), which applies an extremely stringent review process to any such activity in the Florida Keys, to implement a number of specific provisions of State law and administrative code, including:

- the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, which implements Chapter 373, Florida Statutes (FS) and chapters 4-E-4, 40E-40 and 40E-400, Florida Administrative Code (FAC), and is adopted by reference in Rule 40E-4.091(1)(a), FAC,
- Rule 62-312, FAC, which applies specific and even more stringent requirements on docking facilities in the Florida Keys, and
- Rule 62-302.700(i)(13), FAC, which defines the Florida Keys as Outstanding Florida Waters, and requires zero degradation of water quality outside the project boundaries because of that designation.

This permitting process requires elimination and reduction of impacts to the greatest extent practicable and in the Florida Keys goes further to require a net gain in comparable ecological function. In addition, coordination is required with the Florida Fish and Wildlife Conservation Commission (FWC) and DEO, providing further special scrutiny.

At the federal level, acquisition of a permit from the USACE requires coordination with the National Marine Fisheries Service (NMFS) regarding federally-designated Essential Fish Habitat (EFH) including seagrass communities as well as protected fish and sea turtle species; and U.S. Fish and Wildlife Service (USFWS) regarding manatees. Finally, this activity is prohibited in the Florida Keys National Marine Sanctuary unless a permit from the Sanctuary is acquired, which again addresses all environmental protection and enhancement issues consistent with the Sanctuary Management Plan and the PEIS.

Therefore, meeting these conditions and acquisition of these permits will ensure protection of benthic resources consistent with Ch. 380.0552(7)(b) FS, which states, "to protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 202.8.5
In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.~~5~~ 6
All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site unless utilization of the dredged spoil is an element of a seagrass restoration project that provides reasonable assurance of no negative impacts to water quality, species or habitats.

Rationale for Amendment to Policy 202.8.5 and 202.8.6

The purpose of these amendments is to (1) renumber from the added Policy 202.8.4, above, and (2) provide an exception from only upland disposal of dredge spoil for use in a seagrass restoration project.

Disposal of clean dredge spoil into submerged lands in the very limited instance where it is serving the purpose of seagrass community restoration will directly enhance the submerged marine resources of the Florida Keys. Fill is almost always required for a seagrass restoration project, as deeper areas caused by previous dredging or from propeller scars must be filled to the depths of surrounding seagrass beds to provide for successful restoration. In the case of Walker's Island, the clean maintenance dredge spoil material would be placed in an existing dredged basin that does not support marine life due to the discontinuity created by early dredging activities.

The State permitting process requires testing of sediment to be dredged to assure State standards for contamination are met. In addition, it requires the use of turbidity curtains and other best management practices along with monitoring during construction to ensure zero degradation of ambient surrounding water quality, which is the standard required by the State's Outstanding Florida Waters (OFW) designation applicable to the Florida Keys. Federal permitting processes administered by the USACE and FKNMS also require full water quality protection measures.

By meeting the conditions implemented in the ERP and maintained through enforcement by the State and federal permitting agencies during construction activities, the intent of Objective 202.6, which requires County policies "controlling discharges into surface waters from dredge and fill activities," will clearly be met. This is also consistent with Ch. 380.0552(7)(e) FS, which states, "To limit the adverse impacts of development on the quality of water throughout the Florida Keys." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 203.2.3
Effective upon plan adoption, Monroe County shall:
1. prohibit new dredging in the Florida Keys; and

2. prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels and as provided by Policy 202.8.4. (See Objective 202.8 and related policies.)

Rationale for Amendment to Policy 203.2.3

Please see the rationale for the amendment to Policy 202.8.3 and addition of Policy 202.8.4, above, which equally applies to this proposed amendment. In addition, Objective 203.2 requires Monroe County to "protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses." The Walker's Island project is specifically designed to restore and properly mark a small part of an historic access channel serving an existing dock, as well as to manage the surrounding shallow flats that have already experienced propeller damage (which will be restored), resulting in long-term, practical reduction in direct impacts to seagrasses. The project is also designed to limit all secondary impacts of boat activity to within the dredge footprint, reducing indirect disturbances to seagrasses. Only a project so designed could meet the specific conditions outlined in the amendment and State and federal permit requirements.

Objective 203 states, "The health and integrity of living marine resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced." The Walker's Island project will provide extensive compensatory mitigation and additional habitat restoration that will result in significant enhancement of seagrass habitat, including long-term management to protect it from future damage necessary for acquisition of State and federal permits.

Therefore, this proposed amendment will ensure meeting the Comp Plan objectives as well as the Statutory requirements in the Principles for Guiding Development. Further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 204.2.2

No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shorelines stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. ~~All such projects shall require approval by the Florida Department of Environmental~~

~~Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a County building permit.~~ All such projects require permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary prior to commencement of work. These permits must be kept at the project site for inspection at all times, and a stop work order will be issued at any inspection if not present. [9J-5.012(3)(c)1 and 2; 9J-5.013(2)(c)6]

Rationale for Amendment to Policy 204.2.2

Objective 204.2 states that, "Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands." The purpose for the proposed amendments to this policy is to provide another opportunity to meet this objective through seagrass restoration projects such as proposed at Walker's Island. The filling of the barren, previously-dredged 0.50-acre basin, and the propeller scars and blowholes on the privately-owned submerged land, will allow restoration to seagrass habitat that existed there prior to disturbance, and these activities along with the rest of the proposed compensatory mitigation and additional restoration measures will result in a significant net gain in ecological function. This is entirely consistent with the objective, as no undisturbed wetlands are lost and there is no net loss of disturbed wetlands, but rather a net gain. Again, this is consistent with the Principles for Guiding Development by providing for protection and enhancement of marine resources, and further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Goal 109

In addition to the provisions of Policy 202.8.4, Monroe County shall regulate maintenance dredging of historically-dredged access channels serving existing legally-established upland development with existing docking facilities where the minimum maintenance dredge area has been recolonized seagrasses, by the enactment of area-specific regulations that allow maintenance dredging to occur subject to limitations and conditions designed to protect natural resources.

Objective 109.1

Monroe County shall regulate use of submerged lands for maintenance dredging through Sub-Area Policies Applicable to a Specific Geographic Area. These sub-area policies identify parcels of submerged land that require narrowly-tailored regulation in order to confine the potential for impacts to a specific area. The development parameters established for each sub-area shall be based on data specific to the sub-area in relation to protection of natural resources.

Policy 109.1.1 Reserved.

Policy 109.1.2 Walker's Island Privately-Owned Submerged Land Area 1

Only the maintenance dredging specified in the table below shall be allowed on the submerged land parcel shown as the Walker's Island Privately-Owned Submerged Land Area 1, subject to conditions 1-2, below:

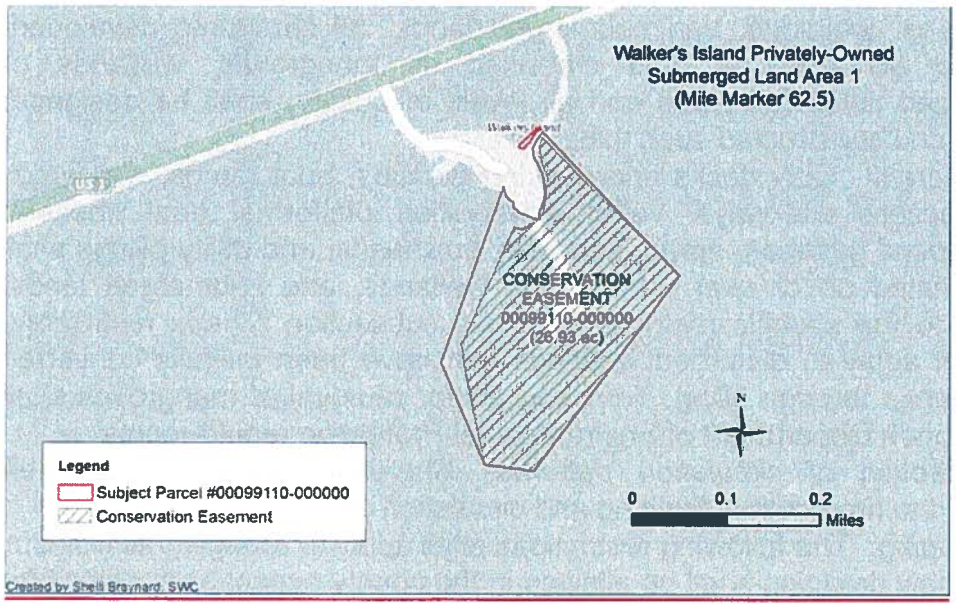
REAL ESTATE NUMBER	TOTAL ACREAGE	IMPACT ACRES	CONSERVATION EASEMENT ACREAGE
00099110-000000	27.22	0.63	26.93

And over which an existing docking facility exists, which serves 8 legally-established residential units on the adjacent upland parcel.

Maintenance dredging at the Walker's Island Privately Owned Submerged Land Area 1 shall be subject to the restrictions set out below:

1. Maintenance dredging shall be limited to no more than the acreage specified in the above table to provide safe access to the existing docking facility.

2. Recordation of a conservation easement prohibiting all impacts on, and requiring perpetual maintenance of, 26.93 acres of submerged land contained in parcel 00099100-000000. The area to be conserved is delineated in the map below.



Rationale for Goal 109

The purpose of Goal 109 is to provide Monroe County the ability to review each specific project that proposes to utilize the exception provided in the amended Policy 202.8.4 on a case-by-case basis. The numbers of parcels that could theoretically apply this policy are quite limited, as described in greater detail in Section 9.0, below. However, due to the high degree of environmental sensitivity in the Florida Keys and the great focus on protection of the submerged marine resources here, providing a case-by-case mechanism for review ensures an added level of scrutiny. This process is very similar to that in Goal 107, which provides for case-by-case reviews of specific parcels that have scarified and/or filled portions that also contain environmentally sensitive areas. Goal 106 is tailored after this precedent, as there is a clear parallel between submerged land parcels that require maintenance dredging of historically dredged access channels where seagrasses have recolonized and development in upland scarified parcels that also contain environmentally sensitive areas.

Policy 106.1.2 creates a Specific Geographic Area for the Walker's Island project, defines the parcel size and allowed maximum maintenance-dredge area, and the specific size and location of the conservation easement that must be recorded for perpetual preservation and maintenance.

Any other property owner who wishes to utilize the amended Policy 202.8.4 must apply for a Comp Plan amendment to create another Specific Geographic Area, again providing the opportunity for Monroe County to review the specific site conditions. This additional level of scrutiny will entirely ensure that the other Goals and Policies in the Comp Plan to protect marine resources are met, as well as meeting the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

LAND DEVELOPMENT REGULATIONS

Sec. 118-10(4)

Mangroves, wetlands, and submerged lands. All structures developed, used or occupied on land classified as mangroves, wetlands or submerged lands (all types and all levels of quality) shall be designed, located and constructed such that:

a. *Generally.* Only docks and docking facilities, boat ramps, walkways, water access walkways, water observation platforms, boat shelters, nonenclosed gazebos, riprap, seawalls, bulkheads, and utility pilings shall be permitted on or over mangroves, wetlands, and submerged lands, subject to the specific restrictions of this subsection. These restrictions shall not apply to disturbed wetlands that have been lawfully converted into uplands through filling. Trimming and/or removal of mangroves shall meet Florida Department of Environmental Protection requirements.

b. *Protection of circulation patterns.* Shoreline structures shall be designed to protect tidal flushing and circulation patterns.

c. *Dredging.* The following restrictions shall apply to dredging activities:

1. No new dredging shall be allowed in the county except as specified for boat ramps in section 118-12(1) (shoreline setback, boat ramps).

2. No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hard bottom communities except for maintenance dredging in public navigation and as provided in 3 and 4, below.

3. In order to facilitate navigational safety and reduce continued scarring of seagrass beds, maintenance dredging shall be permitted, in limited circumstances, within access channels vegetated with seagrass communities if there is a continued threat to these communities due to existing upland development and docking facilities. Maintenance dredge shall only be permitted to preserve or restore the function of the access channel. Access channels are defined as artificially created channels, constructed through excavation by mechanical means, serving as a waterway for watercraft, and providing access to open water. Access channels do not include propeller-dredged channels. Maintenance dredging in access channels vegetated with seagrass beds will be permitted if the following conditions are met:

a) There s an existing access channel, evidenced by permits or historical aerial photography showing a historically-dredged channel;
b) There are existing, lawfully-established upland development and docking facilities served by the access channel;
c) The submerged land within the historically-dredged access channel is privately owned by the owner of the immediately-adjacent upland riparian property containing the upland development and docking facilities served by the access channel;
d) Demonstrable natural shoaling has reduced the upland property owner(s) reasonable access to open water;
e) There is evidence of scarring to the adjacent (surrounding) seagrass beds;
f) Mitigation for seagrass impacts is provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004 or its successors;
g) A performance bond for the maintenance dredging will be provided to the County prior to permit issuance;
h) A post-construction survey of the maintenance dredge footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit application, the applicant will be required to correct the errors prior to release of the performance bond; and
i) The proposed maintenance dredge activity shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys;

j) The maintenance dredge methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources;
k) Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources; and
l) The proposed maintenance dredging meets the criteria included in Goal 106 of the Monroe County Comprehensive Plan.

~~3.~~4. In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than six feet at mean low water (MLW). This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

~~4.~~5. All dredged spoil materials shall be placed on permitted upland sites designed and located to prevent runoff of spoil material into wetlands or surface waters unless utilization of the dredged spoil is an element of a seagrass restoration project that assures no negative impacts to water quality, species or habitats.

~~5.~~6. All dredge activities require approvals by the Florida Department of Environmental Protection or South Florida Water Management District, ~~and~~ the U.S. Army Corps of Engineers ~~prior to issuance of a county permit~~, and the Florida Keys National Marine Sanctuary prior to starting work. Issuance of a permit under 3, above will include a condition that all applicable State and federal permits be obtained before commencement of development, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

d. *Placement of fill.* No fill shall be permitted in any mangroves, wetlands, or submerged lands except:

1. As specifically allowed by this section or by section 118-12(k) and (l) shoreline setbacks, bulkheads, seawalls, riprap and boat ramps);
2. To fill a manmade, excavated water body such as a canal, basin, boat ramp, boat slip, boat basin or swimming pool if the county biologist determines that such filling will not have a significant adverse impact on marine or wetland communities;
3. As needed for shoreline stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan, as determined by the county biologist;
4. For bridges extending over salt marsh and/or buttonwood association wetlands that are required to provide automobile or pedestrian access to dwelling units located on upland areas within the same property for which there is no alternate means of access. Such bridges shall be elevated on pilings so that the natural movement of water, including volume, rate and direction of flow shall not be disrupted or altered; or

5. As approved for Disturbed Salt Marsh and Buttonwood Association Wetlands with appropriate mitigation as defined by the wetland regulations of subsection (d)(6) of this section.

e. All such projects ~~shall~~ require ~~approval by~~ permits from the Florida Department of Environmental Protection or South Florida Water Management District, ~~and~~ the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary prior to commencement of work. ~~prior to issuance of a county building permit.~~ Issuance of a Monroe County permit will include a condition that all applicable State and federal permits be obtained before commencement of development, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

Rationale for Amendments to LDR Sec. 118-10(4)

Please see the rationale for the proposed Comp Plan amendments, above, as these proposed amendments to the LDRs simply implement changes consistent with those to the Comp Plan.

7.0 RELATED COMP PLAN OBJECTIVES AND POLICIES

The submerged habitat damage caused by boat traffic has been addressed at length by the Monroe County Growth Management Division, in conjunction with a number of State and federal agencies including the Sanctuary, FWC, and Monroe County's Sea Grant Extension Office. This work has been done to implement several objectives and policies in the Comp Plan, as follows:

- Policies 203.2.4 and 203.4.7 require Monroe County to work with the National Atmospheric and Oceanic Adminstration (NOAA, which administers the FKNMS), EPA and DEP to support "***scientific studies*** of stresses to seagrass ecosystems in the Florida Keys region" [emphasis added]. This cooperation resulted in the 2004 publication by NOAA of the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys* (PEIS), which is based on extensive scientific study. The proposed amendments to the Comp Plan and LDRs are consistent with this document, as is the Walker's Island project which is implementing restoration methodology specified in the PEIS. Please see the specific discussion of the PEIS in relation to the Walker's Island project in Section 5, above.
- Policy 203.2.4 requires that Monroe County support the **public education program** for users developed by the Sanctuary. In addition, Policy 203.5.6 discusses a County boater education program that should particularly emphasize navigational safety, including channel locations, and seagrass bed preservation. The Walker's Island project has incorporated brochures from the FKNMS public education program in the informational materials to be distributed to all members of the homeowners association, including one titled "Keep your bottom off the bottom," which seems particularly apropos. In addition, brochures describing the value of

seagrasses and how to avoid impacts will be mailed to all Monroe County registered boaters, and a sign to this effect will be installed at the docks. All these project elements strongly support the Sanctuary public education program.

- Policy 102.5.3 and Objective 202.7 require a **boating impacts management plan** to be developed, and Policy 203.4.7 specifically requires this plan to address the problem of propeller damage to seagrasses. The *Boating Impacts Management Plan* was completed in December 1002. Relevant excerpts from this plan are listed below in Section 5.
- Policy 203.5.5 requires the County to develop and implement strategies for **protection of submerged lands in shallow water areas from boating impacts**, and specifically mentions strategies to reduce seagrass propeller scarring and to minimize vessel groundings. It also requires installation of markers following completion of the plan. The *Channel Marking Master Plan for the Florida Keys* was completed in January 1998. Relevant excerpts from this plan are listed below in Section 5.
- Policies 203.6.1, 212.5.8, 212.6.5, and 1031.7.6 discuss a **coordinated agency review** to "identify the environmental issues and contradictions in rules and authorities related to the permitting process for marinas, docking facilities, piers, mooring sites…and dredging in the Florida Keys." Rich Jones informed us that this coordination has occurred over time relating to particular issues, including implementation of the *County Channel Marking Master Plan*, and more recently, as part of a State-sponsored study of mooring field sites. In addition, the 2004 PEIS, specifically discussed in Section 2, above, has benefited from this coordination.
- Policy 203.6.3 discusses the County **coordinating boating impacts management activities with State and federal agencies**. The proposed amendments are consistent with this policy through recognition of the degree of scrutiny and regulatory authority administered by these agencies in permitting projects in the Florida Keys that fully implement the Principles for Guiding Development [Ch. 380.0552(7)(b), (e) and (l) FS].
- Policy 207.8.3 requires the boasting impacts management program to, among other things, implement the goal in Objective 207.8 of protecting the habitat of a number of **protected marine species**, including manatees and sea turtles, both of which utilize seagrass beds as habitat and a food source. The proposed amendments are entirely consistent with this policy, as any projects that move forward under the amendments that effect seagrass beds will result in a net gain in comparable ecological function, and federal permit review will require a full assessment of impacts on these marine species and specifically on Essential Fish Habitat, including seagrass beds. Walker's Island will also implement a long-term management plan to prevent future boating impacts on these sensitive resources, which is also necessary for acquisition of State and federal permits.

Additional relevant policies include:

- Policy 204.2.7 states that "applicants for a dredge and fill permit shall be required to obtain all necessary permits from state and federal regulatory agencies prior to issuance of a County permit." While this policy is no longer consistent with State

law, the proposed amendments to the Comp Plan and LDRs are entirely consistent with this policy, and, in fact, further implement it through recognition of the high level of protection offered by these permitting programs, entirely consistent with and implementing the Principles for Guiding Development.

- Objective 204.3 requires Monroe County to "initiate a program to restore disturbed marine and freshwater wetlands." The proposed Comp Plan and LDR amendments are fully consistent with and supportive of this objective by providing for private restoration of submerged habitat associated with maintenance dredging that is appropriately designed to eliminate and reduce impacts, and provide compensatory mitigation that will result in a net increase in comparable ecological function. For example, the Walker's Island project will result in more than 8 times more compensatory mitigation than required by the State Uniform Mitigation Assessment Method, will also provide offsite restoration implementing the Sanctuary's regional restoration plan outlined in the PEIS, and will include a long-term management plan to prevent future disturbances to marine habitats. Again, all these measures are necessary for acquisition of State and federal permits.
- Policy 212.5.2.1 requires docking facilities to have a minimum depth at the terminal end and extending out to open water of at least minus four (-4) feet. The maintenance dredging proposed for Walker's Island is designed for minus 4.5 feet, which is the minimum practicable to meet the requirement of this policy and also provide a reasonable project life, as sediment will inevitably continue to accrete into the channel over time.

8.0 OTHER RELATED COUNTY PLANS

Monroe County's *Boating Impacts Management Plan*

The following are relevant excerpts from this plan:

- "Currently in the Keys there are numerous waterfront residences and public boat ramps that provide boaters with access to the water but not with clearly marked channels for egress and ingress to Florida Bay and the Atlantic Ocean." [pg 48]
- "Upper, Middle, and Lower Keys Criteria [for channel marking]
  1. Sites where there is a public safety hazard or where damage is occurring to the shallow water resources of the area, shall be considered for channel markers.
  2. Sites where no better alternatives to channel marking exist for managing the threats established in criteria 1 and where it is believed that channel markers could relieve that stress, should be considered.
  4. Sites where it is not practical…to consolidate the use of the proposed waterway with a more suitable waterway nearby, should be considered.
  5. Sites where there are not sensitive habitats accessed by the channel that are more sensitive and crucial than the habitats being protected by installation of channel markers, should be considered." [pp 48-49]

The proposed amendments address these issues by providing limited opportunities for private maintenance dredging and channel marking with full environmental protections and mitigation implemented by State and federal permitting agencies. In the case of Walker's Island, the criterion #1 above is met as there is damage to shallow water resources both on the subject privately-owned baybottom and on adjacent shallow flats. Regarding criteria #s 2 and 3, there is no access to open water from the existing dock except across the surrounding shallow flats and no way to consolidate use with another waterway so no better alternative exists, and the proposed channel marking and marking of the surrounding submerged lands will relieve the stress to these marine resources. Finally, in regard to criterion #5, the habitats within the previously-dredged access channel and basin are of lower quality that what is found on the surrounding, undisturbed flats.

Monroe County's *Channel Marking Master Plan*

The following are relevant excerpts from this plan:

- The general introduction in the first paragraph on page 1 states that this plan has evolved "in response to growing concern over increasing impacts to the shallow-water resources. Seagrass meadows are the dominant habitat found throughout most of the coastal areas of the Keys...and are incurring significant damage from a variety of users. ...this habitat [is] vulnerable to scarring and dredging from boat traffic."
- The second paragraph continues, "The nearshore meadows experience additional impacts due to the proximity to populated shoreline areas and adjacent, deeper water destinations. Extremely shallow areas containing seagrasses are often found near launching sites and marinas... This vulnerable distribution of seagrass meadows results in the beds being damaged by boaters utilizing these areas as well as boaters en route to typically safer, deeper areas."
- "Resource managers working within the Sanctuary determined that much of the seagrass damage was occurring in areas lacking appropriate navigational aides. ...channel marking was included as one of the action plans for the developing Sanctuary management plan, and cooperating institutions (DEP, US Coast Guard, National Oceanic and Atmospheric Administration) were enlisted to provide supporting data for the project." [pp 2, pg 2]
- "Prop scars are often generated from boaters attempting to approach the numerous residences and docks adjacent to very shallow water." [pp 4, pg 8]
- The biology of propeller scar and blow hole damage is described in detail on page 10.
- "Although restoration efforts are important for badly damaged beds in particular habitats, they do not address the prevention or minimizing of prop scarring." [pp 1, pg 13]
- "Public education is an essential part of any management effort. Without public education most management strategies would not be effective, particularly in the Keys where a large percentage of boaters are not familiar with local regulations and Sanctuary management rules." [pp 3, pg 13]

- The marking strategies are described on pages 21-23, and address marker frequency, gating of routes, and the use of Danger Shoal markers to delineate shallow water to be avoided.

The proposed Comp Plan and LDR amendments are supportive of this Monroe County plan. Only limited financial resources are available for the County and other government agencies to implement appropriate marking of areas to protect marine resources. Allowing very limited and carefully designed private maintenance dredging, along with appropriate channel marking and other measures to ensure long-term protection of marine resources, as proposed for Walker's Island, can leverage the public dollar with private investment for both installation and long-term maintenance.

9.0 PROPERTIES POTENTIALLY AFFECTED BY AMENDMENTS

An analysis of existing privately-owned submerged land parcels that could potentially utilize the amended Policy 202.8.4 was conducted utilizing ArcGIS software and information from the Monroe County Property Appraiser's (MCPA) Office parcel list for December 2011, which contains 90,537 parcels. This analysis utilized the same data, programming and approach as was recently utilized for preparation of the new Technical Document for the Monroe County Comprehensive Plan.
Submerged land parcels that could—or would have reason to—implement the policy must be privately-owned, contain seagrasses, and have existing legally-established upland development served by existing docking facilities. Therefore, the total number of parcels in Monroe County was screened through several layers of analysis to arrive at a reasonable estimate.

The following table summarizes the analysis and results:

GIS Data Layer	Number of Parcels	Source of Data
Parcels in Monroe County	90,537	Monroe County Property Appraiser
Submerged land	391	Monroe County Property Appraiser
Contain seagrass	343	Florida Fish & Wildlife Conservation Commission
Unincorporated Monroe County	111	Monroe County Property Appraiser
Residential, Commercial or Vacant	85	Monroe County Property Appraiser
Privately Owned	83	Monroe County Property Appraiser

The Property Appraiser has a complex PC Code List that defines property under 99 different specific codes, mapped as GIS shape files which can be overlain and related to one another in specific, limited configurations. The Monroe County parcel list was narrowed by selecting the code for submerged land. This reduced the number of parcels to 391. The list was further filtered by overlaying the 2010 seagrass habitat map from the Florida Fish & Wildlife Conservation Commission (FWC). The number of submerged parcels intersecting seagrass habitat is 343.

In order to exclude those areas not in Unincorporated Monroe County, the parcel map was overlaid on the MCPA Unincorporated Monroe County Existing Land Use (ELU) map. The 111 parcels selected were only those that were submerged, intersected seagrass habitat, and were within Unincorporated Monroe County.

The 111 parcels were further screened by selecting parcels on residential, commercial, or vacant land, resulting in 85 parcels. Review of the ownership of the 85 parcels found two in public ownership, reducing the total potential parcels that affected by Policy 202.8.4 to 83.

An attempt was made to determine from the Property Appraiser data how many of these parcels contained existing docking facilities by selecting only those properties with the appropriate miscellaneous improvements codes. This process returned only 12 parcels from the list of 391 that are submerged land, but did not include the subject property, Walker's Island, which is known to have an existing docking facility. Therefore, it was determined that the miscellaneous improvements list in the MCPA database is not comprehensive, and therefore was not used for this evaluation. However, it is reasonable to assume that only some of the privately-owned submerged land parcels in unincorporated Monroe County have existing, legally-established upland development and existing docking facilities.

Another factor that would be evaluated on a case-by-case basis is whether historic access channels provide "continuous access to open water," as required by Section 118-12(m)(5)a., Monroe County Code. Undoubtably, a good number of potential parcels included in the 83 identified in this analysis do not meet this criterion.

The conclusion of this analysis based on the data available is that the number of parcels that could conceivably apply amended Policy 202.8.4 is less than 83 in the entire unincorporated Monroe County.

In addition, measures to ensure that the environment of the Keys is protected include:

- the proposed new Goal 106 will apply an overlay process, allowing Monroe County to assess each applicant for a maintenance-dredging permit under Policy 202.8.4 individually; and
- the requirement that all State and federal permits be acquired prior to commencement of construction, which ensures that a highly-strenuous review, under laws and regulations many of which are specific to the Florida Keys, be taken by the environmental regulatory agencies and commenting resource management agencies.

10.0 FACTORS TO CONSIDER IN AMENDING COMP PLAN AND LDRs

The following factors listed in the amendment application are relevant to the proposed amendments.

2) Changed assumptions and 6) Data updates.

The first full comprehensive plan for Monroe County was adopted in 1986 and the 2010 Comp Plan adopted in 1992. Much has changed since then, including:

- The amount of boating activity in Monroe County has increased dramatically, as has the amount of boat-caused damage to marine resources, the vast majority of which goes unenforced and unrestored.
- County Marine Resources staff has implemented Comp Plan objectives and policies by working with other agencies and developing the plans described in Section 8, above, in 1992 and 1998. The proposed amendments are consistent with these plans and support their objectives.
- The Sanctuary developed its management plan in 1996, recently updated in 2007, and adopted the PEIS described in Section 4, above, in 2004. The proposed amendments are consistent with these documents and would further support implementation of the Sanctuary's regional seagrass restoration plan.
- The environmental resource permitting process at the State and federal level that provides a very high degree of scrutiny and protection to Florida Keys marine resources has developed and been fine-tuned over the last 10-15 years. This includes the 2002 federal Essential Fish Habitat (EFH) rule implemented by the National Marine Fisheries Services (NMFS). These amendments recognize this increased and rigorous regulatory environment.
- The Comp Plan and LDR amendments that add the South Florida Water Management District as one of the Florida environmental resource permit regulatory agencies updates the current code, as the District and the Florida Department of Environmental Protection adopted in 2008 a memorandum of understanding that divided this permitting authority between the two agencies.

Adoption of the proposed Comp Plan and LDR amendments recognizes these changes and addresses them in a realistic fashion to provide effective resource protection and management, consistent with the Principles for Guiding Development.

4) New issues:

The prohibition of appropriately designed and permitted private maintenance dredging and access channel marking is actually contradictory to the resource management objectives and policies in the Comp Plan and to the Principles for Guiding Development, because it has and will continue to result in ongoing, unenforceable damage to marine resources that will inevitably occur from boat traffic over shallow flats to existing docking facilities. It is consistent with the Comp Plan and Principles for Guiding Development to provide a carefully regulated opportunity for responsible private parties to participate in the process of effective resource management while also protecting public health and safety though properly engineered boating facilities.

5) Recognition of a need for additional detail and comprehensiveness.

The proposed changes address this consideration as follows:

- The changes to Comp Plan policies 202.8.3, 203.8.4, and 204.2.3 along with new Goal 106—which would allow maintenance dredging of historic access channels serving existing upland development and docking facilities where seagrass has recolonized—provide a means, in limited circumstances, to realistically and effectively address Comp Plan Policy 203.5.5, which requires Monroe County to develop and implement "strategies for protection of submerged lands in shallow water areas from boating impacts." The changes also address new scientific research that has resulted in the Sanctuary's regional seagrass restoration plan described in the PEIS.
- The changes to Comp Plan Policy 204.2.2 will serve in limited circumstances to provide a cost-effective approach for seagrass restoration, also addressing new scientific research that has resulted in the Sanctuary's regional seagrass restoration plan described in the PEIS.

11.0 CONCLUSION

Driving along the Overseas Highway, many areas of boat damage to seagrass beds are clearly visible, and these are only a tiny percentage of the damage occurring. While this damage is not legal within the Sanctuary, enforcement can only occur if an officer is present and can identify the party who causes the damage. Sanctuary staff has informed us they estimate less than 2% of the boat damage to marine resources in the Sanctuary is enforced each year, and it can often take several years of litigation before restoration takes place, during which time the damaged area typically expands, sometimes hugely. Bill Precht, the director of the Sanctuary Damage Assessment and Restoration Program, has told us that boat damage is the single largest threat to seagrasses in the Florida Keys.

It is incumbent on us to view these circumstances realistically, and to recognize that simple prohibition of activities does not always result in resource protection. As the Monroe County's *Channel Marking Master Plan* describes, boaters will navigate to and from residences and docks regardless of how shallow the water is, and damage often results. Management by restoration of adequate depth to docking facilities along with appropriate channel marking, within the limited circumstances that can address the extremely stringent permitting criteria applied by State and federal agencies for these activities in the Florida Keys, is an approach that can lead to real protection of resources, in contrast with the current circumstances where ongoing, frequent and severe damage continually occurs. It also will result in a net increase in sensitive habitat and the associated ecological functions, along with long-term protection of the resources to prevent future damage.

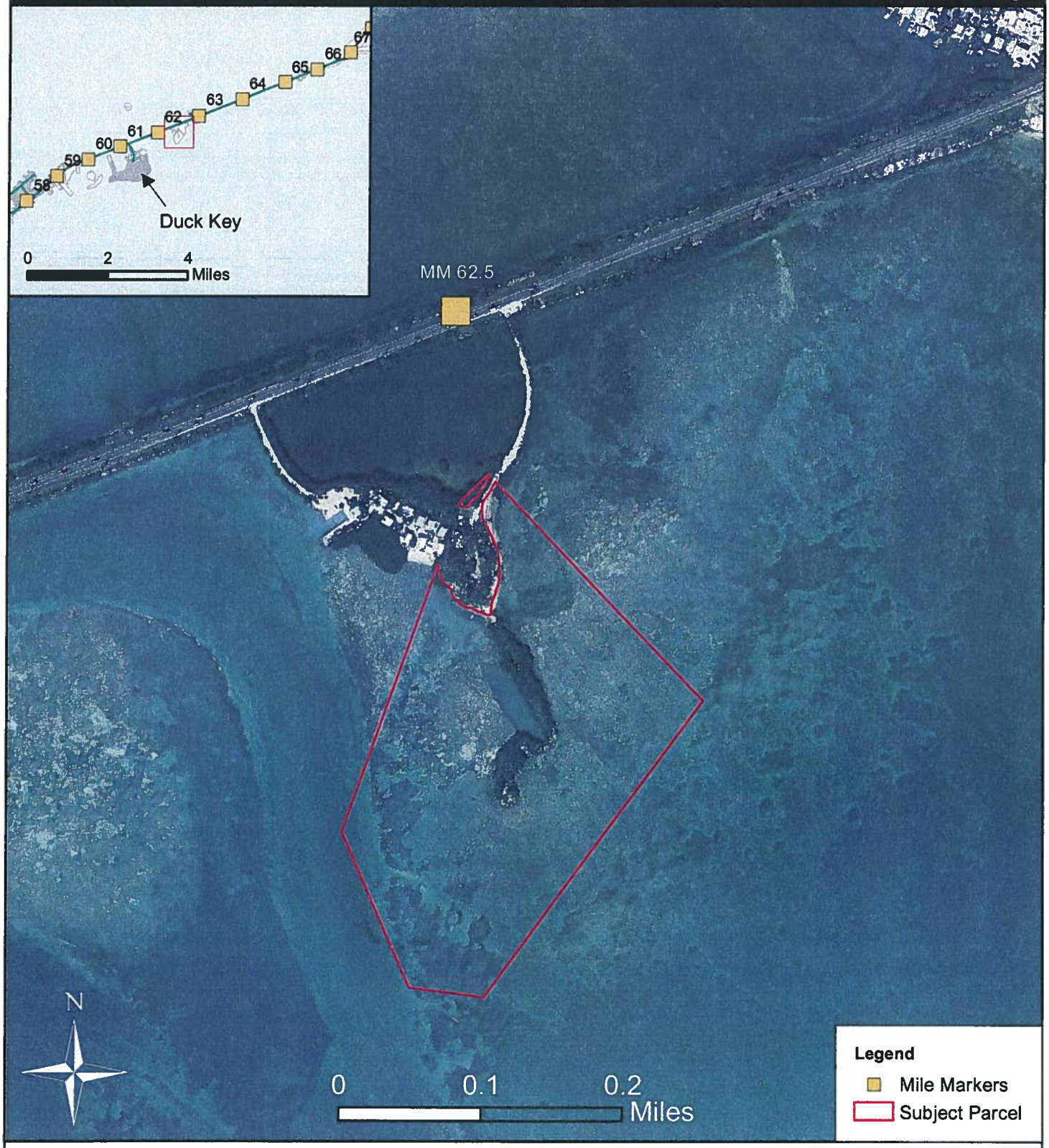
The proposed amendments are consistent with the Principles for Guiding Development and the rest of the Comp Plan, and, in fact, are more supportive of restoration policies than are the current policies. The changes recognize more recent studies, including a Sanctuary Programmatic Environmental Impact Statement, that support what is proposed, and also recognize a much more stringent environmental resource permitting

environment than existed when the original Comp Plan was developed, through which interagency coordination can be implemented. Therefore, these proposed amendments are appropriate and should be adopted.

Key West • Miami
Hollywood • Fort Myers
www.swcinc.net

Rationale for Comp Plan & LDR Amendments
Monroe County, April 16, 2012

ATTACHMENT A
Location and Parcel Map



Source: 2006 Monroe County Property Appraiser

Created by Shelli Braynard, SWC

THE CITIZEN KEY WEST

December 1, 2008 • Vol. 132 • No. 336 • 16 pages

ATTACHMENT B

Study: Prop scars damage environment

BY ROBERT SILK
Citizen Staff

There are a minimum of 11,750 propeller scars in Florida Bay, according to the findings of a peer-reviewed Everglades National Park study scheduled for release next month.

"You can pretty much map the banks of Florida Bay based upon the scarring," said David Hallac, chief of the park's natural resources branch, while previewing the study at a recent workshop hosted by the Florida Keys National Marine Sanctuary.

The study, titled "Patterns of Propeller Scarring of Seagrass in Florida Bay," was funded by the park, the National Parks Conservation Association and the South Florida National Parks Trust.

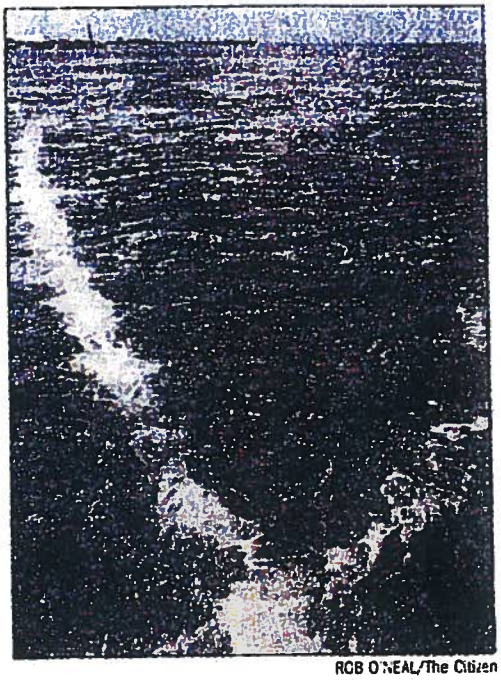
Researchers also found that at least 8,000 acres of bay bottom are scarred by propellers. The actual number, though, could be up to 10 times higher, Hallac said, because scientists did not use high-resolution cameras to record their aerial surveys. Lower resolution lenses miss many of the submerged scars.

Propeller groundings wreak havoc with the Florida Bay ecosystem, especially by damaging seagrass, which serves as a nursery for species ranging from shrimp to stone crab to yellowtail snapper.

Once damaged, some of Florida Bay's seven seagrass species can take several years to recover.

Park officials took prop scar damage into effect in spring 2007 when they released a series of alternatives for managing Florida

See SCARS, page 5A



ROB O'NEAL/The Citizen

Propeller scars in water off of Key West. A new study proves environmental damage from boating.

Scars

Continued from page 1A

Bay and the rest of Everglades National Park waters over the coming decades. Those proposals, which in general terms would have scaled back motorboat access in park waters, set off an avalanche of criticism from South Florida fishing and boating interests.

Among other things, critics questioned the scientific basis for the park proposals, especially as they related to boat use and propeller scars.

Out of the carnage came plans for two studies — one measuring propeller scars, and another tracking changes over the years in Florida Bay boat traffic, which also is scheduled for release next month.

The two studies are playing a role in the shaping of a new and much-delayed set of Florida Bay management alternatives. Park Planner Fred Herling now says those proposals will be out by January, more than a year after originally planned.

During his presentation last week, Hallac showed slides of three spots where researchers were able to compare recent photographs with pictures of similar quality taken five years ago.

"Our analyses suggests that from 1999 to 2004, total length of scars at all three sites increased by a factor of three," Hallac said.

The findings of the park service study are in rough congruence with a less scientific study undertaken by local fishing captain John Kipp over the past year.

In November 2007 and again in July, Kipp poled identical regions around the Buchanan Keys just west of Lignumvitae Key. During that span, the number of sites where he counted prop damage increased from 59 to 155.

In the area a bit further north around Twin Key, Kipp recorded 28 GPS sites with prop scars in November 2007. He recorded 78 such locations in August.

Jerry Lorenz, a biologist who heads Audubon of Florida's Tavernier Science Center, presented Kipp's findings at the Nov. 18 workshop as part of a push for baywide caps on boat and engine size. Lorenz said multi-engine boats with powerful motors are causing massive damage to the bay.

"Clearly education is the most important thing, but there are some people who just aren't going to bother," he said.

In what could be a preview of the debate that will follow the park service's release of the new management alternatives, Lorenz's presentation drew a rebuke from fishing enthusiast Jim Trice, one of the architects of Alternative E, a management strategy supported by a cross section of Florida Bay users. In an e-mail, Trice called Kipp's prop scar study, and Lorenz's use of it, "Totally anecdotal evidence being supported by a Ph.D."

Alternative E calls for a boater certification program that would seek to protect the shallow and tricky-to-navigate waters of the park through mandatory education. It also calls for idle speed zones along the shorelines and a noncombustible motor zone on the Snake Bite flats near Flamingo.

But Trice opposes limiting boat sizes.

Park planner Herling confirmed at the workshop that all the proposals in the next round of alternatives would include mandatory education and permitting.

Trice urged people to "think big, start small, scale up."

rsilk@keysnews.com

ATTACHMENT C

Assessing Boat Damage to Seagrass Bed Habitat in a Florida Park from a Bioeconomics Perspective Published 2008

Running title: Boat Damage to Seagrass in Florida

Richard M. Engeman[1*], Janice A. Duquesnel[2], Ernest M. Cowan[3], Henry T. Smith[3,4], Stephanie A. Shwiff[1], Melissa Karlin[3]

[1]National Wildlife Research Center, 4101 LaPorte Ave., Fort Collins, Colorado 80521-2154, USA

[2]Florida Park Service, Lignumvitae Key Botanical State Park, P.O. Box 1052, Islamorada, Florida 33036, USA

[3]Florida Park Service, Florida Department of Environmental Protection, 13798 S.E. Federal Highway, Hobe Sound, Florida 33455, USA

[4]Florida Atlantic University, Wilkes Honors College, 5353 Parkside Drive, Jupiter, Florida 33458

[*]Author to whom correspondence should be addressed: Richard M. Engeman, Tel. (970) 266-6091, Fax (970) 266-6089, e-mail richard.m.engeman@aphis.usda.gov

ABSTRACT

Seagrass bed habitat is an important biotic community in decline worldwide. Boat damage has been long-recognized for its negative impacts to shallow water seagrass beds, with those along the Florida coast particularly vulnerable in the face of a large human population possessing a large number of boats. Boat scars to seagrass beds recover slowly, resulting in new damage often outpacing recovery of existing damage. We examined the rate of accumulation of total area comprised by boat scars from 1994 – 2005 at Lignumvitae Key Submerged Land Managed Area, an area containing ~ 3400 ha of seagrass beds. We found the total area of damage increased from 1994 to 1997 by an average of 27.1 ha/yr, = 66 acres and from 1997 to 2005 the area of damage increased on average by 10.8 ha/yr. = 26 acres This most recent rate of damage increase represents an additional $1,523,819 annual loss in habitat value using cost figures based on costs from Environmental Protection Agency (EPA) permitted restoration attempts. Severe groundings investigated by law enforcement officers showed increasing trends over time in the average amount and severity of damage. The size of the boat inflicting the damage was more closely related to the severity of damage than the amount of damage. The most immediate and practical measures for preventing damage include increasing signage to warn boaters from seagrass beds, and increasing law enforcement staff. Signage is a relatively low-cost, long-term investment that becomes cost-effective if only 0.03 ha of seagrass bed damage = 0.07 acres is averted over the life of the signs. Each additional patrol staff added becomes cost-effective if only 0.42 ha of damage is averted annually. Holding the total

area of damage constant for one year (new damage = recovery) would represent a benefit-cost ratio of 25.71 if accomplished with only one additional law enforcement officer.

ADDITIONAL INDEX WORDS: *Benefit-cost ratio, damage estimation, habitat valuation, habitat restoration, wetland*

INTRODUCTION

Coastal seagrass beds have been declining throughout the world for a variety of reasons (SHORT and WYLLIE-ECHEVERRIA, 1996). For many years, propeller scars from boats have been recognized for their significant negative impacts to seagrass beds (e.g., WOODBURN *et al.*, 1957; PHILLIPS, 1960; ZIEMAN, 1976; MATTHEWS *et al.*, 1991). Shallow water seagrass beds at < 2 m depth, such as those commonly found around Florida's coast are especially susceptible to boat damage (CREED and AMADO FILHO, 1999). Moreover, seagrass beds in Florida are particularly likely to receive boat damage because more than 8 million people live along the Florida coast with over 750,000 registered vessels (BELL *et al.*, 2002). Furthermore, boat damage may interact synergistically with other factors such as water clarity to produce further declines (ORTH and MOORE, 1983; PREEN *et al.*, 1995). Groundings create one or more injury types including propeller scars, hull impressions, hull scars, blowholes (formed when the vessel uses its engines in an attempt to dislodge itself [KIRSCH et. al., 2005]), and berms (SARGENT *et. al.* 1995). Depending on the extent of the damage

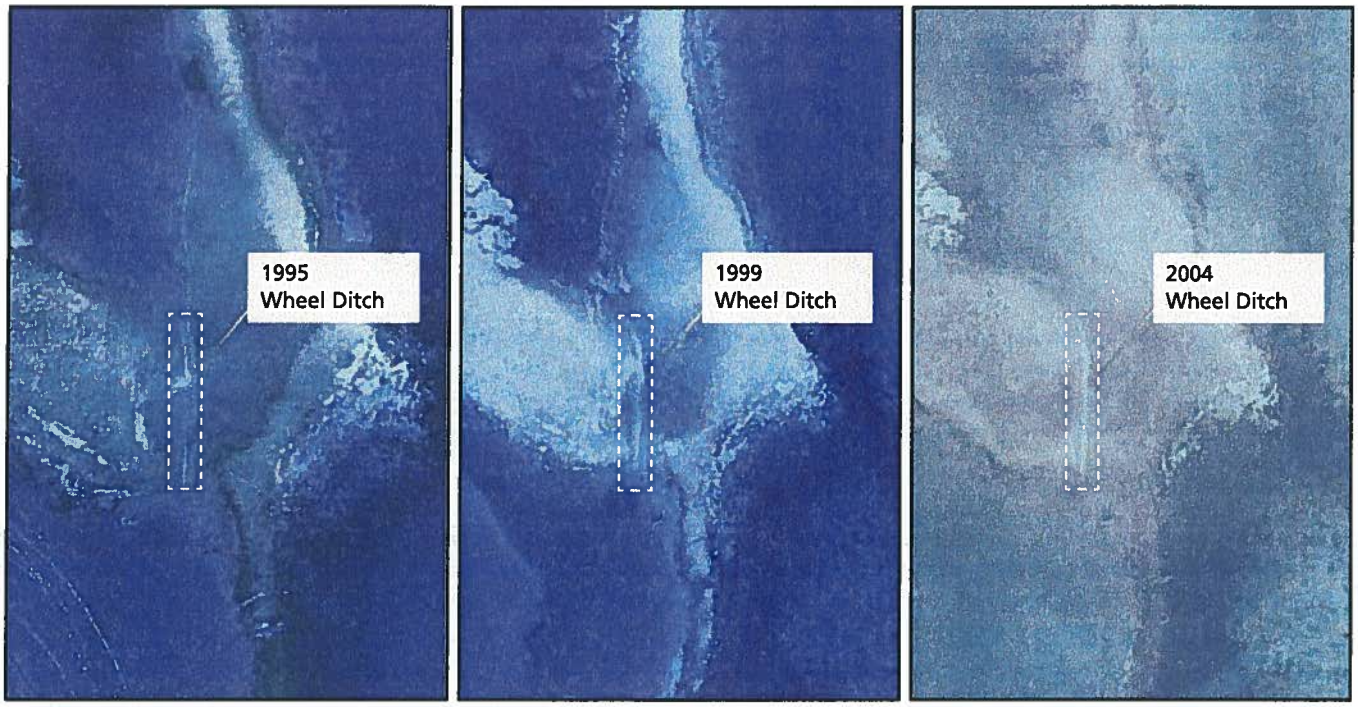
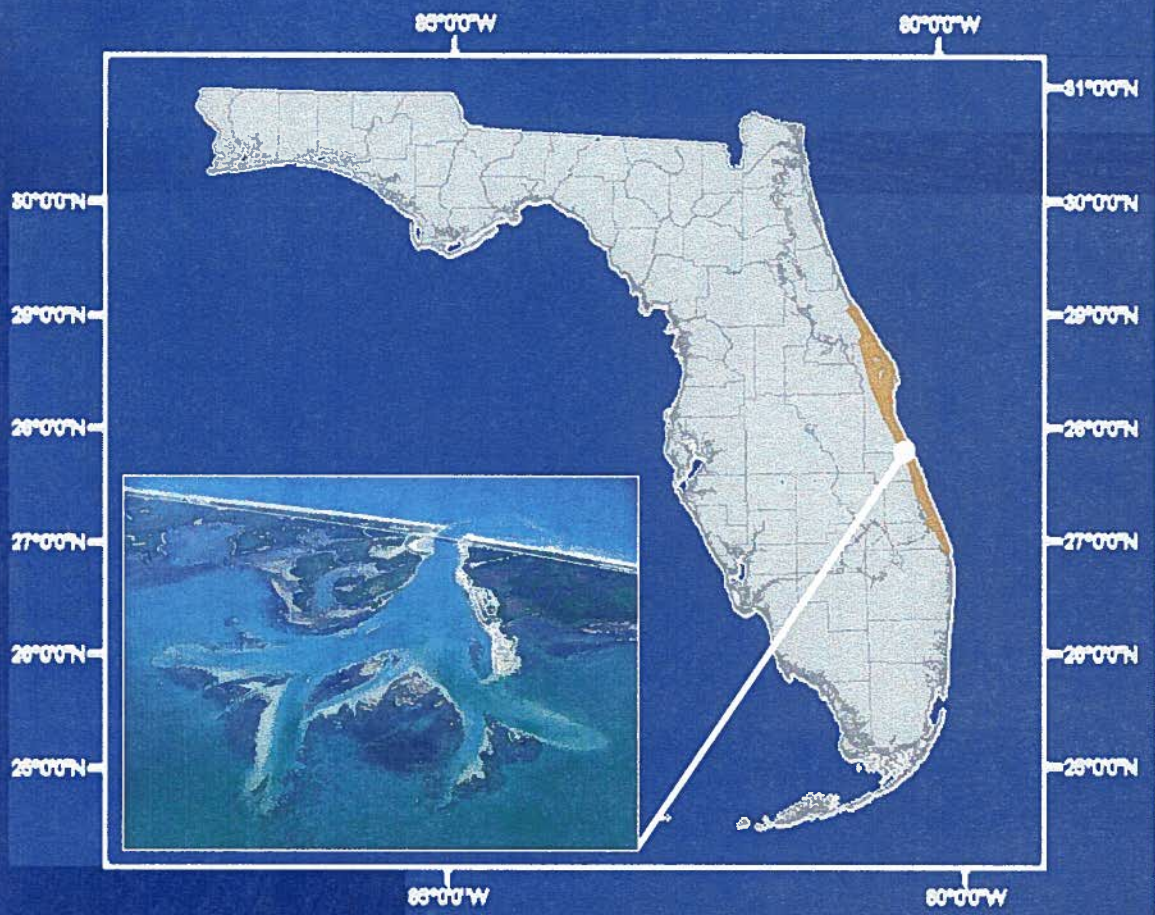


Figure 12. Time sequence of digital imagery (1995-2004) showing continual expansion of propeller dredged wheel ditch on Shell Key Bank.

ATTACHMENT E

Sebastian Inlet, Fl USA

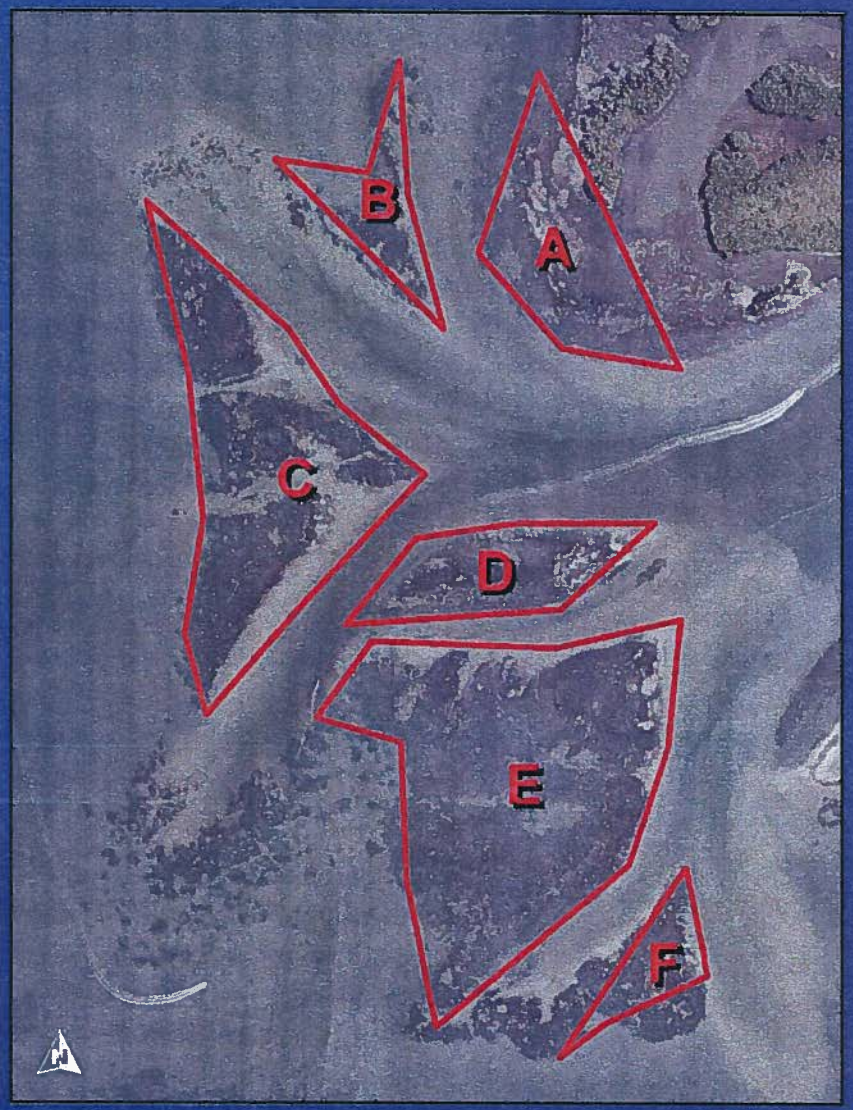


Indian River Lagoon (IRL) Highlighted in Orange.

- Brevard & Indian River Counties, Florida
- 1 of only 6 inlets to the IRL
- High tidal currents
- Expanding flood tidal shoal
- Productive seagrass mixed meadow
- Aquatic Preserve (Malabar to Vero Beach)
- NMFS Critical Habitat for *Halophila johnsonii*

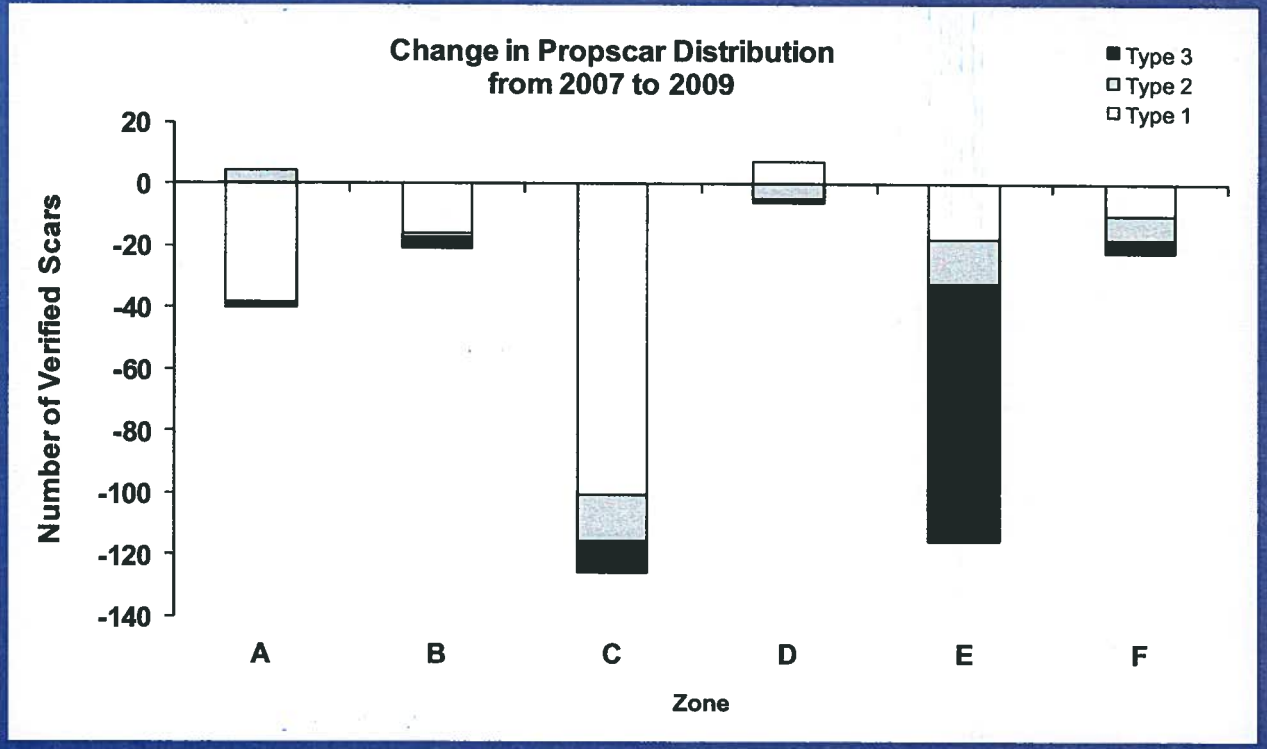
PBSJ Ecological Sciences

Protective Signage



PBSJ
Ecological Sciences

Propscar Analysis 2007-2009



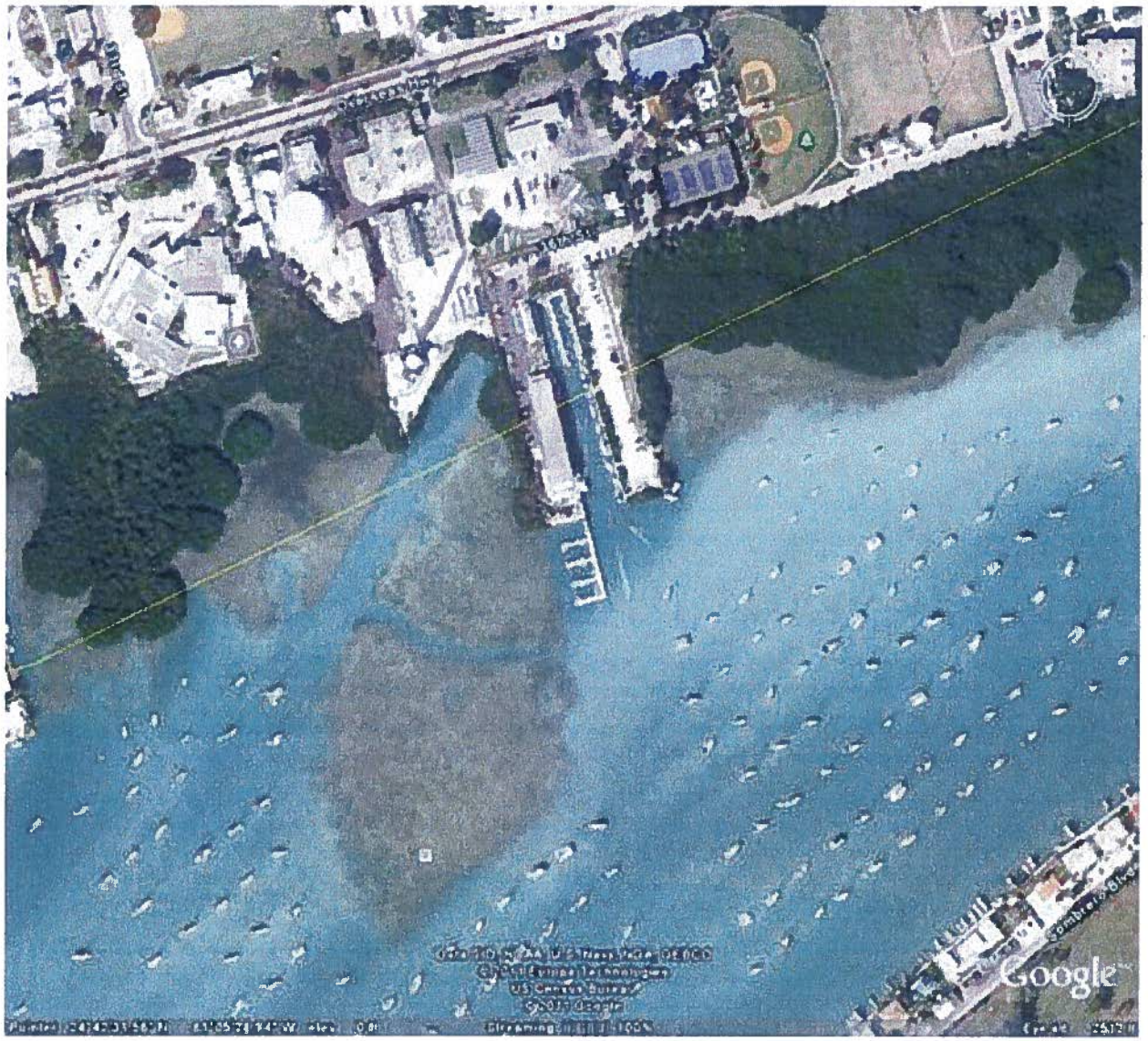
- Areas of greatest change from 2007 to 2009: Zones C and E
  - Decreases in Type I and III scarring driving much of the overall pattern

PBSJ Ecological Sciences

ATTACHMENT F

Boot Key Harbor, Marathon

Boot Key Harbor has a large seagrass flat near the entrance to the City Marina that historically received frequent groundings and prop scars. The City installed cautionary buoys around the flat, and the City Marina manager reports a dramatic reduction in groundings, which he estimates as more than 90%.



ATTACHMENT 5F
Site Photographs

Photos taken by SWC staff

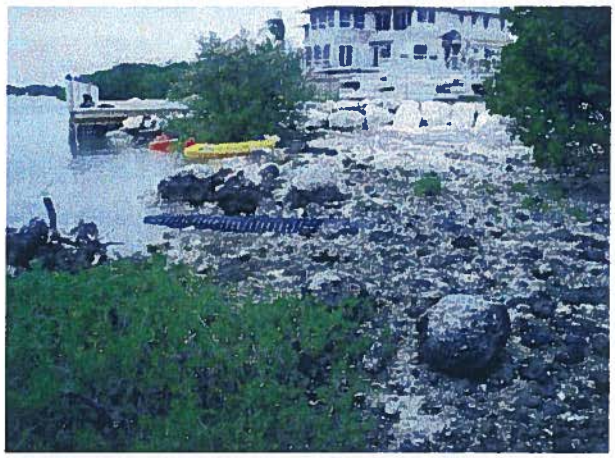


Photo 1: Walker's Island Shoreline, showing homes under construction, the existing dock, and the flushing culvert to be replaced. (12/18/08)

Photo 2: View from the existing dock to the southwest, in the direction the proposed entrance channel would be. (10/4/08)

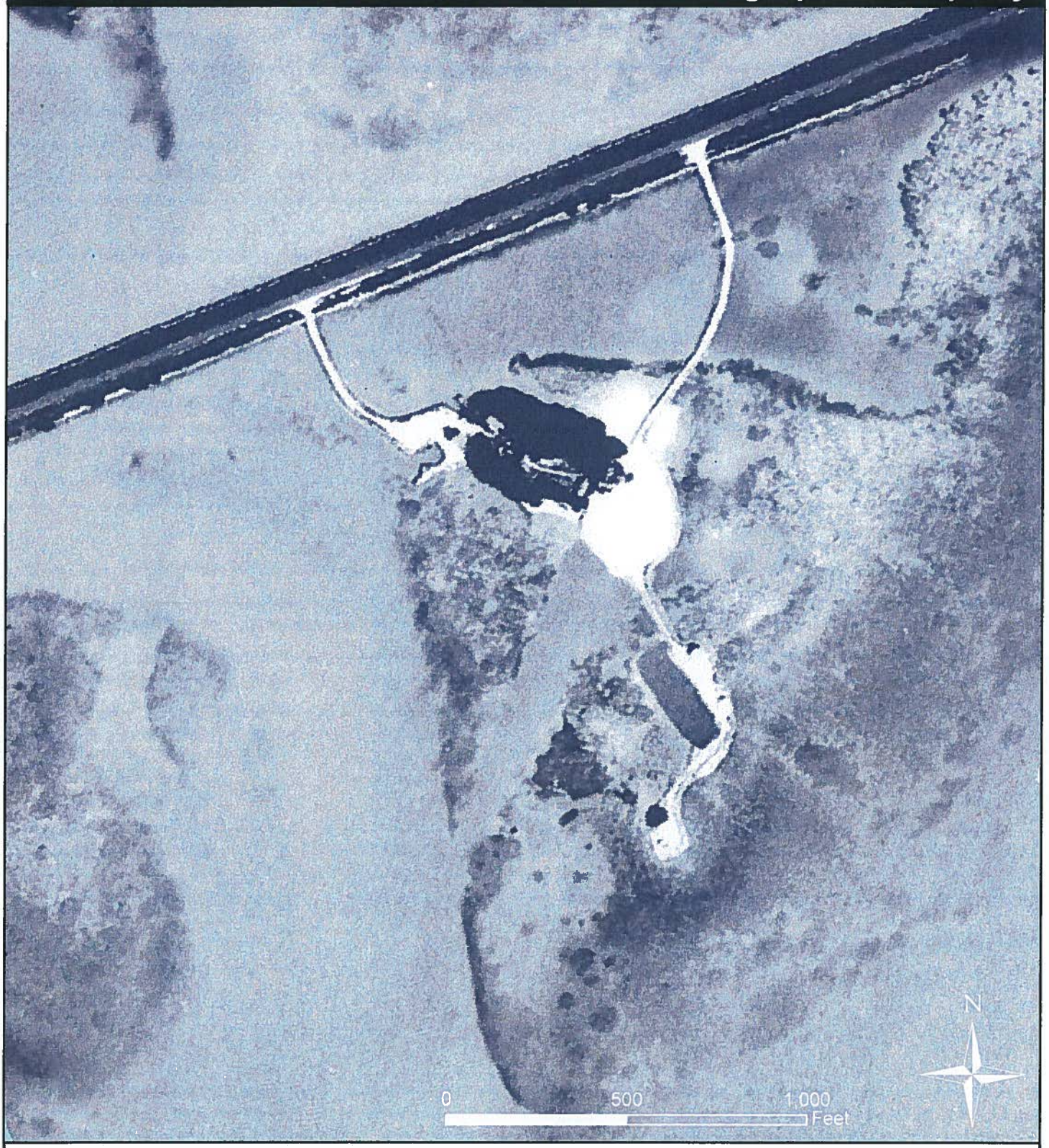
Photo 3: View from the existing dock, looking south, toward the dolphin basin and the spit of land south of the project area. (10/4/08)

Photo 4: View toward the Walker's Island property, looking northeast. Seagrass injuries are visible in the foreground. (10/7/09)

Photo 5: View from the existing dock area toward the southeast, with the flushing culvert visible in the center. (12/18/08)

Photo 6: View from the existing dock area toward the east, with the flushing culvert visible in the center. (12/18/08)

ATTACHMENT 5G-3
1957 Aerial Photograph of Property



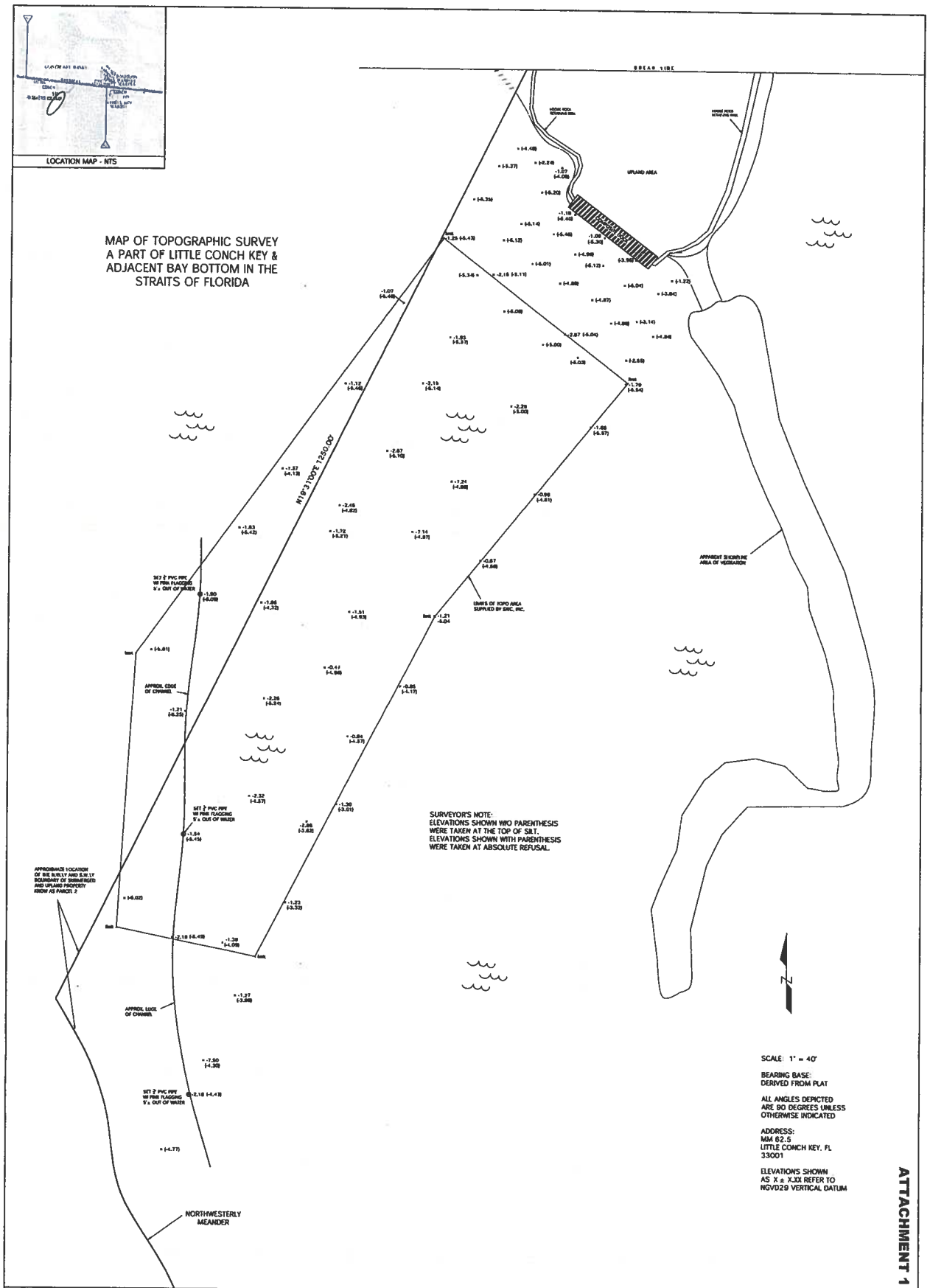
Source: Aerial from Coastal & Geodetic Survey

Adapted by Shelli Braynard, SWC

ATTACHMENT 5G-4
1955 Aerial Photograph of Property

Source: Aerial from Coastal & Geodetic Survey

Adapted by Shelli Braynard, SWC



ATTACHMENT 1

LEGAL DESCRIPTION -

N/A

CERTIFIED TO -

LITTLE CONCH KEY, LLC

SCALE:	1"=40'
FIELD NOTE DATE:	10/18/07
FIELD BOOK:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
PROJECT NO.:	710/1701

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 AND 61G17-7 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHICH DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY, MEETS THE PROVISIONS OF FLORIDA STATUTES CHAPTER 177 SUBPART B, SUBDIVISION LAW (SECTIONS 177.091 THRU 177.151) AND THE PROVISIONS OF FLORIDA STATUTES CHAPTER 177 SUBPART A, SUBDIVISION LAW (SECTIONS 177.073 THRU 177.089) WHERE APPLICABLE.

SIGNATURE: RICHARD L. REECE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5166

DO NOT SCALE DRAWING. USE DIMENSIONS AND THE DATUM SHOWN ON DRAWING.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
50364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1346
FAX (305) 872 - 5622

REF-46_PAGE-53

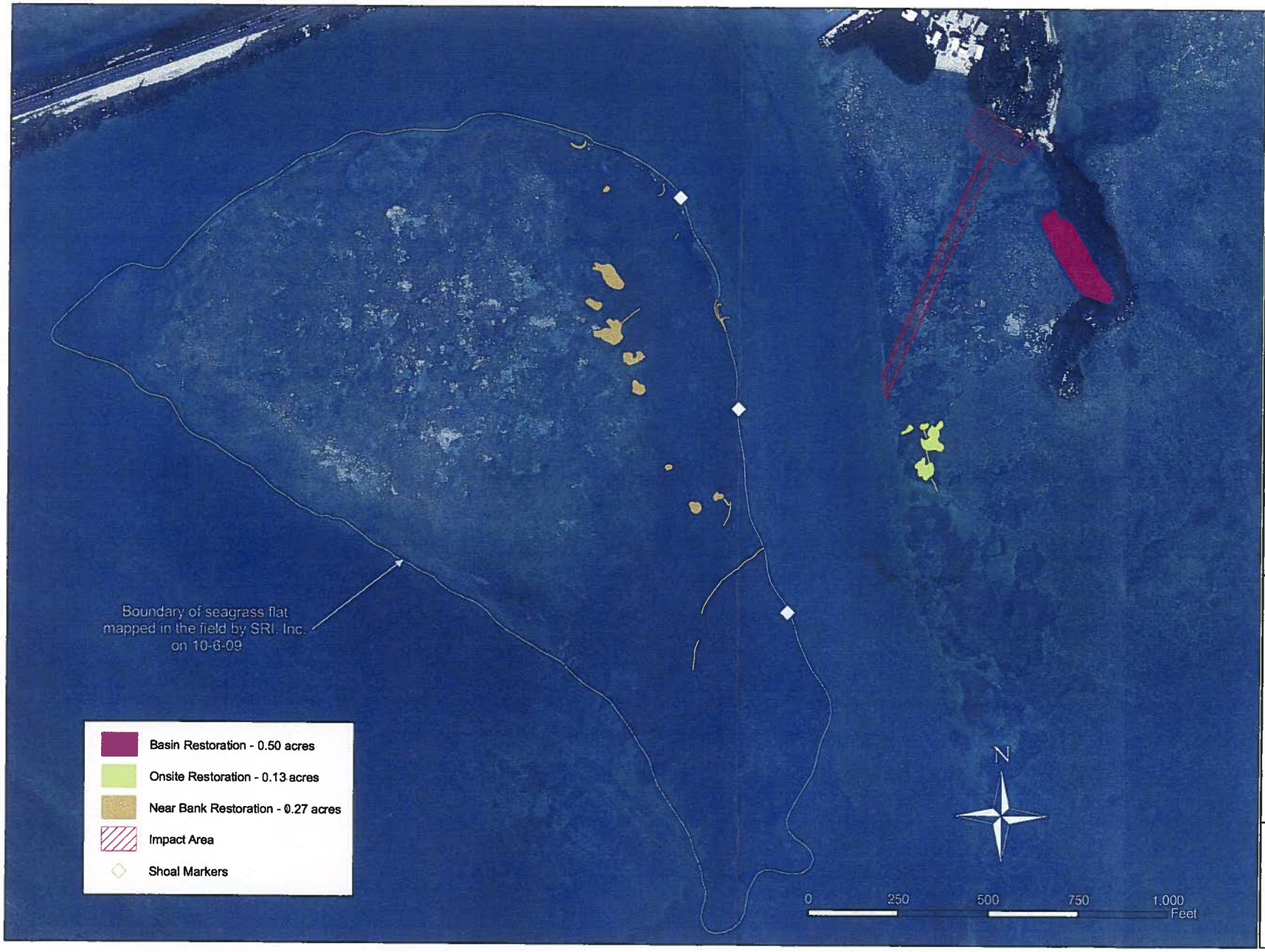
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR OWNER REPRESENTATIVE. PLEASE REVIEW THAT YOU HAVE REVIEWED BY THE SURVEYOR TO REVIEW THE ACCURACY OF THESE DESCRIPTIONS AND HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS SHOWN PLACED ON DESIGNED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

AVG = AVERAGE	CONC = CONCRETE	FLAG = FLAGGING	MH = MANHOLE	PP = POWER POLE	SIGN = SIGN	WV = WATER VALVE	
BL = BASE LINE	CP = CONCRETE PAVEMENT	FND = FOUND	MHW = MEAN HIGH WATER	PVC = POLYVINYL CHLORIDE PIPE	SIP = SET IRON PIPE	WM = WATER METER	
BM = BENCHMARK	CR = CONCRETE RUBBLE	FP = FIRE PLUG	MLW = MEAN LOW WATER	RB = REBAR	SIR = SET IRON ROD	WP = WOOD POST	
BR = BEARING	CT = CONCRETE TIE	FR = FIRE RATING	MON = MONUMENT	RCP = REINFORCED CONCRETE PIPE	SIRC = SET IRON ROD & CAP	WS = WATER SPIGOT	
C = CHORD	D = DIAMETER	FRP = FIBERGLASS REINFORCED PLASTIC	MR = MEASURED RADIUS	RD = ROOF DRAIN	SL = SOLID LINE	WT = WATER TANK	
CB = CHORD BEARING	DB = DEED BOOK	G = GAS	MT = METER	RE = RECEIVED	SP = SPOT ELEVATION	WW = WOOD WALL	
CBS = CONCRETE BLOCK STRUCTURE	DE = DRAINAGE EASEMENT	GB = GRADE BREAK	N = NORTH	REF = REFERENCE	SPK = SPIKE	WWF = WOOD WALL FOUNDATION	
CBW = CONCRETE BLOCK WALL	DEL = DELTA	GV = GAS VALVE	NAD = NORTH AMERICAN DATUM	RES = RESIDENCE	SQ = SQUARE	WWP = WOOD WALL PAVEMENT	
CC = CHORD DISTANCE	DIST = DISTANCE	GW = GAS WELL	NAVD = NORTH AMERICAN VERTICAL DATUM	RET = RETAINING WALL	SR = SOUTH	WWR = WOOD WALL RUBBLE	
CH = CHORD	DL = DEED LINE	HC = HOLLOW CONCRETE BLOCK	NGVD = NATIONAL GEODETIC VERTICAL DATUM	RF = ROOF	SRC = SOUTH RIVER CONSTRUCTION, INC.	WWT = WOOD WALL TIE	
CHD = CHORD DISTANCE	DR = DRIVE	HD = HOLLOW DOUBLE	NGS = NATIONAL GEODETIC SURVEY	RGE = RANGE	SS = SANITARY SEWER	WWW = WOOD WALL WALL	
CL = CENTERLINE	E = EAST	HDW = HEADWALL	NL = NON LINE	RL = RADIUS LINE	SSCO = SANITARY SEWER CLEAN OUT	WY = WAY	
CLF = CHAIN LINK FENCE	EB = ELECTRIC BOX	HP = HOSE PIPE	NO = NUMBER	RM = RIM	SSMH = SANITARY SEWER MANHOLE	WZ = WIZARD	
CM = CONCRETE MONUMENT	EL = ELEVATION	HR = HOSE REEL	NT = NOT TO SCALE	RR = RAILROAD	SSP = SANITARY SEWER PLUG	WZ = WIZARD	
CMP = CORRUGATED METAL PIPE	ELEC = ELECTRIC	HS = HOSE STATION	OB = OVERHEAD BRIDGE	RR = RAILROAD	SW = SWALE	WZ = WIZARD	
CO = CLEAN OUT	EM = ELECTRIC METER	HT = HOSE TRUNK	OC = OVERHEAD CABLE	RR = RAILROAD	SWM = SOUTH WEST MEANDER	WZ = WIZARD	
CP = CONCRETE PAVEMENT	EP = ELECTRIC POLE	HW = HOSE WALL	OH = OVERHEAD	RR = RAILROAD	SYM = SYMBOL	WZ = WIZARD	
CPP = CORRUGATED PLASTIC PIPE	ER = ELECTRIC RISER	HYD = HYDRANT	OHW = OVERHEAD WIRE	RR = RAILROAD	T = TANGENT	WZ = WIZARD	
CR = CONCRETE RUBBLE	ET = ELECTRIC TIE	I = IRON	OP = OVERHEAD POWER	RR = RAILROAD	TB = TELEPHONE BOX	WZ = WIZARD	
CT = CONCRETE TIE	F = FIELD	IP = IRON PIPE	OPP = OVERHEAD POWER POLE	RR = RAILROAD	TC = TOP OF CURB	WZ = WIZARD	
D = DIAMETER	FA = FIELD ANGLE	IR = IRON ROD	OR = OVERHEAD RIGHT	RR = RAILROAD	TEL = TELEPHONE	WZ = WIZARD	
DB = DEED BOOK	FB = FIELD BOOK	IRC = IRON ROD & CAP	PB = PLAT BOOK	RR = RAILROAD	TELE = TELEPHONE POLE	WZ = WIZARD	
DE = DRAINAGE EASEMENT	FC = FIELD CODE	IRS = IRON ROD & SPIKE	PC = POINT OF CURVATURE	RR = RAILROAD	TF = TOP OF FOUNDATION	WZ = WIZARD	
DEL = DELTA	FD = FIELD DATA	L = LINE	PCC = POINT OF COMPOUND CURVATURE	RR = RAILROAD	TH = TOP OF HEDGE	WZ = WIZARD	
DIST = DISTANCE	FE = FIELD EDGE	LA = LANDSCAPE	PCP = POINT OF CONCRETE PLUG	RR = RAILROAD	TP = TOP OF PIPE	WZ = WIZARD	
DL = DEED LINE	FF = FIELD FOUND	LB = LANDSCAPE BUFFER	PE = PERIMETER	RR = RAILROAD	TR = TRUNK	WZ = WIZARD	
DR = DRIVE	FH = FIELD HOUSE	LC = LIGHT CONE	PG = PAGE	RR = RAILROAD	TRANS = TRANSFORMER	WZ = WIZARD	
E = EAST	FL = FIELD LINE	LF = LINEAR FEET	PI = POINT OF INTERSECTION	RR = RAILROAD	TS = TRUNK SIDE	WZ = WIZARD	
EB = ELECTRIC BOX	FM = FIELD MEASURE	LP = LIGHT POLE	PK = PARKER KALON NAIL	RR = RAILROAD	TW = TRUNK WALL	WZ = WIZARD	
EL = ELEVATION	FN = FIELD NOTE	LS = LIGHT STANDARD	PL = PROPERTY LINE	RR = RAILROAD	TYP = TYPICAL	WZ = WIZARD	
ELEC = ELECTRIC	FO = FIELD OFFICE	LT = LIGHT TOWER	PLAT = PLAT	RR = RAILROAD	U = UNDER	WZ = WIZARD	
EM = ELECTRIC METER	FP = FIELD POINT	M = MEASURED	PLS = PROFESSIONAL LAND SURVEYOR	RR = RAILROAD	UB = UTILITY BOX	WZ = WIZARD	
EP = ELECTRIC POLE	FR = FIELD RECORD	MB = MAIL BOX	PM = PARKING METER	RR = RAILROAD	UE = UTILITY EASEMENT	WZ = WIZARD	
ER = ELECTRIC RISER	FS = FIELD SHEET	MBW = MAIL BOX WALL	PO = POWER POLE	RR = RAILROAD	UP = UTILITY POLE	WZ = WIZARD	
ET = ELECTRIC TIE	FT = FIELD TIE	MC = MAIL CHUTE	PP = POWER POLE	RR = RAILROAD	UR = UTILITY RISER	WZ = WIZARD	
F = FIELD	FW = FIELD WALL	MD = MAIL DROP	PVC = POLYVINYL CHLORIDE PIPE	RR = RAILROAD	UT = UTILITY TIE	WZ = WIZARD	
FA = FIELD ANGLE	G = GAS	MH = MANHOLE	RB = REBAR	RR = RAILROAD	V = VALVE	WZ = WIZARD	
FB = FIELD BOOK	GB = GRADE BREAK	MHW = MEAN HIGH WATER	RCP = REINFORCED CONCRETE PIPE	RR = RAILROAD	VB = VALVE BOX	WZ = WIZARD	
FC = FIELD CODE	GV = GAS VALVE	MLW = MEAN LOW WATER	RD = ROOF DRAIN	RR = RAILROAD	VC = VERTICAL CURVE	WZ = WIZARD	
FD = FIELD DATA	GW = GAS WELL	MON = MONUMENT	RE = RECEIVED	RR = RAILROAD	VP = VERTICAL POINT	WZ = WIZARD	
FE = FIELD EDGE	HC = HOLLOW CONCRETE BLOCK	MR = MEASURED RADIUS	REF = REFERENCE	RR = RAILROAD	W = WEST	WZ = WIZARD	
FF = FIELD FOUND	HD = HOLLOW DOUBLE	MT = METER	RES = RESIDENCE	RR = RAILROAD	WB = WATER BOX	WZ = WIZARD	
FH = FIELD HOUSE	HDW = HEADWALL	N = NORTH	RET = RETAINING WALL	RR = RAILROAD	WC = WATER CONDITIONER	WZ = WIZARD	
FL = FIELD LINE	HP = HOSE PIPE	NAD = NORTH AMERICAN DATUM	RF = ROOF	RR = RAILROAD	WF = WOOD FENCE	WZ = WIZARD	
FM = FIELD MEASURE	HR = HOSE REEL	NAVD = NORTH AMERICAN VERTICAL DATUM	RGE = RANGE	RR = RAILROAD	WM = WATER METER	WZ = WIZARD	
FN = FIELD NOTE	HS = HOSE STATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM	RL = RADIUS LINE	RR = RAILROAD	WP = WOOD POST	WZ = WIZARD	
FO = FIELD OFFICE	HT = HOSE TRUNK	NGS = NATIONAL GEODETIC SURVEY	RM = RIM	RR = RAILROAD	WS = WATER SPIGOT	WZ = WIZARD	
FP = FIELD POINT	HW = HOSE WALL	NL = NON LINE	RR = RAILROAD	RR = RAILROAD	WT = WATER TANK	WZ = WIZARD	
FR = FIELD RECORD	HYD = HYDRANT	NO = NUMBER	RR = RAILROAD	RR = RAILROAD	WW = WOOD WALL	WZ = WIZARD	
FS = FIELD SHEET	I = IRON	NT = NOT TO SCALE	RR = RAILROAD	RR = RAILROAD	WWF = WOOD WALL FOUNDATION	WZ = WIZARD	
FT = FIELD TIE	IP = IRON PIPE	OB = OVERHEAD BRIDGE	RR = RAILROAD	RR = RAILROAD	WWP = WOOD WALL PAVEMENT	WZ = WIZARD	
FW = FIELD WALL	IR = IRON ROD	OC = OVERHEAD CABLE	RR = RAILROAD	RR = RAILROAD	WWR = WOOD WALL RUBBLE	WZ = WIZARD	
G = GAS	IRC = IRON ROD & CAP	OH = OVERHEAD	RR = RAILROAD	RR = RAILROAD	WWT = WOOD WALL TIE	WZ = WIZARD	
GB = GRADE BREAK	IRS = IRON ROD & SPIKE	OHW = OVERHEAD WIRE	RR = RAILROAD	RR = RAILROAD	WWW = WOOD WALL WALL	WZ = WIZARD	
GV = GAS VALVE	L = LINE	OP = OVERHEAD POWER	RR = RAILROAD	RR = RAILROAD	WY = WAY	WZ = WIZARD	
GW = GAS WELL	LA = LANDSCAPE	OPP = OVERHEAD POWER POLE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HC = HOLLOW CONCRETE BLOCK	LB = LANDSCAPE BUFFER	OR = OVERHEAD RIGHT	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HD = HOLLOW DOUBLE	LC = LIGHT CONE	PB = PLAT BOOK	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HDW = HEADWALL	LF = LINEAR FEET	PC = POINT OF CURVATURE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HP = HOSE PIPE	LP = LIGHT POLE	PCC = POINT OF COMPOUND CURVATURE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HR = HOSE REEL	LS = LIGHT STANDARD	PCP = POINT OF CONCRETE PLUG	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HS = HOSE STATION	LT = LIGHT TOWER	PE = PERIMETER	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HT = HOSE TRUNK	M = MEASURED	PG = PAGE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HW = HOSE WALL	MB = MAIL BOX	PI = POINT OF INTERSECTION	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HYD = HYDRANT	MBW = MAIL BOX WALL	PK = PARKER KALON NAIL	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
I = IRON	MC = MAIL CHUTE	PL = PROPERTY LINE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
IP = IRON PIPE	MD = MAIL DROP	PLAT = PLAT	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
IR = IRON ROD	MH = MANHOLE	PLS = PROFESSIONAL LAND SURVEYOR	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	

POF created with pdfFactory Pro trial version www.pdffactory.com



Impact Assessment and Mitigation Plan (Revised)
ERP Application
Walker's Island
July 30, 2010

ATTACHMENT 6H-1

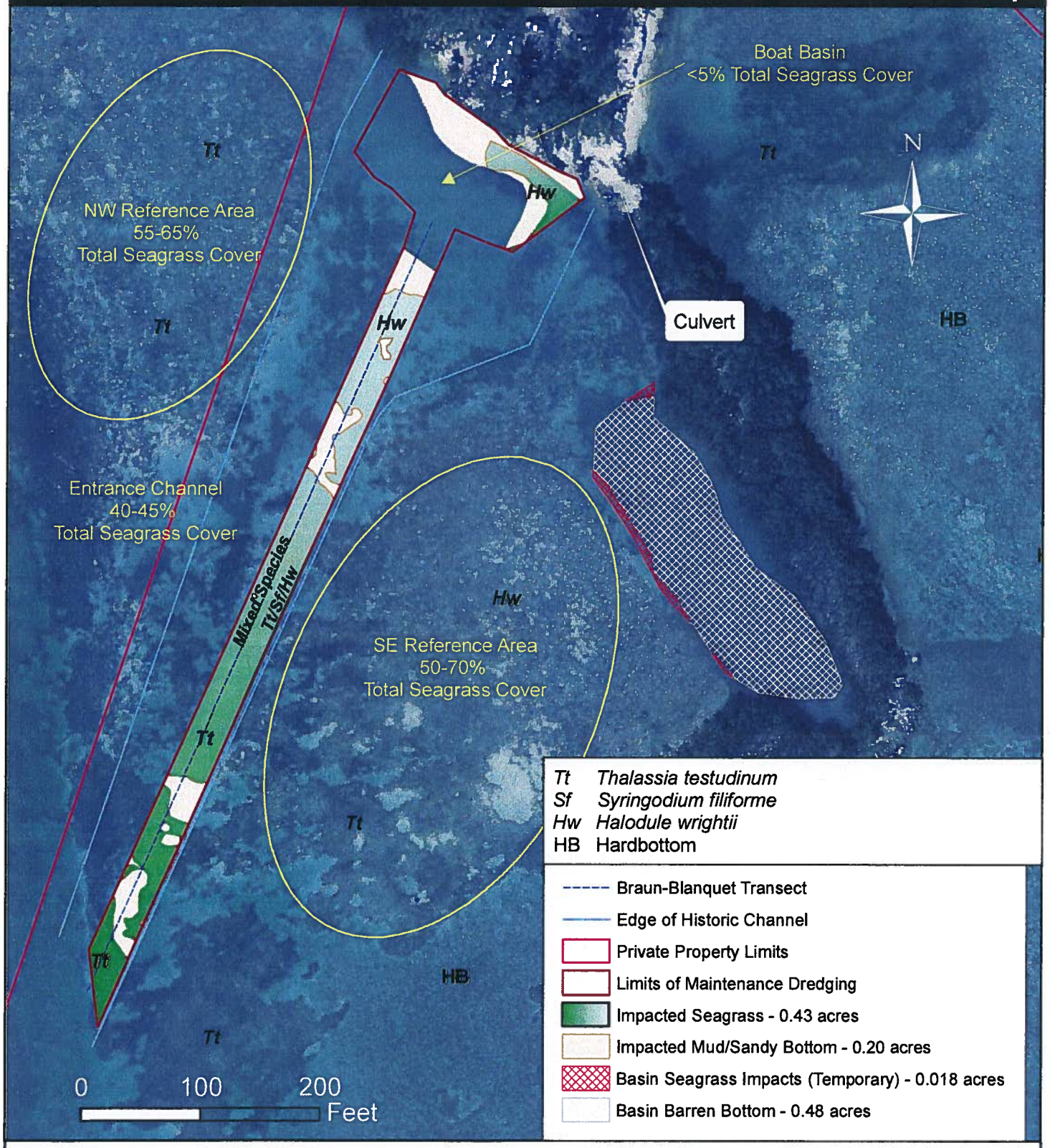
Seagrass Restoration Overview

Planning Ecological Environmental Communications
CONSULTING SERVICES

(305) 294-1238 phone
(305) 294-2164 fax
www.swcinc.net

Date: September 15, 2009
Adapted by: S Braynard, SWC
Source: 2006 Aerial, Monroe County

ATTACHMENT 5C
2009 Benthic Resources Map



Source: Monroe County, 2006 Aerial

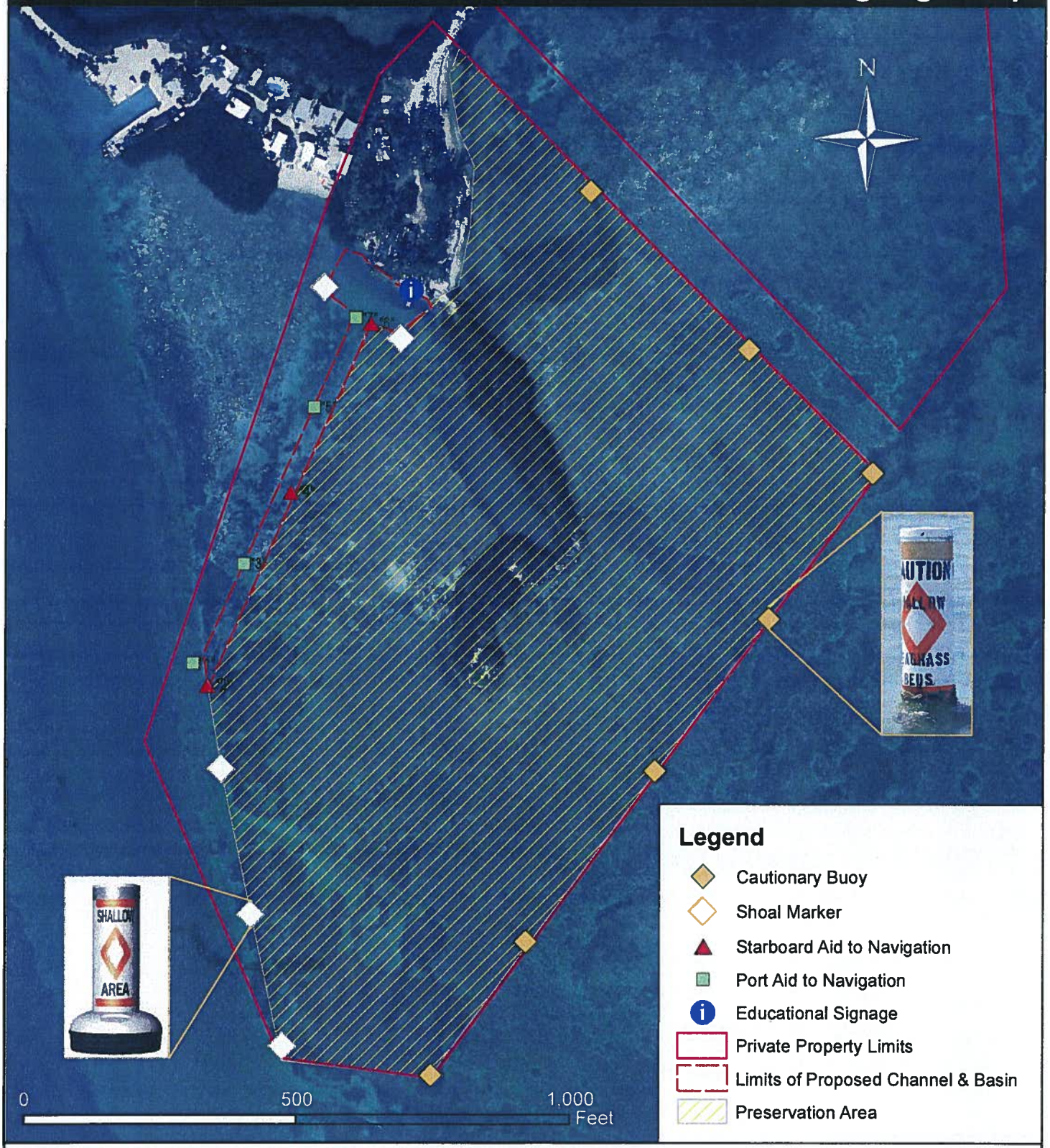
Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-1
Navigational Approach Map

Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-2
Markers & Signage Map



Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

6.0 PROPOSED COMP PLAN AND LDR AMENDMENTS AND RATIONALE

The following provides the current Comp Plan and LDR language with the proposed revised language indicated by underline (added), immediately followed by the rationale for the specific amendment in relation to the proposed project. Several of the amendments propose adding the South Florida Water Management District (District) as an alternate State permitting entity. This is because the District is responsible for review and issuance of State environmental resource permits for most commercial projects and private projects involving four or more residential units. Therefore, these changes correct a current inaccuracy in the Comp Plan, as commercial or larger residential projects may require District rather than Florida Department of Environmental Protection (DEP) permits for these activities.

