

DEVELOPMENT REVIEW COMMITTEE

Tuesday, September 24, 2013

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, September 24, 2013, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
Joe Haberman, Planning & Development Review Manager
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS

Christine Hurley, Growth Management Division Director
Jerry Smith, Building Official
Mayte Santamaria, Assistant Planning Director
Mitch Harvey, Comprehensive Plan Manager
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Emily Schemper, Sr. Planner
Barbara Bauman, Planner
Tim Finn, Planner
Matt Coyle, Planner
Gail Creech, Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL: May 28, 2013

MEETING

-
New Items:

1. Paradise Point Senior Housing (Proposed), 2 North Blackwater Lane, Key Largo, Mile Marker 105.5: A request for a minor conditional use permit allowing the development of an institutional residential use, involving 50 deed-restricted affordable housing units (in the form of rooms) and accessory uses/structures. The subject property is described as a parcel of land in Section 1, Township 61, Range 39, Monroe County, Florida, having real estate number 00084260.000100.

(File 2013-118)

[2013-118 SR DRC 09.24.13.PDF](#)

[2013-118 FILE.PDF](#)

[2013-118 Preliminary Site Plans Recvd 9.10.13.pdf](#)

[2013-118 Renderings-Elevations Recvd 9.12.13.pdf](#)

2. Keys Ahead, Inc., Florida International University (FIU), 103355 Overseas Highway, Key Largo, Mile Marker 103.3: A request for a minor conditional use permit to allow the redevelopment of an existing building for office and school uses. The subject property is legally described as Lots 14, 15, 16, Block 12, Largo Sound Park (PB3-111), Key Largo, Monroe County, Florida, having real estate number 00472790.000000.

(File 2013-091)

[2013-091 SR DRC 09.24.13.PDF](#)

[2013-091 FILE.PDF](#)

[2013-091 COMBINED Plans Recvd 09.13.13.pdf](#)

ADJOURNMENT

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".



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Development Review Committee &
Townasley Schwab, Senior Director of Planning & Environmental Resources

From: Matthew Coyle, Planner *MC*
Michael Roberts, Senior Administrator of Environmental Resources

Date: September 23, 2013

Subject: *Request for a Minor Conditional Use Permit allowing the development of an institutional residential use, involving 50 deed-restricted affordable housing units (in the form of rooms) and accessory uses/structures on a parcel of land at 2 Blackwater Lane, Key Largo, having Real Estate #00084260.000100 (File #2013-118)*

Meeting: September 24, 2013

1
2 I REQUEST
3

4 The applicant is requesting approval of a minor conditional use permit allowing the
5 development of an institutional residential use, involving 50 deed-restricted affordable
6 housing units, in the form of rooms. All of the units will be contained in a single structure
7 and will have common facilities.
8
9



31 Subject Property with Land Use District Overlaid (Aerial dated 2012)
32

1 Location:

2 Address: 2 Blackwater Lane, Key Largo, approximate mile marker 105.5, (Florida Bay
3 side of US 1)

4
5
6 Legal Description: A parcel of land in Section 1, Township 61, Range 39, Monroe
7 County, Florida

8
9 Real Estate (RE) Number: 00084260.000100 (part)

10
11 Applicant:

12 Property Owner: 2 Blackwater LLC

13
14 Agent: Joel Reed, RC3World, Inc.

15
16
17 **II RELEVANT PRIOR COUNTY ACTIONS:**

18
19 In 2005, the Code Compliance Department opened case #CE0500112 for land clearing
20 without the benefit of a permit. To resolve this case, Building Permit #053-6527 was issued
21 in 2006 for after-the-fact land clearing.

22
23 In 2008, the Code Compliance Department opened case #CE8020008 for placing fill on the
24 subject property without the benefit of a permit. Aside from the fill, the open case involves
25 the light industrial use in unpermitted areas of the property including outdoor storage of
26 containers, a dumpster, construction equipment, trash and debris. County staff has met with
27 the property owner several times and permits have been opened to remedy the situation. The
28 property owner has told staff the fill has been removed but has not submitted an elevation
29 certificate as proof yet.

30
31 **III BACKGROUND INFORMATION:**

32
33 A. Size of Site: 113,430 SF (2.604 acres of area) (based on proposed site plan)

34 B. Land Use District: Urban Commercial (UC)

35 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)

36 D. Tier Designation: Tier 3

37 E. Flood Zone: AE – EL 9 and X

38 F. Existing Use: Light industrial

39 G. Existing Vegetation / Habitat: The site is mostly scarified with some hammock and
40 mangroves on the northern portion of the property

41 H. Community Character of Immediate Vicinity: Commercial retail, light industrial, single
42 family residential, institutional and native areas

43
44 **IV REVIEW OF APPLICATION:**

45
46 MCC §110-67 provides the standards which are applicable to all conditional uses. When
47 considering applications for a conditional use permit, the Development Review Committee
48 and Director of Planning & Environmental Resources shall consider the extent to which:
49

1 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*
2 *comprehensive plan and the land development regulations:*

3
4 The proposed use is consistent with the purposes, goals, objectives and standards of the
5 comprehensive plan and the land development regulations.

6
7 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
8 the proposed use include:

9
10 Policy 101.2.4: Monroe County shall allocate at least 20 percent of residential (non-
11 transient) growth to affordable housing units as part of the Permit Allocation System.
12 Any portion of the 20 percent allocation not used for affordable housing shall be retained
13 and be made available for affordable housing from ROGO year to ROGO year.
14 Affordable housing eligible for this separate allocation shall meet the criteria specified in
15 Policy 601.1.7, but shall not be subject to the competitive Residential Permit Allocation
16 and Point System in Policy 101.5.4. The parcel proposed for affordable housing shall not
17 be located within an area designated as Tier I as set forth under Goal 105 or within a Tier
18 III Special Protection Area as set forth in Policy 205.1.1.

19
20 Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use category
21 is to provide for the establishment of commercial land use (zoning) districts where
22 various types of commercial retail and office may be permitted at intensities which are
23 consistent with the community character and the natural environment. Employee housing
24 and commercial apartments are also permitted. In addition, Mixed Use/Commercial land
25 use districts are to establish and conserve areas of mixed uses, which may include
26 maritime industry, light industrial uses, commercial fishing, transient and permanent
27 residential, institutional, public, and commercial retail uses.

28
29 Policy 601.1.7: All affordable housing projects which receive development benefits from
30 Monroe County, including but not limited to affordable housing points in the Permit
31 Allocation System and donations of land, shall be required to maintain the project as
32 affordable on a long-term basis pursuant to deed restrictions or other mechanisms
33 specified in the Land Development Regulations, and administered by Monroe County or
34 the Monroe County Housing Authority. For the purposes of developing such Land
35 Development Regulations, the following guidelines shall apply: "Moderate Income" is
36 the amount which represents 120 percent of the median annual household income for
37 Monroe County. "Low Income" is the amount which represents 80 percent of the median
38 annual household income for Monroe County. "Very Low Income" is the amount which
39 represents 50 percent of the median annual household income for Monroe County.
40 "Cost-burdened" describes a household which pays a monthly rent or monthly mortgage
41 payment, including taxes and insurance that exceeds 30 percent of the median annual
42 household income for Monroe County.

43
44 Policy 601.4.2: By January 4, 1997, Monroe County shall adopt Land Development
45 Regulations which include locational criteria for the establishment of housing for the
46 elderly and institutional housing such as proximity to health care facilities and services,

1 accessibility to public transportation and proximity to facilities providing essential
2 goods and services as well as compatibility with adjacent land uses.

3
4 Policy 601.4.3: The County shall identify and evaluate alternative strategies to expand
5 subsidized housing programs for elderly in Monroe County through coordination with
6 the Monroe County Housing Authority, and encourage their development by private,
7 community-based non-profit, or public entities, as well as public/private partnerships.

8
9 Policy 1301.5.5: The Growth Management Division shall work with the County
10 Housing Authority to encourage development of elderly and institutional housing and
11 identify funding sources for community-based non-profit organizations to provide
12 affordable housing for low-income residents.

13
14 Approved goals, strategies and action items from the Key Largo Livable CommuniKeys
15 Master Plan that directly pertain to the proposed use include:

16
17 Strategy 4.2: Enable and promote the creation of affordable and workforce housing.

18
19 Action Item 4.2.1: Require new developments to supply or fund employee, affordable
20 and workforce housing in return for receiving dwelling unit or commercial floor space
21 allocations.

22
23 *B. The conditional use is consistent with the community character of the immediate vicinity:*

24
25 The community character of the immediate vicinity is a mix of uses including
26 commercial retail, light industrial, institutional and single family residential. The Winn-
27 Dixie building is adjacent to the proposed building and is the only commercial property
28 in the immediate vicinity. There is also a large church to the northeast of the subject
29 property. The neighborhood to the south and southwest of the property (Paradise Point
30 Cove) consists of single family dwelling units. The proposed institutional residential use
31 would be consistent with the mix of existing uses in the immediate vicinity.

32
33 *C. The design of the proposed development minimizes adverse effects, including visual
34 impacts, on adjacent properties:*

35
36 The proposed three story residential building would be set back over 400 feet from the
37 southern property line and nearest residential subdivision. The proposed location would
38 be behind the existing Winn-Dixie, which would minimize the visual impact. Staff shall
39 request that the applicant utilize architectural features that provide visual interest and
40 break up the mass of the structure and that similar and consistent design, materials, and
41 colors be utilized for the existing structure, including signage, in order to make the
42 development more cohesive with the Key Largo community. In addition, as part of the
43 development, it shall be required that additional trees and landscaping elements be
44 introduced to the site. Therefore, the proposed development minimizes adverse effects,
45 including visual impacts, on adjacent properties.

1 D. *The proposed use will have an adverse impact on the value of surrounding properties:*

2
3 The new institutional residential development will be more compatible with the
4 surrounding properties than the existing light industrial use. The applicant is proposing
5 landscaping and stormwater improvements which will increase the aesthetics of the
6 property. Therefore, it is not anticipated that the proposed development will have an
7 adverse impact on the value of the surrounding properties.
8

9 E. *The adequacy of public facilities and services:*

10
11 1. Roadways:

12
13 Localized Impacts & Access Management: Access to and from the development shall
14 be approved by the Public Works Division. (See Section I -24)
15

16 Level of Service (LOS): A traffic impact report must be submitted and shall be
17 approved by the County.
18

19 Stormwater: There were no surface water management plans submitted for review.
20 A surface water management plan will be required as a part of any development.
21

22 Sewer: The applicant shall coordinate with Key Largo Wastewater Treatment District
23 to determine compliance with all applicable regulations. (See Section I -11)
24

25 2. Water: The applicant shall coordinate with the Florida Keys Aqueduct Authority
26 with all applicable regulations.
27

28 3. Refuse Disposal: The applicant shall coordinate with Monroe County Solid Waste
29 Management to determine compliance with all applicable regulations.
30

31 4. Emergency Management: The applicant shall coordinate with the Office of the Fire
32 Marshall to determine compliance with the Florida Fire Prevention Code and the
33 Florida Building Code.
34

35 F. *The applicant has the financial and technical capacity to complete the development as*
36 *proposed:*
37

38 Gorman & Company, Inc. utilizes Low Income Housing Tax Credits (LIHTC) to develop
39 and manage affordable housing projects throughout the United States and currently has
40 two approved projects located in the Florida Keys. Gorman & Company, Inc. developed
41 the "Bluewater" property in Tavernier (approximate mile marker 92) with 36 affordable
42 housing units. Gorman & Company, Inc. is currently developing the "Wet Net" property
43 in Islamorada (approximate mile marker 81) with 36 affordable housing units.
44

45 G. *The development will adversely affect a known archaeological, historical, or cultural*
46 *resource:*

1
2 The proposed redevelopment will not adversely affect a known archaeological, historical,
3 or cultural resource.

4
5 H. *Public access to public beaches and other waterfront areas is preserved as part of the*
6 *proposed development:*

7
8 The property is land-locked. Therefore, the proposed development will not have an
9 adverse impact on public access to a waterfront area.

10
11 I. *The project complies with all additional standards imposed on it by the Land*
12 *Development Regulations:*

13
14 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to*
15 *be determined.*

16
17 This application shall require 50 affordable housing ROGO allocations. The applicant
18 has requested a reservation of 50 allocations from the BOCC pursuant to Monroe
19 County Code Section 132-24(b)(2). At the September 17 meeting the BOCC
20 approved the applicants request to reserve 50 affordable housing ROGO allocations.

21
22 As of the date of this staff report, the County has 243 affordable housing ROGO
23 allocations available for reservation. In unincorporated Monroe County, excluding the
24 Big Pine/No Name Key ROGO subarea, there are a) 168 very low income, low
25 income and median income allocations and b) 75 moderate income allocations.

26
27 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *Not*
28 *applicable*

29
30 The site plan does not indicate any proposed nonresidential uses on the subject
31 property.

32
33 3. Purpose of the UC Districts (§130-47): *In compliance.*

34
35 The purpose of the UC district is to designate appropriate areas for high-intensity
36 commercial uses intended to serve retail sales and service, professional services and
37 resort activities needs at a regional or multiple planning area scale. This district
38 should be established at discrete nodes along US 1 and should be designed so as to
39 serve the needs of both residents and visitors.

40
41 4. Permitted Uses (§130-98, §130-93): *In compliance following receipt of required*
42 *minor conditional use permit*

43
44 As shown on the site plan, the Applicant is proposing to develop the subject property
45 of an institutional residential use, involving 50 deed-restricted affordable housing
46 units.