COMPREHENSIVE PLAN

Each Comprehensive Plan section being revised is provided below with deletions indicated by strikeout and additions in red and underlined. The changed sections are all indented with the rationale for each set of changes at full text width.

Policy 202.8.3

No ~~maintenance~~ maintenance dredging~~dredging~~ shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance dredging ~~maintenance~~ in public navigation channels and re-dredging of historically-dredged channels and/or boat basins as provided by Policy 202.8.4.

Policy 202.8.4

In order to facilitate navigational safety and reduce continued scarring of seagrass beds, ~~maintenance~~ re-dredging of historically-dredged channels and/or boat basins shall be permitted, in limited circumstances, within access channels vegetated with seagrass communities if there is a continued threat to these communities due to existing upland development and docking facilities. ~~Maintenance~~ Re-dredging~~e~~ of historically-dredged channels and/or boat basins shall only be permitted to preserve or restore the function of the access channel and/or boat basin. Access channels are defined as artificially-created channels, constructed through excavation, serving as waterways for watercraft, and providing access to open water. Boat basins are defined as artificially-created basins, constructed through excavation, serving as basins for mooring of watercraft. Access channels and boat basins do not include propeller-dredged channels and basins.

~~Maintenance~~ Re-dredging in historically-dredged channels and boat basins ~~access channels~~ vegetated with seagrass beds, attached macroalgae or other hardbottom communities –will be permitted if the following conditions are met:

Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight

1. There is an existing access channel and/or boat basin, evidenced by permits or historical aerial photography showing a historically-dredged channel;
2. There are existing, lawfully-established upland development and docking facilities served by the access channel;
3. The submerged land within the historically-dredged access channel and/or boat basin is privately owned by the owner of the immediately-adjacent upland riparian property containing the upland development and docking facilities served by the access channel;
4. Demonstrable natural shoaling has reduced the upland property owner(s) reasonable access to open water;
5. There is evidence of scarring to the adjacent (surrounding) seagrass beds;
6. Mitigation for seagrass impacts is provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004 or its successors;
7. A performance bond for ~~the~~ re-dredging of historically-dredged channels and/or boat basins ~~maintenance dredging~~ will be provided to the County prior to permit issuance;
8. A post-construction survey of the maintenance dredge footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit application, the applicant will be required to correct the errors prior to release of the performance bond; ~~and~~
9. The proposed maintenance dredging meets the criteria included in Goal 106 of the Monroe County Comprehensive Plan~~.~~;
10. The applicant shall notify the Monroe County Biologist 48 hours before dredging activities will commence to accommodate construction inspections; and
11. This policy shall not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent wetlands or surface waters.

The proposed ~~maintenance~~ re-dredge activity shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys. The ~~maintenance~~ re-dredge methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources. Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources.

In addition, Issuance of a permit will include a condition that all applicable State and federal permits be obtained before commencement of work, a

Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Indent: Left: 0.5"
Formatted: Highlight
Formatted: Highlight
Formatted: Indent: Left: 0.5", Numbered + Level: 1 + Numbering Style: 1, 2, 3, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight

requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

Rationale for Amendment to Policy 202.8.3 and Addition of Policy 202.8.4

The purpose for this proposed amendment is to allow maintenance dredging where there are seagrass communities in certain, very limited instances where there are present and ongoing threats to seagrass communities due to use of existing docking facilities. In addition, this limited and mitigated impact would be further offset by protection of the surrounding seagrass communities. This provision will limit maintenance dredging to privately-owned submerged lands, preventing any potential for impacts on publicly-owned, State submerged lands.

While Monroe County is currently prohibited by State Statute from requiring issuance of State and federal permits as a prerequisite for issuing a County permit, this Statute specifies that it does not prohibit a county from providing applicants with "a disclaimer to the issuance of a development permit and may include a permit condition that all other applicable state or federal permits be obtained before commencement of the development." The Statute also "does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply." (Source of quotations: Florida HB 503, page 6 of 41).

As described above, Walker's Island has an environmental resource permit (ERP) application pending with the South Florida Water Management District (District), which applies an extremely stringent review process to any such activity in the Florida Keys, to implement a number of specific provisions of State law and administrative code, including:

- the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, which implements Chapter 373, Florida Statutes (FS) and chapters 4-E-4, 40E-40 and 40E-400, Florida Administrative Code (FAC), and is adopted by reference in Rule 40E-4.091(1)(a), FAC,
- Rule 62-312, FAC, which applies specific and even more stringent requirements on docking facilities in the Florida Keys, and
- Rule 62-302.700(i)(13), FAC, which defines the Florida Keys as Outstanding Florida Waters, and requires zero degradation of water quality outside the project boundaries because of that designation.

This permitting process requires elimination and reduction of impacts to the greatest extent practicable and in the Florida Keys goes further to require a net gain in comparable ecological function. In addition, coordination is required with the Florida Fish and Wildlife Conservation Commission (FWC) and DEO, providing further special scrutiny.

At the federal level, acquisition of a permit from the USACE requires coordination with the National Marine Fisheries Service (NMFS) regarding federally-designated Essential Fish Habitat (EFH) including seagrass communities as well as protected fish and sea

turtle species; and U.S. Fish and Wildlife Service (USFWS) regarding manatees. Finally, this activity is prohibited in the Florida Keys National Marine Sanctuary unless a permit from the Sanctuary is acquired, which again addresses all environmental protection and enhancement issues consistent with the Sanctuary Management Plan and the PEIS.

Therefore, meeting these conditions and acquisition of these permits will ensure protection of benthic resources consistent with Ch. 380.0552(7)(b) FS, which states, "to protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

> **Policy 202.8.5**
> In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.
>
> **Policy 202.8.~~5~~ 6**
> All dredged spoil resulting from ~~maintenance~~ maintenance dredging, or re-dredging of historically-dredged channels and/or boat basins shall be placed on permitted upland sites where drainage can be contained on-site unless utilization of the dredged spoil is an element of a seagrass restoration project approved under Policy 202.8.4 that provides reasonable assurance of no negative impacts to water quality, species or habitats.

Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight

Rationale for Amendment to Policy 202.8.5 and 202.8.6

The purpose of these amendments is to (1) renumber from the added Policy 202.8.4, above, and (2) provide an exception from only upland disposal of dredge spoil for use in a seagrass restoration project.

Disposal of clean dredge spoil into submerged lands in the very limited instance where it is serving the purpose of seagrass community restoration will directly enhance the submerged marine resources of the Florida Keys. Fill is almost always required for a seagrass restoration project, as deeper areas caused by previous dredging or from propeller scars must be filled to the depths of surrounding seagrass beds to provide for successful restoration. In the case of Walker's Island, the clean maintenance dredge spoil material would be placed in an existing dredged basin that does not support marine life due to the discontinuity created by early dredging activities.

The State permitting process requires testing of sediment to be dredged to assure State standards for contamination are met. In addition, it requires the use of turbidity curtains and other best management practices along with monitoring during construction to ensure zero degradation of ambient surrounding water quality, which is the standard required by the State's Outstanding Florida Waters (OFW) designation applicable to the

Florida Keys. Federal permitting processes administered by the USACE and FKNMS also require full water quality protection measures.

By meeting the conditions implemented in the ERP and maintained through enforcement by the State and federal permitting agencies during construction activities, the intent of Objective 202.6, which requires County policies "controlling discharges into surface waters from dredge and fill activities," will clearly be met. This is also consistent with Ch. 380.0552(7)(e) FS, which states, "To limit the adverse impacts of development on the quality of water throughout the Florida Keys." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 203.2.3
Effective upon plan adoption, Monroe County shall:

1. prohibit new dredging in the Florida Keys; and
2. prohibit maintenance dredging ~~maintenance~~ re-dredging of historically-dredged channels and/or boat basins within areas vegetated with seagrass beds except for ~~maintenance~~ maintenance dredging~~dredging~~ in public navigation channels and as provided by Policy 202.8.4. (See Objective 202.8 and related policies.)

Formatted: Highlight
Formatted: Highlight
Formatted: Highlight

Rationale for Amendment to Policy 203.2.3

Please see the rationale for the amendment to Policy 202.8.3 and addition of Policy 202.8.4, above, which equally applies to this proposed amendment. In addition, Objective 203.2 requires Monroe County to "protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses." The Walker's Island project is specifically designed to restore and properly mark a small part of an historic access channel serving an existing dock, as well as to manage the surrounding shallow flats that have already experienced propeller damage (which will be restored), resulting in long-term, practical reduction in direct impacts to seagrasses. The project is also designed to limit all secondary impacts of boat activity to within the dredge footprint, reducing indirect disturbances to seagrasses. Only a project so designed could meet the specific conditions outlined in the amendment and State and federal permit requirements.

Objective 203 states, "The health and integrity of living marine resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced." The Walker's Island project will provide extensive compensatory mitigation and additional habitat restoration that will result in significant enhancement of seagrass habitat, including long-term management to protect it from future damage necessary for acquisition of State and federal permits.

Therefore, this proposed amendment will ensure meeting the Comp Plan objectives as well as the Statutory requirements in the Principles for Guiding Development. Further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 204.2.2

No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shoreline~~s~~ stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. ~~All such projects shall require approval by the Florida Department of Environmental Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a County building permit.~~ All such projects require permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary prior to commencement of work. These permits must be kept at the project site for inspection at all times, and a stop work order will be issued at any inspection if not present. [9J-5.012(3)(c)1 and 2; 9J-5.013(2)(c)6]

Rationale for Amendment to Policy 204.2.2

Objective 204.2 states that, "Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands." The purpose for the proposed amendments to this policy is to provide another opportunity to meet this objective through seagrass restoration projects such as proposed at Walker's Island. The filling of the barren, previously-dredged 0.50-acre basin, and the propeller scars and blowholes on the privately-owned submerged land, will allow restoration to seagrass habitat that existed there prior to disturbance, and these activities along with the rest of the proposed compensatory mitigation and additional restoration measures will result in a significant net gain in ecological function. This is entirely consistent with the objective, as no undisturbed wetlands are lost and there is no net loss of disturbed wetlands, but rather a net gain. Again, this is consistent with the Principles for Guiding Development by providing for protection and enhancement of marine resources, and further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Goal 109

In addition to the provisions of Policy 202.8.4, Monroe County shall regulate ~~maintenance~~ re-dredging of historically-dredged access channels and/or boat basins serving existing legally-established upland development with existing docking facilities where the minimum

Formatted: Highlight

Formatted: Font: (Default) Arial

Formatted: Font: (Default) Arial

~~maintenance~~ re-dredge area has been recolonized seagrasses, macroalgae or other hardbottom communities by the enactment of area-specific regulations that allow maintenance dredging to occur subject to limitations and conditions designed to protect natural resources.

Objective 109.1

Monroe County shall regulate use of submerged lands for ~~maintenance~~ re-dredging of historically-dredged channels and boat basins through Sub-Area Policies Applicable to a Specific Geographic Area. These sub-area policies identify parcels of submerged land that require narrowly-tailored regulation in order to confine the potential for impacts to a specific area. The development parameters established for each sub-area shall be based on data specific to the sub-area in relation to protection of natural resources in order to confine potential impacts to a specific area.

Policy 109.1.1 Reserved.

Policy 109.1.2 Walker's Island Privately-Owned Submerged Land Area 1

Only the ~~maintenance~~ re-dredging of an historically-dredged channel and boat basin specified in the table below shall be allowed on the submerged land parcel shown as the Walker's Island Privately-Owned Submerged Land Area 1, subject to conditions 1-2, below:

REAL ESTATE NUMBER	TOTAL ACREAGE	IMPACT ACRES	CONSERVATION EASEMENT ACREAGE
00099110-000000	27.22	0.63	26.93

And over which an existing docking facility exists, which serves 8 legally-established residential units on the adjacent upland parcel.

~~Maintenance~~ Re-dredging of an historically-dredged channel and boat basin at the Walker's Island Privately Owned Submerged Land Area 1 shall be subject to the restrictions set out below:

1. ~~Maintenance~~ Re-dredging shall be limited to no more than the acreage specified in the above table to provide safe access to the existing docking facility.

2. Recordation of a conservation easement in favor of the South Florida Water Management District prohibiting all impacts on, and requiring perpetual maintenance of, 26.93 acres of submerged land contained in

Formatted: Highlight
Formatted: Highlight
Formatted: Highlight
Formatted: Font: (Default) Arial
Formatted: Highlight
Formatted: Highlight
Formatted: Font: (Default) Arial
Formatted: Font: (Default) Arial
Formatted: Highlight
Formatted: Highlight
Formatted: Highlight

parcel 00099100-000000. The area to be conserved is delineated in the map below.

Rationale for Goal 109

The purpose of Goal 109 is to provide Monroe County the ability to review each specific project that proposes to utilize the exception provided in the amended Policy 202.8.4 on a case-by-case basis. The numbers of parcels that could theoretically apply this policy are quite limited, as described in greater detail in Section 9.0, below. However, due to the high degree of environmental sensitivity in the Florida Keys and the great focus on protection of the submerged marine resources here, providing a case-by-case mechanism for review ensures an added level of scrutiny. This process is very similar to that in Goal 107, which provides for case-by-case reviews of specific parcels that have scarified and/or filled portions that also contain environmentally sensitive areas. Goal 106 is tailored after this precedent, as there is a clear parallel between submerged land parcels that require maintenance dredging of historically dredged access channels where seagrasses have recolonized and development in upland scarified parcels that also contain environmentally sensitive areas.

Policy 106.1.2 creates a Specific Geographic Area for the Walker's Island project, defines the parcel size and allowed maximum maintenance-dredge area, and the specific size and location of the conservation easement that must be recorded for perpetual preservation and maintenance.

Any other property owner who wishes to utilize the amended Policy 202.8.4 must apply for a Comp Plan amendment to create another Specific Geographic Area, again providing the opportunity for Monroe County to review the specific site conditions. This additional level of scrutiny will entirely ensure that the other Goals and Policies in the Comp Plan to protect marine resources are met, as well as meeting the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

Annotated

Submitted by Applicant at DRC Meeting 9.25.12

9-25-2012 updated submission

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee & Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Assistant Director of Planning

Date: September 18, 2012

Subject: Request of the Little Conch Key Development Corporation (Walker's Island Project) to amend the text of Monroe County 2010 Comprehensive Plan to allow the re-dredging of privately owned channels and basins with marine resources, subject to limitations and conditions designed to protect natural resources.

Meeting: September 25, 2012

I REQUEST

Sandra Walters, SWC has submitted a request on behalf of the Little Conch Key Development Corporation (Walker's Island Project) to amend the text of Monroe County 2010 Comprehensive Plan to create policies within the Conservation and Coastal Management Element to establish sub-area policies applicable to a specific geographic area of submerged lands to enact site-specific, tailored parameters for the re-dredging of privately-owned submerged lands and to amend policies to define the specific, limited circumstances and conditions which shall be met to allow the re-dredging of privately-owned access channels and basins.

II. BACKGROUND INFORMATION

A. Existing Comprehensive Plan Policies

Currently, the Monroe County Comprehensive Plan prohibits new dredging and does not allow maintenance dredging within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels.

Policy 202.8.2 *No new dredging shall be permitted in Monroe County.*

Policy 202.8.3 *No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels.*

Policy 203.2.3 *Effective upon plan adoption, Monroe County shall:*

1. *Prohibit new dredging in the Florida Keys; and*
2. *Prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels.*

Note, the Monroe County Comprehensive Plan and Land Development Code do not provide definitions for public navigation channels, channel or maintenance dredging.

Florida Department of Environmental Rule 18-21.003, F.A.C., provides definitions for private and public channel, as follows:

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) **"Private channel"** means a channel that is dredged or maintained by private entities to provide access to or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) **"Public channel"** means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) **"Public navigation project"** means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

This applicant would not qualify for maintenance dredging under the existing Comprehensive Plan policies, as the applicants channel has marine resources and is not considered a "public navigation channel."

B. In 2010, Sandra Walters, SWC, on behalf of the Little Conch Key Development Corporation, submitted a request for a text amendment [Policies 202.8.3, 202.8.4, 202.8.5, 202.8.6, 202.8.7, 2020.8.8, 203.2.3 and 204.2.2] to allow maintenance dredging within access channels vegetated by seagrass beds, subject to certain limitations and conditions. The proposed text amendment for the Walker's Island project would have allowed maintenance dredging in areas that contain marine resources beyond that currently allowed in public navigation channels, subject to limitations and conditions. These amendments would have also allowed the use of dredged spoil for seagrass restoration projects (placement of dredged spoil within submerged lands). The proposed amendments, while affecting the Walker's Island project, could have also affected other privately-owned submerged lands in unincorporated Monroe County (county-wide application).

Based on the submitted amendment in 2010, staff has coordinated with the Department of Economic Opportunity (formerly the Department of Community Affairs) and other entities on the review of the proposal. To facilitate the review of the proposed amendments, several teleconferences and meetings were held to gain input from the various entities that are involved with comprehensive planning as well as dredge and fill activities. The participants included representatives from Monroe County, SWC (applicant's consultant), Department of Economic Opportunity (DEO), Department of Environmental Protection (DEP), South Florida Water Management District (SFWMD), National

Oceanic and Atmospheric Administration (NOAA), Florida Keys National Marine Sanctuary (FKNMS), Environmental Protection Agency (EPA), the City of Marathon and the Village of Islamorada.

Discussions revolved around the definition of maintenance dredging, how to define maintenance dredging and how to distinguish new dredging from maintenance dredging. The SFWMD and DEP described statutory [403.813(1)(f), F.S.] and rule [40E-4.051(2)(a), F.A.C.] exemptions for maintenance dredge projects. DEP stated that if a project does not qualify for an exemption, then the project is not considered a maintenance dredge. DEP and SFWMD also noted that maintenance dredging cannot exceed the depths, widths, and configurations that were previously achieved by previous dredging.

During one of the teleconferences, NOAA also stated that dredging, either new or maintenance, is prohibited in the Florida Keys National Marine Sanctuary pursuant to 15CFR922.163 (a)(3) [see below] unless an applicant can get a permit.

> Federal conservation laws that are in effect and enforced by Sanctuary Officers are the National Marine Sanctuary Act (NMSA), the Magnuson Fishery Conservation and Management Act (MFCMA), the Atlantic Tunas Convention Act (ATCA), the Marine Mammal Protection Act (MMPA), the Endangered Species Act (ESA), and the Lacey Act (LA), all of which apply to resources residing within or transiting through the FKNMS. Law specifically in affect which apply to the Florida Keys National Marine Sanctuary are found under the United States Code of Federal Regulations (CFR) Chapter 15.

Sec. 922.163 Prohibited activities--Sanctuary-wide.

a) Except as specified in paragraph (b) through (e) of this section, the following activities are prohibited and thus are unlawful for any person to conduct or to cause to be conducted:

(3) Alteration of, or construction on, the seabed. Drilling into, dredging, or otherwise altering the seabed of the Sanctuary, or engaging in prop-dredging; or constructing, placing or abandoning any structure, material, or other matter on the seabed of the Sanctuary, except as an incidental result of:

(i) Anchoring vessels in a manner not otherwise prohibited by this part (see Secs. 922.163(a)(5)(ii) and 922.164(d)(1)(v));

(ii) Traditional fishing activities not otherwise prohibited by this part;

(iii) Installation and maintenance of navigational aids by, or pursuant to valid authorization by, any Federal, State, or local authority of competent jurisdiction;

(iv) Harbor maintenance in areas necessarily associated with Federal water resource development projects in existence on July 1, 1997, including maintenance dredging of entrance channels and repair, replacement, or rehabilitation of breakwaters or jetties;

(v) Construction, repair, replacement, or rehabilitation of docks, seawalls, breakwaters, piers, or marinas with less than ten slips authorized by any valid lease, permit, license, approval, or other authorization issued by any Federal, State, or local authority of competent jurisdiction.

(4) Discharge or deposit of materials or other matter.

(i) Discharging or depositing, from within the boundary of the Sanctuary, any material or other matter, except:

(A) Fish, fish parts, chumming materials, or bait used or produced incidental to and while conducting a traditional fishing activity in the Sanctuary;

(B) Biodegradable effluent incidental to vessel use and generated by a marine sanitation device approved in accordance with section 312 of the Federal Water Pollution Control Act, as amended, (FWPCA), 33 U.S.C. 1322 et seq.;

(C) Water generated by routine vessel operations (e.g., deck wash down and graywater as defined in section 312 of the FWPCA), excluding oily wastes from bilge pumping; or

(D) Cooling water from vessels or engine exhaust;

(ii) Discharging or depositing, from beyond the boundary of the Sanctuary, any material or other matter that subsequently enters the Sanctuary and injures a Sanctuary resource or quality, except those listed in paragraph (a)(4)(i) (A) through (D) of this section and those authorized under Monroe County land use permits or under State permits.

Sec. 922.166 Permits other than for access to the Tortugas Ecological Reserve--application procedures and issuance criteria.

(a) National Marine Sanctuary General Permit.

(1) *A person may conduct an activity prohibited by Secs. 922.163 or 922.164, other than an activity involving the survey/inventory, research/recovery, or deaccession/transfer of Sanctuary historical resources, if such activity is specifically authorized by, and provided such activity is conducted in accordance with the scope, purpose, terms and conditions of, a National Marine Sanctuary General permit issued under this paragraph (a).*

(2) The Director, at his or her discretion, may issue a General permit under this paragraph (a), subject to such terms and conditions as he or she deems appropriate, if the Director finds that the activity will:

(i) Further research or monitoring related to Sanctuary resources and qualities;

(ii) Further the educational value of the Sanctuary;

(iii) Further the natural or historical resource value of the Sanctuary;

(iv) Further salvage or recovery operations in or near the Sanctuary in connection with a recent air or marine casualty;

(v) Assist in managing the Sanctuary; or

(vi) Otherwise further Sanctuary purposes, including facilitating multiple use of the Sanctuary, to the extent compatible with the primary objective of resource protection.

(3) The Director shall not issue a General permit under this paragraph (a), unless the Director also finds that:

(i) The applicant is professionally qualified to conduct and complete the proposed activity;

(ii) The applicant has adequate financial resources available to conduct and complete the proposed activity;

(iii) The duration of the proposed activity is no longer than necessary to achieve its stated purpose;

(iv) The methods and procedures proposed by the applicant are appropriate to achieve the proposed activity's goals in relation to the activity's impacts on Sanctuary resources and qualities;

(v) The proposed activity will be conducted in a manner compatible with the primary objective of protection of Sanctuary resources and qualities, considering the extent to which the conduct of the activity may diminish or enhance Sanctuary resources and qualities, any indirect, secondary or cumulative effects of the activity, and the duration of such effects;

(vi) It is necessary to conduct the proposed activity within the Sanctuary to achieve its purposes; and

(vii) The reasonably expected end value of the activity to the furtherance of Sanctuary goals and purposes outweighs any potential adverse impacts on Sanctuary resources and qualities from the conduct of the activity.

Additional discussions of the agency groups revolved around ideas and strategies to limit the scope of the potential future dredging activities to ensure there is not excessive impacts to our resources as well as to ensure that the appropriate agencies had an opportunity to provide input on proposed future dredging.

While this review and coordination between agencies was taking place, various significant statutory changes were also being adopted. Specifically, during the 2012 legislative session, Florida Legislature adopted House Bill 503 (amending Section 125.022, F.S.) which states:

> *For any development permit application filed with the county after July 1, 2012, a county may not require as a condition of processing or issuing a development permit that an applicant obtain a permit or approval from any state or federal agency* ***unless the agency has issued a final agency action that denies the federal or state permit before the county action on the local development permit. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. A county may attach such a disclaimer to the issuance of a development permit and may include a permit condition that all other applicable state or federal permits be obtained before commencement of the development. This section does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply***

This new statute provision, does not allow the County to require a state or federal permit prior to issuance of a County permit, as the current comprehensive plan policies stipulate. Note: the County has developed a 'Notice to Proceed' process and places a condition on permits that all other applicable state or federal permits shall be obtained before commencement of the development.

C. Based upon these various meetings, agency discussions, information received from the agencies and the new statutory provision, the applicant submitted a revised application on April 16, 2012. The new proposal includes the creation of sub-area policies applicable to a specific geographic area of submerged lands to enact site-specific, tailored parameters for the re-dredging of privately-owned submerged lands and to amend policies to define the specific, limited circumstances and conditions which shall be met to allow the re-dredging of privately-owned access channels and basins (see proposed amendment).

The proposal has been drafted to apply only to privately-owned submerged lands. Additionally, multiple conditions have been proposed to narrow the scope of potential dredge proposals. Also, to ensure that potential future dredge projects are individually reviewed thoroughly by the local, state and federal agencies, a site-specific comprehensive plan amendment is required (similar to the adopted Goal 107 Sub-area policies). With requiring a comprehensive plan amendment, a proposal will need to go through multiple public hearings at the County, be transmitted to the State for a consistency review (by DEO and other reviewing agencies, such as DEP), be considered for adoption at a public hearing by the County and, ultimately, found in-compliance by the State – before the applicant can apply for building permits and commence any dredge activities.

This proposal was also provided to the state agencies for review and comment, and their recommendations have been incorporated into the draft amendment. This is reflected in an updated draft submitted by the applicant on September 7, 2012.

III. PROPOSED AMENDMENT INCLUDING COUNTY RECOMMENDATIONS

(red = applicant) (blue = County)

Objective 202.8

~~By January 4, 1997,~~ Monroe County shall ~~adopt~~ maintain Land Development Regulations which implement county policies controlling pollutant discharges into surface waters from dredge and fill activities.

Policy 202.8.1

Monroe County shall support state and federal policies and regulations concerning the permitting of dredge and fill activity, except in those instances where more stringent regulations adopted by Monroe County shall be maintained.

Policy 202.8.2

No new dredging shall be permitted in Monroe County.

Policy 202.8.3

No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels. As used in this policy, public navigation channel means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S. [source - Rule 18-21.003, F.A.C.]

In limited circumstances, the re-dredging of privately-owned access channels and/or boat basins with marine resources may be permitted pursuant to Policy 202.8.4 and through the adoption of a sub-area policy, applicable to the specific geographic area, pursuant to Objective 202.9.

Policy 202.8.4

In order to facilitate navigational access and reduce continued scarring of seagrass beds, re-dredging of historically dredged privately-owned access channels and/or boat basins may be permitted, in limited circumstances. As used in this policy, re-dredging may occur within historically dredged access channels and/or boat basins vegetated with seagrass communities, attached macroalgae or other hardbottom communities, if there is a continued threat to these communities due to existing upland development and docking facilities. Re-dredging shall only be permitted to preserve or restore the function of the access channel and/or boat basin.

Access channels are defined as artificially-created channels, constructed through excavation, serving as waterways for watercraft, and providing access to open water. Access channels do not include propeller-dredged channels. Boat basins are defined as artificially-created basins, constructed through excavation, serving as basins for the mooring of watercraft.

Re-dredging of access channels and/or boat basins, vegetated with marine resources may be permitted if all of the following conditions are met:

1. There is an existing access channel and/or boat basin, evidenced by permits or historical aerial photography showing a historically-dredged channel.

a. Re-dredging shall be limited to a depth of no more than 5 feet below mean low water, if the original construction or maintenance dredging of the channel occurred and no previous permit has been issued by the Florida Department of Environmental Protection or South Florida Water Management District or the United States Army Corps of Engineers or Florida Keys National Marine Sanctuary (e.g., occurred prior to permit requirements).

2. There is an existing, lawfully-established upland development and docking facility served by the access channel and/or boat basin.

3. The submerged land within the historically-dredged access channel is privately owned by the owner of the contiguous upland property containing the lawfully-established upland development and docking facility served by the access channel and/or boat basin.

4. Demonstrable natural shoaling has reduced the upland property owner's reasonable access to open water.

5. There is a demonstrable threat of scarring to the surrounding seagrass beds.

6. ~~At a minimum,~~ Mitigation for seagrass impacts will be provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004.(PEIS). [See bottom of page.]

7. A performance bond for the re-dredging of the access channel and/or boat basin will be provided to the County prior to permit issuance.

8. The applicant shall notify the County Biologist 48 hours in advance of any re-dredging activities commencing, to accommodate monitoring and inspections.

9. A post-construction survey of the re-dredge of the access channel and/or boat basin footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit, the applicant will be required to correct the errors prior to release of the performance bond.

10. The re-dredging cannot be used to dredge natural or manmade barriers separating a canal or canal system from adjacent wetlands and/or other surface waters.

12. The re-dredging of an access channel(s) shall require the adoption of a sub-area policy, pursuant to Objective 202.9, delineating the specific geographic area and the mitigation.

The re-dredging of the access channel and/or boat basin shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys by the contiguous, upland property owner or owners. The re-dredging methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources. Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources.

In addition, issuance of a County permit will include conditions that~~:~~ all applicable State and federal permits be obtained before commencement of work; that the applicant shall receive a notice to proceed from the County before commencement of work; a requirement that copies of these permits be available for inspection at the construction site at all times; and that lack of the State and Federal permits at any inspection will be immediate cause for issuance of a stop work order. Applicable state and federal permits may include permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary.

restoration

[The PEIS describes acceptable methodology of seagrass, not mitigation quantity. To address quantity, we should refer to Florida's UMAM process. Suggest adding a requirement as follows: Quantity of mitigation for seagrass impacts will conform to requirements specified by the State of Florida's Uniform Mitigation Assessment Method (UMAM) or its successors.]

Policy 202.8.5
In order to prevent degradation ~~facilitate establishment~~ of bottom vegetation, maintenance dredging in artificial waterways or the re-dredging of a historically dredged privately-owned access channel and/or boat basin shall not exceed depths greater than minus six (-6) feet mean low water or to original design depths as documented in the original permit specifications of the dredged area, whichever is more restrictive. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.~~5~~ 6
All dredged spoil resulting from maintenance dredging or the re-dredging of a historically dredged privately-owned access channel and/or boat basin shall be placed on permitted upland sites where drainage can be contained on-site unless utilization of the dredged spoil is an element of a~~n approved and permitted State and/or Federal~~ seagrass restoration project that provides reasonable assurance of no negative impacts to water quality, species or habitats.

consistent with the PEIS and Florida's UMAM process

Policy 202.8.~~6~~ 7
No "after-the-fact" permits shall be issued that violate Monroe County dredge and fill regulations. All illegal structures and fill shall be removed and damages mitigated.

Policy 202.8.~~7~~ 8
Monroe County shall develop a schedule of monetary penalties that provides for fair and equitable penalties for all dredge and fill violations. Penalty revenues obtained from these violations shall be set aside and used specifically for water quality enhancement projects.

Objective 202.9
~~By January 4, 1997, Monroe County shall develop and implement permitting, inspection, and enforcement procedures designed to reduce pollutant discharges into ground and surface waters from stormwater runoff. (See Drainage Goal 1001 and related objectives and policies.)~~

Monroe County shall regulate the re-dredging of historically dredged privately-owned access channel and/or boat basins with seagrass communities, attached macroalgae or other hardbottom communities, through sub-area policies applicable to a specific geographic area. These sub-area policies identify parcels of submerged land and the site-specific regulations developed in order to confine potential impacts to a specific area and document the mitigation for the proposed impacts. The development parameters established for each sub-area shall be based on data and conditions specific to the site in relation to the protection of natural resources.

Policy 202.9.1
In addition to the requirements of Policy 202.8.4, Monroe County shall regulate the re-dredging of historically-dredged, privately-owned access channels and basins serving existing, lawfully-established upland development with docking facilities, where the area has been recolonized by seagrasses, attached macroalgae or other hardbottom communities, by the enactment of site-specific regulations that allow re-dredging to occur subject to limitations and conditions designed to protect natural resources.

Policy 202.9.2 Walker's Island Privately-Owned Submerged Lands

This policy shall document the specific geographic area of the re-dredging permitted on the Walker's Island privately-owned submerged lands and the required mitigation for the resource impacts.

Only the re-dredging specified in the Table 1 and Figure 2 (below) shall be allowed on the submerged land parcel shown as the Walker's Island Privately-Owned Submerged Land Area, subject to conditions listed below. Increases and changes in location of habitat restoration from that shown in Table 1 and Figure 2, as directed by environmental regulatory agencies, are allowed and will not require an amendment to Objective 202.9.

Figure 1: Location Map & Parcel Boundary

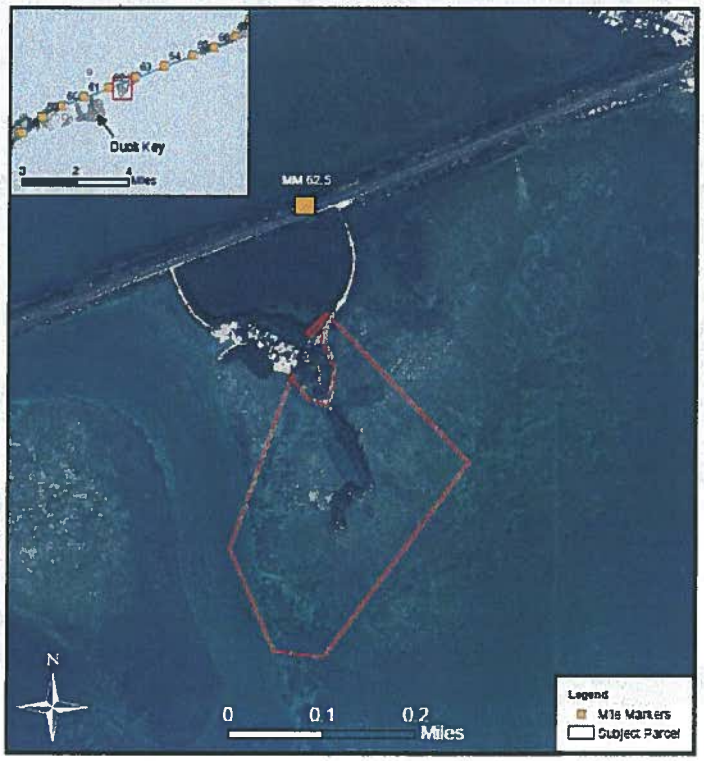
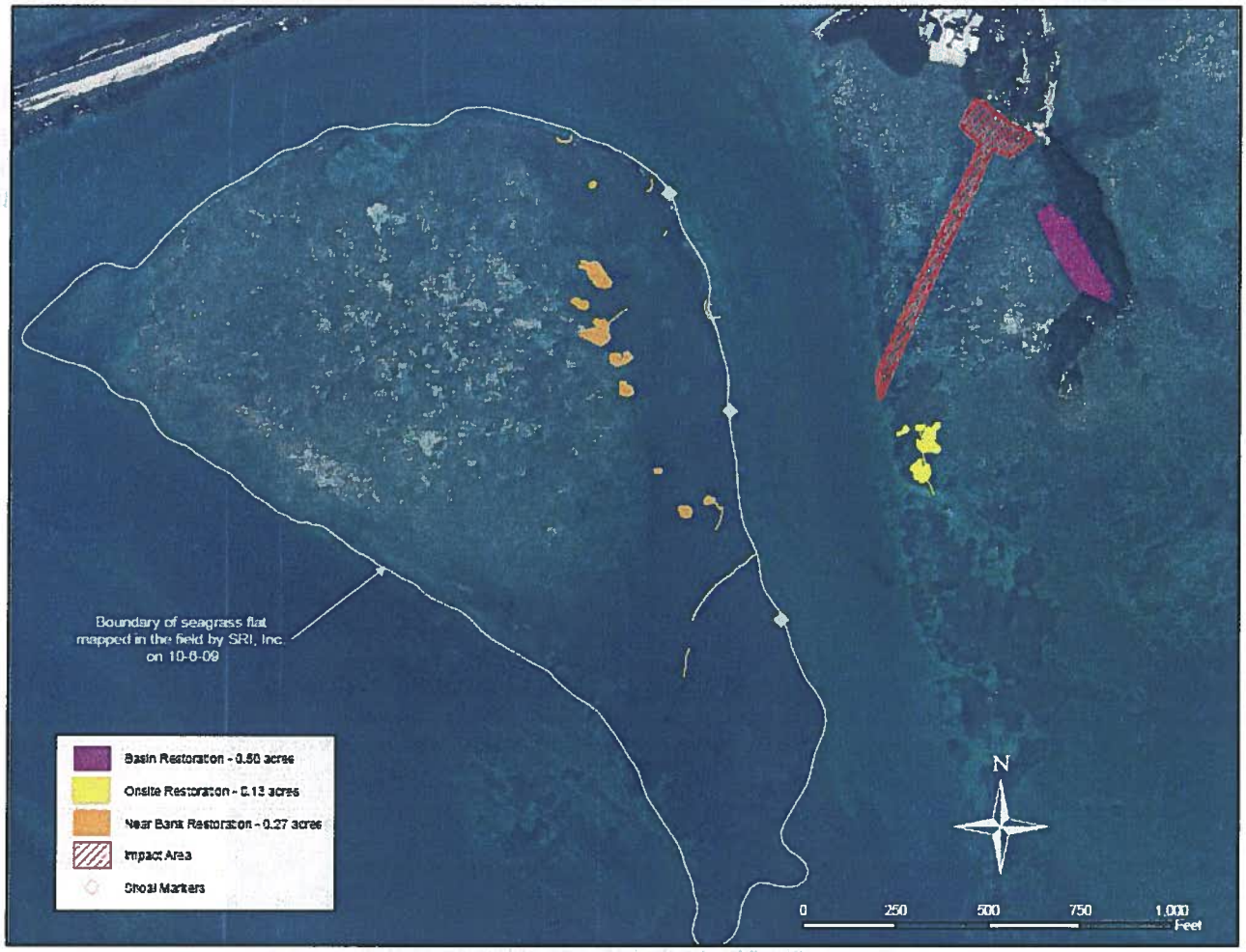


Table 1: General Description

Real Estate Number	Total Acreage of Submerged Lands parcel	Impacted Acres	Mitigation: Conservation Easement Acreage
00099110-000000	27.22	0.63	26.93
Description: 15 65 34 LITTLE CONCH KEY BAY BOTTOM NE'LY SE'LY & SW'LY & ADJ TO LITTLE CONCH KEY OR371-544/50 OR804-1163D/C OR820-575Q OR1351-519/WILL CASE #95-10270-CP-10 OR2197-1977/78 OR2326-612/16			

Restoration

Figure 2: Re-dredge Boundary (Impact Area) and ~~Mitigation~~ Area



Conditions:

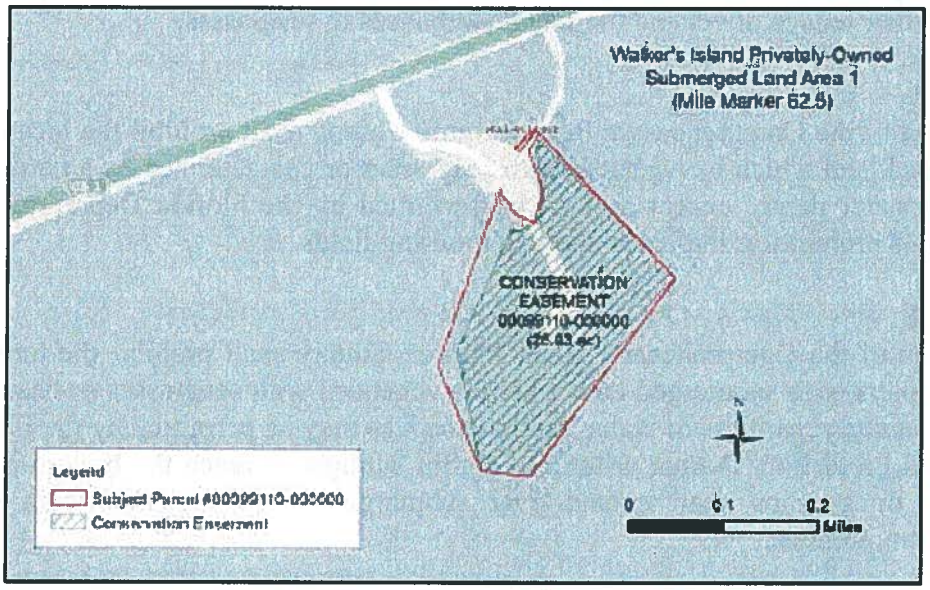
The re-dredging at the Walker's Island Privately Owned Submerged Land Area shall be subject to all the restrictions set out below:

1. The re-dredging of the channel and basin shall be limited to no more than the acreage specified in the above table 1 to facilitate navigational access to the existing, lawfully-established upland development and docking facility.
2. The re-dredging shall not exceed a depth of 5 feet below mean low water or to depths of refusal as measured by a depth survey conducted by a State-licensed surveyor, whichever is more restrictive.
3. Recordation of a conservation easement in favor of the South Florida Water Management District, prohibiting all impacts on, and requiring perpetual maintenance of, 26.93 acres of submerged land contained in parcel 00099100-000000. The area to be conserved is delineated in the Figure 3.
4. The provision and perpetual maintenance of educational signage, channel markers or buoys by the property owner or owners~~; as delineated in Figure 4~~.

[either delete entirely or change title as shown below]

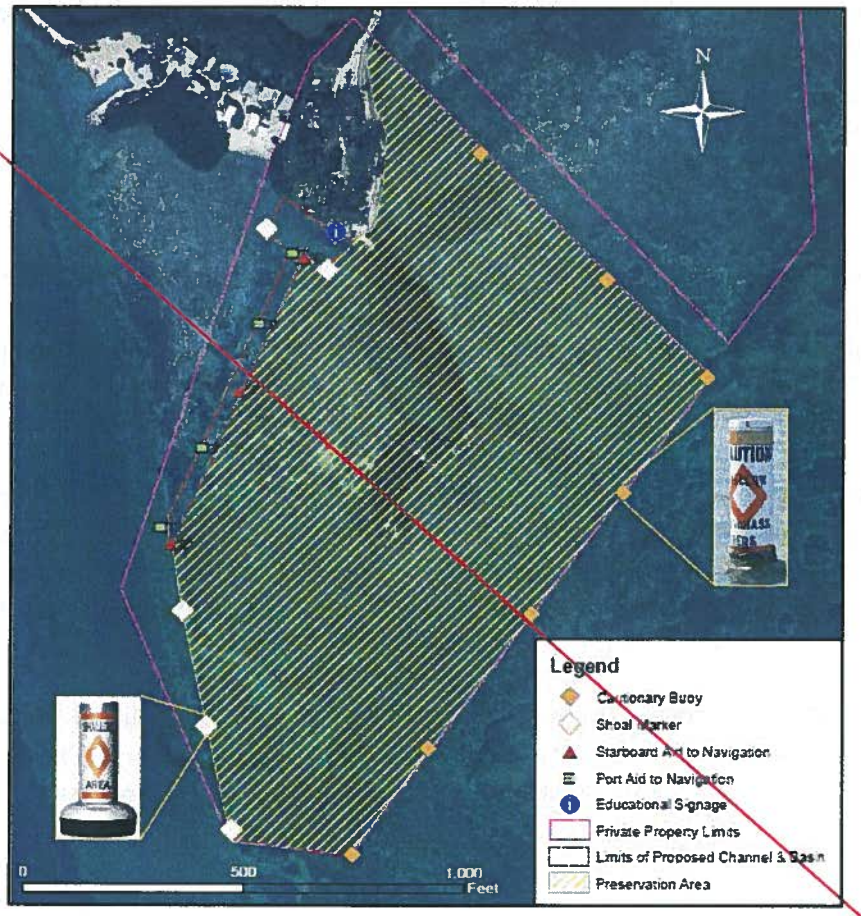
[Add to 3: Increases or changes in boundaries of the conservation easement, as directed by environmental regulatory agencies, are allowed and will not require an amendment to Objective 202.9.]

Figure 3: Required Conservation Easement



Conceptual

Figure 4 ~~Required~~ signage, channel markers ~~or~~ and buoys ~~s~~ plan



Objective 203.2
Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Policy 203.2.1
Upon adoption of the Comprehensive Plan, Monroe County shall prohibit the location of mooring sites over submerged land which is vegetated with seagrasses or characterized by a hard-bottom community, regardless of water depth, except as may be permitted by the Florida Department of Environmental Protection. This prohibition shall also apply to mooring fields.

Policy 203.2.2
Upon adoption of the Comprehensive Plan, Monroe County shall prohibit the termination of docking facilities and piers over submerged land which is vegetated with seagrasses or characterized by a hard-bottom community, regardless of water depth, except as may be permitted by the Florida Department of Environmental Protection. Design criteria to permit sunlight to reach the bottom shall be adopted. No boat shelters or gazebos shall extend over submerged lands vegetated with seagrasses or over hardbottom communities.

Policy 203.2.3
~~Effective upon plan adoption,~~ Monroe County shall:

1. P~~p~~rohibit new dredging in the Florida Keys; and
2. P~~p~~rohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels. (See Objective 202.8 and related policies.)
3. In limited circumstances, the re-dredging of privately-owned access channels and/or basins with marine resources may be permitted pursuant to Policy 202.8.4 and through the adoption of a sub-area policy applicable to a specific geographic area, pursuant to Objective 202.9.

Policy 203.2.4
By July/August 1993, Monroe County shall seek to enter into an agreement with NOAA, EPA and DER regarding support of scientific studies of stresses on seagrass ecosystems in the Florida Keys region. This agreement shall be developed following completion of the Florida Keys National Marine Sanctuary Management Plan. This plan shall identify the research needs to be addressed in this agreement.

Policy 203.2.5
Monroe County shall support the public education program for users of the Florida Keys National Marine Sanctuary as outlined in the Florida Keys National Marine Sanctuary Management Plan (U.S. Dept. of Commerce, NOAA, in preparation). This program shall promote user education related to, among other items, seagrass bed conservation and navigational safety in nearshore waters.

Policy 203.2.6
By January 4, 1998, Monroe County shall enter digital information describing the location of seagrass beds in the Florida Keys into the County's Geographic Information System. These data shall be made available from the Florida Keys National Marine Sanctuary Management Program.

Objective 204.2
Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands.

Policy 204.2.1
To protect submerged lands and wetlands the open space shall be 100 percent of the following types of wetlands:

1. submerged lands;
2. mangroves;
3. salt ponds;
4. freshwater wetlands;
5. freshwater ponds; and
6. undisturbed saltmarsh and buttonwood wetlands.

Allocated density (dwelling units per acre) shall be assigned to freshwater wetlands and undisturbed salt marsh and buttonwood wetland only for use as transferable development rights away from these habitats. Submerged lands, salt ponds, freshwater ponds and mangroves shall not be assigned any density or intensity.

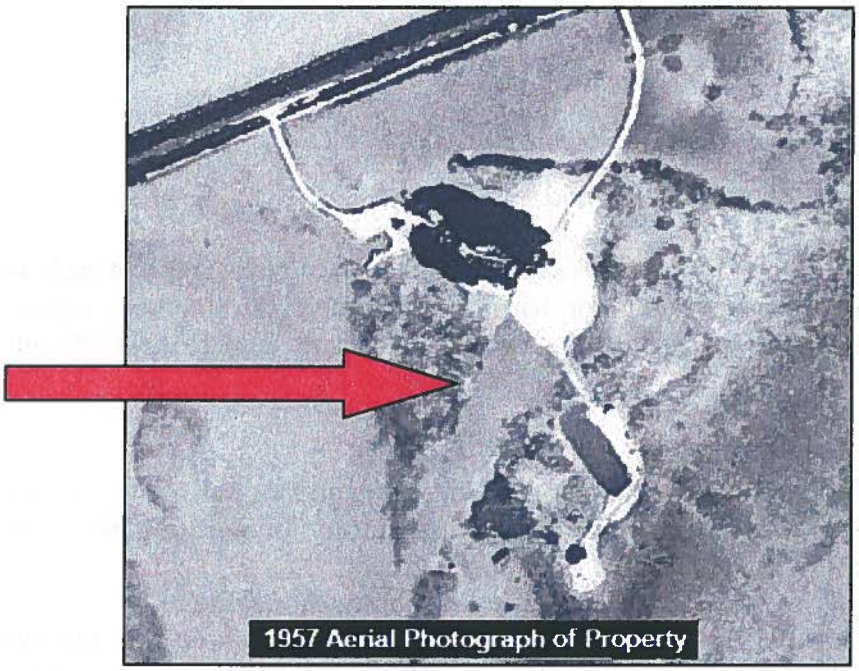
Policy 204.2.2
No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

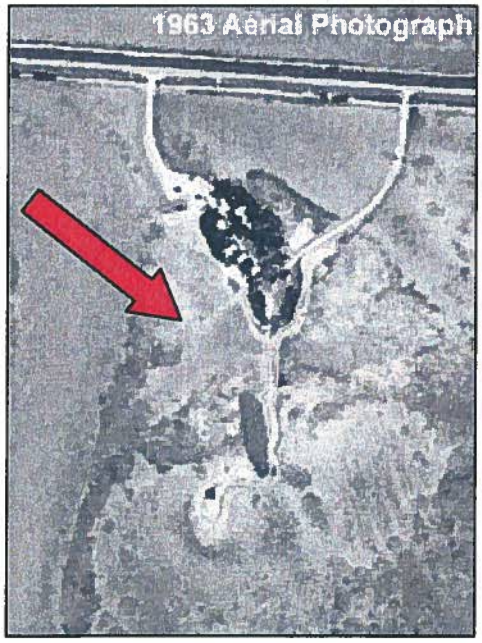
1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shorelines stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. ~~All such projects shall require approval by the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers prior to issuance of a County building permit.~~ Issuance of a County permit will include conditions that: all applicable State and federal permits be obtained before commencement of work; and that the applicant shall receive a notice to proceed from the County before commencement of work; a requirement that copies of these permits be available for inspection at the construction site at all times; and that lack of the State and Federal permits at any inspection will be immediate cause for issuance of a stop work order. Applicable state and federal permits may include permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary.

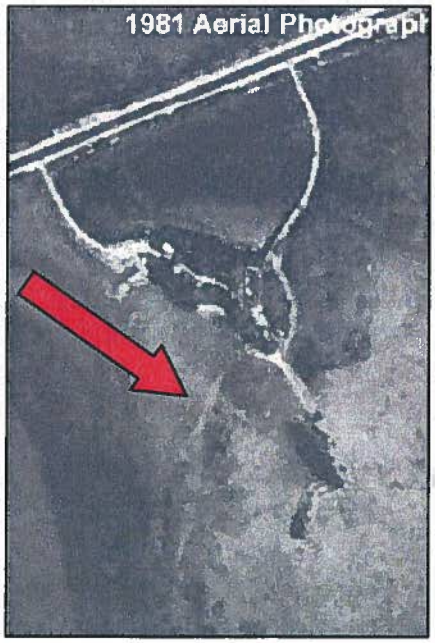
IV. ANALYSIS OF THE WALKER'S ISLAND PRIVATELY-OWNED SUBMERGED LAND AREA

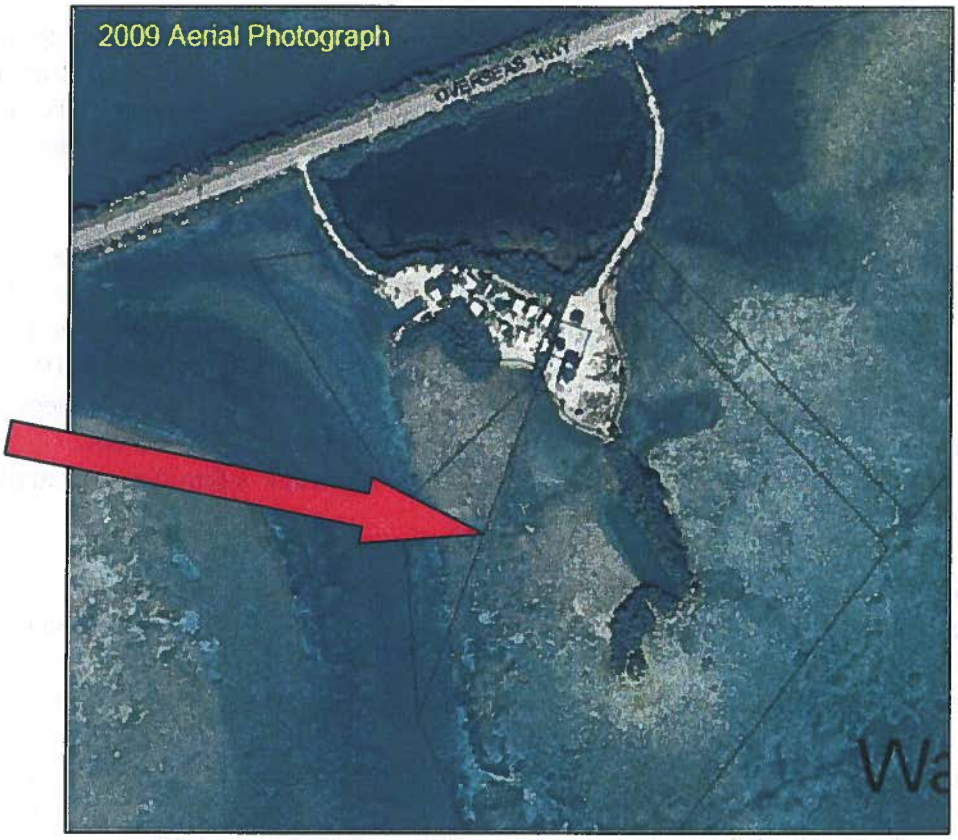
The Walker's Island channel, which serves eight upland dwelling units, appears to have been dredged in the early 1950's and does not appear to have been maintained since that time. The historic access channel and basin has since experienced significant shoaling (see images below).

The Comprehensive Plan amendment application by SWC states: "An entrance channel and boat basin were excavated in the 1950s, prior to the time when State or federal environmental permits were issued for this kind of work…This entrance channel and boat basin have accumulated extensive sediment during the intervening years and currently the access depth from the nearby open water to the existing dock is quite shallow, ranging from as little as 0.47 feet to 2.86 feet with an estimated average depth of about 1.5 feet."

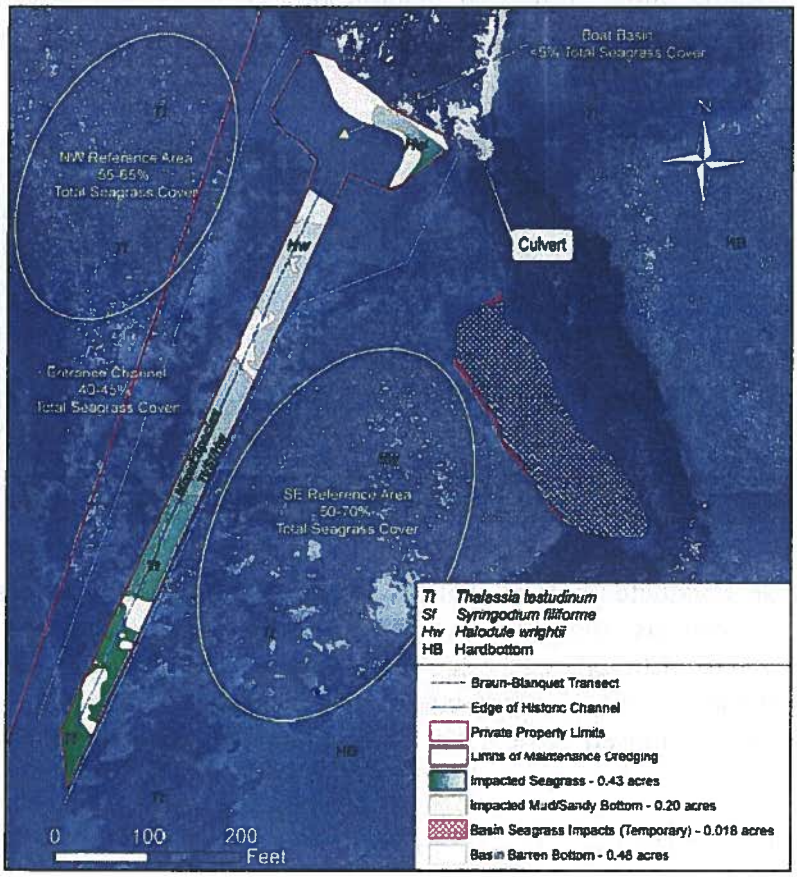








Additionally, data provided by the applicant indicates that there is 40-45% seagrass coverage within the access channel and less than 5% within the boat basin., as compared to 50-70% in surrounding, indisturbed seagrass beds.



Information has not been provided indicating that a Sanctuary permit has been applied for by the applicant. The Comprehensive Plan amendment application by SWC states that draft Essential Fish Habitat (EFH) assessment was provided to the National Marine Fisheries Service (NMFS) for preliminary review. Information has not been provided indicating if the applicant has applied for permits from the Army Corps of Engineers.

To date, the applicant has applied for a SFWMD environmental resource permit. When the applicant submitted this environmental resource permit application with the SFWMD, DEO (formerly DCA) provided comments to the SFWMD, pursuant to the federal consistency review process, that the proposed activity was inconsistent with the Monroe County 2010 Comprehensive Plan and the Principles for Guiding Development (Section 380.0552(7), F.S.) because the permit application proposed maintenance dredging in an area with marine resources. Due to the DEO objection to the environmental resource permit, the applicant submitted an application for a comprehensive plan amendment.

This proposal, while it provides multiple conditions that must be satisfied for a dredge project, would also establish a procedure to allow other property owners of privately-owned channels or basins in unincorporated Monroe County to request site-specific dredge amendments to restore or enhance their navigational access and reduce continued scarring of the surrounding seagrass beds.

Note: staff does not have access to readily available information to determine the exact number of existing "privately-owned channels" or the number of previously dredge channels (historically dredged before State permitting requirements) within unincorporated Monroe County that could utilize the proposed amendment. Based on a basic GIS analysis to simply estimate the number of access channels in the County, it is estimated that there are 200 channels. Note, this does not take into account the various other proposed conditions, such as lawfully established upland development, ownership, demonstrable threat of scarring to the surrounding seagrass beds, etc

Example:

The applicant has also conducted a GIS analysis to identify potentially affected parcels and has stated, based on their analysis, that less than 83 privately-owned submerged parcels might be affected. This analysis was filtered with other data layers, such as the PC codes for residential, commercial, or vacant land. This is useful information but may or may not accurately reflect the specific condition in the proposed policy that there is an "existing, lawfully-established upland

development and docking facility." (*Note, neither the applicant nor County staff have data of the existing water depths or exact marine resource coverage of these privately-owned submerged lands).

V. FLORIDA STATUTES AND FLORIDA ADMINISTRATIVE CODE RELATED TO MAINTENANCE DREDGING AND DISPOSAL OF DREDGED SPOIL

Section 373.403, F.S. Definitions.—When appearing in this part or in any rule, regulation, or order adopted pursuant thereto, the following terms mean:

(8) "Maintenance" or "repairs" means remedial work of a nature as may affect the safety of any dam, impoundment, reservoir, or appurtenant work or works, but excludes routine custodial maintenance.

(13) "Dredging" means excavation, by any means, in surface waters or wetlands, as delineated in s. 373.421(1). It also means the excavation, or creation, of a water body which is, or is to be, connected to surface waters or wetlands, as delineated in s. 373.421(1), directly or via an excavated water body or series of water bodies.

(14) "Filling" means the deposition, by any means, of materials in surface waters or wetlands, as delineated in s. 373.421(1).

Section 373.4144, F.S. Federal environmental permitting.—

(1) The department is directed to develop, on or before October 1, 2005, a mechanism or plan to consolidate, to the maximum extent practicable, the federal and state wetland permitting programs. It is the intent of the Legislature that all dredge and fill activities impacting 10 acres or less of wetlands or waters, including navigable waters, be processed by the state as part of the environmental resource permitting program implemented by the department and the water management districts. The resulting mechanism or plan shall analyze and propose the development of an expanded state programmatic general permit program in conjunction with the United States Army Corps of Engineers pursuant to s. 404 of the Clean Water Act, Pub. L. No. 92-500, as amended, 33 U.S.C. ss. 1251 et seq., and s. 10 of the Rivers and Harbors Act of 1899. Alternatively, or in combination with an expanded state programmatic general permit, the mechanism or plan may propose the creation of a series of regional general permits issued by the United States Army Corps of Engineers pursuant to the referenced statutes. All of the regional general permits must be administered by the department or the water management districts or their designees.

Section 403.061, F.S. Department; powers and duties.—The department shall have the power and the duty to control and prohibit pollution of air and water in accordance with the law and rules adopted and promulgated by it and, for this purpose, to:

(24)(a) Establish a permit system to provide for spoil site approval, as may be requested and required by local governmental agencies as defined in [1]s. 403.1822(3), or mosquito control districts as defined in s. 388.011(5), to facilitate these agencies in providing spoil sites for the deposit of spoil from maintenance dredging of navigation channels, port harbors, turning basins, and harbor berths, as part of a federal project, when the agency is acting as sponsor of a contemplated dredge and fill operation involving an established navigation channel, harbor, turning basin, or harbor berth. A spoil site approval granted to the agency shall be granted for a period of 10 to 25 years when such site is not inconsistent with an adopted local governmental comprehensive plan and the requirements of this chapter. The department shall periodically review each permit to determine compliance with the terms and conditions of the permit. Such review shall be conducted at least once every 10 years.

(b) This subsection applies only to those maintenance dredging operations permitted after July 1, 1980, where the United States Army Corps of Engineers is the prime dredge and fill agent and the local governmental agency is acting as sponsor for the operation, and does not require the redesignation of currently approved spoil sites under such previous operations.

(37) Provide a supplemental permitting process for the issuance of a joint coastal permit pursuant to s. 161.055 or environmental resource permit pursuant to part IV of chapter 373, to a port listed in s. 311.09(1),

for maintenance dredging and the management of dredged materials from maintenance dredging of all navigation channels, port harbors, turning basins, and harbor berths. Such permit shall be issued for a period of 5 years and shall be annually extended for an additional year if the port is in compliance with all permit conditions at the time of extension. The department is authorized to adopt rules to implement this subsection.

403.803 Definitions.—When used in this act, the term, phrase, or word:

(2) "Canal" is a manmade trench, the bottom of which is normally covered by water with the upper edges of its sides normally above water.

(3) "Channel" is a trench, the bottom of which is normally covered entirely by water, with the upper edges of its sides normally below water.

Section 403.813, F.S. Permits issued at district centers; exceptions.—

(1) A permit is not required under this chapter, chapter 373, chapter 61-691, Laws of Florida, or chapter 25214 or chapter 25270, 1949, Laws of Florida, for activities associated with the following types of projects; however, except as otherwise provided in this subsection, nothing in this subsection relieves an applicant from any requirement to obtain permission to use or occupy lands owned by the Board of Trustees of the Internal Improvement Trust Fund or any water management district in its governmental or proprietary capacity or from complying with applicable local pollution control programs authorized under this chapter or other requirements of county and municipal governments:

(f) The performance of maintenance dredging of existing manmade canals, channels, intake and discharge structures, and previously dredged portions of natural water bodies within drainage rights-of-way or drainage easements which have been recorded in the public records of the county, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material into the waters of the state, provided that no more dredging is to be performed than is necessary to restore the canals, channels, and intake and discharge structures, and previously dredged portions of natural water bodies, to original design specifications or configurations, provided that the work is conducted in compliance with s. 379.2431(2)(d), provided that no significant impacts occur to previously undisturbed natural areas, and provided that control devices for return flow and best management practices for erosion and sediment control are utilized to prevent bank erosion and scouring and to prevent turbidity, dredged material, and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. Further, for maintenance dredging of previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements, an entity that seeks an exemption must notify the department or water management district, as applicable, at least 30 days prior to dredging and provide documentation of original design specifications or configurations where such exist. This exemption applies to all canals and previously dredged portions of natural water bodies within recorded drainage rights-of-way or drainage easements constructed prior to April 3, 1970, and to those canals and previously dredged portions of natural water bodies constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption does not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent waters. When no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water. The Board of Trustees of the Internal Improvement Trust Fund may fix and recover from the permittee an amount equal to the difference between the fair market value and the actual cost of the maintenance dredging for material removed during such maintenance dredging. However, no charge shall be exacted by the state for material removed during such maintenance dredging by a public port authority. The removing party may subsequently sell such material; however, proceeds from such sale that exceed the costs of maintenance dredging shall be remitted to the state and deposited in the Internal Improvement Trust Fund.

Rule 40E-4.051 Exemptions From Permitting. Exemptions from permitting under Chapters 40E-4, 40E-40 and 40E-400, F.A.C. are set forth below. The performance of activities pursuant to the provisions of the exemptions set forth in this section does not relieve the person or persons who are using the exemption or who are constructing or otherwise implementing the activity from meeting the permitting or performance requirements of other District rules. Nothing in this section shall prohibit the Department from taking appropriate enforcement action pursuant to Chapter 403, F.S., to abate or prohibit any activity otherwise exempt from permitting pursuant to this section if the Department can demonstrate that the exempted activity has caused water pollution in violation of Chapter 403, F.S.

(2) Maintenance of Systems.

(a) The performance of maintenance dredging of existing manmade canals, channels, basins, berths, and intake and discharge structures, where the spoil material is to be removed and deposited on a self-contained, upland spoil site which will prevent the escape of the spoil material and return water from the spoil site into wetlands or other surface waters, provided no more dredging is performed than is necessary to restore the canal, channels, basins, berths, and intake and discharge structures to original design specifications, and provided that control devices are used at the dredge site to prevent turbidity and toxic or deleterious substances from discharging into adjacent waters during maintenance dredging. This exemption shall apply to all canals constructed before April 3, 1970, and to those canals constructed on or after April 3, 1970, pursuant to all necessary state permits. This exemption shall not apply to the removal of a natural or manmade barrier separating a canal or canal system from adjacent wetlands or other surface waters. Where no previous permit has been issued by the Board of Trustees of the Internal Improvement Trust Fund, the Department, the District or the United States Army Corps of Engineers for construction or maintenance dredging of the existing manmade canal, channel, basin, berth or intake or discharge structure, such maintenance dredging shall be limited to a depth of no more than 5 feet below mean low water.

Rule 18-21.003 Definitions.

When used in these rules, the following definitions shall apply unless the context clearly indicates otherwise:

(46) "Private channel" means a channel that is dredged or maintained by private entities to provide access to or from such locations as private residences, marinas, yacht clubs, vessel repair facilities, or revenue-generating facilities.

(50) "Public channel" means a channel that is constructed or maintained by a public entity such as a federal or state agency, local government, or inland navigation district listed in Chapter 374, F.S., or that is part of a public navigation project, public water management project, or a deepwater port listed in Section 403.021(9)(b), F.S.

(52) "Public navigation project" means an activity primarily for the purpose of navigation which is authorized and funded by the United States Congress or by port authorities as defined by Section 315.02(2), F.S.

Rule 62-312.010 Scope of Part I.

This part provides the requirements and procedures for obtaining permits and jurisdictional declaratory statements from the Department pursuant to Sections 403.91 through 403.929, F.S. Dredging or filling which is grandfathered by subsections 403.913(6), (8) and (9), F.S., is governed by Rules 62-312.150 and 62-312.160, F.A.C. The requirements of this part are in addition to and not in lieu of the water quality standards which are required by other portions of these sections. Except for the definitions contained in Rule 62-312.020, F.A.C., which shall also apply to activities regulated under Part IV of Chapter 373, F.S., the provisions of this Part shall only apply to activities in the geographical territory of the Northwest Florida Water Management District and to activities grandfathered under Sections 373.414(9), (11), (12)(a), (13), (14), (15) and (16), F.S.

Rule 62-312.020 Definitions.

(7) "Dredging" is the excavation, by any means, in waters of the state. It is also the excavation (or creation) of a water body which is, or is to be, connected to any of the waters listed in subsection 62-312.030(2), F.A.C.,

directly or via an excavated water body or series of excavated water bodies.

Rule 62-312.400 Intent.

(1) Part IV pertains to Outstanding Florida Waters, exclusive of all artificial water bodies, within Monroe County, as identified in Rule 62-302.700, F.A.C., and is in addition to all other applicable Departmental rules relating to environmental resource permit or grandfathered dredge and fill permit applications under Part IV of Chapter 373, F.S. Artificial water bodies shall be defined as any water body created by dredging, or excavation, or by the filling in of its boundaries, including canals as defined in subsection 62-312.020(3), F.A.C., and borrow pits or waters resulting from rock mining activities.

(2)(a) The Environmental Regulation Commission finds that the waters of the Florida Keys and other Outstanding Florida Waters in Monroe County are an irreplaceable asset which require special protection.

(b) Further, the Florida Legislature in adopting Section 380.0552, F.S., recognized the value of the Florida Keys to the State as a whole by designating the Keys an Area of Critical State Concern. This rule implements Section 403.061(34), F.S., and is intended to provide the most stringent protection for the applicable waters allowable by law.

(3) Pursuant to Section 380.0552(7), F.S. (1986 Supp.), the specific criteria set forth in this section are intended to be consistent with the Principles for Guiding Development as set forth in Chapter 28-29, F.A.C. (August 23, 1984), and with the principles set forth in that statute. However, the criteria in this rule does not apply to all waters within the Florida Keys. These criteria do not apply to artificial waterbodies within the Florida Keys, as described in subsection 62-312.400(1), F.A.C. In addition, the four foot water depth restriction for piers which do not provide commercial marine supplies or services and which are designed to moor between three and nine boats are not applicable within the Outstanding Florida Waters that are within the boundaries of the City of Key West or within Everglades National Park or areas north of the Park within Monroe County. Docking facilities in those areas shall instead be subject to the three foot depth restrictions specified in paragraph 62-312.420(2)(a), F.A.C. However, all other provisions of this part are applicable in those areas.

Rule 62-312.410 General Criteria.

(1) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no environmental resource permit or grandfathered dredge and fill permit under Part IV of Chapter 373, F.S., shall be issued for any activity in Outstanding Florida Waters in Monroe County if such activity:

(a) Alone or in combination with other activities damages the viability of a living stony coral community (Scleraoctinia and Milleporina), soft coral community (Alcynoacea, Gorgonacea and Pennatulacea), macro marine algae community (Chlorophyta, Phaeophyta and Rhodophyta), sponge bed community (Porifera), or marine seagrass (Hydrocharitaceae and Cymodoceae) bed community. This prohibition shall not include algae unattached to the bottom, nor shall it include algae growing landward of the mean high water line or growing as an epiphyte or periphyte on woody plants. For the purposes of this Part a marine seagrass bed or marine macroalgae community means an area dominated by the listed biota having an areal extent of at least 100 square feet. This paragraph does not imply that the Department cannot restrict the impact on smaller areas for such species based on other Department rules;

(b) Has been initiated or completed without benefit of an environmental resource permit or dredge and fill permit required by the Department.

(2) Subject to the provisions of the mitigation section of this part (Rule 62-312.450, F.A.C.), no permit shall be issued for the placement of fill in Outstanding Florida Waters in Monroe County unless expressly authorized by this rule or unless the Department determines that under applicable rules a permit may be issued in the following situations:

(a) Filling for projects which have been proposed by a governmental entity, public authority or public or private utility; or

(b) Filling for any other projects located within the landward extent of wetlands identified solely by

vegetative dominance as described in paragraph 62-340.300(2)(b), F.A.C. Such areas do not include open waters or wetlands identified by vegetative dominance as described in paragraph 62-340.300(2)(a), F.A.C., or by the provisions of paragraph 62-340.300(2)(c) or (d), F.A.C.

Rule 62-312.450 Mitigation.

Notwithstanding any of the prohibitions contained in this rule, the Department shall consider mitigation pursuant to Section 373.414(1)(b), F.S., and applicable Department rules to determine whether the project may otherwise be permittable. In any application for mitigation, the applicant shall demonstrate before issuance of any permit for the construction of the intended project that the proposed mitigation will be effective. Mitigation shall not be permitted where it appears after due considerations that construction of the intended project will cause irreplaceable damage to the site.

VI. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is not inconsistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan.

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.11: Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

GOAL 202: The environmental quality of Monroe County's estuaries, nearshore waters (canals, harbors, bays, lakes and tidal streams,) and associated marine resources shall be maintained and, where possible, enhanced.

GOAL 203: The health and integrity of living marine resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced.

Objective 203.2: Monroe County shall protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses.

Objective 203.6: Monroe County shall coordinate development and implementation of programs and regulations to protect the living marine resources of the Florida Keys with other federal, state and local authorities with jurisdiction over marine activities within the Florida Keys.

GOAL 204: The health and integrity of Monroe County's marine and freshwater wetlands shall be protected and, where possible, enhanced.

B. The amendment is not inconsistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

i. The Florida Keys Aqueduct and water supply facilities;
ii. Sewage collection, treatment, and disposal facilities;
iii. Solid waste treatment, collection, and disposal facilities;
iv. Key West Naval Air Station and other military facilities;
v. Transportation facilities;
vi. Federal parks, wildlife refuges, and marine sanctuaries;
vii. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
viii. City electric service and the Florida Keys Electric Co-op; and
ix. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is not inconsistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is not inconsistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(d)1.e., F.S. - Conserves, appropriately uses, and protects fisheries, wildlife, wildlife habitat, and marine habitat and restricts activities known to adversely affect the survival of endangered and threatened wildlife.

163.3177(6)(g)1., F.S. - Maintain, restore, and enhance the overall quality of the coastal zone environment, including, but not limited to, its amenities and aesthetic values.

163.3177(6)(g)3., F.S. - Protect the orderly and balanced utilization and preservation, consistent with sound conservation principles, of all living and nonliving coastal zone resources.

163.3178(2)(g), F.S., - A shoreline use component that identifies public access to beach and shoreline areas and addresses the need for water-dependent and water-related facilities, including marinas, along shoreline areas.

VII. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. The amendment is transmitted to State Land Planning Agency, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment

VI. STAFF RECOMMENDATION

Staff recommends APPROVAL of the proposed amendments, as long as the Monroe County proposed revisions are included in the amendment.

VII. EXHIBITS

1. Applicant's Application and Rationale for Comprehensive Plan Amendments, submitted on April 16, 2012 and the update submissions.
2. Adopted Goal 107 of Monroe County Comprehensive Plan

Documents reviewed by County Staff

Note: many of these documents are large and certain documents state: "Provided for non-commercial research and educational use only. Not for reproduction, or distribution or commercial use."

Linking the Economy and the Environment of Florida Keys/Key West (Visitor Profiles: Florida Keys & Key West 2007-08), June 2010
Vernon R. Leeworthy, David K. Loomis and Shona K. Paterson
Office of National Marine Sanctuaries, National Ocean Service, National Oceanic and Atmospheric Administration, U.S. Department of Commerce

Assessing the Impact of Boat Propeller Scars on Fish and Shrimp Utilizing Seagrass Beds.
Susan Bell, Margaret Hall, Sheri Soffian and Kevin Madley
Department of Biology, University of South Florida

Benthic Habitats of the Florida Keys, Florida Marine Research Institute Technical Report TR-4, 2000
Florida Fish and Wildlife Conservation Commission

Patterns of Propeller Scarring of Seagrass in Florida Bay
Associations with Physical and Visitor Use Factors and Implications for Natural Resource Management
Resource Evaluation Report, SFNRC Technical Series 2008:1
South Florida Natural Resources Center, National Park Service, U.S. Department of the Interior

A review Environmental impacts of dredging on seagrasses.
Paul Erftemeijer and Roy Robin Lewis, 2006
Marine Pollution Bulletin, Science Direct

Final Programmatic Environmental Impact Statement For Seagrass Restoration In The Florida Keys National Marine Sanctuary, August 23, 2004
National Oceanic and Atmospheric Administration and Florida Department of Environmental Protection

Scars Under The Water, Propellers Are Scarring Florida's Seagrass Meadows. Can Propr Damage Be Manged?
Ken Haddad and Frank Sargent, Florida Marine Research Institute, 1994

Historic Trends of Human Impacts on Seagrass Meadows in Florida
Robert Livingston, Center for Aquatic Research and Resource Management, Florida State University

Scarring of Florida's Seagrasses: Assessment and Management Options
F.J. Sargent, T.J. Leary, D.W. Crewz and C.R. Kruer
Florida Marine Research Institute Technical Report TR-1, 1995
Florida Department of Environmental Protection

Policy 105.2.14
Monroe County shall identify and secure possible local sources to yield a steady source of funds and secure increased funding from state and federal, and/or private sources for the Land Acquisition Program and the management and restoration of acquired resource conservation lands. With the uncertainty concerning the County's ability to successfully secure sufficient funding from state and federal governments for their fair share of the financial support for the Land Acquisition Program and the demands placed on the County's limited financial resources to address wastewater and other critical issues, it is recognized that the Land Acquisition Program may extend well beyond 20 years.

Policy 105.2.15
Where appropriate, as part of the Livable CommuniKeys Planning Process, Community Centers shall be designated within areas designated as Tier III (Infill Area). A Community Center is characterized as a defined geographic area with a mix of retail, personal service, office and tourist and residential uses (generally of greater than 8 units per acre). Community Centers shall be designated as receiving areas for transfer of development rights and shall receive special incentives in the non-residential permit allocation system.

Objective 105.3
Monroe County shall implement its 20-Year Land Acquisition Program and smart growth initiatives in conjunction with its Livable CommuniKeys Program and shall make appropriate amendments to this Plan and the Land Development Regulations including, but not necessarily limited to the residential and non-residential permit allocation systems.

GOAL 106: Reserved

GOAL 107
Monroe County shall regulate land use and development activities of scarified and/or filled portions of parcels containing environmentally sensitive areas, by the enactment of area-specific regulations that allow development to occur subject to limitations and conditions designed to protect natural resources.

Objective 107.1
Monroe County shall coordinate land use with the elements of the Comprehensive Plan through Future Land Use Element Sub-Area Policies Applicable to a Specific Geographic Area. These sub-area policies identify parcels of land that require narrowly-tailored regulation in order to confine development potential to an area or extent less than the maximum development potential allowed by its Future Land Use Map category. The development parameters established for each sub-area shall be based either on an inventory of uses and facilities established on the parcel or by data and analysis supporting the specific sub-area limitations.

Policy 107.1.1 Reserved

Policy 107.1.2 Ramrod Key Mixed Use Area 1
Only the land uses listed in paragraphs 1-4 below shall be allowed on the parcels shown in the table following as Ramrod Key Mixed Use Area 1:

REAL ESTATE NUMBER	TOTAL ACREAGE	ACRES	FLUM DESIGNATION	CONSERVATION EASEMENT ACREAGE	BERM TO BE LOCATED ON PARCEL
00114150-000000	18.12	0.79	N/A	N/A	
		8.46	Ramrod Key Mixed Use Area 1	N/A	x
		8.87	RC	8.87	
00114150-000400	2.6	2.6	Ramrod Key Mixed Use Area 1	0	

And on which a concentration of non-residential uses exists, including approximately 15,325 square feet of commercial floor area devoted to the uses listed below.

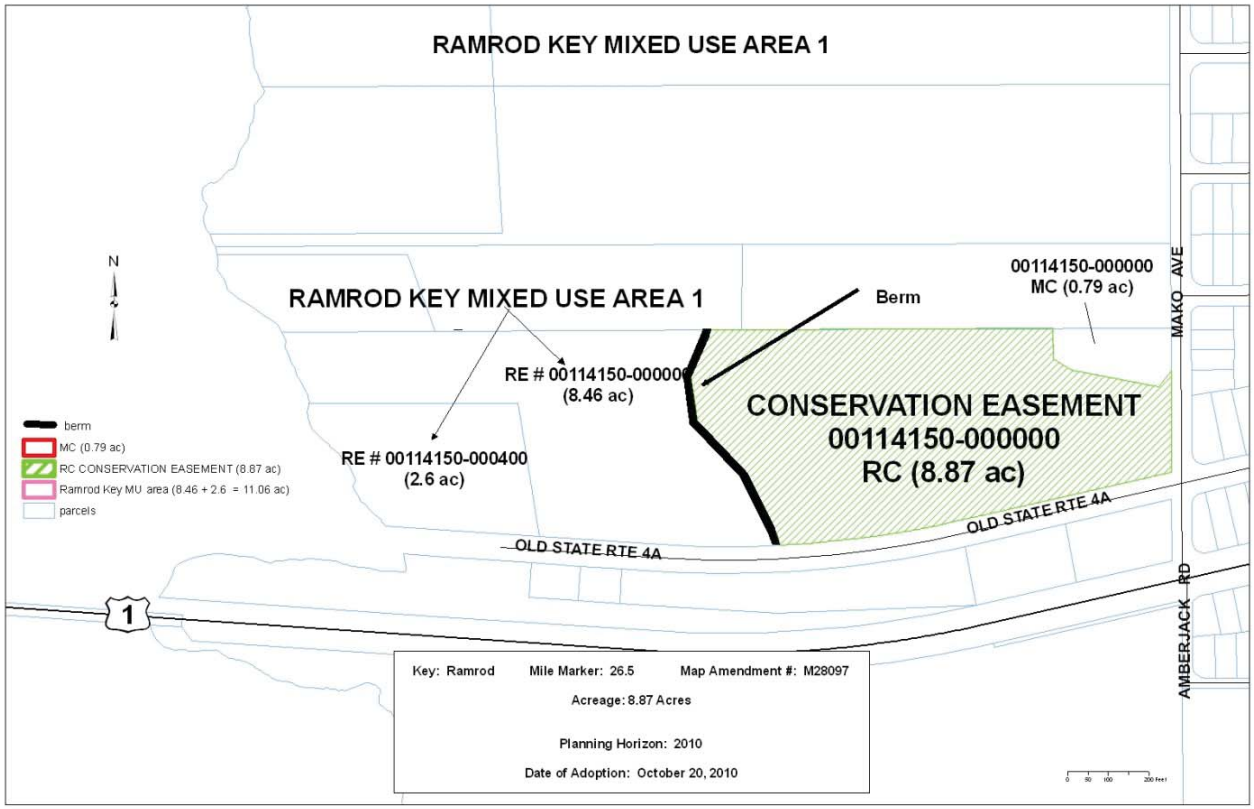
1. Storage, warehousing, and processing of equipment and materials utilized or generated in construction, demolition and land clearing, together with ancillary activities, including, but not limited to:
    a. Administrative offices.
    b. Workshops and equipment maintenance areas, outdoors and within structures.
    c. Garages and outdoor parking for construction and demolition equipment and machinery.
    d. Outdoor and covered storage and processing of demolition debris and construction materials.
    e. Storage buildings.
    f. Above-ground fuel tanks.
2. An antenna supporting structure with accessory building.
3. Residential uses consistent with the former RL future land use map designation and with SS zoning. Single family residences shall be limited to the existing (including any replacement thereof) and no more than four (4) additional single family residences.
4. Outdoor storage, refinishing, repair and/or rebuilding of vehicles, boats and trailers that do not constitute a heavy industrial use.

Development of the Ramrod Key Mixed Use Area 1 shall be subject to the restrictions set out below:

1. Wetlands and hammock areas adjacent to outdoor storage shall be protected by:

    a. Recordation of a conservation easement prohibiting all development activities on the approximately 8.87 acres of wetlands within the Easterly portion of parcel 00114150-000000. The area to be conserved is delineated on the map below.

b. Construction and maintenance of a berm, no less than 3 feet in height, on scarified land along the Westerly edge of the wetlands portion of parcel 00114150-000000 as depicted on the map below, to protect the wetlands from stormwater runoff. Prior to issuing any permit for berm construction, Monroe County shall require submission of a stormwater management plan adequate to protect the wetlands portion of the parcel from degradation attributable to stormwater runoff from the adjacent scarified portion utilized for outdoor storage, construction, and demolition activities.



2. Development shall be contingent on any required coordination and/or approval from the United States Fish & Wildlife Service. (Ord. 028-2010).

Policy 107.1.3 Specific Limitations on Key Largo Mixed Use Area 1

The Key Largo Mixed Use Area 1 has a concentration of non-residential uses currently existing, including approximately 2,968ft^2 of commercial floor area. The current Real Estate Parcel number is 00440100.000000, contains 0.62 acres and is legally described as:

Lots 11, 12, 13, 14, 15, 16, 17 and 18, 19 and 20, Block 2, THOMPSONS SUBDIVISION, Section "A", according to the plat thereof, as recorded in Plat Book 1, at Page 147, of the Public Records of Monroe County, Florida; and the East 10 feet of that portion of Fisherman's Trail, adjacent and contiguous to the West boundary line of Lots 15 and 16, Block 2, lying between the North Line of Sailfish Trail and the Southeasterly Right-of-Way line of Old State Road 4A, in Thompsons Subdivision, Section "A", according to the plat thereof, as recorded in Plat Book 1, at Page 147, of the Public Records of Monroe County, Florida.