Pursuant to MCC §130-97, in the UC district, institutional residential uses involving 20 or more dwelling units or rooms may be permitted with a minor conditional use permit, provided that a) The use is compatible with land use established in the immediate vicinity of the parcel proposed for development; b) Access to US 1 is by way of: 1) an existing curb cut; 2) a signalized intersection; or 3) a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400’.

In the UC district, commercial apartments may be permitted by right.

Note: The applicant is proposing one dwelling unit which would be for an employee of the institution. This individual shall also be required to meet the affordable housing requirements, but the unit technically would not be an institutional residential use.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Not in compliance.*

According to the proposed site plan, the parcel is approximately 113,000 SF (2.604 acres). Pursuant to MCC §130-157, the following residential densities apply:

Land Use District	Allocated Density	Size of Site	Maximum Allowed	Proposed Amount	Potential Used
UC (Institutional Residential)	15 rooms / acre*	2.604 acres	39 rooms	49 units	128%
UC (Commercial Apartment)	6 dwelling units/ acre*	2.604 acres	15 units	1 unit	6.6%

Land Use District	Maximum Net Density	Size of Land Use District on Site	Maximum Allowed	Proposed Amount	Potential Used
UC (Institutional Residential)	24 rooms / buildable acre*	2.604 acres (2.08 buildable)	49 rooms	49 units	100%
UC (Commercial Apartment)	12 dwelling units/ buildable acre*	2.604 acres (2.08 buildable)	24 units	1 unit	4.2%

* The land area totals contained in the preceding tables may not be accurate. The applicant is in the process of negotiating a purchase of part of the greater property, and the exact property line that would divide the parcel is not final. Depending on the new property line’s precise location, the property’s total acreage may increase or decrease thus affecting the total number of rooms permitted. Further, there are wetlands in the northeast corner of the site which may or may not have been included in the applicant’s 2.604 acreage total. If this area was included, it is not considered upland and cannot be used for land use intensity purposes. This issue shall be addressed prior to issuance of any minor conditional use permit.

If all of the rooms are deed-restricted as affordable housing, pursuant to MCC §130-161(a)(2), the maximum net residential density allowed per district and by MCC §130-161 shall not require transferable development rights (TDRs) for affordable

1 housing. Therefore, the developer can use the maximum net density allowances and is
2 not restricted to the lesser allocated density allowances.

3
4 6. Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164):
5 *Compliance to be determined*

6
7 In the UC district, there is a required open space ratio of at least 0.20 or 20 percent. In
8 total, the property consists of 113,000 SF of upland area. Therefore, at least 22,600
9 SF total land area must remain open space. The site plan indicates that there would be
10 71,785 SF of total open space.

11
12 Note: Staff was unable to confirm compliance with open space requirements because
13 a site plan was not provided at a workable scale.

14
15 7. Minimum Yards (§130-186): *Compliance to be determined*

16
17 The required non-shoreline setbacks in the UC district are as follows: Front yard –
18 15’; Rear yard – 10’; and Side yard – 10’/15’ (where 10’ is required for one side and
19 15’ is the minimum combined total of both sides).

20
21 The property has a front yard requirement of 15’ along the right-of-way of
22 Blackwater Lane to the south, a side yard requirement of 10’ along the western
23 property line, a side yard requirement of 5’ along the eastern property line and a rear
24 yard setback of 10’ to the north. All proposed new structures are in compliance with
25 the required minimum setbacks.

26
27 Note: Staff was unable to confirm compliance with the minimum yard requirements
28 because a site plan was not provided at a workable scale.

29
30 8. Maximum Height (§130-187): *Compliance to be determined*

31
32 Submitted elevation plan show the buildings at 35’ in height; however, plans do not
33 indicate the building height relative to existing grade or crown of the road.

34
35 Note: Staff was unable to confirm compliance with the maximum height requirements
36 because elevations were not provided at a workable scale.

37
38 9. Surface Water Management Criteria (§114-3): *Compliance to be determined*

39
40 The site plan submitted with the application depicts stormwater retention areas and a
41 table stating that 8,430 SF of retention is provided. Staff estimates the disturbed area
42 of the parcel at 89,690 SF with 17,325 SF of natural area. Based on these estimates,
43 7,444 cubic feet of retention is required for the site. A memo from Kevin Wilson,
44 Monroe County Public Works & Engineering, dated September 13, 2013, requires a
45 surface water management plan as part of any development. Pursuant to MCC §114-
46 3(g) it is the responsibility of the applicant to include in the stormwater management

1 plan for the development sufficient information for the planning director to evaluate
2 the environmental and stormwater discharge characteristics of the affected areas, the
3 potential and predicted impacts of the proposed activity on community waters, and
4 the effectiveness and acceptability of those measures proposed by the applicant for
5 reducing adverse impacts. The stormwater management plan shall contain maps,
6 charts, graphs, tables, photographs, narrative descriptions, calculations, explanations,
7 and citations to supporting references, and any additional information deemed
8 necessary by the planning director. The stormwater management plan must be sealed
9 by an engineer registered in the state with experience in stormwater management and
10 drainage design.

11
12 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by the Key*
13 *Largo Wastewater Treatment District prior to the issuance of a building permit.*

14
15 11. Fencing (§114-20): *Not applicable.*

16
17 Fencing is not being reviewed as part of this application. It shall be reviewed
18 independently for compliance as an accessory use under a building permit
19 application.

20
21 12. Floodplain Management (§122-1 – §122-6): *Compliance to be determined upon*
22 *submittal to Building Department*

23
24 The site is designated within a flood zone on the Federal Emergency Management
25 Agency (FEMA) flood insurance rate maps. All new structures must be built to
26 floodplain management standards that meet those for flood protection.

27
28 13. Energy Conservation Standards (§114-45): *Compliance to be determined upon*
29 *submittal to Building Department*

30
31 The development proposal includes the following required energy conservation
32 measures: reduced coverage by asphalt, concrete, rock and similar substances in
33 streets, parking lots and other areas to reduce local air temperatures and reflected light
34 and heat; the installation of native plants in required landscaping, which will reduce
35 the requirements for water and maintenance; the installation of shade trees, which
36 will provide shade for parking areas; and the provision of structural shading.

37
38 Not enough information was provided to determine if the development proposal
39 includes the following required energy conservation measures: use of energy-
40 efficient feature in window design; use of operable windows and ceiling fans;
41 installation of energy-efficient appliances and equipment; prohibition of deed
42 restrictions or covenants that would prevent or unnecessarily hamper energy
43 conservation efforts; installation of energy-efficient lighting for streets, parking areas,
44 recreation areas, and other interior and exterior public areas; and orientation of
45 structures, as possible, to reduce solar heat gain by walls and to use the natural
46 cooling effects of the wind.

1 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*
2 *upon submittal to Building Department*

3
4 15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):
5 *Compliance to be determined*

6
7 The subject parcel is predominately scarified, but contains some native habitat. The
8 site plan submitted does not indicate if any native trees or plants will be removed.

9
10 16. Wetland Setback and Open Space Requirements (§118-4(g)): *Compliance to be*
11 *determined*

12
13 In accordance with MCC §118-4(g)(2), properties classified as scarified adjacent to
14 wetlands, the setback may be reduced to 25', without regard to buildable area, if the
15 entire setback area: (i) Is planted and maintained in native vegetation meeting the
16 standards of a class D bufferyard or a bufferyard providing similar protection (section
17 114-128 Bufferyard standards) with the exception that understory trees may be
18 substituted for canopy trees; (ii) contains a site-suitable stormwater management plan
19 approved by the county biologist; and (iii) is placed under conservation easement.
20 The site plan submitted with the application depicts a 25' setback from the wetland
21 and further indicates that the existing hammock area will be preserved. The existing
22 hammock will count toward the buffer requirements, however supplemental planting
23 may be required to meet the class "D" bufferyard standard.

24
25 17. Required Parking (§114-67): *Not in compliance*

26 The development would be subject to the following off-street parking requirements:
27

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Institutional Residential*	1 space	49 dwelling units (1 bedroom each)	49 spaces
Commercial Apartment	2 spaces	1 dwelling unit (1 bedroom each)	2 spaces

28 * If a specific use does not fall within one of the categories in MCC §114-67(c), then the parking space
29 requirements shall be based on the most current edition of the Institute of Transportation Engineer's
30 Parking Generation Manual, or other appropriate documentation authorized by the planning director.

31
32 All regular parking spaces, with the exception of parallel, must be at least 8'6" in
33 width by 18' in length. ADA accessible parking spaces must be at least 12' in width
34 with an access aisle of 5' in width. Further, each required parking space shall have
35 direct and unrestricted access to an aisle that is 24' wide.

36
37 The site plan shows 50 institutional residential dwelling units. According to the
38 Institute of Transportation Engineer's Parking Generation Manual, Senior Adult
39 Housing – Attached land uses require 1 space per dwelling unit. The site plan shows
40 6 of the parking spaces as handicap accessible. If there are 51 to 75 total parking
41 spaces in a lot, at least three accessible parking spaces are required.
42

1 Note: Staff was unable to confirm compliance with the parking requirements because
2 a site plan was not provided at a workable scale.

3
4 18. Required Loading and Unloading Spaces (§114-69): *Not applicable*

5
6 19. Required Landscaping (§114-99 – §114-105): *Compliance to be determined*

7
8 Since the parking area is to contain six or more spaces and is within a UC district, a
9 class “C” landscaping standard is required. The class “C” requirement for 50
10 proposed parking spaces is 896 SF of planting area with 4 canopy trees and 10 shrubs.
11 The site plan submitted shows parking lot landscaping but it is not detailed enough to
12 determine compliance.

13
14 20. Required Bufferyards (§114-124 – §114-130): *Compliance to be determined*

15
16 There is a class “B” land use district bufferyard requirement along the UC/NA district
17 boundary line to the west of the property. A class “B” bufferyard that is 15’ wide
18 must include 1.8 canopy trees, 0.6 understory trees and 6 shrubs per 100’. There is a
19 class “D” land use district bufferyard requirement along the UC/IS district boundary
20 line to the south of the property. A class “D” bufferyard that is 20’ wide must include
21 6.6 canopy trees, 3.3 understory trees and 28 shrubs per 100’. The site plan submitted
22 does not show any required bufferyards.

23
24 21. Outdoor Lighting (§114-159 – §114-162): *Full compliance to be determined upon*
25 *submittal to Building Department.*

26
27 The proposed outdoor lighting is not being reviewed as part of this application. It
28 shall be reviewed independently for compliance as an accessory use under a building
29 permit application.

30
31 22. Signs (§142-1 – §142-7): *Full compliance to be determined upon submittal to*
32 *Building Department.*

33
34 Signage is not being reviewed as part of this application. It shall be reviewed
35 independently for compliance as an accessory use under a building permit
36 application.

37
38 23. Access Standards (§114-195 – §114-201): *Not in compliance*

39
40 The property currently has only one access point from Blackwater Lane. The
41 proposed division of the property into two parcels will result in the access point being
42 completely on one property. The narrow shape of the property may make it difficult
43 for two access points to the property from Blackwater Lane. The applicant needs to
44 provide confirmation that the existing access driveway will be removed and show
45 how the second parcel will be accessed.

1 A memo from Judy Clarke, Monroe County Engineering, dated 9/16/2013, covers the
2 access issues found by the Engineering Division.

3
4 24. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
5 *Building Department.*

6
7 All standards and requirements of the American with Disabilities Act (ADA) must be
8 met.

9
10 25. Other Issues:

11
12 Gorman & Company, Inc. is pursuing an agreement to purchase a portion (2.6 acres)
13 of the parcel currently identified as having RE #0084260.000100. The remaining land
14 area (0.9 acres) will remain under ownership of 2 Blackwater LLC and the existing
15 light industrial/office use would continue in this area. Pursuant to MCC §110-96(f)
16 no plat approval will be required for the division of this land into two parcels.