Development in the Key Largo Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use / Commercial (MC) Future Land Use Designation as well as the additional restrictions set out below:

1. The maximum commercial floor area ratio of 0.30.
2. There shall be no residential units.
   (Ord. 021-2010)

Exhibit 3

FINAL PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT FOR SEAGRASS RESTORATION IN THE FLORIDA KEYS NATIONAL MARINE SANCTUARY

August 23, 2004

Prepared by:

National Oceanic and Atmospheric Administration
1305 East-West Highway
Silver Spring, Maryland 20910
(Contact: Harriet Sopher: 301-713-3125 ext. 109)

and

Florida Department of Environmental Protection
216 Ann Street
Key West, FL 33040
(Contact: Anne McCarthy: 305-292-0311)

TABLE OF CONTENTS

LIST OF ACRONYMS.....vi

CHAPTER 1. PURPOSE AND NEED FOR ACTION..... 1

1.1 Purpose.....1
1.2 Need for Proposed Action.....1
1.3 Introduction..... 2

CHAPTER 2. SEAGRASS RESTORATION ALTERNATIVES..... 5

2.1 Seagrass Restoration Selection Criteria..... 5
2.2 Seagrass Restoration Options..... 5
2.2.1 No-Action..... 5
2.2.2 Seagrass Transplants..... 6
2.2.3 Bird Stakes.....7
2.2.4 Fertilizer Spikes.....9
2.2.5 Sediment Fill..... 10
2.2.6 Sediment Tubes..... 10
2.2.7 Berm Redistribution.....11
2.2.8 Sod Replacement..... 11
2.2.9 Exclusion Cages..... 11
2.3 Proposed Actions..... 11

CHAPTER 3. AFFECTED ENVIRONMENT.....14

3.1 Location and Area Uses..... 14
3.2 Surrounding Land Use..... 16
3.3 Climate..... 17
3.4 Air Quality.....17
3.5 Noise.....18
3.6 Geology.....18
3.7 Water Quality..... 18
3.8 Physical Parameters..... 18
3.9 Biological Resources.....19
3.9.1 Seagrass..... 19
3.9.2 Benthic Organisms.....20
3.9.3 Fish and Invertebrate Populations..... 20
3.9.4 Endangered and Threatened Species..... 21
3.10 Cultural Resources..... 22
3.10.1 Background..... 22
3.10.2 Potential Historic Resources in Grounding Areas Within the FKNMS..... 22
3.11 Hazardous and Toxic Substances..... 25
3.12 Socioeconomics.....25
3.12.1 Region of Influence..... 25
3.12.2 Regional Economic Activity..... 25
3.12.3 Demographics.....26
3.13 Quality of Life.....27

CHAPTER 4. ENVIRONMENTAL AND SOCIOECONOMIC CONSEQUENCES 28

4.1 Introduction 28
4.1.1 Surrounding Land Use (All Restoration Alternatives) 28
4.1.2 Climate (All Restoration Alternatives) 28
4.1.3 Air Quality (All Restoration Alternatives) 28
4.1.4 Noise (All Restoration Alternatives) 28
4.1.5 Cultural Resources (All Restoration Alternatives) 28
4.2 No Action Alternative 29
4.2.1 Location and Area Use (No Action Alternative) 29
4.2.2 Geology (No Action Alternative) 29
4.2.3 Water Resources (No Action Alternative) 29
4.2.4 Biological Resources (No Action Alternative) 30
4.2.5 Infrastructure (No Action Alternative) 30
4.2.6 Hazardous and Toxic Substances (No Action Alternative) 30
4.2.7 Socioeconomics (No Action Alternative) 30
4.2.8 Quality of Life (No Action Alternative) 30
4.3 Seagrass Transplant Alternative 31
4.3.1 Location and Area Use (Seagrass Transplants) 31
4.3.2 Geology (Seagrass Transplants) 31
4.3.3 Water Resources (Seagrass Transplants) 31
4.3.4 Biological Resources (Seagrass Transplants) 32
4.3.5 Infrastructure (Seagrass Transplants) 32
4.3.6 Hazardous and Toxic Substances (Seagrass Transplants) 32
4.3.7 Socioeconomics (Seagrass Transplants) 32
4.3.8 Quality of Life (Seagrass Transplants) 32
4.4 Bird Stakes Alternative 32
4.4.1 Location and Area Use (Bird Stakes) 33
4.4.2 Geology (Bird Stakes) 33
4.4.3 Water Resources (Bird Stakes) 33
4.4.4 Biological Resources (Bird Stakes) 33
4.4.5 Infrastructure (Bird Stakes) 34
4.4.6 Hazardous and Toxic Substances (Bird Stakes) 34
4.4.7 Socioeconomics (Bird Stakes) 34
4.4.8 Quality of Life (Bird Stakes) 34
4.5 Fertilizer Spike Alternative 34
4.5.1 Location and Area Use (Fertilizer Spikes) 35
4.5.2 Geology (Fertilizer Spikes) 35
4.5.3 Water Resources (Fertilizer Spikes) 35
4.5.4 Biological Resources (Fertilizer Spikes) 35
4.5.5 Infrastructure (Fertilizer Spikes) 35
4.5.6 Hazardous and Toxic Substances (Fertilizer Spikes) 35
4.5.7 Socioeconomics (Fertilizer Spikes) 36
4.5.8 Quality of Life (Fertilizer Spikes) 36
4.6 Sediment Fill Alternative 36
4.6.1 Location and Area Use (Sediment Fill) 36
4.6.2 Geology (Sediment Fill) 37
4.6.3 Water Resources (Sediment Fill) 37
4.6.4 Biological Resources (Sediment Fill) 37
4.6.5 Infrastructure (Sediment Fill) 37
4.6.6 Hazardous and Toxic Substances (Sediment Fill) 38

4.6.7 Socioeconomics (Sediment Fill)....38
4.6.8 Quality of Life (Sediment Fill).... 38
4.7 Sediment Tubes Alternative.... 38
4.7.1 Location and Area Use (Sediment Tubes)....38
4.7.2 Geology (Sediment Tubes)....39
4.7.3 Water Resources (Sediment Tubes)....39
4.7.4 Biological Resources (Sediment Tubes)....39
4.7.5 Infrastructure (Sediment Tubes)....39
4.7.6 Hazardous and Toxic Substances (Sediment Tubes).... 39
4.7.7 Socioeconomics (Sediment Tubes).... 40
4.7.8 Quality of Life (Sediment Tubes).... 40
4.8 Berm Redistribution Alternative.... 40
4.8.1 Location and Area Use (Berm Redistribution).... 40
4.8.2 Geology (Berm Redistribution)....41
4.8.3 Water Resources (Berm Redistribution)....41
4.8.4 Biological Resources (Berm Redistribution)....41
4.8.5 Infrastructure (Berm Redistribution).... 41
4.8.6 Hazardous and Toxic Substances (Berm Redistribution).... 41
4.8.7 Socioeconomics (Berm Redistribution)....42
4.8.8 Quality of Life (Berm Redistribution).... 42
4.9 Sod Replacement Alternative....42
4.9.1 Location and Area Use (Sod Replacement)....42
4.9.2 Geology (Sod Replacement).... 42
4.9.3 Water Resources (Sod Replacement).... 42
4.9.4 Biological Resources (Sod Replacement).... 43
4.9.5 Infrastructure (Sod Replacement).... 43
4.9.6 Hazardous and Toxic Substances (Sod Replacement).... 43
4.9.7 Socioeconomics (Sod Replacement).... 43
4.9.8 Quality of Life (Sod Replacement).... 43
4.10 Exclusion Cage Alternative....44
4.10.1 Location and Area Use (Exclusion Cages).... 44
4.10.2 Geology (Exclusion Cages)....44
4.10.3 Water Resources (Exclusion Cages)....44
4.10.4 Biological Resources (Exclusion Cages)....44
4.10.5 Infrastructure (Exclusion Cages).... 45
4.10.6 Hazardous and Toxic Substances (Exclusion Cages).... 45
4.10.7 Socioeconomics (Exclusion Cages)....45
4.10.8 Quality of Life (Exclusion Cages)....45
4.11 Cumulative Effects....45
4.11.1 No Action Alternative.... 46
4.11.2 Seagrass Transplant Alternative.... 46
4.11.3 Bird Stake Alternative.... 46
4.11.4 Fertilizer Spike Alternative.... 46
4.11.5 Sediment Fill Alternative.... 46
4.11.6 Sediment Tube Alternative.... 47
4.11.7 Berm Redistribution Alternative.... 47
4.11.8 Sod Replacement Alternative.... 47
4.11.9 Water Marking Alternative.... 47
4.11.10 Exclusion Cage Alternative....47
4.12 Mitigation Measures.... 47
4.12.1 Geology.... 47
4.12.2 Water Resources.... 48

4.12.3 Biological Resources 48
4.12.4 Infrastructure 48
4.12.5 Cultural Resources 48
4.12.6 Hazardous and Toxic Substances 48
4.13 Selection of Preferred Alternatives 48
4.14 Conclusions 50

CHAPTER 5. IMPLEMENTATION OF THE REGIONAL RESTORATION PLAN 50

5.1 Purposes of the Regional Restoration Plan 50
5.2 Regional Restoration and Injury Prevention Projects 50
5.3 Selection of Priority Areas 51
5.3.1 Statistical Analysis of Grounding Frequency Data by Region 52
5.3.2 Evaluation of Priority Areas for Regional Restoration Action 54
5.4 Assessment of Selected Areas 55
5.5 Monitoring of Regional Restoration Actions 55
5.6 Seagrass Experts Contacted 56

CHAPTER 6. RELATIONSHIP TO OTHER LAWS AND PROGRAMS 57

6.1 National Environmental Policy Act of 1969 (Public Law 91-190) 57
6.2 NOAA Administrative Order on Environmental Review Procedures (NAO 216-6) 57
6.3 National Marine Sanctuaries Act (16 U.S.C. § 1431 et seq., as amended) 58
6.4 Florida Keys National Marine Sanctuary and Protection Act (Public Law 101-605) 58
6.5 Clean Water Act (33 U.S.C. § 1251 et seq.) 58
6.6 Coastal Zone Management Consistency (16 U.S.C. § 1451 et seq.) 58
6.7 Endangered Species Act (16 U.S.C. § 1531-1543) 58
6.8 Magnuson-Stevens Fishery Conservation and Management Act (Public Law 94-265, as amended) 58
6.9 Florida Department of Environmental Protection, Bureau on Invasive Plant Management 59
6.10 Florida Department of Environmental Protection, Bureau of Submerged Lands and Environmental Resources 59
6.11 Florida Department of State, Division of Historical Resources 59
6.12 Monroe and Dade County Department of Environmental Resource Management 59
6.13 United States Coast Guard 59

CHAPTER 7. LIST OF PREPARERS 60

CHAPTER 8. REFERENCES 61

APPENDIX A. EXAMPLE ORPHAN INJURY ASSESSMENT AND MONITORING SUMMARY FOR THE SEAGRASS REGIONAL RESTORATION PLAN 66

A.1 Injury Description 66
A.2 Proposed Restoration Actions 69
A.3 Monitoring 70
A.3.1 Site Identification 70
A.3.2 Monitoring Variables 70
A.3.3 Monitoring Data Processing and Utility 70
A.3.4 Monitoring Schedule 70
A.4 Estimated Cost of Orphan Site Restoration 71

APPENDIX B. COMMENTS RECEIVED ON THE DRAFT PROGRAMMATIC ENVIRONMENTAL IMPACT STATEMENT FOR SEAGRASS RESTORATION AND RESPONSES TO COMMENTS..72

B.1 Comment received from Heinz J. Mueller, EPA.....72
B.2 Response to Heinz J. Mueller Comment.....79
B.3 Comment received from Pat Wells, FDEP.....80
B.4 Response to Pat Wells Comment.....80
B.5 Comment received from Miles M. Croom, EPA.....81
B.6 Response to Miles M. Croom Comment.....80
B.7 Comment Received from Roy R. "Robin" Lewis, III.....82
B.8 Response to Roy R. "Robin" Lewis, III Comment.....90

LIST OF ACRONYMS

ACOE	Army Corps of Engineers
CE	Categorical Exclusion
CZMA	Coastal Zone Management Act
DPEIS	Draft Programmatic Environmental Impact Statement
EA	Environmental Assessment
EFH	Essential Fish Habitat
EIS	Environmental Impact Statement
EPCRA	Emergency Planning and Community Right-to-Know Act
ERP	Environmental Resource Permit
ESA	Endangered Species Act
FDEP	Florida Department of Environmental Protection
FKNMS	Florida Keys National Marine Sanctuary
FKNMSPA	Florida Keys National Marine Sanctuary and Protection Act
FMRI	Florida Marine Research Institute
FONSI	Finding of No Significant Impact
FPEIS	Final Programmatic Environmental Impact Statement
HEA	Habitat Equivalency Analysis
MLLW	Mean Lower Low Water
MMS	Minerals Management Service
NAAQS	National Ambient Air Quality Standards
NAO	NOAA Administrative Order
NEPA	National Environmental Policy Act
NMSA	National Marine Sanctuary Act
NOAA	National Oceanic and Atmospheric Administration
NRDA	Natural Resource Damage Assessment
PEIS	Programmatic Environmental Impact Statement
POL	Petroleum, Oil, or Lubricant
PU	Planting Unit
PVC	Polyvinyl Chloride
ROI	Region of Influence
SHPO	State Historic Preservation Officer
SIP	State Implementation Plan
USC	United States Code
USDOC	United States Department of Commerce
USEPA	United States Environmental Protection Agency

CHAPTER 1. PURPOSE AND NEED FOR ACTION

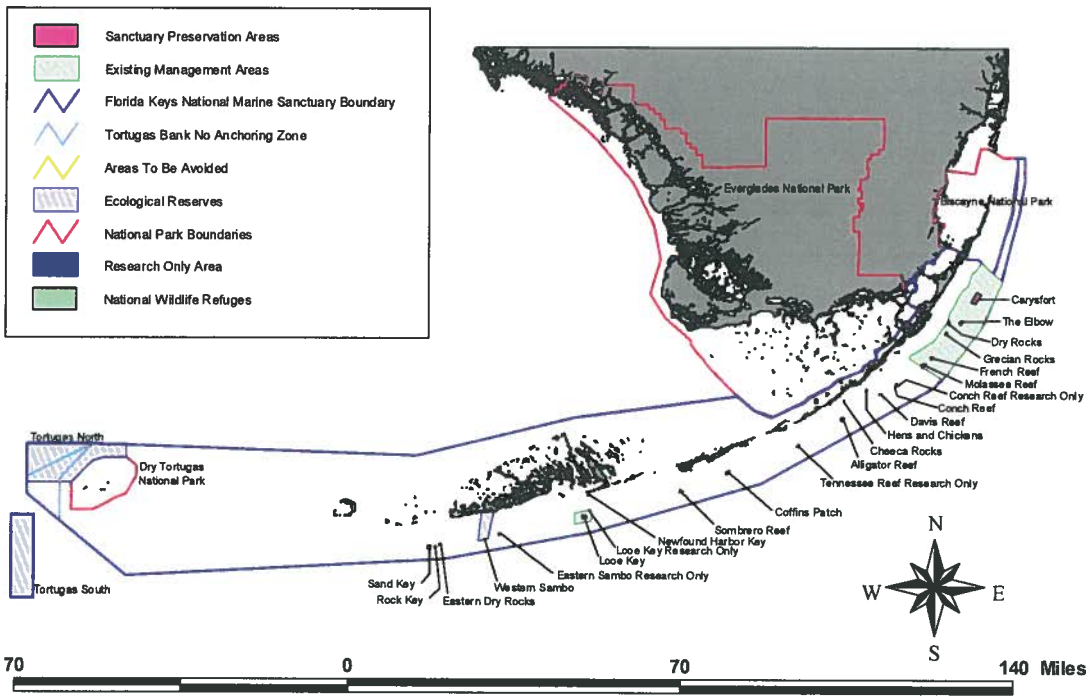
1.1 PURPOSE

This Programmatic Environmental Impact Statement (PEIS) systematically evaluates the short and long-term environmental and socioeconomic effects related to the implementation of seagrass restoration and seagrass injury prevention projects in the Florida Keys National Marine Sanctuary (FKNMS). The Trustees for the FKNMS are the National Oceanic and Atmospheric Administration (NOAA) and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("State of Florida" or "State"). This document is intended to comply with the National Environmental Policy Act of 1969 (NEPA) and its implementing regulations, and NOAA guidelines for compliance with NEPA. As this document focuses on future regional seagrass restoration and injury prevention activities within all of the FKNMS, the discussion of potential positive and negative impacts on the biological, social, and economic environments will not be site or case specific; instead, they will be general in scope. Therefore, the goal of this PEIS is to describe a range of seagrass restoration techniques, used for both primary and compensatory restoration projects and seagrass injury prevention actions that potentially may be implemented in the FKNMS. The types of seagrass restoration and injury prevention projects proposed in this plan will be implemented with funds collected through natural resource damage assessment (NRDA) settlements for injuries to seagrasses within the FKNMS. The anticipated beneficial and adverse environmental and socioeconomic impacts of each restoration technique are discussed in detail.

1.2 NEED FOR PROPOSED ACTION

The FKNMS contains some of the most extensive seagrass beds in the continental United States. Seagrass beds are an important component of the Florida coral reef tract, the third largest barrier reef system in the world. In 1990, Congress recognized the significance of this area when it designated the area as a National Marine Sanctuary, by means of the Florida Keys National Marine Sanctuary and Protection Act (FKNMSPA) (see Figure 1-1). The FKNMSPA was later incorporated into subsequent reauthorizations of the National Marine Sanctuaries Act (NMSA). Implementing seagrass restoration projects in the FKNMS will prevent the injuries from expanding in size or increasing in severity, create the site conditions necessary for the injured areas to recover to pre-incident conditions, and compensate the public and the environment for the services lost from the time of injury until full recovery.

Figure 1-1. Map of the Florida Keys National Marine Sanctuary



Source: http://www.fknms.nos.noaa.gov

1.3 INTRODUCTION

Healthy seagrass communities serve an important ecological and socioeconomic function in the Florida Keys (FKNMS 1996). The predominant species of seagrasses are *Thalassia testudinum*, *Syringodium filiforme*, and *Halodule wrightii*. From an ecological perspective, seagrass beds are the nurseries for numerous species of fish and invertebrates. In turn, the viability of the recreational and commercial fishing industries, and the associated service industries, are to some degree, directly or indirectly dependent on healthy seagrass communities. From a physical perspective, seagrass beds are also effective storm surge buffers for the low-lying Keys, thereby reducing property damage during extreme weather events. Seagrasses function as natural filters that reduce the level of sediment in the water (i.e. turbidity). The natural filtration of water by seagrasses is a major contributor to the clearness of the water, a characteristic appreciated by those who live on or visit the Keys. This process also protects other members of the living marine resources community, such as coral reefs, which are vulnerable to eutrophicating substances in turbid water.

Seagrass beds can persist under a wide range of hydrodynamic conditions. The horizontal rhizome and root system is underground, protecting much of seagrass biomass from the elements. The root system grows laterally, sending up short shoots that penetrate the surface. *S. filiforme* and *H. wrightii* have shallow root-rhizome systems and can

initiate growth in oxidized, relatively unstable sediments, making them the principle seagrass colonizers in an area. Because *T. testudinum* (see Figure 1-2) builds a thicker root-rhizome system deeper underground, it takes this climax species longer to colonize an area, if water depth and wave energy provide the conditions necessary for its growth (Chiappone 1996).

Figure 1-2. Close-up of *Thalassia testudinum* rhizome

The cumulative impact of vessel groundings has led to a pervasive scarring of seagrass beds throughout the FKNMS (Sargent et al. 1995). In 2001, it was estimated that 677 boat groundings occurred in the FKNMS, with approximately 60-70% of these occurring on seagrass beds.[1] Seagrass injuries in the FKNMS typically include a combination of propeller scars, blowholes, and sediment berms. Propeller scars are formed by the dredging effect of the turning propeller(s) as the boat travels over a shallow bank. The width of a propeller scar varies depending on many factors, including the size of the vessel and the extent to which the propeller is forced into the seagrass bed. Blowholes, another common injury feature, are formed from the concentrated force of propeller wash, either from the grounded vessel attempting to power off the bank or the propeller wash of the salvage vessel pulling the grounded vessel off the bank. The depth and area of the blowholes vary depending on many factors, including size of the vessel, extent of power used to remove the vessel, and type of substrate sediment. Berms, a third common seagrass injury feature, are produced from the sand, coral fragments, and other substrates that typically accumulate around the perimeter of blowholes, thereby burying healthy seagrass.

Restoration is an important step in reducing the cumulative impact of seagrass injuries throughout the Keys. When the underground seagrass rhizome system is damaged and the surrounding sediment altered by structural injuries such as vessel groundings, the seagrass community often has a difficult time reestablishing itself without supplemental restoration efforts.

[1] Lt. Bob Currul, Florida Fish and Wildlife Conservation Commission. Personal communication. January, 2002.

The goal of a NRDA is to assess the nature, extent and severity of the injury, implement primary and compensatory restoration to make the environment and public whole, and recover response and damage assessment costs. The Trustees' main seagrass restoration objective for groundings is to conduct feasible, cost-effective, in-kind restoration using the best available techniques to accelerate recovery to the pre-grounding baseline levels. "Primary restoration" refers to restoration activities at the actual grounding site. For seagrasses, "baseline" refers to the level of ecological services that would have been provided but for the incident. These services are directly tied to the type, quality, and density of the seagrass beds. Baseline conditions are typically measured via field assessment techniques in the undisturbed seagrass bordering the grounding site (Fonseca et al. 2000). In many circumstances, without primary restoration the injured seagrass communities are subject to re-disturbance by storms that could slow recovery and/or expand the size of the injury (Whitfield et. al 2002). "Compensatory restoration" refers to a restoration project, typically off-site, that would compensate the public for the lost interim ecological services as a result of the time it takes for the original, "primary" injury to return to baseline conditions. In some instances, compensatory restoration may take the form of preventative projects that seek to reduce the frequency and/or severity of similar grounding incidents. Typically, damages recovered for small compensatory restoration projects would be pooled together for the implementation of a larger compensatory restoration project.

These restoration and injury prevention objectives are in keeping with the goals and policies of the NMSA, the FKNMSPA, the Florida Keys National Marine Sanctuary Management Plan, and the sovereign submerged land policies of the State of Florida. The NMSA, 16 U.S.C.§1443(d)(2) (A), (B), and (C), defines the appropriate uses of recovered damages in order of priority as

> "(A) to restore, replace, or acquire the equivalent of the sanctuary resources that were the subject of the action;
>
> B) to restore degraded sanctuary resources of the national marine sanctuary that was the subject of action, giving priority to sanctuary resources and habitats that are comparable to the sanctuary resources that were the subject of the action; and
>
> (C) to restore degraded sanctuary resources of other national marine sanctuaries."

Amounts recovered for injuries to sanctuary resources lying within the jurisdiction of the State of Florida are used in accordance with the Agreement for the Coordination of Civil Claims between NOAA and the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida.

The restoration activities discussed above will not have a disproportionate or adverse human health or environmental effect on minority and low-income populations in the nearby vicinity or elsewhere, thereby complying with Executive Order 12898, "Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations." The low-income and minority populations affected by these injuries and restoration activities are primarily those that live in nearby Monroe County (Key West Chamber of Commerce 1999). The restoration activities discussed in this document serve to return the seagrass banks to their baseline conditions with the effect of providing essential habitat for fish and other marine life on which many members of surrounding minority and low-income communities depend for their livelihood. Restoration will also facilitate natural filtration of the water, which protects nearby coral reefs upon which many minority and low-income persons working in tourism depend. Additionally, restoration will help protect surrounding areas, where many minority and low-income members live, from storm damage. The identification and analysis of disproportionately high environmental and/or human health effects on minority and/or low-income populations was considered from the initial screening phase of the NEPA process through the consideration and communication of all alternatives and associated mitigation techniques.

CHAPTER 2. SEAGRASS RESTORATION ALTERNATIVES

2.1 SEAGRASS RESTORATION SELECTION CRITERIA

Research on various aspects of seagrass ecology and restoration at NOAA's Center for Coastal Fisheries and Habitat Research has been continuous for 20 years (Whitfield et al. 2002; Fonseca 1998). Areas of investigation include development and dissemination of planting techniques, monitoring protocols, and success criteria. In addition, studies have examined light requirements of seagrasses, ecological equivalency of restored beds compared to natural beds, undisturbed systems, and studies regarding the dynamics of seagrass bed pattern and distribution. Emphasis has been placed on transfer of research information to managers, active participation in research projects, and litigation support. The research approach has been to sustain a broad-based program covering a variety of ecological processes that allows the scientists to quickly adapt and respond to changing management concerns and issues.

Based on the Trustees' broad experience with seagrass ecology and restoration, general criteria will be considered for selecting the appropriate restoration alternatives for site-specific seagrass injuries. The following criteria (see Table 2-1) are used to evaluate and select the preferred restoration alternatives. These criteria satisfy the restoration objectives while taking into account technical, environmental, economic, and social factors of the FKNMS and surrounding areas.

Table 2-1. Criteria for Evaluating Seagrass Restoration Options

Criteria	Definition
Technical Feasibility	Likelihood that a given restoration action will work at the site and the technology and management skills exist to implement the restoration action.
Recovery Time	Measures that accelerate or sustain the long-term natural processes important to recovery of the affected resources and/or services injured or lost in the incident.
Additional Injury	Likelihood that the requirements, materials, or implementation of a restoration action minimizes the potential for additional injury.
Aesthetic Acceptability	Restoration alternatives that create substrates and topography that most closely resemble the surrounding habitat and minimize visual degradation.
Site Specific Context	Restoration alternatives are selected depending on the site specific context of environmental conditions at the site including but not limited to location, extent and severity of the injury, hydrological characteristics of the site, seagrass species composition, and other social and resource management concerns.

2.2 SEAGRASS RESTORATION OPTIONS

The following is a list of the most common alternatives for seagrass restoration that are considered prior to the selection of the preferred seagrass restoration alternatives for each site. As most seagrass injury categories are fairly uniform, the techniques listed below are expected to be applicable to virtually all seagrass injury restoration projects. Depending on the scenario, a combination of these alternatives may be most effective. Several other restoration alternatives that are not mentioned, such as mechanical plugging and planting of large sods, have not yet been demonstrated to be successful in the carbonate system of the FKNMS.

2.2.1 No-Action

A no-action alternative may be selected for seagrass injuries that have a high probability of rapid natural recovery or that are logistically or technically incapable of receiving any restoration actions, such as those that occur in very high-energy environments. A no-action alternative relies on natural colonization of

seagrass species and natural processes to filling blowholes and propeller scars with sediment. Natural colonization and filling often occurs slowly over many years and may result in conditions that may or may not resemble pre-grounding topography, structure, and function. In contrast, restoration fills in blowholes and propeller scars quickly, and accelerates colonization of seagrass in the injured area. The no-action alternative can have two general outcomes: 1) natural recovery on a longer time scale relative to active restoration alternatives, or 2) further deterioration of the seagrass bed due to the absence of natural recovery. The no-action alternative is most often used for grounding cases in which the Trustees believe there is a low likelihood of secondary injury or injury expansion before natural recovery occurs, or where other social, environmental, or logistical considerations dictate that no-action is the best course (such as in the case of an injury to a *H. wrightii* bed which often recovers quickly on its own). Even if no-action is the selected alternative, compensatory restoration of another injured seagrass area may occur to compensate for the interim service losses. The amount of compensatory restoration necessary to compensate for the interim ecological services lost due to the injury will be determined through a habitat equivalency analysis (HEA) (NOAA 1995b). HEA is a well-established restoration scaling method that has been used in the past by natural resource Trustees to scale a wide range of compensatory restoration projects, including those designed to address injuries to seagrass habitats.

2.2.2 Seagrass Transplants

Planting seagrass in injured areas is known to be an effective way of stabilizing the sediments and decreasing the injury recovery time (Fonseca et al. 1998). Planting faster growing opportunistic species like *H. wrightii* or *S. filiforme* serves as a temporary substitute for the climax species, *T. testudinum*. This temporary substitution is referred to as "modified compressed succession" (Durako and Moffler 1984; Lewis 1987). Depending on the environmental conditions at the restoration site, the selection of seagrass transplants as a preferred restoration alternative will vary. For example, transplants may be selected most frequently at low to moderate energy sites where the probability of transplant loss due to high water velocity is lowest. When best practices are used, seagrass transplants experience a survival rate of 70-80% (Fonseca *et al.* 1998). To date, two small vessel grounding sites have been restored with seagrass transplants in the FKNMS. Though the monitoring cycle (see below) has not been completed, initial monitoring events indicated that both sites exceeded 75% survival after one year. Due to the high risk of hurricanes between August 15 and October 15, no seagrass transplanting will be done during this period.

Potential sources for seagrass transplants include selective removal from healthy seagrass beds located near the injury or from seagrass beds designated previously by the Trustees as semi-permanent donor sites. All efforts will be made to use seagrass transplant stock from areas in the vicinity of the injury to ensure minimal variation in the genetic differences between the resident seagrasses and the transplanted seagrasses. Seagrass transplants will be collected in accordance with all necessary permits and in a manner that ensures that healthy seagrass beds are not degraded. Collection methods have been developed which minimize impact to donor beds of *H. wrightii* and *S. filiforme* and assure rapid recovery after plants have been removed (Fonseca et al. 1998). Specifically, transplant harvesting will entail the collection of numerous, small planting units from within a donor site. This will avoid creating a large hole in the donor bed's standing stock, and decrease the time required for the bed to replenish itself. Sustained injury to donor sites from limited harvesting efforts has been demonstrated to occur for only one of the thirteen species of North American seagrass, *T. testudinum* (Fonseca et al. 1998). As the comparatively faster growing species *H. wrightii* and *S. filiforme* will be harvested for transplants, no adverse effects on donor sites are expected. No negative impacts to vessel navigation or the ecological health of neighboring seagrass communities are anticipated from seagrass transplant collection and insertion, and there is no evidence that any invasive or exotic species have occupied donor sites. See section 2.2.4 for a description of seagrass transplant spacing.

Monitoring events will assess transplant and natural re-colonization via measures of planting unit (PU) survival, shoot density, aerial coverage, and documentation with video transects. The execution and

application of the monitoring effort is adapted from "Guidelines for the Conservation and Restoration of Seagrasses in the United States and Adjacent Waters", available at: http://shrimp.bea.nmfs.gov/library/digital.html, under "Appendices", pages 207-220, or http://www.cop.noaa.gov/pubs/das/das12.html. Briefly, the monitoring data will be used to determine if successful establishment of transplanted seagrass has occurred and if it is on an appropriate recovery trajectory. If not, these data will be used to plan and execute remedial restoration. The success criteria are:

1) whether planted material has a minimum of one rhizome apical per PU,
2) a PU survival rate of 75% at the end of Year 1. If it is determined that less than 75% survival has occurred by the end of Year 1, then remedial planting should occur during the next available planting period to bring the percentage survival rate to the minimum standard by the next monitoring survey, and
3) the measured growth rate of bottom coverage from either direct quadrat surveys or video-based assessment (p. 220 of above weblink; Braun-Blanquet assessment). The growth rate should be considered successful if, starting after Year 1, the planted pioneering species of seagrass in the restoration sites is projected with 95% statistical confidence to achieve complete bottom coverage to pre-injury levels of shoot density within the five year monitoring period for original plantings. If this criterion is not met, then remedial planting should occur during the next available planting period.

Videotaping is also performed to provide an unambiguous record of the status of the restoration. This is particularly valuable to parties not familiar with seagrass systems and interpretation of statistical data.

Additionally, the seagrass immediately surrounding the injury site (e.g. "reference site") will also be monitored. This action will be taken to determine if background impacts not related to the restoration (those that cannot be controlled nor affected through a mid-course correction), such as poor water quality or disease, may affect transplant and natural re-colonization of the restoration site. The purpose of monitoring the reference site is not to compare its coverage and density to that of the restoration site as recovery of the restoration site will take place over a longer time horizon than the duration of monitoring. Monitoring of reference sites will include documentation of percent cover by Braun Blanquet quadrat analysis.

2.2.3 Bird Stakes

In most areas of the FKNMS, seagrasses are nutrient limited.[2] As such, when vessel injuries disturb the sediment nutrient reservoir, the ability of seagrasses to re-colonize is more difficult. A method of fertilization that utilizes the nutrient composition of bird feces deposited from birds roosting on stakes (hereinafter referred to as "bird stakes" or "stakes", see Figure 2-1) has been documented to be an effective treatment to facilitate colonization of seagrasses into disturbed sediments and/or faster growth of seagrass transplants (Fourqurean et al. 1992a; Fourqurean et al. 1992b; Fourqurean et al. 1995; Kenworthy et al. 2000). Bird stakes are preferable to fertilizer spikes in water depths of up to 1.5 meters, as they do not need to be continually replaced.

To be effective, bird staking requires that bird feces reach the seafloor in concentrated doses for as long as the stakes are in place. Water depths of 1.5 meters or less at mean high tide are generally considered ideal for bird staking. With water depths greater than 1.5 meters, the effect of dilution on the feces is believed to reduce the effective strength of the fertilizer. Depending on how water depth changes over the injury area, the length of each stake may vary slightly in order to maintain approximately 0.25 m elevation above the

[2] Although many areas of the Keys suffer from high levels of nitrogen loading from leaking septic tanks and other non-point sources, the relatively diffuse spread of these nutrients are not as effective in fostering seagrass recovery as a concentrated release of nitrogen and phosphorous fertilizer from bird stakes (Fourqueran et al. 1995).

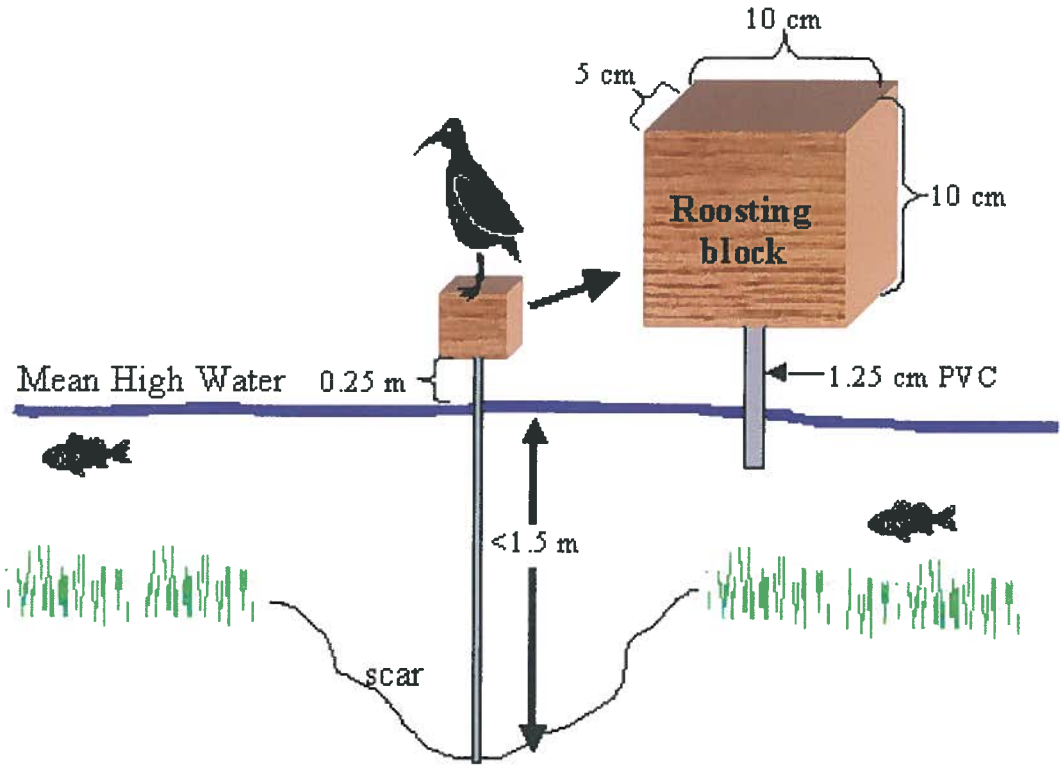
high water level. Research has demonstrated that if left on site too long, bird stakes may cause a communal shift of seagrass species from *T. testudinum* to *H. wrightii* (Powell et al. 1989). Thus, bird stakes are removed after approximately 75% survival coalescence is reached, which is usually after 18 months. A detailed review of bird stake construction and placement requirements are available in published guidelines (Fonseca et al. 1998; Kenworthy et al. 2000). There is no evidence that proper use of bird stakes impairs local water quality. Deployment in areas of less than 1.5-meter water depth ensures that the majority of the feces reach the seafloor in concentrated doses, precluding the nutrients from fueling harmful algal blooms.

Several species of birds have been observed using bird stakes at both research and restoration sites in the FKNMS. The most common species that have been recorded using bird stakes are double crested cormorants (*Phalacrocorax auritus*), least terns (*Sterna antillarum*), royal terns (*Sterna maxima*), brown pelicans (*Pelicanus occidentalis*), magnificent frigate birds (*Fregata magnificens*), and great blue herons (*Ardea herodias*). The cormorants are the primary target for roosting and the most frequently observed species using the bird stakes. There is no evidence that the bird stakes affect populations or distribution of bird species in the FKNMS.

In most instances, bird stakes will accompany seagrass transplants. This decision is based on factors including the exposure of the site to wave action, density of fast-growing species in the undisturbed side populations, and injury substrate composition. Depending on the site-specific context of a case, portions of a scar may receive only stakes, while a different portion receives stakes and seagrass transplants. However, at injury locations with a high density of fast-growing species (e.g. *H. wrightii*), the insertion of bird stakes alone may be sufficient to encourage colonization.

The possibility for bird stakes interfering with vessel navigation is low, as bird stakes will be positioned in shallow water areas that should be avoided by vessels. In areas of high vessel traffic, additional steps may be taken to minimize the possibility of boaters confusing stakes for public or privately placed navigational aids. This may involve the placement of additional bird stakes at either end of the prop scar to create a stake barrier. Other methods may include the use of educational signs and reflective tape on the stakes to reduce the possibility that boaters will confuse the stakes for a new channel passage. Bird stakes will be removed promptly from the site as soon as recovery is determined to be well underway or at the end of the allocated monitoring period time as detailed in the restoration plan. See section 2.2.4 for a description of bird stake spacing.

Figure 2-1. Bird Stake Schematic



2.2.4 Fertilizer Spikes

Bird stakes are the preferred technique for ensuring regular release of fertilizer over an area of approximately 3 square meters below the stake. However, in situations where bird stakes are inappropriate, such as in water depths over 1.5 meters, the use of chemical fertilizer spikes is another alternative to enhance seagrass colonization of the injury area. A broad review article published by Worm et al. (2000) documents that the benefits of in-situ nutrient enrichment through fertilizer spikes have been demonstrated in numerous studies to be an effective method for seagrass restoration. These in-situ nutrient enrichment studies have shown that fertilizer spikes deliver a high load of phosphorus, the main limiting nutrient for seagrasses growing on carbonate sediments in the FKNMS (Worm et al. 2000). Fertilizer spikes will naturally biodegrade in approximately three to four months, at which time, depending on the status of the restoration project, additional fertilizer spikes may be inserted. The placement of fertilizer spikes will follow guidelines for seagrass transplants as detailed below, with no more than one spike placed directly adjacent to each transplant unit. The advantages of fertilizer spikes are: 1) they deliver a concentrated dose of nutrients in a small area that directly benefits individual planting units; 2) they are easier to deploy than encapsulated fertilizers, a significant advantage in coarse, firm sediments; 3) they are suitable for water depths greater than 1.5 meters; and 4) they are a viable fertilizer enhancement alternative when bird stakes are inappropriate due to hazards to navigation or risk of vandalism.

The number of seagrass transplants and stakes/spikes required for propeller scars is determined according to the following general guidelines. These guidelines are subject to modification based on site-specific injury characteristics and the professional judgment of Trustee restoration experts. The longer axis of a propscar is defined as its length and the shorter axis is its width. For propscars less than 1.5 m in width, only a single row of stakes/spikes and seagrass transplants is used. The stakes/spikes and transplants are inserted in the middle of the scar and the row runs the length of the injury. The first stake is inserted at the beginning of the scar (at 0.0m along its length). Additional stakes are then placed along the injury with 2.0 m between each stake. Thus, for example, a scar that is 10 m in length would have six stakes. Three seagrass transplants are inserted between the first two stakes, at distances of 0.5 m, 1.0 m, and 1.5 m along the scar. Seagrasses are not transplanted directly under the stakes. This planting pattern is repeated for the length of the injury. A 10 m scar would require 15 seagrass transplants. For scars between 1.5 and 2.0 m in width, two rows are inserted. The first, a row of stakes and planting units as described above, is inserted 0.5m into the width of the scar. The second row is composed of only seagrass planting units and is inserted 1.0m into the width of the scar. Thus, the two rows divide the width of the scar into thirds. Additional seagrass transplants are placed in the second row instead of stakes (resulting in a row of 16 transplants for a 10 m scar). This general pattern is maintained for wider propscars, blowholes, and berms. Additionally, the perimeter of blowholes is staked at 2.0 m intervals. Over time, stakes/spikes may be re-positioned and additional seagrass transplants inserted as necessary during monitoring events.

2.2.5 Sediment Fill

Blowholes are a common seagrass injury associated with vessel groundings. In general, the size of the grounded vessel and degree of propeller force used by the grounded vessel or the salver to remove the vessel correlates to the size of the blowhole. The filling of blowholes, or in some circumstances wide propeller scars, is a rapid way of returning the seafloor to its original grade. In general, any excavation with an escarpment (i.e. drop-off) greater than 20 cm deep at the perimeter is considered a potential candidate for filling. The focus of this alternative is to stabilize the substrate as soon as possible after an incident to prevent further deterioration from erosion and to prepare the area for colonization by neighboring or transplanted seagrasses. When this alternative is determined to be most appropriate, sediment fill, (e.g. 0.25 inch limestone pea rock) initially garnered from quarries, will be transported to the site and directly placed in the designated injury areas. It is expected that fine sediments from the local area will eventually fill the interstitial spaces of the pea gravel. No visual impairment will occur and many of the repairs will be indistinguishable from surrounding substrate within a short period of time. All operations will conform to engineering specifications and comply with federal and state permits, including an Army Corps of Engineers (ACOE) permit and a *de minimus* permit from the Florida Department of Environmental Protection to allow seagrass restoration (stake, plant and fill) in Sanctuary waters.

2.2.6 Sediment Tubes

An additional seagrass restoration technique involves the placement of biodegradable sediment-filled fabric mesh tubes (referred hereinafter as "sediment tubes") inside of the trench created by propeller scars or on top of sediment fill in blowholes. These sediment tubes are effective in reducing erosion rates in injuries and fostering conditions suitable for natural re-colonization of the injured area by neighboring seagrasses and growth of seagrass transplants. Sediment tubes as a restoration technique may be appropriate in a variety of circumstances, including but not limited to, propeller scar injury excavations and small blowholes or when blowhole fill requires a protective barrier to reduce erosional forces. As such, the design of tubes will be slightly tailored to the specific geometry of each injury. Most of the tube deployments will be comprised of two tubes laid atop one another, capping the sediment fill placed in the excavation. The tubes replace the 10 cm above-grade topping of sediment fill required when tubes are not used. If seagrass transplants are also required, *H. wrightii* transplants will be planted in the tubes. Depending on the specific context of the injury, sediment tubes may be used in combination with any other restoration technique to expedite stabilization and recovery of the injured area. A primary advantage of

using sediment tubes is their ability to mitigate erosional forces that may otherwise act to remove or displace the sediment fill. Depending on the specific site conditions of an injury site, it is forseeable that restoration actions may include a combination of fill, tubes, and berm redistribution in order to most effectively stabilize the site.

2.2.7 Berm Redistribution

Blowhole and large propeller scar injuries often create berms of sediment surrounding the injury site. In some circumstances, where the displaced fill is directly adjacent to the injury site and easily accessible, restoration experts may be able to return the displaced fill back into the injury by either raking or water-dredging, or some combination of the two. However, this is only an alternative when doing so will not injure any seagrass that may still be living below the berm. Redistribution of fill is an immediate, low-cost, and low-risk restoration action that advances stabilization of the injury site and recovery of the area previously covered by sediment. In addition, redistribution of fill may minimize injury to adjacent seagrass beds covered by the berms created by the incident.

2.2.8 Sod Replacement

When appropriate, large chunks of seagrasses with intact rhizomes that were dislodged as a result of an injury may be placed back into a shallow propscar injury or blowhole. This alternative is suitable for shallow blowholes or propscars where additional sediment fill is not needed for the replaced seagrass to continue to thrive once replaced. This restoration technique expedites recovery of the injured sites, resulting in direct and indirect ecological and socioeconomic benefits associated with healthy seagrass ecosystems. For groundings that produce chunks of seagrass with intact rhizomes and result in injury features that do not require sediment fill, sod replacement will be done immediately after injury assessment to maximize the chance of sod survival.

2.2.9 Exclusion Cages

When injuries to seagrass beds occur near coral reefs, it is especially difficult for the seagrass to reestablish itself after restoration. A large variety of herbivores live in or frequent coral reefs and thus put abnormally high grazing pressure on nearby seagrass. Uninjured, well-established seagrass beds can sustain this pressure, but new transplants are quickly grazed to the point where they cannot sustain themselves because they are planted as smaller fragments or units, which are not integrated clonally as are plants growing in an established meadow. However, research has shown that exclusion cages placed around new transplants for three to four months allow the beds to establish themselves to the point where they are sustainable after the cages are removed (Fonseca et al. 1994). Each exclusion cage must also be securely fastened to the substrate so that it does not become detached. This is particularly important in areas where cages are exposed to storm waves, ground swells and other high-energy events.

2.3 PROPOSED ACTIONS

In most seagrass restoration projects, a combination of one or more of the alternatives presented will be identified as the preferred alternative(s) in an injury-specific restoration plan. Trustees with expertise in seagrass restoration ecology and first-hand experience with the grounding site select the proposed preferred alternative. Berm redistribution and sod replacement will occur at the time of injury assessment, if warranted. Typically, seagrass transplants will be accompanied with bird stakes if the water depth is less than 1.5 meters or fertilizer spikes if water depth is greater than 1.5 meters. Exclusion cages will be placed over seagrass transplants in areas close to coral reefs. In addition, if the site-specific conditions warrant sediment fill for blowholes or sediment tubes for wide propeller scars or blowholes, seagrass transplants and bird stakes will be inserted after sediment placement activities. Finally, if it is determined that the grounding site is likely to recover rapidly or primary restoration is not appropriate due to other reasons, the no-action alternative may be assigned for part or all of the injury site. Table 2-

2 summarizes the alternatives available, the conditions under which they may be chosen, and the ultimate results of their applications.

Table 2-2. Seagrass Restoration Alternative Matrix/Comparison

ALTERNATIVE	SITE CONDITION	RESULT
No Action: Leaving the injury untouched.	Chosen for injuries where there is a relatively small likelihood of secondary injury before natural recovery occurs, or where any restoration is considered too difficult to undertake due to high-energy conditions.	• Natural recovery occurs on a longer time scale relative to restoration activities. OR • Further deterioration of the seagrass bed occurs due to ineffective natural recovery.
Seagrass Transplants: Planting seagrass (*S. filiforme* and *H. wrightii*) taken from donor sites in injured areas including berms, blowholes and/or propscars.	Often selected at low to moderate energy sites, where the probability of transplant loss due to high water velocity is lowest.	• Stabilization of sediments decreases injury recovery time. • Planting faster growing opportunistic species like *H. wrightii* or *S. filiforme* serves as a temporary substitute for the climax species, *T. testudinum.*
Bird Stakes: Insertion of stakes upon which birds roost, dropping their feces on and thus fertilizing seagrass beds. Inserted into berms, blowholes and/or propscars.	Used on seagrass beds in water depths of 1.5 meters or less (mean high water).	• Bird feces reach the seagrass floor for as long as the stakes are in place. • Colonization of seagrasses into disturbed sediments is facilitated and/or seagrass transplants grow at a faster rate than natural recovery. • Fertilizer is released regularly over an area of approximately 3 square meters below the stake
Fertilizer Spikes: Insertion of chemical fertilizer spikes that release fertilizer into the sediments of replanted seagrass beds over a period of 3-4 months. Inserted into berms, blowholes and/or propscars.	Used on replanted seagrass beds when water depths are greater than 1.5 meters or when bird stakes are inappropriate due to hazards to navigation or risk of vandalism.	• Colonization of seagrasses into disturbed sediments is facilitated and/or seagrass transplants grow at a faster rate. • A concentrated dose of nutrients is delivered in a small area that directly benefits individual planting units.
Sediment Fill: Filling of blowholes or wide propeller scars with sediment similar to that of the surrounding area.	Used for injuries greater than 20 cm deep.	• The seafloor is rapidly returned to its original grade. • The substrate is stabilized quickly after an incident to prevent further deterioration from erosion and to prepare the area for colonization by neighboring or transplanted seagrasses.
Sediment Tubes: Placement of biodegradable sediment-filled fabric mesh tubes inside the trench of a propscar or blowhole.	Often used in narrow excavations (such as propscars) deeper than 20 cm or to cap fill placed in larger blowholes in high-energy environments.	• Erosion rates are reduced. • Conditions are made more suitable for natural re-colonization of the injured area by neighboring seagrasses and growth of transplants is fostered.

Table 2-2. Seagrass Restoration Alternative Matrix/Comparison (continued)

ALTERNATIVE	SITE CONDITION	RESULT
Berm Redistribution: Returning displaced fill back into the injury.	Undertaken when it is believed that doing so will not cause more harm by damaging live seagrass below the berm.	• Stabilization of the injury site and recovery of the area previously covered by sediment is enhanced.
Sod Replacement: Replacement of large chunks of seagrasses with intact rhizomes back into a shallow propscar injury or blowhole.	Used in shallow injuries where intact seagrass chunks can be found	• Regrowth of dislodged sod. • Stabilization of the injury site and recovery of the area.
Exclusion Cages: Enclosing seagrass transplants with a cage to prevent it from being overgrazed.	Used in restoration sites located near coral reefs.	• Allows seagrass beds to reestablish themselves to the point where they are not overgrazed when the cages are removed.

CHAPTER 3. AFFECTED ENVIRONMENT

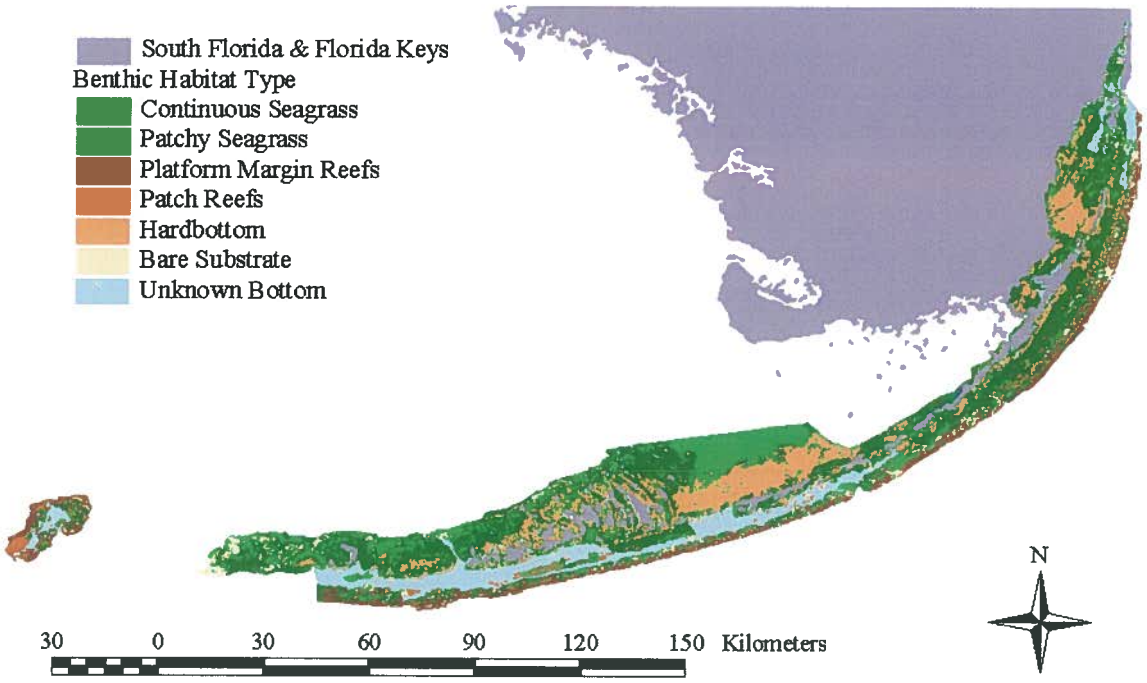
This chapter provides background information on the potentially affected environments associated with seagrass restoration projects in the FKNMS. As this PEIS is regional in scope, emphasis is placed on presenting a range of affected resources over the entire FKNMS region. Given the size of the FKNMS and uncertainty with regard to where exactly each restoration project will occur, by necessity, a site-specific discussion of potential restoration sites and specific environments affected is not possible.

3.1 LOCATION AND AREA USES

Located almost completely within Monroe County, the FKNMS consists of approximately 9,500 km^2 of coastal and oceanic waters and submerged lands. Uses of the general area include diving, fishing, snorkeling and boating. The FKNMS holds not only recreational and commercial value, but also scientific, historical, ecological and educational value (NOAA 2000; NOAA 2002). Many scientists view the area as a living laboratory in which numerous scientific studies and other research are being conducted (UNEP/IUCN 1988; NOAA 2002). Many marine species found within the FKNMS's boundaries hold commercial or recreational value, including spiny lobster, grouper, mackerel, dolphin, snapper, hogfish, tarpon, pompano, jack, and bonefish (NOAA 1995a). Although fishing for these species in portions of the FKNMS is allowed, certain restrictions apply, such as not using harmful fishing methods (e.g. wire fish traps) (UNEP/IUCN 1988; NOAA 2002).

Seagrass banks are located on both the Atlantic Ocean and Gulf of Mexico sides of the FKNMS, encompassing approximately 1,860 square kilometers (Figure 3-1). *H. wrightii, S. filiforme* and *T. testudinum* can be found in mixed beds or alone at depths of between 1 and 20 meters where suitable substrate and favorable physical conditions exist. *H. wrightii* tolerates surface exposure better than the other species, and usually grows in shallower water. *T. testudinum* forms extensive mature meadows, usually at depths of less than 10 to 12 meters, but can be found at greater depths in less density. Between 12 and 15 meters, *S. filiforme* replaces *T. testudinum*, and *H. wrightii* is dominant below 15 meters, but does not form dense stands (NOAA 1996b). Table 3-1 provides a description of the dominant transport processes and benthic community composition for various regions within the FKNMS.

Figure 3-1. Benthic Map of the Florida Keys



Source: FMRI/NOAA 1998

Table 3-1. Benthic Chart of the Florida Keys

AREA	DESCRIPTION AND DOMINANT TRANSPORT PROCESSES	BENTHIC COMMUNITIES
Florida Bay	Semi-isolated, shallow basins and banks dominated by discharge from Taylor Slough; restricted circulation and relatively high variability in physical-chemical parameters.	Mostly seagrass, but also bare sand patches, and occasional exposed hard-bottom substrate; benthic habitats vary considerably across the bay.
Nearshore Middle Keys	Shallow, unconfined, large tidal passes dominated by Florida Bay water with wind-driven circulation and tides.	Mostly seagrass, particularly in channels, but also extensive areas of low-relief hard-bottom habitats within 1 km of shore.
Nearshore Lower Keys	Shallow backcountry, small tidal passes transporting water from the southwest Florida shelf and dominated by wind-driven circulation and tides.	Mostly seagrass, bare sand, and algae, but also extensive areas of low-relief hard-bottom habitats.
Offshore Upper Keys	Area confined by reef tract and dominated by Florida current frontal eddies.	Mostly seagrass and sand, but extensive patch reef and bank reef areas in Hawk Channel and along reef tract; most extensive reef development in the Florida Keys.
Offshore Middle Keys	Area confined by reef tract and dominated by onshore currents and tidally driven exchange with Florida Bay.	Mostly seagrass and sand areas with very poor reef development offshore.
Offshore Lower Keys	Area confined by reef tract and dominated by wind-driven circulation in Hawk Channel and offshore gyres.	Mostly seagrass and bare sand, but extensive areas of hard-bottom with moderate patch reef and bank development.
Marquesas	Unconfined area dominated by southwest Florida shelf water and gyre migrations from the Florida current.	Mostly seagrass with very poor development of reefs and lack of extensive low-relief hard-bottom habitats.
Dry Tortugas	Deeper unconfined area dominated by variability in the Gulf of Mexico Loop Current and the Tortugas Gyre.	Mixture of seagrass, sand, and hard-bottom areas; moderate shallow-water reef development near islands.

Source: Chiappone 1996

Seagrass beds are highly productive, faunally rich ecosystems that provide food, protection and nesting sites for many species of fishes, amphibians, reptiles, birds, and mammals. Seventy to 90 percent of the harvested species in the Gulf depend on seagrass beds during at least part of their life cycle. Dense seagrass also provide protected habitat for a wide variety of juvenile fishes and invertebrates (NOAA 1996b).

Research has shown no common trends in the FKNMS in seagrass health in terms of cover or community composition. However, because the length of time seagrass beds take to eutrophicate is on the order of decades, and the interaction man has with the natural dynamics of these systems is not completely understood, it is difficult to say with certainty whether seagrass beds in the FKNMS are growing or shrinking (Fourqurean et al. 2001).

3.2 SURROUNDING LAND USE

The terrestrial area surrounding potential seagrass restoration projects incorporates all of the Florida Keys (primarily Monroe County) and a variety of land-use activities. The Florida Keys has many different categories of zoning for residential and commercial development and environmental protection. The approximately 480 marinas and boat launches that provide access to the FKNMS serve as gateways for many visitors (Monroe County 1995). Table 3-2 reflects the most recent (1991) distribution of terrestrial land use activities in Monroe County. The data does not include water bodies or offshore islands. A high percentage of land (33.7%) has been set aside for conservation.

Table 3-2. Monroe County Existing Land Use (in acres)

	Upper Keys	Middle Keys	Lower Keys	Total	% of Total
Single-Family	3,391	2,037.0	2,950.9	8,378.9	13.7%
Mobile Homes	618.9	130.8	313.1	1,062.8	1.7%
Multi-Family	391.6	220.9	25.2	637.7	1.0%
Mixed Residential	201.5	158.3	351.1	710.9	1.2%
Residential Subtotal	4,603.0	2,547	3,640.3	10,790.3	17.6%
General Commercial	462.1	276.6	255.4	994.1	1.6%
Commercial Fishing	10.7	84.6	151.8	247.1	0.4%
Tourist Commercial	421.1	460.5	147.3	1,028.9	1.7%
Commercial Subtotal	893.9	821.7	554.5	2,270.1	3.7%
Industrial	81.7	55.2	377.9	514.8	0.8%
Agricultural/Maricultural	0.0	41.9	0.0	41.9	0.1%
Education	65.8	31.7	8.9	106.4	0.2%
Institutional	46.2	37.3	32.8	116.3	0.2%
Public Buildings/Grounds	11.3	32.6	16.9	60.8	0.1%
Public Facilities	36.1	446.2	56.8	539.1	0.9%
Military	0.0	0.0	3,288.7	3,288.7	5.4%
Historic	0.0	0.0	0.5	0.5	0.0%
Recreation	351.2	940.7	499.4	1,791.3	2.9%
Conservation	11,542.6	623.1	8,530	20,695.7	33.7%
Vacant	5,123.1	2,882.5	13,121.6	21,127.2	34.4%
Total	22,754.9	8,459.9	30,128.3	61,343.1	100%
Percent of Total	37.1%	13.8%	49.1%	100%	

Source: Monroe County Board of Commissioners 1993.

3.3 CLIMATE

The Florida Keys are considered a subtropical zone characterized by warm, humid summers, with abundant rainfall and generally warm, moderately dry winters. The average annual temperature is 26 degrees Celsius (°C), with an average low of 21°C in January, and an average high of 30°C in July. The average annual rainfall is 100 centimeters. The heaviest precipitation occurs during the summer and early to mid-autumn. Winds average 19 kilometers per hour. The prevailing wind direction is from the east-southeast during the summer and from the northeast during the winter. Winds are typically strongest during the winter months and calmest in the spring and autumn. The hurricane season is from June to November, with the peak threat existing from mid-August to late October (NWS 1994).

3.4 AIR QUALITY

National Ambient Air Quality Standards (NAAQS) have been set for six "criteria" pollutants (sulfur dioxide, carbon monoxide, ozone, nitrogen oxides, lead, and particulate matter). The USEPA has recently replaced the 1–hour ozone standard with an 8-hour standard, and the NAAQS for particulate matter has been set for air particles less than 2.5 microns in size. The problems associated with carbon monoxide and particulate matter are usually related to localized conditions, such as congested traffic intersections or construction activities. The other criteria pollutants are associated with regional problems that result from the interactions of pollutants from a great number of widely dispersed sources (e.g., a large city containing many stationary and mobile sources). The Florida Department of Environmental Protection (FDEP) monitors the concentrations of the criteria pollutants and, where necessary, is responsible for developing State Implementation Plans (SIPs) to ensure that the national standards are achieved and maintained. Areas within the state that fail to meet the NAAQS are designated as "non-attainment

areas" and are potentially subject to regulatory enforcement. Potential seagrass restoration sites are located in Monroe County, which is classified as being in complete attainment of the NAAQS.

3.5 NOISE

Depending on the location of the restoration sites, noise will be generated from a variety of sources. It is expected that for most restoration sites, the only primary noise sources directly attributable to the restoration will be motor vessels traveling to the project site and any other mechanical equipment that may be required (e.g. pumps, compressors, generators).

3.6 GEOLOGY

The dominant geological feature in the FKNMS is the Florida Plateau, a large carbonate platform composed of carbonate marine sediments approximately 7,000 meters in thickness. The plateau includes all of Florida and the adjacent continental shelves of the Gulf of Mexico and the Atlantic Ocean. The platform has been an area of shallow water carbonate deposition since at least the Jurassic period (136 to 190 million years ago). Sediments accumulating in the area for 150 million years have been structurally modified by subsidence and sea level rise (Continental Shelf Associates 1990). Sea level fluctuations attributed to glacial effects are largely responsible for the present morphology of the area. Sea level dropped by 15 to 30 meters during the Wisconsin glacial period, exposing the entire platform to marine and subareal erosion. Sea level began to rise again approximately 6,000 years ago, flooding the area and forming the current physiographic character of the region. It is expected that the substrate at most restoration sites will be a combination of dense carbonate sand and mud, with significant amounts of larger pieces of broken shells and coral skeletons. At most sites, the combination of the seagrass rhizome and root mat yields a very dense, packed substrate that is difficult to disturb (Zieman 1982).

3.7 WATER QUALITY

Numerous factors exist that influence seagrass distribution and relative abundance. Some of the most identifiable include temperature, salinity, water depth, sediment depth, wave and tidal currents, water column transparency, and nutrient loading (Fonseca 1990; Kenworthy and Haunert 1991; Zieman 1982; Zieman and Zieman 1989). If seagrasses can exist within the other above specified tolerance criteria, light penetration is the most important factor affecting their growth and survival. In fact, it is possible to predict seagrass growth and survival from the known levels of certain key water-quality parameters affecting light transmission (Dennison et al. 1993; Gallegos and Kenworthy 1996). Six frequently measured water quality parameters correlated with the growth and survival of seagrass are: 1) total suspended solids, 2) chlorophyll a, 3) dissolved inorganic nitrogen, 4) dissolved inorganic phosphorus, 5) Secchi depth, and 6) light attenuation. Two of these parameters, total suspended solids and chlorophyll a, are directly responsible for water column transparency to light (i.e., turbidity), while dissolved inorganic nitrogen and phosphorus act indirectly on light attenuation by stimulating algae growth. Secchi depth and light attenuation are quantitative measures of the effect the other four parameters have on water transparency (Kenworthy and Haunert 1991; Kenworthy and Fonseca 1996).

3.8 PHYSICAL PARAMETERS

FKNMS is part of an open-ended environment influenced by the Caribbean Sea, Gulf of Mexico, and Florida Bay. A complex system of currents runs through these bodies of water. Wind-driven currents are characteristic of the Florida Keys because shallow depths prevail throughout the area (Schomer and Drew 1982). Recent studies using satellite tracked surface drifters indicate a net southerly flow from the Gulf of Mexico to the Florida reef tract through western Florida Bay that varies with season, stronger in the winter (3 to 4 cm/s) and weaker in summer (1 to 2 cm/s) (Lee et al. 1998).

Tides in the Florida Keys generally exhibit two highs and two lows of uneven amplitude (height) per tidal day (Schomer and Drew 1982). The tidal range decreases from Fowey Rocks in the upper Florida Keys to Sand Key

offshore of Key West. Tides in the lower Keys area vary approximately 0.3 to 0.6 meters. The highest observed water level in the area was recorded at Coupon Bight near Big Pine Key at 0.9 meters above the mean lower low water (MLLW) level in 1974; the lowest observed tide was measured in the Big Pine Key Viaduct, Pine Channel, at -0.3 meters below MLLW in 1974 (NOAA 1998).

Tidal currents reverse in direction with the ebb and flow of tides. These currents show a slight westward component, especially in the middle and lower Florida Keys (Enos 1997; Smith 1991). Tidal current velocities range from 5 to 15 centimeters per second, but velocities as high as 130 centimeters per second have been recorded. However, these tidal components are usually offset by wind. As mentioned above, recent studies indicate that there is a long-term net flow from Florida Bay/Gulf of Mexico to the Atlantic Ocean (Pitts 1994; Smith 1994).

3.9 BIOLOGICAL RESOURCES

3.9.1 Seagrass

The seagrass meadows of south Florida constitute one of the most important natural resources in the state (Iverson and Bittaker 1986; Fourqurean et al. 2000). They have high natural rates of primary productivity that is greatest during the summer (Zieman and Zieman 1989). These high rates of growth result in large leaf canopies that serve as an important food source and critical habitat for important commercial and recreational fish and shellfish species. Bank-top *T. testudinum* in Florida Bay has been found to support higher faunal densities than shallow seagrasses elsewhere in south Florida (Sheridan 1997).

Three dominant species of seagrasses found in high salinity, open coastal waters are turtle grass (*T. testudinum)*, manatee grass (*S. filiforme*) and shoal grass (*H. wrightii)*. The first two species are usually associated with stable, near-marine salinities (20-36%), open coastal water, and subtropical to tropical temperatures. Shoal grass is found in more estuarine conditions, but also forms dense stands in open coastal, high-salinity regions and in areas of high water movement, or in tidal flats where it is subject to exposure. All three species have high heat tolerance and can survive temperatures of 36°C for 4 weeks and 39°C for up to 36 hours (Dawes 1987). As much as 90% of the biomass of *T. testudinum* can be in belowground tissue, making this species especially important for its sediment stabilizing abilities (Zieman 1982). *H. wrightii* has narrow leaves and a shallow root and rhizome system. While it is a rapid colonizer, it has less sediment stabilization ability than *T. testudinum* and *S. filiforme*. While all of these seagrasses are important, *T. testudinum* has the highest total habitat values and services (Zieman 1982).

Seagrass beds in high current and/or wave areas typically develop along channel bands and shoals in the form of discrete, mounded patches. In quiescent areas, seagrasses form a more continuous cover, resembling what one generally conceives of as a meadow. The exception to this is when there is insufficient unconsolidated sediment on top of underlying bedrock for the plants to root. In these instances, even though the area may be a quiet backwater, seagrasses will only be able to grow in depressions in the bedrock where sufficient sediments exist (Fonseca 1990).

Main factors influencing seagrass distribution in shallow coastal waters include nutrient availability, light, temperature, and salinity (Tomasko and Lapointe 1991; Fourqurean et al. 1992b). Studies have shown that *T. testudinum,* the dominant seagrass in the FKNMS, is limited primarily by phosphorus (Powell et al. 1989; Fourqurean et al. 1992a). The availability of phosphorus, principally in subsurface sediment waters, limits development of grass beds and controls their composition (Fourqurean et al. 1995).

Fonseca (1990) gives an extensive listing of the characteristics and functions performed by seagrasses as follows:

1) a high rate of leaf growth,
2) the support of large numbers of epiphytic organisms (which are grazed extensively by herbivores),
3) the rapid leaf production results in large quantities of organic material that decomposes in the meadow or is transported to adjacent systems. Since few organisms graze directly on the living seagrasses, the detritus formed from leaves supports a complex food web,
4) shoots retard or slow currents, thereby enhancing sediment stability and increasing the accumulation of organic and inorganic material,
5) roots bind sediments, reducing erosion and preserving sediment microflora,
6) plant and detritus production influence nutrient cycling between sediments and overlying waters,
7) decomposition of rhizomes provides a significant and long-term source of nutrients for sediment microheterotrophs (microscopic organisms unable to synthesize their own food),
8) roots and leaves provide horizontal and vertical complexity which, coupled with abundant and varied food resources, leads to densities of fauna generally exceeding those in unvegetated habitats, and
9) movement of water and fauna transports living and dead organic matter (particulate and dissolved) out of seagrass systems to adjacent habitats.

3.9.2 Benthic Organisms

Seagrass habitats are extremely important for the productivity of fisheries and wildlife in south Florida. Extensive submarine seagrass meadows bridge the distances between coral reefs and mangroves, which have vastly different physical requirements. Early studies emphasized the role of mangrove habitats as a food source and nursery. The results of more recent investigations suggest that seagrass beds in open water environments and within mangrove-lined bays contain the densest populations of organisms. Studies in south Florida bays show that a large proportion of the annual landings depend on seagrass habitat, and there is a clear association between fisheries catch and seagrass cover (Zieman et al. 1989).

A number of invertebrate groups depend on seagrass habitat, including arthropodans, echinoderms, mollusks (almost 200 species), annelids and porifera. The structure of the grass carpet with its calm water and shaded microhabitats provides living space for a rich epifauna of both mobile and sessile organisms. It is these organisms that are of greatest importance to higher consumers within the grass beds, especially fish (Zieman 1982).

Another important feature on many shallow banks is the inconspicuous populations of *Porites furcata* and *Porites porites*. Living and dead colonies of *Porites furcata* provide habitat for many species of invertebrates, including brittle stars, shrimp, crabs, anemones, and young spiny lobster, *Panulirus argus*. Various species of juvenile tropical fish also find shelter and food in and around the intertwining branches of this diminutive but prolific coral (Hudson 1993).

3.9.3 Fish and Invertebrate Populations

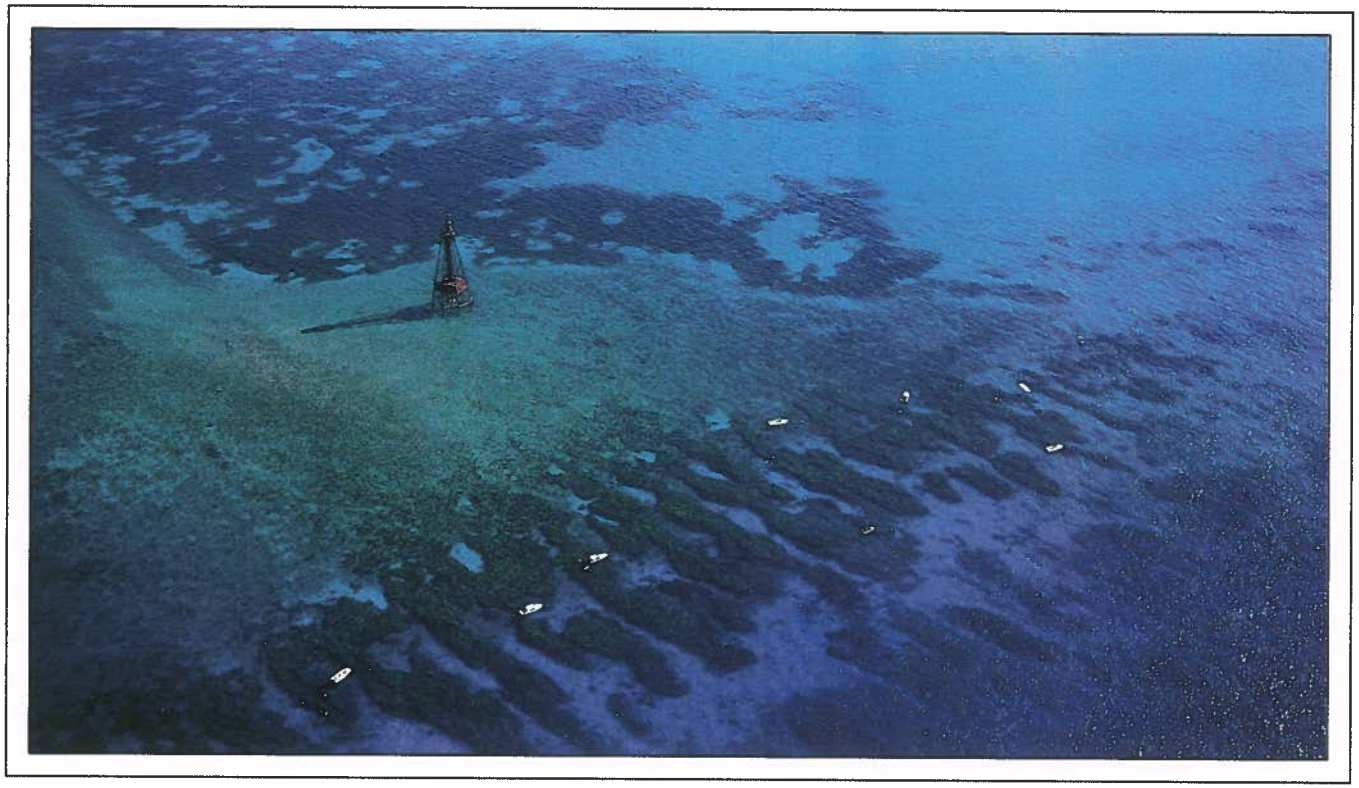
Many marine groups or species of fishes found within the FKNMS hold recreational and commercial value (NOAA 1995a; Acosta et al. 1998). Some of the most important recreational fishes are gray snapper, spotted sea trout, red drum and snook (Schmidt and Alvarado 1998). Four invertebrate species found in the FKNMS have important recreational and commercial value to the South Florida economy: blue crab, stone crab, spiny lobster and pink shrimp. Tropical seagrass meadows can support a high diversity of fish species. For example, in a large-scale sampling study in Florida Bay, 92 species of fish comprising 42 families were collected (Thayer et al. 1987). A listing of the families found in the survey is presented in Table 3-3. Densities of fishes are typically greater in seagrass habitat within south Florida's estuaries and coastal lagoons than in adjacent habitats. However, recent work has demonstrated that mean densities of certain macrofaunal communities (fishes and decapods) are usually significantly higher in *T. testudinum* beds than in *H. wrightii* or other surrounding habitats, although the reverse was true for species richness and diversity (Sheridan et at. 1997).

Exhibit 4

ISSN 1092-194X

FLORIDA MARINE RESEARCH INSTITUTE **TECHNICAL REPORTS**

Benthic Habitats of the Florida Keys



National Oceanic and Atmospheric Administration

Florida Fish and Wildlife Conservation Commission

FMRI Technical Report TR-4

2000

BENTHIC HABITATS of the FLORIDA KEYS

ABSTRACT

This atlas represents the culmination of a six-year federal and state effort to map the types and extents of benthic habitats within the Florida Keys National Marine Sanctuary. The partnership involved the National Geodetic Survey (NGS) and the Office of Ocean Resources Conservation and Assessment's (ORCA) Strategic Environmental Assessment Division (SEA), both of the National Oceanic and Atmospheric Administration's (NOAA) National Ocean Service (NOS); the Florida Fish and Wildlife Conservation Commission's (FWC) Florida Marine Research Institute (FMRI); and the Florida Keys National Marine Sanctuary (FKNMS). NGS staff conducted aerial photo missions and digitized the habitat information from the photographs; SEA staff built the geographic information system (GIS) coverages, reviewed the digital data, and helped design and develop the atlas. Two contracted ecologists and FMRI staff classified the habitats, designed the maps, and produced this atlas. This project was also supported by the Sport Fish Restoration Program using funds made available through the U.S. Fish and Wildlife Service.

This atlas contains 32 color maps depicting the benthic habitats at a scale of 1:S1,500. In addition to showing the locations and extents of different habitat types in the Florida Keys, the atlas provides a brief description of the Florida Keys region, summary information on the extents of the ecological habitats by subregion, and a detailed description of each habitat type. For purposes of organization and presentation, the Florida Keys are divided into three regions: the Upper Keys, the Middle Keys, and the Lower Keys and Dry Tortugas. A CD-ROM containing the digital files for the maps in this atlas are available through NOAA's SEA division and FMRI.

This project represents the most ambitious benthic-mapping project of the region to date. The data can serve as a baseline for research and for monitoring projects undertaken by scientists, managers, and the academic community and to support resource-assessment activities and management decisions. The Florida Keys are a unique national resource that must be preserved. Mapping of benthic habitats is an integral component of the ecosystem-management approach that has been adopted to protect the Keys' marine ecosystem, which includes Florida Bay; Biscayne Bay; and the Florida Keys National Marine Sanctuary, the nation's largest marine protected area. Such maps and associated information are critical in managing the sanctuary and in maintaining the economic viability of the South Florida region.

2000

ACKNOWLEDGMENTS

Florida Fish and Wildlife Conservation Commission
Florida Marine Research Institute

The mission of the FWC is to protect, conserve, and manage Florida's fish and wildlife. FMRI, which is an institute within FWC, conducts marine research and monitors Florida's coastal resources. To support FWC objectives, FMRI researchers study different aspects of environmental and biological resources within Florida's coastal ecosystems. Staff members accomplish this in collaboration with academic, nonprofit, and private marine research institutions. FMRI provides the technical facilities necessary to conduct such comprehensive environmental research in a timely manner, thus ensuring that the scientific needs of resource managers are met.

National Oceanic and Atmospheric Administration
Special Projects Office

The mission of the Special Projects Office is to provide expertise, products and services that help the National Ocean Service (NOS) to design and implement an effective program of coastal stewardship throughout the agency. This includes exploring ways to leverage the agency's considerable expertise into a force that directly supports and influences the sound management and protection of coastal areas. NOS Special Projects is in a unique position to bridge the gap between NOS scientific efforts and coastal management policy issues.

Sport Fish Restoration

This project was supported by the Sport Fish Restoration Program using funds made available by the U.S. Fish and Wildlife Service. Your purchase of fishing equipment and motorboat fuels supports sportfish restoration and the development of boating access facilities.

Kenneth D. Haddad, Chief of FMRI; Daniel J. Basta, Chief of ORCA's Strategic Environmental Assessments (SEA) Division; and Captain Lewis A. Lapine of NGS recognized that the aerial photographs used by NGS's Remote Sensing Division to delineate shoreline could also be used to delineate benthic habitats. In 1992, a cooperative agreement between the aforementioned was signed to undertake the project of classifying, digitally compiling, and mapping the benthic habitats of the Florida Keys. This atlas is the result of that collaborative effort.

Many people deserve recognition for their contributions to this project. Frank Sargent, a remote sensing specialist at FMRI, managed the project. He reviewed all of the aerial photographs and prepared the photos for interpretation and delineation. He also assisted with the ground-truthing and classification of benthic habitats and with quality assurance and quality control. Ecologists Jay Zieman, a contractor for NOAA, and Curtis Kruer, a contractor for FMRI, were responsible for ground-truthing and classifying the benthic habitats.

Billy Causey, George P. Schmahl, Rob Finegold, Bill Valley, and Steve Baumgartner were involved in the early phases of designing the project and in accomplishing the fieldwork. Staff of the Florida Keys National Marine Sanctuary (FKNMS) helped organize and provided input to the 1991 workshop that launched this effort. They also provided expertise in habitat identification and logistical support during the aerial photography missions and ground-truthing surveys.

Edward Allen, NGS Remote Sensing Division, and James Dunford Jr., NGS Observation and Analysis Division, planned, organized, and coordinated the logistical support necessary for conducting the photographic missions. During these missions, observations were made of geodetic control, tide stations, and water levels.

David Miller and P.L. "Chip" Evans Jr., both of the NGS Remote Sensing Division, converted the aerial photographs of benthic habitats into digital data. They also exhaustively checked the digitized data from each photo to ensure that the perimeters of all benthic habitat areas were accurately depicted and that each area was correctly identified as one of the more than 40 distinct types.

Amy Clark and Steve Rohmann, of NOAA's Special Projects Office, incorporated the digitized benthic-habitat data into a geographic information system. Together with Marilyn King, now with NOS's Center for Coastal Monitoring and Assessment, they reviewed the digital data in detail to ensure that all benthic habitats were correctly identified and, where necessary, were combined across different geographic regions.

FMRI staff performed the final review of the digital data to make sure that all benthic habitats were accurately depicted and identified. This group included Frank Sargent, Tim Leary, and Chris Anderson. These staff members were responsible for producing the final map plots.

Maureen Warren of the Special Projects Office and Jonti Phillips and Henry Norris of FMRI were responsible for the layout and design of the atlas and the production of the text pages. Special thanks to Billy Causey, Curtis Kruer, and G.P. Schmahl, of the FWC and FKNMS, for contributing text on specific benthic habitats. FMRI's Katie Fitzsimmons, Judy Leiby, Jim Quinn, and Dave Crewz wrote sections of additional text and provided editorial review. SEA Division's David Remer provided initial desktop publishing support, and Pam Rubin, along with FMRI's Kelly Donnelly, provided editorial review. FMRI was responsible for the final production of the atlas. Chris Friel of FMRI and Daniel Basta of the Special Projects Office supervised the project.

Comments on this atlas or questions regarding the CD-ROM should be directed to either Kenneth Haddad at FMRI or Steven Rohmann at the Special Projects Office at the addresses below.

Kenneth D. Haddad
Florida Fish and Wildlife Conservation Commission
Florida Marine Research Institute
100 Eighth Avenue, S.E.
St. Petersburg, FL 33701

Steven O Rohmann, Ph.D.
Special Projects Office
National Ocean Service (N/SP1)
National Oceanic & Atmospheric Administration
1305 East West Highway
Silver Spring, MD 20910-3281

Bill Sargent, FMRI

◆ Uses for This Atlas

The maps in this atlas provide baseline information about the locations and distributions of benthic habitats throughout the Keys. These maps can be used (manually or by digital overlay) in comparative analyses with other data sets. Such comparative analyses can reveal patterns and indicate where changes have occurred in the mapped Keys' habitats because of natural and/or anthropogenic influences. As well as serving as a valuable management tool, these maps are a useful source of information for managers, analysts, and scientists in both the public and private sectors.

◆ Related Products

A CD-ROM that contains the atlas GIS files; a high-resolution, digital map of the Keys' shoreline; software necessary for viewing the atlas maps; and brief introductory text about the files and the data is available from NOAA.

◆ How the Atlas Is Organized

This atlas is organized into four main sections. The Introduction describes the atlas study area. The Atlas Development section describes how the benthic database and maps were created. A summary of the types and distribution of benthic habitats is provided in the Benthic Habitats section. The last section contains 32 maps showing the types and distributions of benthic habitats in the Upper Keys (Key Largo to Upper Matecumbe Key), Middle Keys (Upper Matecumbe Key to Pigeon Key), and Lower Keys (Little Duck Key to the Dry Tortugas.)

TABLE OF CONTENTS

Abstract i
Acknowledgments ii
Uses for this Atlas iii
Other Products iii
How the Atlas is Organized iii

INTRODUCTION

Florida Keys Region 1
- Environmental Setting 1
- Spatial Characteristics 1
- Recreation & Tourism 1
- Commercial Fishing 1
- Threats to the Environment 2

Florida Keys National Marine Sanctuary 2
Existing Management & Other Conservation Areas 2

ATLAS DEVELOPMENT

The Aerial Photographs 3
Establishing a Habitat Classification Scheme 3
Photointerpretation 3
Digital Compilation of Aerial Photographs 3
GIS Data Layers 3
Map Production 3

BENTHIC HABITATS

Corals 6
Seagrasses 8
Hardbottom 9
Bare Substrate 10

UPPER KEYS

Physical Environment 13
Human Activities & Uses 13
Environmental Concerns 13
Benthic Habitats 13

MIDDLE KEYS

Physical Environment 23
Human Activities & Uses 23
Environmental Concerns 23
Benthic Habitats 23

LOWER KEYS

Physical Environment 32
Human Activities & Uses 32
Environmental Concerns 32
Benthic Habitats 32

FLORIDA KEYS LOCATOR MAP iv
MAP TILE INDEX 12
GLOSSARY 51
REFERENCES 52-53
METRIC CONVERSION TABLE 53

Florida Keys Management Areas

NATIONAL PARK
1- Everglades National Park
2- Biscayne National Park
3- Dry Tortugas National Park

NATIONAL MARINE SANCTUARY
4- Key Largo National Marine Sanctuary
5- Looe Key National Marine Sanctuary

NATIONAL WILDLIFE REFUGE
6- Crocodile Lake National Wildlife Refuge
- National Key Deer Wildlife Refuge
8- Great White Heron National Wildlife Refuge
9- Key West National Wildlife Refuge

STATE PARK
10- John Pennekamp Coral Reef State Park
11- Curry Hammock State Park
12- Bahia Honda State Park

STATE RECREATION AREA
13- Long Key State Recreation Area

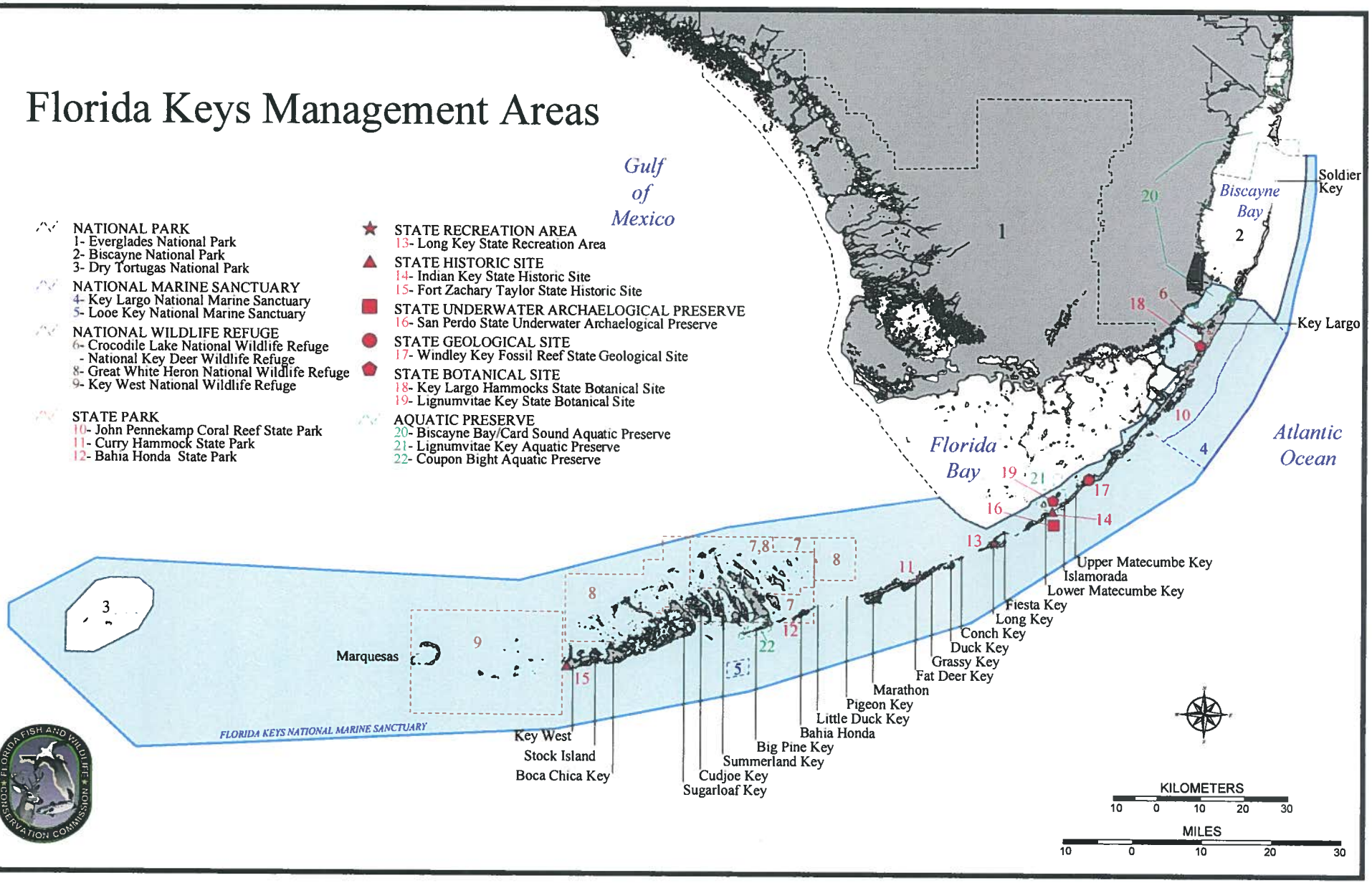
STATE HISTORIC SITE
14- Indian Key State Historic Site
15- Fort Zachary Taylor State Historic Site

STATE UNDERWATER ARCHAELOGICAL PRESERVE
16- San Perdo State Underwater Archaelogical Preserve

STATE GEOLOGICAL SITE
17- Windley Key Fossil Reef State Geological Site

STATE BOTANICAL SITE
18- Key Largo Hammocks State Botanical Site
19- Lignumvitae Key State Botanical Site

AQUATIC PRESERVE
20- Biscayne Bay/Card Sound Aquatic Preserve
21- Lignumvitae Key Aquatic Preserve
22- Coupon Bight Aquatic Preserve



INTRODUCTION

The Florida Keys are a unique national resource that must be preserved. Mapping of benthic habitats is an integral component of the ecosystem-management approach that has been adopted to protect the Keys' marine ecosystem, which includes Florida Bay and Biscayne Bay in addition to the Florida Keys National Marine Sanctuary, the nation's largest marine protected area. Such maps and associated information are critical in managing the Sanctuary and in maintaining the economic viability of the South Florida region. This atlas provides baseline data that scientific researchers and managers can use to compare with other data in support of resource-assessment and management activities.

Florida Keys Region

The Florida Keys archipelago extends from Soldier Key in Biscayne Bay southwest to the Dry Tortugas, a distance of more than 320 km. The Keys are bounded on the north and west by the relatively shallow waters of Biscayne Bay, Florida Bay, and the Gulf of Mexico. All of these bodies of water contain areas of mud shoals and seagrass beds. Hawk Channel lies to the south, between the mainland Keys and an extensive coral reef tract 8 km offshore. The Straits of Florida lies beyond the coral reef and separates the Keys from Cuba and the Bahamas.

The Florida Keys lack the wide expanses of sandy beaches characteristic of much of the Atlantic coast. In fact, beaches of any significant size and width are rare. Of the 2,990 km of total shoreline in the Keys, fewer than 50 km (less than 2%) are considered to be sandy beaches. This paucity of sandy beaches is principally due to lack of sediment sources in the Keys, which are mainly composed of old calcium carbonate reefs.

- **Environmental Setting**

Unique marine environments, including seagrass meadows, mangrove-fringed islands, and extensive living coral reefs, are located adjacent to and surrounding the Keys. These environments support rich biological communities that give this area special national significance. The marine environment of the Florida Keys supports more than 6,000 species of plants, fishes, and invertebrates. It also contains the largest seagrass communities in the northern hemisphere and the nation's only coral reef tract that lies adjacent to the continent.

- **Spatial Characteristics**

More than 1,700 islands, with a total area of approximately 266 km^2, make up the Florida Keys. These islands have little relief (generally less than one meter) and are inhabited from Soldier Key to Key West. Key Largo (65 km^2) and Big Pine Key (27km^2) are the largest islands.

In this atlas, the Keys have been divided into three regions: the Upper, Middle, and Lower Keys. The Upper Keys (Maps 1-8) extend southwest from Broad Creek (North Key Largo) at the border of Dade and Monroe counties to Upper Matecumbe Key. The Middle Keys (Maps 9-15) extend from Upper Matecumbe Key to Pigeon Key. The Lower Keys (Maps 16-32) extend west from Little Duck Key to the Dry Tortugas.

- **Recreation & Tourism**

Boating is an integral part of life in the Florida Keys. From Key Largo to Key West, there are 163 marinas, 5,714 wet slips, and 3,066 dry slips. There are approximately 200 boat ramps, 28 of which are publicly operated and maintained (Monroe County Planning Department, 1997-1998). Scuba diving and snorkeling are also popular recreational activities, in part because of the area's many shipwrecks and extensive coral reefs. Twenty to 30% of all tourists visiting the Keys scuba dive or snorkel during their visit. The majority of significant dive spots, including the protected waters of the Key Largo National Marine Sanctuary and John Pennekamp Coral Reef State Park, are located in the Upper Keys. These sites, and the Looe Key National Marine Sanctuary in the Lower Keys, are popular because of their accessibility and the number of dive operations located nearby (NOAA, 1996).

The waters surrounding the Keys are world renowned for sport fishing, and the opportunity to fish for species such as marlin, tarpon, and bonefish has made the area a popular fishing destination. The impact of fishing on the Keys' economy is enormous. Recreational fishing brings an estimated $500 million to the local economy each year (NOAA, 1996). Fishing-for-hire services are also an important component of the Keys' fishing and tourism industry. Several services are available to tourists, including backcountry and reef expeditions. In backcountry expeditions, a guide transports one or two fishermen to known fishing grounds in a 5- to 6-m-long shallow-draft boat. The fishermen pole their boats through clear, shallow water and search for bonefish, permit, and tarpon. In reef expeditions, charter boats transport fishermen to popular reef sites for hook-and-line fishing.

- **Commercial Fishing**

The Florida Keys are among the richest fishing grounds in the Gulf of Mexico and give rise to an extensive commercial fishing industry. Commercial fishing is the fourth-largest industry in the region and accounts for almost 10% of Monroe County's private-sector employment. The Keys provide diverse aquatic habitats for 90% of the region's commercially important species during at least one stage of their life history (NOAA, 1996).

In southwest Florida (including Monroe County), decapod crustaceans (shrimp, stone crab, spiny lobster), snappers, groupers, king mackerels, and Spanish mackerels dominate commercial catches. In Monroe County, the total annual commercial landings for these species average almost 15 million pounds. In recent years, crustaceans have accounted for 81 to 92% of the total catch value, and finfish made up the remainder. Approximately 88% of the nation's spiny lobsters are harvested in Monroe County. In commercial fisheries, Key West (Stock Island) and Marathon typically lead the Keys in landings and value, bringing in 75% of the Keys' poundage and 83% of the value in 1990. The traditionally high value of Key West's landings made it the 25th most important fishing port in the United States in 1990 (NOAA, 1996).

Marine-Life Collecting. In addition to the recreational and commercial fishing industries, a new "marine-life" fishery has recently been recognized as economically important. This fishery supplies small fishes, invertebrates, and live rock to wholesalers, retailers, and public aquaria throughout the world. About 260 species are harvested, including the juveniles of a small number of species managed in other fisheries. Rock beauty, angelfish, and butterfly fish are the most frequently collected fish species in Monroe County. Estimated annual economic value of this marine-life fishery is approximately $30 million. The true economic value of this fishery has not been determined, partly because of its recent recognition, the wide variety of species involved, and the reluctance of fishermen to release financial data (NOAA, 1996).

- **Threats to the Environment**

Evidence that the Keys' marine environment is deteriorating includes the decline of key species, the invasion of algae into seagrass beds and coral reefs, and an increase in coral diseases and bleaching. Recent increases in phytoplankton blooms, sponge and seagrass die-offs, and fish kills in Florida Bay are further examples of the degradation of this marine system. In Florida Bay, these conditions have been largely blamed on toxic eutrophication of nearshore and confined waters. Nutrient-enriched waters induce phytoplankton blooms and increases in epiphyte growth. Phytoplankton blooms and concentrations of epiphytes directly shade seagrasses and reduce the quantity and quality of light reaching the seagrasses and benthic communities. This decrease in light quantity and quality is the primary cause of seagrass die-offs and declines in water quality.

INTRODUCTION

Human population in the Keys can fluctuate considerably: during the course of a year, more than 80,000 people live in the Keys and more than three million people visit. Continued development of the Keys to support this population threatens seagrass and coral reef habitats. During the construction of facilities, terrestrial vegetation and mangroves, which act as filters to absorb nutrients and sediment-laden runoff, are removed. The removal of such vegetation results in nutrient-enriched waters that induce phytoplankton blooms and contribute to a decline in water clarity and quality.

Boating Impacts. From 1993 to 1994, approximately 500 vessels were reported aground in the FKNMS. Large vessels that have run aground have damaged or destroyed more than 8 hectares (ha) of coral reef habitat (NOAA, 1996). More than 12,140 ha of seagrasses in the Florida Keys have been damaged by the props (which dredge and scar the seagrass beds) of recreational boats. The Windley Key area, in the Middle Keys, contains some of the most heavily scarred seagrass beds in South Florida. Damage to seagrass beds occurs principally in nearshore and shallow-water areas and is concentrated around channels and canals, particularly those leading to populated areas. Improperly placed anchors also damage fragile benthic communities, especially along the reef tract.

Diving & Snorkeling. Numerous attractive dive sites are found in the Keys; among the most popular of these are the coral reefs. Unfortunately, corals are easily damaged, and uninformed divers and snorkelers can quickly cause damage that takes years to repair. People who stand or walk on corals, break off pieces for souvenirs, and grab them for locomotion while swimming often damage the delicate reefs. Inexperienced divers and snorkelers can also harm the coral communities by stirring up clouds of sediment while treading water. Overuse of certain dive areas and an overabundance of divers may also stress the reef community.

Recreational & Commercial Fishing. Certain fishing methods can harm benthic communities. Seagrass communities are adversely affected by repeated netting or trawling. Hook-and-line fishing and spearfishing have little effect on seagrass beds, but they can significantly affect corals and hardbottom communities. The hooks and monofilament line left behind by fishermen can become lodged in or wrapped around the fish, birds, and other animals living around these benthic communities. Fishermen who trap marine animals and collect sponges and tropical fish can damage seagrass beds, as well as coral and hardbottom habitats.

Florida Keys National Marine Sanctuary

Congress established the Florida Keys National Marine Sanctuary (FKNMS) in November 1990 to protect the region's valuable and unique resources. Mounting ecological threats to the Keys' coral reef ecosystem prompted this designation. Such threats included exploratory oil drilling, seagrass die-offs, coral bleaching and coral disease, declining reef-fish populations, deteriorating water quality, and groundings of large ships on the reef tract.

The sanctuary comprises approximately 9,500 km² of water and submerged lands. The sanctuary's boundary extends east from the northeastern point of Biscayne National Park to the 300-foot isobath and follows this isobath south and west to the Tortugas Bank. From there, the boundary extends east and north, enclosing the Middle and Lower Keys and portions of Florida Bay. The sanctuary's boundary merges with the southern boundary of the Everglades National Park until that shared boundary intersects the shoreline. From there the border of the sanctuary follows the shoreline northward until it meets the Biscayne National Park boundary, and finally it follows the south and east boundaries of the park all the way back to the northeastern point of the park. The sanctuary's landward boundary is the mean high-water line. Approximately 5,500 km² of sanctuary waters are under state jurisdiction. Numerous federal and state parks and preserves are located within the sanctuary's boundaries. Although located within the sanctuary's boundaries, the Dry Tortugas National Park is not part of the sanctuary. (See Managed Areas Map at the beginning of this section.)

Existing Management & Other Conservation Areas

Government and private organizations currently protect, preserve, and regulate numerous sites in more than 9,800 km² in and around the Florida Keys for purposes of environmental conservation, recreation, and scientific research. These sites may be entirely submerged, entirely upland, or have both a land and water component. Some sites serve as protective barriers, preventing damage to sensitive environmental habitats. Other sites, encompassing ecosystems that have already been damaged, are protected from further degradation. Additional protection is afforded to preserve archaeological and historical sites.

Federally protected areas in the Keys include four national wildlife refuges, three national parks, and two national marine sanctuaries. Biscayne National Park, Everglades National Park, Crocodile Lake National Wildlife Refuge, and the Key Largo National Marine Sanctuary are located in the Upper Keys. The Looe Key National Marine Sanctuary, Great White Heron and Key West National Wildlife refuges, National Key Deer Refuge, and the Dry Tortugas National Park are located in the Lower Keys. There are 13 protected areas under state management in the Keys. In the Upper Keys, they are Biscayne Bay/Card Sound Aquatic Preserve, John Pennekamp Coral Reef State Park, San Pedro State Underwater Archaeological Preserve, and Key Largo Hammocks State Botanical Site. In the Middle Keys, they are Long Key State Recreation Area, Indian Key State Historic Site, Lignumvitae Key Aquatic Preserve, Lignumvitae Key State Botanical Site, and Windley Key Fossil Reef State Geological Site. In the Lower Keys, they are Coupon Bight Aquatic Preserve, Fort Zachary Taylor State Historical Site, Bahia Honda State Park, and Curry Hammock State Park.

State-protected areas in the Keys are managed by Monroe County and local communities. Numerous preserves and community parks provide recreational facilities and waterfront access via boat ramps. Most of these preserves and parks are located in the Middle and Lower Keys.

Private organizations such as the Nature Conservancy, the Florida Keys Land and Sea Trust, the National Audubon Society, and the Monroe County Land Authority manage a number of smaller preserves and conservation areas.

ATLAS DEVELOPMENT

Data for the maps in this atlas were generated by FMRI and NOAA staff, along with ecologists contracted by NOAA and FMRI. The aerial photographs used in producing the maps were taken and digitally compiled by NOAA's NGS staff. Contracted ecologists and FMRI staff developed the classification scheme. FKNMS staff provided support for the photo interpretation, delineation, and ground-truthing activities and for reviewing the benthic classifications. NGS staff digitally compiled the photographic information. Staff from SEA converted the NGS digital files into a Geographic Information System (GIS) and then performed QA/QC on those files. Staff from both FMRI and ORCA designed and produced the atlas.

- **Aerial Photography**

Natural-color aerial photographs of the Florida Keys region were taken by NOAA's Remote Sensing Division during flights made from December 1991 through April 1992. A Wild RC-30 camera mounted in a Cessna Citation II Fanjet aircraft was used. The source photography had a nominal photo scale of 1:48,000 (1 cm = 480 m). Each photograph covered an area of approximately 160 km^2. An 80% endlap and 60% sidelap of adjacent photographs ensured that coverage would be complete and that an adequate number of reference locations would be present for photogrammetric measurements. Approximately 450 photos provided monoscopic coverage and were used to delineate benthic habitats.

- **Establishing a Habitat-Classification Scheme**

Two recognized ecologists, both with local knowledge of the Florida Keys and extensive expertise in marine habitats, along with FMRI staff, developed the hierarchical classification scheme used in this atlas. The habitat-classification scheme is composed of 24 classes of benthic communities in 4 major habitat categories: corals, seagrasses, hardbottom, and bare substrate. Dredge zones, banks, and restoration areas located within these communities are also denoted.

- **Photointerpretation**

Photos were interpreted by the two ecologists and FMRI staff. They determined and then delineated the types of benthic habitats found in the aerial photos. The minimum habitat area delineated was 0.5 ha. However, patch reefs (herein considered part of the coral reef benthic habitat) of less than 0.5 ha were delineated as points. Ground truthing was conducted to verify that benthic habitats were properly identified on the aerial photographs. Researchers were able to ground truth most benthic communities while snorkeling; scuba gear enabled them to ground truth for those communities located in deeper or turbid waters. Field information about the benthic habitat and site GPS locations was recorded. The ecologists and FMRI staff reviewed photos for content and accuracy and then sent them to NOAA for digital compilation.

- **Digital Compilation of Aerial Photographs**

NGS cartographers inspected each photograph for completeness of delineations, photo discrepancies, and areas of turbidity. Cartographers used a stereographic analytical plotter with NOAA's in-house software to digitize and label the benthic communities and shoreline features seen on the aerial photos. In many cases, the cartographers were able to provide additional detail because of the three-dimensional views permitted by the analytical plotter. The compiled data were checked by NGS staff.

Quality Control. Data were reviewed in three phases: 1) a review of digital data to ensure line and attribute completeness, 2) a comparison between the 1:48,000-scale maps of the compiled data and the original source photos, and 3) a comparison between the 1:24,000-scale maps of the compiled data and the original delineated photos to determine the positional accuracy of polygonal shapes and attributes.

Positional Accuracy Standards. Aerial photographs used to generate the digital data for the maps in this atlas were taken between December 1991 and April of 1992. Thus, the atlas represents the distribution of benthic habitats in the Keys over this time period. The horizontal accuracy of well-defined points (clearly identifiable, immobile objects such as the tops of radio towers or the corners of wharves) is within 2 m. The horizontal accuracy of continuous data (e.g., benthic habitats) ranges from 5 to 10 m, depending on the habitat class. Certain benthic features, such as patch reefs and spur-and-groove reefs, have a horizontal accuracy of 5 m. These habitats are composed of massive rock and coral formations that are stable in position over time and are resistant to all but the most powerful physical forces. Coral reefs, once established, tend to remain for decades or centuries.

Other habitats-such as seagrass beds, hardbottom communities, and bare substrate-are less stable. These benthic features are positionally accurate to within 10 m. Physical factors such as water currents and hurricanes and biological factors such as seasonal growth and die-off affect the distribution and stability of these benthic habitats along the ocean's floor. Plant densities within seagrass communities may increase or decrease over a period of months or years. Hardbottom habitats may become covered by sediment and then by seagrasses.

- **GIS Data Layers**

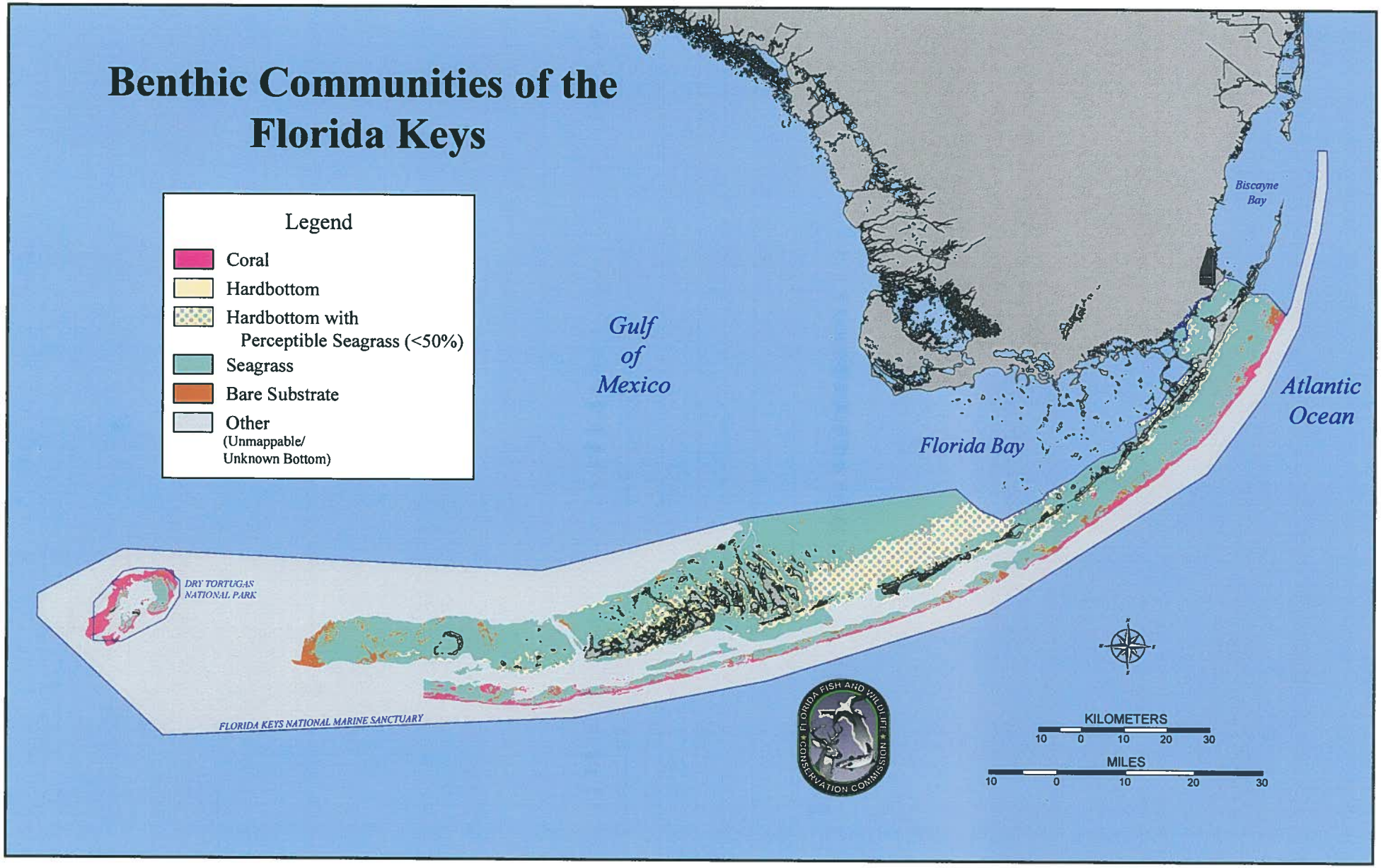
To ensure that the digital data sets in this atlas were geographically and attributionally correct, SEA staff used a series of data-translation and topology-construction steps while incorporating the data into a GIS, a sophisticated computer mapping and analysis software. All the individual GIS digital data sets were then combined to form several regional mosaics. Each region's data set was sent to FMRI for final quality control and assembly. FMRI inspected these data sets to ensure that no errors remained. The regional data sets were then joined together to make an FKNMS-wide, benthic-habitat data set. The resulting data set was inspected one last time, with particular scrutiny paid to the regions of overlap, where errors would most likely occur. The delineated aerial photos were referred to at every step of this process.

- **Map Production**

This atlas consists of 32 benthic habitat maps produced at a scale of 1:51,500. They are numbered from 1 to 32 and cover all areas in the Keys that were photographed and delineated. (Complete coverage of benthic habitats for the entire FKNMS is not available.) As the following maps show, many areas are classified as either "unmappable" or "of unknown bottom" because of turbid water conditions or the depth constraints of the aerial photos. Aerial photography of Hawk Channel that was conducted in 1995 under less turbid conditions may provide additional useful data that will be included in future versions of this atlas. (For further information on the status of these data contact FMRI.) The first 8 maps cover the Upper Keys, the next 7 cover the Middle Keys, and the final 17 cover the Lower Keys. These habitat maps were designed primarily to show the locations, distributions, and scopes of benthic communities in the Florida Keys. Each map also shows a limited amount of such information as the locations of major reefs, channels, aids to navigation, and every 10-mile marker on U.S. Highway One. This ancillary information basically serves to help orient the reader. In addition to the habitat maps, there are several index and locator maps of various scales. Also, a fold-out legend, found on the last page of the atlas, has been printed on both sides so that the reader can interpret the maps even when the atlas is folded back on itself.

ATLAS DEVELOPMENT

The initial maps were designed in ArcPlot, a module within Environmental System Research Institute's (ESRI) ArcInfo GIS software. Each map was then separated into individual map layers (land, water, benthics, etc.) and coverted into Abobe Illustrator format. The maps were then reassembled in Adobe Illustrator (vers 7.0) on the PC for futher refinement, particulalry text placement and color selection. The final maps were combined with the atlas text in Adobe Pagermaker (vers 6.5). The resultant atlas file and associated images were sent to a print shop for final atlas production.


Benthic Communities of the Florida Keys
Legend
Coral
Hardbottom
Hardbottom with Perceptible Seagrass (<50%)
Seagrass
Bare Substrate
Other (Unmappable/ Unknown Bottom)
Gulf of Mexico
Florida Bay
Biscayne Bay
Atlantic Ocean
DRY TORTUGAS NATIONAL PARK
FLORIDA KEYS NATIONAL MARINE SANCTUARY
FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
KILOMETERS
10 0 10 20 30
MILES
10 0 10 20 30

BENTHIC HABITATS

There are four major classes of benthic habitat found within the Florida Keys and the waters of Dade and Monroe counties mapped in this atlas: corals, seagrasses, hardbottom, and bare substrate. The coral reef habitat of the Keys is one of the largest of its type in the world. Seagrasses, most predominant along the northwestern side of the Keys in Florida Bay and the Gulf of Mexico, are important as protective nursery habitats and for their primary production. Hardbottom habitats of the Keys are thought to be the remnants of previous shorelines. Bare-substrate, or soft bottom, habitat is composed of current-swept sediments, which make up a large portion of the Keys region and surrounding waters.

Corals

The Florida Keys reefs are similar in many respects to reefs in the Bahamas and the Caribbean. Most modern reefs have developed over the last 8000 years, after continental shelves and preexisting platforms were flooded by the rise in sea level following the Wisconsin Ice Age (Ginsberg and Shinn, 1964; Hoffmeister, 1974; Kinzie, 1996; Shinn et al., 1977). The conditions necessary for coral reef development include normal oceanic salinity (32-36 ppt), water temperatures between 18 and 28 °C, low concentrations of nutrients, sufficient light to support photosynthesis, and a rocky or hard substrate to serve as a foundation.

The coral reef habitat of the Florida Keys supports a diverse spectrum of invertebrates, fish, and reptiles. The reef's three-dimensional limestone structure provides food and shelter for numerous organisms, including many commercially and recreationally important finfish and lobster and other shellfish. The principal builders of the reefs are the coral polyps themselves, which deposit a calcium carbonate exoskeleton immediately beneath the living tissue. Thus, coral reef 'growth' often refers to a reef's volumetric growth, which occurs when inorganic minerals are deposited. The actual living tissue of interconnected polyps is a layer on the surface of what appears to be a very large organism but which is, in fact, mostly nonliving matter (Darwin, 1842; Wells, 1957; Stoddard, 1969; Hoffmeister, 1974). Calcareous algae (Wells, 1957), bryozoans, and additional skeletal debris can also contribute to reef growth by becoming cemented to the reef mass by algae and other naturally occurring marine cements.

Coral reefs are very efficient, biologically productive environments. Nutrient cycling is the basis for the enormous biological productivity of the coral reef ecosystem and occurs throughout the coral reef habitat. An example of nutrient cycling is seen in the symbiotic relationship corals have with the microscopic, unicellular algae located within the tissues of the coral polyps. Coral polyps provide the algae with shelter, food, and CO_2 produced during the process of respiration and calcification. The algae use the coral's wastes and CO_2 in the process of photosynthesis and provide the coral with oxygen and organic carbon. It is thought that the algae also facilitate calcification in corals when they remove CO_2 during the process of photosynthesis (Stanley, 1981). Without these algal endosymbionts, the corals probably could not thrive and build large reefs in nutrient-poor tropical and subtropical waters.

The nearshore to offshore gradient of reef communities in the Keys is as follows: hardbottom, patch reef, and platform margin reef. Seagrasses often occur in and are adjacent to all three of these reef communities (Marszalek et al., 1977; Jaap, 1984; Jaap and Hallock, 1990; Chiappone, 1996). Well-defined coral reef systems flourish in the Upper and Lower Keys. The Middle Keys have poorly developed coral reef systems. The difference in reef development is primarily due to environmental conditions. The Middle Keys, with their numerous channels, have the most exposure to the influences of the waters of Florida Bay and the Gulf of Mexico (Shinn, 1963; Shinn et al., 1977), whose temperature and salinity variations upset the delicate balance of conditions necessary for reef development and survival (Ginsburg and Shinn, 1964) in Atlantic waters.

w Patch Reefs

Patch reefs are discrete coral communities that are typically dome-shaped and circular, although they may form a line. Many patch reefs have an unvegetated area, known as a "halo," around their perimeter. This halo is primarily created by reef inhabitants, such as fish and echinoderms, that graze on the seagrass and vegetation nearby. Patch reefs may rise from a relatively shallow lagoon or from the shelf floor at some distance from the shoreline. They may range in size from tens to thousands of square meters and occur in depths of 1 to 20 meters. Coral species, sizes, and abundances within a patch reef may vary considerably from reef to reef, but the principal species involved in patch reef construction are *Siderastrea siderea*, *Colpophyllia natans*, and *Montastraea annularis* (Jones, 1977; Jaap, 1984; Jaap and Hallock, 1990).

Patch reef abundance is greatest in the Upper Keys, lowest in the Middle Keys, and intermediate in the Lower Keys. Most patch reefs in the Upper Keys are just off Key Largo and Elliott Key. Patch reefs are also present in the Marquesas and Dry Tortugas. A few patch reefs are located offshore in the Gulf of Mexico between the Content Keys and the Bay Keys.

Patch reefs can generally be found in two distinct zones on either side of Hawk Channel: one zone is on the hardbottom margin of the seaward side of the chain of islands, and the other is along the inside series of offshore bank or platform margin reefs (see Figure on next page). For purposes of benthic mapping, no distinction was made between inshore and offshore patch reefs.

Patch Reef Types in This Atlas

1. *Individual Patch Reef*
Isolated, single reef with or without a halo.

2. *Aggregation of Patch Reefs*
More than one patch reef, usually too close together to map individually or where halos coalesce.

Florida Marine Research Institute

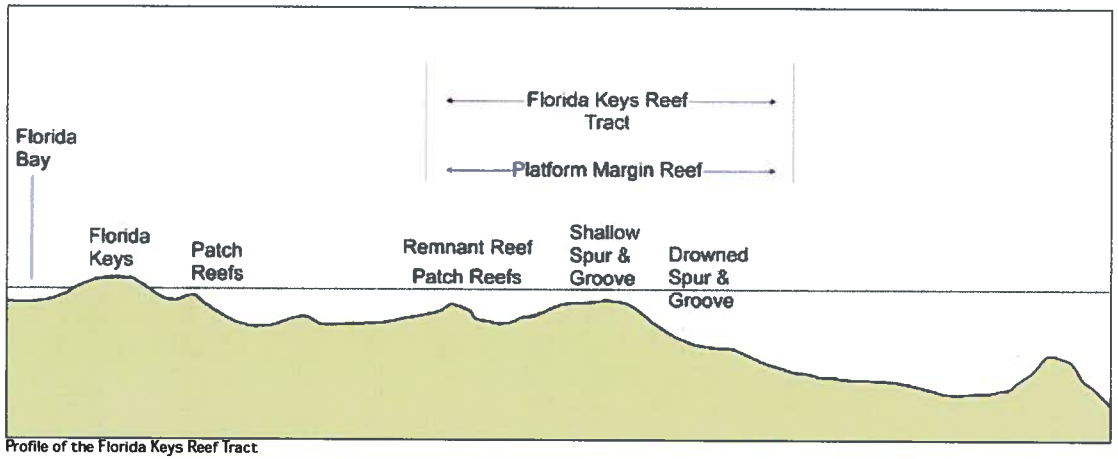
3. *Halo*
A barren, essentially unvegetated, whitish zone around a patch reef. Halos are possibly caused by the grazing activity of fish and echinoderms. Halos are not always present around patch reefs.

4. *Aggregation of Patch Reefs with a Halo*
A collection of patch reefs with halos too small to delineate.

5. *Coral or Rock Patches in Bare Sand*
Areas predominantly composed of sand or a thin veneer of sand over low-relief rock found on the reef tract or adjacent to spur-and-groove and drowned spur-and-groove reef formations. Scattered throughout these areas of sand are small coral or rock patches ranging in composition from a single gorgonian, sponge, or small coral head to an assemblage of coral that may measure from a few meters to 10 m across. These patches of rock or coral make up a low %age of the total cover but are highly distinctive. They are found predominantly in the area from Big Pine Shoal to Sombrero Light.

w Platform Margin Reefs
This term is used to describe the coral reefs that form a quasi-continuous structure along a platform margin or shelf edge or similar dropoff removed from any coastline. They are typically elongate reefs and can also be called "bank" reefs (spur-and-groove, drowned spur-and-groove, or low-profile remnant reef). Platform margin reefs are found from 12 to 18 kilometers offshore and at depths of a few centimeters below sea level to 30 m or more.

Florida's platform margin reefs are located in a shallow zone of water seaward of Hawk Channel and parallel to the axis of the Florida Current. Some shallow margin reefs in the Keys are characterized by distinct morphological features known as spur-and-groove formations. Spur-and-groove formations are made up of a series of coral ridges (both living and nonliving coral) that are bisected by surge channels with sandy bottoms; these ridges lie perpendicular to the Keys. Common sessile animals of these reefs include the hard corals *Acropora palmata* and *Agaricia agaricites* and the hydrozoan *Millepora complanata* (fire coral).



Profile of the Florida Keys Reef Tract

The Keys' platform margin reefs are roughly comparable to the barrier reefs of the Caribbean but lack the higher relief characteristic of true barrier reefs. The Keys' platform margin reef forms less than 10 m of vertical relief and is biologically less diverse and smaller than true barrier reefs are.

The platform margin reef tract of the Keys extends from the northern boundary of the FKNMS to west of the Marquesas; it is also found in the Dry Tortugas. The Keys reef tract is composed of a diverse assemblage of coral communities variable in both morphology and species composition. In this atlas, the Keys' platform margin reef tract includes all coral reef formations except patch reefs. The majority of well-developed platform margin reefs are concentrated in the Upper Keys (for example, Carysfort, the Elbow, French, and Molasses) and the Lower Keys (for example, Looe Key; Eastern, Middle, and Western Sambos; Eastern Dry Rocks; Sand Key; and Western Dry Rocks). A few occur in the Dry Tortugas.

Platform Margin Reef Types in This Atlas

1. *Shallow Spur and Groove*
Well-developed platform margin reefs found on the "fore-reef" of the reef tract. These reefs grow upward and outward with a vertical relief of up to 4 m and may reach lengths of more than 1000 m. Their high vertical relief in shallow water (0 - 10 m) gives shallow spur-and-groove platform margin reefs a distinctive signature in aerial photographs.

2. *Drowned Spur and Groove*
Older platform margin reefs that are not actively growing and are often buried in sand that migrated from shallower zones of the reef tract. These reefs typically have a low profile of 0.5-1.5 m and are longer than the shallow spur-and-groove reefs. These drowned spur-and-groove platform margin reefs have a signature in aerial photographs similar to that of the shallow spur-and-groove reefs.

3. *Remnant - Low Profile*
Reefs that lack distinctive spur-and-groove characteristics. The vertical relief of these reefs varies from less than 0.5 m to 2 m. These remnant reefs consist of coral and hardbottom features; support soft corals, sponges, seagrass; and are usually found growing parallel to the reef tract, though they often form transverse features that grow perpendicular to the reef tract.

BENTHIC HABITATS

4. *Back Reef*
Landward of spur-and-groove type platform margin reefs. The back reef is typically a rubble zone (rubble is the remains of coral and other reef features broken down into smaller bits from wave actions) found in shallow (< 2 m) waters that are exposed to wave energy. It is often colonized by heartier corals (numerous soft corals and pioneering elkhorn, fire coral, and other branching hard corals) that flourish in higher-energy environments. The density of these corals in the back reef zone may vary from widely spaced individuals to dense colonies.

5. *Reef Rubble*
A feature of platform margin reefs found landward in the shallow (1-6 m), high-energy areas of a reef tract. Unstable pieces of the reef fractured from wave action exist in these areas with little or no visible colonization, seagrasses such as *Thalassia* or *Syringodium* may exist there. This reef rubble may form transverse features that extend perpendicular to the line of the reef tract.

Seagrasses

Seagrass communities are a dominant component of the underwater landscape of the FKNMS. Distribution of seagrass communities is influenced by the interaction of factors such as water quality (which includes salinity and clarity) and depth, sediment depth, and current velocity. Seagrasses can tolerate a broad range of environmental conditions and can be found anywhere from calm, sheltered waters to the open ocean.

Seagrasses can form dense, broad communities known as "meadows," which usually occur in low-energy environments. When seagrass meadows in low-energy environments are disturbed by higher-energy natural influences or other outside forces, seagrass growth can become patchy. Patchy seagrass beds occur where depressional basins or creek-like features in the seabed accumulate sediment or contain organic peat deposits from mangrove communities that existed during times of lower sea levels. The thicker accumulation of sediment allows seagrass to develop and to grow more densely. Patchy seagrass beds are found inshore throughout the sanctuary

Sudden catastrophic removal of vegetation in seagrass beds by bursts of high-energy wind or currents or by human activities can result in holes or depressions called "blow outs." Blowouts can occur anywhere within a seagrass community and can eventually become revegetated with seagrass or with algae that may accumulate in the bottom of these depressions. Blowouts from natural causes rarely occur in low-energy environments. Most are found in high-energy environments or in transitional environments, where there is a change from low- to high-energy, or they can be caused by hurricanes, by prop wash from large vessels, and even by the activities of treasure hunters.

Seagrasses are one of the most productive natural systems in the world. They provide food and shelter for a majority of the commercially and recreationally important fisheries in the Keys. Three species of seagrasses dominate within the sanctuary: *Thalassia testudinum* (turtle-grass), *Syringodium filiforme* (manatee-grass), and *Halodule wrightii* (shoal-grass). These seagrasses make up more than 95% of the total plant biomass in the sanctuary (Zieman, 1982, 1990). Two species of *Halophila*, *H. decipiens* (paddle-grass) and *H. engelmannii* (star-grass), are also widely distributed. *Halophila decipiens* is tolerant of low-light conditions and thus can be found in the deeper water of the Lower Keys. Because of their relatively small size, the two *Halophila* species have little standing crop, but their high rates of production and turnover may make them important contributors to the area's primary production.

Shoal-grass is widely distributed throughout the Keys, although it is less common than turtle-grass and manatee-grass. Principal areas of shoal-grass occurrence in the Keys are north of Vaca Key, south of Long Key, and in the Quicksands area (Fourqurean, 1997). Shoal-grass is the smallest in size of the three seagrasses discussed here and has thin, flat blades. It is more tolerant of exposure than the other species and are thus more common in the shallowest water. Shoal-grass can occur at greater depths (15 m), but it is usually less dense.

Turtle-grass is the dominant species in the sanctuary and throughout the Keys. Turtle-grass forms dense, extensive communities. It is the most robust of the three species and has broad, flat blades. Turtle-grass can occur throughout a range of water depths but is most dominant at intermediate depths.

Manatee-grass is also highly abundant in the Keys. It is found in deeper and higher-current waters; communities are found extensively in 2-to-3m depths from near Arsenicker Keys (Florida Bay) to Big Pine Key and to north of Marathon (Vaca Key). Manatee-grass has a wiry leaf that is circular in cross section, which makes it more tolerant of high-current waters.

Benthic algae can often be found scattered throughout seagrass beds. Some species of algae are considered 'epiphytes' and are attached directly to the seagrass blades. Others can be trapped in the seagrass bed by the seagrass blades and are called drift algae. Still other species of benthic algae use soft sediments as a substrate and can be found scattered throughout sparse seagrass beds. Important genera of these algae include *Halimeda* spp., *Penicillus* spp., *Caulerpa* spp., *Udotea* spp., *Avrainvillea* spp., and *Rhipocephalus* spp. The only algae that consistently use sediments as substrate are the mat-forming algae and members of the order Siphonales, which attach to the substrate with rhizoids.

Mike Durako, Florida Marine Research Institute

BENTHIC HABITATS

Seagrass Types in This Atlas

1. *Moderate to Dense, Continuous Beds*
Seagrass beds containing a single species or a mix species of *Thalassia, Syringodium,* or *Halodule.* They are widespread in depths ranging from intertidal to approximately 10 m.

2. *Sparse, Continuous Beds*
Low-density beds of seagrass (less than 50 shoots/m^2) typically found in shallow, protected bays, where their spread is limited by physical conditions or substrate.

3. *Moderate to Dense, Discontinuous Beds*
Seagrass beds containing a single species or a mix of the species of *Thalassia* , *Syringodium,* or (occasionally) *Halodule.* They are widespread in depths from intertidal to approximately 10 m. The moderate- to high-energy regimes that contain such beds are usually found on the reef tract and near entrances to tidal channels and passes. Blowouts are dispersed throughout these beds within the high-energy environments. These beds are associated with channels where a great deal of water exchange occurs between the Gulf of Mexico, Florida Bay, and the Atlantic Ocean. This water movement promotes robust growth of the beds.

4. *Dense Patches in a Matrix of Sparse Seagrass*
Sparse seagrass beds in which more than 50% of the area is composed of patches of dense seagrass.

5. *Dense Patches in a Matrix of Hardbottom*
One of the most common categories. Hardbottom areas in which more than 50% of the area is composed of dense seagrass patches.

6. *Predominantly Sand/Mud with Small, Scattered Seagrass Patches*
Areas of bare sediment in which less than 50% of the area is composed of small, scattered seagrass patches. Algae are commonly present and may be adrift or attached to the sediment or seagrasses. Sediment composition may vary from sand to mud: in offshore areas, sediment tends to be sandy, and in inshore areas, it tends to be muddy.

7. *Predominantly Macroalgae Cover with Scattered Seagrass Patches*
Relatively continuous areas of macroalgae that have seagrass patches scattered throughout. The algal cover is predominantly *Halimeda* spp. and *Pencillus* spp. This community occurs most commonly on the north side of the Marquesas Keys.

Hardbottom

Hardbottom habitats of the Keys are solid, flat, low-relief, exposed-rock substrate composed of Key Largo Limestone (from the west end of the Newfound Harbor Keys off Big Pine Key to the north edge of the sanctuary), Miami Oolite (Big Pine Key and west), or rubble that is exposed or covered with a thin layer of sediment. Abundant in shallow waters, hardbottom-habitat depths range from intertidal to approximately 7 m in deep tidal channels and the inside edge of Hawk Channel. These habitats may include a thin veneer of carbonate sand or mud too thin and unstable to support seagrass. Seagrasses may occur in circular depressions (solution holes or peat beds) within the hardbottom community in areas where sufficient sediment is available.

Hardbottom habitats of the Keys support numerous species of soft corals (sea fans and sea whips), stony corals, macroalgae, various calcareous algae, sponges, and invertebrates such as crabs, worms, and brittle stars. The loggerhead sponge, *Spheciospongia vesparium,* is relatively common; octocorals generally include *Pterogorgia* spp. and *Pseudopterogorgia* spp. Stony corals often present are *Porites porites, Siderastrea radians,* and *Favia fragum.* Algae frequently attached to hardbottom include the green algae *Halimeda* spp., *Udotea* spp., *Penicillus* spp. (calcareous), and the brown algae *Sargassum* spp. Other genera of importance are the red algae *Laurencia* spp., *Gracilaria* spp., and *Eucheuma* spp. and the brown algae *Dictyota* spp. Hardbottom is an important refuge habitat for mobile juvenile organisms because of its crevices and solution holes. Fishes, lobsters, and turtles commonly reside and feed in hardbottom areas.

Nearshore hardbottom is the dominant ecological community on both sides of the Keys within the sanctuary and extends seaward to a depth of approximately 5.5 m. The community ranges from the intertidal rock of the Lower Keys' backcountry to the highly diverse, inshore hardbottom area on the ocean side. Mapping of hardbottom features for this project included only the inshore communities landward of Hawk Channel.

Hardbottom Types in This Atlas

1. *Soft Corals, Sponges, and Algae*
Benthic communities with variable species composition; species composition of an area often depends upon sediment accumulation, water depth, and exposure to winds and currents. Soft corals are usually more common in deeper zones. The shallowest zones (<1 m) may include only attached or drift algae or may also include solitary hard corals (e.g., *Porites* spp., *Siderastrea* spp., and *Manicina* spp.)

2. *Hardbottom with Perceptible Seagrass*
Includes solitary hard corals and soft corals, but most often is made up of sponges and benthic algae (attached or adrift). Less than 50% of the area has seagrasses, which are usually found in patches in depressions and basins where adequate sediment has accumulated.

Florida Marine Research Institute

BENTHIC HABITATS

Bare Substrate

In the Florida Keys, bare substrate is mainly composed of calcareous sand and mud. This habitat is home to numerous carbonate sand-producing algae and various invertebrates, such as polychaete worms and echinoderms (NOAA, 1996).

Areas of bare substrate may be associated with the reef tract and occur within discontinuous seagrass beds. Bare substrate, or unvegetated substrate, found within seagrass beds are referred to as a blowout. Blowouts are often the result of catastrophic disturbances caused by high winds and wave energy. The largest concentration of blowouts is found along the reef tract, the bottom of Hawk Channel, and west of the Marquesas. It should be noted that sparse seagrass, algae, or an ephemeral diatom film is undetectable on aerial photographs but may occur in these blowouts nevertheless.

Bare substrate can be composed of calcareous sands derived from calcareous algae such as *Halimeda spp. Halimeda* dominates the sediment composition (80%) in the Upper Keys, is less dominant in the Middle Keys (50%), and is least dominant in the Lower Keys (20%), where sediments consist more of coral-derived sediments in addition to oolites, mollusk pieces, and urchin fragments (Shinn et al., 1989; Jaap, pers. comm.). In and around the Marquesas, the sediment is principally composed of *Halimeda* fragments. West of the Marquesas, the sediment is composed of mud and silt.

Calcareous muds compose the bare substrates of Florida Bay, the nearshore areas of the Keys, and Hawk Channel at depths of 8 to 10 m. Bare-substrate areas within Hawk Channel may be subject to high turbidity, which precludes any growth of submerged aquatic vegetation.

Bare substrate can also be composed of large areas of loose sand (composed of plant and animal skeletons); these sand areas can occur along, and directly behind, the outer reef tract; for example, at White Banks off Key Largo. These areas are habitats for the erect shaving brush green algae (*Penicillus* spp.) and segmented green algae, as well as for foraminifera, bivalves (clams), gastropods (snails), polychaetes (worms), and echinoderms (sea urchins). A large portion of the sanctuary's Gulf of Mexico region, especially west of Key West, contains bare substrate habitat, where the sediment may be up to 7.6 m thick (NOAA, 1996).

w **The Quicksands**
West of the Marquesas is a vast, current-swept sand flat referred to as The Quicksands. Sand waves as high as 2.7 m have been reported in this area of high current velocities. Shifting sands have prevented the development of extensive reef habitats, although seagrasses are present, as are major growths of the carbonate sand-producing algae *Halimeda spp.* At the westernmost tip of The Quicksands is Halfmoon Shoal, which is separated from the Rebecca Shoal reef community by a broad pass that is 17 to 18 m deep. From Rebecca Shoal west to the Dry Tortugas, the depth of the passage is approximately 24 m, and the bottom is current-swept sand (NOAA, 1996).

Bare Substrate Types in This Atlas

1. *Carbonate Sand*
Coarse carbonate sediments usually found in areas exposed to currents and wind energy, which continually sort and remove finer fractions of the sediment.

2. *Carbonate Mud*
Fine carbonate sediments found in deep-water, depositional environments (Hawk Channel) that are protected from wind and wave energy.

3. *Organic Mud*
Mud composed of detrital drift seagrass and algae that build up in intertidal and shallow waters of windward shorelines. The continual deposition and resuspension of organic matter limits development of benthic communities on natural as well as disturbed shorelines. This is a common feature on the windward shorelines of Big Pine Key, No Name Key, and Little Pine Key.

Larry Benevenuti

BENTHIC HABITATS

Frequency of Occurrence of Benthic Habitats

The table below provides the areal extent of the major classes, as well as unmappable or unknown areas, and land areas within the Florida Keys. Because Dry Tortugas National Park is not part of the Florida Keys National Marine Sanctuary, acreage calculations for the park are listed separately. Unknown Bottom/Uninterpretable includes deep access channels, dredge pits, and deep-water habitat where photo interpretation and delineation of habitat are not possible, for example, Key West Harbor and Garrison Bight.

Seagrasses are the dominant benthic community within the Florida Keys, accounting for approximately 71% of all mapped benthic communities. Hardbottom covers almost 20% of the mapped area. Corals account for 6%, and bare substrate totals 3% of the total mapped area

HABITAT	FLORIDA KEYS NATIONAL MARINE SANCTUARY			DRY TORTUGAS NATIONAL PARK			TOTAL MAPPED AREA		
	HECTARES	ACRES	% Mapped Bottom Habitat	HECTARES	ACRES	% Mapped Bottom Habitat	HECTARES	ACRES	% Mapped Bottom Habitat
Coral - Patch Reef	3,000	7,400	1	710	1,760	5	3,710	9,160	1
Coral - Platform Margin Reef	21,080	52,070	5	8,040	19,870	60	29,120	71,940	7
Hardbottom	1,190	2,950	<1	0	0	0	1,190	2,950	<1
Hardbottom with Perceptible Seagrass (<50%)	81,440	201,230	20	20	40	<1	81,460	201,270	19
Seagrass	289,540	715,470	71	4,440	10,970	33	293,980	726,440	70
Bare Substrate	13,570	33,520	3	210	520	2	13,780	34,040	3
Total Mapped Habitat	409,820	1,012,640	100	13,420	33,160	100	423,240	1,045,800	100
Unknown Bottom/ Uninterpretable	69,120	170,810		6,410	15,830		75,530	186,640	
Total Bottom Habitat	478,940	1,183,450		19,830	48,990		498,770	1,232,440	
Land	33,370	82,450		40	100		33,410	82,550	
Total Area (excludes open water)	512,310	1,265,900		19,870	49,090		532,180	1,314,990	

Exhibit 5

Scarring of Florida's Seagrasses: Assessment and Management Options

Frank J. Sargent, Timothy J. Leary, David W. Crewz

Florida Department of Environmental Protection
Florida Marine Research Institute
St. Petersburg, FL

and

Curtis R. Kruer

Consulting Biologist
Summerland Key, FL

Florida Department of Environmental Protection
FMRI Technical Report TR-1

1995

Cover Photograph

Northwest of Windley Key in the Florida Keys.
Photograph by Curtis R. Kruer, 1993.

Copies of this document may be obtained from

Florida Marine Research Institute
100 Eighth Ave. SE
St. Petersburg, FL 33701-5095
Attn: Librarian

Document Citation

Sargent, F.J., T.J. Leary, D.W. Crewz, and C.R. Kruer. 1995. Scarring of Florida's seagrasses: assessment and management options. FMRI Tech. Rep. TR-1. Florida Marine Research Institute, St. Petersburg, Florida. 37 p. plus appendices.

Document Production

This document was designed in Microsoft Word (v. 5.1a) and formatted using Quark XPress® (v. 3.3) on Apple Macintosh® computers. Figures in Appendix B were created on a Sun Sparcstation® 20 and exported to Adobe Illustrator® (v. 5.5). Heading fonts are Adobe® Avant Garde, and body text is Adobe® Palatino. The cover headline is Adobe® Gill Sans. The body paper is Finch Casablanca Opaque recycled, and the cover is Finch Fine. The document was designed by the authors, and McShane and Moore Communications, Inc. performed layout, graphics scans, and production for final film. Ralard Printers, Inc., printed the document.

The text paper used in this publication meets the minimum requirements of the American National Standard for Permanence of Paper for Printed Library Materials Z39.48—1992.

Table of Contents

List of Tables ii

List of Figures iii

Acknowledgments iv

Executive Summary v

Introduction 1

Seagrass Recovery 5

Study Objectives 7

Methods 7

Scarring Recognition 9

Scar Mapping 10

Results 12

Discussion 24

Management Options 29

Four-Point Approach 31

Education 31

Channel Marking (Aids to Navigation) 31

Enforcement 32

Limited-Motoring Zones 32

Concluding Remarks 33

Literature Cited 35

Appendix A 39

Methodology for Analyzing Scar Data 41

MRGIS Integration 41

Creating a Statewide Seagrass Coverage 41

Error Reduction 43

Appendix B 45

List of Tables

Table 1. NOAA/USGS charts....13

Table 2. Acreage of scarred seagrasses by county....14

Table 3. Relative percentage of scarred seagrasses by county....15

Table 4. Within-county percentage of scarred seagrasses....17

Table 5. Ranking of scarred-seagrass acreage by county....18

Table 6. Components of seagrass acreage in Monroe and Dade counties....19

Table 7. Scarred-seagrass acreage by region....19

Table 8. Moderately scarred sites in lower Florida Keys....25

Table 9. Severely scarred sites in lower Florida Keys....26

Table 10. Vessel registrations by county....27

Table 11. Vessel registrations by region....28

Appendix A

Appendix Table 1. Sources of seagrass data....42

List of Figures

Figure 1. Seagrass species of Florida 2
Figure 2. Aerial view of scarred seagrasses—Lignumvitae Key, Florida Keys 4
Figure 3. Seagrass rhizome differentiation 5
Figure 4. Study area for assessment of seagrass scarring 8
Figure 5. Example of polygon delineation 10
Figure 6. Diagrams of scarring-intensity categories 11
Figure 7. Recognition of scarring intensity 12
Figure 8. Regions of Florida analyzed for scarred seagrasses 20
Figure 9. Detailed map of scarred seagrasses—Pine Island, Lee County 22
Figure 10. Detailed map of scarred seagrasses—Windley Key, Monroe County 23
Figure 11. Example of channels ending in shallow seagrass beds 30

Appendix B

Figure B1. Scar-distribution map—Escambia, Santa Rosa, Okaloosa counties
Figure B2. Scar-distribution map—Walton, Bay, Gulf counties
Figure B3. Scar-distribution map—Franklin, Wakulla, Jefferson counties
Figure B4. Scar-distribution map—Taylor, Dixie counties
Figure B5. Scar-distribution map—Levy, Citrus, Hernando counties
Figure B6. Scar-distribution map—Pasco, Pinellas, Hillsborough counties
Figure B7. Scar-distribution map—Manatee, Sarasota, Charlotte counties
Figure B8. Scar-distribution map—Lee, Collier counties
Figure B9. Scar-distribution map—Monroe County
Figure B10. Scar-distribution map—Dade, Broward counties
Figure B11. Scar-distribution map—Palm Beach, Martin counties
Figure B12. Scar-distribution map—St. Lucie, Indian River counties
Figure B13. Scar-distribution map—Brevard, Volusia counties

Acknowledgments

This research was partially funded under a Coastal Zone Management grant pursuant to National Oceanic and Atmospheric Administration Award No. NA170Z0501.

A number of people deserve special recognition for their contributions to this research: Chris Friel, Henry Norris, Jim Poehlman, and Bill Sargent in the Coastal and Marine Resources Assessment (CAMRA) group at the FMRI were substantially involved in the design, input and output, field-survey, and editing aspects of this project.

Special thanks are also extended to Lt. Mike Wood, Florida Marine Patrol, for his patience during the aerial surveys and to Randolph L. Ferguson, National Marine Fisheries Service (NOAA), and Roy R. Lewis, III, Lewis Environmental Services, Inc., for manuscript review.

We also thank the following people for their assistance:

Everglades National Park: Skip Snow

Florida Department of Environmental Protection, Division of Law Enforcement, Florida Marine Patrol: C. B. Goldacre, Fred Klohn, Lt. Steve Stout, and Lt. Paul Whitley

Florida Department of Environmental Protection, Division of Marine Resources, Florida Marine Research Institute: Bredin Cummings, Sandra Drumm, Mike Durako, Ken Haddad, John Hunt, Chuck Idelberger, Gail MacAulay, Tom Matthews, Bob McMichael, Mike Mitchell, Jim Quinn, and Linda Tripodo

Florida Department of Environmental Protection, Division of State Lands, Aquatic Preserves: Brian Poole, Kalani Cairns, Matthew Clemons, John Hughes, Judith Ott, Robert Repenning, Bradford Rieck, and Heather Stafford

Monroe County: Virginia Barker and George Garrett

South Florida Water Management District: Patti Sime and Les Vilcheck

Southwest Florida Water Management District: Steve Dicks, Hugh Dinkler, Bob Evans, and Tom Lo

St. Johns River Water Management District: Bob Virnstein

Tampa Bay Regional Planning Council: Peter Clark

University of South Florida, New College: Ruth Folit and Julie Morris

Scarring of Florida's Seagrasses: Assessment and Management Options

Executive Summary

Seagrasses are submerged, grass-like plants that inhabit the shallow coastal waters of Florida. Seagrasses are a vital component of Florida's coastal ecology and economy; they provide nutrition and shelter to animals important to marine fisheries, provide critical habitat for many other animals (e.g., wading birds, manatees, and sea turtles), and improve water quality.

Marine-habitat degradation in Florida is continuing at an alarming rate as the coastal residential population and the number of seasonal visitors increase. Habitat degradation has many sources (e.g., pollution, dredge and fill), but an increasingly common cause of habitat degradation is the scarring of seagrasses. In this report, scarring can refer to either the activity of scarring or to a group of scars in a seagrass bed. Seagrass beds can be scarred by many activities, but scars are most commonly made when a boat's propeller tears and cuts up roots, stems, and leaves of seagrasses, producing a long, narrow furrow devoid of seagrasses. Boats operating in shallow waters are severely scarring, and sometimes completely denuding, seagrass beds throughout the state.

The Florida Department of Environmental Protection recognized the need to reduce scarring of seagrasses by boats and committed resources to address this issue. As one component of this effort, the Florida Marine Research Institute (FMRI) investigated the distribution of scarred seagrass beds in the shallow marine waters of Florida's coastal counties. Aerial photography was used to locate seagrass scarring. Aerial surveys were then conducted in 1992–1993 to confirm the location of scarred seagrasses. We did not attempt to distinguish among the different specific causes of seagrass scarring. During aerial surveys, observations of scarred seagrasses were recorded on National Oceanic and Atmospheric Administration nautical charts and U.S. Geological Survey quadrangle maps.

Scarring intensity was categorized as *light*, *moderate*, or *severe*. Areas with substantial scarring recognizable on 1:24,000-scale photography were delineated on the maps with polygons, which were assigned a scarring intensity. Polygons categorized as *light* contained less than 5 percent scarring, those categorized as *moderate* contained 5–20 percent scarring, and those categorized as *severe* contained more than 20 percent scarring. The information acquired in this survey was incorporated into the FMRI's Marine Resources Geographic Information System (MRGIS), which produces maps and tabular products so that geographically based data can be effectively disseminated to resource managers, appropriate regional and county governments, and other interests (e.g., conservation groups and private citizens).

Scarred seagrasses were observed in all areas of the state, mostly in shallow coastal waters less than six feet deep. More than 173,000 acres of the state's 2.7 million acres of seagrasses were scarred—most of it lightly. This is a conservative estimate of scarring because we mapped groups of scars, not isolated, individual propeller scars. The total seagrass acreage in Florida (2.7 million acres) includes areas in the Florida Keys that have sparse seagrass and hardbottom with dense-seagrass patches. Excluding these areas, seagrasses totaled approximately 1.9 million acres. Also, these totals do not include sparse, deep *Halophila* beds that are offshore in the Big Bend region.

The greatest acreage of *moderate* and *severe* (M/S) scarring occurred in areas having denser human populations and more registered boats. The Florida Keys (Monroe and Dade counties), Tampa Bay (Hillsborough, Manatee, and Pinellas counties), Charlotte Harbor (Lee County), and the north Indian River Lagoon (Brevard and Volusia counties) had the greatest M/S scarring. Monroe County, which includes most of the Florida Keys, had the greatest acreage of M/S scarring of all counties in the survey. The Panhandle and Big Bend regions had little M/S-scarred acreage, but in the western Panhandle embayments, M/S scarring was prevalent in the few acres of seagrasses there. If an area has little seagrass acreage, then any scarring may have a critical effect on habitat functions.

All boating user-groups are responsible for scarring seagrasses. Although we did not attempt to identify each user-group's role in scarring, we believe general statements about the situations that lead to scarring are valid. The most severe single instances of scarring are caused by large commercial vessels, but most seagrass disruption results from widespread scarring by smaller boats. Our discussions with boaters, as well as our own personal experiences, suggest that scarring of seagrasses could result when one or more of the following situations occur:

- when boaters misjudge water depth and accidentally scar seagrass beds;
- when boaters who lack navigational charts or the skill to use them stray from poorly marked channels and accidentally scar seagrass beds;
- when boaters intentionally leave marked channels to take shortcuts through shallow seagrass beds, knowing that seagrass beds may be scarred;
- when boaters carelessly navigate in shallow seagrass beds because they believe scars heal quickly;
- when inexperienced boaters engage in recreational and commercial fishing over shallow seagrass flats, thinking that their boat's designed draft is not deep enough to scar seagrasses or that the design will prevent damage to their boat;
- when boaters overload their vessels, causing deeper drafts than the boaters realize;
- when boaters anchor over shallow seagrass beds, where their boats swing at anchor and scar seagrasses;
- when boaters intentionally prop-dredge to create a channel; and
- when inexperienced boaters, ignorant of what seagrasses are and the benefits they provide, accept as the behavioral norm local boating customs that disregard the environment.

Management programs that address scarring of seagrasses should be based on an approach that involves (1) education, (2) channel marking, (3) increased enforcement, and (4) limited-motoring zones. Aerial monitoring and photography of the managed area are essential in evaluating the effectiveness of a program. Management programs that use this multifaceted approach have been instituted by a few local governments and at several state parks. Initial results of the programs indicate that in some areas seagrass scarring has been reduced but that in other areas emphasis may need to be increased on one or more of the components of the four-point approach. A statewide management plan is needed to address the most egregious scarring over large areas that may be difficult to regulate at the local-government level.

Scarring of Florida's Seagrasses: Assessment and Management Options

Introduction

Seagrasses are completely submerged, grass-like plants that occur mostly in shallow marine and estuarine waters. Seagrasses form small, patchy beds if their seedlings have recently colonized bare sediments or if sediment movement or other disturbances disrupt typical growth patterns. Where disturbances are minimal and conditions promote rapid growth, large continuous beds—known as meadows—may develop when patchy seagrass beds coalesce. Seagrass meadows may require many decades to form. In shallower waters of good quality, seagrass meadows may be lush and have a high leaf density, but in deeper waters, they may be sparse, or species composition may shift to a less robust species.

The predominant seagrass species in Florida (Figure 1) are turtle-grass (*Thalassia testudinum* Banks ex Koenig), shoal-grass (*Halodule wrightii Aschers.*), and manatee-grass (*Syringodium filiforme* Kutz.). Other, less common, seagrasses—star-grass (*Halophila engelmannii* Aschers.), paddle-grass (*Halophila decipiens* Ost.), Johnson's seagrass (*Halophila johnsonii* Eisem.), and widgeon-grass (*Ruppia maritima* L.)—may be locally abundant. Near river mouths subject to salinity fluctuations, other submerged aquatic plant species (e.g., *Zannichellia* sp. and *Najas* spp.) may occupy an ecologic role similar to that of the true marine seagrasses. Nevertheless, these species are rarely considered part of the seagrass flora of Florida.

Turtle-grass is the largest of Florida's seagrass species, and Johnson's seagrass is the most diminutive. Johnson's seagrass was only recently recognized and named as a distinct species (Eiseman and McMillan 1980). Unlike the other species, which are widespread in Florida, Johnson's seagrass is limited to scattered locations in the lagoonal river systems of Florida's Atlantic coast. Because of its fragile nature, restricted distribution, and vulnerable status in the lagoonal systems (from development), Johnson's seagrass has been nominated for federal listing as a threatened species under the Endangered Species Act of 1973.

The wide distribution and robust nature of turtle-grass belie its susceptibility to stress. Turtle-grass's tolerances, in respect to some environmental factors, are less developed than are those of some of the other seagrass species. Shoal-grass and widgeon-grass, for instance, are much more tolerant of periodic exposure during extremely low tides and consequently can flourish in shallower water than turtle-grass can. Manatee-grass has wiry leaves—round in cross section—that are more tolerant of strong currents. Like turtle-grass, manatee-grass is less tolerant of exposure and is often found mixed with turtle-grass at depths that are rarely exposed at extremely low tides. Species of *Halophila* are generally more tolerant of lower light conditions and usually form sparse beds in deeper waters, especially in the Gulf of Mexico offshore of Florida's Big Bend region.

The numerous plants and animals that live and grow among seagrasses form a complex, fragile community. Marine and estuarine animals—especially larval and juvenile fish—benefit from seagrasses, which provide critical shelter and sustenance. Seagrasses form some of the most productive communities in the world (Zieman and Zieman 1989) and are aesthetically and economically valuable to humans. Seagrasses are a principal contributor to the marine food web and ultimately provide humankind with much of its seafood (Thayer et al. 1975). In addition, seagrasses improve water quality by stabilizing mobile sediments and by incorporating some pollutants into plant biomass and into the stabilized sediments.

As Florida's population increases, particularly in coastal counties, threats to seagrass communities increase (Livingston 1987). Seagrass losses in Florida have been documented to range from 30 percent in the Indian River Lagoon (Haddad and Harris 1985) to 81 percent in Tampa Bay (Lewis et al. 1985). The cumulative effects of anthropogenic threats (e.g., water pollution, docks, dredging and filling) are being addressed by various federal, state, and local resource management programs. One threat that is becoming more acute—as people increasingly use boats andother watercraft for recreation and work—is scarring of seagrasses. In

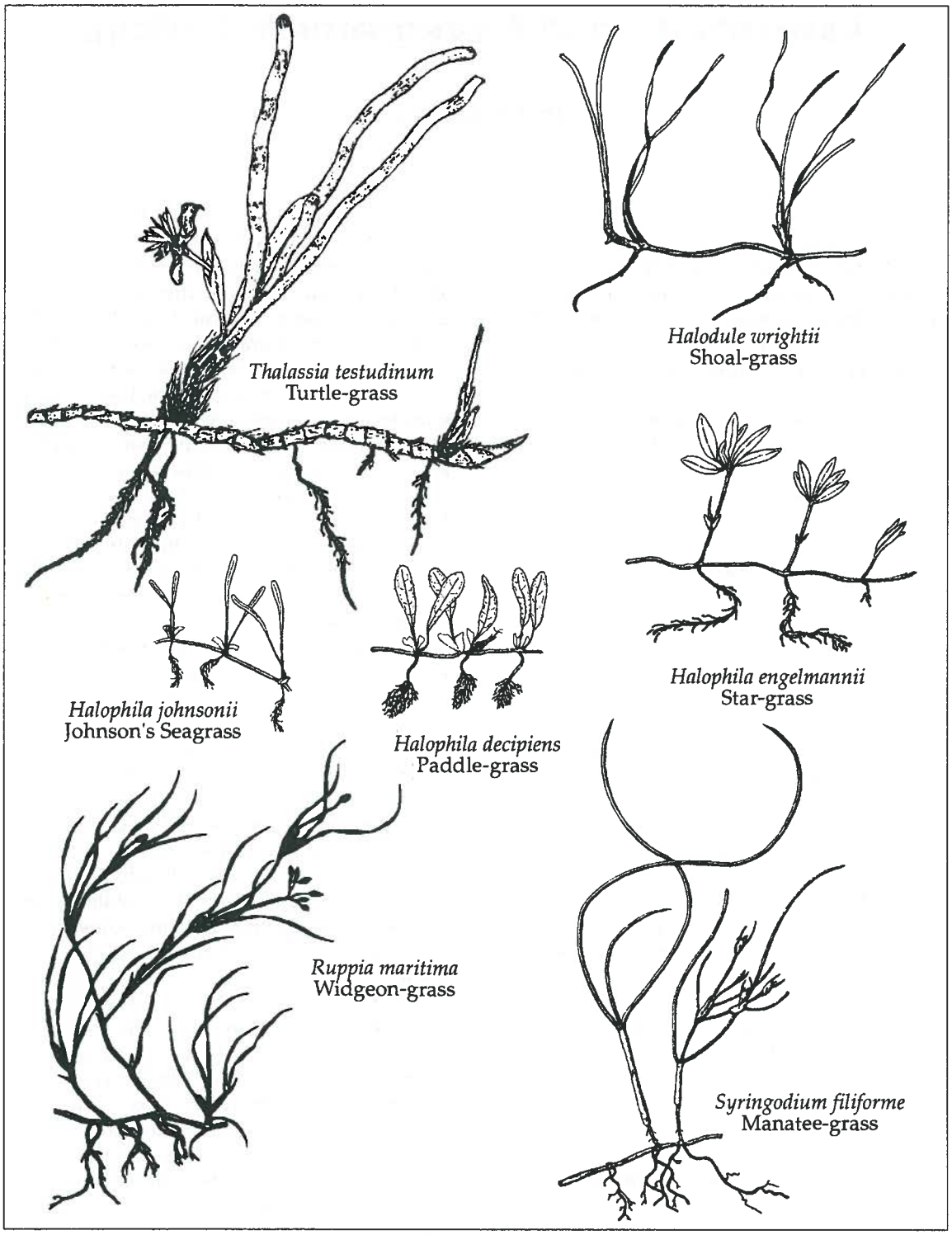


Figure 1. *Seagrass species occurring in the shallow coastal waters of Florida (based on drawings by Mark D. Moffler).*

this report, *scarring* can refer to either the activity of scarring or to a group of scars in a seagrass bed. Boat propellers scar seagrasses more often than do other sources.

Most scarring of seagrasses is caused by small-boat propellers; however, larger craft, which are usually confined to deeper waters, may have much larger individual effects when they run aground, especially near shipping channels and ports. Propeller scarring of seagrasses was commented on in the scientific literature as early as the late 1950s (Woodburn et al. 1957, Phillips 1960). Concern has occasionally been voiced since then (e.g., U.S. Dept. of the Interior 1973, Chmura and Ross 1978). Eleuterius (1987) noted that scarring in Louisiana seagrasses was common and in deeper water was caused by shrimp boats, which also ripped up the margins of the beds with their trawls. Shrimper-related scarring and seagrass damage were also recognized by Woodburn et al. (1957).

Usually, propeller scarring of seagrasses occurs when boaters motor through water that is shallower than the drafts of their boats. The propellers tear and cut up seagrass leaves, roots, stems, and sediments, creating unvegetated, light-colored, narrow furrows called *prop scars*. In some areas, watercraft have extensively scarred seagrass beds, which has alarmed environmentally concerned citizens (Wilderness Society et al. 1990). In the Florida Keys, for example, as waterfront and recreational development has increased since the 1970s, so has the number, size, and power of vessels in this region—resulting in widespread, and in some cases severe, scarring of shallow seagrass communities. Nearly all shallow seagrass beds in Florida show some degree of scarring. Portions of seagrass beds throughout the state have been completely denuded by repeated scarring (Figure 2).

The degree of scarring depends, among other things, on the interaction between water depth and the size, kind, and speed of the boat. Vessels with more than one motor can have a much greater single-event effect on seagrasses than do single-motored (and usually smaller) vessels. Several parallel tracks through a seagrass bed are a strong indicator that a multiple-motored vessel has probably passed that way. At lower tides, seagrass beds are more susceptible to scarring, even from a boat that would not scar them at higher tides. At high tide, a boat may navigate safely over seagrasses without scarring them, but at medium to low tide on the return trip, the same boat may scar them. A smaller boat operating at a slow speed or powering up may scar seagrass beds that would not be scarred after the boat reaches a plane.

A boater's attitude is another factor that may influence the degree of scarring. Sometimes boaters are aware of but unconcerned about seagrasses and therefore do not avoid scarring them; A conscientious boater who trims his motor may only scar seagrasses slightly when he inadvertently enters a bed. A more extreme form of scarring occurs when a boater intentionally uses the boat's propeller as a dredge to remove seagrasses and sediments to produce a channel so that the boater can have easier access to other areas. This is called *prop-dredging*, and in some areas, it has permanently prohibited seagrass recovery, especially if sediments were dredged to bare rock. Currently, prop-dredging is illegal (see U.S.A. and FDER v. M.C.C. of Florida and Michael's Construction Company, Case No. 81-2373-CIV-EBD, Southern District of Florida) but is difficult to enforce. Although everyday boating activities—which may repeatedly scar seagrasses over extensive areas—are more difficult to control because they are less overt, they may ultimately do greater harm to overall seagrass productivity than prop-dredging alone does.

Substantial scarring of shallow seagrass beds, which are critical feeding and sheltering areas for wading birds, juvenile finfish, and shellfish, results in a cumulative reduction of productive habitat. Extensive scarring may expose the beds to further disruption from storms and other natural erosional forces, thereby increasing the rate of cumulative loss. This can result in the resuspension of sediments in the water column, which may further contribute to habitat loss by inhibiting the growth of seagrasses. Location and species composition of seagrass beds are probably principal determinants of the kind of animal habitat lost to scarring; however, comprehensive data do not exist concerning animal distributions in most seagrass areas of Florida.

Figure 2. *Aerial view of seagrass-bed scarring at Lignumvitae Key in the Florida Keys.*

Seagrass Recovery

Seagrass scarring has received limited study since the 1970s (e.g., Godcharles 1971, Zieman 1976), and only recently, as scarring has increased, has research become more focused on scar recovery (e.g., Matthews et al. 1991, Durako et al. 1992). Research on many aspects of seagrass biology and ecology has contributed greatly to our ability to protect marine resources. This research has shown that each of Florida's seagrass species has structural and physiological differences that affect their growth characteristics, stress tolerances, and ecologic contributions. As with other elements of seagrass ecology, scar recovery differs for each of the seagrass species.

Seagrass species differ in their growth forms, particularly in the relationship between their rhizomes (underground stems) and leaves (Duarte et al. 1994). Some seagrass species' rhizomes are weakly differentiated for vertical growth, and these plants may be more vulnerable to burial by mobile sediments. Other species (especially turtle-grass) have more strongly developed vertical rhizomes (i.e., short-shoots) and so can withstand some sedimentation (Figure 3). Because of this differentiation, branching and lateral growth are usually slower in species with the latter morphology, and scar recovery is also likely to be slower. Zieman (1976) attributed slow recovery of scars in turtle-grass beds to unsuitable sediment quality, damaged rhizomes, and the naturally slow growth of rhizome tips. He suggested that shoal-grass recovers more quickly than turtle-grass does because shoal-grass has a shallower rhizome system and grows well from seed. Also, shoal-grass probably recovers faster because its rhizomes have a greater density of short-shoots and nodes—from which lateral branching occurs—than does turtle-grass (Durako et al. 1992).

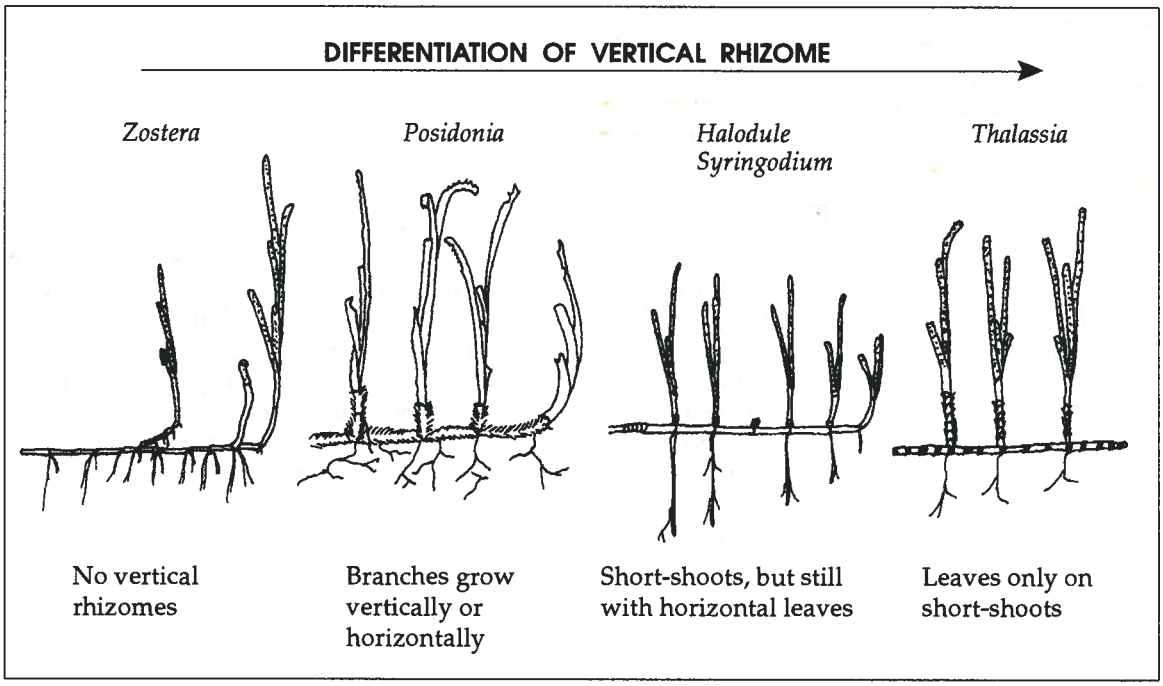


Figure 3. *Gradient of horizontal and vertical rhizome differentiation in different seagrass genera, from those with no differentiation to those that only have leaves on the vertical rhizomes (after Duarte et al. 1994). Species within genera may differ in form. Gradient does not imply a phylogenetic relationship.*

Studies in which trenches were cut 6 to 18 inches deep into seagrass beds indicated that seagrasses may recover slowly from scarring (Jones 1968 cited in Zieman 1976, Godcharles 1971). The trenches readily refilled with sediment, but seagrass regrowth was minimal even after two years. Zieman (1976) found that turtle-grass may require at least two years to begin to recolonize scars; even after five years, some scars were still visible. In a more recent study, Durako et al. (1992) used a linear-regression model to predict that individual scars 0.25 m wide cut into the centers of shoal-grass beds require 0.9–1.8 years to recover to a normal density (2000–4000 short-shoots/m^2) but that turtle-grass takes approximately 3.6–6.4 years to achieve normal density (400–700 short-shoots/m^2). At the sparser edges of shoal-grass beds, however, recovery times (2.3–4.6 years) approached those of turtle-grass, probably because of lower nodal densities at the margins of shoal-grass beds. Some researchers have indicated that *complete* seagrass-scar recovery may take as long as ten years, depending on the size of the denuded area (Lewis and Estevez 1988). For seagrass to recover in the shortest period, scarred areas must remain free of additional scarring, and other environmental conditions must be favorable for plant survival and growth. Even so, the recovery period for scarred seagrass beds (especially for turtle-grass) averages at least three to five years and is probably much longer in areas of poor water quality and where scarring is severe and repetitive. Some scarred seagrass beds may never recover.

The rate of seagrass recovery from scarring depends on many factors. Some of the variables that may affect recovery from scarring are sediment composition, water quality, current velocity, wave and wind energy, drift algae, scar depth, seagrass species, water depth, and latitude. Sediment properties and water quality are overriding determinants of recovery from scarring. Seagrasses absorb nutrients from the sediments in which they are rooted and also derive nutrition from the water column. Durako et al. (1992) suggested that south Florida sediments, which are usually carbonaceous marl muds, could affect seagrass regrowth differently than do the predominantly quartz-sand sediments of Tampa Bay. Over short distances, sediment quality may vary significantly; sediments in scars can differ in quality even from adjacent, undisturbed seagrass sediments. In the Florida Keys, for example, soil particle sizes were coarser in scars, and sediments had a lower pH and EH (Zieman 1976). In Tampa Bay, by contrast, particle-size distributions did not differ between scars and adjacent seagrass sediments (Dawes et al. 1994). Therefore, sediment type and other local conditions may affect whether scar sediments differentiate from adjacent unscarred seagrass sediments.

Water quality (e.g., salinity and clarity) affects plant physicochemical attributes such as osmotic balance and photosynthetic rates and, therefore, it can affect the amount of energy available for seagrass growth. Some seagrass species tolerate much lower salinities than others do. Turtle-grass, for example, does not survive for long in salinities below 20–25 parts per thousand (Lewis et al. 1985, Dawes 1987). Although Eleuterius (1987) observed that widgeon-grass could withstand totally fresh water, he found that of the truly marine seagrasses, shoal-grass was the most tolerant of low salinities and star-grass was the least tolerant. Turtle-grass and manatee-grass were intermediate in their responses to lower salinity. In areas where frequent and large freshwater pulses are common (e.g., near the mouths of rivers), recovery rates will be faster in seagrass species that tolerate lower salinities (i.e., shoal-grass and widgeon-grass).

Shading experiments and surveys of seagrass extents in turbid waters have shown that light reduction lowers shoot density and reduces survivability (Hall et al. 1991, Onuf 1991). Sediments that are composed mainly of finer particle sizes are more subject to resuspension (Gucinski 1982) and could pose a threat to photosynthetic processes in seagrasses. Sediment resuspension and water clarity are affected by current velocity, wave and wind energy, and nutrient fluxes, among other things. In particular, drift algae may respond vigorously to higher nutrient levels and depress scarring-recovery rates by physically inhibiting seagrass growth (e.g., Holmquist 1992) and photosynthesis and by accumulating in scars.

Water depth influences photosynthetic rates and seagrass growth, especially in nutrient-rich waters. Seagrasses in deeper water receive lower amounts of solar radiation and a different quality of light, both of which could affect energy-allocation patterns. Energy-allocation patterns of seagrasses can also be affected by latitude. Latitude, coupled with other local environmental variables,

affects seagrass growth because of differing water-temperature, solar-incidence, and day-length regimes. The warmer water, longer day-lengths, and more intense solar radiation occurring at lower latitudes probably enhance seagrass growth rates and fruit production in deeper or more turbid water. Therefore, potential recovery and recolonization rates may be faster for seagrasses in the Florida Keys than in the Florida Panhandle. However, local physicochemical conditions, such as sediment characters, may override latitudinal effects.

Scar depth probably affects regrowth rate as well. Deeper scars may not fill with sediment, or may become enlarged, if they occur in areas of strong currents (Zieman 1976, Eleuterius 1987). Scars in shallow-water seagrass beds that are exposed to long wind fetches may be scoured by strong winds and waves, especially during extremely low tides. Boat wakes can also scour scarred areas. Kenworthy et al. (1988) concluded that boat-wake waves substantially elevate bottom-shear stress along shallow seagrass beds and seriously jeopardize seagrass health.

Study Objectives

Slow recovery from scarring, coupled with increased scarring rates, elevates the rate of cumulative loss of seagrasses and their habitat values. Concerns about the effects of seagrass scarring and recovery on marine productivity compelled the Florida Marine Research Institute (FMRI) to survey the extent and intensity of scarring in the shallow coastal waters of Florida. Information from this general study is intended to assist government agencies with developing specific management programs in regard to boat-generated scarring of seagrasses.

A general survey of the extent and intensity of scarring is the necessary first step in developing appropriate and cost-effective management protocols. This report identifies and quantifies the extent of scarred seagrass beds throughout most of Florida. We collected and analyzed the data using a combination of aerial photography, aerial surveys, and Geographic Information System (GIS) technology. For the first time, the statewide extent of seagrasses is described, and the magnitude of scarring is estimated and documented so that Florida's seagrass resources can be more effectively protected. Based on the data and anecdotal observations generated in this study, we identify and discuss behavioral activities and navigational circumstances that exacerbate seagrass scarring. Further investigations and surveys using developing technologies will refine our knowledge of seagrass distributions and the effects of human activities on the resource's productivity.

Methods

The main goal of this project was to survey Florida's shallow marine and estuarine waters for scarring of seagrasses. For most of Florida, we used an approach combining analysis of high-resolution aerial photographs with ground-truthing during aerial surveys. In the Florida Keys, the aerial surveys were conducted first, and aerial photography was used as collateral data.

The study area extended from the Alabama-Florida border at Perdido Bay (Escambia County), east and south along the Gulf coast to the Florida Keys, and then north along the lagoonal river systems of the Atlantic Coast to just south of New Smyrna Beach (Volusia County) in Mosquito Lagoon. A total of 31 of the state's 35 coastal counties are included in this survey (Figure 4). The four counties north of Volusia County on the Atlantic coast of Florida were not included because areas suitable for seagrass growth are not present. Only the southern part of Volusia County below U.S. Highway A1A at Port Orange was included in this survey.

Even though seagrass scars can result from many sources (e.g., ship groundings, live-aboard houseboats, and even four-wheel-drive vehicles), boat propellers are the most widespread cause of scarring. In this study, we did not distinguish among the various scarring sources. Individual prop-scar widths are narrow and average approximately 12 inches; scar lengths vary considerably, from miles to only yards long and can be difficult to see in aerial photographs. In a previous study of scar recovery, Durako et al. (1992) suggested that the smallest-scale (least detailed) aerial photography useful for recognizing scars in seagrass beds is 1:24,000 (1 inch = 2,000 ft). A greater number of scars can be identified using larger-scale photography (e.g., 1:2,400). At a single site in Tampa Bay, Durako et al. (1992) were able to distinguish 700 individual scars in 1:2,400-scale photography, 104

Figure 4. *Study area for assessment of seagrass scarring.*

scars at 1:12,000, and only 5 scars with 1:24,000. Nevertheless, they suggested that most of the heavily scarred areas could be identified at the 1:24,000 scale and that the trade-off in the time saved using 1:24,000 photography justified its use.

Even though aerial photography can provide sufficient detail to allow recognition of prop scars, high-detail photography is often limited to certain areas. Pertinent photography not contained in the FMRI library was obtained from the appropriate water-management districts. The largest-scale aerial photography available was 1:13,200 color-infrared (CIR) transparencies made for the Florida Keys Land Cover Mapping Project (funded by the U.S. Environmental Protection Agency's Advanced Identification of Wetlands Program) in December 1991. The smallest-scale photography used to delineate scarring in our study consisted of 1:40,000 CIR transparencies provided by the South Florida Water Management District (SFWMD). These photographs covered Hobe Sound, southeast Florida, Biscayne Bay, the upper Florida Keys and Florida Bay, and the southwest region of Florida from Florida Bay to Charlotte Harbor. The Southwest Florida Water Management District (SWFWMD) supplied 1:24,000 CIR photographs from Yankeetown south to Charlotte Harbor. The St. Johns River Water Management District (SJRWMD) furnished 1:24,000 CIR photographs for Mosquito Lagoon and Indian River Lagoon. The only aerial photographs available for the Panhandle and Big Bend regions were approximately ten years old and therefore were too dated for delineating seagrass scarring for this study. The oldest photographs used for scarring delineation were taken in November 1990. Although these photographs did not represent conditions at the time of the survey, historical scarring patterns were documented from them, and areas requiring closer examination were identified.

Some problems are inherent in using photography of different scales. In particular, comparing maps of different scales should be done with caution. Large-scale photography (e.g., 1:2,400) can give more accurate representations of seagrass distributions and scarring than smaller-scale (e.g., 1:40,000) photography can. Just the width of a line drawn on a small-scale photograph may contain many hundreds or thousands of acres of seagrass, depending on the line's length and the scale of the photography. One problem in implementing this study was that large-scale photography—or even photography of the same scale for different areas of the state—did not exist. Also, offshore county lines were based upon 1:100,000 TIGER cultural data, and subtle differences in county-line boundaries could alter conclusions if the data are used too strictly in detailed comparisons. Therefore, we urge caution when making comparisons of the differences between regions and between counties.

Scarring Recognition

Scarring was recognized as distinct areas of light-colored lines and patches—visible in photographs and from the air—that contrasted with the darker colors of seagrass beds. Scarred areas in the 9 inch x 9 inch CIR aerial photographs were delineated using binocular macroscopes and stereoscopes, and the delineations were transferred to registered acetate overlays. Where scars merged, a bounding polygon was drawn around the entire scarred area (Figure 5). Polygons were only drawn around groups of scars, not around single, isolated prop scars. We did not map areas less than one acre due to the small-scale maps used. Because of the mapping procedure and differing map scales used, we may have inadvertently included small portions of bare substrate, channels, and open water in some polygons. For example, in areas that contained intricate shorelines with numerous islands—such as the Ten Thousand Islands and the Chassa-howitzka and Crystal rivers—delineating small polygons was impossible at the available map scales; as a consequence, some unscarred areas were incorporated within the polygons.

The intensity of scarring in each polygon was categorized based upon the Comparison Chart for Visual Estimation of Percentage Composition (after Terry and Chilingar 1955). Polygons designated as light enclosed areas where less than 5 percent of the seagrasses were scarred, moderate polygons contained areas with from 5 percent to 20 percent scarring, and severe polygons delineated areas with more than 20 percent scarring. For example, a 20-acre polygon that was classified as being moderately scarred would contain between 1 and 4 acres of actual scars. Diagrammatic representations of the three categories of estimated scarring intensity are shown in Figure 6. In some areas, different intensities of scarring were adjacent and could not be easily differentiated. These areas were delineated as a single polygon and were assigned

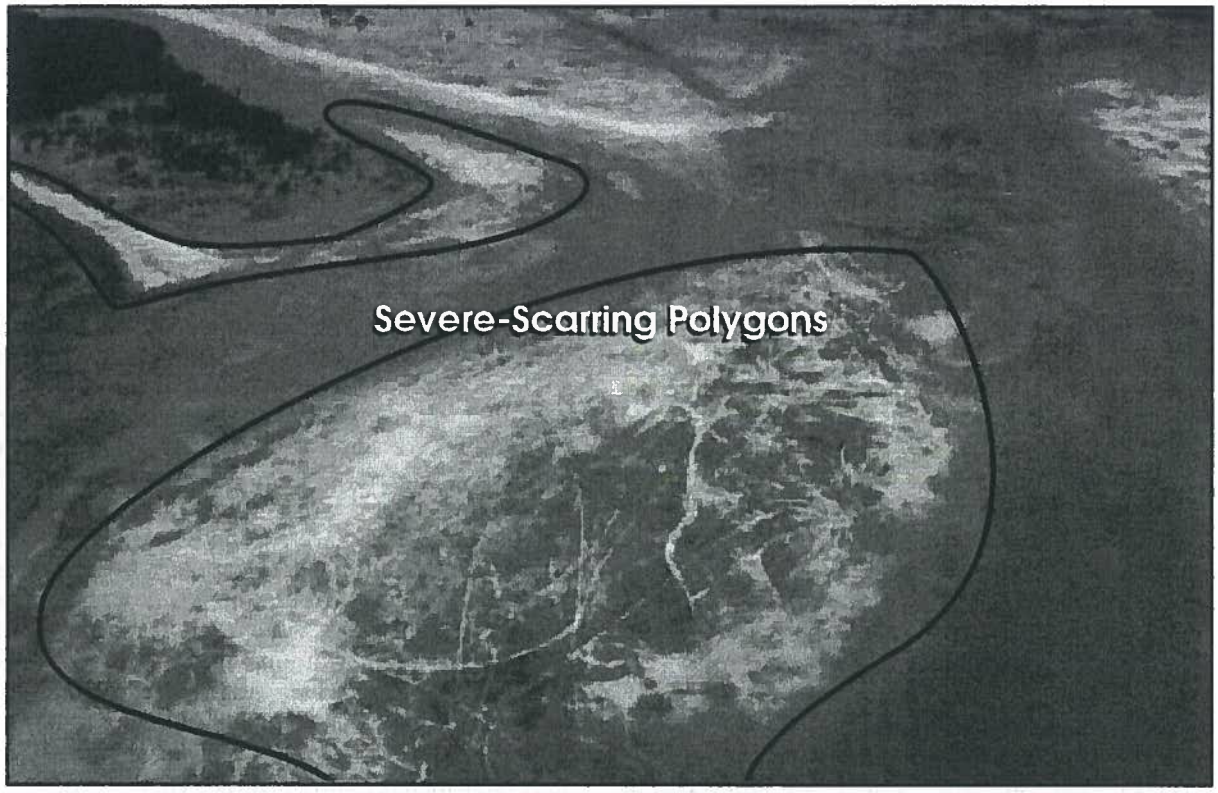


Figure 5. *Example of polygon delineation.*

a value for the overall scarring intensity. An oblique aerial photo in Figure 7 illustrates this situation.

Information about seagrass scarring in Florida Bay was furnished by Skip Snow of the Everglades National Park (ENP). Within Florida Bay, scarring occurs principally on seagrass banks, which are exposed at low tide. To confirm the locations of scarred seagrasses, a brief aerial survey was conducted by FMRI staff over a portion of Florida Bay.

Polygons drawn on the registered overlays on the aerial photographs were transferred to National Oceanic and Atmospheric Administration (NOAA) nautical charts using a zoom transfer scope (ZTS). The ZTS superimposes an image onto a base map of a different scale, providing for accurate transfer of the hand-drawn polygons from the photograph overlays onto the NOAA base maps. In most cases, 1:40,000-scale NOAA charts were used as base maps. The lack of larger-scale charts for the region from Anclote Key (Pasco County) to Alligator Harbor (Franklin County) forced us to use 1:80,000-scale charts. When possible, we used inset maps of various scales (1:5,000–1:20,000) to supplement small-scale chart information. In a portion of the Florida Keys, 1:24,000-scale U. S. Geological Survey (USGS) quadrangle maps were used as base maps because the largest-scale NOAA charts were only available at a scale of 1:80,000 (Table 1).

Scar Mapping

After marking the maps and charts with polygons, we conducted aerial surveys to verify scarring and refine the delineations of scarring intensity. Most aerial surveys were conducted between May 1992 and May 1993. The Florida Keys surveys were conducted between October 1992 and March 1993. Aerial surveys were important in assuring accurate representations of the extent and intensity of scarring because even in the better photographs, not all scars were visible. During the aerial surveys, boats were frequently observed scarring shallow seagrass beds. Some of these events were photographed, and the photographs were deposited in the FMRI library.

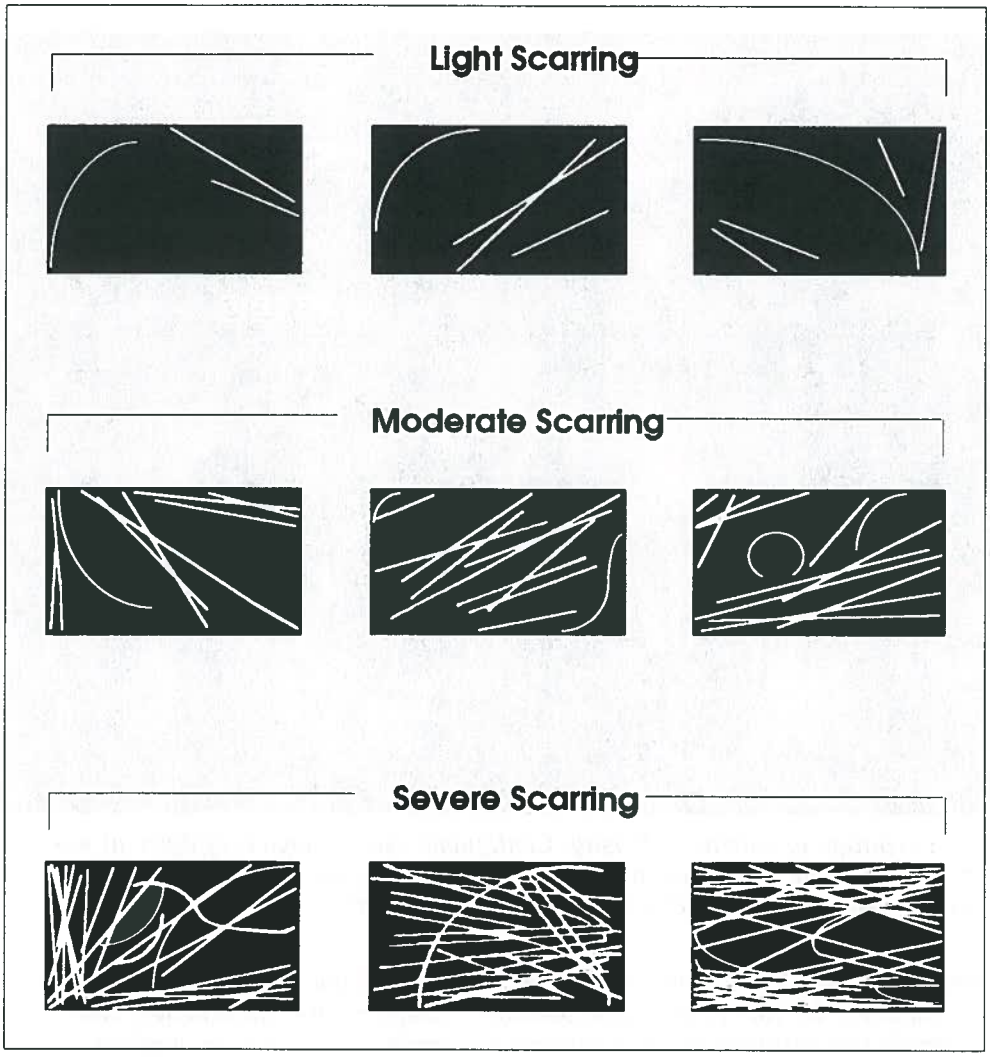


Figure 6. *Diagrammatic representation of the three categories of estimated scarring intensity. Black space within each block represents seagrasses, and white marks represent scarring. Light scarring is defined as the presence of scars in less than 5 percent of the delineated polygon, moderate scarring as the presence of scars in 5 to 20 percent of the polygon, and severe scarring as the presence of scars in more than 20 percent of the polygon.*

The Indian River Lagoon, the southeast Intracoastal Waterway, and the Florida Keys were surveyed from light, fixed-wing aircraft (Cessna 152 or 172) in regions where seagrasses were distributed along relatively straight and continuous shorelines. Regions with convoluted shorelines and numerous islands, such as Tampa Bay, Biscayne Bay, Waccasassa Bay, and parts of Florida Bay, were surveyed from a helicopter (Hughes 500). In the lower Florida Keys, where wide areas of seagrass extend from the Atlantic Ocean into Florida Bay, transects approximately 1000 feet apart were conducted perpendicular to the main axis of the Florida Keys. The Intracoastal Waterway formed the boundary between Everglades National Park and the Florida Keys in this assessment. Military bases prohibited aerial surveys of some seagrass areas.