17
18 **V RECOMMENDED ACTION:**

19
20 Staff recommends approval with the following conditions:

- 21
22 A. Prior to the issuance of a Development Order, a traffic impact report shall be
23 submitted and approved for trip generation by the County's traffic consultant.
24
25 B. Prior to the issuance of a building permit, the applicant shall submit documentation
26 that any vegetation intended to meet landscaping requirements and placed within the
27 swales can tolerate increased hydrology.
28
29 C. Prior to the issuance of a Development Order, the applicant shall pay the advertising
30 and surrounding property owners notification fee of \$275 as required Resolution No.
31 332-2012, the Planning & Environmental Resources Department Fee Schedule.
32
33 D. Prior to the issuance of any Development Order approving this minor conditional use
34 permit, the applicant shall revise the site plan to:
35 a. Present the site plan at a scale of 1"=20' and, if necessary to do so, provide the
36 site plan on a format of greater than 11' x 17', such as 24' x 36'
37 b. Remove references to the subject site as a "Lot", as the property was never
38 platted ;
39 c. Label parking lot landscaping;
40 d. Include bicycle racks or storage facilities;
41 e. Include a recycling collection area;
42 f. Include the correct amount of units based on the density calculation contained
43 in this report; or
44 g. Reconfigure how the property is divided so there is enough gross land area to
45 accommodate the proposed 50 units.
46

- 1 E. Prior to the issuance of a Development Order, the applicant shall submit revised plans
2 showing the height of each structure in relation to the existing grade or crown of the
3 road. All applicable structures shall comply with the 35' maximum height
4 requirement.
5
- 6 F. Prior to the issuance of a Development Order, the applicant shall revise site plans to
7 show compliance of the required UC/NA district boundary bufferyard on the western
8 side of the property and the UC/IS district boundary bufferyard on the southern side
9 of the property
10
- 11 G. Prior to the issuance of a Development Order, the applicant shall submit an access
12 agreement with Winn-Dixie to allow fire department access to the Winn-Dixie
13 service road.
14
- 15 H. Prior to the issuance of building permits, permits from the Monroe County Public
16 Works Division may be required for the access drives and other proposed work
17 within public rights of way. The Division maintains the right to request revisions as it
18 carries out its review of any access permit application. If modifications are required,
19 it is the responsibility of the applicant to contact the Building Department/Planning &
20 Environmental Resources Department to determine if any additional applications are
21 necessary to formally modify the approved site plan.
22
- 23 I. Prior to the issuance of a building permit(s), the proposed development and structures
24 shall be found in compliance by the Monroe County Building Department, Floodplain
25 Administrator, Office of the Fire Marshal and Project Management Department.
26
- 27 J. During the County's review of the building permit application(s), the Director of
28 Planning & Environmental Resources shall review the application(s) to ensure that
29 the structures are visually compatible with the surrounding uses. Similar and
30 consistent design, materials and colors shall be utilized for all new structures.
31
- 32 K. Architectural details that provide visual interest and break up the structural mass shall
33 be required components of the buildings.
34

35 **VI PLANS REVIEWED:**

- 36
- 37 a. Site Plan by Gorman & Company
- 38 b. Elevations by Gorman & Company

File #: **2013-118**

Owner's Name: 2 Blackwater, LLC.

Applicant: Paradise Point Senior Housing

Agent: Joel C. Reed

Type of Application: Minor Conditional Use

Key: Key Largo

RE: 00084260-000100

Additional Information added to File 2013-118

Schwab-Townsley

From: Joel Reed <joelreed5@yahoo.com>
Sent: Sunday, November 10, 2013 7:51 AM
To: Schwab-Townsley
Cc: Coyle-Matt; Haberman-Joe; Creech-Gail; Williams-Steve; Hana Eskra
Subject: Re: 2 Blackwater (Paridice Point Sr. Housing)

Yes we agree to the hearing.

Sincerely,

Joel Reed

On Nov 8, 2013, at 3:55 PM, Schwab-Townsley <Schwab-Townsley@MonroeCounty-FL.Gov> wrote:

Joel,

As we discussed several weeks ago, we are setting a planning commission public hearing on your request for a Minor Conditional Use Permit allowing the development of an institutional residential use, involving 47 deed-restricted affordable housing units (in the form of rooms) and accessory uses/structures on a parcel of land at 2 Blackwater Lane, Key Largo, having Real Estate #0084260.00100 (File #2013-118) in accordance with Section 102-185 of the MCC. Please acknowledge your mutual consent and agreement to my request for the public hearing.

Thanks,
Townsley

Creech-Gail

From: Haberman-Joe
Sent: Thursday, September 12, 2013 3:00 PM
To: Creech-Gail
Cc: Coyle-Matt
Subject: FW: Elevations Gorman
Attachments: Paradise Point Renderings and Elevations 2013.09.12 (2).pdf

Follow Up Flag: Follow up
Flag Status: Flagged



Gail, please place these in the minor conditional use file for Blackwater.

Joseph E. Haberman, AICP
Planning & Development Review Manager
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305)289-2532

From: Joel Reed [<mailto:joelreed5@yahoo.com>]
Sent: Thursday, September 12, 2013 2:30 PM
To: Coyle-Matt
Cc: Patrick Patrello; heskra@gormanusa.com; Haberman-Joe
Subject: Re: Elevations Gorman

Matt,

The Floor plans were in your last packet with the site plan. Attached are the elevations.

Joel

From: Haberman-Joe <Haberman-Joe@monroecounty-fl.gov>
To: 'Joel Reed' <joelreed5@yahoo.com>
Cc: Patrick Patrello <ppatrello@gormanusa.com>; "heskra@gormanusa.com" <heskra@gormanusa.com>; Coyle-Matt <Coyle-Matt@MonroeCounty-FL.Gov>
Sent: Tuesday, September 10, 2013 4:57 PM
Subject: RE: Site Plan Gorman

Thank you sir. I have assigned this project to Matt Coyle, and he will begin preparing the staff report shortly.

Joseph E. Haberman, AICP
Planning & Development Review Manager
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305)289-2532

From: Joel Reed [<mailto:joelreed5@yahoo.com>]
Sent: Tuesday, September 10, 2013 4:54 PM
To: Haberman-Joe

Cc: Patrick Patrello; heskra@gormanusa.com

Subject: Site Plan Gorman

Joe,

Please find the attached site plan for the minor conditional use application. We should have the floor plans and elevations complete by tomorrow.

Joel



RECEIVED
SEP 12 2013
MONROE CO. PLANNING DEPT



2 N. BLACKWATER PRELIMINARY SITE PLAN APPROVAL
RENDERED PERSPECTIVE

9/12/2013

RECEIVED

SEP 12 2013

MONROE CO. PLANNING DEPT



2 N. BLACKWATER PRELIMINARY SITE PLAN APPROVAL
NORTH ELEVATION

9/12/2013
1/16" = 1'-0"

RECEIVED
SEP 12 2013
MONROE CO. PLANNING DEPT



2 N. BLACKWATER PRELIMINARY SITE PLAN APPROVAL
EAST ELEVATION

9/12/2013
1/16" = 1'-0"

RECEIVED

SEP 12 2013

MONROE CO. PLANNING DEPT



2 N. BLACKWATER PRELIMINARY SITE PLAN APPROVAL
SOUTH ELEVATION

9/12/2013
1/16" = 1'-0"

RECEIVED

SEP 12 2013

MONROE CO. PLANNING DEPT



2 N. BLACKWATER PRELIMINARY SITE PLAN APPROVAL
WEST ELEVATION

9/12/2013
1/16" = 1'-0"

Creech-Gail

From: Haberman-Joe
Sent: Thursday, September 12, 2013 3:45 PM
To: Creech-Gail
Subject: FW: Site Plan Gorman
Attachments: MM 105 Preliminary Site Plan Submittal 09.10.13 (1).pdf

Joseph E. Haberman, AICP
Planning & Development Review Manager
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305)289-2532

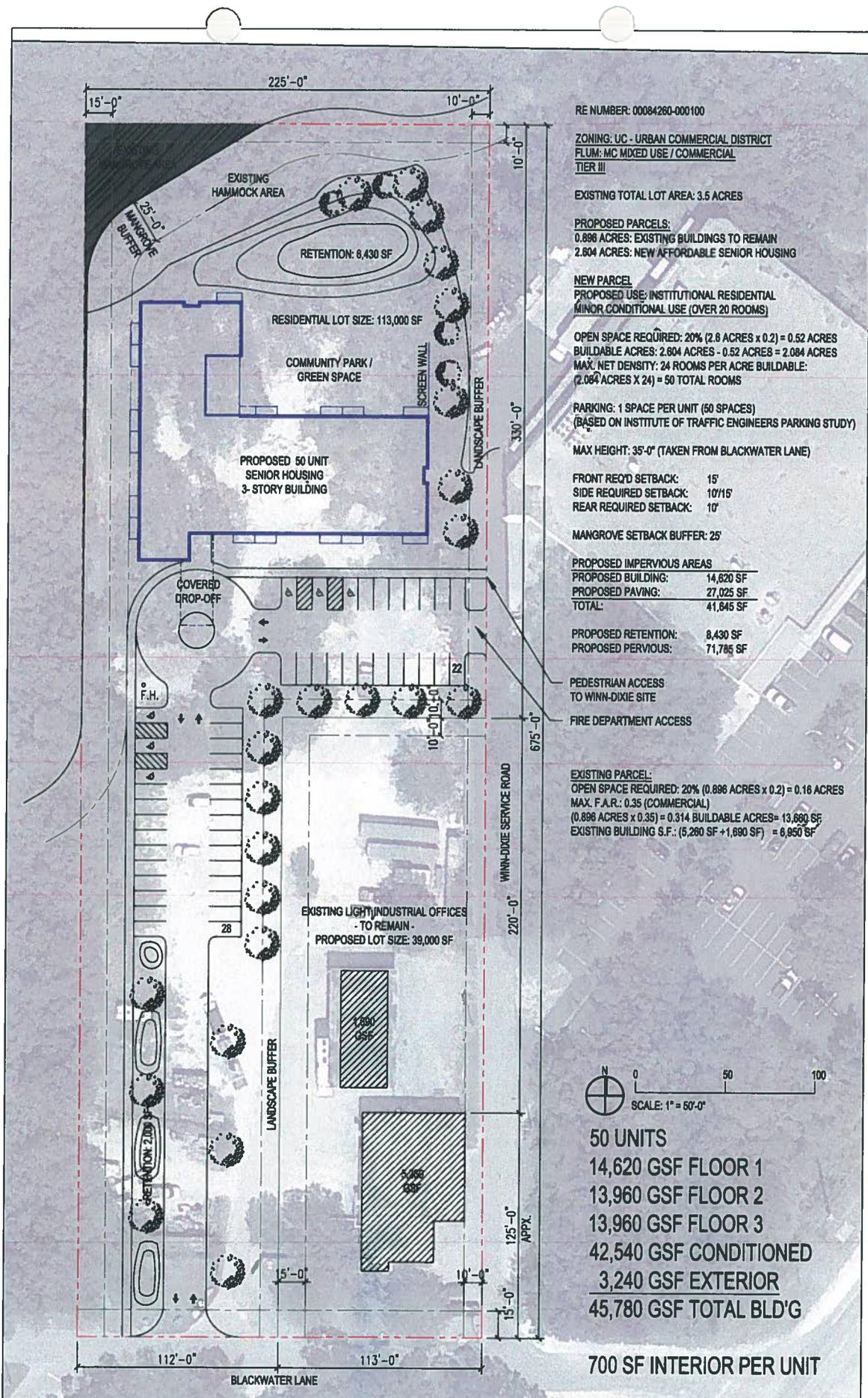


From: Joel Reed [<mailto:joelreed5@yahoo.com>]
Sent: Tuesday, September 10, 2013 4:54 PM
To: Haberman-Joe
Cc: Patrick Patrello; heskra@gormanusa.com
Subject: Site Plan Gorman

Joe,

Please find the attached site plan for the minor conditional use application. We should have the floor plans and elevations complete by tomorrow.

Joel



RE NUMBER: 00084260-000100

ZONING: UC - URBAN COMMERCIAL DISTRICT
 FLUM: MC MIXED USE / COMMERCIAL
 TIER III

EXISTING TOTAL LOT AREA: 3.5 ACRES

PROPOSED PARCELS:
 0.886 ACRES: EXISTING BUILDINGS TO REMAIN
 2.604 ACRES: NEW AFFORDABLE SENIOR HOUSING

NEW PARCEL
 PROPOSED USE: INSTITUTIONAL RESIDENTIAL
 MINOR CONDITIONAL USE (OVER 20 ROOMS)

OPEN SPACE REQUIRED: 20% (2.6 ACRES x 0.2) = 0.52 ACRES
 BUILDABLE ACRES: 2.604 ACRES - 0.52 ACRES = 2.084 ACRES
 MAX. NET DENSITY: 24 ROOMS PER ACRE BUILDABLE:
 (2.084 ACRES X 24) = 50 TOTAL ROOMS

PARKING: 1 SPACE PER UNIT (50 SPACES)
 (BASED ON INSTITUTE OF TRAFFIC ENGINEERS PARKING STUDY)

MAX HEIGHT: 35'-0" (TAKEN FROM BLACKWATER LANE)

FRONT REQ'D SETBACK: 15'
 SIDE REQUIRED SETBACK: 10'/15'
 REAR REQUIRED SETBACK: 10'

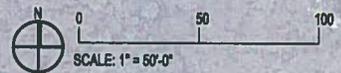
MANGROVE SETBACK BUFFER: 25'

PROPOSED IMPERVIOUS AREAS	
PROPOSED BUILDING:	14,620 SF
PROPOSED PAVING:	27,025 SF
TOTAL:	41,645 SF

PROPOSED RETENTION: 8,430 SF
 PROPOSED PERVIOUS: 71,785 SF

PEDESTRIAN ACCESS TO WINN-DIXIE SITE
 FIRE DEPARTMENT ACCESS

EXISTING PARCEL:
 OPEN SPACE REQUIRED: 20% (0.886 ACRES x 0.2) = 0.18 ACRES
 MAX. F.A.R.: 0.35 (COMMERCIAL)
 (0.886 ACRES x 0.35) = 0.314 BUILDABLE ACRES = 13,680 SF
 EXISTING BUILDING S.F.: (5,280 SF + 1,690 SF) = 6,950 SF

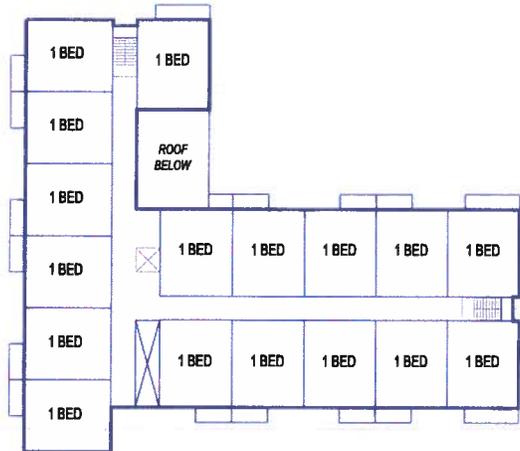


50 UNITS
 14,620 GSF FLOOR 1
 13,960 GSF FLOOR 2
 13,960 GSF FLOOR 3
 42,540 GSF CONDITIONED
 3,240 GSF EXTERIOR
 45,780 GSF TOTAL BLD'G