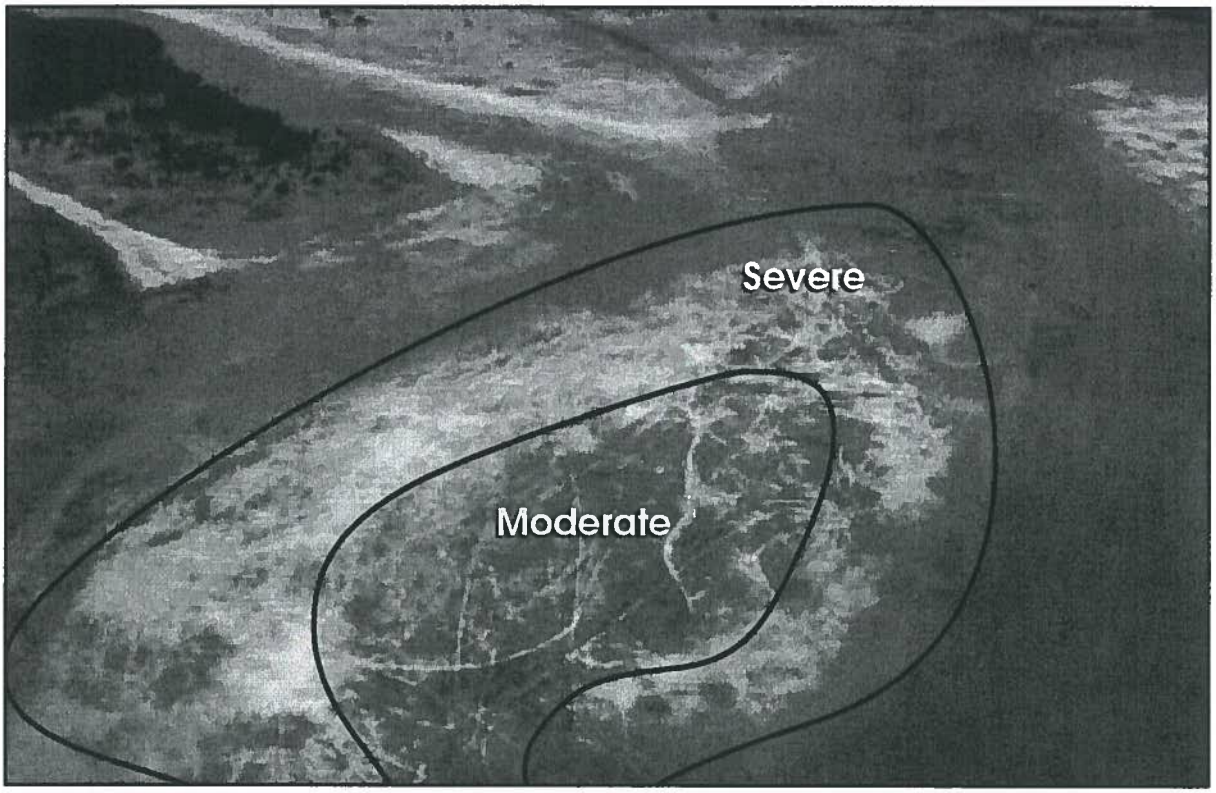


Figure 7. *Recognition of scarring intensity. Contiguous small polygons of different scarring intensities were combined into one overall intensity category. This seagrass bed would be recognized as severely scarred overall, even though part of it is only moderately scarred.*

Altitudes between 300 and 500 feet provided the best perspective for this study. Flight speeds were between 80 and 100 knots, depending on scar complexity and water clarity. Clear skies, calm seas, a vertical sun angle, and clear water were essential for conducting accurate aerial surveys. Rain and high winds made it difficult to see scars through the surface of the water. Glare from sunlight reflecting off the water in late afternoon and early morning also hampered observations. Turbidity caused by rough water during storms usually persisted for several days. Dark-colored, organically stained water—discharged from rivers during and after rain storms—greatly impeded our ability to identify scarred seagrasses during aerial surveys.

After completing the aerial surveys, we edited and recompiled the scarring data onto a clean set of base maps and then transferred the data into the Marine Resources Geographic Information System (MRGIS) at the FMRI. Complete descriptions of the MRGIS integration process, statewide map-creation techniques, and error-correction methodology are in Appendix A. ARC/INFO® software (v. 6.2.1) was used in this study to analyze scarring data and to produce output maps. Scarring information from this study is digitally stored and can easily be shared with other groups. All original base maps and photograph overlays have been archived at the FMRI.

Results

Moderately dense to dense seagrasses—i.e., excluding sparse and hardbottom seagrasses in the Florida Keys and sparse *Halophila* beds elsewhere—total approximately 1,901,000 acres. If hardbottom and sparse seagrasses in the Florida Keys are included in acreage estimates, seagrasses in Florida total nearly 2,660,000 acres (Table 2). The distribution of seagrasses in Florida coastal waters

Table 1. *NOAA nautical charts and USGS topographic maps used as base maps on which seagrass scarring in Florida was represented.*

Number	Scale	Official Name
Chart 11378	1:40,000	Intracoastal Waterway - Santa Rosa Sound to Dauphin Island
Chart 11393	1:40,000	Intracoastal Waterway - Lake Wimico to East Bay
Chart 11402	1:40,000	Intracoastal Waterway - Apalachicola to Lake Wimico
Chart 11404	1:40,000	Intracoastal Waterway - Carrabelle to Apalachicola Bay
Chart 11405	1:80,000	Apalachee Bay
Chart 11407	1:80,000	Horseshoe Point to Rock Islands
Chart 11408	1:80,000	Crystal River to Horseshoe Point
Chart 11409	1:80,000	Anclote Keys to Crystal River
Chart 11412	1:80,000	Tampa Bay and St. Joseph Sound
Chart 11413	1:40,000	Tampa Bay - northern part
Chart 11414	1:40,000	Tampa Bay - southern part
Chart 11425	1:40,000	Intracoastal Waterway - Charlotte Harbor to Tampa Bay
Chart 11427	1:40,000	Intracoastal Waterway - Fort Myers to Charlotte Harbor
Chart 11430	1:40,000	Everglades National Park - Lostmans River to Wiggins Pass
Chart 11432	1:50,000	Everglades National Park - Shark River to Lostmans River
Chart 11433	1:50,000	Everglades National Park - Whitewater Bay
Chart 11441	1:30,000	Key West Harbor and approaches
Chart 11442	1:80,000	Sombrero Key to Sand Key
Chart 11445	1:40,000	Intracoastal Waterway - Bahia Honda to Key West
Chart 11448	1:40,000	Intracoastal Waterway - Big Spanish Channel to Johnson Key
Chart 11449	1:40,000	Matecumbe to Bahia Honda Key
Chart 11451	1:80,000	Miami to Marathon and Florida Bay
Chart 11463	1:40,000	Intracoastal Waterway - Elliott Key to Matecumbe
Chart 11465	1:40,000	Intracoastal Waterway - Miami to Elliott Key
Chart 11467	1:40,000	Intracoastal Waterway - West Palm Beach to Miami
Chart 11485	1:40,000	Intracoastal Waterway - Tolomato River to Palm Shores
USGS map	1:24,000	Marquesas Keys West
USGS map	1:24,000	Marquesas Keys East
USGS map	1:24,000	Cottrell Key

is uneven; some counties have very little and others have a disproportionately large amount (see figures in Appendix B). Monroe County alone contains 54.6 percent of all Florida seagrass-bed acreage—mostly in Florida Bay and the Florida Keys (Tables 2 and 3). Much of the remaining seagrass acreage (26.4 percent) occurs in the shallow Gulf waters of Taylor, Citrus, Hernando, Levy, and Dixie counties in the Big Bend region of Florida. These counties have more seagrasses because they have extensive, shallow-water, low-energy areas with water quality that is generally good. These conditions promote rapid growth and coalescence of seagrasses. Other extensive seagrass components in deeper waters in this area are species of *Halophila,* which are usually in sparse or patchy beds. We did not include these seagrass types in this survey.

The remaining seagrass acreage (19 percent) is fairly evenly distributed among the other 25 coun-

Table 2. *Acreage of scarred seagrasses (to nearest ten acres) in each Florida coastal county in this study. Totals in scarring categories are based on calculated values, not on rounded values. Light scarring is defined as the presence of scars in less than 5 percent of the delineated polygon, moderate scarring as the presence of scars in 5 to 20 percent of the polygon, and severe scarring as the presence of scars in more than 20 percent of the polygon.*

County	Total Seagrass	Light Scarring	Moderate Scarring	Severe Scarring	Moderate +Severe	Total Scarring
Bay	10,530	4,050	820	80	900	4,950
Brevard	46,190	4,160	1,940	110	2,050	6,210
Broward	0 (1)	0	0	0	0	0
Charlotte	14,190	1,530	5,630	290	5,910	7,440
Citrus	147,810	25,700	1,700	180	1,880	27,580
Collier	5,250	1,970	1,590	90	1,680	3,650
Dade	145,650*	2,740	3,970	4,500	8,480	11,220
Dixie	111,130	2,470	1,020	0	1,020	3,490
Escambia	2,750	510	180	10	190	700
Franklin	19,840	440	370	0	370	810
Gulf	8,170	4,200	530	110	640	4,840
Hernando	146,870	7,790	710	0	710	8,500
Hillsborough	6,320	1,680	2,230	180	2,410	4,090
Indian River	2,940	140	10	30	40	180
Jefferson	10,500	420	80	0	80	510
Lee	50,510	5,930	7,100	1,290	8,390	14,310
Levy	132,400	9,970	120	0	120	10,090
Manatee	12,160	2,480	2,200	780	2,990	5,470
Martin	2,310	20	10	0	10	30
Monroe	1,452,800*	14,560	10,430	5,060	15,490	30,050
Okaloosa	3,450	310	80	0 (5)	80	390
Palm Beach	2,510	50	20	0	20	70
Pasco	85,570	2,120	1,760	360	2,120	4,240
Pinellas	22,920	3,800	3,870	2,010	5,880	9,680
Santa Rosa	2,720	450	110	0	110	560
Sarasota	4,160	720	300	30	330	1,050
St. Lucie	6,920	40	40	0	40	80
Taylor	162,860	8,100	60	0	60	8,160
Volusia	8,490	1,430	1010	350	1,370	2,800
Wakulla	29,630	2,060	730	0	730	2,790
Walton	710	10	0	0	0	10
Total	**2,658,290***	**109,870**	**48,630**	**15,470**	**64,100**	**173,960**

* Dade County and Monroe County totals include sparse-seagrass areas and hardbottom areas that have dense patches of turtle-grass and shoal-grass intermixed. See Table 6 for a breakdown of seagrass acreage in these counties and the text for an explanation. The total area of moderately dense, dense, and contiguous seagrasses for the state is 1,900,960 acres, excluding hardbottom and sparse seagrasses in the Florida Keys and sparse *Halophila* in the Big Bend region.

Table 3. *Relative percentages of scarred seagrasses, by intensity level, in each Florida coastal county in this study. Relative percentage is calculated for each category as the scarring in the county divided by scarring for the state multiplied by 100.* Light scarring *is defined as the presence of scars in less than 5 percent of the delineated polygon,* moderate scarring *as the presence of scars in 5 to 20 percent of the polygon, and* severe scarring *as the presence of scars in more than 20 percent of the polygon.*

County	Total Seagrass	Light Scarring	Moderate Scarring	Severe Scarring	Moderate +Severe	Total Scarring
Bay	0.4	3.7	1.7	0.5	1.4	2.8
Brevard	1.7	3.8	4.0	0.7	3.2	3.6
Broward	0.0	0.0	0.0	0.0	0.0	0.0
Charlotte	0.5	1.4	11.6	1.9	9.2	4.3
Citrus	5.6	23.4	3.5	1.1	2.9	15.8
Collier	0.2	1.8	3.3	0.6	2.6	2.1
Dade	5.5	2.5	8.2	29.1	13.2	6.4
Dixie	4.2	2.2	2.1	0.0	1.6	2.0
Escambia	0.1	0.5	0.4	0.1	0.3	0.4
Franklin	0.8	0.4	0.8	0.0	0.6	0.5
Gulf	0.3	3.8	1.1	0.7	1.0	2.8
Hernando	5.5	7.1	1.5	0.0	1.1	4.9
Hillsborough	0.2	1.5	4.6	1.2	3.8	2.4
Indian River	0.1	0.1	0.0	0.2	0.1	0.1
Jefferson	0.4	0.4	0.2	0.0	0.1	0.3
Lee	1.9	5.4	14.6	8.3	13.1	8.2
Levy	5.0	9.1	0.2	0.0	0.2	5.8
Manatee	0.5	2.3	4.5	5.1	4.7	3.1
Martin	0.1	0.0	0.0	0.0	0.0	0.0
Monroe	54.6	13.2	21.4	32.7	24.2	17.3
Okaloosa	0.1	0.3	0.2	0.0	0.1	0.2
Palm Beach	0.1	0.0	0.0	0.0	0.0	0.0
Pasco	3.2	1.9	3.6	2.3	3.3	2.4
Pinellas	0.9	3.5	8.0	13.0	9.2	5.6
Santa Rosa	0.1	0.4	0.2	0.0	0.2	0.3
Sarasota	0.2	0.6	0.6	0.2	0.5	0.6
St. Lucie	0.3	0.0	0.1	0.0	0.1	0.0
Taylor	6.1	7.4	0.1	0.0	0.1	4.7
Volusia	0.3	1.3	2.1	2.3	2.1	1.6
Wakulla	1.1	1.9	1.5	0.0	1.1	1.6
Walton	0.0	0.0	0.0	0.0	0.0	0.0

ties, mostly in embayments and lagoonal systems. Twenty-two counties have less than 50,000 acres of seagrass, and the majority of those have less than 20,000 acres. The median seagrass acreage for the 31 coastal counties in this study is approximately 10,500 acres. After Monroe County (1,452,800 acres), Taylor county has the largest seagrass acreage (162,860 acres). Of the Florida counties that contain at least some seagrass, Broward County had the smallest acreage; approximately one acre of seagrass could be recognized from seagrass-distribution sources.

The least amount of total scarring (the sum of the *light, moderate,* and *severe* categories) occurred in those counties that have little seagrass acreage (e.g., Broward, Indian River, and Walton). For scarring to be extensive, the first requirement is that a county must contain a substantial acreage of seagrass. Counties with little seagrass acreage, but with all of it scarred, would rank high in statewide scarring (Table 4). Therefore, ranking counties based on the percentage of seagrass scarred *within* the county can be deceptive.

For comparative purposes, then, counties must be ranked based on their percentages of scarring relative to scarring for the entire state. Relative to the whole state, the greatest amount of total scarring occurred, as would be expected from seagrass distributions, in Monroe and Citrus counties (Tables 2, 3, and 5). Lee, Dade, Levy, and Pinellas counties also had substantial scarring. Of greatest immediate concern is scarring in the *moderate* and *severe* categories (M/S scarring). Scarring in the *light* category in most areas is probably not of *immediate* concern in protecting seagrasses, unless the area is subject to increasing boat use. The counties with the most M/S scarring were Monroe, Dade, Lee, Charlotte, and Pinellas. Most scarring in Citrus and Levy counties was in the *light* category, so these two counties are of lower importance when only M/S scarring is considered. Fourteen counties each had less than one percent of the state's M/S scarring. Of these, Walton, Broward, Martin, Palm Beach, St. Lucie, and Indian River counties had the lowest amounts of M/S scarring because they all have low seagrass acreage. Of the counties containing substantial acreages of seagrass (i.e., those with more than one percent of statewide coverage), Taylor, Hernando, Wakulla, Dixie, and Citrus counties had the least M/S-scarring acreage. These counties are all in the Big Bend region of Florida, which is sparsely populated and has low numbers of registered boats. These five counties account for 22.5 percent of the state's seagrass acreage. Scarring extents and intensities for all 31 coastal counties in this study are illustrated in the figures in Appendix B.

Generalized seagrass distributions compiled from various sources may be misleading if data were based on different definitions for sparse seagrass or included patchy (but dense) seagrasses within a polygon. In this study, sparse and hardbottom seagrasses in Monroe and Dade counties were included in the overall seagrass distributions because substantial patches of dense and moderately dense shoal-grass and turtle-grass were intermixed and could not be separately delineated. In areas of the Big Bend and Indian River Lagoon, however, we deleted sparse-seagrass categories from mapping and analysis because they were mostly very sparse *Halophila* beds, which are usually in deeper waters and which may not be pertinent to ecological concerns addressed in this study. Nevertheless, we separated the seagrass distributions for Monroe and Dade counties into sparse/hardbottom and dense/moderately dense seagrass acreages (Table 6) for those who wish to eliminate these categories from scarring-extent calculations. All of our calculations were based on the total seagrass acreages for Monroe and Dade counties.

Polygons representing scarring in areas where sparse seagrasses had been excluded from the generalized distribution were retained in the analysis because they indicated the presence of seagrasses, as confirmed in the aerial surveys. Caution must be used when assessing the meaning of the data presented in this study. Although we have attempted to reduce distribution errors, inaccuracies remain because of the broad nature of this type of study. Mapping of seagrasses and scarring will be in constant flux as more detailed data are generated for different areas.

To more broadly identify differences in seagrass-scarring distribution, five regions (Figure 8)

Table 4. *Percentages of scarred seagrasses, by intensity level, within each Florida coastal county in this study.* Light scarring *is defined as the presence of scars in less than 5 percent of the delineated polygon,* moderate scarring *as the presence of scars in 5 to 20 percent of the polygon, and* severe scarring *as the presence of scars in more than 20 percent of the polygon. The percentage of scarred seagrasses for the entire state in each category is* light = *4.1%,* moderate = *1.8%,* severe = *0.6%,* moderate + severe = *2.4%, and* total scarring = *6.5%.*

County	Total Seagrass Acres	Percent Light Scarring	Percent Moderate Scarring	Percent Severe Scarring	Percent Moderate +Severe	Percent Total Scarring
Bay	10,530	38.4	7.8	0.7	8.5	47.0
Brevard	46,190	9.0	4.2	0.2	4.4	13.4
Broward	1	100.0	0.0	0.0	0.0	100.0
Charlotte	14,190	10.8	39.6	2.0	41.6	52.4
Citrus	147,810	17.4	1.2	0.1	1.3	18.7
Collier	5,250	37.5	30.3	1.7	32.0	69.5
Dade	145,650	1.9	2.7	3.1	5.8	7.7
Dixie	111,130	2.2	0.9	0.0	0.9	3.1
Escambia	2,750	18.7	6.4	0.3	6.7	25.4
Franklin	19,840	2.2	1.9	0.0	1.9	4.1
Gulf	8,170	51.4	6.6	1.3	7.9	59.3
Hernando	146,870	5.3	0.5	0.0	0.5	5.8
Hillsborough	6,320	26.6	35.3	2.9	38.2	64.8
Indian River	2,940	4.8	0.3	1.1	1.4	6.2
Jefferson	10,500	4.0	0.8	0.0	0.8	4.8
Lee	50,510	11.7	14.1	2.6	16.7	28.4
Levy	132,400	7.5	0.1	0.0	0.1	7.6
Manatee	12,160	20.4	18.1	6.5	24.6	45.0
Martin	2,310	1.0	0.4	0.0	0.4	1.4
Monroe	1,452,800	1.0	0.7	0.4	1.1	2.1
Okaloosa	3,450	9.0	2.2	0.1	2.3	11.3
Palm Beach	2,510	2.1	0.9	0.0	0.9	3.0
Pasco	85,570	2.5	2.1	0.4	2.5	5.0
Pinellas	22,920	16.6	16.9	8.8	25.7	42.3
Santa Rosa	2,720	16.4	4.1	0.0	4.1	20.5
Sarasota	4,160	17.2	7.2	0.8	8.0	26.0
St. Lucie	6,920	0.6	0.6	0.0	0.6	1.2
Taylor	162,860	5.0	0.0	0.0	0.0	5.0
Volusia	8,490	16.9	11.9	4.2	16.1	33.0
Wakulla	29,630	6.9	2.5	0.0	2.5	9.4
Walton	710	1.6	0.0	0.0	0.0	1.6

Table 5. *County rankings of scarred-seagrass acreage, by scarring intensity, in each Florida coastal county in this study. Rank is in decreasing order of acreage scarred. Counties with the same acreage are ranked alphabetically.* Light scarring *is defined as the presence of scars in less than 5 percent of the delineated polygon,* moderate scarring *as the presence of scars in 5 to 20 percent of the polygon, and* severe scarring *as the presence of scars in more than 20 percent of the polygon.*

	Total Seagrass	Light Scarring	Moderate Scarring	Severe Scarring	Moderate +Severe	Total Scarring
1	Monroe	Citrus	Monroe	Monroe	Monroe	Monroe
2	Taylor	Monroe	Lee	Dade	Dade	Citrus
3	Citrus	Levy	Charlotte	Pinellas	Lee	Lee
4	Hernando	Taylor	Dade	Lee	Charlotte	Dade
5	Dade	Hernando	Pinellas	Manatee	Pinellas	Levy
6	Levy	Lee	Hillsborough	Pasco	Manatee	Pinellas
7	Dixie	Gulf	Manatee	Volusia	Hillsborough	Hernando
8	Pasco	Brevard	Brevard	Charlotte	Pasco	Taylor
9	Lee	Bay	Pasco	Citrus	Brevard	Charlotte
10	Brevard	Pinellas	Citrus	Hillsborough	Citrus	Brevard
11	Wakulla	Dade	Collier	Brevard*	Collier	Manatee
12	Pinellas*	Manatee	Dixie	Gulf*	Volusia	Bay
13	Franklin*	Dixie	Volusia	Collier*	Dixie	Gulf
14	Charlotte*	Pasco	Bay	Bay*	Bay	Pasco
15	Manatee*	Wakulla	Wakulla	Indian River*	Wakulla	Hillsborough
16	Bay*	Collier	Hernando	Sarasota*	Hernando	Collier
17	Jefferson*	Hillsborough	Gulf	Escambia*	Gulf	Dixie
18	Gulf*	Charlotte	Franklin*	Broward*	Franklin*	Volusia
19	Volusia*	Volusia	Sarasota*	Dixie*	Sarasota*	Wakulla
20	St. Lucie*	Sarasota*	Escambia*	Franklin*	Escambia*	Sarasota*
21	Hillsborough*	Escambia*	Levy*	Hernando*	Levy*	Franklin*
22	Collier*	Santa Rosa*	Santa Rosa*	Jefferson*	Santa Rosa*	Escambia*
23	Sarasota*	Franklin*	Jefferson*	Levy*	Jefferson*	Santa Rosa*
24	Okaloosa*	Jefferson*	Okaloosa*	Martin*	Okaloosa*	Jefferson*
25	Indian River*	Okaloosa*	Taylor*	Okaloosa*	Taylor*	Okaloosa*
26	Escambia*	Indian River*	St. Lucie*	Palm Beach*	Indian River*	Indian River*
27	Santa Rosa*	Palm Beach*	Palm Beach*	Santa Rosa*	St. Lucie*	St. Lucie*
28	Palm Beach*	St. Lucie*	Indian River*	St. Lucie*	Palm Beach*	Palm Beach*
29	Martin*	Martin*	Martin*	Taylor*	Martin*	Martin*
30	Walton*	Walton*	Broward*	Wakulla*	Broward*	Walton*
31	Broward*	Broward*	Walton*	Walton*	Walton*	Broward*

* Relative percentage is less than one percent.

Table 6. *Acreages (to nearest ten acres) of seagrass-density categories in the Florida Keys.*

County	Total Seagrass	Moderate/Dense Seagrass	Sparse/Hardbottom Seagrass
DADE	145,650	120,680	24,320
MONROE	1,452,800	717,440	733,210
TOTAL	1,598,450	838,120	757,530

were demarcated in the analysis of scarring extents and intensities: *Region 1. Panhandle* (Escambia County–Franklin County), *Region 2. Big Bend* (Wakulla County–Pasco County), *Region 3. Gulf Peninsula* (Pinellas County–Lee County), *Region 4. Atlantic Peninsula* (Palm Beach County–Volusia County), and *Region 5. South Florida* (Collier County–Broward County). Acreages of scarred seagrasses occurring in these regions are in Table 7.

The areas of Florida with the greatest acreages of M/S scarring were the Gulf Peninsula and South Florida regions. Based only on the severe-scarring category, however, the South Florida region had twice the scarred acreage of the Gulf Peninsula region. If the *light*-scarring category is included, the Big Bend region had the greatest total of scarred-seagrass acreage. However, the *light*-scarring category may not be of greatest concern in protecting seagrasses from scarring; therefore, the Big Bend region may not be a priority for a management program, except for protecting sites where M/S scarring occurs and ensuring that scarring does not become worse.

When M/S scarring is viewed relative to the total seagrass acreage in the region, the most threatened region is the Gulf Peninsula (23.5 percent of its seagrasses scarred); it has extensive scarring relative to the moderate acreage of seagrasses there. Because of the extensive acreages of seagrasses in the South Florida and Big Bend regions, scarring levels (1.6 percent and 0.8 percent of their seagrasses scarred) were low relative to the area of total seagrasses present. However, most of these seagrasses occur in water depths where they are unlikely to be scarred.

Region 1. Panhandle: This region has the least acreage of seagrass in the state (Table 7). Bay and

Table 7. *Acreages of scarred seagrasses (to nearest ten acres) in each region of Florida demarcated in this study.* Light scarring *is defined as the presence of scars in less than 5 percent of the delineated polygon,* moderate scarring *as the presence of scars in 5 to 20 percent of the polygon, and* severe scarring *as the presence of scars in more than 20 percent of the polygon.*

Region	Total Seagrass	Light Scarring	Moderate Scarring	Severe Scarring	Moderate +Severe	Total Scarring
1. PANHANDLE	48,170	9,970	2,090	200	2,290	12,260
2. BIG BEND	826,770	58,630	6,180	540	6,720	65,350
3. GULF PENINSULA	110,260	16,140	21,330	4,580	25,910	42,050
4. ATLANTIC PENINSULA	69,360	250	3,030	490	3,520	3,770
5. SOUTH FLORIDA	1,603,700*	19,270	15,990	9,650	25,640	44,910

* South Florida total includes sparse-seagrass areas and hardbottom areas with moderately dense and dense patches of turtle-grass and shoal-grass intermixed. See Table 6 for a breakdown of seagrass acreage in these counties and the text for an explanation. The total area of moderately dense, dense, and contiguous seagrasses in the state is 1,900,960 acres, excluding hardbottom and sparse seagrasses in the Florida Keys and sparse *Halophila* beds in the Big Bend region.

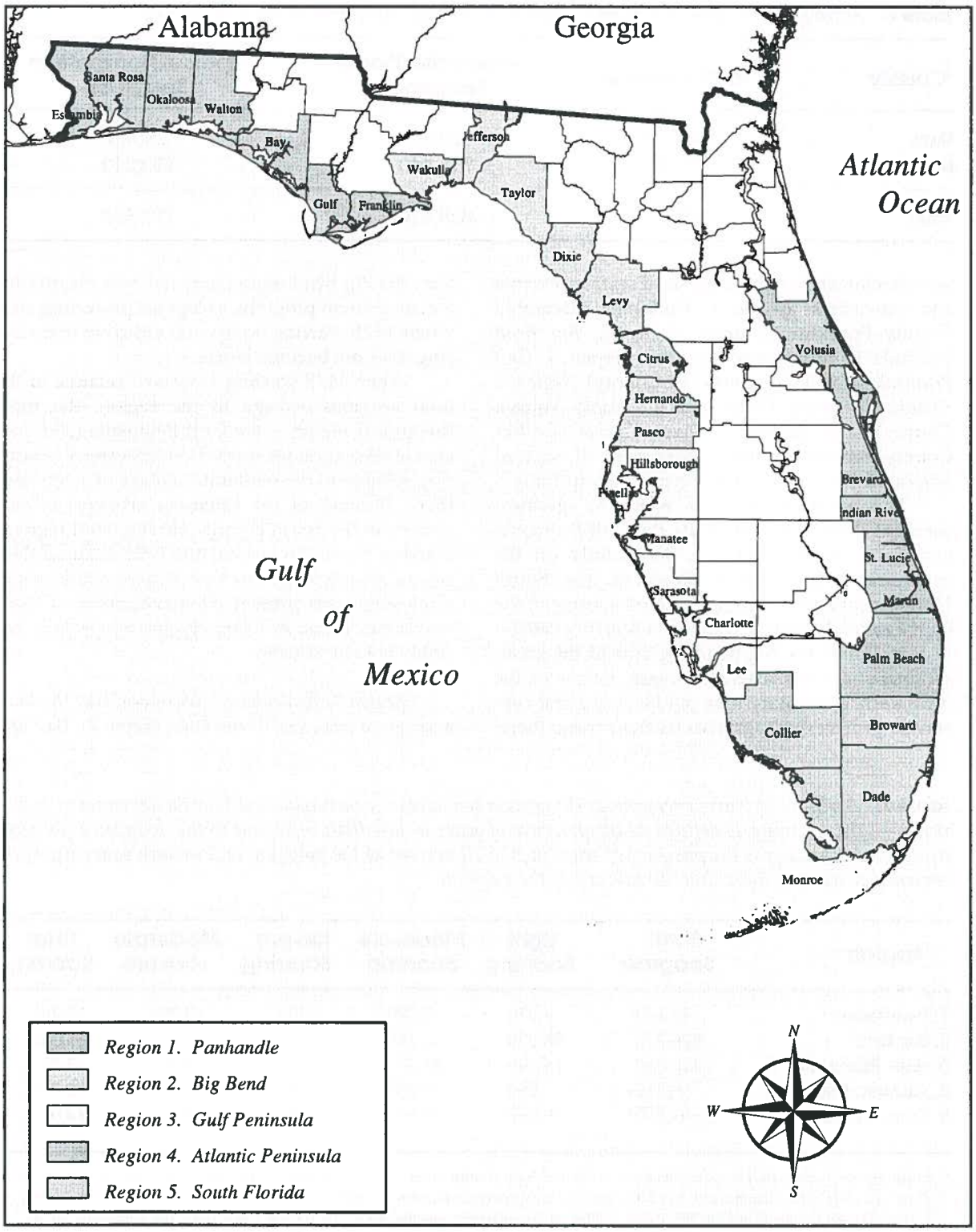


Figure 8. *Regions of Florida analyzed for scarred seagrasses.*

Gulf counties had the greatest acreages of both total and M/S scarring in this region. Scarring in this region was principally in the light category, although some of the small amount of seagrass in the more developed embayments had severe scarring. St. Joseph Bay, East Bay, and St. Andrew Bay, along with The Narrows and Santa Rosa Sound, were the principal foci for scarring. Big Lagoon in Escambia County had extensive *light* and *moderate* scarring, as did areas adjacent to Perdido Bay and Perdido Island.

Region 2. Big Bend: The Big Bend region contains extensive areas of very shallow water and intricate shorelines. Even so, not much scarring was observed (Table 7). Within this region, Citrus County had the most extensive acreage of total scarring, and Pasco County had the most M/S scarring. Levy, Taylor, and Hernando counties also had a substantial amount of total scarring, most of which was in the *light* category. The extent of scarring was unexpected because of these counties' lower population densities. However, the large amount of *light* scarring may have partially been an artifact of the small-scale maps that prevented detailed polygon delineation in this region.

Region 3. Gulf Peninsula: The total acreage of scarred seagrasses was extensive in this region (Table 7). M/S scarring totaled 25,910 acres, which was the most in the state. Lee County had the most extensive total and M/S scarring of the counties in this region. The seagrass flats of Estero Bay, Pine Island Sound, and Matlacha Pass (all in Lee County) were criss-crossed with M/S scarring. Figure 9 illustrates detailed scarring patterns around Pine Island in Charlotte County. Note the scarred area to the southwest of the marina (lower left). Even though a marked boat channel (narrow band of light blue) extends west from the marina to open water and the Intracoastal Waterway, boats leaving the marina often take a shortcut south and as a result scar shallow seagrass beds.

From Sarasota County to Pinellas County, *light* and *moderate* scarring were common. Pinellas County had the largest acreage of total and M/S scarring in the Tampa Bay region. The Gulf Peninsula region contains two extensive bay systems: Tampa Bay, which is highly developed, and Charlotte Harbor, which is much less developed. A comparison of the two bay systems shows that both total and M/S scarring were approximately the same for the two embayments. Charlotte Harbor has approximately 23,000 more acres of seagrass than Tampa Bay does, so scarring may have been more critical in Tampa Bay relative to its total seagrass acreage.

Region 4. Atlantic Peninsula: This region had the lowest total acreage of scarred seagrasses (Table 7). Most scarring occurred in the northern part of Brevard County and the southern part of Volusia County, so the northern part of this region had the most extensive scarring. Within this region, Brevard County had the most total and M/S scarring, although Volusia County also had substantial M/S scarring. Relative to the total acreage of seagrass in the county, the scarring in Volusia County may be more deleterious. Counties south of Brevard County did not have substantial acreages of seagrass; therefore, scarring there was not extensive.

Region 5. South Florida: This region has the largest acreage of seagrass in the state—most of it in Monroe County (Table 7). This region also had the greatest acreage of *severe* scarring in the state. Monroe County had by far the most scarring in all categories in this region. Of the other counties in this region, Dade County had substantial scarring in the total and M/S categories, principally in southern Biscayne Bay.

For this region, a better understanding of scarring can be obtained by viewing the Florida Keys as a single entity that crosses county boundaries. If the extensive area of seagrasses in Florida Bay is excluded from the scarring analysis, the Florida Keys contains what are probably the most egregious examples of scarring in the state. This area, which is in Dade and Monroe counties, provided a greater diversity of scarring types than any other county in the state and was surveyed in greater detail to provide an example of how to examine site-specific types of scarring (Kruer 1994).

Virtually all seagrass banks and flats in the Florida Keys have some scarring, and scar density is generally greatest near developed islands and in areas of more intensive boating activity (Matthews et al. 1991). Scarred seagrasses were observed from the high intertidal zone to a depth of approximately six feet at low tide. The scars in deeper water were near ports at Key West and Stock Island; northeast of Big Pine Key, where commercial fish-trap boats take shortcuts through

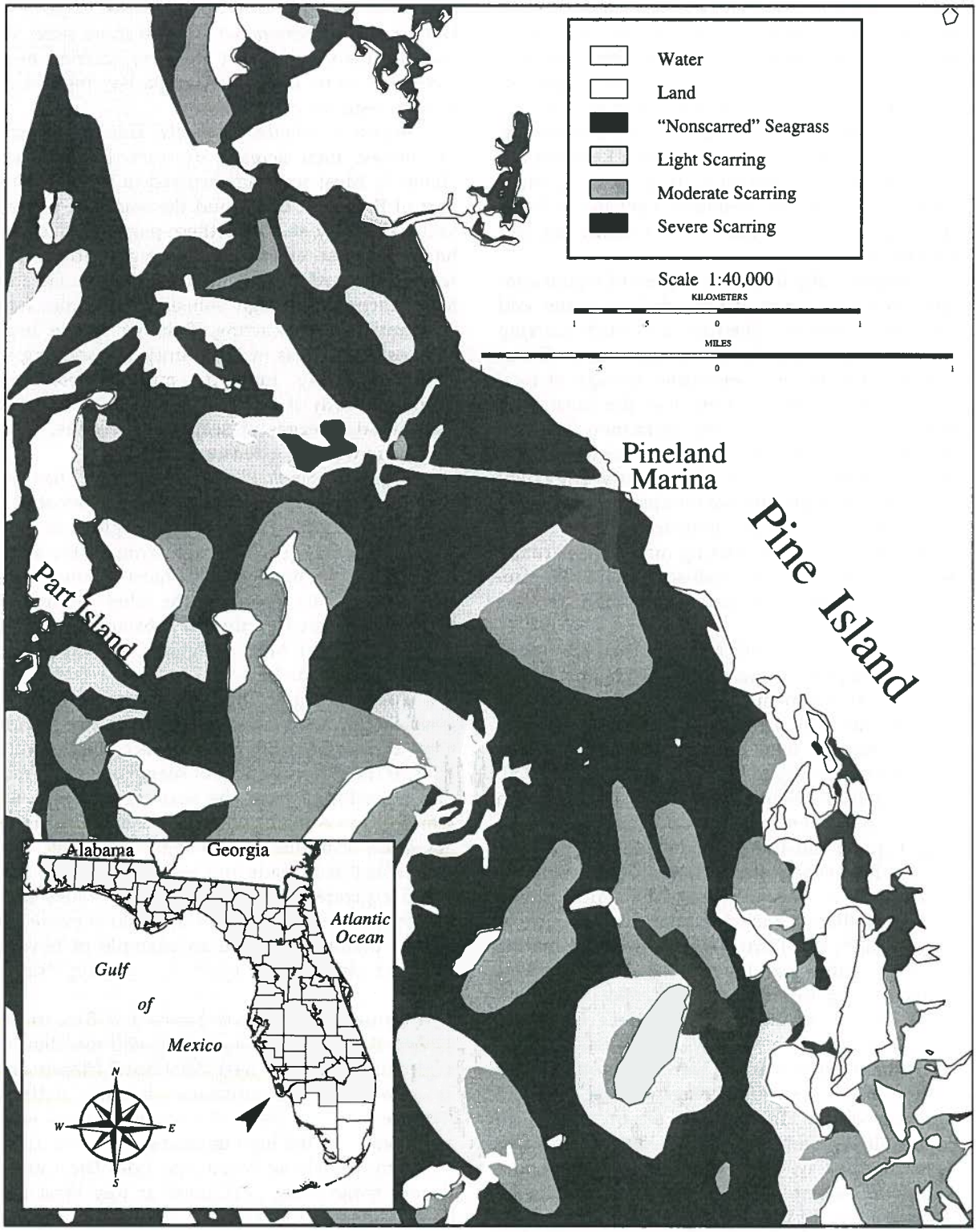


Figure 9. *Detailed map of scarred seagrasses—Pine Island, Lee County.*

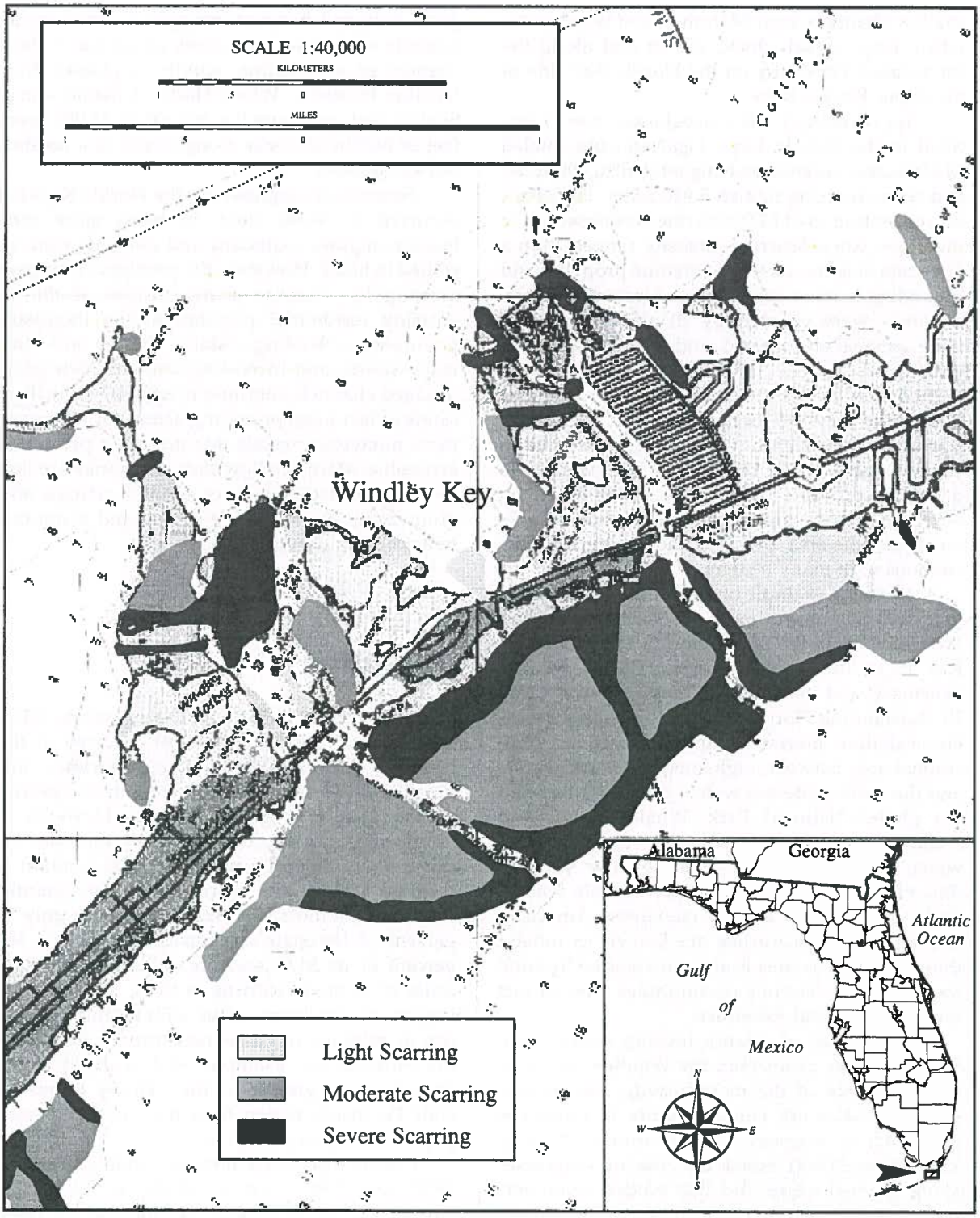


Figure 10. *Detailed map of scarred seagrasses—Windley Key, Monroe County.*

shallow channels; near Marathon and Islamorada, where large vessels dock; and in and along the Intracoastal Waterway on the Florida Bay side of the upper Florida Keys.

Approximately 900 scarred areas were identified in the Florida Keys. *Light* scarring totaled 14,650 acres, *moderate* scarring totaled 10,400 acres, and *severe* scarring totaled 5,020 acres. The greatest concentration of M/S scarring was observed in the upper Keys. Scarring intensity ranged from a few scars at some sites to numerous propeller and grounding scars at others. Some formerly vegetated areas were covered by displaced sediment from extensively scarred and destabilized seagrass beds nearby. Moderately and severely scarred sites in the lower Florida Keys from the Marquesas Keys to near Snipe Key, for which additional information was collected, are listed in Tables 8 and 9 (Kruer 1994). These sites were evaluated for probable causes of scarring based on observed boating activity, environmental characteristics of the area, personal knowledge, and discussions with many boaters.

A notable example of the intensity of scarring that occurs in some parts of Florida is around Windley Key, in the upper Florida Keys. Windley Key is in the Florida Keys National Marine Sanctuary, and its waters are designated as Class III Outstanding Florida Waters. It includes a variety of shallow marine communities and is a transitional area between high-energy oceanic waters and the more protected waters of Florida Bay and Everglades National Park. Whale Harbor and Snake Creek channels, both with relatively deep water, connect the extensive, shallow seagrass flats of Florida Bay with deeper oceanic waters. Endangered West Indian manatees, American crocodiles, and seaturtles are known to inhabit these waters. The area is also surrounded by coral reefs and hardbottom communities that attract many tourists and fishermen.

As a result of intense boating activity and lack of proper protection, the Windley Key area contains some of the most heavily scarred seagrass flats in south Florida. Figure 10 illustrates the extent of seagrass scarring around Windley Key. Kruer (1994) noted the loss of seagrasses along channel edges and that eroded sediments were being deposited on seagrasses. Unmarked channels had been cut through shallow-water seagrass flats and between mangroves. Boat wakes severely eroded seagrass beds along the offshore channel edges. Boating activity originated from facilities located at Whale Harbor Channel and at Snake Creek and from the more than 31,000 linear feet of bulkhead docks along canals in a residential subdivision.

Scarring of seagrasses in the Florida Keys has occurred for some time—probably since combustion engines (outboard and inboard) were installed in boats. However, the problem of seagrass scarring has become acute because of the increasing residential population; the increasing popularity of boating, fishing, diving, and other water sports; and increasing tourism. New prop-dredged channels continue to appear, some thousands of feet long, providing access for larger and more numerous vessels into areas not previously accessible. Many shallow flats and banks are now severely eroded due to constant scarrings, ship groundings, chronic wave action, and water-current scouring (Kruer 1994).

Discussion

The majority of Florida's moderate/severe (M/S) seagrass scarring (68.9 percent) occurred in five counties: Monroe, Dade, Lee, Charlotte, and Pinellas. These same counties contain 63.4 percent of the state's seagrass acreage. However, if Monroe County is excluded from analysis—because of its disproportionately large amount of seagrass acreage and scarring—the five counties that have the most M/S scarring contain only 9.3 percent of the state's seagrass acreage but 49.4 percent of its M/S scarring. What could be the cause of so much scarring in these counties? One important correlation exists with population density, as reflected in vessel registrations for each of the counties. For example, M/S scarring of seagrass beds is greater in the densely populated Gulf Peninsula region than it is in the sparsely populated Big Bend region.

Florida's population nearly doubled between 1970 and 1990: from 6,791,000 to 12,938,000. During the same period, the number of vessel registrations (recreational and commercial) more

Table 8. *Moderately scarred sites—Marquesas Keys to Snipe Key (1992–93). Adapted from Kruer (1994).*

Site #	Adjacent Key	Probable Cause[1]	Suggested Management[2]	Comments
13	Marquesas Keys	A, S	ED	Shallow channel between islands with popular beaches
15	Marquesas Keys	A, S	ED	Shallow channel between two islands
32	Marquesas Keys	I, S	ED	Entrance to natural channel
46	Boca Grande Key	C, S	C	At entrance to main channel, existing markers (#17 and #18) on chart, marker 18 in shallow zone, vessels pass on shallow side.
50	Boca Grande Key	C, S	C	Markers # 13 and 14 not located as shown on chart 11441
75	Archer Key	C, S	C, EN	Adjacent to single marker # 8 shown on chart 11441, oversized vessels, needs gated markers.
105	Mule Key	C, S	C, EN	Confined area between markers, used by oversized vessels
113	Mule Key	C, S	ED	Area of concentrated traffic near channel markers
121	Key West	S	ED	Isolated bank (Middle Grounds) in center of Northwest Channel
123	Wisteria Island	C, L, S	C, ED, EN	Heavily traveled anchorage on west edge of Key West Channel
127	Fleming Key	C, S	C, ED	Inadequately marked channel through large bank
142	Fleming Key	S	ED, EN	On inside of several markers
145	Fleming Key	S	C, ED	On edge of main channel near marker
150	Key West	P, S	C, ED, EN	Outside of markers in access to Garrison Bight
151	Key West	C, P, S	C, ED	Inside Garrison Bight, outside of partly marked dredged channel
152	Key West	C, P, S	C, ED	Inside Garrison Bight, outside of partly marked dredged channel
155	Sigsbee Park	S	C, ED	At end of dredged area
156	Key West	A, S	C, ED	Boats accessing dredged channel
157	Key West	C, P, S	C, ED, EN	Cow Key Channel, part marked, part unmarked, high-speed traffic
163	Stock Island	P, S	C, ED, EN	Adjacent to Safe Harbor Channel
165	Stock Island	L, P, S	C, ED, EN	Anchorage east of Stock Island in Boca Chica Channel
166	Stock Island	L, P	ED, EN	Anchorage east of Stock Island in Boca Chica Channel and near ramp
174	Boca Chica	S	ED, EN	At entrance to dredged part of Boca Chica Channel
181	Bay Keys	I, S	ED, EN	Commercial tour boats and recreational boats accessing Bay Keys from the south
201	Lower Harbor Keys	I, S	ED, EN	Long, illegally marked channel
204	Channel Key	I, S	ED	Part of old Backcountry Waterway
207	Channel Key	I, S	C, ED	Cut through bank between islands
223	Fish Hawk Key	I, S	C, ED	Cut through long linear bank
232	Geiger Key	A, I, S	ED, EN	Shallow channel leaving residential canal
236	Saddlebunch Key	C,S	C, ED	On bank near marked channel
238	Big Coppitt Key	A,C	ED, EN	Marked access to canal trailer park
245	Halfmoon Key	A, I, S	ED, EN	Access to shallow embayment
251	Mud Keys	S	C, ED	Channel leaving Waltz Key Basin

[1] *Probable Cause:* A = access point, C = poor channel markers, I = illegal aids to navigation, L = live-aboards, P = proximity, S = shortcut.

[2] *Suggested Management:* C = new or improved markers, ED = education, EN = better enforcement, R = restricted area.

Table 9. *Severely scarred sites—Marquesas Keys to Snipe Key (1992–1993). Adapted from Kruer (1994).*

Site #	Adjacent Key	Probable Cause[1]	Suggested Management[2]	Comments
7	Marquesas Keys	S	ED, EN	From large vessel in early 1980s, now enlarged
129	Wisteria Island	C, L, S	C, ED, EN	Heavily traveled anchorage on east side of Key West Channel
138	Fleming Key	I, S	C, ED	At shallow end of a natural channel
158	Stock Island	A	ED, EN	Boats accessing residential area in shallow water
160	Key West	A, L	ED, EN	Cow Key Channel live-aboard anchorage and Cow Key Channel south of bridge
170	Stock Island	S	C, ED, EN	Large vessels shortcutting into Boca Chica Channel
231	Geiger Key	A, I, P, S	C, ED, EN	Access to Geiger Key Marina and area

[1] *Probable Cause:* A = access point, C = poor channel markers, I = illegal aids to navigation, L = live-aboards, P = proximity, S = shortcut.

[2] *Suggested Management:* C = new or improved markers, ED = education, EN = better enforcement, R = restricted area.

than tripled: from 235,000 to 716,000. Clearly, not only is the population increasing, but the percentage of the population that owns boats is also increasing. Substantial increases in both population and number of vessels suggest that our state's water resources are being used at an increasing rate, and therefore its seagrasses are in increasing danger of being damaged.

By 1992–93, total power-boat registration for the 31 counties in this survey had reached 493,406 vessels (Bureau of Vessel Titles and Registrations 1994). The greatest percentage of boats in most coastal counties were registered as pleasure boats (Table 10). For the 31 counties in this study, only 6.4 percent of vessels were registered as commercial craft. The five counties with the greatest number of vessel registrations were Dade, Pinellas, Broward, Hillsborough, and Lee. These five counties contained 40.6 percent of all vessels registered in the 31 coastal counties in this study. The number of registered vessels in the five counties with the greatest acreage of M/S scarring was 156,899 in 1992–93, which is 14 times greater than that of the registered vessels in the five counties that had the least M/S scarring (11,031 acres) and that also had substantial seagrass acreage. In four of the five counties with the most registered craft, M/S scarring of seagrasses was also extensive (25,160 acres or 39 percent). In Broward County, scarring levels were low because it had only slightly more than one acre of seagrasses (based on small-scale photography).

The number of vessels registered in a county is not always a predictor of seagrass scarring in that county. Many counties with large numbers of registered watercraft lack substantial seagrass acreage. For example, Palm Beach County has 30,929 and Broward County has 42,612 registered vessels (Table 10), but each has less than 20 acres of M/S scarring (Table 2). In contrast, Monroe County has a moderate number of vessels registered (20,163) but contains the greatest acreage of M/S scarring in the state.

Whether a vessel is used for commercial or recreational purposes may influence where it is predominantly used. Commercial vessels are usually larger, work farther offshore, and are limited to a few ports with deeper access; smaller vessels can be trailered to attractive inshore fishing and watersports areas such as the Florida Keys and Charlotte Harbor. Pleasure boats (excluding sailboats) in most counties compose more than 90 percent of registered vessels (Table 10). In Monroe County, by contrast, only 80 percent (16,152) of the vessels are registered as pleasure boats; the remainder are registered as commercial vessels. Pleasure-boat registrations indicate where trailering may likely originate. Therefore, seagrass scarring in the Florida Keys may be caused in part by smaller boats trailered in from Palm Beach, Dade, and Broward counties and elsewhere. Nevertheless, seagrass scarring is not limited to a single group of boaters; all user-groups scar seagrasses to some degree.

Table 10. *Vessel registrations in 1992–1993 in the 31 Florida coastal counties in this study. Table does not include sailboat registrations.*

County	Pleasure Craft	Percentage Pleasure Craft	Commercial and Dealer Craft	Total Watercraft	County Rank
Bay	13,212	89.9	1,488	14,700	15
Brevard	25,763	93.8	1,716	27,479	7
Broward	39,930	93.7	2,682	42,612	3
Charlotte	14,004	93.7	947	14,951	14
Citrus	11,445	91.7	1,039	12,484	19
Collier	13,791	92.2	1,171	14,962	13
Dade	44,542	95.2	2,231	46,773	1
Dixie	1,544	77.0	461	2,005	30
Escambia	15,297	96.6	537	15,834	11
Franklin	1,424	57.7	1,045	2,469	27
Gulf	1,866	86.8	284	2,150	29
Hernando	5,293	96.1	212	5,505	23
Hillsborough	35,126	97.3	973	36,099	4
Indian River	7,796	94.1	492	8,288	21
Jefferson	669	96.3	26	695	31
Lee	29,409	93.6	2,007	31,416	5
Levy	2,162	86.1	348	2,510	26
Manatee	12,865	94.5	752	13,617	17
Martin	12,041	94.0	767	12,808	18
Monroe	16,152	80.1	4,011	20,163	8
Okaloosa	13,059	94.3	795	13,854	16
Palm Beach	29,862	96.6	1,067	30,929	6
Pasco	14,800	96.6	528	15,328	12
Pinellas	41,317	94.8	2,279	43,596	2
Santa Rosa	7,377	95.4	359	7,736	22
Sarasota	16,272	95.0	848	17,120	10
St. Lucie	8,839	94.2	543	9,382	20
Taylor	2,399	91.0	237	2,636	25
Volusia	18,286	95.4	876	19,162	9
Wakulla	3,221	86.4	509	3,730	24
Walton	2,308	95.6	105	2,413	28

Table 11. *Vessel registrations in 1992–93 (Bureau of Vessel Titles and Registrations 1994) in the five regions of Florida demarcated in this survey (see Figure 8). Table does not include sailboat registrations.*

Region	Total Watercraft	Pleasure Craft (PC)	% Pleasure Craft	Regional Rank PC	Regional Rank %PC
1. Panhandle	59,156	54,525	92.2	4	4
2. Big Bend	44,893	41,533	92.5	5	3
3. Gulf Peninsula	156,799	148,993	95.0	1	1
4. Atlantic Peninsula	108,048	102,587	94.9	3	2
5. South Florida	124,510	114,415	91.9	2	5
Total	493,406	462,053	93.6	—	—

On a regional basis, vessel registrations were greatest in the Gulf Peninsula region (Table 11). Vessel registrations in the Panhandle and Big Bend regions were insignificant compared to those in the other three regions. The Gulf Peninsula region not only had the greatest number of registered vessels, it also had the greatest percentage registered as pleasure craft (95 percent) and the most M/S scarring. The South Florida region was second in the number of registered vessels and nearly equal to the Gulf Peninsula region in M/S scarring. The Gulf Peninsula and South Florida regions contained 57 percent of all registered vessels in the 31 coastal counties in this study. The lowest number of registered vessels was in the Big Bend region (9.1 percent).

Many authors have speculated on the situations in which seagrasses are scarred (e.g., Woodburn et al. 1957, Godcharles 1971, Eleuterius 1987, Zieman and Zieman 1989, Wilderness Society et al. 1990). Our discussions with boaters, as well as our personal experiences, suggest that scarring of seagrasses could result when one or more of the following situations occur:

- when boaters misjudge water depth and accidentally scar seagrass beds;
- when boaters who lack navigational charts or the skill to use them stray from poorly marked channels and accidentally scar seagrass beds;
- when boaters intentionally leave marked channels to take shortcuts through shallow seagrass beds, knowing that seagrasses may be scarred;
- when boaters carelessly navigate in shallow seagrass beds because they believe scars heal quickly;
- when inexperienced boaters engage in recreational and commercial fishing in shallow seagrass flats, thinking that their boat's designed draft is not deep enough to scar seagrasses or that the design will prevent damage to their boat;
- when boaters overload their vessels, causing deeper drafts than the boaters realize;
- when boaters anchor over shallow seagrass beds, where their boats swing at anchor and scar seagrasses;
- when boaters intentionally prop-dredge to create a channel; and
- when inexperienced boaters, ignorant of what seagrasses are and the benefits they provide, accept as the behavioral norm local boating customs that disregard the environment.

The situations that promote scarring can be grouped into two general categories: (1) All too often, boaters accidentally or intentionally pass through water that is too shallow for the draft of their vessels. The average size, draft, and power of vessels are increasing; therefore, bigger, more powerful vessels are being navigated through shallow waters and are scarring more seagrass acreage. Also, water sports often occur in shallow water, although suitable deeper water may be found nearby. Boaters use flats boats, which are designed to operate in shallow water, to gain access to more remote, shallow seagrass beds. However, inexperi-

enced users of *flats* boats, ignorant of the proper use of such boats and the great value of seagrasses, may extensively scar shallow seagrass beds in areas near marinas and launching ramps.

Inexperienced boaters, unfamiliar with the location of channels and often lacking navigational charts, travel through areas where official channel markers are infrequent or poorly located. Some channel markers are not located as shown on charts, and many are immediately adjacent to shallow-water seagrasses. Furthermore, many boaters are unfamiliar with the meanings of U.S. Coast Guard Aids to Navigation; hence, a single marker may confuse an inexperienced boater who is unable to read either the marker or water depth. Running aground is more likely if a boater passes on the wrong side of a marker located on the edge of a seagrass flat. Markers in some channels do not extend an adequate distance beyond the ends of channels to discourage boaters from crossing the edges of seagrass beds. Notably, many M/S-scarred seagrasses are in or adjacent to the ends of officially marked channels.

Illegal aids to navigation (e.g., PVC, wood, or metal posts and marker buoys) are widespread, especially in the Florida Keys. Only those who place these markers know what is intended. Often these illegal markers indicate where prop-dredging has deepened shallow areas so small boats can get between deeper areas. Boaters in larger vessels may attempt to use such markers and unexpectedly pass through water too shallow for their boats.

(2) Coastal property is popular because it allows direct access to the water. Extensive shoreline development in shallow bays and adjacent to shallow seagrass flats results in increased scarring. Some seagrass scarring is caused by boaters who attempt to gain access to shoreline development and by coastal landowners—and their families and friends—boating in nearby shallows. Many dredged canals leading from residential areas terminate in relatively shallow water (Figure 11). Current state and county rules in many areas limit new docks to waters greater than a specific depth at low tide, but many old docks are located in shallow water and have poorly defined access channels, if they have them at all.

Many older access channels in open water are subject to sedimentation and are maintained by prop-dredging. Development is not just restricted to uplands. The number of live-aboard vessels has increased in some areas. Scarring of seagrasses by hulls, anchors, and chains occurs as live-aboard vessels (and other boats) swing at anchor over shallow seagrass beds (Kruer 1994).

The increasing number of access points—such as boat launching ramps—has also contributed to seagrass scarring. Boating-access areas are usually located in sheltered areas, where seagrasses are more likely to occur. Hundreds of commercial marinas, watercraft rentals, and public boat ramps are near shallow seagrass beds where few channel markers exist. Because these channels are usually subject to heavy sedimentation, regular dredging is often needed to keep access open. Some of the most severely scarred areas in Florida are near marinas catering to flats fishermen in the Florida Keys.

Management Options

When state funds for seagrass management are limited, the money should be invested in those counties that have the greatest acreage of M/S-scarred seagrasses (e.g., Monroe County). However, if the severity of seagrass-habitat loss in a county is related to the extent of seagrasses in that county, then counties with both moderate seagrass acreage and more intense scarring may merit similar attention when management programs are being developed. Based on a scarring index (SI) in which the relative percentage of M/S scarring in a county is divided by the relative percentage of total seagrass acreage for that county (Table 3), the more threatened counties are Hillsborough (19.0), Charlotte (18.4), Collier (13.0), Pinellas (10.2), Manatee (9.4), Volusia (7.0), and Lee (6.9).

When assigning management priorities, however, other aspects of scarring extent must also be considered. Because extensive areas of seagrasses are in water depths greater than six feet, where they are unlikely to be scarred, including these acreages in SI calculations lessens the apparent extent of scarring in some counties. If deeper seagrass beds are excluded from the SI calculations, then county rankings would be considerably different. For example, Monroe County—which has a high degree of M/S scarring—would rank low using only an SI value because of the county's

Figure 11. *Example of a channel serving a residential area and ending in a shallow seagrass bed.*

extensive seagrass acreage, much of which is not vulnerable to scarring. Therefore, common sense must be used in determining where state management monies are spent. Basing decisions on both the extent of M/S scarring and on an SI value suggests that the principal foci for scarring-management programs should be Charlotte, Dade, Hillsborough, Lee, Manatee, Monroe, and Pinellas counties. Also ranking high in concern are Brevard, Citrus, Collier, Pasco, and Volusia counties.

Four-Point Approach

Ample justification now exists to reduce scarring of seagrasses. A multifaceted approach is necessary to deal with the wide variety of user-groups, activities, and types of physical perturbations. Below is a four-point approach, used by some local governments (e.g., Barker and Garrett 1992), that can form the basis for an effective statewide management program. Effective implementation of this comprehensive approach in plans designed for specific locales should initially reduce seagrass losses at *moderately* and *severely* scarred sites and slow the increase in scarring at sites having only light scarring. Modifications to management programs developed for specific areas should reduce seagrass scarring, over the long term, to levels that do not significantly affect habitat quality.

1. Education

Education is an essential part of any effort to make all boaters—tourists and residents alike—understand the sensitive nature of Florida's shallow seagrass communities. Florida, with its millions of visitors each year, is one of the most popular boating, diving, and fishing destinations in the world. These boaters can be educated through informative pamphlets available at marinas and boater-registration locations; through boating classes; through boat-user's guides and maps; through public-school seminars; through signs at launching ramps; and through organizations such as the Florida Conservation Association (FCA), the Organized Fisherman of Florida (OFF), and the U.S. Coast Guard Auxiliary and Power Squadron (Kenworthy et al. 1988, Barker and Garrett 1992, Folit and Morris 1992). Shallow-water fishing guides and commercial fishermen—who have strong interests in the health of Florida's seagrass resources—should use peer pressure to reduce any scarring that is caused by their user-groups. Power Squadron and Coast Guard Auxiliary boating courses should include educational information on the importance of seagrass beds and should emphasize their protection as part of a safe-boating curriculum.

In areas where new visitors and seasonal residents are in continual flux, however, additional approaches to accomplish resource-management goals should be explored. Government agencies need to be persistent in communicating the problem of seagrass scarring to the public. Single-year efforts do not have the same effect on seasonal populations—which change year to year—that long-term, regular programs do. Aerial photographs that show scarred seagrass beds in graphic detail have proven useful in educating managers, decision-makers, and the public. This approach could be used to communicate seagrass-protection needs to seasonal residents and tourists at areas they are likely to visit (e.g., at boat-launching ramps). Communicating the need to limit the size, draft, loads (tonnage), and power of vessels in shallow seagrass beds is an important educational goal.

2. Channel Marking (Aids to Navigation)

Conventional USCG-approved markers are helpful in deeper channels, but markers should be located away from the edges of shallow seagrass flats to provide a wider buffer against scarring. Markers should be gated (paired) in most locations and should extend well beyond the ends of channels. Marking channels clearly—especially with easily visible, reflective arrows—will benefit all boaters by showing them the correct passage, which would improve boating safety and at the same time minimize incidental scarring of seagrasses by boaters who stray out of unmarked channels.

Simple, easily installed and maintained markers with reflective directional arrows could be effective deterrents to seagrass scarring but may not conform to official USCG requirements. The channel-marking system used by Everglades National Park has directional arrows and is successful, but it needs some refinement (Skip Snow, personal communication). Monroe County has addressed the need for additional channel marking

through their Department of Marine Resources, which released a draft Boating Impact Management Plan (Barker and Garrett 1992). It will eventually be incorporated, in part, into the management plan for the Florida Keys National Marine Sanctuary (FKNMS).

As channel-marking criteria are established and new markers are put in place, illegal aids to navigation should be removed. Often, channels are prop-dredged through seagrasses and between mangroves, even though an existing channel is available just a short distance away. In some cases, existing prop-dredged channels should be closed off by installing reflective pilings to block access and thus allow scarred seagrasses to recover. The benefits to the resource brought by an effective channel-marker system are negated if illegal markers and prop-dredged channels are allowed to proliferate.

3. Enforcement

Voluntary compliance has not proven effective in the past in resolving many resource-damage problems. Prop-dredging and other vessel-related damage to seagrasses should be viewed as destruction of protected public resources and as a form of unsafe boating. Past actions by all levels of government provide legal authority to enforce rules and regulations prohibiting prop-dredging (e.g., U.S.A. and FDER v. M.C.C. of Florida and Michael's Construction Co., Case No. 81-2373-CIV-EBD, Southern District of Florida). Citations and warnings for scarring seagrasses must be issued if an enforcement program is to be effective. Scarring of seagrasses would be substantially reduced, without placing undue hardship on the boating public, if existing legal authority were fully exerted.

Scarring of seagrasses is often willful, particularly when it is repetitive. Florida has laws that can protect natural resources from willful and reckless damage (e.g., Reckless or careless operation of a vessel. F.S. 327.3; "Duty of the Board of Trustees of the Internal Improvement Fund to protect, etc., state lands...", F.S. 253.05; "State attorneys, other prosecuting officers of the state or county...county sheriffs and their deputies..." to assist in protecting state lands F.S. 253.04; and even F.S. 380.05, "Areas of critical state concern..."). The Florida Administrative Code, Chapter 18-14 discusses fines for damaging state lands.

4. Limited-Motoring Zones

Programs initiated by the FDEP, the U.S. Fish and Wildlife Service, and several counties use moderate restrictions, such as idle-speed or limited-motoring zones, to protect sensitive resources while allowing public access compatible with environmental protection. Shallow channels, flats, and embayments near developed areas should be protected before scarring problems become severe. Areas set aside as preserves could be incorporated into a zoning program that limits certain types of access and offers protection (Barker and Garrett 1992). Weedon Island State Preserve (Pinellas County) has experienced a 95 percent reduction in the number of scars since it was closed to combustion engines—electric trolling motors are still allowed—in October 1990 (Folit and Morris 1992).

Limited access and closure are effective ways to reduce the scarring of seagrass beds; however, many issues must be considered when closing areas to watercraft. Work groups or task forces should be created to address issues that concern areas being considered for limited access or closure. Boating-effects studies, boating-use surveys, and collaboration with affected parties must always be considered. Involving all sides in planning at the beginning is imperative when closing an area to powered vessels. Task forces such as the one for Cockroach Bay Aquatic Preserve (Cockroach Bay Seagrass Task Force 1992) and the one for Fort DeSoto Park in Pinellas County are good examples of cooperation among user-groups in formulating boat-access restrictions to protect seagrasses.

The seagrass-management plan for Cockroach Bay Aquatic Preserve, located on the eastern shore of Tampa Bay, was implemented by Hillsborough County in August 1992. In certain areas, the plan limits vessel access and prohibits the use of combustion engines in waters that are less than 18 inches deep at mean low water. Also, the public is being educated using a number of approaches (e.g., through signs, posted at boat-launching ramps, that discuss seagrass protection). Channel markers will eventually have depth information posted. Law enforcement was increased in the preserve by adding a Hillsborough County Sheriff's Deputy and by deputizing the manager of the preserve. Seagrass recovery from scarring is being studied, and aerial photography is being

used to monitor the amount of scarring in the preserve (Cockroach Bay Seagrass Task Force 1992).

Despite these steps, however, initial reports of their effectiveness are in some respects disappointing. Scarring extents in Cockroach Bay have increased by about 5000 linear feet in the first year (Dawes et al. 1994). Also, around entrances to the preserve, approximately 145,000 square feet of additional scarring was discovered, despite its cryptic nature (i.e., hidden by sedimentation). Overall, an additional 3.3 acres of seagrasses were scarred in one year within the preserve. In some areas of the preserve, voluntary compliance has not worked, and total closure has been implemented to alleviate scarring. Managers are looking into further measures to reduce scarring losses, such as proactive restoration and more rigorous regulation.

Pinellas County is implementing a similar program for Fort DeSoto Park, which is near the mouth of Tampa Bay. Motoring has been limited or completely restricted in some areas. Fort DeSoto Park has three types of limited-motoring zones: 1) *slow/minimum-wake zones* are intended to improve safety and reduce boat-wake effects, 2) *seagrass caution zones* inform of seagrass presence and encourage caution in boating, and 3) *boat-restriction zones* allow only poling and electric motoring. As in Cockroach Bay Aquatic Preserve, semiannual aerial surveys will be conducted so that changes in seagrass densities and scarring can be monitored and photographed for analysis. A final report is being prepared on the effectiveness of the program.

Concluding Remarks

Management programs to control seagrass scarring have been implemented by several local governments. Additional programs are needed for counties that have severe scarring problems. Allocating monies for these programs may be a low priority in some counties, however, and a more general statewide program may be justified. Currently, the state manages scarring in only a few state parks (e.g., Lignumvitae Botanical Site and John Pennecamp Coral Reef State Park). A statewide management program should be developed to protect seagrasses from scarring while still allowing for traditional water-related recreational and commercial activities. Combined with county programs, statewide management of scarring could effectively protect seagrass habitat.

Overregulating where scarring does not substantially alter system productivity may strain government budgets and needlessly irritate those attempting to enjoy the resource. Therefore, focusing resources in areas that are extensively scarred or that are vulnerable to increased scarring is of paramount importance. Educating the public about the more severely scarred areas will also reduce the extent of light scarring in other areas as citizens are made aware of the value of seagrasses. Nevertheless, management plans should ensure that site-specific seagrass protection does not shift M/S scarring to other, less scarred areas.

A single management approach, such as channel-marking alone, only partially addresses the problem of seagrass scarring. A combination of management techniques, along with long-term commitment, must be used to reduce the frequency and degree of scarring in seagrass beds. Some programs being implemented and tested use multifaceted approaches such as better educating the boating public, better marking of channels, limiting powerboat access in certain sensitive areas, and more effectively enforcing existing laws. Monitoring managed areas, both from the air and on site, is critical in determining the effectiveness of a management program.

Florida's waters are of special value for many reasons and are important at a national as well as state level. Florida's fishing industries depend on the health and vitality of shallow seagrass beds, as do diverse animal species—many of which are of endangered, threatened, or sensitive status. With the loss of seagrasses to scarring comes degradation and loss of critical animal habitat and, in some areas, a decrease in water quality. Nevertheless, preventing *all* seagrass scarring is impossible. With proper management, scarring can be reduced to a level that will reverse the cumulative damage to this critical resource. This report contributes knowledge that was lacking in past regulatory and management programs mandated to protect Florida's marine resources. Although the data presented in this report are of a broad nature, the report provides a basis for further and more refined management of areas subject to an increase in seagrass-resource use.

Exhibit 6

2011 Alphabetical Vessel Statistics by County

	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5							
COUNTY	< THAN 12'		12 - 15' 11"		16 - 25' 11"		26 - 39' 11"		40 - 64' 11"		65 - 109' 11"		110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
ALACHUA	1,134	13	3,219	82	5,494	134	241	21	33	4	0	0	0	0	283	2	61	10,404	256	10,721
BAKER	289	0	870	1	1,049	4	19	1	0	0	0	0	0	0	15	0	3	2,242	6	2,251
BAY	2,939	40	5,606	127	8,055	352	1,222	156	226	119	6	27	2	1	136	0	143	18,192	822	19,157
BRADFORD	294	0	810	6	1,174	9	28	1	0	0	0	0	0	0	29	0	2	2,335	16	2,353
BREVARD	5,415	27	8,275	144	16,631	483	2,335	144	357	36	6	9	1	0	692	3	532	33,712	846	35,090
BROWARD	9,043	41	5,128	119	18,421	385	6,802	236	1,424	121	152	24	11	5	246	1	528	41,227	932	42,687
CALHOUN	89	2	1,059	11	436	14	20	1	2	0	0	0	0	0	8	0	0	1,614	28	1,642
CHARLOTTE	2,793	27	2,836	32	11,550	353	2,252	73	337	16	1	1	1	1	213	0	116	19,983	503	20,602
CITRUS	1,480	18	4,463	56	9,086	396	393	123	39	13	3	0	0	0	233	0	59	15,697	606	16,362
CLAY	2,307	3	2,501	21	6,362	89	711	19	242	19	12	3	0	56	128	0	26	12,263	210	12,499
COLLIER	3,581	23	2,476	52	10,978	494	2,994	153	485	57	25	3	0	0	226	4	140	20,765	786	21,691
COLUMBIA	468	0	1,638	9	2,193	19	51	3	6	0	0	0	0	0	48	0	14	4,404	31	4,449
DADE	12,105	113	5,828	161	27,968	932	9,735	471	1,682	123	264	37	21	8	308	2	700	57,911	1,847	60,458
DESOTO	308	10	711	12	1,010	38	149	10	23	0	0	0	0	0	29	1	0	2,230	71	2,301
DHSMV	683	44	757	308	2,320	644	546	141	122	8	9	2	0	7	42	10	7	4,479	1,164	5,650
DIXIE	154	4	821	34	1,410	175	44	33	4	8	0	0	0	0	22	1	17	2,455	255	2,727
DUVAL	4,774	18	6,466	89	14,776	339	1,935	87	363	30	22	25	4	0	306	0	178	28,646	588	29,412
ESCAMBIA	2,318	16	4,491	40	8,006	186	1,090	75	158	36	4	3	2	0	83	0	119	16,152	356	16,627
FLAGLER	864	1	1,171	30	2,612	35	400	8	67	2	2	0	0	0	57	0	27	5,173	76	5,276
FRANKLIN	187	17	796	256	1,200	882	158	85	19	30	3	9	0	0	10	1	17	2,373	1,280	3,670
GADSDEN	154	2	1,172	14	1,074	19	38	3	5	1	0	0	0	0	17	0	6	2,460	39	2,505
GILCHRIST	155	0	593	6	917	20	23	3	1	1	1	1	0	0	26	0	1	1,716	31	1,748
GLADES	80	0	334	23	720	24	30	1	11	0	0	0	0	0	15	0	3	1,190	48	1,241
GULF	245	36	1,212	65	1,083	163	102	30	11	14	0	2	0	0	12	1	3	2,665	311	2,979
HAMILTON	72	0	467	3	369	2	6	1	0	0	0	0	0	0	11	0	3	925	6	934
HARDEE	221	2	544	8	785	13	17	2	3	0	0	0	0	0	26	0	0	1,596	25	1,621
HENDRY	394	5	649	18	1,366	62	258	9	86	11	0	9	0	0	19	0	22	2,772	114	2,908
HERNANDO	1,282	6	2,451	49	4,821	83	349	56	29	7	1	0	0	1	225	1	7	9,158	203	9,368
HIGHLANDS	1,382	8	2,297	29	4,640	41	103	5	13	1	0	0	0	0	81	2	43	8,516	86	8,645
HILLS	7,370	47	8,261	100	21,701	391	3,064	92	459	41	35	26	0	0	673	7	156	41,563	704	42,423
HOLMES	171	0	1,339	8	581	6	24	1	1	0	0	0	0	0	8	0	0	2,124	15	2,139
IND.RIVER	1,305	12	2,479	92	5,553	223	676	56	156	7	14	0	1	0	168	2	59	10,352	392	10,803
JACKSON	394	1	2,518	14	1,700	10	69	2	13	0	0	0	1	0	20	0	3	4,715	27	4,745
JEFFERSON	79	0	598	4	559	15	44	0	11	2	3	0	0	0	13	0	7	1,307	21	1,335
LAFAYETTE	91	0	391	2	477	5	10	1	0	0	0	0	0	0	6	0	0	975	8	983
LAKE	3,007	6	4,636	42	12,875	113	521	18	56	7	1	0	1	0	196	0	100	21,293	186	21,579
LEE	6,229	70	5,648	74	23,877	658	5,246	180	786	56	23	22	0	0	464	4	281	42,273	1,064	43,618
LEON	1,428	12	5,210	67	6,738	136	562	30	85	6	8	1	0	0	182	14	19	14,213	266	14,498
LEVY	318	0	1,325	36	2,217	223	100	56	19	10	3	0	0	0	55	0	25	4,037	325	4,387
LIBERTY	61	0	772	12	296	11	7	1	2	0	0	0	0	0	2	0	7	1,140	24	1,171
MADISON	129	0	509	1	534	5	10	1	2	0	0	0	0	0	9	0	1	1,193	7	1,201

2011 Alphabetical Vessel Statistics by County

COUNTY	CLASS A-1 < THAN 12'		CLASS A-2 12 - 15' 11"		CLASS 1 16 - 25' 11"		CLASS 2 26 - 39' 11"		CLASS 3 40 - 64' 11"		CLASS 4 65 - 109' 11"		CLASS 5 110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
MANATEE	2,908	48	3,217	75	9,024	330	1,672	106	329	32	30	6	0	0	208	3	179	17,388	600	18,167
MARION	2,261	4	5,494	37	10,230	124	365	39	45	7	2	1	0	0	315	0	77	18,712	212	19,001
MARTIN	2,070	11	1,910	55	8,025	322	2,427	116	430	39	26	4	1	0	96	1	212	14,985	548	15,745
MONROE	3,470	39	2,615	249	12,578	1,193	4,037	670	812	284	58	15	1	0	77	3	151	23,648	2,453	26,252
NASSAU	832	1	1,870	33	2,873	74	273	35	57	16	1	3	0	0	54	0	26	5,960	162	6,148
OKALOOSA	3,437	17	4,042	45	7,927	170	1,566	110	238	107	14	12	0	0	71	1	168	17,295	462	17,925
OKEECHOBEE	393	5	1,155	67	3,157	78	112	7	10	0	1	0	0	0	24	0	10	4,852	157	5,019
ORANGE	6,971	19	4,911	41	15,066	131	1,106	16	185	3	6	1	1	0	296	1	256	28,542	212	29,010
OSCEOLA	1,677	3	1,641	28	4,297	87	250	7	21	1	0	1	0	0	69	0	16	7,955	127	8,098
PALM BCH	7,477	58	4,736	153	18,849	518	5,788	241	938	71	97	12	6	0	268	2	298	38,159	1,055	39,512
PASCO	3,993	18	4,949	52	12,064	207	1,197	121	88	34	0	5	0	1	432	1	108	22,723	439	23,270
PINELLAS	9,196	69	6,969	130	23,140	582	5,554	322	906	90	33	17	0	0	758	6	662	46,556	1,216	48,434
POLK	4,118	14	8,117	160	14,987	188	646	18	152	8	3	1	0	0	303	0	102	28,326	389	28,817
PUTNAM	880	18	2,439	79	4,387	157	242	9	48	4	1	1	0	0	54	0	50	8,051	268	8,369
SANTA ROSA	2,160	3	4,309	67	6,685	157	714	30	66	10	2	0	0	0	61	1	39	13,997	268	14,304
SARASOTA	3,311	26	3,522	39	11,046	173	2,556	75	419	32	16	5	0	1	308	1	242	21,178	352	21,772
SEMINOLE	3,482	15	3,842	76	8,875	129	851	13	145	15	6	0	1	0	290	1	113	17,492	249	17,854
ST. JOHNS	2,250	12	2,877	80	6,394	176	1,009	36	213	27	7	3	0	0	126	0	100	12,876	334	13,310
ST. LUCIE	1,733	15	2,273	91	7,062	291	945	78	155	15	6	0	2	0	109	0	82	12,285	490	12,857
SUMTER	348	0	1,521	16	2,116	20	68	6	8	0	0	0	0	0	59	0	16	4,120	42	4,178
SUWANNEE	318	2	1,088	9	1,318	17	51	3	13	0	3	1	0	0	35	1	7	2,826	33	2,866
TAYLOR	217	1	1,503	33	1,761	89	68	26	6	4	0	0	0	0	16	0	24	3,571	153	3,748
UNION	70	0	346	1	468	3	14	0	0	0	0	0	0	0	9	0	0	907	4	911
VOLUSIA	3,601	30	7,094	200	14,321	372	1,259	61	217	33	12	5	0	0	345	1	214	26,849	702	27,765
WAKULLA	275	5	1,816	56	2,217	215	165	48	17	9	0	2	0	0	39	0	8	4,529	335	4,872
WALTON	667	9	2,160	30	2,199	67	224	14	41	13	4	0	1	0	30	0	8	5,326	133	5,467
WASHINGTON	227	0	1,328	7	750	8	28	0	1	1	0	0	0	0	13	0	1	2,347	16	2,364
TOTALS	144,134	1,066	191,071	4,166	455,430	14,064	75,571	4,596	12,898	1,641	926	299	58	81	9,807	79	6,604	889,895	25,992	922,491

2010 Alphabetical Vessel Statistics by County

	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5							
COUNTY	< THAN 12'		12 - 15' 11"		16 - 25' 11"		26 - 39' 11"		40 - 64' 11"		65 - 109' 11"		110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
ALACHUA	1,178	15	3,451	83	5,571	133	241	18	34	4	0	0	0	0	285	2	54	10,760	255	11,069
BAKER	294	0	938	2	1,071	3	20	1	0	0	0	0	0	0	16	0	5	2,339	6	2,350
BAY	3,035	43	5,787	125	8,107	331	1,269	165	219	127	10	29	0	1	133	0	160	18,560	821	19,541
BRADFORD	300	0	840	6	1,170	12	34	1	1	0	0	0	0	0	30	0	1	2,375	19	2,395
BREVARD	5,773	25	8,611	139	17,255	487	2,432	139	359	39	9	11	1	0	690	4	523	35,130	844	36,497
BROWARD	9,119	43	5,167	114	18,816	373	6,734	200	1,349	115	121	28	14	8	252	2	521	41,572	883	42,976
CALHOUN	103	0	1,072	8	404	14	19	1	3	0	0	0	0	0	6	0	0	1,607	23	1,630
CHARLOTTE	2,878	13	2,928	36	11,692	364	2,306	71	338	18	1	1	1	0	211	0	110	20,355	503	20,968
CITRUS	1,490	16	4,756	61	9,295	399	421	119	38	12	1	0	0	0	231	0	62	16,232	607	16,901
CLAY	2,384	2	2,585	19	6,622	89	764	21	241	16	4	4	1	0	129	0	0	22	151	12,881
COLLIER	3,854	25	2,622	67	11,292	528	3,100	156	528	55	25	4	0	0	231	4	128	21,652	839	22,619
COLUMBIA	485	0	1,716	6	2,256	20	55	3	4	0	1	0	0	0	52	4	14	4,569	33	4,616
DADE	12,451	119	6,038	168	28,463	924	9,789	469	1,621	117	196	45	13	9	288	2	645	58,859	1,853	61,357
DESOTO	324	6	733	12	1,010	41	153	10	26	0	0	0	0	0	29	1	0	2,275	70	2,345
DHSMV	855	42	871	310	2,998	651	715	136	150	14	13	3	0	7	42	13	18	5,644	1,176	6,838
DIXIE	161	6	863	43	1,397	171	50	32	6	10	0	0	0	0	22	1	14	2,499	263	2,776
DUVAL	5,148	23	6,899	93	15,430	343	2,049	84	377	31	25	28	4	0	315	0	176	30,247	602	31,025
ESCAMBIA	2,332	17	4,700	39	8,110	163	1,087	66	149	41	5	3	2	0	78	0	114	16,463	329	16,906
FLAGLER	873	2	1,184	30	2,654	35	423	7	69	3	1	0	0	0	61	0	21	5,265	77	5,363
FRANKLIN	190	18	801	244	1,250	803	172	88	23	34	2	9	0	0	15	1	13	2,453	1,197	3,663
GADSDEN	162	3	1,216	9	1,083	20	42	1	6	1	0	0	0	0	16	0	6	2,525	34	2,565
GILCHRIST	148	0	609	6	898	22	21	2	0	1	1	1	0	0	30	0	1	1,707	32	1,740
GLADES	60	0	338	26	720	27	29	2	8	1	0	0	0	0	14	0	6	1,169	56	1,231
GULF	280	45	1,271	66	1,100	158	105	31	11	16	0	2	0	0	11	0	2	2,778	318	3,098
HAMILTON	81	0	512	3	390	1	4	1	0	0	0	0	0	0	11	0	5	998	5	1,008
HARDEE	215	1	561	6	789	10	20	1	3	0	0	0	0	0	22	0	0	1,610	18	1,628
HENDRY	393	6	638	27	1,385	64	267	10	89	4	0	4	0	0	19	1	20	2,791	116	2,927
HERNANDO	1,287	5	2,558	47	4,968	88	370	53	21	9	2	0	0	1	201	1	10	9,407	204	9,621
HIGHLANDS	1,384	8	2,374	29	4,722	35	119	4	10	1	1	0	0	0	76	2	51	8,686	79	8,816
HILLS	7,871	43	8,756	101	22,385	384	3,142	93	449	45	36	26	1	0	654	5	168	43,294	697	44,159
HOLMES	192	0	1,375	7	571	4	24	1	1	0	0	0	0	0	6	0	1	2,169	12	2,182
IND.RIVER	1,294	12	2,570	96	556	227	699	58	150	9	12	0	1	0	181	2	61	10,467	404	5,928
JACKSON	415	1	2,598	10	1,693	10	68	2	17	0	0	0	1	0	21	0	3	4,813	23	4,839
JEFFERSON	83	0	639	2	518	16	42	0	12	1	2	0	0	0	17	0	6	1,313	19	1,338
LAFAYETTE	91	0	406	3	472	6	5	1	1	0	0	0	0	0	6	0	0	981	10	991
LAKE	3,169	7	4,817	39	13,016	114	517	18	56	4	2	0	1	0	192	0	91	21,770	182	22,043
LEE	6,490	83	5,846	78	24,301	656	5,247	169	801	62	24	28	1	0	456	4	278	43,166	1,080	44,524
LEON	1,283	10	5,087	59	5,993	120	391	35	45	9	4	0	1	0	175	7	29	12,979	240	13,248
LEVY	318	3	1,357	38	2,306	214	102	58	22	9	2	0	0	0	60	0	15	4,167	322	4,504
LIBERTY	58	0	772	13	289	10	5	1	2	0	0	0	0	0	1	0	8	1,127	24	1,159
MADISON	137	0	510	1	527	6	11	0	2	1	0	0	0	0	10	0	0	1,197	8	1,205

2010 Alphabetical Vessel Statistics by County

	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5							
COUNTY	< THAN 12'		12 - 15' 11"		16 - 25' 11"		26 - 39' 11"		40 - 64' 11"		65 - 109' 11"		110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
MANATEE	2,927	48	3,281	72	9,257	320	1,671	100	312	21	23	5	0	0	205	2	178	17,676	568	18,422
MARION	2,386	5	5,696	41	10,453	136	385	41	50	7	0	1	0	0	342	0	78	19,312	231	19,621
MARTIN	2,052	11	1,942	57	8,008	318	2,351	114	414	35	26	4	2	0	88	0	230	14,883	539	15,652
MONROE	3,461	40	2,636	220	12,565	1,220	3,994	665	784	277	53	19	1	0	80	40	126	23,574	2,481	26,181
NASSAU	826	1	1,968	30	2,934	76	289	35	56	13	0	3	1	0	62	0	25	6,136	158	6,319
OKALOOSA	3,440	26	4,206	45	7,891	145	1,598	116	234	98	14	12	0	0	61	1	147	17,444	443	18,034
OKEECHOBEE	385	8	1,204	61	3,227	100	106	10	12	0	1	0	0	0	18	0	8	4,953	179	5,140
ORANGE	7,468	21	5,244	56	15,778	159	1,185	26	191	5	8	1	2	0	311	1	233	30,187	269	30,689
OSCEOLA	1,765	6	1,736	32	4,487	87	269	9	21	2	0	1	0	0	68	0	16	8,346	137	8,499
PALM BCH	7,893	62	4,994	148	19,597	511	5,962	246	984	76	91	12	7	0	267	2	306	39,795	1,057	41,158
PASCO	4,233	18	5,118	51	12,309	222	1,239	122	97	36	1	8	0	0	426	2	103	23,423	459	23,985
PINELLAS	9,594	67	7,275	127	23,779	583	5,701	334	914	95	29	19	1	0	793	5	597	48,086	1,230	49,913
POLK	4,418	17	8,600	171	15,595	196	697	17	142	9	4	2	0	0	288	1	88	29,744	413	30,245
PUTNAM	902	18	2,522	90	4,506	161	241	11	47	6	2	1	0	0	49	0	33	8,269	287	8,589
SANTA ROSA	2,123	3	4,437	67	6,748	143	710	24	69	12	2	0	0	0	54	0	38	14,143	249	14,430
SARASOTA	3,564	27	3,684	34	11,357	179	2,568	79	449	34	22	4	0	1	314	1	223	21,958	359	22,540
SEMINOLE	3,644	15	3,845	71	9,112	113	897	12	152	14	6	0	1	0	280	1	124	17,937	226	18,287
ST. JOHNS	2,371	9	2,921	71	6,438	167	1,033	39	211	26	8	2	0	0	119	0	92	13,101	314	13,507
ST. LUCIE	1,768	12	2,359	84	7,220	272	980	81	154	17	1	1	2	0	96	2	74	12,580	469	13,123
SUMTER	381	1	1,595	16	2,151	16	62	6	9	0	0	0	0	0	57	0	13	4,255	39	4,307
SUWANNEE	301	2	1,167	6	1,361	17	53	3	11	1	2	0	0	0	35	0	8	2,930	29	2,967
TAYLOR	244	0	1,543	28	1,816	89	74	20	7	6	0	0	0	0	17	0	19	3,701	143	3,863
UNION	80	0	363	2	465	2	12	0	0	0	0	0	0	0	8	0	0	928	4	932
VOLUSIA	3,894	22	7,388	189	14,867	351	1,306	63	218	35	11	6	0	0	344	1	205	28,028	667	28,900
WAKULLA	295	2	1,880	40	2,187	198	160	55	25	11	0	2	0	0	39	0	5	4,586	308	4,899
WALTON	689	9	2,226	27	2,186	66	215	12	40	12	3	0	0	0	26	0	5	5,385	126	5,516
WASHINGTON	226	1	1,387	6	740	7	19	1	1	1	0	0	0	0	12	0	0	2,385	16	2,401
TOTALS	149,968	1,093	198,589	4,113	460,579	13,930	76,840	4,569	12,845	1,658	807	329	59	27	9,754	115	6,314	901,737	25,834	941,589