700 SF INTERIOR PER UNIT

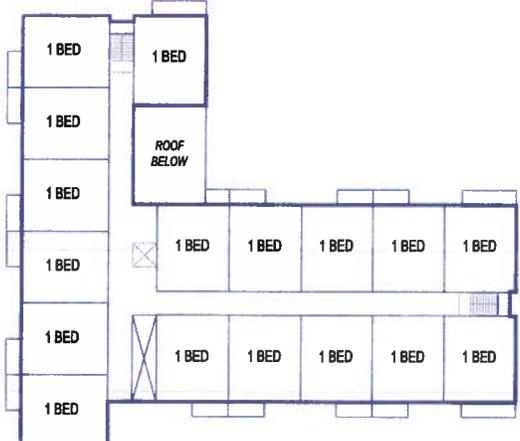


2 Blackwater Lane, Key Largo, Florida
 Preliminary Site Plan Approval - 9/10/2013



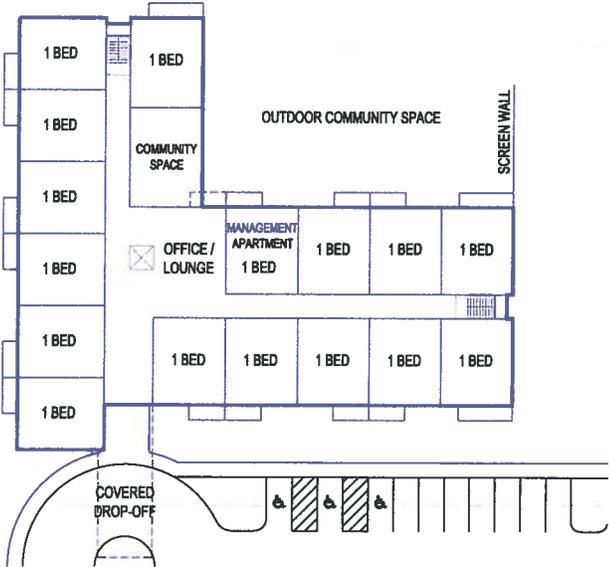
13,960 GSF

THIRD FLOOR
SCALE: 1" = 40'



13,960 GSF

SECOND FLOOR
SCALE: 1" = 40'

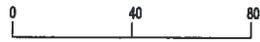


14,620 GSF

FIRST FLOOR
SCALE: 1" = 40'



SCHEMATIC FLOOR PLANS



2 Blackwater Lane, Key Largo, Florida
Preliminary Site Plan Approval - 9/10/2013

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 Wigington Tem Dist. 1

Heather Carruthers, Dist. 3

George Neugent, Dist. 2

Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 9.09.13

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Minor Conditional Use

Type of application

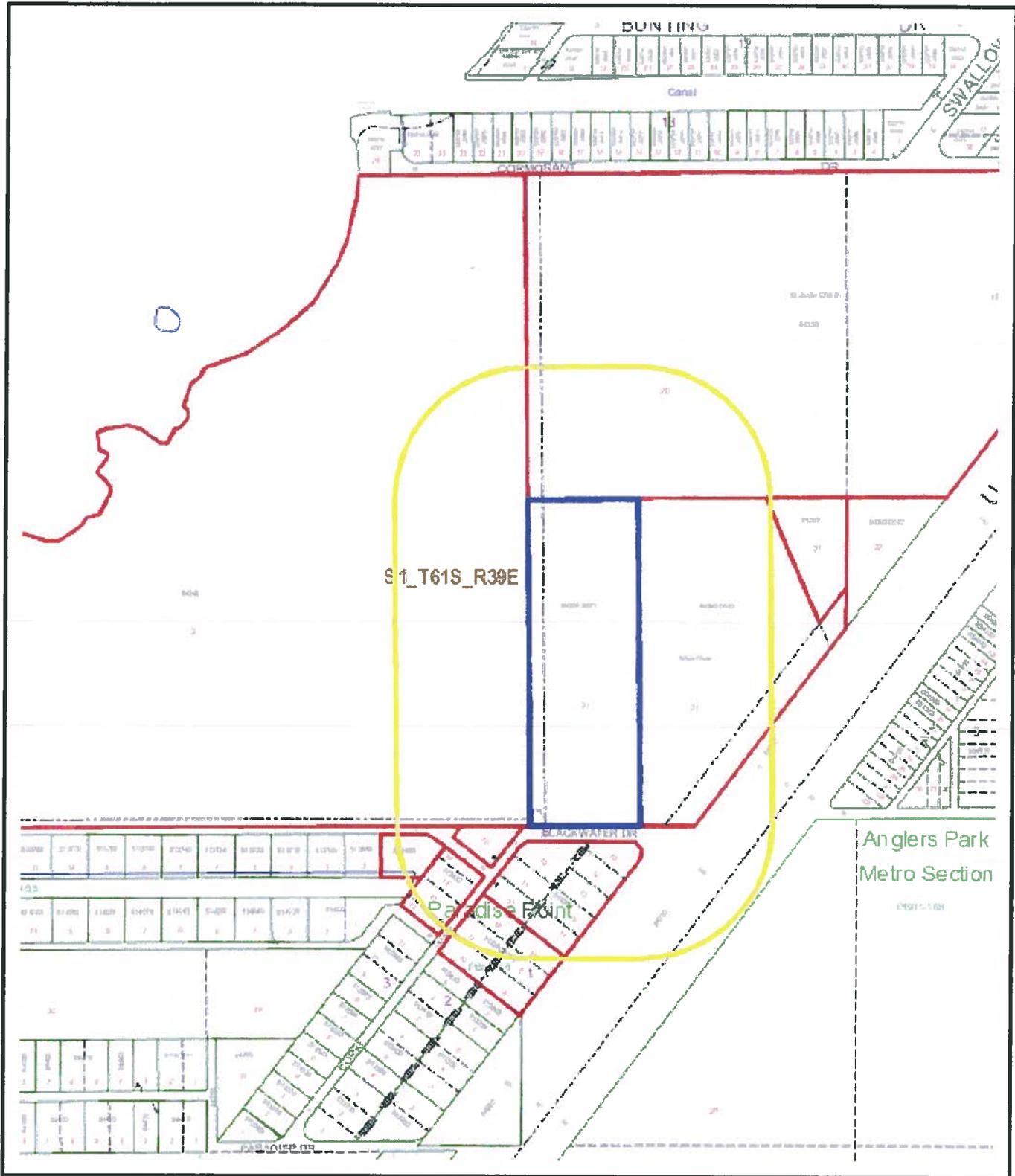
Paradise Point Senior Housing
aka 2 Blackwater, LLC/Gorman & Co., Inc.

Project / Name

to the Monroe County Planning Department.

Thank you.

Planning Staff



Monroe County, Florida

MCPA GIS Public Portal

Printed: Sep 09, 2013



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.



2 BLACKWATER LLC
2 N BLACKWATER LN
KEY LARGO, FL 33037

CONFIDENTIAL DATA F.S. 119.07

FERGUSON ROBERT L
1911 TILLMAN LN
PENSACOLA, FL 32526

RUPINSKI WAYNE A
350 WEBER TER
PORT CHARLOTTE, FL 33952-8352

BUFFETT PENELOPE
11 CORAL WAY
KEY LARGO, FL 33037-2939

CORENBLUM IDA MAE REV LIVING
TRUST 5/2/79
134 THORNTON DR
WEST PALM BEACH, FL 33418

ISLAND PLAZA L.C
PO BOX 402427
MIAMI BEACH, FL 33140-0427

TIITF/REC & PARKS
JOHN PENNEKAMP CORAL REEF 3900
COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

CARROLL COLEMAN F BISHOP
% ARCHDIOCESE OF MIAMI 9401
BISCAYNE BLVD
MIAMI SHORES, FL 33138

EUROPEAN MOTORWERK AUTOHAUS
INC
105230 OVERSEAS HWY
KEY LARGO, FL 33037-3017

MARTINEZ EDDIE ANDRES AND MARIA
DEL CARMEN
1140 W 50TH ST STE 307
HIALEAH, FL 33012-3411

End of Additional File 2013-118

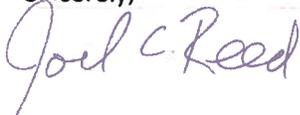
September 8, 2013

Monroe County
Planning & Environmental Resources
Attn: Mr. Townsley Schwab, Senior Director
2798 Overseas Hwy.
Suite 400
Marathon, FL 33050

Mr. Schwab,

Please find the enclosed application for a Minor Conditional Use Application permit for Gorman & Company, Inc. to develop a fifty (50) unit senior housing development at 2 N. Blackwater Lane, Key Largo, FL 33037 at approximate MM 105. If you have any questions or concerns please do not hesitate to contact me at 786.708.9247 or joelreed5@yahoo.com.

Sincerely,



Joel C. Reed, AICP

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

Project Name & Location

PARADISE POINT SENIOR HOUSING
2 N. Blackwater Lane
Key Largo, FL 33037

Project Description

Minor Conditional Use

Owner/Applicant

2Blackwater LLC/Gorman & Company Inc.

Date:

9/9/2013

Agent

(JOEL C. REED)

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

TABLE OF CONTENTS

PARADISE POINT SENIOR HOUSING

Minor Conditional Use Permit

1. Minor Conditional Use Permit Application
2. Correct Fee
3. Proof of Ownership
 - 3.1 Corporate Annual Report
4. Property Record Card
5. Photographs of Site
6. Description of Project
7. Survey
8. Site Plan
9. Landscape Plan
10. Stormwater/Surface Management Plan
11. Building Floor Plan
12. Building Elevations
13. Traffic Study
14. Transportation Fee
15. Construction Management Plan
16. Typed Name and addresses SPON
17. Radius Report
18. Proof of Coordination Letters - FCAA; KLWTD; FKEC; MC FIRE MARSHAL; MC SOLID WASTE
19. Agent Authorization Letter
20. Vegetation Survey – N/A
21. Construction Phasing Plan – N/A
22. Additional Submittals – N/A

Attachments

- Attachment 1 Survey – (3 Originals) - PENDING
Attachment 2 Site Plan, Floor Plans & Elevations - PENDING
Attachment 3 Landscape Plan & Conceptual Drainage - PENDING

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



RECEIVED

SEP - 9 2013

MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit

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

Major Conditional Use Permit Application Fee: \$8,484.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Submittal: 09 / 08 / 2013
 Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

RC3WORLD INC. on behalf of Gorman & Company, Inc.	JOEL C. REED
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
411 RIDGEWOOD ROAD NE, ATLANTA GA 30307	
Mailing Address (Street, City, State and Zip Code)	
678.708.9247	JOELREED5@YAHOO.COM
Daytime Phone	Email Address

Property Owner:

2 BLACKWATER LLC	CASEY SCHEU
(Name/Entity)	Contact Person
2 N. BLACKWATER LANE, KEY LARGO, FL 33037	
Mailing Address (Street, City, State and Zip Code)	
305.451.4722	CASEY@APE.COM
Daytime Phone	Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RE)	Subdivision	KEY LARGO
Block	Lot	Key
00084260-000100	1092916	
Real Estate (RE) Number	Alternate Key Number	
2 N. BLACKWATER LANE, KEY LARGO FL 33037	105	
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker	

APPLICATION

Land Use District Designation of Property: URBAN COMMERCIAL (UC)
Present Land Use of Property: VACANT
Proposed Land Use of Property: INSTITUTIONAL - SENIOR HOUSING
Total Area of Property: ~2.5 ACRES
Total Upland Area within Property: ~2.5 ACRES

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

0 Total number of non-residential buildings
0 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings
0 Total number of permanent, market-rate units
50 Total number of permanent, affordable units
0 Total number of transient units (hotel, recreational vehicle and/or campground)

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

- 001 Completed application form
- 002 ~~NA~~ Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- 003 Proof of ownership (i.e. Warranty Deed)
- 004 Current property record card(s) from the Monroe County Property Appraiser
- 005 Photograph(s) of site from adjacent roadway
- 006 Written description of project
- 007 Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- 008 Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - All attributes from the boundary survey
 - Future Land Use Map (FLUM) designation(s) of the site
 - Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map

APPLICATION

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*)
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- 009 Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- 010 Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- 011 Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- 012 Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- 013 Traffic Study, prepared by a licensed traffic engineer
- 014 Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)
- 015 Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)
- 016 Typed name and address mailing labels of all property owners within a 300 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 300 foot radius, each unit owner must be included

APPLICATION

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

018 Proof of Coordination are required from the following:

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

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

019 Notarized Agent Authorization

020 Vegetation Survey or Habitat Evaluation Index NOTE: N/A - SCARAFIED SITE

021 Construction Phasing Plan NOTE: N/A - Single Phase Development

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

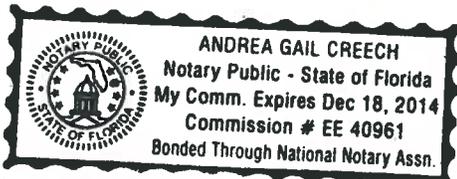
- Key West Resort Utilities
- Key Largo Wastewater Treatment District (KLWTD) SEE ABOVE
- South Florida Water Management District (SFWMD) N/A - Not greater than 10 acres or 2 acres impervious
- Florida Department of Transportation (FDOT) N/A
- Florida Department of Environmental Protection (FDEP) N/A
- Florida Department of State, Division of Historic Resources N/A
- Florida Game and Freshwater Fish Commission (FGFFC) N/A
- U.S. Army Corps of Engineers (ACOE) N/A
- U.S. Fish and Wildlife Service (USFW) 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, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: Paul C Reed Date: 9/9/2013

Sworn before me this 9th day of September, 2013



Andrea Gail Creech
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.