2009 Alphabetical Vessel Statistics by County

	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5							
COUNTY	< THAN 12'		12 - 15' 11"		16 - 25' 11"		26 - 39' 11"		40 - 64' 11"		65 - 109' 11"		110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
ALACHUA	1244	17	3674	90	5712	136	264	19	29	3	1	0	0	0	289	0	60	11213	265	11538
BAKER	308	0	982	3	1071	4	22	0	0	0	0	0	0	0	15	0	3	2398	7	2408
BAY	3173	56	6129	115	8349	281	1294	153	226	129	10	26	0	2	130	0	232	19311	762	20305
BRADFORD	304	0	852	4	1157	15	26	1	2	0	0	0	0	0	27	0	1	2368	20	2389
BREVARD	6192	30	9130	151	17985	509	2522	141	378	41	7	10	1	0	707	3	559	36922	885	38366
BROWARD	9477	49	5472	121	19745	391	7198	204	1430	118	121	30	12	8	253	2	742	43708	923	45373
CALHOUN	111	0	1077	7	411	12	20	1	2	0	0	0	0	0	7	0	2	1628	20	1650
CHARLOTTE	2956	17	3053	39	12148	353	2329	77	343	15	3	2	1	0	214	0	155	21047	503	21705
CITRUS	1586	9	4993	61	9636	395	432	133	34	14	0	0	0	0	229	0	79	16910	612	17601
CLAY	2475	4	2712	25	6796	92	778	22	236	17	8	4	1	0	130	0	45	13136	164	13345
COLLIER	4003	25	2699	62	11588	514	3068	151	550	51	29	5	0	0	228	3	141	22165	811	23117
COLUMBIA	514	0	1776	8	2307	21	58	4	3	0	0	1	0	0	48	3	16	4706	37	4759
DADE	13186	128	6256	164	29068	888	9954	463	1575	117	154	51	17	10	295	2	833	60505	1823	63161
DESOTO	334	5	750	11	1056	35	158	11	20	0	0	0	0	0	29	1	0	2347	63	2410
DHSMV	760	25	763	303	2518	654	585	127	152	11	13	3	1	7	36	23	19	4828	1153	6000
DIXIE	156	4	924	35	1442	164	52	31	7	12	0	0	0	0	26	0	15	2607	246	2868
DUVAL	5377	21	7327	94	16056	340	2118	81	386	34	19	30	5	0	316	0	220	31604	600	32424
ESCAMBIA	2380	13	5052	37	8412	136	1098	54	151	36	6	2	1	0	82	0	136	17182	278	17596
FLAGLER	868	3	1210	32	2693	36	429	7	67	4	1	1	0	0	61	0	29	5329	83	5441
FRANKLIN	211	11	904	173	1300	617	185	72	28	32	2	10	0	0	20	1	22	2650	916	3588
GADSDEN	176	4	1316	11	1101	19	41	2	4	1	0	0	0	0	17	0	6	2655	37	2698
GILCHRIST	164	0	664	10	915	23	26	2	4	2	1	1	0	0	33	0	0	1807	38	1845
GLADES	72	2	339	28	745	31	28	2	12	0	0	0	0	0	12	0	10	1208	63	1281
GULF	308	31	1318	64	1114	118	109	23	13	8	0	1	0	0	11	0	3	2873	245	3121
HAMILTON	89	0	527	2	384	1	5	1	2	0	0	0	0	0	11	0	6	1018	4	1028
HARDEE	234	3	568	6	797	8	18	0	2	0	0	0	0	0	22	0	0	1641	17	1658
HENDRY	414	7	714	27	1429	76	255	13	86	3	0	0	0	0	23	1	23	2921	127	3071
HERNANDO	1421	3	2655	46	5046	81	366	59	23	6	1	0	0	0	199	1	12	9711	196	9919
HIGHLANDS	1489	9	2594	31	4995	38	121	4	11	0	0	0	0	0	90	2	58	9300	84	9442
HILLS	8193	40	9355	105	23227	406	3229	91	502	56	34	26	1	0	665	7	216	45206	731	46153
HOLMES	186	0	1376	10	559	4	26	1	2	0	0	0	0	0	9	0	2	2158	15	2175
IND.RIVER	1342	16	2701	99	5751	236	713	52	164	10	11	0	0	0	183	3	58	10865	416	11339
JACKSON	435	2	2701	11	1663	10	78	2	17	0	0	0	2	0	28	0	7	4924	25	4956
JEFFERSON	99	0	645	3	527	16	44	0	13	0	2	0	0	0	16	0	11	1346	19	1376
LAFAYETTE	102	0	427	2	439	5	5	0	1	0	0	0	0	0	7	0	2	981	7	990
LAKE	3190	12	5046	44	13441	110	512	22	61	4	1	0	0	0	196	0	114	22447	192	22753
LEE	6943	86	6099	75	25166	672	5488	173	773	66	24	35	1	0	439	4	326	44933	1111	46370
LEON	1351	10	5341	65	6108	128	404	32	45	11	5	0	1	0	181	3	37	13436	249	13722
LEVY	330	3	1472	38	2254	217	98	62	21	10	1	0	0	0	66	0	42	4242	330	4614
LIBERTY	51	0	794	13	279	10	8	1	2	0	0	0	0	0	1	0	5	1135	24	1164
MADISON	143	0	531	1	489	6	11	0	2	0	0	0	0	0	7	0	1	1183	7	1191
MANATEE	3030	47	3530	63	9558	317	1766	93	309	24	14	5	0	0	209	2	246	18416	551	19213
MARION	2514	6	6054	36	10931	138	400	32	46	4	0	1	0	0	336	0	92	20281	217	20590
MARTIN	2141	11	1993	65	8121	321	2341	115	400	31	27	1	2	0	90	0	273	15115	544	15932
MONROE	3529	37	2657	237	12743	1225	3908	679	739	275	43	21	1	1	75	4	156	23695	2479	26330
NASSAU	808	1	2004	34	2960	79	304	37	52	11	1	4	1	0	56	0	25	6186	166	6377
OKALOOSA	3559	27	4343	36	8141	129	1674	107	240	97	10	12	0	0	67	1	210	18034	409	18653
OKEECHOBEE	401	9	1250	70	3283	98	105	9	13	1	0	0	0	0	22	1	11	5074	188	5273
ORANGE	7902	18	5491	71	16415	160	1266	26	199	6	7	1	0	0	318	0	305	31598	282	32185
OSCEOLA	1899	8	1898	30	4805	94	267	8	24	1	0	0	0	0	56	0	30	8949	141	9120
PALM BCH	8229	54	5229	140	20214	515	6034	244	1008	87	99	14	7	0	282	3	358	41102	1057	42517
PASCO	4496	21	5507	52	12873	218	1260	133	97	37	3	10	0	1	440	1	132	24676	473	25281
PINELLAS	10098	72	7703	136	24653	569	5887	341	938	100	30	23	0	0	807	5	680	50116	1246	52042
POLK	4754	16	9295	178	16388	205	743	24	151	7	3	4	0	0	305	0	111	31639	434	32184
PUTNAM	945	20	2710	99	4624	167	241	11	42	5	2	1	0	0	61	0	47	8625	303	8975
SANTA ROSA	2259	3	4688	69	6972	136	732	22	64	7	1	0	0	0	61	0	47	14777	237	15061
SARASOTA	3729	33	3872	36	11807	167	2652	94	454	36	23	3	0	1	318	1	246	22855	371	23472
SEMINOLE	3787	21	4037	58	9441	97	954	15	160	16	8	0	1	0	253	3	159	18641	210	19010
ST. JOHNS	2428	8	2994	72	6487	165	1086	38	207	24	11	2	0	0	112	0	111	13325	309	13745
ST. LUCIE	1858	10	2464	97	7443	272	1003	70	167	15	1	2	3	0	103	2	111	13042	468	13621
SUMTER	412	3	1712	19	2195	22	68	5	8	0	0	0	0	0	59	0	20	4454	49	4523
SUWANNEE	311	1	1221	9	1412	17	51	3	11	1	3	0	0	0	32	0	11	3041	31	3083
TAYLOR	259	0	1593	25	1809	88	75	18	6	5	0	0	0	0	17	0	21	3759	136	3916
UNION	75	0	355	1	468	1	10	2	0	0	0	0	0	0	8	0	0	916	4	920
VOLUSIA	4127	22	7868	196	15521	344	1398	66	227	42	15	5	0	0	351	2	269	29507	677	30453
WAKULLA	330	2	1962	34	2182	185	164	52	28	10	0	2	0	0	41	0	8	4707	285	5000
WALTON	745	9	2312	28	2179	55	234	14	45	13	3	0	0	0	23	0	6	5541	119	5666
WASHINGTON	242	1	1398	5	728	6	25	0	1	1	0	0	0	0	11	0	0	2405	13	2418
TOTALS	157214	1105	209058	4122	480232	13598	78823	4552	13015	1667	758	349	59	30	9871	84	7933	949030	25507	982470

2008 Alphabetical Vessel Statistics by County

	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5							
COUNTY	< THAN 12'		12 - 15' 11"		16 - 25' 11"		26 - 39' 11"		40 - 64' 11"		65 - 109' 11"		110' MORE		CANOES		DEAL	PLES	COMM	TOTAL
	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm	Ples	Comm				
ALACHUA	1345	17	3965	95	5106	140	253	15	22	2	0	0	0	0	297	0	42	10988	269	11299
BAKER	253	0	1016	3	858	3	19	0	1	0	0	0	0	0	11	0	0	2158	6	2164
BAY	3238	32	6687	114	8095	289	1211	169	170	146	13	45	0	1	80	0	217	19494	796	20507
BRADFORD	262	0	895	9	985	14	19	1	1	0	0	0	0	0	28	0	1	2190	24	2215
BREVARD	6271	37	9857	177	18881	524	2567	153	403	47	8	15	0	0	650	6	631	38637	959	40227
BROWARD	10378	116	6371	132	22151	461	7871	223	1685	136	151	53	10	10	258	1	1050	48875	1132	51057
CALHOUN	103	0	1025	11	303	8	9	0	0	0	0	0	0	0	4	0	2	1444	19	1465
CHARLOTTE	3114	20	3461	53	12314	378	2441	82	327	14	3	2	1	0	192	0	171	21853	549	22573
CITRUS	1579	5	5397	96	9189	422	382	133	25	16	0	0	0	0	183	0	113	16755	672	17540
CLAY	2168	12	2855	26	6551	92	822	23	181	10	6	0	1	0	100	0	84	12684	163	12931
COLLIER	3956	17	2987	58	12334	463	3174	174	535	62	22	5	1	0	225	4	156	23234	783	24173
COLUMBIA	551	1	1791	11	2205	34	59	6	3	2	0	0	0	0	40	1	9	4649	55	4713
DADE	11521	131	6559	175	27736	909	8433	431	1600	117	166	44	14	7	264	3	770	56293	1817	58880
DESOTO	326	6	807	12	984	35	157	11	25	2	0	0	0	0	37	1	2	2336	67	2405
DHSMV	292	29	412	301	978	708	312	102	121	24	13	2	1	7	11	4	20	2140	1177	3337
DIXIE	185	1	915	44	1367	192	54	33	6	11	0	0	0	0	17	0	4	2544	281	2829
DUVAL	5530	19	8158	108	16714	318	2183	94	372	35	18	38	8	0	251	0	237	33234	612	34083
ESCAMBIA	2411	19	5871	41	8227	149	1127	86	141	51	2	5	0	0	72	0	138	17851	351	18340
FLAGLER	718	5	1194	26	2320	40	350	10	64	6	2	0	0	0	54	1	30	4702	88	4820
FRANKLIN	177	8	974	165	1279	527	182	107	20	35	1	15	0	0	10	1	27	2643	858	3528
GADSDEN	188	2	1417	22	955	16	33	2	2	2	0	0	0	0	13	0	2	2608	44	2654
GILCHRIST	151	1	691	12	796	15	17	1	2	2	0	1	0	0	26	0	0	1683	32	1715
GLADES	103	6	375	32	890	36	30	1	15	0	0	0	0	0	9	0	18	1422	75	1515
GULF	325	26	1422	74	1029	132	97	30	14	15	1	1	0	0	6	0	7	2894	278	3179
HAMILTON	69	0	494	0	354	0	4	0	0	0	0	0	0	0	4	0	0	925	0	925
HARDEE	257	1	610	8	714	7	13	0	1	0	0	0	0	0	16	0	0	1611	16	1627
HENDRY	436	5	732	23	1487	71	278	20	86	4	0	0	0	0	22	0	17	3041	123	3181
HERNANDO	1462	3	2748	44	4575	79	343	48	20	5	0	0	0	0	158	2	26	9306	181	9513
HIGHLANDS	1696	11	3160	42	5314	50	104	5	11	1	0	0	0	0	80	1	64	10365	110	10539
HILLS	8568	59	10679	138	23038	457	3149	134	601	79	33	37	5	1	615	2	254	46688	907	47849
HOLMES	166	1	1356	10	376	4	16	1	1	0	0	0	0	0	4	0	4	1919	16	1939
IND.RIVER	1301	14	2864	95	5740	225	693	46	166	12	9	0	1	0	173	3	75	10947	395	11417
JACKSON	404	5	2733	13	1344	12	54	5	12	0	1	1	0	0	15	0	0	4563	36	4599
JEFFERSON	92	1	685	2	421	14	35	3	8	1	0	0	0	0	15	0	4	1256	21	1281
LAFAYETTE	104	0	418	1	347	9	7	1	1	0	0	0	0	0	6	0	1	883	11	895
LAKE	3120	12	5438	47	13056	106	444	17	53	1	0	0	0	0	145	1	142	22256	184	22582
LEE	7168	85	6954	95	27766	709	5752	222	837	80	14	54	4	0	358	4	362	48853	1249	50464
LEON	1523	19	5753	59	5682	122	413	28	54	11	4	0	0	0	133	2	34	13562	241	13837
LEVY	290	0	1475	55	1998	241	82	59	15	6	1	0	0	0	42	0	60	3903	361	4324
LIBERTY	70	0	772	8	228	8	8	0	1	0	0	0	0	0	2	0	4	1081	16	1101
MADISON	168	0	591	0	441	4	16	0	1	1	0	0	0	0	6	0	0	1223	5	1228
MANATEE	3241	50	4039	86	9948	321	1872	105	337	45	7	10	0	0	199	1	413	19643	618	20674
MARION	2440	4	6514	66	10435	149	338	38	35	2	1	0	0	0	281	0	70	20044	259	20373
MARTIN	2268	11	2303	71	9187	305	2556	111	461	43	31	5	1	0	99	0	374	16906	546	17826
MONROE	4393	60	3226	292	14452	1385	4042	817	672	316	34	25	0	0	78	1	195	26897	2896	29988
NASSAU	640	11	2077	33	2632	87	278	37	45	7	2	12	0	0	36	0	18	5710	187	5915
OKALOOSA	3760	16	4767	40	8896	134	1686	114	228	116	7	11	0	0	53	1	191	19397	432	20020
OKEECHOBEE	429	11	1420	79	3874	93	122	7	9	0	1	0	0	0	17	0	25	5872	190	6087
ORANGE	8193	35	6610	78	17413	132	1221	25	177	5	2	1	5	0	348	0	405	33969	276	34650
OSCEOLA	1728	7	2283	39	4721	80	238	6	29	1	0	0	0	0	67	0	68	9066	133	9267
PALM BCH	8700	82	5993	167	21695	498	5960	211	1122	78	97	16	5	0	250	2	418	43822	1054	45294
PASCO	4394	15	6284	61	13073	216	1193	146	96	51	6	12	0	1	368	1	131	25414	503	26048
PINELLAS	10955	74	8727	145	26737	610	6303	358	982	133	29	23	3	0	730	2	780	54466	1345	56591
POLK	4898	18	10504	185	15532	183	703	29	168	12	4	0	2	0	242	0	138	32053	427	32618
PUTNAM	867	18	2996	112	4503	169	223	10	48	6	2	3	0	0	37	0	34	8676	318	9028
SANTA ROSA	2093	8	4809	57	6353	134	645	24	64	11	1	0	0	0	40	0	45	14005	234	14284
SARASOTA	3910	29	4315	41	12826	227	2617	100	430	39	22	6	1	0	332	0	344	24453	442	25239
SEMINOLE	4069	20	4392	70	9732	106	912	11	147	18	8	0	1	0	181	2	211	19442	227	19880
ST. JOHNS	1821	18	3161	77	5802	152	986	38	175	29	2	2	0	0	77	0	114	12024	316	12454
ST. LUCIE	1799	14	2877	73	7337	246	1000	91	169	26	3	2	3	0	95	0	172	13283	452	13907
SUMTER	354	1	1754	26	1761	20	59	7	4	0	0	0	0	0	53	0	17	3985	54	4056
SUWANNEE	327	1	1280	7	1207	18	42	3	6	1	0	0	0	0	32	0	8	2894	30	2932
TAYLOR	274	1	1682	26	1761	94	87	29	4	5	0	0	0	0	9	0	25	3817	155	3997
UNION	93	0	354	3	360	1	9	1	0	0	0	0	0	0	10	0	1	826	5	832
VOLUSIA	4116	25	8314	195	15449	348	1346	69	224	46	12	6	0	0	318	3	316	29779	692	30787
WAKULLA	304	6	1785	52	1894	187	161	48	28	10	0	1	0	0	29	0	6	4201	304	4511
WALTON	714	5	2435	26	1843	56	199	16	26	8	3	1	0	0	20	0	8	5240	112	5360
WASHINGTON	236	2	1364	11	617	16	29	2	1	1	0	0	0	0	12	0	0	2259	32	2291
TOTALS	159055	1268	228829	4555	485168	13990	78040	4929	13290	1945	742	454	67	27	8645	50	9305	973836	27218	1010359

2007 Alphabetical Vessel Statistics by County

COUNTY	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CANOES		DEAL	PLES	COMM	TOTAL
	< THAN 12		12 - 15" 11		16 - 25" 11		26 - 39" 11		40 - 64" 11		65 - 109" 11		110 MORE							
ALACHUA	1296	17	3840	87	5644	141	266	14	29	2	0	0	0	0	288	0	57	11363	261	11681
BAKER	287	0	1029	4	997	5	18	0	2	0	0	0	0	0	13	0	0	2346	9	2355
BAY	3286	33	6485	122	8560	273	1243	150	205	133	11	35	0	2	100	0	216	19890	748	20854
BRADFORD	269	1	855	6	1029	13	20	1	1	0	0	0	0	0	23	0	3	2197	21	2221
BREVARD	6489	35	9545	160	19157	519	2595	141	388	40	7	11	0	0	682	6	632	38863	912	40407
BROWARD	10266	92	5968	125	22033	409	8313	225	1749	126	152	38	18	11	267	2	1029	48766	1028	50823
CALHOUN	102	0	1040	9	374	13	18	0	1	0	0	0	0	0	7	0	2	1542	22	1566
CHARLOTTE	3177	25	3243	45	12575	366	2403	77	333	14	3	2	2	0	182	0	166	21918	529	22613
CITRUS	1622	7	5279	78	9913	412	463	131	32	16	0	0	0	0	211	0	92	17520	644	18256
CLAY	2451	3	2853	23	6724	101	786	16	202	10	2	0	0	0	103	0	63	13121	153	13337
COLLIER	4322	22	2823	63	12208	471	3328	173	572	67	28	6	0	0	223	4	148	23504	806	24458
COLUMBIA	593	0	1809	12	2351	25	70	7	5	1	0	0	0	0	49	1	12	4877	46	4935
DADE	12790	118	6289	175	28852	900	9636	444	1624	128	159	41	16	10	285	1	856	59651	1817	62324
DESOTO	348	7	793	10	1074	31	151	10	17	1	0	0	0	0	32	1	0	2415	60	2475
DHSMV	399	28	467	310	1170	669	351	123	134	15	9	6	0	8	13	3	10	2543	1162	3715
DIXIE	174	4	926	40	1470	167	45	33	8	13	0	0	0	0	16	0	9	2639	257	2905
DUVAL	5715	21	7915	102	17028	331	2245	89	396	35	23	33	6	0	302	0	253	33630	611	34494
ESCAMBIA	2531	13	5527	41	8512	156	1087	68	145	41	4	4	1	0	76	0	145	17883	323	18351
FLAGLER	799	4	1199	31	2618	40	421	9	68	5	3	1	0	0	50	0	32	5158	90	5280
FRANKLIN	218	17	956	163	1335	562	185	75	22	35	1	10	0	0	11	1	22	2728	863	3613
GADSDEN	181	3	1309	23	1019	17	41	2	4	1	0	0	0	0	13	0	2	2567	46	2615
GILCHRIST	190	0	698	8	872	16	25	3	3	1	0	1	0	0	30	0	0	1818	29	1847
GLADES	87	7	352	22	850	32	37	2	10	0	0	0	0	0	12	0	21	1348	63	1432
GULF	340	28	1403	68	1124	130	115	24	16	11	1	1	2	0	9	0	2	3010	262	3274
HAMILTON	78	0	491	0	358	0	4	0	0	0	0	0	0	0	9	0	0	940	0	940
HARDEE	251	1	590	8	730	8	13	0	2	0	0	0	0	0	25	0	0	1611	17	1628
HENDRY	445	8	732	23	1478	60	275	18	81	6	0	0	0	0	19	0	18	3030	115	3163
HERNANDO	1559	3	2854	45	5055	77	367	60	26	10	1	0	0	0	181	0	23	10043	195	10261
HIGHLANDS	1715	10	2942	33	5516	47	129	4	13	0	0	0	0	0	90	2	99	10405	96	10600
HILLS	8565	49	10067	120	23933	411	3366	104	592	52	30	25	1	0	658	6	222	47212	767	48201
HOLMES	185	0	1391	12	469	4	23	1	1	0	0	0	0	0	4	0	3	2073	17	2093
IND.RIVER	1387	17	2825	93	5939	232	735	47	162	11	11	0	3	0	197	2	79	11259	402	11740
JACKSON	431	2	2794	14	1565	10	68	5	11	1	0	0	3	0	23	0	2	4895	32	4929
JEFFERSON	118	1	699	3	477	14	49	0	13	0	0	0	0	0	16	1	4	1372	19	1395
LAFAYETTE	110	0	437	1	395	6	10	0	0	0	0	0	0	0	11	0	4	963	7	974
LAKE	3427	19	5316	46	13941	124	535	20	64	0	2	1	0	0	173	0	139	23458	210	23807
LEE	7554	83	6648	83	27642	684	6000	186	822	72	23	45	1	0	405	5	389	49095	1158	50642
LEON	1503	11	5537	68	6083	119	400	32	53	10	5	0	2	0	150	2	38	13733	242	14013
LEVY	327	2	1561	45	2293	234	100	62	14	10	2	0	0	0	59	0	62	4356	353	4771
LIBERTY	66	0	778	11	262	11	11	3	1	0	0	0	0	0	1	0	5	1119	25	1149
MADISON	169	0	573	1	456	9	15	0	2	0	0	0	0	0	8	0	0	1223	10	1233
MANATEE	3256	50	3767	72	10020	304	1806	104	316	39	12	8	0	0	211	2	370	19388	579	20337
MARION	2579	4	6361	52	11168	152	401	34	45	6	1	0	0	0	305	0	88	20860	248	21196
MARTIN	2174	15	2091	60	8704	298	2450	116	418	36	26	3	3	0	91	0	287	15957	528	16772
MONROE	3958	43	2880	260	13664	1268	4090	760	677	296	29	24	0	0	72	2	212	25370	2653	28235
NASSAU	785	7	2108	32	2890	79	306	39	57	9	1	6	1	0	55	0	31	6203	172	6406
OKALOOSA	3775	22	4593	37	8987	127	1736	103	271	104	8	12	0	0	57	1	193	19427	406	20026
OKEECHOBEE	462	8	1351	84	3598	110	129	7	13	1	1	0	0	0	29	0	15	5583	210	5808
ORANGE	8649	26	6152	71	18020	144	1366	19	205	6	4	1	6	0	354	0	388	34756	267	35411
OSCEOLA	2058	11	2169	30	5006	85	276	6	28	1	0	0	0	0	59	0	60	9596	133	9789
PALM BCH	8550	67	5535	154	21374	507	6054	229	1068	84	111	16	12	0	264	2	389	42968	1059	44416
PASCO	4812	20	6075	55	13631	221	1297	146	103	43	5	12	1	1	398	1	155	26322	499	26976
PINELLAS	11001	82	8370	153	26513	595	6513	345	1080	128	39	24	3	0	796	4	740	54315	1331	56386
POLK	5038	17	10096	189	16746	193	750	22	138	9	6	1	1	0	298	0	124	33073	431	33628
PUTNAM	993	21	2899	103	4650	186	242	12	35	6	2	2	0	0	53	0	43	8874	330	9247
SANTA ROSA	2303	5	4713	53	6904	111	662	18	64	8	4	0	0	1	56	0	46	14706	196	14948
SARASOTA	4037	29	4096	40	12624	209	2660	84	464	41	22	6	0	0	340	0	359	24243	409	25011
SEMINOLE	4107	20	4186	62	9811	108	956	17	160	14	8	0	1	0	228	1	152	19457	222	19831
ST. JOHNS	2336	16	3175	69	6336	158	1091	41	198	23	8	2	0	0	101	0	97	13245	309	13651
ST. LUCIE	1900	12	2655	81	7664	256	994	74	157	19	2	2	5	0	94	2	136	13471	446	14053
SUMTER	385	2	1756	17	2075	25	71	5	5	2	0	0	0	0	56	0	26	4348	51	4425
SUWANNEE	316	1	1278	10	1355	18	46	3	9	1	0	0	0	0	39	0	8	3043	33	3084
TAYLOR	260	1	1664	27	1767	87	83	26	2	4	0	0	0	0	7	0	22	3783	145	3950
UNION	86	0	348	3	420	0	14	1	0	0	0	0	0	0	13	0	2	881	4	887
VOLUSIA	4399	29	8308	213	16103	345	1453	77	255	42	13	6	2	0	351	2	293	30884	714	31891
WAKULLA	340	5	1983	49	2155	185	163	51	32	12	0	1	0	0	39	0	5	4712	303	5020
WALTON	805	9	2458	25	2125	59	224	18	44	15	4	0	1	0	26	0	4	5687	126	5817
WASHINGTON	238	2	1443	12	719	11	29	2	2	1	0	0	0	0	13	0	0	2444	28	2472
TOTALS	165424	1215	221348	4346	499110	13690	81824	4718	13669	1817	783	386	91	33	9431	54	9104	991680	26259	1027043

2006 Alphabetical Vessel Statistics by County

COUNTY	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CANOES		DEAL	PLES	COMM	TOTAL
	< THAN 12		12 - 15" 11		16 - 25" 11		26 - 39" 11		40 - 64" 11		65 - 109" 11		110 MORE							
ALACHUA	1318	17	3879	93	5404	141	249	14	22	2	0	0	0	0	290	0	50	11162	267	11479
BAKER	265	0	1045	4	926	6	16	0	1	0	0	0	0	0	12	0	0	2265	10	2275
BAY	3314	32	6587	122	8401	285	1256	159	201	144	14	40	0	2	87	0	213	19860	784	20857
BRADFORD	277	0	877	7	990	15	23	0	0	0	0	0	0	0	27	0	2	2194	22	2218
BREVARD	6345	37	9724	167	19240	521	2603	149	396	43	5	12	0	0	672	8	651	38985	937	40573
BROWARD	10422	110	6139	120	22263	431	8268	230	1764	131	145	42	10	12	276	2	1010	49287	1078	51375
CALHOUN	109	0	1025	12	341	10	14	1	1	0	0	0	0	0	7	0	3	1497	23	1523
CHARLOTTE	3176	24	3372	47	12445	375	2436	77	327	15	5	2	2	0	198	0	179	21961	540	22680
CITRUS	1643	4	5374	81	9706	403	415	130	34	14	0	0	0	0	198	0	99	17370	632	18101
CLAY	2339	6	2820	24	6502	94	778	18	192	12	5	1	1	0	107	0	63	12744	155	12962
COLLIER	4269	24	2882	66	12459	475	3312	165	575	67	29	7	0	0	225	3	150	23751	807	24708
COLUMBIA	567	1	1793	13	2305	30	70	6	3	1	0	0	0	0	40	1	11	4778	52	4841
DADE	12353	129	6415	174	28333	909	8974	443	1597	118	175	44	12	9	274	1	803	58133	1827	60763
DESOTO	325	7	813	11	1046	31	146	9	17	1	0	0	0	0	35	1	1	2382	60	2443
DHSMV	366	26	454	284	1103	662	324	115	135	14	12	4	1	8	14	3	8	2409	1116	3533
DIXIE	186	2	938	49	1454	185	49	37	7	12	0	0	0	0	22	0	7	2656	285	2948
DUVAL	5670	23	8033	101	16931	320	2201	89	382	40	19	37	4	0	278	0	238	33518	610	34366
ESCAMBIA	2426	12	5646	38	8359	153	1026	71	138	43	3	5	3	0	71	0	141	17672	322	18135
FLAGLER	738	4	1200	25	2471	41	384	9	70	5	2	0	0	0	50	1	22	4915	85	5022
FRANKLIN	198	14	950	170	1313	536	185	90	18	40	1	11	0	0	8	1	22	2673	862	3557
GADSDEN	185	3	1359	21	986	15	39	2	4	1	0	0	0	0	14	0	4	2587	42	2633
GILCHRIST	174	0	691	11	842	16	20	2	2	2	0	1	0	0	31	0	0	1760	32	1792
GLADES	95	5	366	27	857	34	31	1	13	0	0	0	0	0	8	0	20	1370	67	1457
GULF	342	25	1402	74	1073	120	103	25	14	11	1	1	0	0	7	0	4	2942	256	3202
HAMILTON	70	0	495	0	357	0	6	0	0	0	0	0	0	0	7	0	0	935	0	935
HARDEE	262	1	597	7	734	5	13	0	1	0	0	0	0	0	18	0	0	1625	13	1638
HENDRY	430	6	734	22	1488	66	293	17	90	5	0	0	0	0	22	0	15	3057	116	3188
HERNANDO	1570	4	2862	44	4866	69	360	53	24	9	0	0	0	0	173	2	28	9855	181	10064
HIGHLANDS	1687	10	3093	34	5480	46	123	5	13	0	0	0	0	0	82	1	86	10478	96	10660
HILLS	8627	52	10412	139	23798	430	3330	110	624	61	41	26	2	1	635	5	233	47469	824	48526
HOLMES	171	1	1436	11	437	4	21	1	0	0	0	0	0	0	4	0	5	2069	17	2091
IND.RIVER	1334	16	2894	96	5865	228	686	42	152	10	11	0	2	0	202	2	76	11146	394	11616
JACKSON	435	4	2771	13	1455	13	58	4	10	0	1	0	2	0	21	0	0	4753	34	4787
JEFFERSON	118	1	692	4	449	15	46	0	12	1	0	0	0	0	13	0	3	1330	21	1354
LAFAYETTE	104	0	433	2	370	8	7	1	0	0	0	0	0	0	9	0	2	923	11	936
LAKE	3318	13	5409	48	13752	122	483	21	60	2	0	1	0	0	161	0	140	23183	207	23530
LEE	7518	82	6843	89	27889	696	5951	203	825	72	18	52	2	0	377	5	366	49423	1199	50988
LEON	1488	14	5638	58	5860	114	391	32	55	11	4	0	1	0	150	2	27	13587	231	13845
LEVY	297	0	1524	48	2105	231	95	62	16	8	2	0	0	0	49	0	60	4088	349	4497

2006 Alphabetical Vessel Statistics by County

LIBERTY	66	0	781	9	266	8	8	2	1	0	0	0	0	0	2	0	3	1124	19	1146
MADISON	172	0	579	1	433	5	12	0	2	0	0	0	0	0	9	0	0	1207	6	1213
MANATEE	3306	55	3887	75	10084	323	1860	101	344	45	10	10	0	0	204	1	407	19695	610	20712
MARION	2484	5	6487	63	10965	154	363	36	46	2	1	0	1	0	277	0	79	20624	260	20963
MARTIN	2241	12	2233	61	8946	310	2492	111	424	39	25	4	1	0	94	0	322	16456	537	17315
MONROE	4274	45	3081	279	14112	1321	4158	802	677	314	33	23	0	0	71	2	200	26406	2786	29392
NASSAU	678	12	2124	31	2811	81	282	36	58	7	1	9	0	0	46	0	22	6000	176	6198
OKALOOSA	3741	17	4705	42	9014	122	1717	103	245	114	7	11	0	0	57	0	197	19486	409	20092
OKEECHOBEE	434	10	1414	74	3838	99	138	6	8	1	1	0	0	0	19	0	18	5852	190	6060
ORANGE	8637	36	6424	65	18055	139	1307	23	202	6	5	1	6	0	366	1	411	35002	271	35684
OSCEOLA	1835	7	2271	35	4924	78	274	7	32	1	0	0	0	0	72	0	68	9408	128	9604
PALM BCH	8604	72	5761	160	21674	501	6015	220	1092	86	101	16	10	0	247	2	403	43504	1057	44964
PASCO	4742	17	6266	52	13450	223	1252	154	96	49	5	13	0	1	399	1	139	26210	510	26859
PINELLAS	10880	71	8512	146	26702	592	6439	345	1024	136	32	20	1	0	760	3	769	54350	1313	56432
POLK	4947	19	10286	192	16244	195	718	21	143	8	3	0	1	0	265	0	123	32607	435	33165
PUTNAM	935	19	2899	116	4588	166	234	10	47	7	3	2	0	0	38	0	39	8744	320	9103
SANTA ROSA	2165	4	4791	55	6566	118	619	20	60	8	3	0	0	0	46	0	45	14250	205	14500
SARASOTA	3997	28	4237	42	12867	215	2629	88	440	43	19	8	1	0	335	0	357	24525	424	25306
SEMINOLE	4125	17	4246	62	9791	105	943	17	157	12	8	1	3	0	184	1	182	19457	215	19854
ST. JOHNS	2044	21	3202	73	6023	156	1017	38	188	25	7	2	0	0	98	0	98	12579	315	12992
ST. LUCIE	1877	11	2767	70	7654	259	1007	79	158	21	1	2	6	0	93	0	149	13563	442	14154
SUMTER	386	2	1808	19	1902	21	71	6	3	0	0	0	0	0	57	0	20	4227	48	4295
SUWANNEE	324	1	1302	9	1288	18	45	3	11	2	0	0	0	0	37	0	6	3007	33	3046
TAYLOR	280	1	1669	24	1773	95	92	32	3	3	0	0	0	0	6	0	25	3823	155	4003
UNION	93	0	349	3	389	1	9	1	0	0	0	0	0	0	9	0	0	849	5	854
VOLUSIA	4299	28	8368	201	15886	337	1415	74	241	41	16	7	3	0	343	2	295	30571	690	31556
WAKULLA	338	3	1866	54	2020	186	157	55	31	13	0	1	0	0	34	0	7	4446	312	4765
WALTON	785	7	2448	30	1998	63	214	17	38	11	2	1	0	0	22	0	4	5507	129	5640
WASHINGTON	243	2	1421	12	674	11	28	3	3	1	0	0	0	0	12	0	0	2381	29	2410
TOTALS	163463	1231	225801	4411	495592	13757	80300	4803	13569	1890	776	417	75	33	9076	51	9130	988652	26593	1024375

2005 CALENDAR YEAR VESSEL STATISTICAL REPORT

1/1/2005 through 12/31/2005

COUNTY	CLASS A-1		CLASS A-2		CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CANOES		DEAL	PLES	COMM	TOTAL
	< THAN 12		12 - 15" 11		16 - 25" 11		26 - 39" 11		40 - 64" 11		65 - 109" 11		110 MORE							
ALACHUA	1346	17	3966	95	5087	136	241	16	24	2	0	0	0	0	293	0	42	10957	266	11265
BAKER	253	0	1022	3	835	3	19	0	1	0	0	0	0	0	11	0	0	2141	6	2147
BAY	3258	34	6662	115	8124	282	1203	170	181	147	13	45	0	1	80	0	217	19521	794	20532
BRADFORD	262	0	895	8	970	14	23	1	1	0	0	0	0	0	27	0	1	2178	23	2202
BREVARD	6229	34	9843	177	18903	543	2544	158	400	45	9	16	0	0	653	6	631	38581	979	40191
BROWARD	10412	110	6370	132	22214	449	7837	218	1691	130	156	54	9	11	260	1	1050	48949	1105	51105
CALHOUN	106	0	1024	12	304	9	11	0	0	0	0	0	0	0	4	0	2	1449	21	1472
CHARLOTTI	3122	22	3476	53	12305	366	2413	88	325	12	2	2	1	0	190	0	171	21834	543	22548
CITRUS	1591	5	5406	103	9154	412	382	138	25	13	0	0	0	0	181	0	113	16739	671	17523
CLAY	2166	9	2866	27	6577	93	807	21	190	10	6	1	1	0	96	0	84	12709	161	12954
COLLIER	3964	20	2978	58	12254	470	3144	178	533	64	24	5	1	0	220	3	156	23118	798	24072
COLUMBIA	549	1	1804	13	2250	35	60	6	4	2	0	0	0	0	44	1	9	4711	58	4778
DADE	11487	131	6562	171	27758	913	8458	431	1598	120	161	43	15	6	267	3	770	56306	1818	58894
DESOTO	309	5	799	12	988	39	163	10	23	2	0	0	0	0	35	1	2	2317	69	2388
DHSMV	269	26	409	303	880	702	287	107	106	20	13	2	2	7	14	4	20	1980	1171	3171
DIXIE	190	1	907	44	1371	193	54	35	6	11	0	0	0	0	18	0	4	2546	284	2834
DUVAL	5516	21	8175	109	16706	313	2191	93	360	36	16	39	8	0	251	0	237	33223	611	34071
ESCAMBIA	2387	19	5888	38	8258	143	1129	83	135	51	1	5	0	0	75	0	138	17873	339	18350
FLAGLER	726	5	1172	27	2327	41	350	9	66	4	1	0	0	0	51	1	30	4693	87	4810
FRANKLIN	177	8	964	164	1257	530	185	104	18	36	1	15	0	0	11	1	27	2613	858	3498
GADSDEN	183	3	1411	24	948	16	36	2	4	2	0	0	0	0	12	0	2	2594	47	2643
GILCHRIST	149	1	684	11	800	20	17	1	2	2	0	1	0	0	26	0	0	1678	36	1714
GLADES	106	6	389	31	903	35	30	1	16	0	0	0	0	0	10	0	18	1454	73	1545
GULF	322	25	1421	72	1034	133	102	31	13	15	1	1	0	0	6	0	7	2899	277	3183
HAMILTON	67	0	479	0	339	0	3	0	0	0	0	0	0	0	4	0	0	892	0	892
HARDEE	265	1	622	8	711	6	14	0	1	0	0	0	0	0	17	0	0	1630	15	1645
HENDRY	445	6	752	26	1475	72	267	22	78	4	0	0	0	0	19	0	17	3036	130	3183
HERNANDO	1448	2	2774	43	4606	75	344	50	17	6	0	0	0	0	156	2	26	9345	178	9549
HIGHLANDS	1706	11	3145	45	5350	51	107	5	11	1	0	0	0	0	78	1	64	10397	114	10575
HILLS	8551	59	10663	141	22925	446	3201	134	590	73	32	35	3	1	619	2	254	46584	891	47729
HOLMES	162	1	1379	10	372	5	18	1	1	0	0	0	0	0	4	0	4	1936	17	1957
IND.RIVER	1286	15	2860	96	5732	213	683	49	165	12	10	0	1	0	172	3	75	10909	388	11372
JACKSON	406	5	2745	13	1344	11	55	5	14	0	0	1	0	0	15	0	0	4579	35	4614
JEFFERSO	94	1	676	2	428	14	35	2	6	1	0	0	0	0	15	0	4	1254	20	1278
LAFAYETTE	101	0	421	1	344	7	8	1	2	0	0	0	0	0	7	0	1	883	9	893
LAKE	3132	11	5417	49	12977	100	442	19	53	1	0	0	0	0	153	1	142	22174	181	22497

LEE	7156	84	6954	103	27855	717	5861	214	850	80	14	53	4	0	362	5	362	49056	1256	50675
LEON	1506	18	5751	60	5694	124	394	26	52	8	3	0	0	0	133	2	34	13533	238	13805
LEVY	286	0	1482	56	1993	242	78	56	13	6	1	1	0	0	41	0	60	3894	361	4315
LIBERTY	71	0	761	9	235	9	7	1	1	0	0	0	0	0	2	0	4	1077	19	1100
MADISON	166	0	591	0	446	4	16	0	1	1	0	0	0	0	7	0	0	1227	5	1232
MANATEE	3254	51	4018	87	9984	326	1858	105	338	48	6	11	0	0	196	1	413	19654	629	20696
MARION	2417	4	6485	64	10474	152	350	36	37	2	1	0	0	0	282	0	70	20046	258	20374
MARTIN	2223	11	2277	67	9126	297	2547	109	457	43	28	5	1	0	96	0	374	16755	532	17661
MONROE	4386	64	3233	291	14421	1394	4047	829	680	317	34	25	1	0	72	1	195	26874	2921	29990
NASSAU	638	11	2050	31	2628	85	275	37	47	7	2	12	0	0	35	0	18	5675	183	5876
OKALOOSA	3768	15	4770	40	8877	131	1661	117	227	118	7	11	0	0	53	1	191	19363	433	19987
OKEECHOB	430	11	1433	73	3853	96	119	6	9	0	1	0	0	0	18	0	25	5863	186	6074
ORANGE	8326	35	6649	77	17535	142	1209	24	174	6	2	1	6	0	355	1	405	34256	286	34947
OSCEOLA	1707	7	2271	40	4733	81	242	6	28	2	0	0	0	0	67	0	68	9048	136	9252
PALM BCH	8752	76	6009	169	21660	514	5962	213	1128	80	102	15	5	0	245	2	418	43863	1069	45350
PASCO	4422	14	6306	55	13125	228	1210	149	98	51	5	12	0	1	370	1	131	25536	511	26178
PINELLAS	11023	75	8709	147	26784	604	6307	357	985	137	31	23	3	0	728	2	780	54570	1345	56695
POLK	4889	18	10512	181	15512	177	716	25	171	14	6	1	1	0	245	0	138	32052	416	32606
PUTNAM	878	18	2991	112	4509	171	228	10	51	5	2	3	0	0	35	0	34	8694	319	9047
SANTA ROS	2137	8	4803	53	6367	132	647	26	62	11	2	0	0	0	37	0	45	14055	230	14330
SARASOTA	3890	28	4314	42	12782	226	2571	96	438	39	22	6	2	0	338	0	344	24357	437	25138
SEMINOLE	3984	23	4389	69	9657	102	916	12	146	17	8	0	1	0	182	1	211	19283	224	19718
ST.JOHNS	1820	21	3148	77	5789	147	1003	38	175	29	3	2	0	0	77	0	114	12015	314	12443
ST.LUCIE	1800	16	2870	75	7409	247	1024	88	173	27	2	1	3	0	92	0	172	13373	454	13999
SUMTER	346	1	1733	25	1744	20	58	7	4	0	0	0	0	0	50	0	17	3935	53	4005
SUWANNEE	325	1	1299	6	1218	17	42	2	3	1	0	0	0	0	35	0	8	2922	27	2957
TAYLOR	275	1	1683	26	1764	95	88	31	4	6	0	0	0	0	8	0	25	3822	159	4006
UNION	91	0	349	3	360	2	7	1	0	0	0	0	0	0	10	0	1	817	6	824
VOLUSIA	4102	25	8351	190	15459	339	1345	67	226	46	14	6	0	0	321	3	316	29818	676	30810
WAKULLA	311	5	1809	53	1921	183	155	52	28	14	0	1	0	0	31	0	6	4255	308	4569
WALTON	713	5	2428	26	1854	56	189	14	26	5	2	1	0	0	20	0	8	5232	107	5347
WASHINGT	230	2	1367	11	614	17	33	2	1	1	0	0	0	0	12	0	0	2257	33	2290
TOTALS	159064	1263	228821	4554	485192	13967	78028	4945	13293	1943	744	455	68	27	8649	50	9305	973859	27204	1010370

File #: **2010-046**

Applicant: Little Conch Key Development Corp/ Walker's Island

Agent: Sandy Walters, SWC

Type of Application: Comp Plan Text Amendment Maintenance Dredging

Key: Walker's Island

RE: None

Additional Information added to File 2010-046

County of Monroe
Growth Management Division

Office of the Director
2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854

We strive to be caring, professional and fair

Board of County Commissioners
Mayor George Neugent, Dist. 2
Mayor Pro Tem Sylvia J. Murphy, Dist. 5
Kim Wigington, Dist. 1
Heather Carruthers, Dist. 3
Mario Di Gennaro, Dist. 4

Date: 4/12/10

Dear Applicant:

This is to acknowledge submittal of your application for Text Amend to Land Dev Regulations + Comp Plan (Type of application)

Little Conch Key Development Corp (Project / Name) to the Monroe County Planning Department.

Thank you.

Planning Staff

4/13/10
(Date)

I hereby authorize Sandra Walters Assoc be listed as authorized agent
(Name of Agent)

for Little Conch Key Development Corp for the purpose of conducting all business necessary to
(Name of Owner(s) / Applicant)

process and obtain approval in regard to Amendments for Comprehensive Plan & Land Development Regulations
(Project Name) **(Application Type)**

for Real Estate No(s): N/A from the Monroe County Planning and Environmental Resources Department.

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 liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of permits for the aforementioned applicant.

Note: Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Owner(s) / Applicant Signature Principal Little Conch Key Development Corp

Thomas J. Cirrito
Printed Name of Owner(s) / Applicant

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 13th **day of** April**, 20**10**.**

THOMAS CIRRITO **is** ✓ **personally known** ____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Notary

DIONNA M. RETTIG
MY COMMISSION # DD842195
EXPIRES December 02, 2012
(407) 398-0153 FloridaNotaryService.com

RECEIVED
APR 16 2012
2010-046
MONROE CO. PLANNING DEPT.

RATIONALE FOR AMENDMENTS TO MONROE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

Applicant:
Little Conch Key Development Corp

Agent of Record:
Sandra Walters, SWC

Prepared by:

Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

6410 Fifth Street, Suite 3
Key West, FL 33040

April 9, 2010 amended April 16, 2012

TABLE OF CONTENTS

Section	Description	Page
1.0	Introduction	1
2.0	Executive Summary	1
3.0	Boat-Caused Seagrass Damage	2
4.0	Seagrass Restoration and Damage Prevention	3
5.0	Walker's Island Project	4
6.0	Proposed Comp Plan and LDR Amendments & Rationale	9
7.0	Related Comp Plan Objectives & Policies	19
8.0	Other Related County Plans	21
9.0	Properties Potentially Affected by Amendments	23
10.0	Factors to Consider in Amending Comp Plan and LDRs	24
11.0	Conclusion	26

LIST OF ATTACHMENTS

No.	Description	# of Pages
A	Location and Parcel Map	1
B	Key West Citizen Article Regarding Prop Scars	1
C	Excerpt from Lignum Vitae State Aquatic Preserve Study	3
D	Excerpt from Everglades National Park Study	1
E	Sebastian Inlet Study	3
F	Boot Key Harbor	1
5F	Walker's Island Site Photos	1
5G-3	1957 Photograph of Property	1
5G-4	1955 Aerial Photograph of Property	1
1	Bathymetric Survey	1 (11X17)
6H	Seagrass Restoration Overview	1 (11X17)
5C	2009 Benthic Resources Map	1
6B-1	Navigational Approach Map	1
6B-2	Markers & Signage Map	1

1.0 INTRODUCTION

The intent of this document is to provide the rationale for the proposed Monroe County Comprehensive Plan (Comp Plan) and Land Development Regulation (LDR) amendments addressed in the application filed by SWC on behalf of the Little Conch Key Development Corp. An analysis of what parcels in unincorporated Monroe County could be affected is included in this document. The applicant has also prepared a particularly detailed explanation of the overall rationale for these amendments, in relation to other related Comp Plan policies and also to Chapter 380.0552(7) Florida Statutes (FS), the Principles for Guiding Development for the Florida Keys Area of Critical State Concern (Principles for Guiding Development). In addition, the amendments address other sections of Florida statutes and rules that apply to the Florida Keys.

Great care has been taken to craft the proposed amendments to ensure resource protection, as the special environmental sensitivity of the Florida Keys is both recognized and embraced. The project purpose that is being specifically addressed will protect public health and safety consistent with Ch. 380.0552(7)(I) FS while providing for a realistic approach to protection of benthic resources and their ecological function, and long-term management of those resources to prevent damage in the future.

2.0 EXECUTIVE SUMMARY

The following briefly describes what is presented in each section of this document.

Section 3 describes the extensive nature of boat-caused impacts to submerged marine resources—and most particularly seagrass beds—in the Florida Keys. One State study findound *increases* in seagrass loss *per year* of 26-66 acres, and Florida Keys National Marine Sanctuary staff estimate that less than 2% of damage is enforced and much less than that restored.

Section 4 describes current approaches in the Keys to address seagrass restoration and prevention of seagrass impacts, citing several recent studies, which conclude that prevention is the best solution and that signage identifying appropriately marked and maintained access channels can be very effective.

Section 5 describes the Walker's Island project, which provides the impetus for this amendment application. It discusses how the existing large dock at the property, which serves 8 vested upland units presently being redeveloped, currently is reached by a historically-dredged access channel on privately-owned baybottom that has filled in through normal shoaling processes. The applicant wishes to minimally maintenance dredge a small part of the historic access channel to provide safe boating access.

The section describes the exhaustive process the project has undergone in permit application review by the South Florida Water Management District (District), as well as in coordination with the Florida Keys National Marine Sanctuary and other federal

resource agencies, and the resulting extensive commitments by the applicant that will provide regionally-significant benefits to seagrasses through restoration and resource management. However, it notes that permits cannot be issued because of an existing prohibition in the comprehensive plan that prevents the significant environmental benefits that could result from the project and allows for continued resource damage.

Section 6 provides the proposed amendments to the Comp Plan and LDRs and the rationale for those amendments. The amendments links a process that allows maintenance dredging in limited circumstances with a new goal and policies that provide site-by-site review of specific locations, along with the requirement that all State and federal permits be acquired prior to construction. The amendments also would allow clean dredge spoil to be used as fill as part of an appropriately-designed and implemented seagrass restoration project.

Section 7 presents 10 other related Comp Plan objectives and policies and explains how these amendments are consistent with, and in fact enhance the intent and purpose of, these other provisions better than does the current Comp Plan language.

Section 8 describes Monroe County's *Boating Impacts Management Plan* and *Channel Marking Master Plan*, and demonstrates how the proposed amendments are consistent with and further the goals and objectives of these plans.

Section 9 presents the methodology and results of a GIS analysis conducted to identify potential parcels that could be affected by the proposed amendments, concluding from the data available that less than 83 privately-owned submerged land parcels might be affected.

Section 10 discusses how the proposed amendments meet the factors to consider in amending the Comp Plan and LDRs, as listed in the application. Specifically, the amendments address changed assumptions and data updates, new issues, and recognition of a need for additional detail and comprehensiveness.

Section 11 concludes that boat-caused damage to seagrass communities in the Florida Keys is severe, only a tiny percentage receives enforcement action or restoration, and seagrass communities in the Florida Keys will be more enhanced and better protected with the proposed amendments than with the current Comp Plan language.

3.0 BOAT-CAUSED SEAGRASS DAMAGE

The Florida Keys National Marine Sanctuary (Sanctuary) estimates that approximately 600 seagrass propeller scar groundings occur within the Sanctuary annually. A 2008 study conducted by Everglades National Park (ENP) found that the average seagrass area lost due to prop scars alone was approximately 2.1 acres per year, and this does not include large pits called blowholes that many grounded boats create when attempting to power off a shallow flat, which adds substantially to lost acreage.

Attachment B is a news article describing the study and the seagrass carnage resulting from boat activities.

A 2008 study conducted at the Lignum Vitae State Aquatic Preserve found that seagrass loss from prop scarring *increased* by 66 acres per year between 1994 and 1997, and by 26 acres per year from 1997 to 2005 (see Attachment C).

While groundings that cause damage to marine resources are prohibited by the Sanctuary, the manager of the Sanctuary Damage Assessment and Restoration Program—Bill Precht—estimates that less than 2% of these groundings are subject to enforcement proceedings. Of this small percentage, far less is actually restored, since cases that go to court can be successfully fought as with speeding tickets.

Photos taken by SWC staff on seagrass flats near Walker's Island

The ENP study found that even willful prop dredging can be done with no practical way to enforce or prevent it in locations distant from common observation and with inadequate enforcement presence (see Attachment D, which is an excerpt from the 2008 study).

Some sites recover naturally over time, although this usually takes 10-20 years, but once a scar is made, currents often erode the edges, causing huge enlargement of the damaged area, sometimes resulting in entire seagrass beds being eroded away.

4.0 SEAGRASS RESTORATION AND DAMAGE PREVENTION

To address this serious problem of seagrass loss, the Sanctuary adopted in 2004 the *Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* (PEIS). This document summarizes the considerable amount of research that has been done in the Florida Keys regarding seagrass restoration and concluded that, if done correctly, it can be very successful. The first component of the plan outlined in the PEIS is restoration, with specific appropriate methodologies established. The second component is preventive measures to reduce vessel groundings.

Clearly, the best solution to seagrass damage is prevention. Several recent studies have confirmed that providing appropriately marked and maintained access channels can be both effective and cost-productive in preventing and reducing boating impacts to seagrasses, as follows:

- The 2008 Lignum Vitae State Aquatic Preserve study (Attachment C) concluded that "Signage is a relatively low-cost, long-term investment that becomes cost-effective if only [0.07 acres] is averted over the life of the signs."
- At Sebastian Inlet, a multi-year study has found that damage was reduced as much as 120 scars in a two year period as a result of appropriate marking of channels with adequate depth and shallow areas to avoid (see Attachment E).
- In Boot Key Harbor in Marathon, the City Marina manager reports that marking of a seagrass flat immediately west of the marina access has reduced groundings and seagrass prop scars by more than 90% (see Attachment F).

5.0 WALKER'S ISLAND PROJECT

Walker's Island is located near MM 63, just east of Duck Key. The subject property is the easternmost upland area (the western area is comprised of guest accommodations called Conch Key Cottages). A spit of mangrove-vegetated land extends to the south from the southeastern corner of the upland, and is contained in a large parcel of privately-owned submerged land contiguous to the upland and extending to the south and west (see Location and Parcel Map, Attachment A). The Walker's Island project has an environmental resource permit (ERP) application currently under review by the South Florida Water Management District (District), and many attachments to this report are excerpted and retain the labels from that application.

The property currently has a large dock that accommodates up to seven vessels and was recently reconstructed following damage from Hurricane Wilma (see photos this page and Photo 1 in ERP Application Attachment 5F). An access channel and boat basin were excavated in the 1950s, prior to the time when State or federal environmental permits were issued for this kind of work (see ERP Application attachments 5G-3 and 5G-4). This access channel and boat basin have accumulated extensive sediment during the intervening years and currently the access depth from the nearby open water to the existing dock is quite shallow, ranging from as little as 0.47 feet to 2.86 feet with an estimated average depth of about 1.5 feet (see bathymetric survey, ERP Application Attachment 1).

The upland area of the property is vested for 8 units, and redevelopment of all 8 units is presently taking place. The residents of these units will certainly use the existing dock, and will, in all likelihood, attempt to navigate good-sized vessels to and from the dock across the shallow approach between the boat basin and open water, and in point of fact, there is no legal impediment to their doing so.

As discussed above in Section 3, what inevitably happens when existing docking facilities are not reachable by access channels with adequate depth and appropriate marking is that vessels run aground occasionally on the shallow flats, creating scars and blowholes in the seagrass communities that can take many years, if ever, to recover. Both propeller scars and blowholes can get increasingly larger following the damage as the result of erosion from water currents that are redirected through the new deeper artificial "channels" in the seagrass bed.

In addition, boats not associated with the existing dock can similarly cause damage to seagrass beds through poor navigation. Examples already exist both on the subject privately-owned submerged land and adjacent State submerged lands, as can be seen on ERP Application Attachment 6H.

This boat-caused damage to benthic resources throughout the Florida Keys has been thoroughly documented and described by the Monroe County Marine Resources Department and the Sanctuary, and this is presented and discussed in relation to the proposed amendments and this project on pages 8-9 and 20-22 of this report.

Alternatives Analysis and Project Impacts after Elimination and Reduction

The ERP application currently under review by the District would accommodate very limited maintenance dredging of the existing access channel and boat basin, all on privately-owned submerged lands, reconfigure the dock somewhat to accommodate 8 slips and 1 loading and unloading area, and finger docks delineating slips. While submerged resources would be affected by this maintenance dredging, the quality of the seagrass community within the proposed maintenance-dredge area, as defined by percent coverage measured with the Braun-Blanquet submerged habitat assessment method utilized by the Sanctuary, is lower than in the surrounding, previously-undisturbed flats (see ERP Application Attachment 5C).

A detailed alternatives analysis has been conducted, comparing four project alternatives with the "no action" alternative. The footprint of the proposed area for maintenance dredging was aligned in the originally-dredged area to eliminate and reduce resource impacts as much as possible. The total maintenance-dredge area of the finally-selected alternative is less than 30% of the originally-dredged access channel and basin, and the impacts to submerged resources are 23% less, with total impacts to seagrasses—following full elimination and reduction to the maximum extent practicable—of 0.43 acres. ERP Application Attachment 6B-1 shows how vessels can approach the existing dock from many directions crossing shallow flats that have never been disturbed by dredging, and the preferred alternative would direct boaters to the maintenance-dredged access channel. ERP Application Attachment 6B-2 shows all the proposed channel and informational signage being proposed as part of the project.

The Walker's Island project, or any other like it, also would require a federal ERP from the U.S. Army Corps of Engineers (USACE). As part of the coordination process to prepare that application, a draft Essential Fish Habitat (EFH) assessment was provided to the National Marine Fisheries Service (NMFS) for preliminary review. In a January 12, 2010 email, the NMFS stated that, "the selected alternative appears to be the least damaging of all the alternatives reviewed," including the no-action alternative, and commented in a pre-application meeting prior to this email that the presence of propeller scars and blowholes on the subject property demonstrate the threat to submerged resources that exists independent of any impacts that would result from the proposed project.

Compensatory Mitigation, Additional Restoration and Long-Term Resource Management

Extensive compensatory mitigation as well as additional resource restoration as part of a regional restoration plan is proposed. The components of this plan include:

1. Restoration and perpetual maintenance of a 0.50-acre dredged basin to conditions comparable to the surrounding seagrass community. This basin is located near the mangrove spit extending south from the upland parcel, and currently contains virtually no vegetation of any kind due to the topographic discontinuity (depth of 6-8 feet) created by its original dredging in the 1950s. The basin would be filled to surrounding grade, capped with sediment tubes to create surface sediment characteristics appropriate for seagrass growth, and the habitat restored through a combination of plantings and natural recruitment. Success criteria should be reached in 3-5 years, as the site is surrounded with healthy seagrass beds so conditions are appropriate. Also, the site is very similar to the Blimp Pad restoration site in the Key West Salt Ponds where restoration for seagrass impacts resulting from the Smathers Beach restoration project took place, and that project was extremely successful, greatly exceeding mitigation requirements.
2. Restoration and perpetual maintenance of 0.13 acres of existing propeller scars and blowholes on the privately-owned submerged land to the southeast of the access channel. This work will be conducted by installation of sediment tubes to restore topography and appropriate sediment characteristics, and habitat restored through a combination of plantings and natural recruitment. Again, success criteria should be reached in 3-5 years, as the areas are surrounded by healthy seagrass beds and conditions are very similar to many successful restoration projects implemented by the FKNMS in the last 10 years.
3. Implementation of an extensive management plan to protect the surrounding flats from future injury, including—
   a. Placement of almost the entire privately-owned submerged land parcel that contains the access channel and boat basin and the mangrove spit extending from the upland parcel (for a total area of 27.71 acres) under perpetual conservation easement accruing to the District;
   b. Installation and perpetual maintenance of buoys around the boundaries of the privately-owned submerged land parcel that either indicate "Danger Seagrass" or "Danger Shoal," as appropriate to the depth characteristics in the given area;

c. Installation and perpetual maintenance of "Danger Shoal" buoys at the corners of the boat basin to clearly delineate the boundaries of the basin and limit boat maneuvering to areas with appropriate depth;
d. Installation and perpetual maintenance of regulatory markers (red and green US Coast Guard markers) along the access channel to the boat basin, fully gating the safe navigation channel;
e. Installation and perpetual maintenance of signage at the access to the channel at both ends requiring idle speed only;
f. Installation and perpetual maintenance of a sign at the dock explaining the sensitive marine habitats in the Florida Keys, and in particular seagrass;
g. Commitment to operate the private docking facility consistent with Florida's Clean Marina guidelines;
h. Incorporation of riprap cribs beneath the finger docks to retard propeller wash effects and to provide habitat for fish and invertebrates;
i. Incorporation of language into the homeowners association documents that delineates obligations under the ERP;
j. Provision of documents to all upland unit owners that are specially designed to provide clear information understandable to the general public regarding the importance of the submerged resources being protected, appropriate boat operation to avoid injuring the resources, and the permit and associated conditions that the homeowners association is committed to and why;
k. Commitment by the homeowners association to restore any future seagrass damage that results from member boating activities on the submerged land parcel under conservation easement; and
l. Mailing of an informational brochure to all registered boats owners in the Florida Keys regarding the value of seagrass habitats and how to avoid boating impacts.

In addition to the above-described compensatory mitigation, which will result in more than 8 times the mitigation that would be required under Florida's Uniform Mitigation Assessment Method (UMAM, functional loss of -0.136 and functional gain of +1.157), the applicant is proposing to restore and perpetually maintain 0.27 acres of propeller scars and blowholes on the shallow flat immediately to the west of the subject property, including installation and perpetual maintenance of "Danger Shoal" signage along the edge of the flat to inhibit future damage.

Coordination with County, State and Federal Agencies in Project Development

The signage components of the above-described mitigation and restoration plan were developed in coordination with Monroe County Senior Marine Resources Administrator Rich Jones. Coordination has also been conducted with the Florida Fish and Wildlife Conservation Commission (FWC) and the US Coast Guard, which regulate this kind of marine signage.

Both the proposed onsite and offsite restoration and management activities would be implementing the regional restoration plan defined in the Sanctuary PEIS, as shown by the following excerpts from that plan:

> **In addition to grounding injuries that have identified responsible parties, there are many other grounding injuries discovered each year.** Because those responsible for causing those injuries are unidentified, the locations are referred to as "orphan" sites. Each of the potential geographic areas discussed in this chapter has a large number of orphan seagrass injuries that would benefit from restoration. **These are the areas that the regional restoration plan seeks to address.**
>
> **Preventive projects are the second component of the regional restoration plan.** Preventive projects seek to reduce the frequency of vessel groundings, thereby decreasing the amount of area that requires restoration in the future. Boater education campaigns and the posting of informative signs at boat ramps, marinas, and fuel depots are examples of preventive projects that might be considered under the regional restoration plan…
>
> Water markers are aides to navigation, such as channel and shoal markers and regulatory signs, that assist boaters to navigate the treacherous shoals and difficult channels of shallow Florida Keys waterways. These devices help to prevent natural resource injury as these waterway markers direct boaters to use the deep water of navigation channels instead of the shallow seagrass flats, banks, and shoals where the potential for running aground is high. [emphasis added]

The applicant has met with District staff many times in the development of this project and has implemented comments and suggestions. FKNMS staff has verbally expressed support for both the planned benthic habitat restoration and overall management plan.

Current Status of Project

The extensive nature of impact elimination and reduction, alternatives analysis, compensatory mitigation and additional restoration proposed in this permit application is necessary to address the requirements of State law that apply a uniquely-high level of restrictions on these activities in the Florida Keys, in addition to the standard stringent restrictions defined in the Basis of Review for Environmental Resource Permits within the South Florida Water Management District. District staff has confirmed this project is permittable under State law, with the exception of the existing restrictions in the Monroe County Comprehensive Plan that have been brought to their attention by the Florida Department of Community Affairs (DCA, now Department of Economic Opportunity or DOE) through their greater review authority resulting from Monroe County's designation as an area of critical state concern. Hence this application.

6.0 PROPOSED COMP PLAN AND LDR AMENDMENTS AND RATIONALE

The following provides the current Comp Plan and LDR language with the proposed revised language indicated by underline (added), immediately followed by the rationale for the specific amendment in relation to the proposed project. Several of the amendments propose adding the South Florida Water Management District (District) as an alternate State permitting entity. This is because the District is responsible for review and issuance of State environmental resource permits for most commercial projects and private projects involving four or more residential units. Therefore, these changes correct a current inaccuracy in the Comp Plan, as commercial or larger residential projects may require District rather than Florida Department of Environmental Protection (DEP) permits for these activities.

COMPREHENSIVE PLAN

Each Comprehensive Plan section being revised is provided below with deletions indicated by strikeout and additions in red and underlined. The changed sections are all indented with the rationale for each set of changes at full text width.

Policy 202.8.3
No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels and as provided by Policy 202.8.4.

Policy 202.8.4
In order to facilitate navigational safety and reduce continued scarring of seagrass beds, maintenance dredging shall be permitted, in limited circumstances, within access channels vegetated with seagrass communities if there is a continued threat to these communities due to existing upland development and docking facilities. Maintenance dredge shall only be permitted to preserve or restore the function of the access channel. Access channels are defined as artificially-created channels, constructed through excavation, serving as waterways for watercraft, and providing access to open water. Access channels do not include propeller-dredged channels.

Maintenance dredging in access channels vegetated with seagrass beds will be permitted if the following conditions are met:

1. There is an existing access channel, evidenced by permits or historical aerial photography showing a historically-dredged channel;
2. There are existing, lawfully-established upland development and docking facilities served by the access channel;
3. The submerged land within the historically-dredged access channel is privately owned by the owner of the immediately-adjacent upland

riparian property containing the upland development and docking facilities served by the access channel;

4. Demonstrable natural shoaling has reduced the upland property owner(s) reasonable access to open water;
5. There is evidence of scarring to the adjacent (surrounding) seagrass beds;
6. Mitigation for seagrass impacts is provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004 or its successors;
7. A performance bond for the maintenance dredging will be provided to the County prior to permit issuance;
8. A post-construction survey of the maintenance dredge footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit application, the applicant will be required to correct the errors prior to release of the performance bond; and
9. The proposed maintenance dredging meets the criteria included in Goal 106 of the Monroe County Comprehensive Plan.

The proposed maintenance dredge activity shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys. The maintenance dredge methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources. Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources.

In addition, Issuance of a permit will include a condition that all applicable State and federal permits be obtained before commencement of work, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

Rationale for Amendment to Policy 202.8.3 and Addition of Policy 202.8.4

The purpose for this proposed amendment is to allow maintenance dredging where there are seagrass communities in certain, very limited instances where there are present and ongoing threats to seagrass communities due to use of existing docking facilities. In addition, this limited and mitigated impact would be further offset by protection of the surrounding seagrass communities. This provision will limit maintenance dredging to privately-owned submerged lands, preventing any potential for impacts on publicly-owned, State submerged lands.

While Monroe County is currently prohibited by State Statute from requiring issuance of State and federal permits as a prerequisite for issuing a County permit, this Statute specifies that it does not prohibit a county from providing applicants with "a disclaimer to the issuance of a development permit and may include a permit condition that all other applicable state or federal permits be obtained before commencement of the development." The Statute also "does not prohibit a county from providing information to an applicant regarding what other state or federal permits may apply." (Source of quotations: Florida HB 503, page 6 of 41).

As described above, Walker's Island has an environmental resource permit (ERP) application pending with the South Florida Water Management District (District), which applies an extremely stringent review process to any such activity in the Florida Keys, to implement a number of specific provisions of State law and administrative code, including:

- the Basis of Review for Environmental Resource Permit Applications within the South Florida Water Management District, which implements Chapter 373, Florida Statutes (FS) and chapters 4-E-4, 40E-40 and 40E-400, Florida Administrative Code (FAC), and is adopted by reference in Rule 40E-4.091(1)(a), FAC,
- Rule 62-312, FAC, which applies specific and even more stringent requirements on docking facilities in the Florida Keys, and
- Rule 62-302.700(i)(13), FAC, which defines the Florida Keys as Outstanding Florida Waters, and requires zero degradation of water quality outside the project boundaries because of that designation.

This permitting process requires elimination and reduction of impacts to the greatest extent practicable and in the Florida Keys goes further to require a net gain in comparable ecological function. In addition, coordination is required with the Florida Fish and Wildlife Conservation Commission (FWC) and DEO, providing further special scrutiny.

At the federal level, acquisition of a permit from the USACE requires coordination with the National Marine Fisheries Service (NMFS) regarding federally-designated Essential Fish Habitat (EFH) including seagrass communities as well as protected fish and sea turtle species; and U.S. Fish and Wildlife Service (USFWS) regarding manatees. Finally, this activity is prohibited in the Florida Keys National Marine Sanctuary unless a permit from the Sanctuary is acquired, which again addresses all environmental protection and enhancement issues consistent with the Sanctuary Management Plan and the PEIS.

Therefore, meeting these conditions and acquisition of these permits will ensure protection of benthic resources consistent with Ch. 380.0552(7)(b) FS, which states, "to protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 202.8.5
In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than minus six (-6) feet mean low water. This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

Policy 202.8.~~5~~ 6
All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site unless utilization of the dredged spoil is an element of a seagrass restoration project that provides reasonable assurance of no negative impacts to water quality, species or habitats.

Rationale for Amendment to Policy 202.8.5 and 202.8.6

The purpose of these amendments is to (1) renumber from the added Policy 202.8.4, above, and (2) provide an exception from only upland disposal of dredge spoil for use in a seagrass restoration project.

Disposal of clean dredge spoil into submerged lands in the very limited instance where it is serving the purpose of seagrass community restoration will directly enhance the submerged marine resources of the Florida Keys. Fill is almost always required for a seagrass restoration project, as deeper areas caused by previous dredging or from propeller scars must be filled to the depths of surrounding seagrass beds to provide for successful restoration. In the case of Walker's Island, the clean maintenance dredge spoil material would be placed in an existing dredged basin that does not support marine life due to the discontinuity created by early dredging activities.

The State permitting process requires testing of sediment to be dredged to assure State standards for contamination are met. In addition, it requires the use of turbidity curtains and other best management practices along with monitoring during construction to ensure zero degradation of ambient surrounding water quality, which is the standard required by the State's Outstanding Florida Waters (OFW) designation applicable to the Florida Keys. Federal permitting processes administered by the USACE and FKNMS also require full water quality protection measures.

By meeting the conditions implemented in the ERP and maintained through enforcement by the State and federal permitting agencies during construction activities, the intent of Objective 202.6, which requires County policies "controlling discharges into surface waters from dredge and fill activities," will clearly be met. This is also consistent with Ch. 380.0552(7)(e) FS, which states, "To limit the adverse impacts of development on the quality of water throughout the Florida Keys." Further discussion in sections 7 and 8 below describe how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 203.2.3
Effective upon plan adoption, Monroe County shall:
1. prohibit new dredging in the Florida Keys; and

2. prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels and as provided by Policy 202.8.4. (See Objective 202.8 and related policies.)

Rationale for Amendment to Policy 203.2.3

Please see the rationale for the amendment to Policy 202.8.3 and addition of Policy 202.8.4, above, which equally applies to this proposed amendment. In addition, Objective 203.2 requires Monroe County to "protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses." The Walker's Island project is specifically designed to restore and properly mark a small part of an historic access channel serving an existing dock, as well as to manage the surrounding shallow flats that have already experienced propeller damage (which will be restored), resulting in long-term, practical reduction in direct impacts to seagrasses. The project is also designed to limit all secondary impacts of boat activity to within the dredge footprint, reducing indirect disturbances to seagrasses. Only a project so designed could meet the specific conditions outlined in the amendment and State and federal permit requirements.

Objective 203 states, "The health and integrity of living marine resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced." The Walker's Island project will provide extensive compensatory mitigation and additional habitat restoration that will result in significant enhancement of seagrass habitat, including long-term management to protect it from future damage necessary for acquisition of State and federal permits.

Therefore, this proposed amendment will ensure meeting the Comp Plan objectives as well as the Statutory requirements in the Principles for Guiding Development. Further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Policy 204.2.2

No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shorelines stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. ~~All such projects shall require approval by the Florida Department of Environmental~~

~~Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a County building permit.~~ All such projects require permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers, and the Florida Keys National Marine Sanctuary prior to commencement of work. These permits must be kept at the project site for inspection at all times, and a stop work order will be issued at any inspection if not present. [9J-5.012(3)(c)1 and 2; 9J-5.013(2)(c)6]

Rationale for Amendment to Policy 204.2.2

Objective 204.2 states that, "Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands." The purpose for the proposed amendments to this policy is to provide another opportunity to meet this objective through seagrass restoration projects such as proposed at Walker's Island. The filling of the barren, previously-dredged 0.50-acre basin, and the propeller scars and blowholes on the privately-owned submerged land, will allow restoration to seagrass habitat that existed there prior to disturbance, and these activities along with the rest of the proposed compensatory mitigation and additional restoration measures will result in a significant net gain in ecological function. This is entirely consistent with the objective, as no undisturbed wetlands are lost and there is no net loss of disturbed wetlands, but rather a net gain. Again, this is consistent with the Principles for Guiding Development by providing for protection and enhancement of marine resources, and further discussion in sections 7 and 8 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies, and other related County plans.

Goal 109

In addition to the provisions of Policy 202.8.4, Monroe County shall regulate maintenance dredging of historically-dredged access channels serving existing legally-established upland development with existing docking facilities where the minimum maintenance dredge area has been recolonized seagrasses, by the enactment of area-specific regulations that allow maintenance dredging to occur subject to limitations and conditions designed to protect natural resources.

Objective 109.1

Monroe County shall regulate use of submerged lands for maintenance dredging through Sub-Area Policies Applicable to a Specific Geographic Area. These sub-area policies identify parcels of submerged land that require narrowly-tailored regulation in order to confine the potential for impacts to a specific area. The development parameters established for each sub-area shall be based on data specific to the sub-area in relation to protection of natural resources.

Policy 109.1.1 Reserved.

Policy 109.1.2 Walker's Island Privately-Owned Submerged Land Area 1

Only the maintenance dredging specified in the table below shall be allowed on the submerged land parcel shown as the Walker's Island Privately-Owned Submerged Land Area 1, subject to conditions 1-2, below:

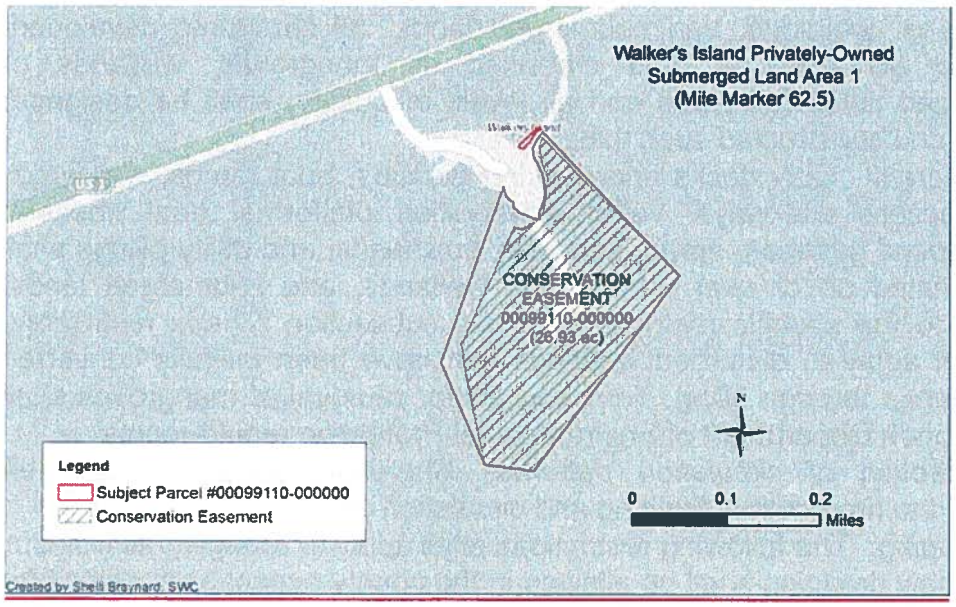
REAL ESTATE NUMBER	TOTAL ACREAGE	IMPACT ACRES	CONSERVATION EASEMENT ACREAGE
00099110-000000	27.22	0.63	26.93

And over which an existing docking facility exists, which serves 8 legally-established residential units on the adjacent upland parcel.

Maintenance dredging at the Walker's Island Privately Owned Submerged Land Area 1 shall be subject to the restrictions set out below:

1. Maintenance dredging shall be limited to no more than the acreage specified in the above table to provide safe access to the existing docking facility.

2. Recordation of a conservation easement prohibiting all impacts on, and requiring perpetual maintenance of, 26.93 acres of submerged land contained in parcel 00099100-000000. The area to be conserved is delineated in the map below.



Rationale for Goal 109

The purpose of Goal 109 is to provide Monroe County the ability to review each specific project that proposes to utilize the exception provided in the amended Policy 202.8.4 on a case-by-case basis. The numbers of parcels that could theoretically apply this policy are quite limited, as described in greater detail in Section 9.0, below. However, due to the high degree of environmental sensitivity in the Florida Keys and the great focus on protection of the submerged marine resources here, providing a case-by-case mechanism for review ensures an added level of scrutiny. This process is very similar to that in Goal 107, which provides for case-by-case reviews of specific parcels that have scarified and/or filled portions that also contain environmentally sensitive areas. Goal 106 is tailored after this precedent, as there is a clear parallel between submerged land parcels that require maintenance dredging of historically dredged access channels where seagrasses have recolonized and development in upland scarified parcels that also contain environmentally sensitive areas.

Policy 106.1.2 creates a Specific Geographic Area for the Walker's Island project, defines the parcel size and allowed maximum maintenance-dredge area, and the specific size and location of the conservation easement that must be recorded for perpetual preservation and maintenance.

Any other property owner who wishes to utilize the amended Policy 202.8.4 must apply for a Comp Plan amendment to create another Specific Geographic Area, again providing the opportunity for Monroe County to review the specific site conditions. This additional level of scrutiny will entirely ensure that the other Goals and Policies in the Comp Plan to protect marine resources are met, as well as meeting the Principles for Guiding Development in the Florida Keys Area of Critical State Concern.

LAND DEVELOPMENT REGULATIONS

Sec. 118-10(4)

Mangroves, wetlands, and submerged lands. All structures developed, used or occupied on land classified as mangroves, wetlands or submerged lands (all types and all levels of quality) shall be designed, located and constructed such that:

a. *Generally.* Only docks and docking facilities, boat ramps, walkways, water access walkways, water observation platforms, boat shelters, nonenclosed gazebos, riprap, seawalls, bulkheads, and utility pilings shall be permitted on or over mangroves, wetlands, and submerged lands, subject to the specific restrictions of this subsection. These restrictions shall not apply to disturbed wetlands that have been lawfully converted into uplands through filling. Trimming and/or removal of mangroves shall meet Florida Department of Environmental Protection requirements.

b. *Protection of circulation patterns.* Shoreline structures shall be designed to protect tidal flushing and circulation patterns.

c. *Dredging.* The following restrictions shall apply to dredging activities:

1. No new dredging shall be allowed in the county except as specified for boat ramps in section 118-12(1) (shoreline setback, boat ramps).

2. No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hard bottom communities except for maintenance dredging in public navigation and as provided in 3 and 4, below.

3. In order to facilitate navigational safety and reduce continued scarring of seagrass beds, maintenance dredging shall be permitted, in limited circumstances, within access channels vegetated with seagrass communities if there is a continued threat to these communities due to existing upland development and docking facilities. Maintenance dredge shall only be permitted to preserve or restore the function of the access channel. Access channels are defined as artificially created channels, constructed through excavation by mechanical means, serving as a waterway for watercraft, and providing access to open water. Access channels do not include propeller-dredged channels. Maintenance dredging in access channels vegetated with seagrass beds will be permitted if the following conditions are met:

a) There s an existing access channel, evidenced by permits or historical aerial photography showing a historically-dredged channel;
b) There are existing, lawfully-established upland development and docking facilities served by the access channel;
c) The submerged land within the historically-dredged access channel is privately owned by the owner of the immediately-adjacent upland riparian property containing the upland development and docking facilities served by the access channel;
d) Demonstrable natural shoaling has reduced the upland property owner(s) reasonable access to open water;
e) There is evidence of scarring to the adjacent (surrounding) seagrass beds;
f) Mitigation for seagrass impacts is provided consistent with the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys National Marine Sanctuary* adopted in 2004 or its successors;
g) A performance bond for the maintenance dredging will be provided to the County prior to permit issuance;
h) A post-construction survey of the maintenance dredge footprint and depth will be conducted by a State-licensed surveyor and provided to the County for review, and if physical characteristics, including depth, exceed 15 percent from that specified in the permit application, the applicant will be required to correct the errors prior to release of the performance bond; and
i) The proposed maintenance dredge activity shall be designed to protect natural resources and shall provide reasonable assurance that the activity will reduce continued scarring of surrounding seagrass beds through the provision and perpetual maintenance of educational signage, channel markers or buoys;

j) The maintenance dredge methodology shall not cause degradation of water quality or secondary and/or cumulative impacts to surrounding marine resources;
k) Turbidity controls shall be used to prevent reduction of light availability to seagrasses and increased sedimentation of adjacent surface waters and marine resources; and
l) The proposed maintenance dredging meets the criteria included in Goal 106 of the Monroe County Comprehensive Plan.

~~3.~~4. In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than six feet at mean low water (MLW). This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

~~4.~~5. All dredged spoil materials shall be placed on permitted upland sites designed and located to prevent runoff of spoil material into wetlands or surface waters unless utilization of the dredged spoil is an element of a seagrass restoration project that assures no negative impacts to water quality, species or habitats.

~~5.~~6. All dredge activities require approvals by the Florida Department of Environmental Protection or South Florida Water Management District, ~~and~~ the U.S. Army Corps of Engineers ~~prior to issuance of a county permit~~, and the Florida Keys National Marine Sanctuary prior to starting work. Issuance of a permit under 3, above will include a condition that all applicable State and federal permits be obtained before commencement of development, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

d. *Placement of fill.* No fill shall be permitted in any mangroves, wetlands, or submerged lands except:

1. As specifically allowed by this section or by section 118-12(k) and (l) shoreline setbacks, bulkheads, seawalls, riprap and boat ramps);
2. To fill a manmade, excavated water body such as a canal, basin, boat ramp, boat slip, boat basin or swimming pool if the county biologist determines that such filling will not have a significant adverse impact on marine or wetland communities;
3. As needed for shoreline stabilization, seagrass restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan, as determined by the county biologist;
4. For bridges extending over salt marsh and/or buttonwood association wetlands that are required to provide automobile or pedestrian access to dwelling units located on upland areas within the same property for which there is no alternate means of access. Such bridges shall be elevated on pilings so that the natural movement of water, including volume, rate and direction of flow shall not be disrupted or altered; or

5. As approved for Disturbed Salt Marsh and Buttonwood Association Wetlands with appropriate mitigation as defined by the wetland regulations of subsection (d)(6) of this section.

e. All such projects ~~shall~~ require ~~approval by~~ permits from the Florida Department of Environmental Protection or South Florida Water Management District, ~~and~~ the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary prior to commencement of work. ~~prior to issuance of a county building permit.~~ Issuance of a Monroe County permit will include a condition that all applicable State and federal permits be obtained before commencement of development, a requirement that copies of these permits be available for inspection at the construction site at all times, and that lack of these permits at any inspection will be immediate cause for issuance of a stop work order.

Rationale for Amendments to LDR Sec. 118-10(4)

Please see the rationale for the proposed Comp Plan amendments, above, as these proposed amendments to the LDRs simply implement changes consistent with those to the Comp Plan.

7.0 RELATED COMP PLAN OBJECTIVES AND POLICIES

The submerged habitat damage caused by boat traffic has been addressed at length by the Monroe County Growth Management Division, in conjunction with a number of State and federal agencies including the Sanctuary, FWC, and Monroe County's Sea Grant Extension Office. This work has been done to implement several objectives and policies in the Comp Plan, as follows:

- Policies 203.2.4 and 203.4.7 require Monroe County to work with the National Atmospheric and Oceanic Adminstration (NOAA, which administers the FKNMS), EPA and DEP to support "***scientific studies*** of stresses to seagrass ecosystems in the Florida Keys region" [emphasis added]. This cooperation resulted in the 2004 publication by NOAA of the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys* (PEIS), which is based on extensive scientific study. The proposed amendments to the Comp Plan and LDRs are consistent with this document, as is the Walker's Island project which is implementing restoration methodology specified in the PEIS. Please see the specific discussion of the PEIS in relation to the Walker's Island project in Section 5, above.
- Policy 203.2.4 requires that Monroe County support the **public education program** for users developed by the Sanctuary. In addition, Policy 203.5.6 discusses a County boater education program that should particularly emphasize navigational safety, including channel locations, and seagrass bed preservation. The Walker's Island project has incorporated brochures from the FKNMS public education program in the informational materials to be distributed to all members of the homeowners association, including one titled "Keep your bottom off the bottom," which seems particularly apropos. In addition, brochures describing the value of

seagrasses and how to avoid impacts will be mailed to all Monroe County registered boaters, and a sign to this effect will be installed at the docks. All these project elements strongly support the Sanctuary public education program.

- Policy 102.5.3 and Objective 202.7 require a **boating impacts management plan** to be developed, and Policy 203.4.7 specifically requires this plan to address the problem of propeller damage to seagrasses. The *Boating Impacts Management Plan* was completed in December 1002. Relevant excerpts from this plan are listed below in Section 5.
- Policy 203.5.5 requires the County to develop and implement strategies for **protection of submerged lands in shallow water areas from boating impacts**, and specifically mentions strategies to reduce seagrass propeller scarring and to minimize vessel groundings. It also requires installation of markers following completion of the plan. The *Channel Marking Master Plan for the Florida Keys* was completed in January 1998. Relevant excerpts from this plan are listed below in Section 5.
- Policies 203.6.1, 212.5.8, 212.6.5, and 1031.7.6 discuss a **coordinated agency review** to "identify the environmental issues and contradictions in rules and authorities related to the permitting process for marinas, docking facilities, piers, mooring sites…and dredging in the Florida Keys." Rich Jones informed us that this coordination has occurred over time relating to particular issues, including implementation of the *County Channel Marking Master Plan*, and more recently, as part of a State-sponsored study of mooring field sites. In addition, the 2004 PEIS, specifically discussed in Section 2, above, has benefited from this coordination.
- Policy 203.6.3 discusses the County **coordinating boating impacts management activities with State and federal agencies**. The proposed amendments are consistent with this policy through recognition of the degree of scrutiny and regulatory authority administered by these agencies in permitting projects in the Florida Keys that fully implement the Principles for Guiding Development [Ch. 380.0552(7)(b), (e) and (l) FS].
- Policy 207.8.3 requires the boasting impacts management program to, among other things, implement the goal in Objective 207.8 of protecting the habitat of a number of **protected marine species**, including manatees and sea turtles, both of which utilize seagrass beds as habitat and a food source. The proposed amendments are entirely consistent with this policy, as any projects that move forward under the amendments that effect seagrass beds will result in a net gain in comparable ecological function, and federal permit review will require a full assessment of impacts on these marine species and specifically on Essential Fish Habitat, including seagrass beds. Walker's Island will also implement a long-term management plan to prevent future boating impacts on these sensitive resources, which is also necessary for acquisition of State and federal permits.

Additional relevant policies include:

- Policy 204.2.7 states that "applicants for a dredge and fill permit shall be required to obtain all necessary permits from state and federal regulatory agencies prior to issuance of a County permit." While this policy is no longer consistent with State

law, the proposed amendments to the Comp Plan and LDRs are entirely consistent with this policy, and, in fact, further implement it through recognition of the high level of protection offered by these permitting programs, entirely consistent with and implementing the Principles for Guiding Development.

- Objective 204.3 requires Monroe County to "initiate a program to restore disturbed marine and freshwater wetlands." The proposed Comp Plan and LDR amendments are fully consistent with and supportive of this objective by providing for private restoration of submerged habitat associated with maintenance dredging that is appropriately designed to eliminate and reduce impacts, and provide compensatory mitigation that will result in a net increase in comparable ecological function. For example, the Walker's Island project will result in more than 8 times more compensatory mitigation than required by the State Uniform Mitigation Assessment Method, will also provide offsite restoration implementing the Sanctuary's regional restoration plan outlined in the PEIS, and will include a long-term management plan to prevent future disturbances to marine habitats. Again, all these measures are necessary for acquisition of State and federal permits.
- Policy 212.5.2.1 requires docking facilities to have a minimum depth at the terminal end and extending out to open water of at least minus four (-4) feet. The maintenance dredging proposed for Walker's Island is designed for minus 4.5 feet, which is the minimum practicable to meet the requirement of this policy and also provide a reasonable project life, as sediment will inevitably continue to accrete into the channel over time.

8.0 OTHER RELATED COUNTY PLANS

Monroe County's *Boating Impacts Management Plan*

The following are relevant excerpts from this plan:

- "Currently in the Keys there are numerous waterfront residences and public boat ramps that provide boaters with access to the water but not with clearly marked channels for egress and ingress to Florida Bay and the Atlantic Ocean." [pg 48]
- "Upper, Middle, and Lower Keys Criteria [for channel marking]
  1. Sites where there is a public safety hazard or where damage is occurring to the shallow water resources of the area, shall be considered for channel markers.
  2. Sites where no better alternatives to channel marking exist for managing the threats established in criteria 1 and where it is believed that channel markers could relieve that stress, should be considered.
  4. Sites where it is not practical…to consolidate the use of the proposed waterway with a more suitable waterway nearby, should be considered.
  5. Sites where there are not sensitive habitats accessed by the channel that are more sensitive and crucial than the habitats being protected by installation of channel markers, should be considered." [pp 48-49]

The proposed amendments address these issues by providing limited opportunities for private maintenance dredging and channel marking with full environmental protections and mitigation implemented by State and federal permitting agencies. In the case of Walker's Island, the criterion #1 above is met as there is damage to shallow water resources both on the subject privately-owned baybottom and on adjacent shallow flats. Regarding criteria #s 2 and 3, there is no access to open water from the existing dock except across the surrounding shallow flats and no way to consolidate use with another waterway so no better alternative exists, and the proposed channel marking and marking of the surrounding submerged lands will relieve the stress to these marine resources. Finally, in regard to criterion #5, the habitats within the previously-dredged access channel and basin are of lower quality that what is found on the surrounding, undisturbed flats.

Monroe County's *Channel Marking Master Plan*

The following are relevant excerpts from this plan:

- The general introduction in the first paragraph on page 1 states that this plan has evolved "in response to growing concern over increasing impacts to the shallow-water resources. Seagrass meadows are the dominant habitat found throughout most of the coastal areas of the Keys...and are incurring significant damage from a variety of users. ...this habitat [is] vulnerable to scarring and dredging from boat traffic."
- The second paragraph continues, "The nearshore meadows experience additional impacts due to the proximity to populated shoreline areas and adjacent, deeper water destinations. Extremely shallow areas containing seagrasses are often found near launching sites and marinas... This vulnerable distribution of seagrass meadows results in the beds being damaged by boaters utilizing these areas as well as boaters en route to typically safer, deeper areas."
- "Resource managers working within the Sanctuary determined that much of the seagrass damage was occurring in areas lacking appropriate navigational aides. ...channel marking was included as one of the action plans for the developing Sanctuary management plan, and cooperating institutions (DEP, US Coast Guard, National Oceanic and Atmospheric Administration) were enlisted to provide supporting data for the project." [pp 2, pg 2]
- "Prop scars are often generated from boaters attempting to approach the numerous residences and docks adjacent to very shallow water." [pp 4, pg 8]
- The biology of propeller scar and blow hole damage is described in detail on page 10.
- "Although restoration efforts are important for badly damaged beds in particular habitats, they do not address the prevention or minimizing of prop scarring." [pp 1, pg 13]
- "Public education is an essential part of any management effort. Without public education most management strategies would not be effective, particularly in the Keys where a large percentage of boaters are not familiar with local regulations and Sanctuary management rules." [pp 3, pg 13]

- The marking strategies are described on pages 21-23, and address marker frequency, gating of routes, and the use of Danger Shoal markers to delineate shallow water to be avoided.

The proposed Comp Plan and LDR amendments are supportive of this Monroe County plan. Only limited financial resources are available for the County and other government agencies to implement appropriate marking of areas to protect marine resources. Allowing very limited and carefully designed private maintenance dredging, along with appropriate channel marking and other measures to ensure long-term protection of marine resources, as proposed for Walker's Island, can leverage the public dollar with private investment for both installation and long-term maintenance.

9.0 PROPERTIES POTENTIALLY AFFECTED BY AMENDMENTS

An analysis of existing privately-owned submerged land parcels that could potentially utilize the amended Policy 202.8.4 was conducted utilizing ArcGIS software and information from the Monroe County Property Appraiser's (MCPA) Office parcel list for December 2011, which contains 90,537 parcels. This analysis utilized the same data, programming and approach as was recently utilized for preparation of the new Technical Document for the Monroe County Comprehensive Plan.
Submerged land parcels that could—or would have reason to—implement the policy must be privately-owned, contain seagrasses, and have existing legally-established upland development served by existing docking facilities. Therefore, the total number of parcels in Monroe County was screened through several layers of analysis to arrive at a reasonable estimate.

The following table summarizes the analysis and results:

GIS Data Layer	Number of Parcels	Source of Data
Parcels in Monroe County	90,537	Monroe County Property Appraiser
Submerged land	391	Monroe County Property Appraiser
Contain seagrass	343	Florida Fish & Wildlife Conservation Commission
Unincorporated Monroe County	111	Monroe County Property Appraiser
Residential, Commercial or Vacant	85	Monroe County Property Appraiser
Privately Owned	83	Monroe County Property Appraiser

The Property Appraiser has a complex PC Code List that defines property under 99 different specific codes, mapped as GIS shape files which can be overlain and related to one another in specific, limited configurations. The Monroe County parcel list was narrowed by selecting the code for submerged land. This reduced the number of parcels to 391. The list was further filtered by overlaying the 2010 seagrass habitat map from the Florida Fish & Wildlife Conservation Commission (FWC). The number of submerged parcels intersecting seagrass habitat is 343.

In order to exclude those areas not in Unincorporated Monroe County, the parcel map was overlaid on the MCPA Unincorporated Monroe County Existing Land Use (ELU) map. The 111 parcels selected were only those that were submerged, intersected seagrass habitat, and were within Unincorporated Monroe County.

The 111 parcels were further screened by selecting parcels on residential, commercial, or vacant land, resulting in 85 parcels. Review of the ownership of the 85 parcels found two in public ownership, reducing the total potential parcels that affected by Policy 202.8.4 to 83.

An attempt was made to determine from the Property Appraiser data how many of these parcels contained existing docking facilities by selecting only those properties with the appropriate miscellaneous improvements codes. This process returned only 12 parcels from the list of 391 that are submerged land, but did not include the subject property, Walker's Island, which is known to have an existing docking facility. Therefore, it was determined that the miscellaneous improvements list in the MCPA database is not comprehensive, and therefore was not used for this evaluation. However, it is reasonable to assume that only some of the privately-owned submerged land parcels in unincorporated Monroe County have existing, legally-established upland development and existing docking facilities.

Another factor that would be evaluated on a case-by-case basis is whether historic access channels provide "continuous access to open water," as required by Section 118-12(m)(5)a., Monroe County Code. Undoubtably, a good number of potential parcels included in the 83 identified in this analysis do not meet this criterion.

The conclusion of this analysis based on the data available is that the number of parcels that could conceivably apply amended Policy 202.8.4 is less than 83 in the entire unincorporated Monroe County.

In addition, measures to ensure that the environment of the Keys is protected include:

- the proposed new Goal 106 will apply an overlay process, allowing Monroe County to assess each applicant for a maintenance-dredging permit under Policy 202.8.4 individually; and
- the requirement that all State and federal permits be acquired prior to commencement of construction, which ensures that a highly-strenuous review, under laws and regulations many of which are specific to the Florida Keys, be taken by the environmental regulatory agencies and commenting resource management agencies.

10.0 FACTORS TO CONSIDER IN AMENDING COMP PLAN AND LDRs

The following factors listed in the amendment application are relevant to the proposed amendments.

2) Changed assumptions and 6) Data updates.

The first full comprehensive plan for Monroe County was adopted in 1986 and the 2010 Comp Plan adopted in 1992. Much has changed since then, including:

- The amount of boating activity in Monroe County has increased dramatically, as has the amount of boat-caused damage to marine resources, the vast majority of which goes unenforced and unrestored.
- County Marine Resources staff has implemented Comp Plan objectives and policies by working with other agencies and developing the plans described in Section 8, above, in 1992 and 1998. The proposed amendments are consistent with these plans and support their objectives.
- The Sanctuary developed its management plan in 1996, recently updated in 2007, and adopted the PEIS described in Section 4, above, in 2004. The proposed amendments are consistent with these documents and would further support implementation of the Sanctuary's regional seagrass restoration plan.
- The environmental resource permitting process at the State and federal level that provides a very high degree of scrutiny and protection to Florida Keys marine resources has developed and been fine-tuned over the last 10-15 years. This includes the 2002 federal Essential Fish Habitat (EFH) rule implemented by the National Marine Fisheries Services (NMFS). These amendments recognize this increased and rigorous regulatory environment.
- The Comp Plan and LDR amendments that add the South Florida Water Management District as one of the Florida environmental resource permit regulatory agencies updates the current code, as the District and the Florida Department of Environmental Protection adopted in 2008 a memorandum of understanding that divided this permitting authority between the two agencies.

Adoption of the proposed Comp Plan and LDR amendments recognizes these changes and addresses them in a realistic fashion to provide effective resource protection and management, consistent with the Principles for Guiding Development.

4) New issues:

The prohibition of appropriately designed and permitted private maintenance dredging and access channel marking is actually contradictory to the resource management objectives and policies in the Comp Plan and to the Principles for Guiding Development, because it has and will continue to result in ongoing, unenforceable damage to marine resources that will inevitably occur from boat traffic over shallow flats to existing docking facilities. It is consistent with the Comp Plan and Principles for Guiding Development to provide a carefully regulated opportunity for responsible private parties to participate in the process of effective resource management while also protecting public health and safety though properly engineered boating facilities.

5) Recognition of a need for additional detail and comprehensiveness.

The proposed changes address this consideration as follows:

- The changes to Comp Plan policies 202.8.3, 203.8.4, and 204.2.3 along with new Goal 106—which would allow maintenance dredging of historic access channels serving existing upland development and docking facilities where seagrass has recolonized—provide a means, in limited circumstances, to realistically and effectively address Comp Plan Policy 203.5.5, which requires Monroe County to develop and implement "strategies for protection of submerged lands in shallow water areas from boating impacts." The changes also address new scientific research that has resulted in the Sanctuary's regional seagrass restoration plan described in the PEIS.
- The changes to Comp Plan Policy 204.2.2 will serve in limited circumstances to provide a cost-effective approach for seagrass restoration, also addressing new scientific research that has resulted in the Sanctuary's regional seagrass restoration plan described in the PEIS.

11.0 CONCLUSION

Driving along the Overseas Highway, many areas of boat damage to seagrass beds are clearly visible, and these are only a tiny percentage of the damage occurring. While this damage is not legal within the Sanctuary, enforcement can only occur if an officer is present and can identify the party who causes the damage. Sanctuary staff has informed us they estimate less than 2% of the boat damage to marine resources in the Sanctuary is enforced each year, and it can often take several years of litigation before restoration takes place, during which time the damaged area typically expands, sometimes hugely. Bill Precht, the director of the Sanctuary Damage Assessment and Restoration Program, has told us that boat damage is the single largest threat to seagrasses in the Florida Keys.

It is incumbent on us to view these circumstances realistically, and to recognize that simple prohibition of activities does not always result in resource protection. As the Monroe County's *Channel Marking Master Plan* describes, boaters will navigate to and from residences and docks regardless of how shallow the water is, and damage often results. Management by restoration of adequate depth to docking facilities along with appropriate channel marking, within the limited circumstances that can address the extremely stringent permitting criteria applied by State and federal agencies for these activities in the Florida Keys, is an approach that can lead to real protection of resources, in contrast with the current circumstances where ongoing, frequent and severe damage continually occurs. It also will result in a net increase in sensitive habitat and the associated ecological functions, along with long-term protection of the resources to prevent future damage.

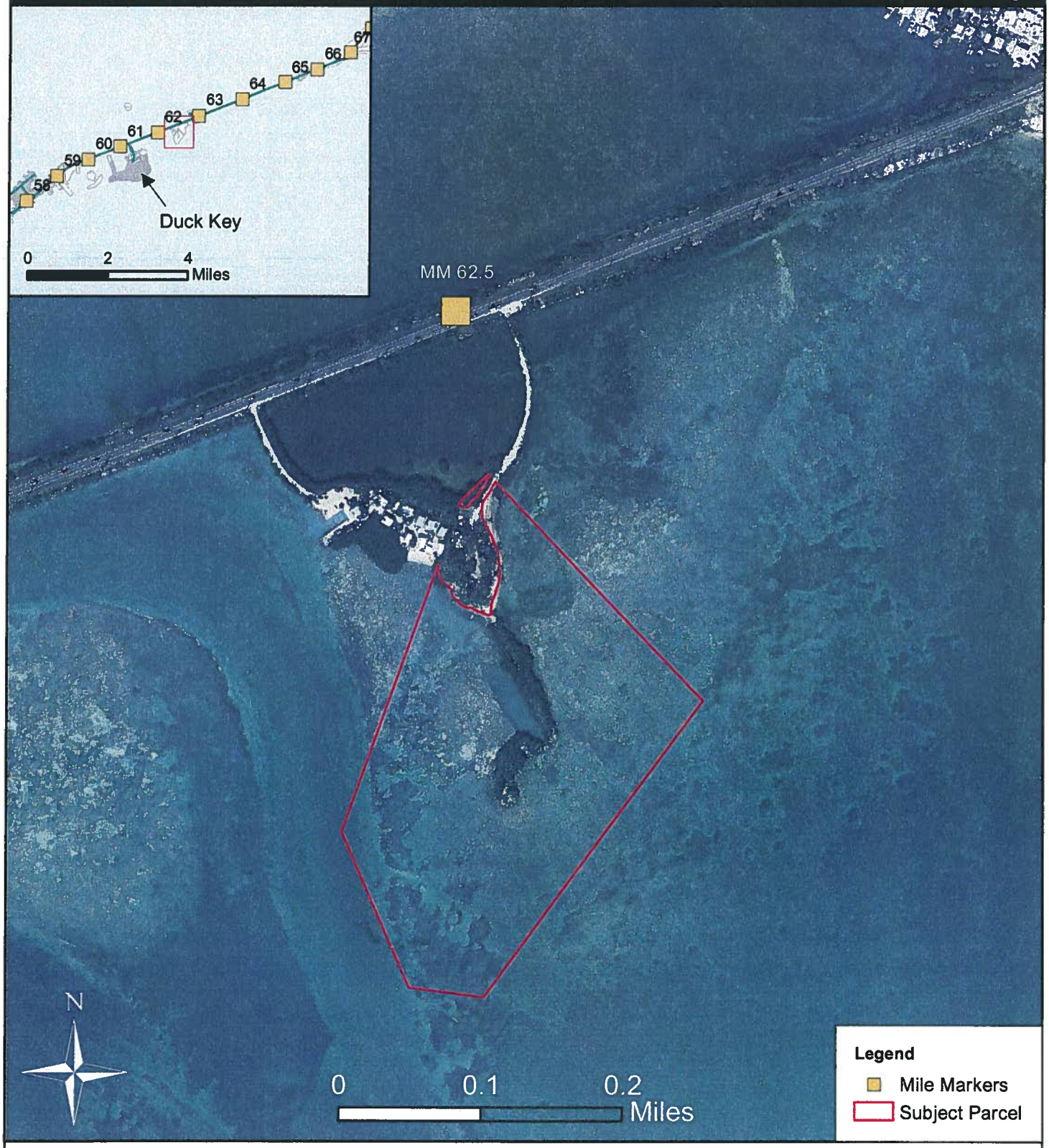
The proposed amendments are consistent with the Principles for Guiding Development and the rest of the Comp Plan, and, in fact, are more supportive of restoration policies than are the current policies. The changes recognize more recent studies, including a Sanctuary Programmatic Environmental Impact Statement, that support what is proposed, and also recognize a much more stringent environmental resource permitting

environment than existed when the original Comp Plan was developed, through which interagency coordination can be implemented. Therefore, these proposed amendments are appropriate and should be adopted.

Key West • Miami
Hollywood • Fort Myers
www.swcinc.net

Rationale for Comp Plan & LDR Amendments
Monroe County, April 16, 2012

ATTACHMENT A
Location and Parcel Map



Source: 2006 Monroe County Property Appraiser

Created by Shelli Braynard, SWC

THE CITIZEN KEY WEST

December 1, 2008 • Vol. 132 • No. 336 • 16 pages

ATTACHMENT B

Study: Prop scars damage environment

BY ROBERT SILK
Citizen Staff

There are a minimum of 11,750 propeller scars in Florida Bay, according to the findings of a peer-reviewed Everglades National Park study scheduled for release next month.

"You can pretty much map the banks of Florida Bay based upon the scarring," said David Hallac, chief of the park's natural resources branch, while previewing the study at a recent workshop hosted by the Florida Keys National Marine Sanctuary.

The study, titled "Patterns of Propeller Scarring of Seagrass in Florida Bay," was funded by the park, the National Parks Conservation Association and the South Florida National Parks Trust.

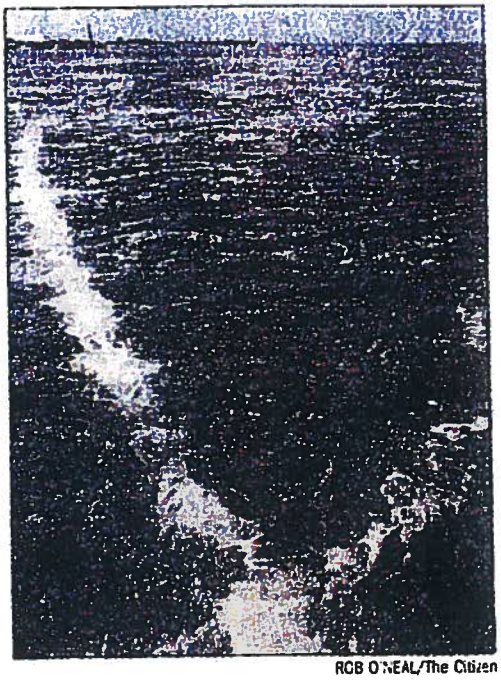
Researchers also found that at least 8,000 acres of bay bottom are scarred by propellers. The actual number, though, could be up to 10 times higher, Hallac said, because scientists did not use high-resolution cameras to record their aerial surveys. Lower resolution lenses miss many of the submerged scars.

Propeller groundings wreak havoc with the Florida Bay ecosystem, especially by damaging seagrass, which serves as a nursery for species ranging from shrimp to stone crab to yellowtail snapper.

Once damaged, some of Florida Bay's seven seagrass species can take several years to recover.

Park officials took prop scar damage into effect in spring 2007 when they released a series of alternatives for managing Florida

See SCARS, page 5A



ROB O'NEAL/The Citizen

Propeller scars in water off of Key West. A new study proves environmental damage from boating.

Scars

Continued from page 1A

Bay and the rest of Everglades National Park waters over the coming decades. Those proposals, which in general terms would have scaled back motorboat access in park waters, set off an avalanche of criticism from South Florida fishing and boating interests.

Among other things, critics questioned the scientific basis for the park proposals, especially as they related to boat use and propeller scars.

Out of the carnage came plans for two studies — one measuring propeller scars, and another tracking changes over the years in Florida Bay boat traffic, which also is scheduled for release next month.

The two studies are playing a role in the shaping of a new and much-delayed set of Florida Bay management alternatives. Park Planner Fred Herling now says those proposals will be out by January, more than a year after originally planned.

During his presentation last week, Hallac showed slides of three spots where researchers were able to compare recent photographs with pictures of similar quality taken five years ago.

"Our analyses suggests that from 1999 to 2004, total length of scars at all three sites increased by a factor of three," Hallac said.

The findings of the park service study are in rough congruence with a less scientific study undertaken by local fishing captain John Kipp over the past year.

In November 2007 and again in July, Kipp poled identical regions around the Buchanan Keys just west of Lignumvitae Key. During that span, the number of sites where he counted prop damage increased from 59 to 155.

In the area a bit further north around Twin Key, Kipp recorded 28 GPS sites with prop scars in November 2007. He recorded 78 such locations in August.

Jerry Lorenz, a biologist who heads Audubon of Florida's Tavernier Science Center, presented Kipp's findings at the Nov. 18 workshop as part of a push for baywide caps on boat and engine size. Lorenz said multi-engine boats with powerful motors are causing massive damage to the bay.

"Clearly education is the most important thing, but there are some people who just aren't going to bother," he said.

In what could be a preview of the debate that will follow the park service's release of the new management alternatives, Lorenz's presentation drew a rebuke from fishing enthusiast Jim Trice, one of the architects of Alternative E, a management strategy supported by a cross section of Florida Bay users. In an e-mail, Trice called Kipp's prop scar study, and Lorenz's use of it, "Totally anecdotal evidence being supported by a Ph.D."

Alternative E calls for a boater certification program that would seek to protect the shallow and tricky-to-navigate waters of the park through mandatory education. It also calls for idle speed zones along the shorelines and a noncombustible motor zone on the Snake Bite flats near Flamingo.

But Trice opposes limiting boat sizes.

Park planner Herling confirmed at the workshop that all the proposals in the next round of alternatives would include mandatory education and permitting.

Trice urged people to "think big, start small, scale up."

rsilk@keysnews.com

ATTACHMENT C

Assessing Boat Damage to Seagrass Bed Habitat in a Florida Park from a Bioeconomics Perspective Published 2008

Running title: Boat Damage to Seagrass in Florida

Richard M. Engeman[1*], Janice A. Duquesnel[2], Ernest M. Cowan[3], Henry T. Smith[3,4], Stephanie A. Shwiff[1], Melissa Karlin[3]

[1]National Wildlife Research Center, 4101 LaPorte Ave., Fort Collins, Colorado 80521-2154, USA

[2]Florida Park Service, Lignumvitae Key Botanical State Park, P.O. Box 1052, Islamorada, Florida 33036, USA

[3]Florida Park Service, Florida Department of Environmental Protection, 13798 S.E. Federal Highway, Hobe Sound, Florida 33455, USA

[4]Florida Atlantic University, Wilkes Honors College, 5353 Parkside Drive, Jupiter, Florida 33458

[*]Author to whom correspondence should be addressed: Richard M. Engeman, Tel. (970) 266-6091, Fax (970) 266-6089, e-mail richard.m.engeman@aphis.usda.gov

ABSTRACT

Seagrass bed habitat is an important biotic community in decline worldwide. Boat damage has been long-recognized for its negative impacts to shallow water seagrass beds, with those along the Florida coast particularly vulnerable in the face of a large human population possessing a large number of boats. Boat scars to seagrass beds recover slowly, resulting in new damage often outpacing recovery of existing damage. We examined the rate of accumulation of total area comprised by boat scars from 1994 – 2005 at Lignumvitae Key Submerged Land Managed Area, an area containing ~ 3400 ha of seagrass beds. We found the total area of damage increased from 1994 to 1997 by an average of 27.1 ha/yr, = 66 acres and from 1997 to 2005 the area of damage increased on average by 10.8 ha/yr. = 26 acres This most recent rate of damage increase represents an additional $1,523,819 annual loss in habitat value using cost figures based on costs from Environmental Protection Agency (EPA) permitted restoration attempts. Severe groundings investigated by law enforcement officers showed increasing trends over time in the average amount and severity of damage. The size of the boat inflicting the damage was more closely related to the severity of damage than the amount of damage. The most immediate and practical measures for preventing damage include increasing signage to warn boaters from seagrass beds, and increasing law enforcement staff. Signage is a relatively low-cost, long-term investment that becomes cost-effective if only 0.03 ha of seagrass bed damage = 0.07 acres is averted over the life of the signs. Each additional patrol staff added becomes cost-effective if only 0.42 ha of damage is averted annually. Holding the total

area of damage constant for one year (new damage = recovery) would represent a benefit-cost ratio of 25.71 if accomplished with only one additional law enforcement officer.

ADDITIONAL INDEX WORDS: *Benefit-cost ratio, damage estimation, habitat valuation, habitat restoration, wetland*

INTRODUCTION

Coastal seagrass beds have been declining throughout the world for a variety of reasons (SHORT and WYLLIE-ECHEVERRIA, 1996). For many years, propeller scars from boats have been recognized for their significant negative impacts to seagrass beds (e.g., WOODBURN *et al.*, 1957; PHILLIPS, 1960; ZIEMAN, 1976; MATTHEWS *et al.*, 1991). Shallow water seagrass beds at < 2 m depth, such as those commonly found around Florida's coast are especially susceptible to boat damage (CREED and AMADO FILHO, 1999). Moreover, seagrass beds in Florida are particularly likely to receive boat damage because more than 8 million people live along the Florida coast with over 750,000 registered vessels (BELL *et al.*, 2002). Furthermore, boat damage may interact synergistically with other factors such as water clarity to produce further declines (ORTH and MOORE, 1983; PREEN *et al.*, 1995). Groundings create one or more injury types including propeller scars, hull impressions, hull scars, blowholes (formed when the vessel uses its engines in an attempt to dislodge itself [KIRSCH et. al., 2005]), and berms (SARGENT *et. al.* 1995). Depending on the extent of the damage

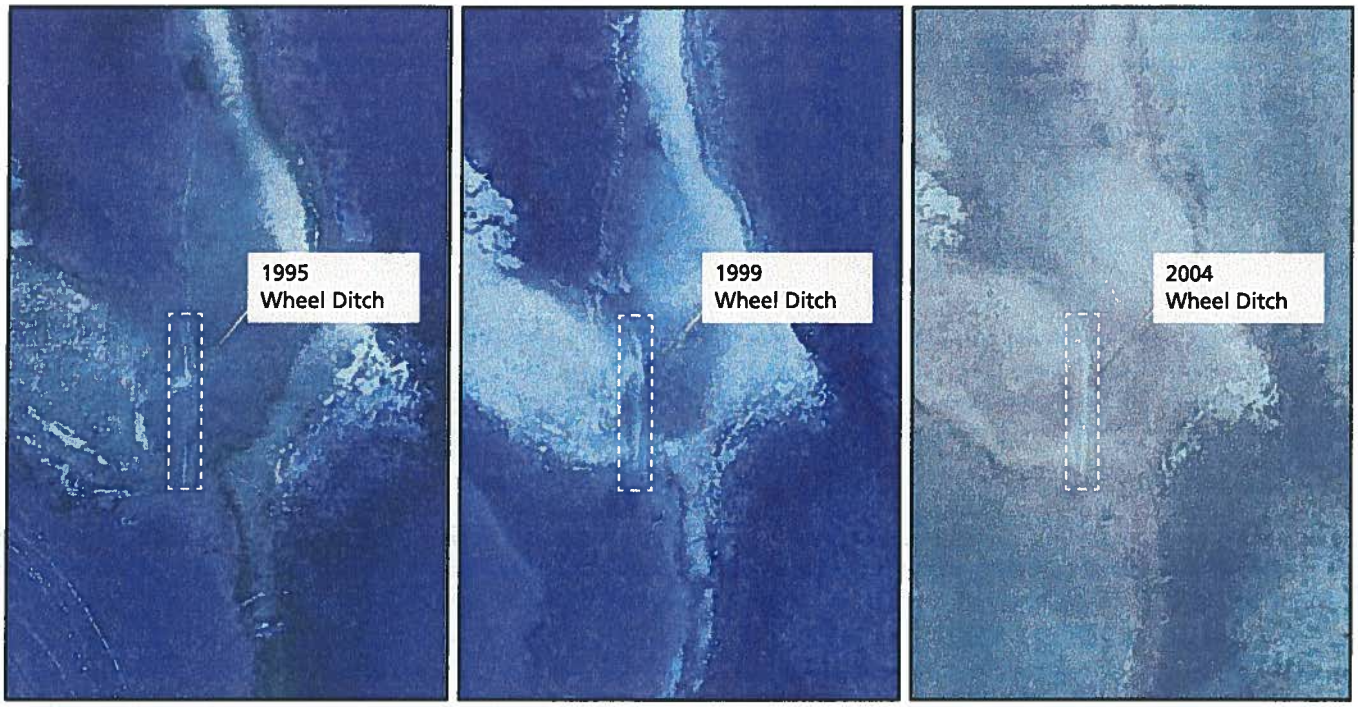
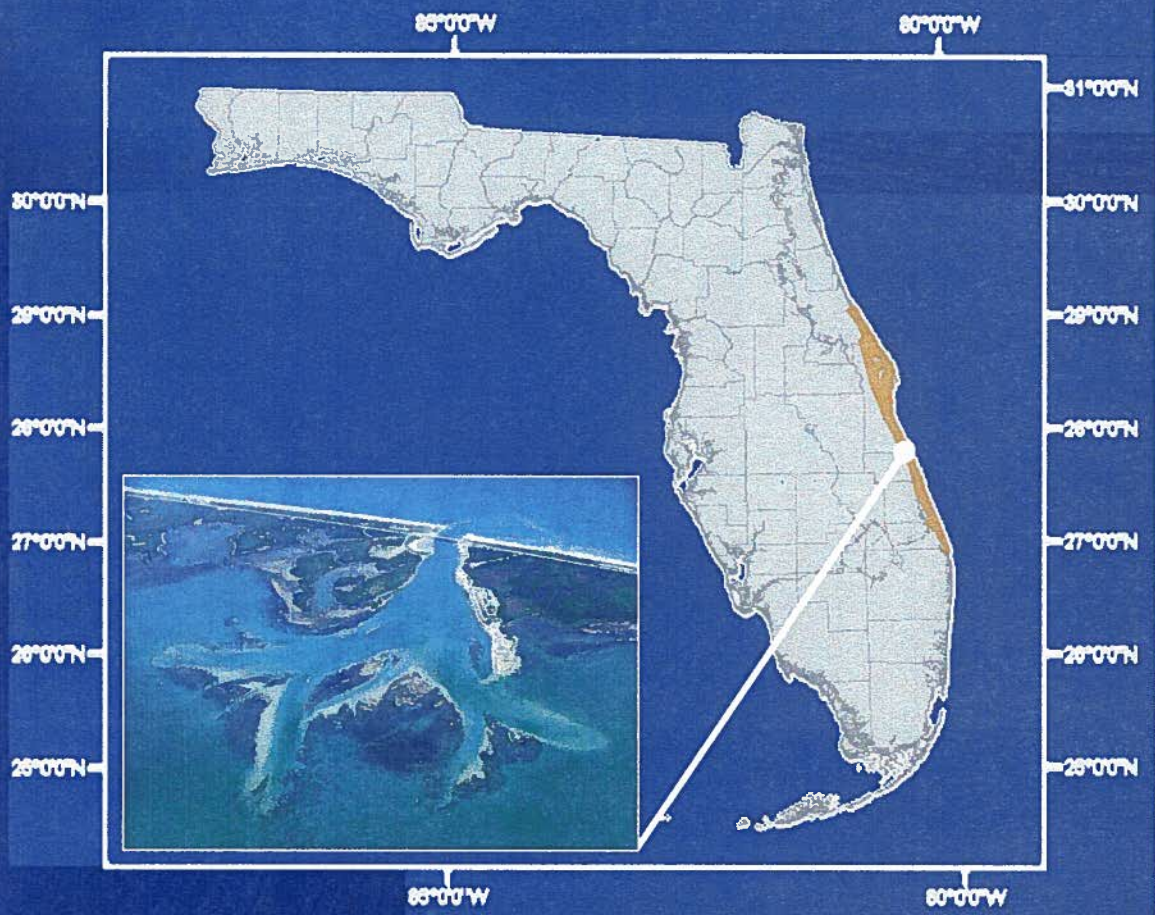


Figure 12. Time sequence of digital imagery (1995-2004) showing continual expansion of propeller dredged wheel ditch on Shell Key Bank.

ATTACHMENT E

Sebastian Inlet, Fl USA

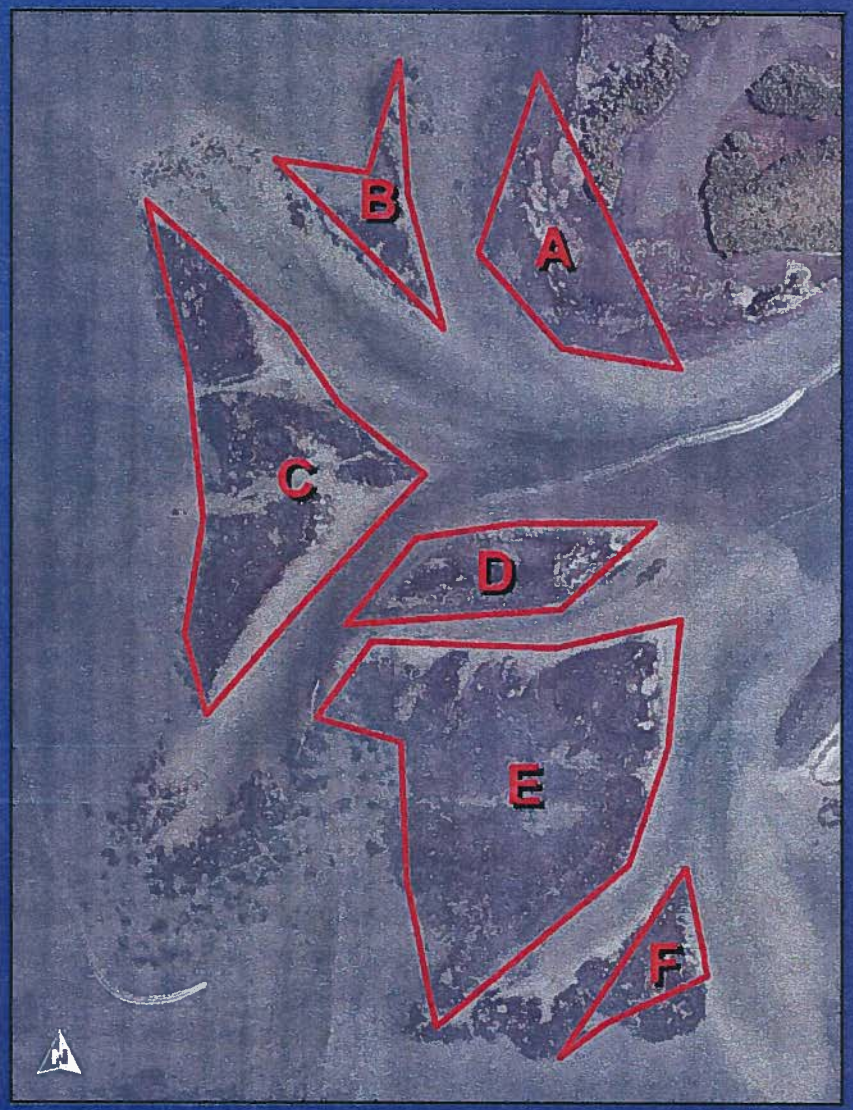


Indian River Lagoon (IRL) Highlighted in Orange.

- Brevard & Indian River Counties, Florida
- 1 of only 6 inlets to the IRL
- High tidal currents
- Expanding flood tidal shoal
- Productive seagrass mixed meadow
- Aquatic Preserve (Malabar to Vero Beach)
- NMFS Critical Habitat for *Halophila johnsonii*

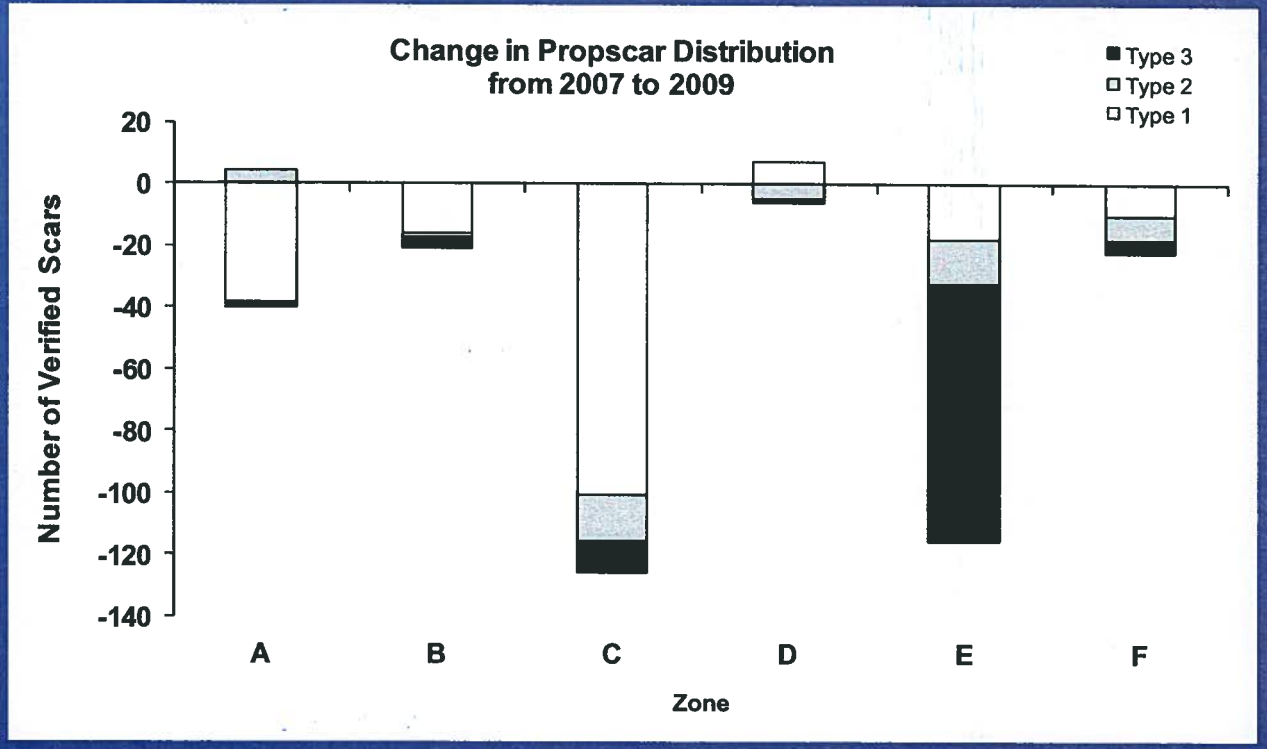
PBSJ Ecological Sciences

Protective Signage



PBSJ
Ecological Sciences

Propscar Analysis 2007-2009



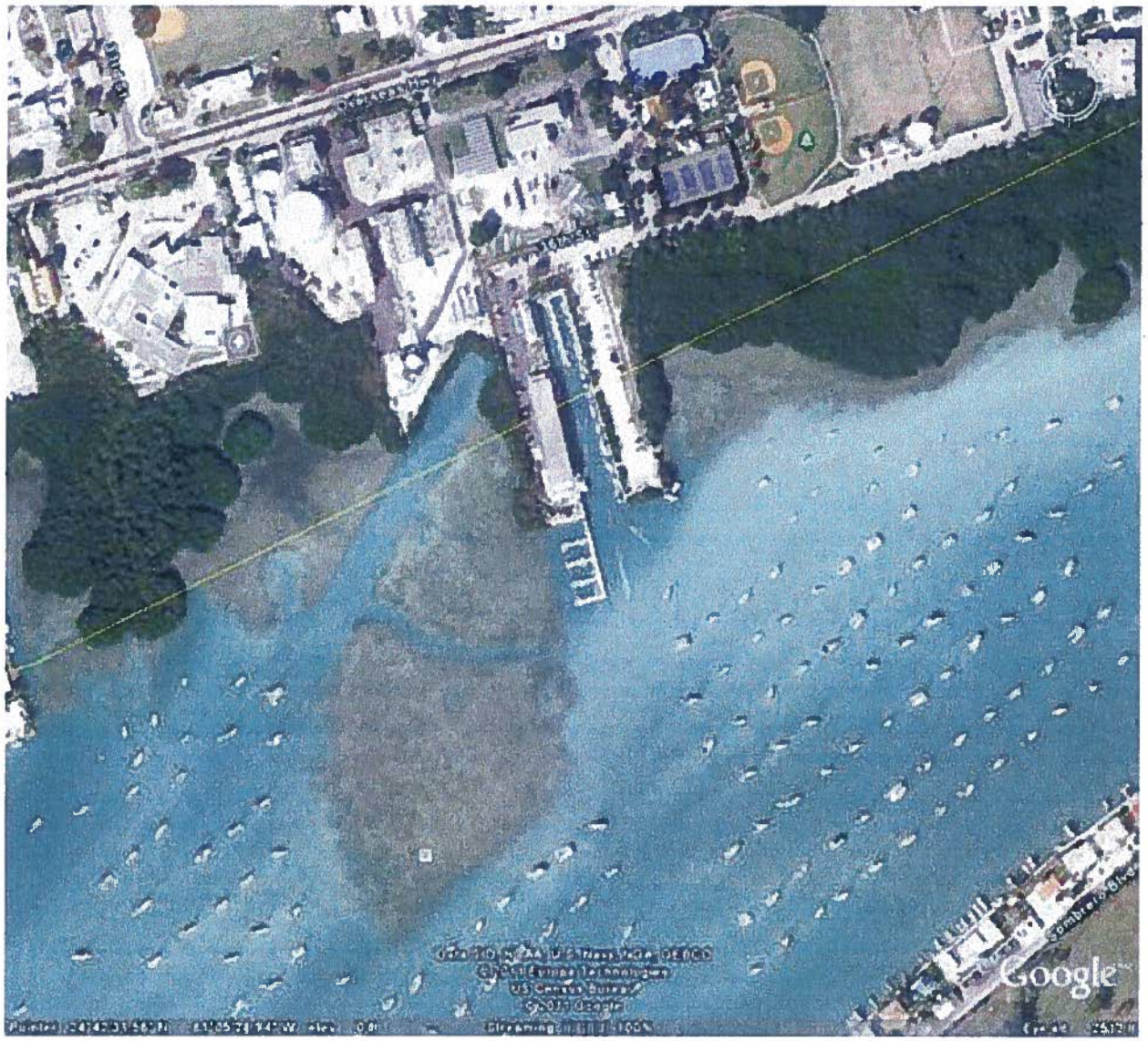
- Areas of greatest change from 2007 to 2009: Zones C and E
  - Decreases in Type I and III scarring driving much of the overall pattern

PBSJ Ecological Sciences

ATTACHMENT F

Boot Key Harbor, Marathon

Boot Key Harbor has a large seagrass flat near the entrance to the City Marina that historically received frequent groundings and prop scars. The City installed cautionary buoys around the flat, and the City Marina manager reports a dramatic reduction in groundings, which he estimates as more than 90%.



ATTACHMENT 5F
Site Photographs

Photos taken by SWC staff

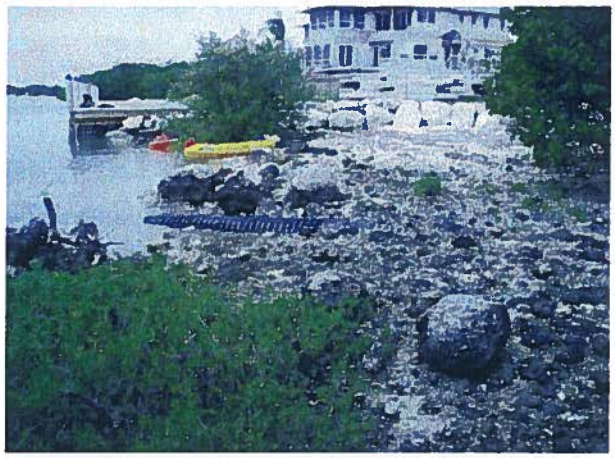


Photo 1: Walker's Island Shoreline, showing homes under construction, the existing dock, and the flushing culvert to be replaced. (12/18/08)

Photo 2: View from the existing dock to the southwest, in the direction the proposed entrance channel would be. (10/4/08)

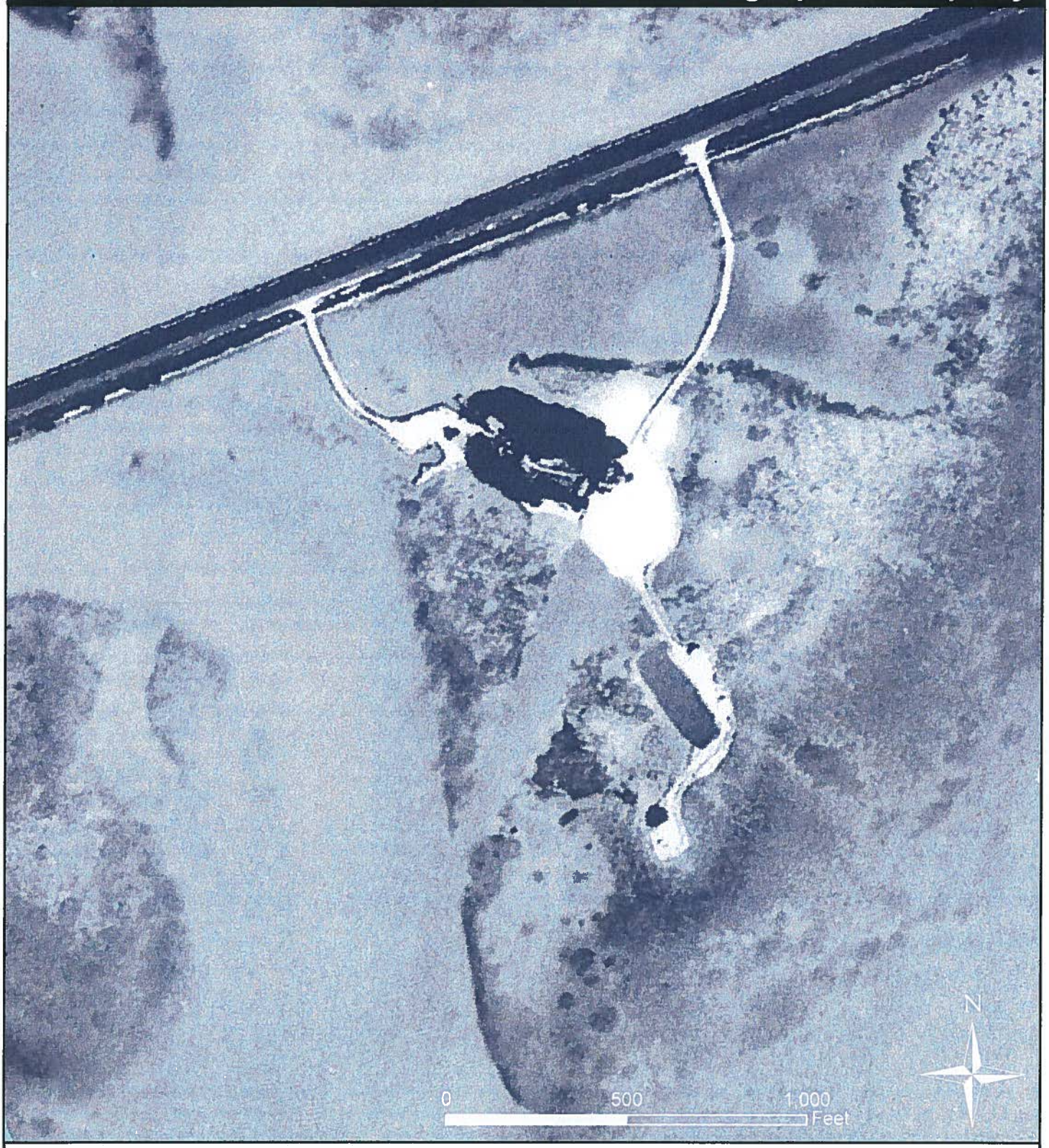
Photo 3: View from the existing dock, looking south, toward the dolphin basin and the spit of land south of the project area. (10/4/08)

Photo 4: View toward the Walker's Island property, looking northeast. Seagrass injuries are visible in the foreground. (10/7/09)

Photo 5: View from the existing dock area toward the southeast, with the flushing culvert visible in the center. (12/18/08)

Photo 6: View from the existing dock area toward the east, with the flushing culvert visible in the center. (12/18/08)

ATTACHMENT 5G-3
1957 Aerial Photograph of Property



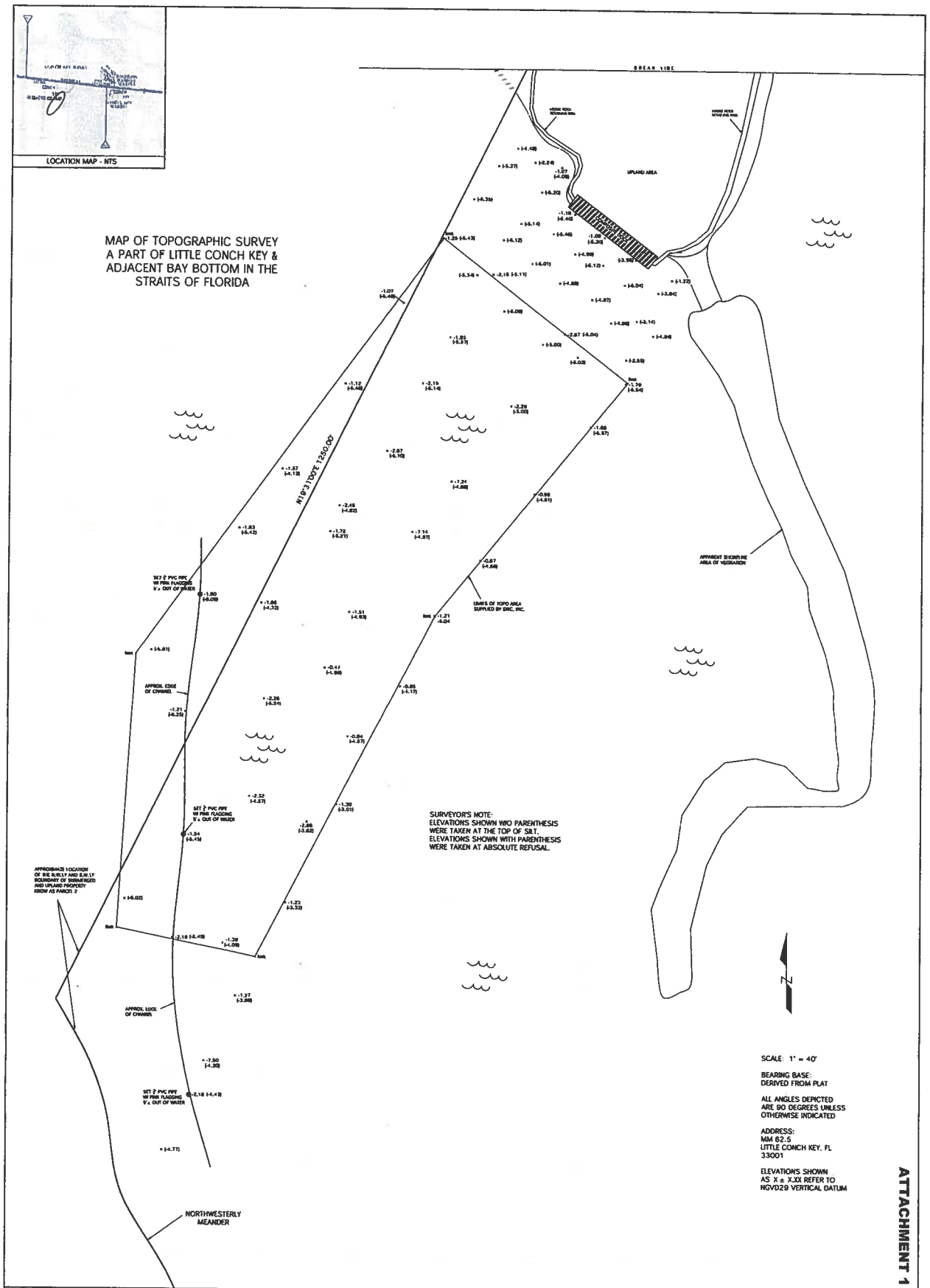
Source: Aerial from Coastal & Geodetic Survey

Adapted by Shelli Braynard, SWC

ATTACHMENT 5G-4
1955 Aerial Photograph of Property

Source: Aerial from Coastal & Geodetic Survey

Adapted by Shelli Braynard, SWC



ATTACHMENT 1

LEGAL DESCRIPTION -

N/A

CERTIFIED TO -

LITTLE CONCH KEY, LLC

SCALE:	1"=40'
FIELD NOTE DATE:	10/18/07
FIELD BOOK:	-/-/-
SHEET:	1 OF 1
DRAWN BY:	JM
CHECKED BY:	RR
PROJECT NO.:	710/1701

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 AND 61G17-7 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, WHICH DOES NOT CONSTITUTE A PROPERTY BOUNDARY SURVEY, MEETS THE PROVISIONS OF FLORIDA STATUTES CHAPTER 177 SUBPART B, SUBDIVISION LAW (SECTIONS 177.091 THRU 177.151) AND THE PROVISIONS OF FLORIDA STATUTES CHAPTER 177 SUBPART A, SUBDIVISION LAW (SECTIONS 177.073 THRU 177.089) WHERE APPLICABLE.

SIGNATURE: RICHARD L. REECE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5166

DO NOT SCALE DRAWING. USE DIMENSIONS AND THE DATUM SHOWN ON DRAWING.

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
50364 QUAIL ROOST TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1346
FAX (305) 872 - 5622

REF-46_PAGE-53

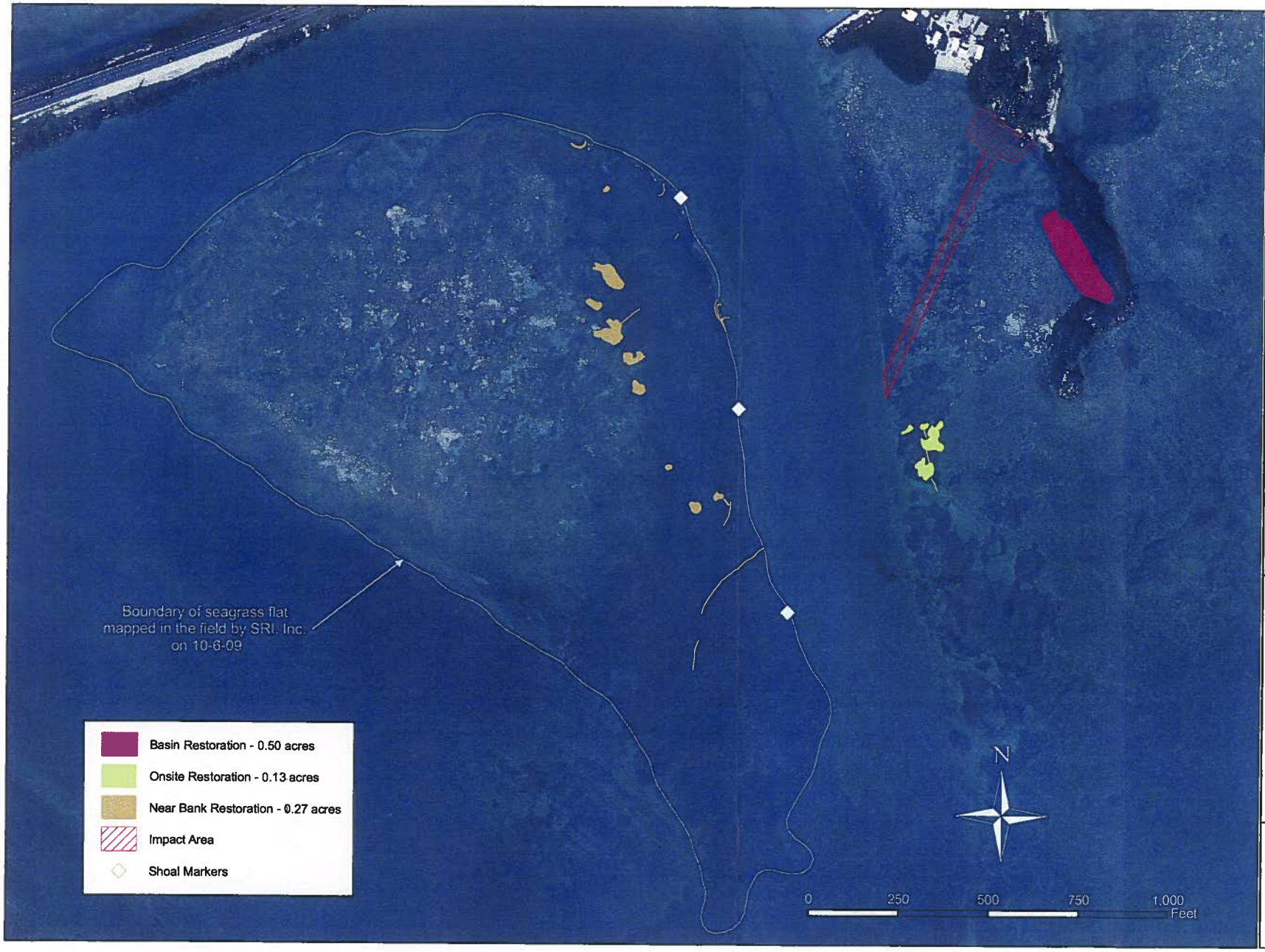
NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR OWNER REPRESENTATIVE. PLEASE REVIEW THAT YOU HAVE REVIEWED BY THE SURVEYOR TO REVIEW THE ACCURACY OF THESE DESCRIPTIONS AND HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS.

FOUNDATIONS BENEATH THE SURFACE ARE NOT SHOWN. MEASURED DIMENSIONS SHOWN PLACED ON DESIGNED DIMENSIONS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

AVG = AVERAGE	CONC = CONCRETE	FLAG = FLAGGING	MH = MANHOLE	PP = POWER POLE	SIGN = SIGN	WV = WATER VALVE	
BL = BASE LINE	CP = CONCRETE PAVEMENT	FND = FOUND	MHW = MEAN HIGH WATER	PVC = POLYVINYL CHLORIDE PIPE	SIP = SET IRON PIPE	WM = WATER METER	
BM = BENCHMARK	CR = CONCRETE RUBBLE	FP = FIRE PLUG	MLW = MEAN LOW WATER	RB = REBAR	SIR = SET IRON ROD	WP = WOOD POST	
BR = BEARING	CT = CONCRETE TIE	FR = FIRE RATING	MON = MONUMENT	RCP = REINFORCED CONCRETE PIPE	SIRC = SET IRON ROD & CAP	WS = WATER SPIGOT	
C = CHORD	D = DIAMETER	FRP = FIBERGLASS REINFORCED PLASTIC	MR = MEASURED RADIUS	RD = ROOF DRAIN	SL = SOLID LINE	WT = WATER TANK	
CB = CHORD BEARING	DB = DEED BOOK	G = GAS	MT = METER	RE = RECEIVED	SP = SPOT ELEVATION	WW = WOOD WALL	
CBS = CONCRETE BLOCK STRUCTURE	DE = DRAINAGE EASEMENT	GB = GRADE BREAK	N = NORTH	REF = REFERENCE	SPK = SPIKE	WWF = WOOD WALL FOUNDATION	
CBW = CONCRETE BLOCK WALL	DEL = DELTA	GV = GAS VALVE	NAD = NORTH AMERICAN DATUM	RES = RESIDENCE	SQ = SQUARE	WWP = WOOD WALL PAVEMENT	
CC = CHORD DISTANCE	DIST = DISTANCE	GW = GAS WELL	NAVD = NORTH AMERICAN VERTICAL DATUM	RET = RETAINING WALL	SR = SOUTH	WWR = WOOD WALL RUBBLE	
CH = CHORD	DL = DEED LINE	HC = HOLLOW CONCRETE BLOCK	NGVD = NATIONAL GEODETIC VERTICAL DATUM	RF = ROOF	SRC = SOUTH RIVER CONSTRUCTION, INC.	WWT = WOOD WALL TIE	
CHD = CHORD DISTANCE	DR = DRIVE	HD = HOLLOW DOUBLE	NGS = NATIONAL GEODETIC SURVEY	RGE = RANGE	SS = SANITARY SEWER	WWW = WOOD WALL WALL	
CL = CENTERLINE	E = EAST	HDW = HEADWALL	NL = NON LINE	RL = RADIUS LINE	SSCO = SANITARY SEWER CLEAN OUT	WY = WAY	
CLF = CHAIN LINK FENCE	EB = ELECTRIC BOX	HP = HOSE PIPE	NO = NUMBER	RM = RIM	SSMH = SANITARY SEWER MANHOLE	WZ = WIZARD	
CM = CONCRETE MONUMENT	EL = ELEVATION	HR = HOSE REEL	NT = NOT TO SCALE	RR = RAILROAD	SSP = SANITARY SEWER PLUG	WZ = WIZARD	
CMP = CORRUGATED METAL PIPE	ELEC = ELECTRIC	HS = HOSE STATION	OB = OVERHEAD BRIDGE	RR = RAILROAD	SW = SWALE	WZ = WIZARD	
CO = CLEAN OUT	EM = ELECTRIC METER	HT = HOSE TRUNK	OC = OVERHEAD CABLE	RR = RAILROAD	SWM = SOUTH WEST MEANDER	WZ = WIZARD	
CP = CONCRETE PAVEMENT	EP = ELECTRIC POLE	HW = HOSE WALL	OH = OVERHEAD	RR = RAILROAD	SYM = SYMBOL	WZ = WIZARD	
CPP = CORRUGATED PLASTIC PIPE	ER = ELECTRIC RISER	HYD = HYDRANT	OHW = OVERHEAD WIRE	RR = RAILROAD	T = TANGENT	WZ = WIZARD	
CR = CONCRETE RUBBLE	ET = ELECTRIC TIE	I = IRON	OP = OVERHEAD POWER	RR = RAILROAD	TB = TELEPHONE BOX	WZ = WIZARD	
CT = CONCRETE TIE	F = FIELD	IP = IRON PIPE	OPP = OVERHEAD POWER POLE	RR = RAILROAD	TC = TOP OF CURB	WZ = WIZARD	
D = DIAMETER	FA = FIELD ANGLE	IR = IRON ROD	OR = OVERHEAD RIGHT	RR = RAILROAD	TEL = TELEPHONE	WZ = WIZARD	
DB = DEED BOOK	FB = FIELD BOOK	IRC = IRON ROD & CAP	PB = PLAT BOOK	RR = RAILROAD	TELE = TELEPHONE POLE	WZ = WIZARD	
DE = DRAINAGE EASEMENT	FC = FIELD CODE	IRS = IRON ROD & SPIKE	PC = POINT OF CURVATURE	RR = RAILROAD	TF = TOP OF FOUNDATION	WZ = WIZARD	
DEL = DELTA	FD = FIELD DATA	L = LINE	PCC = POINT OF COMPOUND CURVATURE	RR = RAILROAD	TH = TOP OF HEDGE	WZ = WIZARD	
DIST = DISTANCE	FE = FIELD EDGE	LA = LANDSCAPE	PCP = POINT OF CONCRETE PLUG	RR = RAILROAD	TP = TOP OF PIPE	WZ = WIZARD	
DL = DEED LINE	FF = FIELD FOUND	LB = LANDSCAPE BUFFER	PE = PERIMETER	RR = RAILROAD	TR = TRUNK	WZ = WIZARD	
DR = DRIVE	FH = FIELD HOUSE	LC = LIGHT CONE	PG = PAGE	RR = RAILROAD	TRANS = TRANSFORMER	WZ = WIZARD	
E = EAST	FL = FIELD LINE	LF = LINEAR FEET	PI = POINT OF INTERSECTION	RR = RAILROAD	TS = TRUNK SIDE	WZ = WIZARD	
EB = ELECTRIC BOX	FM = FIELD MEASURE	LP = LIGHT POLE	PK = PARKER KALON NAIL	RR = RAILROAD	TW = TRUNK WALL	WZ = WIZARD	
EL = ELEVATION	FN = FIELD NOTE	LS = LIGHT STANDARD	PL = PROPERTY LINE	RR = RAILROAD	TYP = TYPICAL	WZ = WIZARD	
ELEC = ELECTRIC	FO = FIELD OFFICE	LT = LIGHT TOWER	PLAT = PLAT	RR = RAILROAD	U = UNDER	WZ = WIZARD	
EM = ELECTRIC METER	FP = FIELD POINT	M = MEASURED	PLS = PROFESSIONAL LAND SURVEYOR	RR = RAILROAD	UB = UTILITY BOX	WZ = WIZARD	
EP = ELECTRIC POLE	FR = FIELD RECORD	MB = MAIL BOX	PM = PARKING METER	RR = RAILROAD	UE = UTILITY EASEMENT	WZ = WIZARD	
ER = ELECTRIC RISER	FS = FIELD SHEET	MBW = MAIL BOX WALL	PO = POWER POLE	RR = RAILROAD	UP = UTILITY POLE	WZ = WIZARD	
ET = ELECTRIC TIE	FT = FIELD TIE	MC = MAIL CHUTE	PP = POWER POLE	RR = RAILROAD	UR = UTILITY RISER	WZ = WIZARD	
F = FIELD	FW = FIELD WALL	MD = MAIL DROP	PVC = POLYVINYL CHLORIDE PIPE	RR = RAILROAD	UT = UTILITY TIE	WZ = WIZARD	
FA = FIELD ANGLE	G = GAS	MH = MANHOLE	RB = REBAR	RR = RAILROAD	V = VALVE	WZ = WIZARD	
FB = FIELD BOOK	GB = GRADE BREAK	MHW = MEAN HIGH WATER	RCP = REINFORCED CONCRETE PIPE	RR = RAILROAD	VB = VALVE BOX	WZ = WIZARD	
FC = FIELD CODE	GV = GAS VALVE	MLW = MEAN LOW WATER	RD = ROOF DRAIN	RR = RAILROAD	VC = VERTICAL CURVE	WZ = WIZARD	
FD = FIELD DATA	GW = GAS WELL	MON = MONUMENT	RE = RECEIVED	RR = RAILROAD	VP = VERTICAL POINT	WZ = WIZARD	
FE = FIELD EDGE	HC = HOLLOW CONCRETE BLOCK	MR = MEASURED RADIUS	REF = REFERENCE	RR = RAILROAD	W = WEST	WZ = WIZARD	
FF = FIELD FOUND	HD = HOLLOW DOUBLE	MT = METER	RES = RESIDENCE	RR = RAILROAD	WB = WATER BOX	WZ = WIZARD	
FH = FIELD HOUSE	HDW = HEADWALL	N = NORTH	RET = RETAINING WALL	RR = RAILROAD	WC = WATER CONDITIONER	WZ = WIZARD	
FL = FIELD LINE	HP = HOSE PIPE	NAD = NORTH AMERICAN DATUM	RF = ROOF	RR = RAILROAD	WF = WOOD FENCE	WZ = WIZARD	
FM = FIELD MEASURE	HR = HOSE REEL	NAVD = NORTH AMERICAN VERTICAL DATUM	RGE = RANGE	RR = RAILROAD	WM = WATER METER	WZ = WIZARD	
FN = FIELD NOTE	HS = HOSE STATION	NGVD = NATIONAL GEODETIC VERTICAL DATUM	RL = RADIUS LINE	RR = RAILROAD	WP = WOOD POST	WZ = WIZARD	
FO = FIELD OFFICE	HT = HOSE TRUNK	NGS = NATIONAL GEODETIC SURVEY	RM = RIM	RR = RAILROAD	WS = WATER SPIGOT	WZ = WIZARD	
FP = FIELD POINT	HW = HOSE WALL	NL = NON LINE	RR = RAILROAD	RR = RAILROAD	WT = WATER TANK	WZ = WIZARD	
FR = FIELD RECORD	HYD = HYDRANT	NO = NUMBER	RR = RAILROAD	RR = RAILROAD	WW = WOOD WALL	WZ = WIZARD	
FS = FIELD SHEET	I = IRON	NT = NOT TO SCALE	RR = RAILROAD	RR = RAILROAD	WWF = WOOD WALL FOUNDATION	WZ = WIZARD	
FT = FIELD TIE	IP = IRON PIPE	OB = OVERHEAD BRIDGE	RR = RAILROAD	RR = RAILROAD	WWP = WOOD WALL PAVEMENT	WZ = WIZARD	
FW = FIELD WALL	IR = IRON ROD	OC = OVERHEAD CABLE	RR = RAILROAD	RR = RAILROAD	WWR = WOOD WALL RUBBLE	WZ = WIZARD	
G = GAS	IRC = IRON ROD & CAP	OH = OVERHEAD	RR = RAILROAD	RR = RAILROAD	WWT = WOOD WALL TIE	WZ = WIZARD	
GB = GRADE BREAK	IRS = IRON ROD & SPIKE	OHW = OVERHEAD WIRE	RR = RAILROAD	RR = RAILROAD	WWW = WOOD WALL WALL	WZ = WIZARD	
GV = GAS VALVE	L = LINE	OP = OVERHEAD POWER	RR = RAILROAD	RR = RAILROAD	WY = WAY	WZ = WIZARD	
GW = GAS WELL	LA = LANDSCAPE	OPP = OVERHEAD POWER POLE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HC = HOLLOW CONCRETE BLOCK	LB = LANDSCAPE BUFFER	OR = OVERHEAD RIGHT	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HD = HOLLOW DOUBLE	LC = LIGHT CONE	PB = PLAT BOOK	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HDW = HEADWALL	LF = LINEAR FEET	PC = POINT OF CURVATURE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HP = HOSE PIPE	LP = LIGHT POLE	PCC = POINT OF COMPOUND CURVATURE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HR = HOSE REEL	LS = LIGHT STANDARD	PCP = POINT OF CONCRETE PLUG	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HS = HOSE STATION	LT = LIGHT TOWER	PE = PERIMETER	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HT = HOSE TRUNK	M = MEASURED	PG = PAGE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HW = HOSE WALL	MB = MAIL BOX	PI = POINT OF INTERSECTION	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
HYD = HYDRANT	MBW = MAIL BOX WALL	PK = PARKER KALON NAIL	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
I = IRON	MC = MAIL CHUTE	PL = PROPERTY LINE	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
IP = IRON PIPE	MD = MAIL DROP	PLAT = PLAT	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	
IR = IRON ROD	MH = MANHOLE	PLS = PROFESSIONAL LAND SURVEYOR	RR = RAILROAD	RR = RAILROAD	WZ = WIZARD	WZ = WIZARD	

POF created with pdfFactory Pro trial version www.pdffactory.com



Impact Assessment and Mitigation Plan (Revised)
ERP Application
Walker's Island
July 30, 2010

ATTACHMENT 6H-1

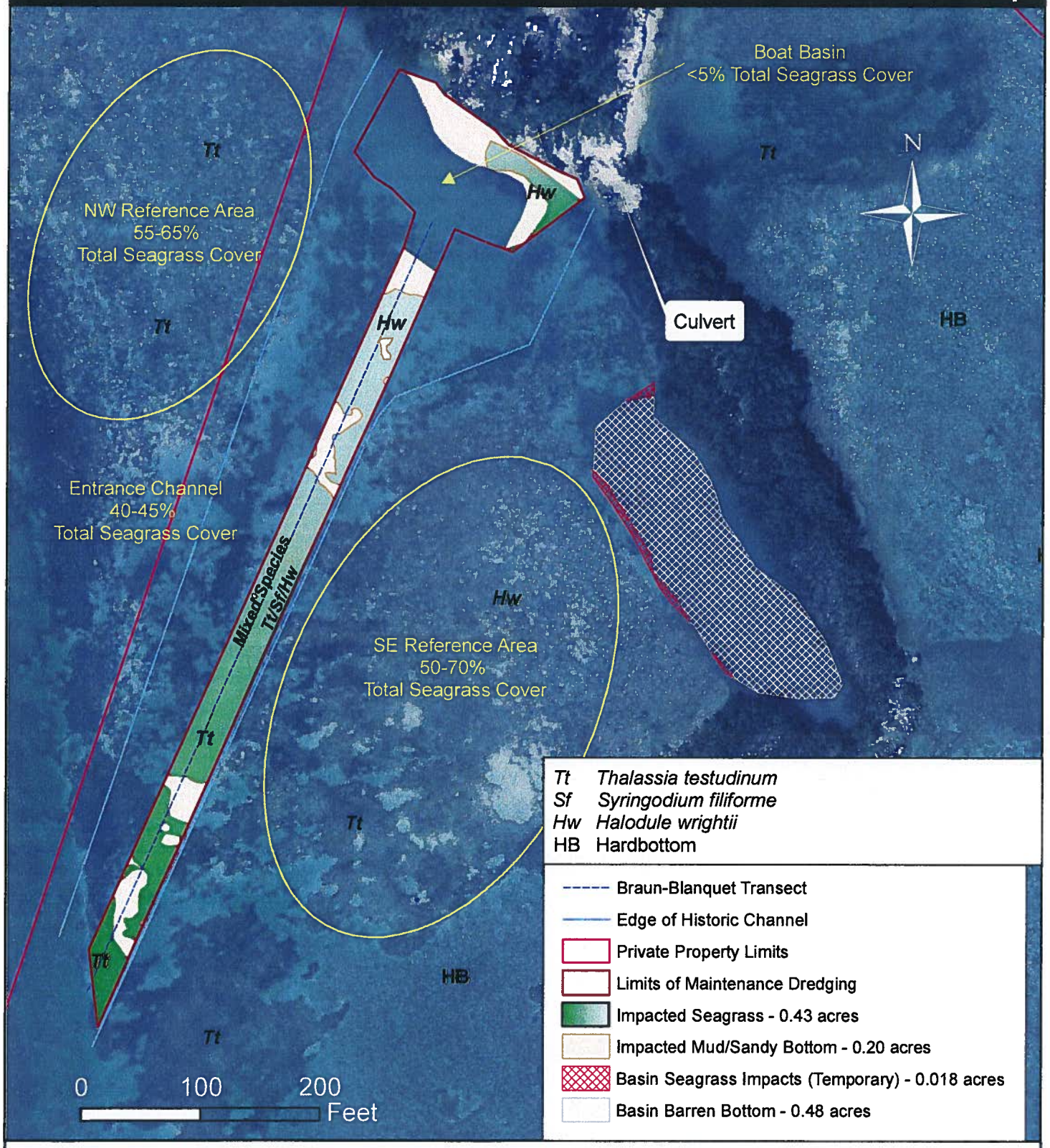
Seagrass Restoration Overview

Planning Ecological Environmental Communications
CONSULTING SERVICES

(305) 294-1238 phone
(305) 294-2164 fax
www.swcinc.net

Date: September 15, 2009
Adapted by: S Braynard, SWC
Source: 2006 Aerial, Monroe County

ATTACHMENT 5C
2009 Benthic Resources Map



Source: Monroe County, 2006 Aerial

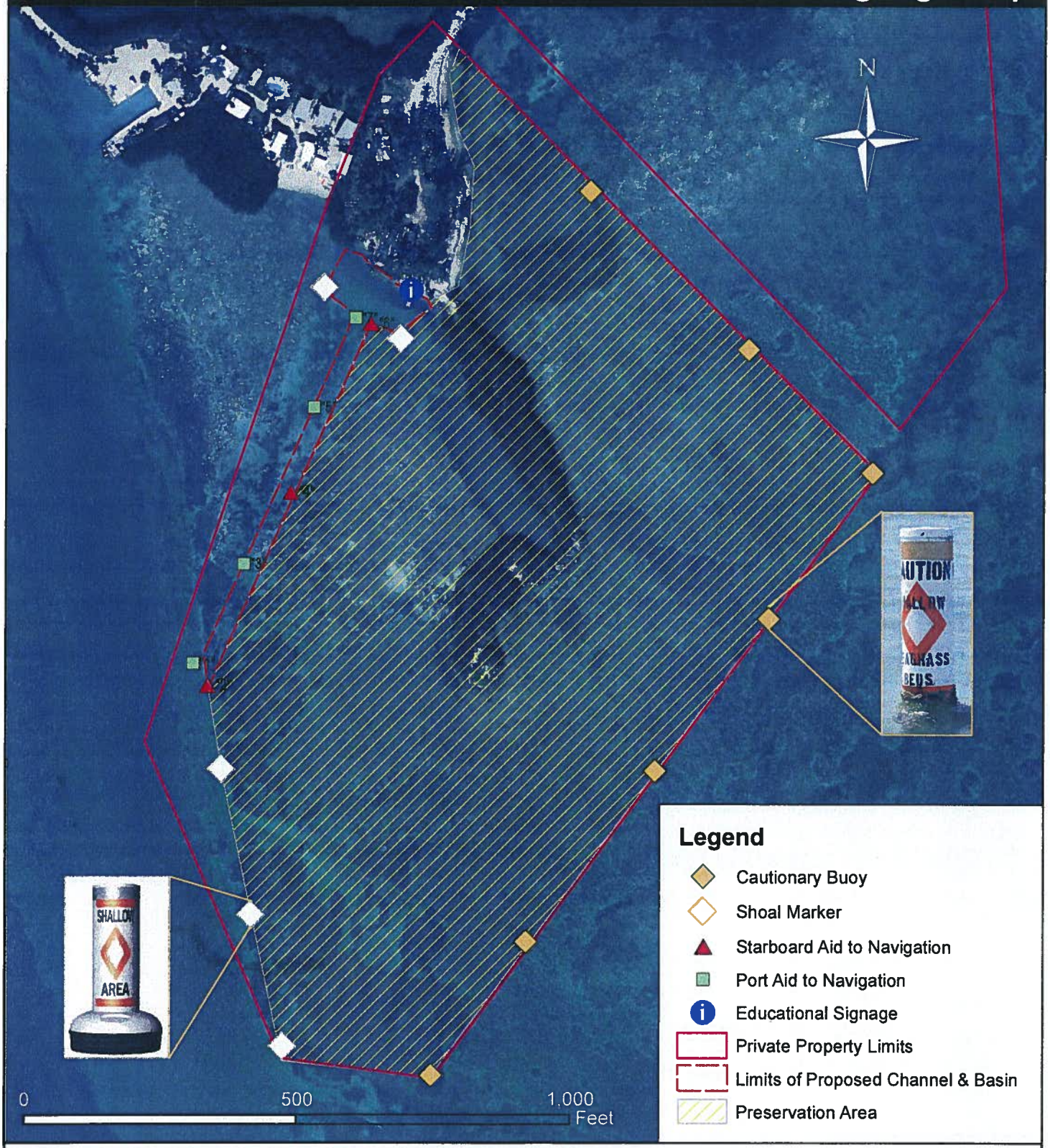
Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-1
Navigational Approach Map

Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-2
Markers & Signage Map



Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

End of Additional File 2010-046

Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

April 9, 2010

Christine Hurley, Director
Monroe County Growth Management Division
2798 Overseas Hwy
Marathon, FL 33050

Attention: Townsley Schwab, Planning Director
Mitch Harvey, Comprehensive Planning Manager

Subject: Application to amend the Monroe County Comprehensive Plan and Land Development Regulations

Dear Ms. Hurley:

Enclosed with this letter is an application to amend the Monroe County Comprehensive Plan and Land Development Regulations, along with a report specifying the proposed sections to be amended and providing the full rationale for these proposed amendments. Also enclosed is SWC Check #209 for the full application fee, along with advertising costs, of $6,245.00.

Please note that the only item missing from the package is the agent letter from the managing partner of the Little Conch Key Development Corp, Thomas Cirrito. He has been traveling and not available to complete the form but he is fully aware of the application and should get the completed and notarized letter to me this week and I will provide it under separate cover as soon as possible. If you wish to confirm my agent status regarding the project, Mr. Cirrito can be reached at (703) 864-4015.

I understand the very short time frame for staff review that this application has, and to facilitate that process we are submitting one original and three copies of the entire application and rationale report, to save time in copying. Also attached is a CD with the entire submittal. If you or your staff requires any additional information please let us know right away and we will provide it as promptly as possible.

Please contact me at 305-294-1238 or by email at sandy@swcinc.net if you have any questions.

Sincerely,

(Sandra Walters Consultants, Inc.)

Sandra Walters
Principal

Attachments: Monroe County Amendment Application, original and three copies
Report providing amendments and rationale, four copies
Application fee SWC Check #209 for $6,245.00

COMPANY GENERAL EMAIL SWC@SWCINC.NET • WEBSITE WWW.SWCINC.NET
MAIN OFFICE: 6410 FIFTH STREET, SUITE 3, KEY WEST, FL 33040 • PH 305-294-1238 • FAX 305-294-2164
SE FLORIDA: 1031 IVES DAIRY ROAD, SUITE 228, MIAMI, FL 33179 • PH 305-651-7061 X368 • FAX 305-651-5732
SW FLORIDA: 4790 S. CLEVELAND AVE., #2102, FT. MYERS, FL 33907 • PH 239-985-9762 • FAX 239-985-9763

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

This page corrected April 22, 2010
by Sandra Walters, agent for applicant

Request for a Text Amendment to the Monroe County Land Development Regulations or the Monroe County Comprehensive Plan

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

Amendment to the Land Development Regulations Only Application Fee: $5,041.00
Amendment to the Comprehensive Plan Only Application Fee: $5,531.00
Amendment to the Land Development Regulations and Comprehensive Plan Application Fee: $6,000.00

In addition to the above application fees, the following fees also apply to each application:
Advertising Costs: $245.00

Date of Submittal: April / 9 / 2010
Month Day Year

Applicant:

Sandra Walters, SWC, as authorized agent for Little Conch Key Development Corp
Name

6410 5th Street, Suite 3, Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305-294-1238
Daytime Phone

sandy@swcinc.net
Email Address

Section(s) of Land Development Regulations to be Amended (if applicable): Sec. 118-10(4)c. 1, 2 and 4

Policy(s) of Comprehensive Plan to be Amended (if applicable): Policy 202.8.3, Policy 202.8.5, Policy 203.2.3.2 and Policy 204.2.2

Please provide an analysis as to how the proposed amendment is consistent with the applicable provisions of the Land Development Regulations, Comprehensive Plan and the Principles for Guiding Development for the Florida Keys (attach additional sheets if necessary):

Please see attached report containing the rationale for these changes.

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
APR 12 2010
MONROE CO. PLANNING DEPT.

Request for a Text Amendment to the Monroe County Land Development Regulations or the Monroe County Comprehensive Plan

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

Amendment to the Land Development Regulations Only Application Fee: $5,041.00
Amendment to the Comprehensive Plan Only Application Fee: $5,531.00
Amendment to the Land Development Regulations and Comprehensive Plan Application Fee: $6,000.00

In addition to the above application fees, the following fees also apply to each application:
Advertising Costs: $245.00

Date of Submittal: April / 9 / 2010
Month Day Year

Applicant:

Sandra Walters, SWC, as authorized agent for Little Conch Key Development Corp
Name

6410 5th Street, Suite 3, Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

305-294-1238
Daytime Phone

sandy@swcinc.net
Email Address

Section(s) of Land Development Regulations to be Amended (if applicable): Sec. 118-10(4)c. 1, 2 and 4

Policy(s) of Comprehensive Plan to be Amended (if applicable): Policy 202.8.2, Policy 202.8.3, Policy 202.8.5, and Policy 203.2.3

Please provide an analysis as to how the proposed amendment is consistent with the applicable provisions of the Land Development Regulations, Comprehensive Plan and the Principles for Guiding Development for the Florida Keys (attach additional sheets if necessary):

Please see attached report containing the rationale for these changes.

Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, owner or other person having a contractual interest in property to be affected by a proposed amendment.

The BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six (6) factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary)**:**

1) **Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

   Not applicable.

2) **Changed assumptions (e.g., regarding demographic trends):**

   See attached report.

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

   Not applicable.

4) **New issues:**

   See attached report.

5) **Recognition of a need for additional detail or comprehensiveness:**

   See attached report.

6) **Data updates:**

   See attached report.

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the text amendment would not result in an adverse community change (attach additional sheets if necessary)**:**

See attached report.

Has a previous application been submitted for this amendment within the past two years? Yes ___ No _X_

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- [x] **Complete text amendment application** (unaltered and unbound);
- [x] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources);
- [x] **Copy of Complete Existing Section and/or Existing Policy to be Amended or Deleted**;
- [x] **Copy of Complete Proposed Section and/or Proposed Policy to be Amended or Added**

If applicable, the following must be submitted in order to have a complete application submittal:

- [x] **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property) coming under separate cover
- [ ] **Any Letters of Understanding pertaining to the proposed text amendment** N/A

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

I 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: Sandra Walters **Date:** April 9, 2010

Sworn before me this 9th day of April, 2010

BECKY D. HERNANDEZ-BAUER
Notary Public - State of Florida
My Comm. Expires Oct 1, 2012
Commission # DD 827643
Bonded Through National Notary Assn.

Becky D. Hernandez-Bauer
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2798 Overseas Highway, Suite 400, Marathon, FL 33050.

RATIONAL FOR AMENDMENTS TO MONROE COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS

Applicant:
Little Conch Key Development Corp

Agent of Record:
Sandra Walters, SWC

Prepared by:

Planning
Ecological
Environmental
Communications
CONSULTING SERVICES

6410 Fifth Street, Suite 3
Key West, FL 33040

April 9, 2010

TABLE OF CONTENTS

Section	Description	Page
1.0	Introduction	1
2.0	Walker's Island Project	1
3.0	Proposed Comp Plan and LDR Amendments & Rationale	6
4.0	Related Comp Plan Objectives & Policies	11
5.0	Other Related County Plans	13
6.0	Factors to Consider in Amending Comp Plan and LDRs	14
7.0	Conclusion	16

LIST OF ATTACHMENTS

No.	Description	# of Pages
A	Location and Parcel Map	1
5F	Walker's Island Site Photos	1
5G-3	1957 Photograph of Property	1
5G-4	1955 Aerial Photograph of Property	1
1	Bathymetric Survey	1 (11X17)
6H	Seagrass Restoration Overview	1 (11X17)
5C	2009 Benthic Resources Map	1
6B-1	Navigational Approach Map	1
6B-2	Markers & Signage Map	1

1.0 INTRODUCTION

The intent of this document is to provide the rationale for the proposed Monroe County Comprehensive Plan (Comp Plan) and Land Development Regulation (LDR) amendments addressed in the application filed by SWC on behalf of the Little Conch Key Development Corp. These amendments, while affecting this particular property owner, also would affect other public and private entities in Monroe County. Therefore, the applicant has prepared a particularly detailed explanation of the overall rationale for these amendments, in relation to other related Comp Plan policies and also to Chapter 380.0552(7) Florida Statutes (FS), the Principles for Guiding Development for the Florida Keys Area of Critical State Concern.

The proposed amendments would allow very limited maintenance dredging activities in areas that contain benthic resources beyond that currently allowed in public access channels in a fashion that will ensure full protection, and in fact, enhancement of benthic resources consistent with Ch. 380.0552(7)(b) and (e), FS. The amendments would also allow spoil disposal in other than an upland site if part of a permitted environmental restoration project and conducted in a fashion that protects water quality.

Great care has been taken to craft the proposed amendments to ensure resource protection, as the special environmental sensitivity of the Florida Keys is both recognized and embraced, and the project purpose that is being specifically addressed will protect public health and safety consistent with Ch. 380.0552(7)(l) FS while providing for a net increase in benthic resources and its ecological function, and long-term management of those resources to prevent damage in the future.

2.0 WALKER'S ISLAND PROJECT

Walker's Island is located near MM 63, just east of Duck Key. The subject property is the easternmost upland area (the western area is comprised of guest accommodations called Conch Key Cottages), and also includes a spit of mangrove-vegetated land that extends to the south from the southeastern corner of the upland, a large parcel of privately-owned submerged land contiguous to the upland and extending to the south and west, and another contiguous large parcel of privately-owned submerged land to the east (see Location and Parcel Map, Attachment A). The Walker's Island project has an environmental resource permit (ERP) application currently under review by the South Florida Water Management District (District), any many attachments to this report are excerpted from and retain the labels that application.

The property currently has a large dock that accommodates up to seven vessels and was recently reconstructed following damage from Hurricane Wilma (see Photo 1 in ERP Application Attachment 5F). An entrance channel and boat basin were excavated in the 1950s, prior to the time when State or federal environmental permits were issued for this kind of work (see ERP Application attachments 5G-3 and 5G-4). This entrance channel and boat basin have accumulated extensive sediment during the intervening years and currently the access depth from the nearby open water to the existing dock is

quite shallow, ranging from as little as 0.47 feet to 2.86 feet with an estimated average depth of about 1.5 feet (see bathymetric survey, ERP Application Attachment 1).

The upland area of the property is vested for 8 units, and redevelopment of all 8 units is presently taking place. The residents of these units will certainly use the existing dock, and will, in all likelihood, attempt to navigate good-sized vessels to and from the dock across the shallow approach between the boat basin and open water.

What inevitably happens when existing docking facilities are not reachable by access channels with adequate depth and appropriate marking is that vessels run aground occasionally on the shallow flats, creating scars in the seagrass communities that can take many years, if ever, to recover. In addition, when vessels run heavily aground they often use their motors to power themselves to deeper water, creating sizable "blowholes." Both propeller scars and blowholes can get increasingly larger following the damage as the result of erosion from water currents that are redirected through the new discontinuities in the seagrass bed.

In addition, boats not associated with the existing dock can similarly cause damage to seagrass beds through poor navigation. Examples already exist both on the subject privately-owned submerged land and adjacent State submerged lands, as can be seen on ERP Application Attachment 6H.

This boat-caused damage to benthic resources throughout the Florida Keys has been thoroughly documented and described by the Monroe County Marine Resources Department and the Florida Keys National Marine Sanctuary (Sanctuary), and this will be described and discussed in relation to the proposed amendments and this project later in this report.

Alternatives Analysis and Project Impacts after Elimination and Reduction

The ERP application currently under review by the District would accommodate very limited maintenance dredging of the existing entrance channel and boat basin, reconfigure the dock somewhat to accommodate 8 slips and 1 loading and unloading area, and finger docks delineating slips. While submerged resources would be affected by this maintenance dredging, the quality of the seagrass community within the proposed maintenance-dredge area, as defined by percent coverage measured with the Braun-Blanquet submerged habitat assessment method utilized by the FKNMS, is lower than in the surrounding, previously-undisturbed flats (see ERP Application Attachment 5C).

A detailed alternatives analysis has been conducted, comparing four project alternatives with the "no action" alternative. The footprint of the proposed area for maintenance dredging was aligned in the originally-dredged area to eliminate and reduce resource impacts as much as possible. The total maintenance-dredge area of the finally-selected alternative is less than 30% of the originally-dredged entrance channel and basin, and the impacts to submerged resources are 23% less, with total impacts to seagrasses following full elimination and reduction to the maximum extent practicable of 0.43 acres. ERP Application Attachment 6B-1 shows how vessels can approach the existing dock

from many directions crossing shallow flats that have never been disturbed by dredging, and the preferred alternative would direct boaters to the maintenance-dredged entrance channel. ERP Application Attachment 6B-2 shows all the proposed channel and informational signage being proposed as part of the project.

The Walker's Island project also would require a federal ERP from the U.S. Army Corps of Engineers (USACE). As part of the coordination process to prepare that application, a draft Essential Fish Habitat (EFH) assessment was provided to the National Marine Fisheries Service (NMFS) for preliminary review. In a January 12, 2010 email, the NMFS stated that, "the selected alternative appears to be the least damaging of all the alternatives reviewed," including the no-action alternative, and commented in a pre-application meeting prior to this email that the presence of propeller scars and blowholes on the subject property demonstrate the threat to submerged resources that exists independent of any impacts that would result from the proposed project.

Compensatory Mitigation, Additional Restoration and Long-Term Resource Management

Extensive compensatory mitigation as well as additional resource restoration as part of a regional restoration plan is proposed. The components of this plan include:

1. Restoration and perpetual maintenance of a 0.50-acre dredged basin to conditions comparable to the surrounding seagrass community. This basin is located near the mangrove spit extending south from the upland parcel, and currently contains virtually no vegetation of any kind due to the topographic discontinuity (depth of 6-8 feet) created by the dredging. The basin would be filled to surrounding grade, capped with sediment tubes to create surface sediment characteristics appropriate for seagrass growth, and the habitat restored through a combination of plantings and natural recruitment. Success criteria should be reached in 3-5 years, as the site is surrounded with healthy seagrass beds so conditions are appropriate. Also, the site is very similar to the Blimp Pad restoration site in the Key West Salt Ponds where restoration for seagrass impacts resulting from the Smathers Beach restoration project took place, and that project was extremely successful.
2. Restoration and perpetual maintenance of 0.13 acres of existing propeller scars and blowholes on the privately-owned submerged land to the southeast of the entrance channel. This work will be conducted by installation of sediment tubes to restore topography and appropriate sediment characteristics, and habitat restored through a combination of plantings and natural recruitment. Again, success criteria should be reached in 3-5 years, as the areas are surrounded by healthy seagrass beds and conditions are very similar to many successful restoration projects implemented by the FKNMS in the last 10 years.
3. Implementation of an extensive management plan to protect the surrounding flats from future injury, including—
   a. Placement of almost the entire privately-owned submerged land parcel that contains the entrance channel and boat basin and the mangrove spit extending from the upland parcel (for a total area of 27.71 acres) under perpetual conservation easement accruing to the District;

b. Installation and perpetual maintenance of buoys around the boundaries of the privately-owned submerged land parcel that either indicate "Danger Seagrass" or "Danger Shoal," as appropriate to the depth characteristics in the given area;
c. Installation and perpetual maintenance of "Danger Shoal" buoys at the corners of the boat basin to clearly delineate the boundaries of the basin and limit boat maneuvering to areas with appropriate depth;
d. Installation and perpetual maintenance of regulatory markers (red and green US Coast Guard markers) along the entrance channel to the boat basin, fully gating the safe navigation channel;
e. Installation and perpetual maintenance of signage at the entrance to the channel at both ends requiring idle speed only;
f. Installation and perpetual maintenance of a sign at the dock explaining the sensitive marine habitats in the Florida Keys, and in particular seagrass;
g. Commitment to operate the private docking facility consistent with Florida's Clean Marina guidelines;
h. Incorporation of riprap cribs beneath the finger docks to retard propeller wash effects and to provide habitat for fish and invertebrates;
i. Incorporation of language into the homeowners association documents that delineates obligations under the ERP;
j. Provision of documents to all upland unit owners that are specially designed to provide clear information understandable to the general public regarding the importance of the submerged resources being protected, appropriate boat operation to avoid injuring the resources, and the permit and associated conditions that the homeowners association is committed to and why;
k. Commitment by the homeowners association to restore any future seagrass damage that results from member boating activities on the submerged land parcel under conservation easement; and
l. Mailing of an informational brochure to all registered boats owners in the Florida Keys regarding the value of seagrass habitats and how to avoid boating impacts.

In addition to the above-described compensatory mitigation, which will result in more than 10 times the mitigation that would be required under Florida's Uniform Mitigation Assessment Method (UMAM, functional loss of -0.130 and functional gain of 1.343), the applicant is proposing to restore and perpetually maintain 0.27 acres of propeller scars and blowholes on the shallow flat immediately to the west of the subject property, including installation and perpetual maintenance of "Danger Shoal" signage along the edge of the flat to inhibit future damage.

Coordination with County, State and Federal Agencies in Project Development

The signage components of the above-described mitigation and restoration plan were developed in coordination with Monroe County Senior Marine Resources Administrator Rich Jones. Coordination has also been conducted with the Florida Fish and Wildlife Conservation Commission (FWC) and the US Coast Guard, which regulate this kind of marine signage.

Both the proposed onsite and offsite restoration and management activities would be implementing the regional restoration plan defined in the Sanctuary *Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys* (PEIS), as shown by the following excerpts from that plan:

> In addition to grounding injuries that have identified responsible parties, there are many other grounding injuries discovered each year. Because those responsible for causing those injuries are unidentified, the locations are referred to as "orphan" sites. Each of the potential geographic areas discussed in this chapter has a large number of orphan seagrass injuries that would benefit from restoration. **These are the areas that the regional restoration plan seeks to address.**
>
> **Preventive projects are the second component of the regional restoration plan.** Preventive projects seek to reduce the frequency of vessel groundings, thereby decreasing the amount of area that requires restoration in the future. Boater education campaigns and the posting of informative signs at boat ramps, marinas, and fuel depots are examples of preventive projects that might be considered under the regional restoration plan…
>
> Water markers are aides to navigation, such as channel and shoal markers and regulatory signs, that assist boaters to navigate the treacherous shoals and difficult channels of shallow Florida Keys waterways. These devices help to prevent natural resource injury as these waterway markers direct boaters to use the deep water of navigation channels instead of the shallow seagrass flats, banks, and shoals where the potential for running aground is high. [emphasis added]

The applicant has met with District staff several times in the development of this project and has implemented comments and suggestions. FKNMS staff has verbally expressed support for both the planned benthic habitat restoration and overall management plan.