002- CORRECT FEE

N/A – APPLICATION FEES ARE NOT APPLICABLE TO AFFORDABLE PROJECTS.



9/9/2013
(Date)

I hereby authorize Joel C. Reed be listed as authorized agent
(Name of Agent)

Gorman & Company, Inc. & Paradise Point Senior Housing, LLC
for _____ for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: _____, Block _____,
1-61-39 ISLAND OF KEY LARGO PT
Subdivision: LOT 21 (WLY 225 FT NW RR), Key (island): Largo
and Real Estate number: 00084260-000100

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 risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application(s) and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant(s) hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

Note: 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.

[Signature]
Property Owner(s) Signature
By: Paradise Point Senior Housing, LLC
By: Gorman Employee Group Paradise Point, LLC, Managing Member
By: Gorman & Company, Inc., Manager
By: Gary J. Gorman, President
Printed Name of Owner(s)

NOTARY:
STATE OF ~~FLORIDA~~ WISCONSIN
COUNTY OF ~~MONROE~~ DANE

The foregoing instrument was acknowledged before me this 9th day of September, 2013.
Gary J. Gorman is personally known _____ produced identification
(_____ Type of Identification), did / did not take an oath.

Nicole A. Solheim
Notary
Nicole A. Solheim exp 4/22/2017



2013 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L04000005096

Entity Name: 2 BLACKWATER, LLC

Current Principal Place of Business:

2 NORTH BLACKWATER LANE
KEY LARGO, FL 33037

Current Mailing Address:

2 NORTH BLACKWATER LANE
KEY LARGO, FL 33037 US

FEI Number: 20-0657496

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SCHEU, CASEY CPRES.
2 NORTH BLACKWATER LANE
KEY LARGO, FL 33037 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Manager/Member Detail Detail :

Title SEC
Name SCHEU, BARBARA GSEC.
Address 2 N BLACKWATER LANE
City-State-Zip: KEY LARGO FL 33037

Title VP
Name SCHEU, CASEY C
Address 2 NORTH BLACKWATER LANE
City-State-Zip: KEY LARGO FL 33037

Title PRESIDENT
Name SCHEU, BARBARA G
Address 2 NORTH BLACKWATER LANE
City-State-Zip: KEY LARGO FL 33037

Title VP
Name SCHEU, IAN E PHD
Address 2 NORTH BLACKWATER LANE
City-State-Zip: KEY LARGO FL 33037

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 608, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BARBARA G SCHEU

PRES

04/23/2013

Electronic Signature of Signing Manager/Member Detail

Date

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

The offices of the Property Appraiser will be closed Monday, September 2nd in observance of Labor Day. Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1092916 Parcel ID: 00084260-000100

Ownership Details

Mailing Address:
2 BLACKWATER LLC
2 N BLACKWATER LN
KEY LARGO, FL 33037

Property Details

PC Code: 48 - WAREHOUSING (PC/LIST)
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 01-61-39
Property Location: 2 N BLACKWATER LN KEY LARGO
Legal Description: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW R R) OR574-732 OR671-249 OR822-1536 OR860-1034E OR963-1452 OR1246-2013/14 OR1246-2015/16 OR1320-1893 OR1411-1355/56 OR1983-544/47(CW)

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	2.44 AC
000X - ENVIRONMENTALLY SENS	0	0	1.06 AC

Building Summary

Number of Buildings: 2
 Number of Commercial Buildings: 2

Total Living Area: 6950
Year Built: 1976

Building 1 Details

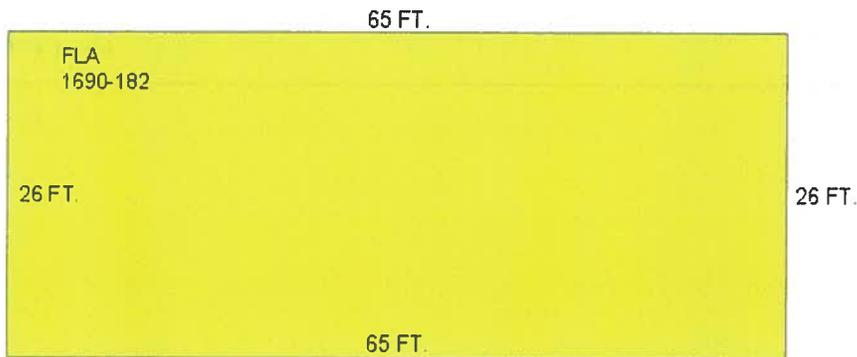
Building Type	Condition A	Quality Grade 350
Effective Age 22	Perimeter 182	Depreciation % 26
Year Built 1981	Special Arch 0	Grnd Floor Area 1,690
Functional Obs 0	Economic Obs 0	

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	1981					1,690

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6554	WAREHOUSE/MARINA D	80	N	N
	6555	OFF BLDG MUL STY-D	20	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1819	C.B.S.	100

Building 2 Details

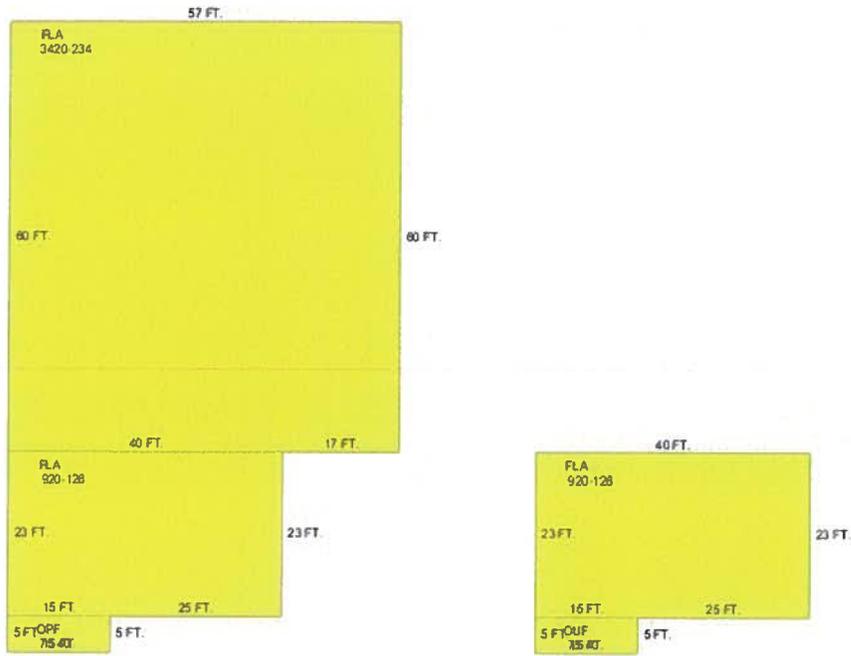
Building Type	Condition A	Quality Grade 350
Effective Age 22	Perimeter 486	Depreciation % 26
Year Built 1976	Special Arch 0	Grnd Floor Area 5,260
Functional Obs 0	Economic Obs 0	

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	1975					3,420
2	FLA		1	1975					920
3	OFF		1	1975					75
4	OUF		1	1975					75
5	FLA		1	1975					920

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	6556	WAREHOUSE/MARINA D	100	N	N
	6557	OFF BLDG-1 STY-D	100	N	Y
	6558	OPF	100	N	N
	6559	OUF	100	N	N
	6560	OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1820	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	5,746 SF	0	0	1975	1976	2	25
2	CL2:CH LINK FENCE	4,164 SF	694	6	1975	1976	1	30
3	CL2:CH LINK FENCE	900 SF	150	6	1992	1993	1	30
4	FN2:FENCES	342 SF	57	6	1984	1985	3	30
5	PT3:PATIO	150 SF	0	0	1975	1976	2	50
6	CL2:CH LINK FENCE	3,900 SF	650	6	2005	2006	3	30

Appraiser Notes

2004 7-28 SF OK PER GIS. CW

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04302882	06/29/2004		1		EXT/INT PAINTING
	04302617	08/12/2004	01/01/2005	1		INT/EXT REMODEL
	05301001	03/01/2005	11/30/2005	1		FENCE

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
2013	475,265	16,104	366,106	609,821	609,821	0	609,821
2012	475,265	16,356	366,106	609,821	609,821	0	609,821
2011	494,532	16,608	366,106	592,098	592,098	0	592,098
2010	494,532	16,990	366,106	657,887	657,887	0	657,887
2009	610,078	17,305	488,106	822,359	822,359	0	822,359
2008	610,078	17,604	610,106	913,732	913,732	0	913,732
2007	437,882	16,217	207,506	913,732	913,732	0	913,732
2006	437,882	16,482	207,506	661,870	661,870	0	661,870
2005	459,506	9,567	207,506	676,579	676,579	0	676,579
2004	349,654	9,634	207,506	566,794	566,794	0	566,794
2003	349,654	9,714	199,016	558,384	558,384	0	558,384
2002	349,654	9,857	199,016	558,527	558,527	0	558,527
2001	284,702	10,026	179,126	473,854	473,854	0	473,854
2000	323,512	5,263	139,346	468,121	468,121	0	468,121
1999	323,512	5,314	139,346	468,172	468,172	0	468,172

1998	263,625	5,371	139,346	408,342	408,342	0	408,342
1997	263,625	5,431	139,346	408,402	408,402	0	408,402
1996	186,087	5,482	99,566	291,135	291,135	0	291,135
1995	186,087	5,539	99,566	291,192	291,192	0	291,192
1994	82,596	5,238	99,566	187,400	187,400	0	187,400
1993	182,010	5,941	149,291	337,242	337,242	0	337,242
1992	182,010	5,941	149,291	337,242	337,242	0	337,242
1991	182,010	5,941	149,291	337,242	337,242	0	337,242
1990	182,010	5,941	149,291	337,242	337,242	0	337,242
1989	182,010	5,941	149,291	337,242	337,242	0	337,242
1988	175,194	5,941	149,291	330,426	330,426	0	330,426
1987	170,268	5,941	149,523	325,732	325,732	0	325,732
1986	171,231	5,941	140,000	317,172	317,172	0	317,172
1985	178,124	5,941	101,150	285,215	285,215	0	285,215
1984	185,422	5,941	53,906	245,269	245,269	0	245,269
1983	185,422	5,941	53,906	245,269	245,269	0	245,269
1982	168,905	5,941	53,906	228,752	228,752	0	228,752

Parcel Sales History

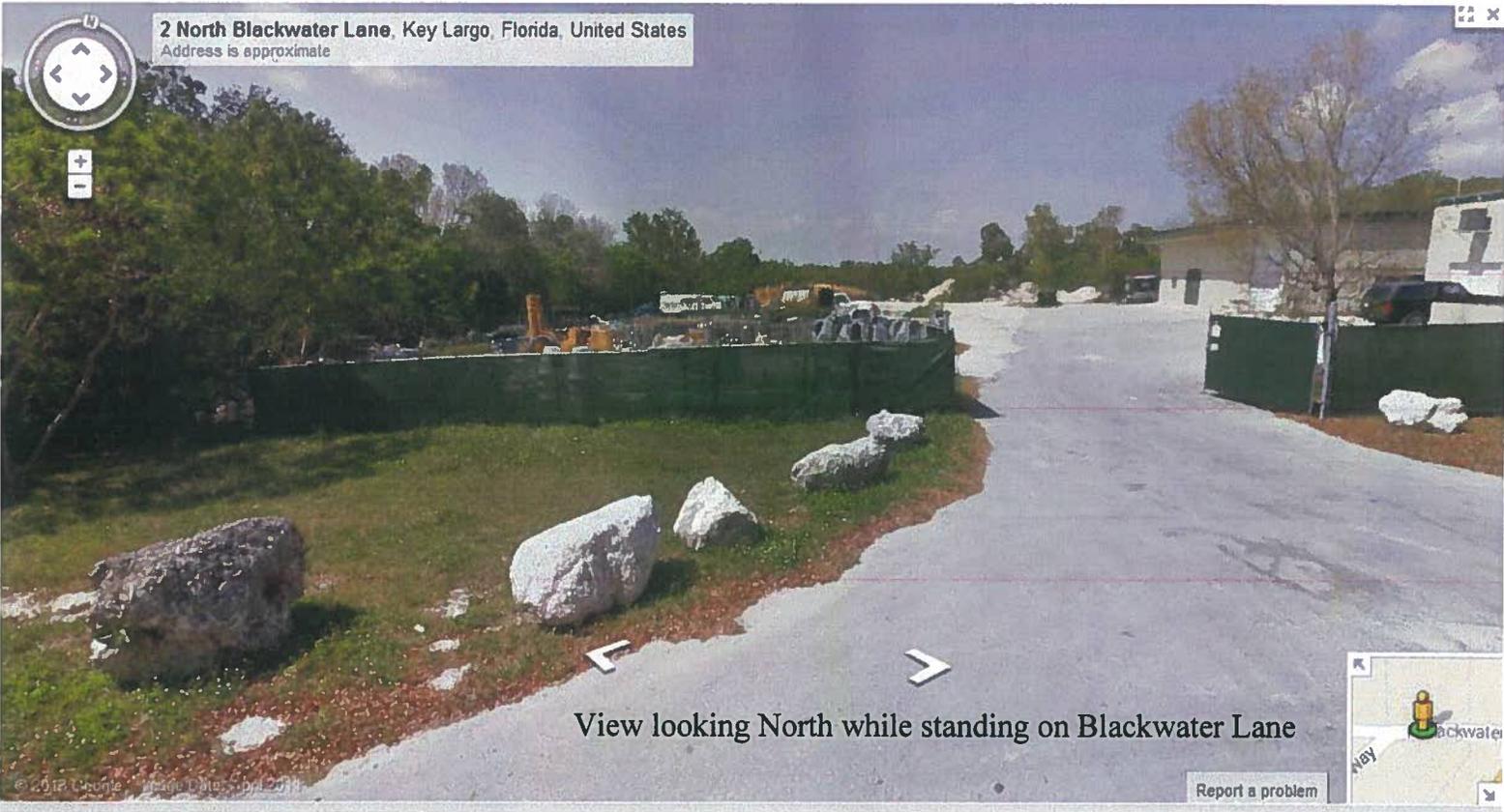
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2004	1983 / 0544	850,000	WD *****	Q ****
7/1/1996	1411 / 1355	575,000	WD *****	Q ****
8/1/1994	1320 / 1893	380,000	WD *****	Q ****
2/1/1993	1246 / 2013	220,000	WD *****	U ****
1/1/1986	963 / 1452	375,000	WD *****	Q ****
12/1/1980	822 / 1536	225,000	WD *****	Q ****

This page has been visited 8,237 times.

Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

2 North Blackwater Lane, Key Largo, Florida, United States
Address is approximate



View looking North while standing on Blackwater Lane

Report a problem

006- WRITTEN DESCRIPTION OF PROJECT

Gorman is proposing to develop at site at approximately MM105 in the Key Largo with fifty (50) senior affordable units. Senior housing provides housing choice at all stages of life for residents. Life long communities are essential in that they allow community members to age in place.

The site is located at 2 N. Blackwater Lane at ~MM 105 in Key Largo, FL. The site is approximately 3.5 acres and is partially developed. A portion of the site is developed with two building: 1690 and 5260 square feet occupied by light industrial use. The remainder of the land is undeveloped scarified land. Gorman proposals to purchase approximately 2.5 of the 3.5 acre parcel of land and parcel off the 2.5 acres to be used for the senior housing development. It is anticipated that construction would begin in June of 2014 and take one year to complete.

The development will consist of 50 senior housing units that will be affordable to those earning up to 80% of the area median income for Monroe County. These units are for active seniors and will provide an opportunity for residents to age in place. The units will be 1 bedroom units contained in a single structure and will have common facilities as well as outdoor recreation areas as well. The units are for active seniors and the facility is not designed as an Assisted Living Facility (ALF) or Senior Building. However, the building will have amenities and features that cater to those aging as well as an onsite manager.

Gorman utilizes Low Income Housing Tax Credits (LIHTC) to develop and manage affordable housing projects throughout the United States and has two (2) projects located in the Florida Keys. Gorman was selected by Monroe County to develop the Bluewater site at approximately MM 92 in Tavernier with 36 affordable housing units which has been completed. Gorman is currently in the process of developing thirty-six (36) affordable housing units in Islamorada at the "Wet Net" property.

In 2005 and 2007, the Board of County Commissioners authorized the Housing & Community Development Department to advertise a Request for Qualifications (RFQ) for contractors to build workforce rental units on four (4) Monroe County owned parcels. A Request for Proposals (RFP) was issued and approved housing development service providers on September 5, 2007. Gorman & Company, Inc. was selected as an approved developer and selected to construct workforce housing on the the Bluewater site located at approximately MM 92 in Tavernier, RE # 00488730.000000.

007-014 ITEMS

007 – BOUNDARY SURVEY – PENDING

008 – SITE PLAN – PENDING

009- LANDSCAPE PLAN - PENDING

010- STORMWATER/SURFACE MANAGEMENT PLAN – PENDING

011- BUILDING FLOOR PLANS – PENDING

012 – BUILDING ELEVATIONS - PENDING

013 – TRAFFIC STUDY – PENDING, DEPENDS ON LEVEL REQUIRED

014- TRANSPORTATION FEE – N/A

015 - CONSTRUCTION MANAGEMENT AND PHASING PLAN

This project was designed to be built at one time and therefore there is no phasing plan being submitted. The project will begin with the clearing of any debris on the site followed by rough grading of the overall site and placement of drives and parking. Trenching and any placement of underground utilities as needed will take place and will include: sewer, water, electrical transmission, phone and cable. Vertical elevation will commence followed by final grading, hardscapes and landscaping. Best management practices for stormwater management will be used at time of construction in order to protect near shore waters and to prevent stormwater runoff.

• 2 BLACKWATER LLC
2 N BLACKWATER LN
KEY LARGO FL, 33037

• FERGUSON ROBERT L
1911 TILLMAN LN
PENSACOLA FL, 32526

• CARROLL COLEMAN F BISHOP
% ARCHDIOCESE OF MIAMI
9401 BISCAYNE BLVD
MIAMI SHORES FL, 33138

• MARTINEZ EDDIE ANDRES AND MARIA
DEL CARMEN
1140 W 50TH ST STE 307
HIALEAH FL, 33012-3411

• TIITF/REC & PARKS
JOHN PENNEKAMP CORAL REEF
3900 COMMONWEALTH BLVD
TALLAHASSEE FL, 32399-3000

• ISLAND PLAZA L.C
PO BOX 402427
MIAMI BEACH FL, 33140-0427

• CONFIDENTIAL DATA F.S. 119.07
,

• RUPINSKI WAYNE A
350 WEBER TER
PORT CHARLOTTE FL, 33952-8352

• BUFFETT PENELOPE
11 CORAL WAY
KEY LARGO FL, 33037-2939

• EUROPEAN MOTORWERK AUTOHAUS
INC
105230 OVERSEAS HWY
KEY LARGO FL, 33037-3017

• CORENBLUM IDA MAE REV LIVING
TRUST 5/2/79

134 THORNTON DR
WEST PALM BEACH FL, 33418

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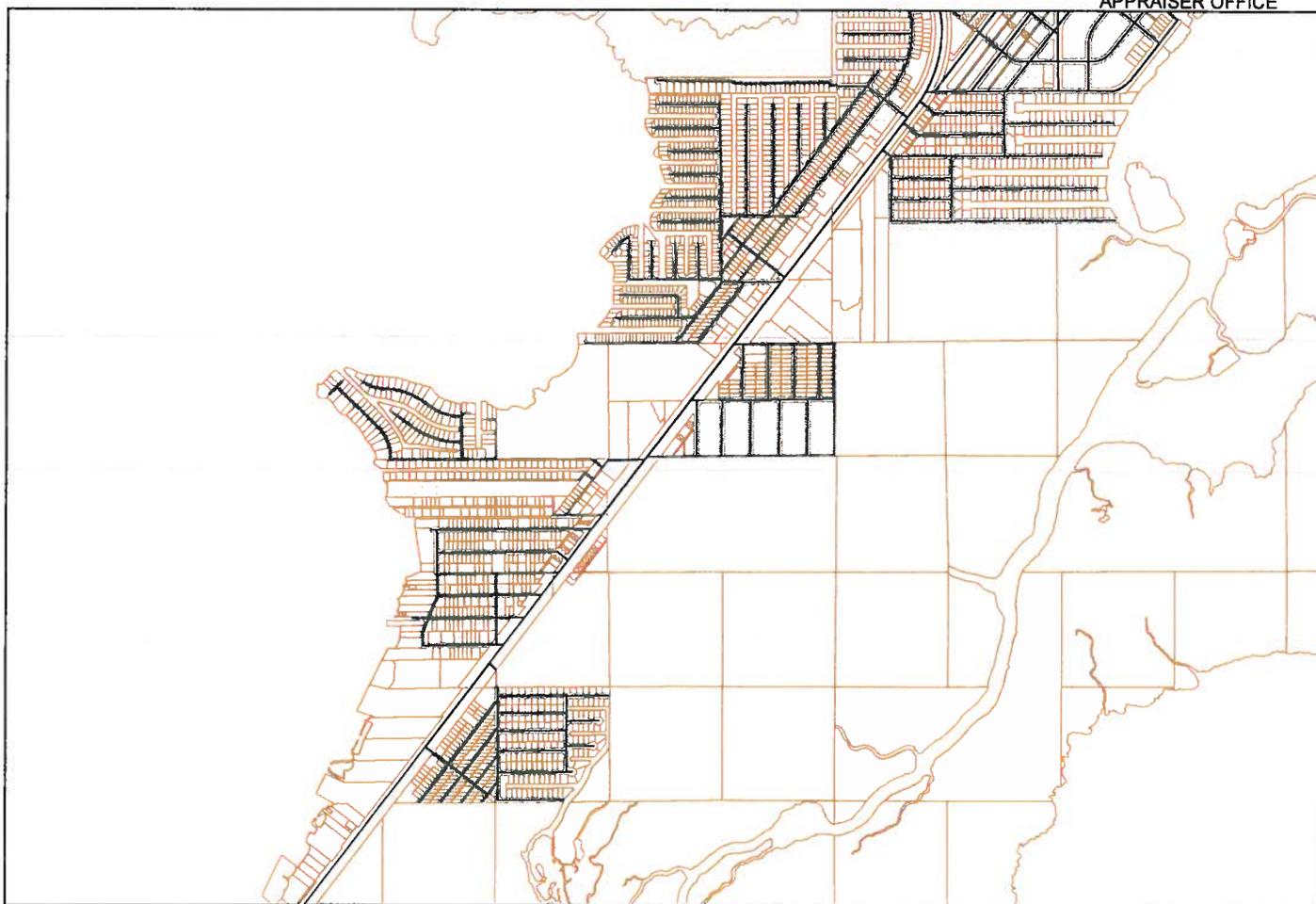
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300' Buffer RE 00084260-000100

MCPA GIS Public Portal

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:20,664

Date: 9/8/2013

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

September 8, 2013

Florida Keys Aqueduct Authority
Post Office Box 1239
1100 Kennedy Drive
Key West, Florida, 33041-1239

Sent Via Email: mwalterson@fkaa.com

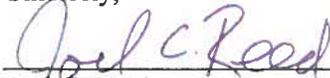
Ms. Walterson:

We are writing to request a letter of coordination from your office in reference to the below described site. The site is currently 3.5 acres and contains a light industrial use. We are proposing to parcel off approximately 2.5 acres for a Senior Housing Development of 50 1- bedroom units.

<p>Description of Property: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RR)</p> <p>Real Estate Number: 00084260-000100</p> <p>AK Number: 1092916</p> <p>Owner of Record: 2 Blackwater LLC</p> <p>Physical Location: 2 N. Blackwater Lane Key Largo, FL 33037 Approximate MM 105</p> <p>Site Size: +/- 3.5 Acres for the entire Site. Proposing to parcel off +/- 2.5 Acres</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

We are requesting a letter of coordination from your office with regards to water availability. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the listed address and telephone numbers.

Sincerely,


Joel C. Reed, AICP

Attachments: Preliminary Site Plan

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

September 8, 2013

Key Largo Wastewater Treatment District
Attn: Ms. Bilyeu
P.O. Box 491
98880 Overseas Hwy Physical
Key Largo, FL 33031
Phone: 305 451 4019 , ext 200

Sent Via Email: carieb@klwtd.com

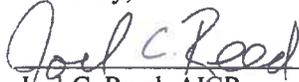
Ms. Bilyeu:

We are writing to request a letter of coordination from your office in reference to the below described site. The site is currently 3.5 acres and contains a light industrial use. We are proposing to parcel off approximately 2.5 acres for a Senior Housing Development of 50 1- bedroom units.

<p>Description of Property: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RR)</p> <p>Real Estate Number: 00084260-000100</p> <p>AK Number: 1092916</p> <p>Owner of Record: 2 Blackwater LLC</p> <p>Physical Location: 2 N. Blackwater Lane Key Largo, FL 33037 Approximate MM 105</p> <p>Site Size: +/- 3.5 Acres for the entire Site. Proposing to parcel off +/- 2.5 Acres</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

We are requesting a letter of coordination from your office with regards to waste water availability. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the listed address and telephone numbers.

Sincerely,



Joel C. Reed, AICP

Attachments: Preliminary Site Plan

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

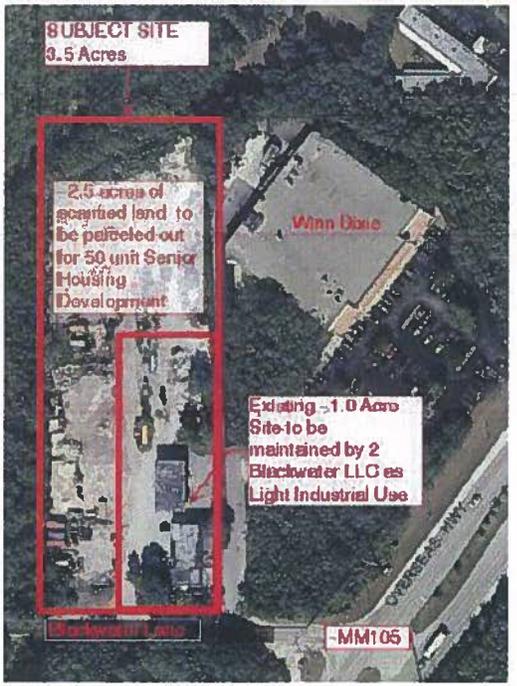
September 8, 2013

Florida Keys Electric Cooperative Association, Inc. (FKEC)
Attn: Mr. Keith Kropf
PO Box 3000
Tavernier, FL 33070
Phone: 305 852 2431

Sent Via Email: keith.kropf@fkec.com

Mr. Kropf:

We are writing to request a letter of coordination from your office in reference to the below described site. The site is currently 3.5 acres and contains a light industrial use. We are proposing to parcel off approximately 2.5 acres for a Senior Housing Development of 50 1- bedroom units.

<p>Description of Property: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RR)</p> <p>Real Estate Number: 00084260-000100</p> <p>AK Number: 1092916</p> <p>Owner of Record: 2 Blackwater LLC</p> <p>Physical Location: 2 N. Blackwater Lane Key Largo, FL 33037 Approximate MM 105</p> <p>Site Size: +/- 3.5 Acres for the entire Site. Proposing to parcel off +/- 2.5 Acres</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

We are requesting a letter of coordination from your department with regards to electrical capacity. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the listed address and telephone numbers.

Sincerely,


Joel C. Reed, AICP

Attachments: Preliminary Site Plan

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

September 8, 2013

County of Monroe
Office of Fire Marshal
Attn: Mr. Cavalney
490 3rd Street
Marathon, FL 33050

Sent Via Email: cavalney-steve@monroecounty-fl.gov

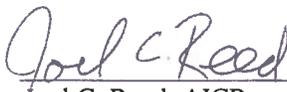
Mr. Cavalney:

We are writing to request a letter of coordination from your office in reference to the below described site. The site is currently 3.5 acres and contains a light industrial use. We are proposing to parcel off approximately 2.5 acres for a Senior Housing Development of 50 1- bedroom units.

<p>Description of Property: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RR)</p> <p>Real Estate Number: 00084260-000100</p> <p>AK Number: 1092916</p> <p>Owner of Record: 2 Blackwater LLC</p> <p>Physical Location: 2 N. Blackwater Lane Key Largo, FL 33037 Approximate MM 105</p> <p>Site Size: +/- 3.5 Acres for the entire Site. Proposing to parcel off +/- 2.5 Acres</p>	
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We are requesting a letter of coordination from your department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the listed address and telephone numbers.

Sincerely,



Joel C. Reed, AICP

Attachments: Preliminary Site Plan

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Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

September 8, 2013

County of Monroe
Solid Waste Management
Attn: Ms. Rosa Washington
1100 Simonton Street
Suite 2-284
Key West, FL 33040

Sent Via Email: washington-rosa@monroecounty-fl.gov

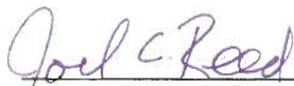
Ms. Washington,

We are writing to request a letter of coordination from your office in reference to the below described site. The site is currently 3.5 acres and contains a light industrial use. We are proposing to parcel off approximately 2.5 acres for a Senior Housing Development of 50 1- bedroom units.

<p>Description of Property: 1-61-39 ISLAND OF KEY LARGO PT LOT 21 (WLY 225 FT NW RR)</p> <p>Real Estate Number: 00084260-000100</p> <p>AK Number: 1092916</p> <p>Owner of Record: 2 Blackwater LLC</p> <p>Physical Location: 2 N. Blackwater Lane Key Largo, FL 33037 Approximate MM 105</p> <p>Site Size: +/- 3.5 Acres for the entire Site. Proposing to parcel off +/- 2.5 Acres</p>	
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------

We are requesting a letter of coordination from your department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the listed address and telephone numbers.

Sincerely,



Joel C. Reed, AICP

Attachments: Preliminary Site Plan

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Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

ADDRESS LIST

Florida Keys Aqueduct Authority
Attn: Ms. Walterson
Post Office Box 1239
1100 Kennedy Drive (Physical)
Key West, Florida, 33041-1239
Attn Marnie Walterson email: mwalterson@fkaa.com

Key Largo Wastewater Treatment District
Attn: Ms. Bilyeu
P.O. Box 491
98880 Overseas Hwy (Physical)
Key Largo, FL 33033
Email: carieb@klwtd.com
Attn: Ms. Carie Bilyeu (Customer Service Representative)
Phone: 305 451 4019 , ext 200

State of Florida Department of Health
Murray (Physical) (Government Center)
Attn: Ms. Holinbaugh
102050 Overseas Hwy.
Key Largo, FL 33033
Email: AmyHolinbaugh@doh.state.fl.us
Attn: Amy Holinbaugh, Inv. Specialist
Phone: 305 853-1903

Florida Keys Electric Cooperative
Association, Inc. (FKEC)
Attn: Mr. Keith Kropf
PO Box 3
Tavernier, FL 33000
Email: keith.kropf@fkec.com
Phone: 305 852 2431

Keys Energy Services
Attn: Kevin Hawthorne
P.O. Box 100
Key West, FL 33041-100
Email: kevin.hawthorne@keysenergy.com
Phone: 295-1018

County of Monroe
Office of Fire Marshal
Attn: Captain Steven Cavalney
490 3rd Street
Marathon, FL 33050
Email: cavalney-steve@monroecounty-fl.gov

RC3WORLD INC
Land Use Planning & Consulting
Phone: 678.708.9247
Address: 411 Ridgewood Rd NE
Atlanta, GA 30307
Email: joelreed5@yahoo.com

County of Monroe
Solid Waste Management
Attn: Ms. Rosa Washington
1100 Simonton Street
Suite 2-284
Key West, FL 33040
Email: washington-rosa@monroecounty-fl.gov

South Florida Water Management District
Environmental Resource Regulation Department
P.O. Box 24180
West Palm Beach, FL 33411-4180

Florida Department of Environmental Protection
South District Branch Office
Attn: Mr. Bruce Frank
2090 Overseas Highway, Suite 221
Marathon, FL 33050
Frank, Bruce Bruce.Franck@dep.state.fl.us

Florida Department of Transportation
District 1 Permits Office
Attn: Ms. Kerri Jemaire
1000 S.W. 111 Avenue, Room 20
Miami, FL 33125-5800
Jemaire, Kerri jemairk@transfieldservices.com

FL Dept. of State, Div Historical Resources
Bureau of Historic Preservation
Attn: Laura Kammerer C/O Katherine Peterson
500 S. Bronough Street
Tallahassee, FL 32399-0250
www.flheritage.com
Phone: 850-245-3333
Fax: 850-245-4343
Email: kdpeterson@dos.state.fl.us

Fish & Wildlife Service
South Florida Ecological Services Office
Attn: Mr. Hobgood
1339 20th Street
Vero Beach, FL 32900
Email: Winston.Hobgood@fws.gov

Indicates Letter of Coordination not Sent

9/9/2013
D

I hereby authorize Joel G. Reed to be listed as authorized agent
A

for Gorman & Company, Inc. for the application submittal for
A

Property described as Lot: Block
1-61-39 ISLAND OF KEY LARGO PT

Subdivision: Lot 21 (WLY 21 St NW RR) Key Island Largo

and Real state number: 00084260-000100

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 risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

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.

Notary Public
S

Notary Public
S

TAR
STATE FLORIDA
T R

T

9/9/2013
D

I hereby authorize Joel C. Reed to be listed as authorized agent
A

for 2 Blackwater LLC for the application submittal for
A

Property described as Lot: Block
1-61-39 ISLAND OF KEY LARGO PT

Subdivision: Lot 21 (WLY) 213 FT NW Key Island Largo

and Real Estate number: 00084260-0001-00

This authorization becomes effective on the date this affidavit is notarized and shall remain in effect until terminated by the undersigned. This authorization acts as a durable power of attorney only for the purposes stated.

The undersigned understands the risks and liabilities involved in the granting of this agency and accepts full responsibility for any and all of the actions of the agent named herein related to the processing of the services requested, application and/or the acquisition of approvals/permits for the aforementioned applicant. The applicant hereby indemnifies and holds harmless Monroe County, its officers, agents and employees for any damage to applicant caused by its agent or arising from this agency authorization.

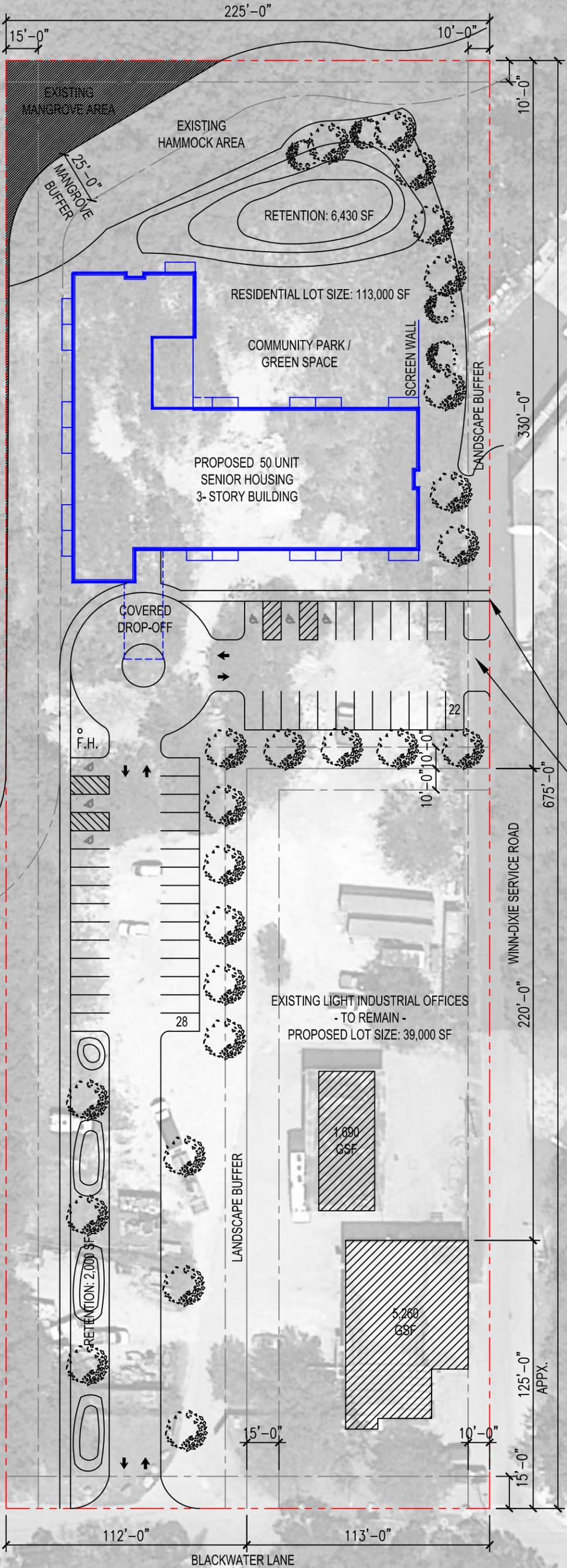
Authorization is needed from each owner of the subject property. Therefore, one or more authorization forms must be submitted with the application if there are multiple owners.

Notary Public
S

Key West, FL
Notary Public

TAR
STATE OF FLORIDA
TO ROE

T



RE NUMBER: 00084260-000100

ZONING: UC - URBAN COMMERCIAL DISTRICT
 FLUM: MC MIXED USE / COMMERCIAL
 TIER III

EXISTING TOTAL LOT AREA: 3.5 ACRES

PROPOSED PARCELS:
 0.896 ACRES: EXISTING BUILDINGS TO REMAIN
 2.604 ACRES: NEW AFFORDABLE SENIOR HOUSING

NEW PARCEL
 PROPOSED USE: INSTITUTIONAL RESIDENTIAL
 MINOR CONDITIONAL USE (OVER 20 ROOMS)

OPEN SPACE REQUIRED: 20% (2.6 ACRES x 0.2) = 0.52 ACRES
 BUILDABLE ACRES: 2.604 ACRES - 0.52 ACRES = 2.084 ACRES
 MAX. NET DENSITY: 24 ROOMS PER ACRE BUILDABLE:
 (2.084 ACRES X 24) = 50 TOTAL ROOMS

PARKING: 1 SPACE PER UNIT (50 SPACES)
 (BASED ON INSTITUTE OF TRAFFIC ENGINEERS PARKING STUDY)

MAX HEIGHT: 35'-0" (TAKEN FROM BLACKWATER LANE)

FRONT REQ'D SETBACK: 15'
 SIDE REQUIRED SETBACK: 10'/15'
 REAR REQUIRED SETBACK: 10'

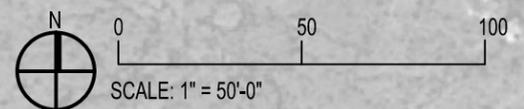
MANGROVE SETBACK BUFFER: 25'