Current Status of Project

The extensive nature of impact elimination and reduction, alternatives analysis, compensatory mitigation and additional restoration proposed in this permit application is necessary to address the requirements of State law that apply a uniquely-high level of restrictions on these activities in the Florida Keys, in addition to the standard stringent restrictions defined in the District Basis of Review. District staff has confirmed that this project is permittable under State law if acceptable mitigation is agreed upon, with the exception of the existing restrictions in the Monroe County Comprehensive Plan that have been brought to their attention by the Florida Department of Community Affairs (DCA) through their greater review authority resulting from Monroe County's designation as an area of critical state concern. Hence this application.

3.0 PROPOSED COMP PLAN AND LDR AMENDMENTS AND RATIONALE

The following provides the current Comp Plan and LDR language with the proposed revised language indicated by underline (added), immediately followed by the rationale for the specific amendment in relation to the proposed project. Several of the amendments propose adding the South Florida Water Management District (District) as an alternate State permitting entity. This is because the District is responsible for review and issuance of State environmental resource permits for most commercial project and private projects involving four or more residential units. Therefore, these changes correct a current inaccuracy in the Comp Plan, as some commercial or larger residential projects may require District rather than Florida Department of Environmental Protection (DEP) permits for these activities.

COMPREHENSIVE PLAN

Policy 202.8.3

> No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hardbottom communities except for maintenance in public navigation channels <u>or when environmental resource permits are acquired from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary that address elimination and reduction of impacts to the greatest extent practicable and provide mitigation for unavoidable impacts that results in a net gain in comparable ecological function</u>. [9J-5.012(3)(c)1,2,3 and 8; 9J-5.013(2)(c)1 and 6]

Rationale for Amendment to Policy 202.8.3

The purpose for this proposed amendment is to allow maintenance dredging where there are benthic communities in certain, very limited instances when the extremely arduous process of design and mitigation for acquisition of State and federal environmental resource permits can be accomplished. This permitting process requires elimination and reduction of impacts to the greatest extent practicable and in the Florida Keys goes further to require a net gain in comparable ecological function. In addition, coordination is required with the Florida Fish and Wildlife Conservation Commission (FWC) and DCA, providing further special scrutiny.

At the federal level, acquisition of a permit from the USACE requires coordination with the National Marine Fisheries Service (NMFS) regarding federally-designated Essential Fish Habitat (EFH) including seagrass communities as well as protected fish and sea turtle species; and U.S. Fish and Wildlife Service (USFWS) regarding manatees. Finally, this activity is prohibited in the Florida Keys National Marine Sanctuary unless a permit from the Sanctuary is acquired, which again addresses all environmental protection and enhancement issues consistent with the Sanctuary Management Plan and the PEIS.

Therefore, acquisition of these permits will ensure protection of benthic resources consistent with Ch. 380.0552(7)(b) FS, which states, "to protect shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat." Further discussion in Section 4 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies.

Policy 202.8.5

> All dredged spoil resulting from maintenance dredging shall be placed on permitted upland sites where drainage can be contained on-site <u>unless the disposal is part of an environmental restoration project which has received environmental resource permits from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary that assure no negative impacts to water quality</u>. [9J5.012(3)(c)1,2,3 and 8; 9J-5.013(2)(c)1 and 6]

Rationale for Amendment to Policy 202.8.5

The purpose for this proposed amendment is to allow disposal of dredge spoil into submerged lands in the very limited instance where it is serving the purpose of habitat restoration. In the case of Walker's Island, the maintenance dredge spoil material would be placed in an existing dredged basin that does not support marine life due to the discontinuity created by early dredging activities. The permitting process requires testing of sediment to be dredged to assure no contamination exists in the spoil that does not meet standards specified in Rule by DEP. In addition, it requires the use of turbidity curtains and other best management practices along with monitoring during construction to ensure zero degradation of ambient surrounding water quality, which is the standard required by the State's Outstanding Florida Waters (OFW) designation applicable to the Florida Keys. Federal permitting processes administered by the USACE and FKNMS also require full water quality protection measures.

With all these protections, implemented in the ERPs and maintained through enforcement by the permitting agencies during construction activities, the intent of Objective 202.6, which requires County policies "controlling discharges into surface waters from dredge and fill activities," will clearly be met. This is also consistent with Ch. 380.0552(7)(e) FS, which states, "To limit the adverse impacts of development on the quality of water throughout the Florida Keys." Further discussion in Section 4 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies.

Policy 203.2.3.2

> Prohibit maintenance dredging within areas vegetated with seagrass beds except for maintenance dredging in public navigation channels <u>or when environmental resource permits are acquired from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary that address elimination and reduction of impacts to the greatest extent practicable and provide mitigation for unavoidable impacts</u>

that results in a net gain in comparable ecological function. (See Objective 202.8 and related policies.) [9J-5-012(3)(c)1,2,3 and 8; 9J-5.013(2)(c)1 and 6]

Rationale for Amendment to Policy 203.2.3.2

Please see the rationale for the amendments to Policy 202.8.3, above, which equally apply to this proposed amendment. In addition, Objective 203.2 requires Monroe County to "protect submerged lands vegetated with seagrasses by implementing regulations which will further reduce direct and indirect disturbances to seagrasses." The Walker's Island project is specifically designed to restore and properly mark an entrance channel serving an existing dock, as well as to manage the surrounding shallow flats that have already experienced propeller damage (which will be restored), resulting in long-term, practical reduction in direct impacts to seagrasses. The project is also designed to limit all secondary impacts of boat activity to within the dredge footprint, reducing indirect disturbances to seagrasses. Only a project so designed could meet the State and federal permit requirements.

Objective 203 states, "The health and integrity of living marine resources and marine habitat, including mangroves, seagrasses, coral reefs and fisheries, shall be protected and, where possible, enhanced." The Walker's Island project will provide extensive compensatory mitigation and additional habitat restoration that will result in a significant enhancement of seagrass habitat, including long-term management to protect it from future damage necessary for acquisition of State and federal permits.

Therefore, this proposed amendment will ensure meeting the Comp Plan objectives as well as the Statutory requirements in the Principles for Guiding Development. Further discussion in Section 4 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies.

Policy 204.2.2

No structures shall be permitted in submerged lands, mangroves, salt ponds, or wetlands, except for elevated, pile-supported walkways, docks, piers and utility pilings. No fill shall be permitted in submerged lands, mangroves, salt ponds, or wetlands except;

1. as specifically allowed by Objective 212.6 and subsequent policies;
2. to fill a manmade, excavated water body such as a canal, basin or swimming pool if the Director of Environmental Resources determines that such filling will not have a significant adverse impacts on marine or wetland communities; or
3. as needed for shorelines stabilization, environmental restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan as determined by the Directors of Planning and Environmental Resources. All such projects shall require approval by the Florida Department of Environmental Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a County building permit. [9J-5.012(3)(c)1 and 2; 9J-5.013(2)(c)6]

Rationale for Amendment to Policy 204.2.2

Objective 204.2 states that, "Monroe County shall eliminate the loss of undisturbed wetlands and shall eliminate the net loss of disturbed wetlands." The purpose for the proposed amendments to this policy is to provide another opportunity to meet this objective through environmental restoration projects such as proposed at Walker's Island. The filling of the barren, previously-dredged 0.50-acre basin, and the propeller scars and blowholes on the privately-owned submerged land, will allow restoration to seagrass habitat that existed there prior to disturbance, and these activities along with the rest of the proposed compensatory mitigation and additional restoration measures will result in a significant net gain in ecological function. This is entirely consistent with the objective, as no undisturbed wetlands are lost and there is no net loss of disturbed wetlands, but rather a net gain. Again, this is consistent with the Principles for Guiding Development by providing for protection and enhancement of marine resources, and further discussion in Section 4 below describes how this is consistent with and strongly supports several other current Comp Plan Objectives and Policies.

LAND DEVELOPMENT REGULATIONS

Sec. 118-10(4)

Mangroves, wetlands, and submerged lands. All structures developed, used or occupied on land classified as mangroves, wetlands or submerged lands (all types and all levels of quality) shall be designed, located and constructed such that:

a. *Generally.* Only docks and docking facilities, boat ramps, walkways, water access walkways, water observation platforms, boat shelters, nonenclosed gazebos, riprap, seawalls, bulkheads, and utility pilings shall be permitted on or over mangroves, wetlands, and submerged lands, subject to the specific restrictions of this subsection. These restrictions shall not apply to disturbed wetlands that have been lawfully converted into uplands through filling. Trimming and/or removal of mangroves shall meet Florida Department of Environmental Protection requirements.

b. *Protection of circulation patterns.* Shoreline structures shall be designed to protect tidal flushing and circulation patterns.

c. *Dredging.* The following restrictions shall apply to dredging activities:

1. No new dredging shall be allowed in the county except as specified for boat ramps in section 118-12(1) (shoreline setback, boat ramps).

2. No maintenance dredging shall be permitted within areas vegetated with seagrass beds or characterized by hard bottom communities except for maintenance dredging in public navigation channels <u>or when environmental resource permits are acquired from the Florida Department of Environmental Protection or South Florida Water Management District, the U.S. Army Corps of Engineers and the Florida Keys National Marine Sanctuary that address elimination and reduction of impacts to the greatest extent practicable and provide mitigation for unavoidable impacts that results in a net gain in comparable ecological function</u>.

3. In order to facilitate establishment of bottom vegetation, maintenance dredging in artificial waterways shall not exceed depths greater than six

feet at mean low water (MLW). This policy does not apply to the entrance channels into Key West Harbor and Safe Harbor.

4. All dredged spoil materials shall be placed on permitted upland sites designed and located to prevent runoff of spoil material into wetlands or surface waters unless the disposal is part of an environmental restoration project which has received environmental resource permits from the Florida Department of Environmental Protection or South Florida Water Management District and the U.S. Army Corps of Engineers that assure no negative impacts to water quality.

5. All dredge activities require approvals by the Florida Department of Environmental Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a county permit.

d. *Placement of fill.* No fill shall be permitted in any mangroves, wetlands, or submerged lands except:

1. As specifically allowed by this section or by section 118-12(k) and (l) shoreline setbacks, bulkheads, seawalls, riprap and boat ramps);

2. To fill a manmade, excavated water body such as a canal, basin, boat ramp, boat slip, boat basin or swimming pool if the county biologist determines that such filling will not have a significant adverse impact on marine or wetland communities;

3. As needed for shoreline stabilization, environmental restoration or beach renourishment projects with a valid public purpose that furthers the goals of the Monroe County Comprehensive Plan, as determined by the county biologist;

4. For bridges extending over salt marsh and/or buttonwood association wetlands that are required to provide automobile or pedestrian access to dwelling units located on upland areas within the same property for which there is no alternate means of access. Such bridges shall be elevated on pilings so that the natural movement of water, including volume, rate and direction of flow shall not be disrupted or altered; or

5. As approved for Disturbed Salt Marsh and Buttonwood Association Wetlands with appropriate mitigation as defined by the wetland regulations of subsection (d)(6) of this section.

All such projects shall require approval by the Florida Department of Environmental Protection or South Florida Water Management District and the U.S. Army Corps of Engineers prior to issuance of a county building permit.

Rationale for Amendments to LDR Sec. 118-10(4)

Please see the rationale for the proposed Comp Plan amendments, above, as these proposed amendments to the LDRs simply implement changes consistent with those to the Comp Plan.

4.0 RELATED COMP PLAN OBJECTIVES AND POLICIES

The submerged habitat damage caused by boat traffic has been addressed at length by the Monroe County Growth Management Division, in conjunction with a number of State and federal agencies including the Sanctuary, FWC, and Monroe County's Sea Grant Extension Office. This work has been done to implement several objectives and policies in the Comp Plan, as follows:

- Policies 203.2.4 and 203.4.7 require Monroe County to work with the National Atmospheric and Oceanic Adminstration (NOAA, which administers the FKNMS), EPA and DEP to support "***scientific studies*** of stresses to seagrass ecosystems in the Florida Keys region" [emphasis added]. This cooperation resulted in the 2004 publication by NOAA of the *Final Programmatic Environmental Impact Statement for Seagrass Restoration in the Florida Keys* (PEIS), which is based on extensive scientific study. The proposed amendments to the Comp Plan and LDRs are consistent with this document, as is the Walker's Island project which is implementing restoration methodology specified in the PEIS. Please see the specific discussion of the PEIS in relation to the Walker's Island project in Section 2, above.
- Policy 203.2.4 requires that Monroe County support the **public education program** for users developed by the Sanctuary. In addition, Policy 203.5.6 discusses a County boater education program that should particularly emphasize navigational safety, including channel locations, and seagrass bed preservation. The Walker's Island project has incorporated brochures from the FKNMS public education program in the informational materials to be distributed to all members of the homeowners association, including one titled "Keep your bottom off the bottom," which seems particularly apropos. In addition, brochures describing the value of seagrasses and how to avoid impacts will be mailed to all Monroe County registered boaters, and a sign to this effect will be installed at the docks. All these project elements strongly support the Sanctuary public education program.
- Policy 102.5.3 and Objective 202.7 require a **boating impacts management plan** to be developed, and Policy 203.4.7 specifically requires this plan to address the problem of propeller damage to seagrasses. The *Boating Impacts Management Plan* was completed in December 1002. Relevant excerpts from this plan are listed below in Section 5.
- Policy 203.5.5 requires the County to develop and implement strategies for **protection of submerged lands in shallow water areas from boating impacts**, and specifically mentions strategies to reduce seagrass propeller scarring and to minimize vessel groundings. It also requires installation of markers following completion of the plan. The *Channel Marking Master Plan for the Florida Keys* was completed in January 1998. Relevant excerpts from this plan are listed below in Section 5.
- Policies 203.6.1, 212.5.8, 212.6.5, and 1031.7.6 discuss a **coordinated agency review** to "identify the environmental issues and contradictions in rules and authorities related to the permitting process for marinas, docking facilities, piers, mooring sites…and dredging in the Florida Keys." Rich Jones informed us that this

coordination has occurred over time relating to particular issues, including implementation of the *County Channel Marking Master Plan*, and more recently, as part of a State-sponsored study of mooring field sites. In addition, the 2004 PEIS, specifically discussed in Section 2, above, has benefited from this coordination.

- Policy 203.6.3 discusses the County **coordinating boating impacts management activities with State and federal agencies**. The proposed amendments are consistent with this policy through recognition of the degree of scrutiny and regulatory authority administered by these agencies in permitting projects in the Florida Keys that fully implement the Principles for Guiding Development [Ch. 380.0552(7)(b), (e) and (l) FS].
- Policy 207.8.3 requires the boasting impacts management program to, among other things, implement the goal in Objective 207.8 of protecting the habitat of a number of **protected marine species**, including manatees and sea turtles, both of which utilize seagrass beds as habitat and a food source. The proposed amendments are entirely consistent with this policy, as any projects that move forward under the amendments that effect seagrass beds will result in a net gain in comparable ecological function, and federal permit review will require a full assessment of impacts on these marine species and specifically on Essential Fish Habitat, including seagrass beds. Walker's Island will also implement a long-term management plan to prevent future boating impacts on these sensitive resources, which is also necessary for acquisition of State and federal permits.

Additional relevant policies include:

- Policy 204.2.7 states that "applicants for a dredge and fill permit shall be required to obtain all necessary permits from state and federal regulatory agencies prior to issuance of a County permit." The proposed amendments to the Comp Plan and LDRs are entirely consistent with this policy, and, in fact, further implement it through recognition of the high level of protection offered by these permitting programs, entirely consistent with and implementing the Principles for Guiding Development.
- Objective 204.3 requires Monroe County to "initiate a program to restore disturbed marine and freshwater wetlands." The proposed Comp Plan and LDR amendments are fully consistent with and supportive of this objective by providing for private restoration of submerged habitat associated with maintenance dredging that is appropriately designed to eliminate and reduce impacts, and provide compensatory mitigation that will result in a net increase in comparable ecological function. For example, the Walker's Island project will result in 10 times more compensatory mitigation than required by the State Uniform Mitigation Assessment Method, will also provide offsite restoration implementing the Sanctuary's regional restoration plan outlined in the PEIS, and will include a long-term management plan to prevent future disturbances to marine habitats. Again, all these measures are necessary for acquisition of State and federal permits.
- Policy 212.5.2.1 requires docking facilities to have a minimum depth at the terminal end and extending out to open water of at least minus four (-4) feet. The maintenance dredging proposed for Walker's Island is designed for minus 4.5 feet, which is the minimum practicable to meet the requirement of this policy and also

provide a reasonable project life, as sediment will inevitably continue to accrete into the channel over time.

5.0 OTHER RELATED COUNTY PLANS

Monroe County's *Boating Impacts Management Plan*

The following are relevant excerpts from this plan:

- "Currently in the Keys there are numerous waterfront residences and public boat ramps that provide boaters with access to the water but not with clearly marked channels for egress and ingress to Florida Bay and the Atlantic Ocean." [pg 48]
- "Upper, Middle, and Lower Keys Criteria [for channel marking]
  1. Sites where there is a public safety hazard or where damage is occurring to the shallow water resources of the area, shall be considered for channel markers.
  2. Sites where no better alternatives to channel marking exist for managing the threats established in criteria 1 and where it is believed that channel markers could relieve that stress, should be considered.
  4. Sites where it is not practical…to consolidate the use of the proposed waterway with a more suitable waterway nearby, should be considered.
  5. Sites where there are not sensitive habitats accessed by the channel that are more sensitive and crucial than the habitats being protected by installation of channel markers, should be considered." [pp 48-49]

The proposed amendments address these issues by providing limited opportunities for private maintenance dredging and channel marking with full environmental protections and mitigation implemented by State and federal permitting agencies. In the case of Walker's Island, the criterion #1 above is met as there is damage to shallow water resources both on the subject privately-owned baybottom and on adjacent shallow flats. Regarding criteria #s 2 and 3, there is no access to open water from the existing dock except across the surrounding shallow flats and no way to consolidate use with another waterway so no better alternative exists, and the proposed channel marking and marking of the surrounding submerged lands will relieve the stress to these marine resources. Finally, in regard to criterion #5, the habitats within the previously-dredged entrance channel and basin are of lower quality that what is found on the surrounding, undisturbed flats.

Monroe County's *Channel Marking Master Plan*

The following are relevant excerpts from this plan:

- The general introduction in the first paragraph on page 1 states that this plan has evolved "in response to growing concern over increasing impacts to the shallow-water resources. Seagrass meadows are the dominant habitat found throughout most of the coastal areas of the Keys…and are incurring significant damage from a variety of users. …this habitat [is] vulnerable to scarring and dredging from boat traffic."

- The second paragraph continues, "The nearshore meadows experience additional impacts due to the proximity to populated shoreline areas and adjacent, deeper water destinations. Extremely shallow areas containing seagrasses are often found near launching sites and marinas... This vulnerable distribution of seagrass meadows results in the beds being damaged by boaters utilizing these areas as well as boaters en route to typically safer, deeper areas."
- "Resource managers working within the Sanctuary determined that much of the seagrass damage was occurring in areas lacking appropriate navigational aides. ...channel marking was included as one of the action plans for the developing Sanctuary management plan, and cooperating institutions (DEP, US Coast Guard, National Oceanic and Atmospheric Administration) were enlisted to provide supporting data for the project." [pp 2, pg 2]
- "Prop scars are often generated from boaters attempting to approach the numerous residences and docks adjacent to very shallow water." [pp 4, pg 8]
- The biology of propeller scar and blow hole damage is described at length on page 10.
- "Although restoration efforts are important for badly damaged beds in particular habitats, they do not address the prevention or minimizing of prop scarring." [pp 1, pg 13]
- "Public education is an essential part of any management effort. Without public education most management strategies would not be effective, particularly in the Keys where a large percentage of boaters are not familiar with local regulations and Sanctuary management rules." [pp 3, pg 13]
- The marking strategies are described on pages 21-23, and address marker frequency, gating of routes, and the use of Danger Shoal markers to delineate shallow water to be avoided.

The proposed Comp Plan and LDR amendments are supportive of this Monroe County plan. Only limited financial resources are available for the County and other government agencies to implement appropriate marking of areas to protect marine resources. Allowing very limited and carefully designed private maintenance dredging, along with appropriate channel marking and other measures to ensure long-term protection of marine resources, as proposed for Walker's Island, can leverage the public dollar with private investment for both installation and long-term maintenance.

6.0 FACTORS TO CONSIDER IN AMENDING COMP PLAN AND LDRs

The following factors listed in the amendment application are relevant to the proposed amendments.

2) Changed assumptions and 6) Data updates.

The first full comprehensive plan for Monroe County was adopted in 1986 and the 2010 Comp Plan adopted in 1992. Much has changed since then, including:

- The amount of boating activity in Monroe County has increased dramatically, as has the amount of boat-caused damage to marine resources, the vast majority of which goes unenforced and unrestored.
- County Marine Resources staff has implemented Comp Plan objectives and policies by working with other agencies and developing the plans described above, in 1992 and 1998. The proposed amendments are consistent with these plans and support their objectives.
- The Sanctuary developed its management plan in 1996, recently updated in 2007, and adopted the PEIS described in Section 2, above, in 2004. The proposed amendments are consistent with these documents and would further support implementation of the Sanctuary's regional seagrass restoration plan.
- The environmental resource permitting process at the State and federal level that provides a very high degree of scrutiny and protection to Florida Keys marine resources has developed and been fine-tuned over the last 10-15 years. This includes the 2002 federal Essential Fish Habitat (EFH) rule implemented by the National Marine Fisheries Services (NMFS). These amendments recognize this increased and rigorous regulation environment.

Adoption of the proposed Comp Plan and LDR amendments recognizes these changes and addresses them in a realistic fashion to provide effective resource protection and management, consistent with the Principles for Guiding Development.

4) New issues:

The prohibition of appropriately designed and permitted private maintenance dredging and channel marking is actually contradictory to the resource management objectives and policies in the Comp Plan and to the Principles for Guiding Development, because it has and will continue to result in ongoing, unenforceable damage to marine resources that will inevitably occur from boat traffic over shallow flats to existing docking facilities. It is consistent with the Comp Plan and Principles for Guiding Development to provide a carefully regulated opportunity for responsible private parties to participate in the process of effective resource management while also protecting public health and safety though properly engineered boating facilities.

5) Recognition of a need for additional detail and comprehensiveness.

The proposed changes address this consideration as follows:

- The Comp Plan and LDR amendments that add the South Florida Water Management District as one of the Florida environmental resource permit regulatory agencies corrects a current deficiency.
- The changes to Comp Plan policies 202.8.3 and 203.2.3.2 more comprehensively address interagency cooperation and significant enhancements in regulatory authority and scrutiny that projects marine resources in the Florida Keys consistent with the other Comp Plan objectives and policies and with the Principles for Guiding Development.

- The changes to Comp Plan polocies 202-8-5 and 204.2.2 address new scientific research that has resulted in the Sanctuary's regional seagrass restoration plan described in the PEIS, and more comprehensively provides for meeting other Comp Plan objectives to ensure no net loss and restore marine wetlands.

7.0 CONCLUSION

Driving along the Overseas Highway, many areas of boat damage to seagrass beds are clearly visible, and these are only a tiny percentage of the damage occurring. While this damage is not legal within the Sanctuary, enforcement can only occur if an officer is present and can identify the party who causes the damage. Sanctuary staff has informed us they estimate that less than 2% of the boat damage to marine resources in the Sanctuary is enforced each year, and it can often take several years of litigation before restoration takes place, during which time the damaged area typically expands, sometimes hugely. Bill Precht, the director of the Sanctuary Damage Assessment and Restoration Program (DARP), has told us that boat damage is the single largest threat to seagrasses in the Florida Keys.

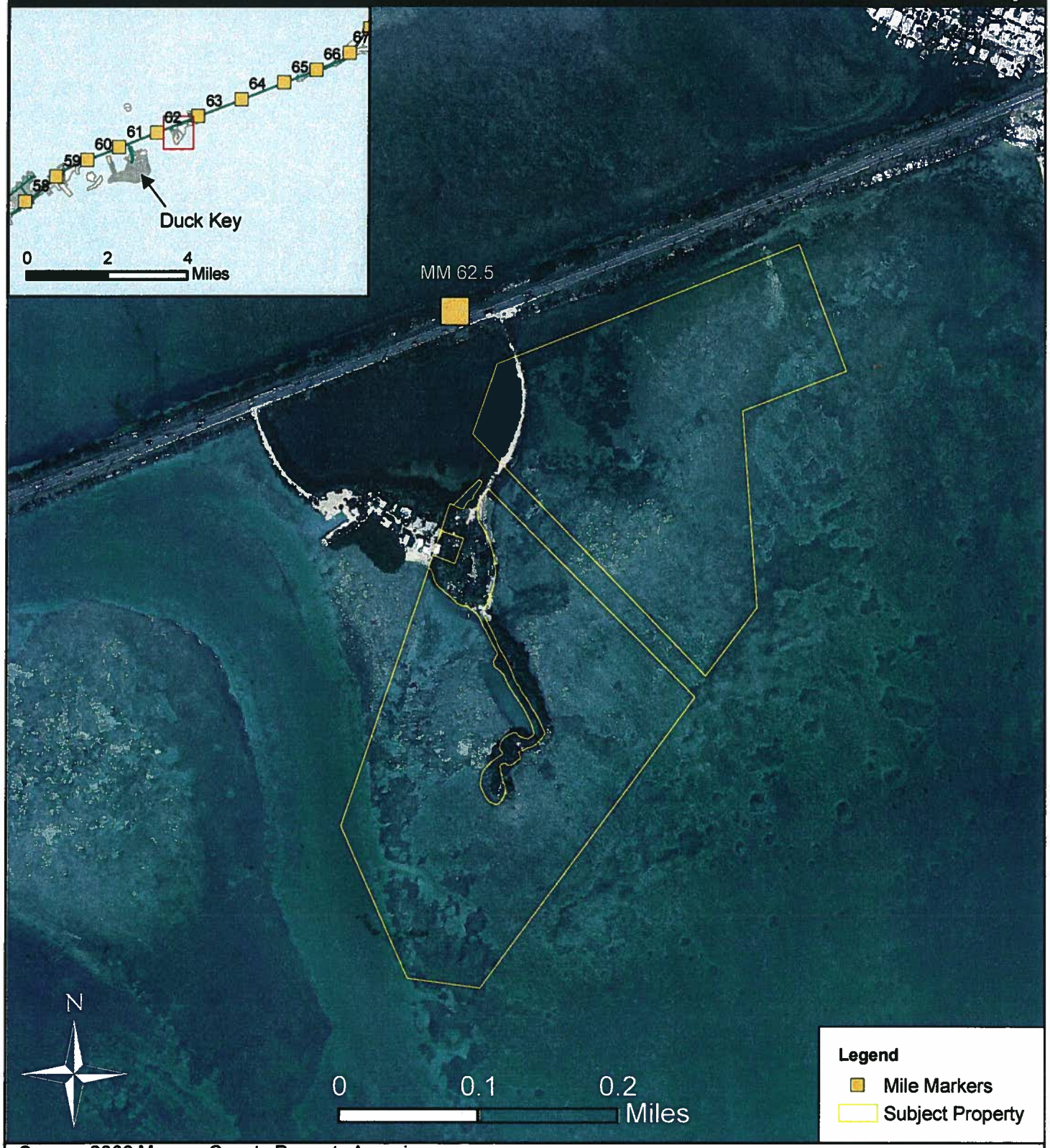
It is incumbent on us to view these circumstances realistically, and to recognize that simple prohibition of activities does not always result in resource protection. As the Monroe County's *Channel Marking Master Plan* describes, boaters will navigate to and from residences and docks regardless of how shallow the water is, and damage often results. Management by restoration of adequate depth to docking facilities along with appropriate channel marking, within the limited circumstances that can address the extremely stringent permitting criteria applied by State and federal agencies for these activities in the Florida Keys, is an approach that can lead to real protection of resources, in contrast with the current circumstances where ongoing, frequent and severe damage continually occurs. It also will result in a net increase in sensitive habitat and the associated ecological functions, along with long-term protection of the resources to prevent future damage.

The proposed amendments are consistent with the Principles for Guiding Development and the rest of the Comp Plan, and, in fact, are more supportive of restoration policies than are the current policies. The changes recognize more recent studies, including a Sanctuary Programmatic Environmental Impact Statement, that support what is proposed, and also recognize a much more stringent environmental resource permitting environment than existed when the original Comp Plan was developed, through which interagency coordination can be implemented. Therefore, these proposed amendments are appropriate and should be adopted.

MIAMI • FT. MEYERS • KEY WEST
www.swcinc.net

Rationale for Comp Plan & LDR Amendments
Monroe County, April 9, 2010

ATTACHMENT A
Location and Parcel Map



Source: 2006 Monroe County Property Appraiser

Adapted by Shelli Braynard, SWC

ATTACHMENT 5F
Site Photographs

Photos taken by SWC staff

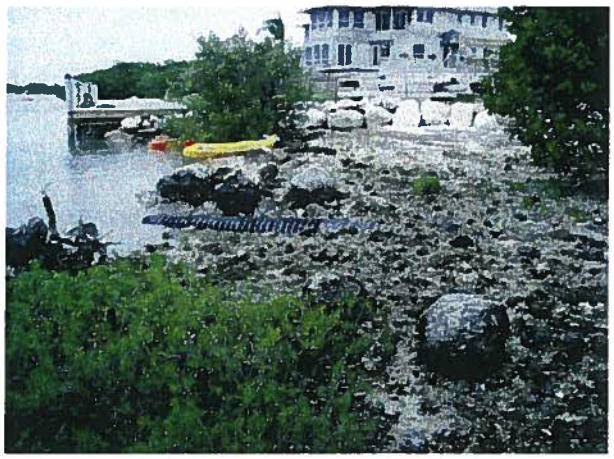


Photo 1: Walker's Island Shoreline, showing homes under construction, the existing dock, and the flushing culvert to be replaced. (12/18/08)

Photo 2: View from the existing dock to the southwest, in the direction the proposed entrance channel would be. (10/4/08)

Photo 3: View from the existing dock, looking south, toward the dolphin basin and the spit of land south of the project area. (10/4/08)

Photo 4: View toward the Walker's Island property, looking northeast. Seagrass injuries are visible in the foreground. (10/7/09)

Photo 5: View from the existing dock area toward the southeast, with the flushing culvert visible in the center. (12/18/08)

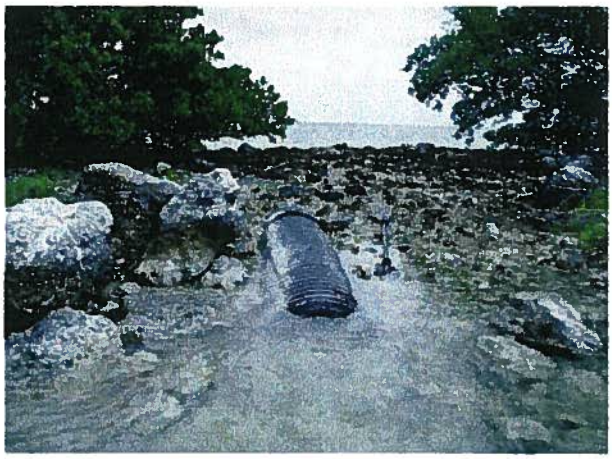
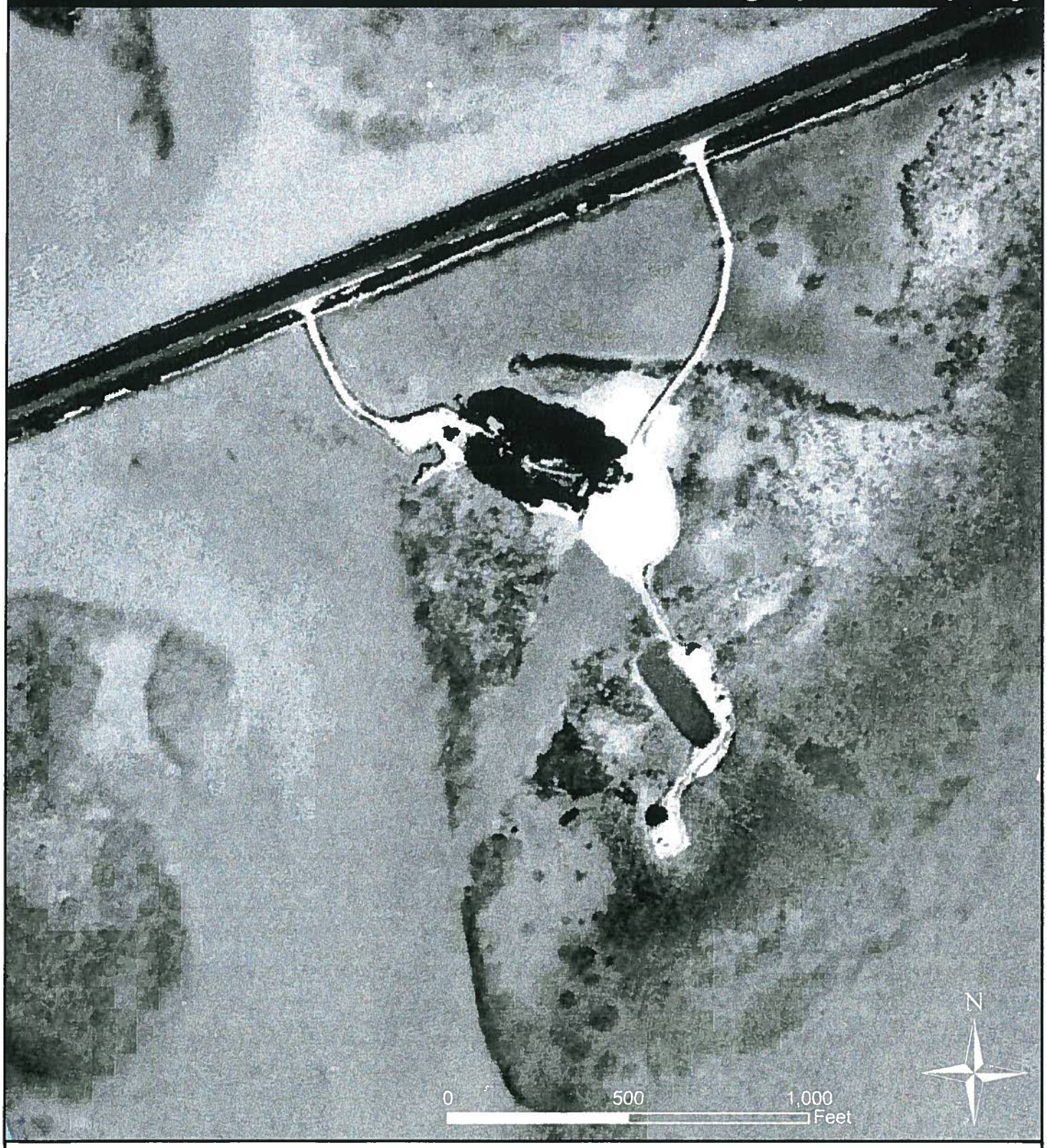


Photo 6: View from the existing dock area toward the east, with the flushing culvert visible in the center. (12/18/08)

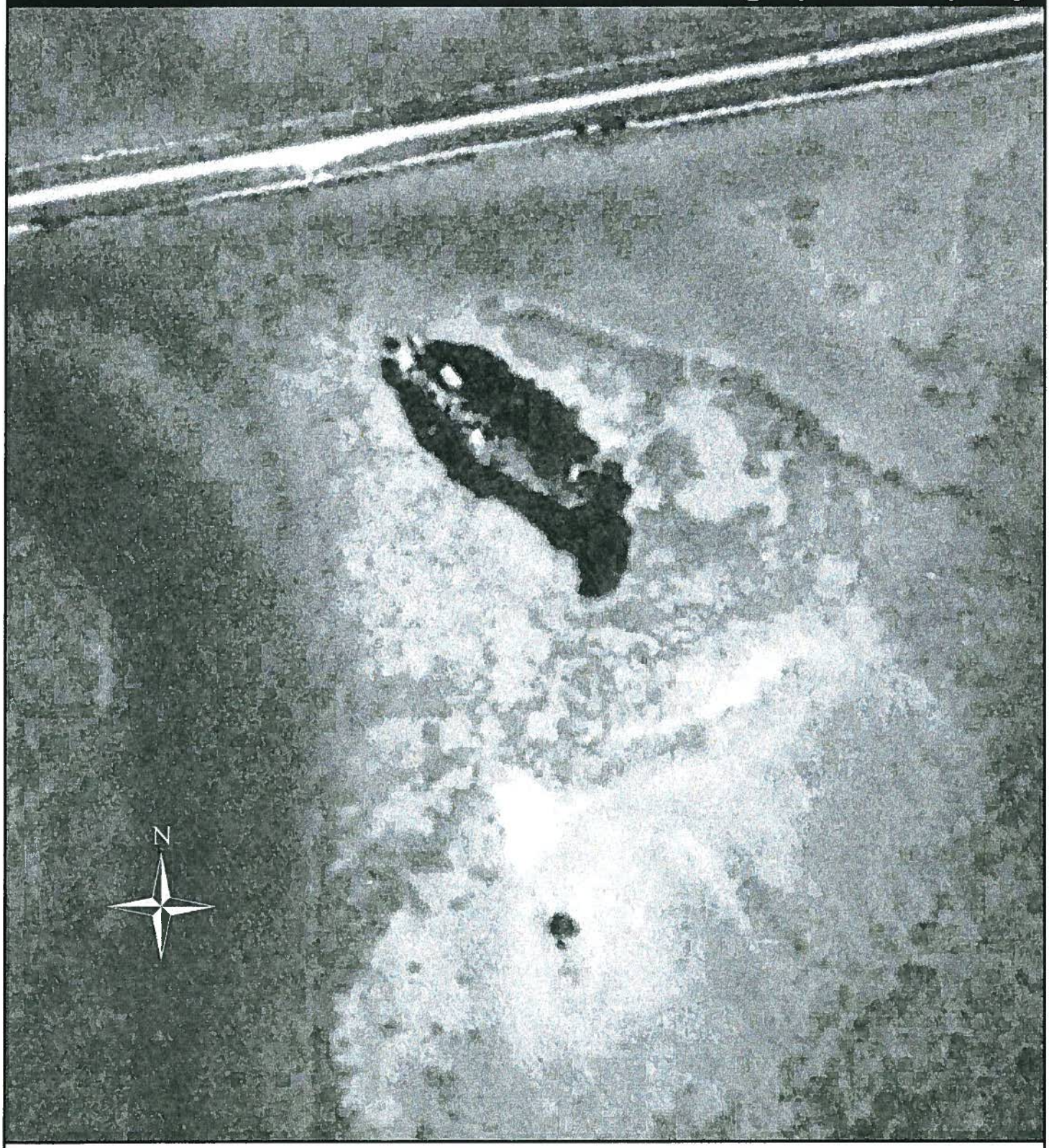
ATTACHMENT 5G-3
1957 Aerial Photograph of Property



Source: Aerial from Coastal & Geodetic Survey

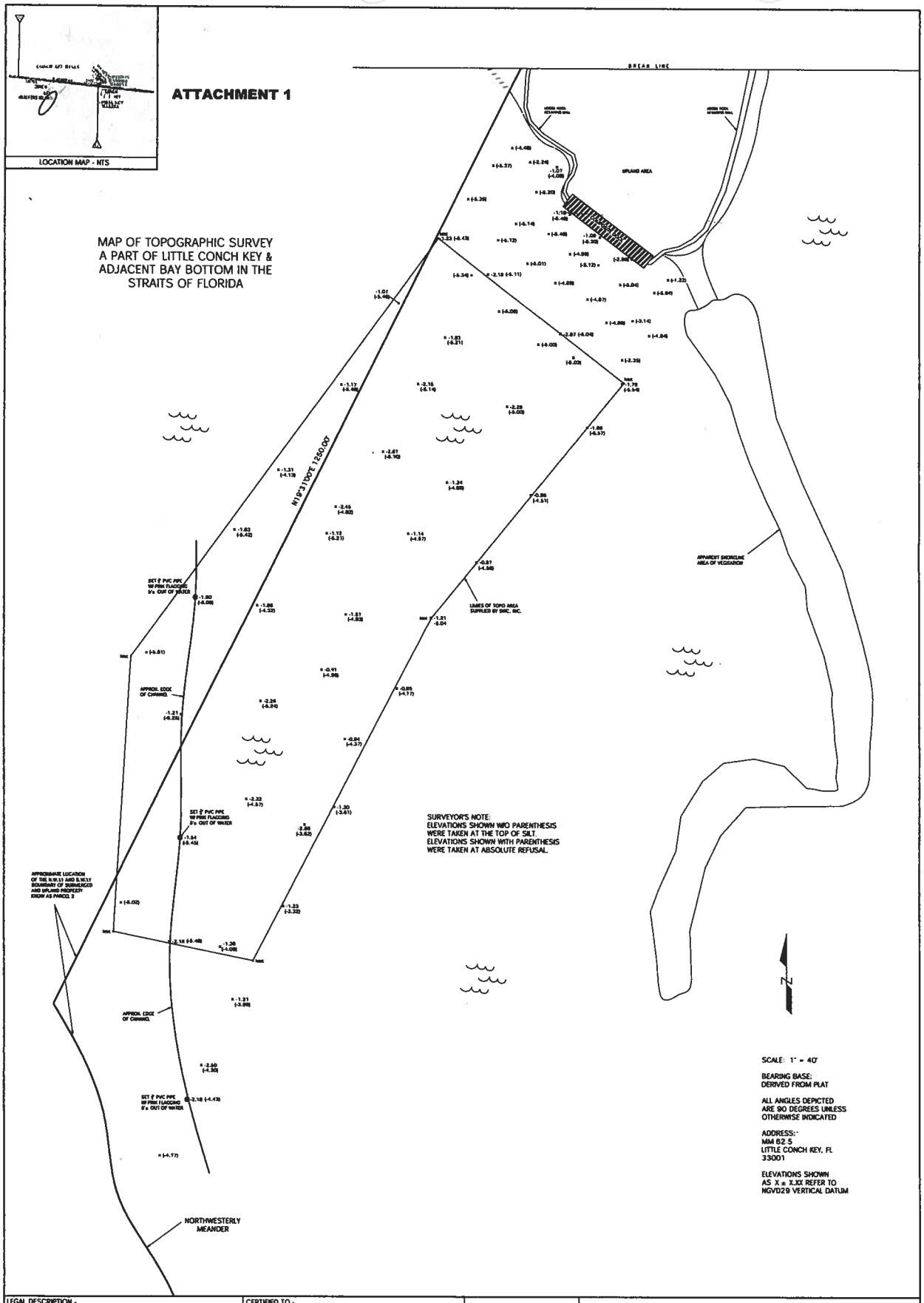
Adapted by Shelli Braynard, SWC

ATTACHMENT 5G-4
1955 Aerial Photograph of Property



Source: Aerial from Coastal & Geodetic Survey

Adapted by Shelli Braynard, SWC



LEGAL DESCRIPTION -

N/A

CERTIFIED TO -

LITTLE CONCH KEY, LLC

SCAL.	1" = 40'
FILE NO.	1031801
DATE	10/18/01
REVISION DATE	- - -
SHEET	1 OF 1
DRAWN BY	BA
CHECKED BY	RR
PROJECT NO.	7101701

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION CHANGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY, MADE SUBSEQUENT TO AND DUE PROGRESS WITH THE PROVISIONS OF FLORIDA SUBDIVISION FORM 9, SUBDIVISION LAW, CHAPTER 177 FLORIDA STATUTES, AND THE FLORIDA 1 SUBDIVISIONS, SCHEDULE "B" HAS NOT BEEN PROVIDED.

SIGNED

THIS MAP MEANS NOT BE ACCEPTED UNLESS IT IS SIGNED AND SEALED BY A LICENSED SURVEYOR AND MAPPER

R.E. REECE, P.A.
PROFESSIONAL SURVEYOR AND MAPPER
50364 CLINE ROOSE TRAIL, BIG PINE KEY, FL 33043
OFFICE (305) 872 - 1340
FAX (305) 872 - 5622

RCR-48_PAGE-63

NOTE: LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE OWNER OR AGENTS REPRESENTING. PRIOR RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR GAPS.

FOUNDATIONS BREAKS THE SURFACE ARE NOT SHOWN, NEIGHBORS OVERHANGS FROM SURVEY OR DESIGNED OVERHANGS UNLESS INDICATED OTHERWISE.

THE FOLLOWING IS A LIST OF ABBREVIATIONS THAT MAY BE FOUND ON THIS SHEET.

ABL = ALUMINUM BRASS MONUMENT	BFP = BOTTOM OF FOUNDATION	HDW = HEADWALL		PL = PLANE		TBM = TEMPORARY BENCHMARK	
AC = ASPHALTIC CONCRETE	BM = BENCHMARK	HDWD = HARDWOOD		PLT = PLANTER		TC = TOP OF CURB	
AD = ADJACENT	BOC = BOTTOM OF CURB	HP = HOSE PIPE		PM = PARKING METER		TEL = TELEPHONE	
AE = ACCESS EASEMENT	BOW = BOTTOM OF WALL	HT = HEIGHT		PP = POWER POLE		TF = TOP OF FOUNDATION	
AF = ACCESS FIELD	BS = BOTTOM SLOPE	HVAC = HEATING VENTILATION AIR CONDITIONING		PR = PROPERTY		TFW = TOP OF FIRE WALL	
AL = ALUMINUM	BSL = BOTTOM SLOPE LIMIT	IP = IRON PIPE		PRC = PROPERTY CORNER		TG = TOP OF GRATE	
ALT = ALTERNATE	BT = BOTTOM TRACK	IPC = IRON PIPE CAP		PRM = PERMANENT REFERENCE MONUMENT		TH = TRUE HEIGHT	
AP = ACCESS PANEL	BW = BOTTOM WALL	IPF = IRON PIPE FOUND		PS = PARKING SPACE		TM = TRUE MEASUREMENT	
APP = APPROACH	C = CONCRETE	IPS = IRON PIPE SET		PSM = PROFESSIONAL SURVEYOR AND MAPPER		TOB = TOP OF BANK	
ARC = ARCHITECTURAL	CB = CONCRETE BLOCK	IRF = IRON ROD FOUND		PT = POINT		TOC = TOP OF CURB	
ASB = ASBESTOS	CBS = CONCRETE BLOCK STUCCO	IRS = IRON ROD SET		PTO = POINT OF TANGENCY		TOF = TOP OF FOUNDATION	
ASPH = ASPHALT	CC = CONCRETE COLUMN	IRSC = IRON ROD SET CAP		PVC = POLYVINYL CHLORIDE		TOP = TOP OF PIER	
B = BOLLARD	CCR = CONCRETE CRACKED	LA = LANDING AREA		PVM = PAVEMENT		TOW = TOP OF WALL	
BAR = BARRIER	CD = CONCRETE DAMAGED	LAT = LATITUDE		PVMT = PAVEMENT		TP = TOP PIER	
BC = BOTTOM OF CURB	CE = CONCRETE EDGE	LC = LOCATION CORNER		R = RADIUS		TRANS = TRANSFORMER	
BCR = BOTTOM OF CURB RAMP	CF = CONCRETE FOUNDATION	LD = LANDING		RAD = RADIUS		TRAV = TRAVERSE	
BD = BOARD	CH = CHORD	LEN = LENGTH		RB = REBAR		TS = TRUE SLOPE	
BDF = BOARD FENCE	CHD = CHORD DISTANCE	LF = LINEAR FEET		RBC = REBAR CAP		TSP = TRUE SLOPE PIER	
BDG = BUILDING	CL = CENTERLINE	LG = LOCATION GRID		RCP = REINFORCED CONCRETE PIPE		TSW = TRUE SLOPE WALL	
BDY = BOUNDARY	CLF = CHAIN LINK FENCE	LP = LIGHT POLE		RD = ROOF DRAIN		TW = TOP WALL	
BF = BOTTOM FOUNDATION	CLR = CLEAR	LS = LIGHT SPOT		RE = RADIUS EDGE		TWP = TOWNSHIP	
BFD = BOTTOM FOUNDATION DIMENSION	CM = CONCRETE MONUMENT	LT = LIGHT		RF = ROOF FOUNDATION		UC = UNDERCUT	
BFE = BOTTOM FOUNDATION ELEVATION	CMP = CORRUGATED METAL PIPE	LTD = LIGHTED		RFP = REINFORCED PIPE		UP = UTILITY POLE	
BFF = BOTTOM FOUNDATION FIELD	CO = CLEAN OUT	LTP = LIGHT PIER		RGE = RANGE		VAC = VACUUM	
BFP = BOTTOM FOUNDATION PIER	CONC = CONCRETE	LTW = LIGHT WALL		RR = RAILROAD		VCP = VITRIFIED CLAY PIPE	
BFW = BOTTOM FOUNDATION WALL	CP = CONCRETE PIER	LW = LIGHT WALL		RRS = RAILROAD SPIKE		VERT = VERTICAL	
BFWD = BOTTOM FOUNDATION WALL DIMENSION	CPP = CONCRETE PIER PAD	MB = MAIL BOX		RS = RIGHT SLOPE		VIF = VERIFY IN FIELD	
	CPW = CONCRETE PIER WALL	MH = MANHOLE		RSP = RIGHT SLOPE PIER		VIP = VERIFY IN PLAN	
	CW = CONCRETE WALL	MHD = MANHOLE DIAMETER		RSW = RIGHT SLOPE WALL		VIS = VERIFY IN SITE	
	DIA = DIAMETER	MHW = MANHOLE WALL		RW = RIGHT WALL		VOL = VOLUME	
	DIM = DIMENSION	MIN = MINIMUM		SF = SQUARE FEET		WD = WOOD	
	DW = DRIVEWAY	MLW = MEAN LOW WATER		SIM = SIMILAR		WDF = WOOD FENCE	
	E = EAST	MON = MONUMENT		SL = SLOPE		WF = WOOD FOUNDATION	
	EL = ELEVATION	NAD = NORTH AMERICAN DATUM		SLP = SLOPE PIER		WFP = WOOD FOUNDATION PIER	
	ELEC = ELECTRIC	NGVD = NATIONAL GEODETIC VERTICAL DATUM		SLW = SLOPE WALL		WFW = WOOD FOUNDATION WALL	
	EP = EDGE OF PAVEMENT	NL = NAIL		SP = SPIKE		WL = WALL	
	EW = EAST WEST	NLD = NAIL DISK		SPK = SPIKE		WM = WATER METER	
	FD = FOUND	NO = NORTH OFFSET		SPL = SPLICE		WP = WOOD PIER	
	FF = FINISH FLOOR	NS = NORTH SOUTH		SPLP = SPLICE PIER		WPP = WOOD PIER PAD	
	FFE = FINISH FLOOR ELEVATION	NT = NOT TRACK		SPLW = SPLICE WALL		WPW = WOOD PIER WALL	
	FH = FIRE HYDRANT	OH = OVERHANG		SPT = SPOT		WS = WATER SPIGOT	
	FL = FLOW LINE	OHW = OVERHEAD WIRE		SQ = SQUARE		WSP = WOOD SPLICE PIER	
	FM = FIELD MEASUREMENT	PB = PLAT BOOK		SW = SIDEWALK		WSW = WOOD SPLICE WALL	
	FND = FOUND	PC = POINT OF CURVATURE		TA = TRACK ANGLE		WW = WOOD WALL	
	FNP = FIRE NOT PIER	PCC = POINT OF COMPOUND CURVE		TB = TRACK BEARING		WWF = WOOD WALL FOUNDATION	
	FW = FIRE WALL	PCP = PERMANENT CONTROL POINT		TBC = TOP OF BRIDGE CURB		WWP = WOOD WALL PIER	
	GR = GRATE	PCR = PERMANENT CONTROL POINT REFERENCE		TBM = TEMPORARY BENCHMARK		WWW = WOOD WALL WALL	
	GRD = GROUND	PCS = PERMANENT CONTROL POINT SUBSTITUTE					
	GRD = GUARDRAIL						

PDF created with pdfFactory Pro trial version www.pdffactory.com

Impact Assessment and Mitigation Plan (Revised)
ERP Application
Walker's Island
November 25, 2009

ATTACHMENT 6H

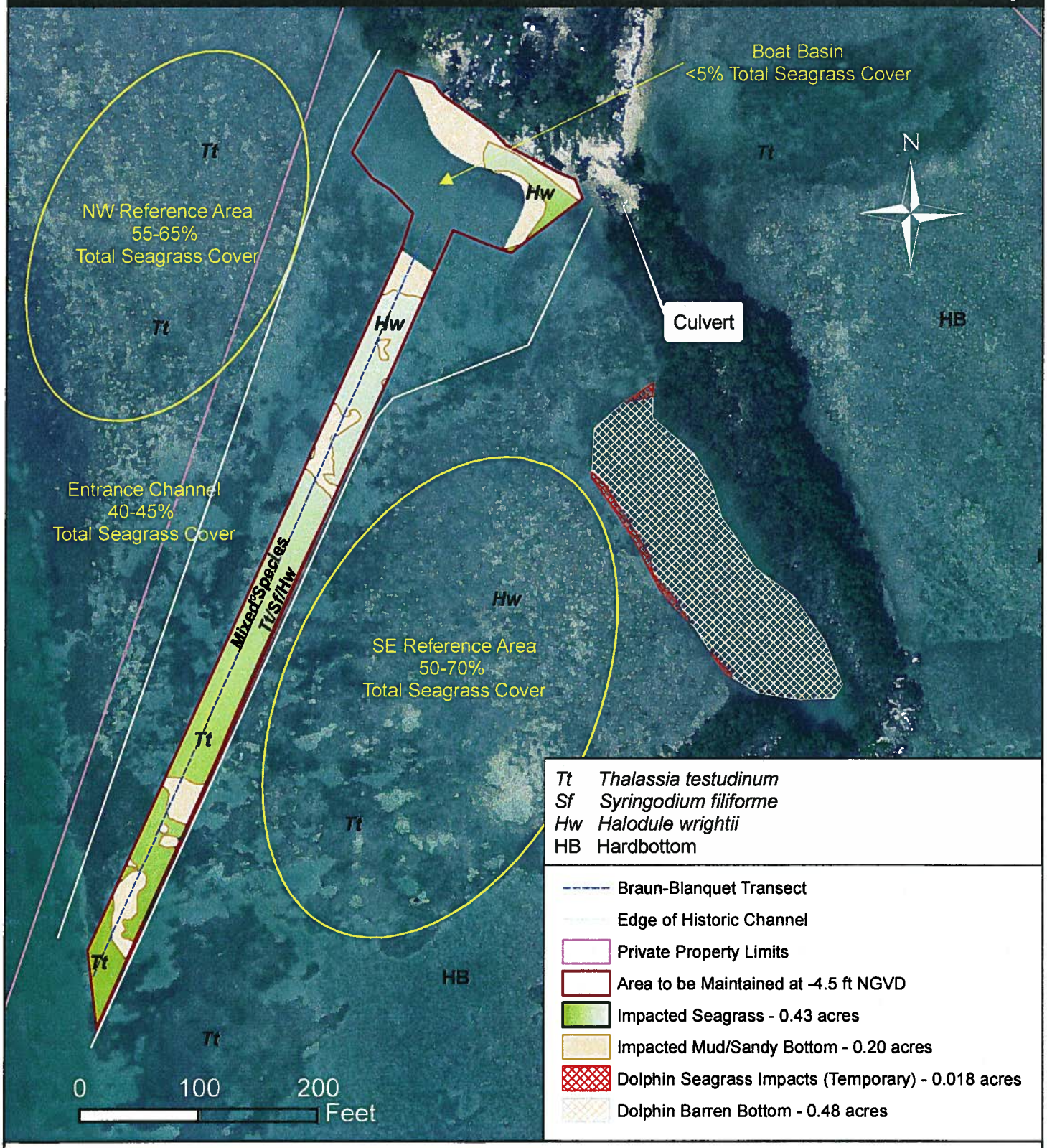
Seagrass Restoration Overview

Planning Ecological Environmental Communications
CONSULTING SERVICES

(305) 294-1238 phone
(305) 294-2164 fax
www.swcinc.net

Date: September 15, 2009
Adapted by: S Braynard, SWC
Source: 2006 Aerial, Monroe County

ATTACHMENT 5C
2009 Benthic Resources Map



Source: Monroe County, 2006 Aerial

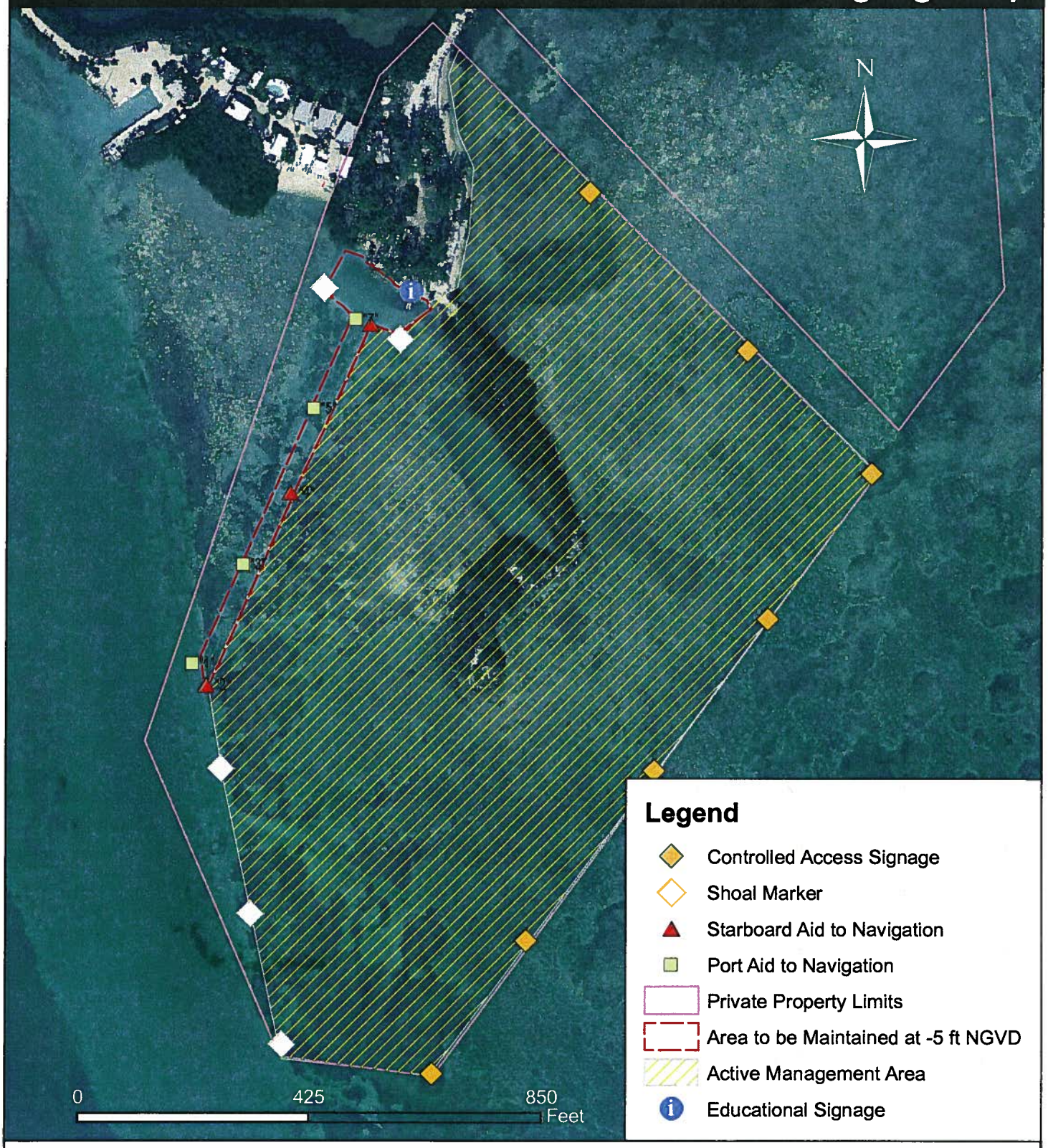
Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-1
Navigational Approach Map

Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

ATTACHMENT 6B-2
Markers & Signage Map



Source: Monroe County, 2006 Aerial

Adapted by Shelli Braynard, SWC

Creech-Gail

From: Chris Gratton <chrisgratton@bellsouth.net>
Sent: Tuesday, November 13, 2012 3:34 PM
To: Creech-Gail
Subject: re-dredging comp plan

To All Interested Parties,

As The President of The Florida Keys Contractors Association, a concerned citizen and an avid boater I am backing the proposed re-dredging comp plan amendment. The amendment will help restore damaged sea grass and also will help avoid further damage to the sea grass bed. Thank you for considering my input.

Chris Gratton, *President Florida Keys Contractors Asso.*

KEYS CONTRACTING SERVICES, INC
GENERAL CONTRACTOR
6465 Overseas Hwy. Suite 3
Marathon, Florida Keys 33050
Ph. 305-743-7080
Fax 305-743-7079
www.keyscontractingservices.com

Item #7 **Ownership Disclosures Sec 101-6**
Text Amendment
Staff Report

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Planning & Development Review Manager

Date: November 1, 2012

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY CODE TO ESTABLISH SECTION 101-6, OWNERSHIP DISCLOSURES, TO CREATE A REGULATION PROVIDING THE MINIMUM REQUIREMENTS FOR DISCLOSING OWNERSHIP OF PROPERTY AS IT RELATES TO APPLICATIONS UNDER THE LAND DEVELOPMENT CODE, PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: November 14, 2012

I REQUEST

The Planning & Environmental Resources Department is proposing an amendment to the text of the Monroe County Code (MCC) to establish a new section, §101-6, in order to create a regulation addressing ownership disclosures.

II RELEVANT PRIOR COUNTY ACTIONS:

None applicable.

III REVIEW

Currently, there is not a regulation in the Land Development Code that addresses ownership disclosures. The purpose of this new section is to provide the minimum requirements for disclosing ownership of property as it relates to applications under the Land Development Code. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit from the land use transactions.

Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and additions are underlined. Text to remain the same is in black):

Sec. 101-6. Ownership Disclosures.

(a) *Purpose.* The purpose of this section is to provide the minimum requirements for disclosing ownership of property as it relates to applications under this Land Development Code.

(b) *Intent.* The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit from the land use transactions.

(c) *Applicability.*

(1) Disclosure provisions are required for future land use map amendments, land use district (zoning) map amendments, overlay map amendments, developments of regional impact, development agreements, plat approvals, major conditional use permits, minor conditional use permits, variances and setback waivers.

(2) Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial interest, or any form of representative capacity whatsoever for others, except as otherwise provided in this section, shall, during application submittal for the types of applications provided in subsection (1), shall make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. In the case of a trust, the four largest beneficiaries must also sign the affidavit.

(3) This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial interest in the real property, however small or minimal. All evidence submitted shall be subject to the planning director's satisfaction, and said satisfaction shall be liberally interpreted in favor of the county's interest.

(4) The planning and environmental resources department shall send written notice to the person required to make disclosures under this section prior to the time when such disclosures are required to be made, which written request shall also inform the person required to make such disclosure that such disclosure must be made pursuant to this section.

(5) Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

IV RECOMMENDATION

Staff has found that the proposed text amendment would be consistent with the provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types and

natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that the proposed text amendments are necessary due to recognition of a need for additional detail or comprehensiveness.

Staff recommends that the Board of County Commissioners amend the Monroe County Code as stated in the text of this staff report.

Item #8 **Required Off Street Parking Text Amendment Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Joseph Haberman, AICP, Planning & Development Review Manager

Subject: *AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY CODE SECTION 114-67(C), REQUIRED OFF-STREET PARKING, TO REVISE THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR SINGLE-FAMILY DWELLING UNITS, MOBILE HOMES, EATING AND DRINKING ESTABLISHMENTS (RESTAURANTS), AND GASOLINE/SERVICE STATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.*

Meeting: November 14, 2012

I REQUEST

The Planning & Environmental Resources Department is proposing amendments to the text of §114-67(c) of the Monroe County Code. The purposes of the proposed amendment are a) to revise the regulations concerning the single-family residential dwelling unit and mobile home parking standards to be consistent with recently approved changes to the multi-family residential parking standard, b) to revise the regulations concerning eating and drinking establishments to base the required amount of parking on seating rather than floor area; c) to establish a parking standard for gasoline/service stations; and d) to revise ambiguous and inconsistent language used throughout the subsection.

II RELEVANT PRIOR COUNTY ACTIONS AND BACKGROUND INFORMATION:

Policy 301.8.2 of the Monroe County Comprehensive Plan:

> By January 4, 1997, Monroe County shall adopt revisions to the Land Development Regulations to include guidelines and criteria consistent with nationally-recognized standards which provide for safe and convenient on-site traffic flow, adequate pedestrian ways and sidewalks, as well as sufficient on-site parking for both motorized and non-motorized vehicles.

To satisfy the direction provided within Policy 301.8.2, the County established Article III, Parking and Loading, within Chapter 114 of the Land Development Code. Pursuant to MCC

§114-66, the purpose and intent of this article is to provide adequate off-street parking and loading areas to serve the majority of traffic generated by development.

Within the article, MCC §114-67(c) provides the required off-street parking for specific use categories. Since its establishment, MCC §114-67 has been amended via Ordinances #042-2003, #035-2005 and #013-2011.

III REVIEW

The purposes of the proposed amendment are:

a) To revise the regulations concerning the single-family residential dwelling unit and mobile home parking standards to be consistent with recently approved changes to the multi-family residential parking standard:

In 2011, the BOCC approved Ordinance #013-2011 to increase the required amount of off-street parking spaces for multi-family developments. It was determined that the previous standard of 1.5 spaces per dwelling unit did not consider the intensity that each dwelling unit may have, in terms of family size or number of bedrooms. This a shared issue with single-family dwelling units and mobile homes on individual lots/parcels, which currently have a standard of 2.0 spaces, and mobile home parks, which currently have a standard of 1.0 space per pad.

For multi-family developments, the BOCC approved an increased standard of 2.0 spaces per each 1-bedroom dwelling unit, 2.0 spaces per each 2-bedroom dwelling unit and 3.0 spaces per each 3 or more bedroom dwelling unit. Consistent with this past approval, Planning & Environmental Resources Department staff is recommending that the BOCC approve the same standard for single-family dwelling units and mobile homes on individual lots/parcels. In addition, Staff is recommending that the BOCC approve an increased standard of 2.0 spaces per each mobile home located in a mobile home park without individual lots/parcels.

The current regulations are not always proportionate to the number of residents for each dwelling and visitors. In many residential areas, the solution adopted by residents has been to park or store vehicles on open space areas not approved for parking, public rights-of-way, or neighboring properties. This can lead to internal disputes within the community and compromise life and safety. The aim of this text amendment is to introduce parking requirements that are more proportionate to the size and occupancy of the dwelling unit.

The current regulations are based on an assumption that each unit will average a need for parking regardless of the number of residents per dwelling unit. Lower parking requirements have been an option in communities which have sufficient public transportation, car sharing programs, and other incentives to reduce the dependence on the automobile. Monroe County is predominately a private vehicle-oriented community with

limited options for mobility. The dependency of the automobile causes residential areas to become overburdened with the demand placed on it by the residents and visitors.

NOTE: Property owners shall continue to have the option to request a variance to the off-street parking requirements pursuant to MCC §102-186. In addition, an existing property that does not meet the new standard would only become nonconforming, not unlawful.

b) To revise the regulations concerning eating and drinking establishments to base the required amount of parking on seating rather than floor area:

Over the past few years, owners of several restaurants have requested approvals to construct additional floor area and/or outdoor seating areas. Many of these owners had to request variances to the parking requirements to allow the additional floor area and/or outdoor seating areas. Other owners had to abandon their plans as sufficient areas for parking was unavailable.

In addition, while reviewing permit applications for improvements that would not require additional parking, staff has found that most existing restaurants do not meet the current standards; however provide an adequate amount of parking for their customers.

Since 2000, the County has approved the following off-street parking variance applications for developments containing restaurants and bars. Each of the applicants asserted that the standards were excessive in their circumstance and consequently created a hardship. All were approved:

- Knucklehead's (2002), 55 to 34, Planning Commission Resolution #P03-02 (File #21077)
- Gilbert's Resort & Marina (2005), 124 to 104, Planning Commission Resolution #P10-05 (File #25030)
- Parrotdise Waterfront Bar & Grille (2007), 87 to 75, Planning Commission Resolution #P65-07 (File #27108)
- Playa Cristal (2007), 158 to 147, Planning Commission Resolution #P39-07 (File #27060)
- Riesi Pizza (2011), 55 to 48, #AV 11-05 (File #2011-042)

Staff is proposing that the requirement be amended to create a new standard of 3.0 spaces per approved seat and 3.0 spaces per 1,000 SF for areas not related to seating or service. This standard is based on that currently required by Marathon and Key Colony Beach. In addition, as retail and restaurant are interchangeable forms of commercial retail, staff is also proposing that there be a minimum standard of 3.0 spaces per 1,000 SF of floor area regardless of seating. This would ensure that a conforming and adequate amount of parking would be available in the event that a building is converted from restaurant to retail.

NOTE: Property owners shall continue to have the option to request a variance to the off-street parking requirements pursuant to MCC §102-186. In addition, an existing property that does not meet the new standard would only become nonconforming, not unlawful.

c) To establish a standard for gasoline/service stations:

Over the past few years, owners of several gasoline/service stations have requested approvals to construct additional fueling stations. There is not a standard in MCC §114-67(c) for such a use and the amount of parking (and minimum dimensions of such spaces) was thereby determined by interpretation of the Senior Director of Planning & Environmental Resources. Planning & Environmental Resources Department staff is recommending that the BOCC approve and codify that interpretation – 1.0 space per each fueling station. Such spaces adjacent to fueling stations would have to be designed to the codified dimensional requirements in MCC §114-67(b), at least 18' in length by at least 8'6" in width.

NOTE: Property owners shall continue to have the option to request a variance to the off-street parking requirements pursuant to MCC §102-186. In addition, an existing property that does not meet the new standard would only become nonconforming, not unlawful.

d) To revise ambiguous language used throughout the subsection.

Staff is proposing that several terms be revised to reflect language and definitions within other sections of the Land Development Code (i.e. "pad" is not a defined term, while mobile home and RV space are defined terms). Parking should be based upon defined units of measurement wherever possible.

Therefore, staff recommends the following changes (Deletions are ~~stricken through~~ and additions are underlined. Text to remain the same is in black):

Sec. 114-67. Required off-street parking.

* * * * * * *

(c) *Required number of off-street parking spaces.* The following is the number of parking spaces to be provided for each use:

Specific Use Category	*Minimum Required Number of Parking Spaces Per Indicated Unit of Measure*
Single-family dwelling units, including mobile homes on individual lots or parcels	~~2.0 spaces per dwelling unit or mobile home~~ 2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit
Multifamily residential developments	~~2 spaces per each 1 or 2 bedroom dwelling unit, and 3 spaces per each 3 or more bedroom dwelling unit~~ 2.0 spaces per each 1-bedroom dwelling unit; 2.0

	spaces per each 2-bedroom dwelling unit; and 3.0 spaces per each 3 or more bedroom dwelling unit
Mobile home parks	~~1.0 space per space or pad~~ 2.0 spaces per each mobile home
Commercial retail except as otherwise specified ~~below~~ in this table	3.0 spaces per 1,000 sq. ft. of nonresidential floor area ~~(nrfa) of building~~ within building and 1.5 spaces per 1,000 sq. ft. of ~~nonresidential floor~~ area devoted to outdoor retail sales ~~and display area~~
Eating and drinking establishments, including restaurants and bars	~~14.0 spaces per 1,000 sq. ft. of nonresidential floor area and 7.0 spaces per 1,000 sq. ft. of unenclosed nonresidential floor area devoted to dining and/or bar area~~ For areas devoted to food/beverage service, 1.0 space per 3 seats or 3.0 spaces per 1,000 sq. ft. of nonresidential floor area, whichever is total amount is higher. For other areas, 3.0 spaces per 1,000 sq. ft. of nonresidential floor area within the building separate from the seating area and devoted to activities other than food/beverage service (including, but not limited to, kitchen, office, retail sales not related to food or beverage and storage).
Convenience stores/markets	4.0 spaces per 1,000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building
Gasoline/service stations	4.0 spaces per 1,000 sq. ft. of nonresidential floor area within building and 1.0 space per each fueling station
Commercial recreation (indoor), excluding theaters, conference centers and activity centers	5.0 spaces per 1,000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building
Commercial recreation (outdoor)	5.0 spaces per 1,000 sq. ft. of the parcel that is directly devoted to the outdoor recreational activity, excluding areas used for parking and driveways, required yards and required landscaping and buffer areas
Theaters, conference centers, or activity centers	1.0 space per 3.0 actual seats or based on seating capacity
Offices	3.0 spaces per 1,000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building
Medical and dental clinics	4.0 spaces per 1,000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building
RV parks	1.0 space per ~~pad~~ each RV space
Hotels/destination resorts	~~1.0 space for first bedroom plus .5 space for each additional bedroom~~ 1.0 space per each 1-bedroom transient dwelling unit and 1.0 space plus 0.5 space for each additional

	bedroom per each 2 or more bedroom transient dwelling unit
Mini-warehouses/self-storage center	3.0 spaces for the office use plus a parking aisle of 10 feet in width adjacent the storage unit access doors if outside access to the storage units is provided
Industrial uses; excluding repair and or servicing of vehicles	2.0 spaces per 1,000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building
Repair and or servicing of vehicles	3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of ~~(nrfa)~~ nonresidential floor area within building, whichever is greater, the service/repair bays shall not be counted as parking spaces
Warehousing	1.0 space per 1,000 sq. ft. ~~(nrfa)~~ nonresidential floor area within building
Hospitals	1.8 spaces per bed
Churches	0.3 space per seat and/or 0.3 space per 24 inches for pews
Live-aboard	1.5 spaces per berth
Marinas and commercial fishing facilities	1.0 space per berth plus one space per four dry storage racks
Charter/guide boats, six or fewer passengers capacity	2.0 spaces per berth
Party and charter/guide boats, more than six passengers capacity	0.3 space per passenger capacity of vessel
Boat ramps	6.0 spaces per ramp; all spaces shall be a minimum of 14 feet by 55 feet, to accommodate trailers and oversized vehicles

* * * * * * *

IV RECOMMENDATION

Staff has found that the proposed text amendment would be consistent with the provisions of §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based; 2. Changed assumptions (e.g., regarding demographic trends); 3. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that the proposed text amendments are necessary due to a recognition of a need for additional detail or comprehensiveness.

Staff recommends that the Board of County Commissioners amend the Monroe County Code as stated in the text of this staff report.

Attachments:

1. Key West's Off-Street Parking Requirements (Section 108-572)
2. Marathon's Off-Street Parking Requirements (Section 107.46)
3. Key Colony Beach's Off-Street Parking Requirements (Section 101-51)
4. Islamorada's Off-Street Parking Requirements (Section 30-852)

KEY WEST, FL

Sec. 108-572. - Schedule of off-street parking requirements by use generally.

Off-street parking spaces shall be provided in accordance with the following schedule for motor vehicles and bicycles:

		Minimum Number of Parking Spaces Required For:	
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(1)	Single-family	1 space per dwelling unit	None
(2)	Multiple-family:		
	a. Within historic district	1 space per dwelling unit	10%
	b. Outside historic district	2 spaces per dwelling unit	10%
(3)	Churches; public or private schools, libraries, or museums; public buildings; public or private auditoriums, community centers, theaters, facilities for spectator sports, trade institutions, transit facilities and other places of assembly	1 space per 5 seats or 1 space per 150 square feet of floor area in the main assembly hall, whichever is greater	10%, except libraries: 20%; public/private recreation, community centers, and city parking structures: 35%
(4)	Dormitories or single-room occupancy (SRO), roominghouses and/or boardinghouses	1 space for every 2 beds	35%
(5)	Day care centers, kindergartens, nursery schools and other preschool facilities	1 space per employee, with a minimum of 2 employee spaces, plus 5 spaces; or 1 space per employee plus 1 space for every 2 children enrolled; or 1 space for each 300 square feet of building areas, whichever is greater	10%
(6)	Marinas and offshore activities	1 space per liveaboard boat, plus 1 space per 4 pleasure boats stored on site, plus 1 space per 3 passengers based on the total capacity of commercially licensed vessels. The planning board may require additional parking spaces for dry storage slips. For offshore structures: 2 spaces, plus 1 space per 3 passengers based on the cumulative total capacity of motorized watercraft and other seating associated with the permitted activities. No additional off-street parking shall be required for offshore activities operating as an accessory use to an approved principal upland shoreline use	25%
(7)	Motels, hotels and other transient lodging facilities	1 space per lodging unit plus 1 space for the owner or manager	35%
(8)	Private clubs and lodges	1 space per 5 seats or 1 space per 150 square feet within the main assembly area	10%
(9)	Restaurants, bars and lounges	1 space per 45 square feet of serving and/or consumption area	25%
(10)	Scooter, moped, etc., bicycle rental	1 space per 3 scooters, mopeds, etc., and bicycle rentals based on licensed capacity;	10%

		or 1 space per 200 square feet of gross floor area, whichever is greater	
(11)	Hospitals	1 space for each 4 beds, plus 1 space for every employee, excluding doctors, on the largest shift, plus 1 space for each doctor	10%
(12)	Nursing or convalescent homes	1 space for each 4 beds	10%
(13)	Doctors' and dentists' offices or clinics	5 spaces per each doctor or dentist	10%
Use		Motorized Vehicles	Bicycles As % of Motor Vehicles
(14)	Funeral homes	1 space for each 8 seats of chapel capacity, plus 1 space for every 2 employees, plus sufficient parking area to accommodate each hearse	10%
(15)	Banks, public administration offices, office buildings and professional offices other than doctors' or dentists' offices	1 space per 300 square feet of gross floor area	25%
(16)	Retail stores and service establishments	1 space per 300 square feet of gross floor area	25%
(17)	Warehousing or manufacturing	1 space per 600 square feet of gross floor space	10%

(Ord. No. 97-10, § 1(3-15.2(A)), 7-3-1997)

MARATHON, FL

Section 107.46. - Parking Schedule.

In all zoning districts, unless otherwise provided herein, the minimum parking shall be provided in accordance with Table 107.46.1 "Parking Schedule." Mixed-use Development (MUD) within all the MU districts may be eligible for reduced parking requirements pursuant to this Article and as shown in Chapter 105.

A. *Parking Schedule:*

Table 107.46.1
Parking Schedule

Uses	Minimum Parking Spaces Required
Residential Uses	
Single and Two-Family, attached and detached	2 per dwelling unit
Multiple-family Dwelling One-bedroom units Two or more bedroom units	1.5 per dwelling unit, plus 1 per 10 bedrooms 2 per dwelling unit, plus 1 per 10 bedrooms
Rooming house or dormitory	1 per 2 beds
Assisted living facility	1 per 2 persons of licensed capacity
Mobile home park	2 per unit space, plus 1 per 350 sf of GFA of office or other public buildings
Live-aboard marina	1.5 per slip
Nursing home	1 per 4 beds
Community residential homes	1 per 3 persons of licensed capacity, plus one per employee
Vacation rental unit	At least 1 per unit, 2 if single or two family home
Public and Civic Uses	
Auditorium or amphitheater	1 per 3 seats of maximum seating capacity in the principal area of assembly
Child Care Center, Adult Day Care	1 per 4 persons of licensed capacity
Elementary or middle school	1 space per employee plus 1 space per 40 students
Fire station	1 per person on duty on the largest shift, plus 2 visitor spaces
High school	1 space per employee plus one space per 3 students of design capacity
Hospital	1 per bed
Library, museum, art gallery	1 per 400 sq ft of gross floor area
Medical or dental office/medical clinic	1 per 200 sq ft GFA
Mortuary or funeral home	1 per 4 persons of licensed capacity, plus 1 per funeral vehicle, plus 1 per employee
Place of assembly/civic organizations	1 per 3 seats of maximum seating capacity in the principal area of assembly
Place of worship	1 per 5 seats of maximum seating capacity in theprincipal area of assembly plus 1 per 50 square feet of gross floor area without principal area of assembly
Marina	1 per 5 dry slips and/or 1 per 2 wet slips, plus required parking for accessory uses (Live-aboard residential uses are subject to additional parking)
Public boat ramps	As approved by the Director
Commercial Uses	
Arcade	1 per 500 sq ft GFA

Banks and financial institutions	1 per 400 sq ft GFA, plus required stacking space
Barber or beauty shop	2 per operator's chair
Bar, cocktail lounge, tavern, and nightclub	10 per 1,000 sq ft GFA
Bowling establishments	2 per lane, plus required parking for accessory uses
Business and non-medical professional offices including governmental offices	1 per 350 sq ft GFA
Car wash	1 per service bay, plus three stacking spaces
Convenience store, with or without fuel sales	1 per fueling position, plus 2 per working bay, plus 1 per 200 sq ft of sales area
Restaurant	1 per 3 seats, plus required stacking spaces, plus 1 per every 2 employees on the largest shift
Golf course	20 spaces per 9 holes, plus 1 space per employee, plus 50% of the spaces otherwise required for any accessory uses (e.g. bars, restaurants, etc.)
Spa, gym or fitness center	3 per 1,000 sq ft GFA
Movie theaters	1 per 3 seats
Personal service-oriented uses, not otherwise specified	1 per 400 sq ft GFA
Retail Sales and Service	3 per 1,000 sf of GFA, plus 1 per employee at the largest shift
RV Park/Campground	1 per RV or tent space, plus 1 per employee
Hotel or Motel	1 per every 3 employees, plus 1 per guest room, required parking for accessory uses
Entertainment and recreation, not otherwise specified	1 per 4 persons of maximum capacity
Self-service storage facilities	1 per employee, plus 2 for visitors
Vehicle sales and rental (including sales of boats)	1 per 2,000 sf ft of display area whether indoors or outdoors, plus 1 per 500 sq ft devoted to servicing vehicles or boats
Vehicle repair	1 per 200 sq ft GFA
Industrial Uses	
Industrial uses (other than warehousing)	1 per 1,000 sq ft, plus 1 per company vehicle operating from the premises, plus 1 per 250 sq ft of accessoryretail or wholesale use
Warehousing, Storage and Distribution	1 per 1,000 sq ft GFA
Waste-related services	1 per employee

B. *Unlisted Uses:*

1. For uses not listed in Table 107.46.1, but which are similar in nature, as determined by the Director, the parking requirements of the similar listed use shall be required.
2. For uses not listed or which are not similar in nature to those in Table 107.46.1, pursuant to Subsection B.1., above, the number of required spaces shall be based on a study prepared by a professional engineer that addresses:
   (a) Type of use or uses and estimated total number of trips generated during peak conditions;
   (b) Estimated parking duration per vehicle trip (turnover rates); and
   (c) Estimated number of employees; one (1) space to be provided for each two (2) employees based on the shift of maximum employment.

Section 107.57. - Off-Street Stacking Requirements.

In addition to meeting the minimum off-street parking standards, drive-through facilities shall provide a minimum of five (5) stacking spaces for each drive-through lane. Such spaces shall be designed so as to not create conflicts between pedestrian or vehicular circulation on the site or on any abutting street.

KEY COLONY, FL

Sec. 101-51. - Space requirements.

Use	Number of Parking Spaces
Beauty parlor and barber shop	2 per chair
Hotel*	1.5 per room
Marinas, commercial	1 per private boat slip;
	1 per 5 passengers in accordance with section 101-16 (2).
Offices of doctors and dentists	1 per 200 sq. ft. gross floor area (gfa)
Offices, other	1 per 300 sq. ft. gross floor area (gfa)
Private clubs, including beach club	1 per 100 ft. gross floor area (gfa)
Residential	2 per dwelling unit.
Restaurant	1 per 3 seats.
Retail stores and service shops	1 per 200 sq. ft. gross floor area (gfa)

*A restaurant in a hotel must meet the restaurant parking requirement in addition to the hotel spaces.

(Ord. No. 299-1995, 12-28-95; Ord. No. 316-1998, 8-13-98)

ISLAMORADA, FL

Sec. 30-852. - Off-street parking.

(a) *Location of required parking.*

(1) Off-street parking spaces shall be located on the same lot as the building, structure, or use which they serve, and within the same zoning district, except where the director of planning and development services may, by means of a covenant or other acceptable means, allow part of the off-street parking spaces for nonresidential purposes to be located on a lot other than the lot occupied by the building, structure, or use. If the site of the served use and the location of the required parking are not contiguous, the parking area shall be within 500 feet of the front entrance to the building, structure, or use, as measured by a safe and convenient pedestrian route.

(2) The edge of parking areas, excluding driveways, shall be set back a minimum of five feet from the front property line.

(3) In residential zoning districts, properties which have a street frontage of 60 feet or less shall provide parking that is either parallel to the right-of-way or within a driveway that is approximately perpendicular to the street. Unless otherwise required by the village fire chief, the driveway width shall be no less than 15 feet and no greater than 18 feet, with a minimum clearance height of 18 feet. In no event shall any parked vehicle obstruct or impede the safe circulation of traffic on the right-of-way.

(4) In residential zoning districts, driveways on the same lot frontage shall be separated by a minimum length of 15 feet.

(5) In residential zoning districts, the parking shall be located a minimum distance of five feet from any side or rear lot line.

(6) Driveways and parking areas shall be sited to minimize environmental impacts and may not be sited over drainfields or retention swales.

(b) *Design standards for off-street parking.*

(1) Except for boat ramp and oversized vehicle parking spaces, all off-street parking spaces shall have a length of not less than 18 feet with a minimum width of 8½ feet exclusive of passageways, maneuvering space, and driveways. All boat ramp and oversized vehicle parking spaces shall have a minimum length of 40 feet with a minimum width of ten feet. Parallel parking spaces shall have a length no less than 24 feet with a minimum width of nine feet.

(2) Access aisle requirements shall be designed in accordance with the following criteria: Each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

Angle of Parking (degrees)	Aisle Depth (1 Row of Parking)	Aisle Depth (2 Rows of Parking)
0	12 feet	24 feet
45	14 feet	14 feet
60	18 feet	19 feet
90	20 feet	22 feet

(3)

Paved parking spaces shall be striped and include a wheel stop, except for parallel spaces which shall only be striped. All other parking spaces shall each provide a wheel stop.

(c) *Required parking spaces.*

(1) *Bicycle spaces.*

a. *Minimum requirement.* One bicycle rack for parking bicycles shall be provided by all nonresidential development projects.

b. *Credit for required parking spaces.* To encourage the use of bicycles by providing safe and convenient places to park, racks for parking bicycles may substituted for up to five percent of vehicular parking spaces required pursuant to section 30-852(c)(2). For every three bicycle parking spaces installed as a bicycle rack in accordance with this subsection, the number of required vehicular parking spaces shall be reduced by one space, up to a maximum of ten vehicular parking spaces. The minimum credit shall be rounded up to at least one vehicular parking space, even if five percent of required vehicular parking spaces would result in less than one vehicular space. A minimum of three vehicular parking spaces shall be required to qualify for the credit. Bicycle parking shall not be substituted for ADA accessible spaces, loading spaces, boat ramp spaces, or oversized vehicle parking spaces. Existing vehicular parking spaces may be converted to take advantage of this provision. The bicycle parking credit may be utilized in combination with the shared parking and parking demand study options in section 30-852(d), in order to further reduce the amount of required parking without the need for a variance.

(2) *Number of parking spaces.* No development permit shall be issued for any dwelling unit, or for any addition to or expansion of any use, unless the number of parking spaces is provided as follows:

Use	Required Parking Spaces
Single-family residence	2.0
Mobile home parks	1.0 per pad
Multifamily developments	1.5 per dwelling unit
Hotels	1.0 per room
Commercial (low, medium, and high intensity):	
Retail	3.0 per 1,000 gross floor area
Food stores/carryout food sales	5.0 per 1,000 gross floor area
Other	3.0 per 1,000 gross floor area
Outdoor sales	1.0 per 1,500 square feet of land
Office:	
Bank	4.0 per 1,000 gross floor area
Medical/dental office	1.0 per employee plus 1.0 per exam room
Other	3.0 per 1,000 gross floor area
Restaurant (sit-down or drive-in/fast food)	15.0 per 1,000 gross floor area, plus 1.0 per 3 chairs in the outdoor seating area
Bars/lounges	10.0 per 1,000 gross square feet of floor area
Bowling alley	3.0 per bowling lane
Theaters/churches/auditoriums/and public assembly halls	0.3 per seat
Library/museum	3.0 per 1,000 gross square feet of floor area
Industrial:	
Warehousing	1.0 per 1,000 gross square feet of floor area
Other	1.5 per 1,000 gross square feet of floor area

Institutional	1.5 per 1,000 gross square feet, plus 1 per bed
Marinas:	
Wet slip	0.20 per slip
Live-aboard slip	1.0 per slip
Dry slip	0.20 per slip
Commercial fishing, 6 or less passenger capacity	1.0 per berth
Party boat, more than 6-passenger capacity	0.5 per person
Boat ramps in conjunction with other uses other than single-family residences	2.0 per ramp

(d) *Shared parking:*

(1) *Purpose:* The purpose of the shared parking option is to permit a reduction in the total number of parking spaces which would otherwise be required in instances where two or more uses on the same lot or separate lots are to share the same parking spaces because their peak parking demands do not occur at the same time.

(2) *Condition on development approval:* If the shared parking option is used to calculate the amount of required parking spaces, then the approved development permit shall have a condition that any change in the occupancy or use of any of the principal uses intended to be served by the shared parking shall require development approval by the director of planning and development services to ensure sufficient parking is available.

(3) *Calculation of shared parking requirements:* Notwithstanding the provisions of subsection (c)(2) for individual land uses, when any land or building is used for two or more distinguishable purposes as listed below, the shared parking option may be used to determine the minimum amount of parking required. Under the shared parking option, the minimum total number of required parking spaces for said land or building shall be determined by the following procedure:

a. Multiply the minimum parking requirement for each individual use as set forth in subsection (c) by the appropriate percentage as set forth in the table below for each of the five designated time periods.

b. Add the resulting sums for each of the five vertical columns in the table.

c. The minimum parking requirement is the highest sum among the five columns resulting from the calculation in subsection (c) above. Time periods not covered in the table below may be ignored for the purposes of calculating shared parking.

	NIGHTTIME	WEEKDAY		WEEKEND	
	Midnight–6:00 a.m.	Day 9:00 a.m.–4:00 p.m.	Evening 6:00 p.m.–Midnight	Day 9:00 a.m.–4:00 p.m.	Evening 6:00 p.m.–Midnight
Specific Use Categories					
Marinas	5%	70%	10%	100%	20%
Residential	100%	60%	90%	80%	90%
Office/Industrial	5%	100%	10%	10%	5%
Churches	5%	25%	50%	100%	50%
Commercial Retail	5%	60%	90%	100%	70%
Drinking and Eating/Entertainment/Recreation	10%	40%	100%	80%	100%

(Theaters, bowling alleys, meeting halls)					
Hotel	75%	75%	100%	75%	100%
All Others	100%	100%	100%	100%	100%

(4) The director may reduce the required parking requirements based on a parking demand study approved by the director. The methodology for conducting the study shall be submitted for review and approval by the director and shall include, but not be limited to the week and day the study will be conducted, the number of days and duration of the study, and the time intervals and locations for data collection. The study shall be reviewed by the director, and he shall, at his discretion, determine whether the parking study supports the basis for the parking reduction request.

(e) *Accessible off-street parking.* Property that serves the public as clients, guests, or employees shall provide accessible parking in accordance with F.S. ch. 553, the American Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG), and the Florida Accessibility Code, as amended from time to time.

(Ord. No. 02-10, § 1(5.6.5), 1-24-2002; Ord. No. 02-29, § 10, 11-21-2002; Ord. No. 09-01, § 8, 1-22-2009; Ord. No. 10-01, § 5, 1-14-2010; Ord. No. 12-05, § 2, 6-28-2012)