PROPOSED IMPERVIOUS AREAS	
PROPOSED BUILDING:	14,620 SF
PROPOSED PAVING:	27,025 SF
TOTAL:	41,645 SF

PROPOSED RETENTION: 8,430 SF
 PROPOSED PERVIOUS: 71,785 SF

PEDESTRIAN ACCESS
 TO WINN-DIXIE SITE
 FIRE DEPARTMENT ACCESS

EXISTING PARCEL:
 OPEN SPACE REQUIRED: 20% (0.896 ACRES x 0.2) = 0.18 ACRES
 MAX. F.A.R.: 0.35 (COMMERCIAL)
 (0.896 ACRES x 0.35) = 0.314 BUILDABLE ACRES = 13,660 SF
 EXISTING BUILDING S.F.: (5,260 SF + 1,690 SF) = 6,950 SF

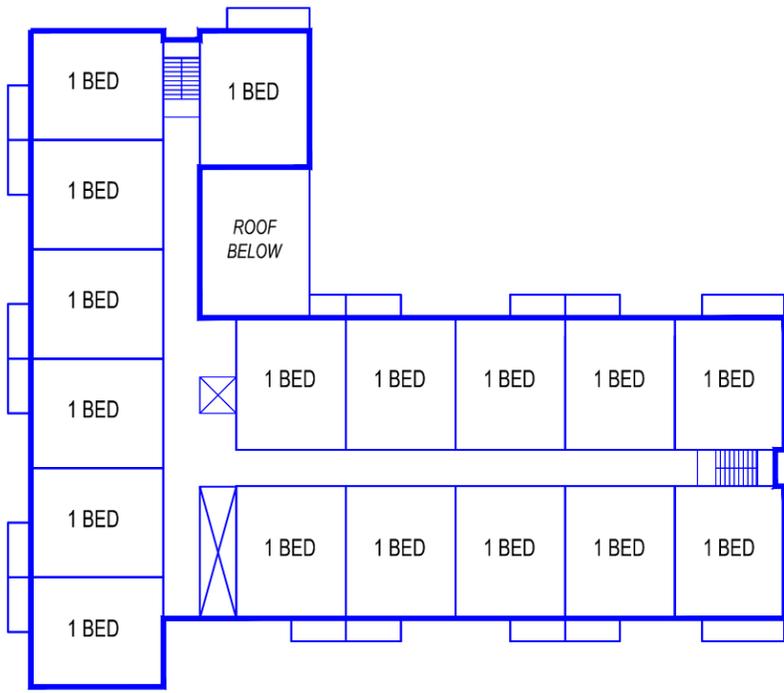


50 UNITS
 14,620 GSF FLOOR 1
 13,960 GSF FLOOR 2
 13,960 GSF FLOOR 3
 42,540 GSF CONDITIONED
 3,240 GSF EXTERIOR
 45,780 GSF TOTAL BLD'G

700 SF INTERIOR PER UNIT



2 Blackwater Lane, Key Largo, Florida
 Preliminary Site Plan Approval - 9/10/2013

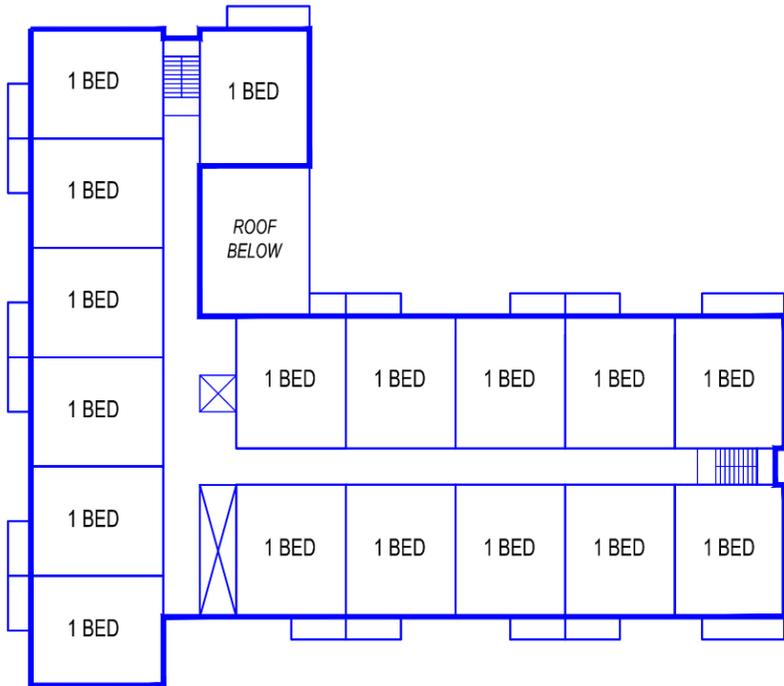


13,960 GSF

THIRD FLOOR



SCALE: 1" = 40'

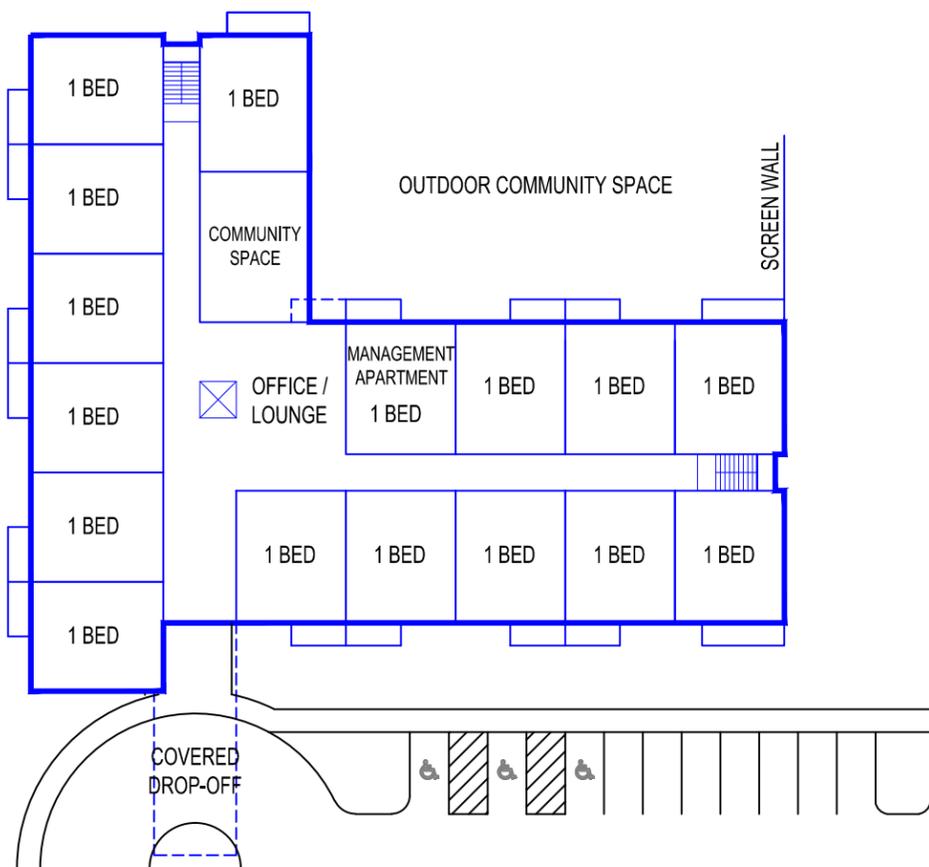


13,960 GSF

SECOND FLOOR



SCALE: 1" = 40'



14,620 GSF

FIRST FLOOR



SCALE: 1" = 40'

SCHEMATIC FLOOR PLANS















MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Development Review Committee &
Townasley Schwab, Senior Director of Planning & Environmental Resources

From: Timothy Finn, Planner
Michael Roberts, Senior Administrator of Environmental Resources

Date: September 16, 2013

Subject: *Request for a Minor Conditional Use Permit to allow the redevelopment of an existing building for office and school uses at approximate mile marker 103 at 103355 Overseas Highway, Key Largo, having Real Estate #00472790.000000 (File #2013-091)*

Meeting: September 24, 2013

1
2 I REQUEST
3

4 The applicant is requesting approval of a minor conditional use permit to allow an existing
5 nonresidential office building to be used in part for research and classroom activities by
6 Florida International University (FIU). The remainder of the building would continue to be
7 used for office activities by Keys Ahead, Inc. and FIU.



Subject Property with Land Use District Overlaid (Aerial dated 2012)

1 Location:

3 Address: 103355 Overseas Highway (US 1), southeast corner of the US 1 / Snapper
4 Avenue intersection, at approximate mile marker 103 on the Atlantic Ocean side of US 1.

6 Legal Description: Block 12, Lots 14, 15 and 16, Largo Sound Park (PB3-111), Key
7 Largo, Monroe County, Florida

9 Real Estate (RE) Number: 00472790.000000

11 Applicant:

12 Property Owner: Keys Ahead, Inc.

14 Agent: Susan Hammaker, Keys Ahead, Inc. and James Brush, P.E., Industry and
15 Environmental Engineers

17
18 **II RELEVANT PRIOR COUNTY ACTIONS:**

19
20 In 1979, the Building Department issued Building Permit #C-5619, approving the
21 construction of a 1,500 SF building on Lot 16 and related site improvements. The use of the
22 building was described as a store. A certificate of occupancy for the building addition was
23 issued on May 17, 1979.

24
25 In 1983, the Building Department issued Building Permit #C-12362, approving the
26 construction of a 1,500 SF building addition on Lot 15 and related site improvements. The
27 use of the building was described as a store. A certificate of occupancy for the building
28 addition was issued on June 3, 1983.

29
30 In 1987, the Building Department issued Building Permit C-18855, approving the
31 construction of a building addition on Lot 14 and related site improvements. The application
32 and plans for the building permit are not on file to confirm the approved size and use of the
33 building addition. A certificate of occupancy for the building addition was issued on August
34 18, 1987.

35
36 In 2001, the Building Department issued Building Permit #013-4095, approving interior
37 renovations of a 4,320 SF nonresidential building. The use of the building was described as a
38 real estate office.

39
40 In addition, several other building permits have been issued for miscellaneous improvements
41 to the site and building.

42
43 On May 21, 2013, a letter of understanding concerning the proposal was issued to the
44 applicant.

45
46 **III BACKGROUND INFORMATION:**

47
48 A. Size of Site: 15,446 SF (0.35 acres)

49 B. Land Use District: Improved Subdivision - Masonry (IS-M)

50 C. Future Land Use Map (FLUM) Designation: Residential Medium (RM)

- 1 D. Tier Designation: Tier 3
- 2 E. Flood Zone: X
- 3 F. Existing Use: Office
- 4 G. Existing Vegetation / Habitat: Scarified
- 5 H. Community Character of Immediate Vicinity: Commercial and office along the US 1
- 6 corridor and single family residential to the south, southeast, east and northeast of the
- 7 property

8

9 IV REVIEW OF APPLICATION:

10

11 MCC §110-67 provides the standards which are applicable to all conditional uses. When

12 considering applications for a conditional use permit, the Development Review Committee

13 and Director of Planning & Environmental Resources shall consider the extent to which:

- 14
- 15 *A. The conditional use is consistent with the purposes, goals, objectives and standards of the*
- 16 *comprehensive plan and the land development regulations:*

17

18 The proposed use is consistent with the purposes, goals, objectives and standards of the

19 comprehensive plan and the land development regulations.

20

21 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to

22 the proposed use include:

23

24 Policy 101.4.3: The principal purpose of the Residential Medium, (RM) category is

25 to recognize those portions of subdivisions that were lawfully established and

26 improved prior to the adoption of this plan and to define improved subdivisions as

27 those lots served by a dedicated and accepted existing roadway, have an approved

28 potable water supply, and have sufficient uplands to accommodate the residential

29 uses. Development on vacant land within this land use category shall be limited to

30 one residential dwelling unit for each such platted lot or parcel which existed at the

31 time of plan adoption. However, Monroe County shall adopt Land Development

32 Regulations which allow nonresidential uses that were listed as a permitted use in the

33 Land Development Regulations that were in effect immediately prior to the institution

34 of the 2010 Comprehensive Plan (pre-2010 LDR's), and that lawfully existed on such

35 lands on January 4, 1996 to develop, redevelop, reestablish and/or substantially

36 improve provided that the uses are limited in intensity, floor area, density and to the

37 type of use that existed on January 4, 1996 or limited to what the pre-2010 LDR's

38 allowed, whichever is more restricted. Lands within this land use category shall not

39 be further subdivided.

40

41 Policy 105.1.4: Monroe County shall prepare redevelopment standards and amend the

42 Land Development Regulations to address the large number of non-conforming

43 commercial structures that are noncompliant as to on-site parking, construction and

44 shoreline setbacks, stormwater management, landscaping and buffers. By identifying

45 the existing character and constraints of the different island communities, regulations

1 can be adopted that provide incentives for redevelopment and permit the continuance
2 of businesses while moving towards an integrated streetscape.

3
4 Approved goals, strategies and action items from the Key Largo Livable CommuniKeys
5 Master Plan that directly pertain to the proposed use include:
6

7 Goal 1: Direct future growth to lands that are most suitable for development and
8 encourage preservation of environmentally sensitive lands.
9

10 Strategy 1.3: Continue to utilize the Land Use District Map and supporting FLUM
11 to regulate land use type, density and intensity on individual parcels within the
12 planning area.
13

14 Action Item 1.3.1: Continue to use the FLUM and Land Use District Maps to
15 regulate development of individual parcels with respect to density, intensity, bulk
16 regulations, and all other land development regulation. This will protect the
17 existing conformance status of most uses and promote orderly development
18 consistent with the Comprehensive Plan.
19

20 Action Item 1.3.2: Revise the FLUM and Land Use District Maps to resolve
21 nonconformities in the planning area where appropriate.
22

23 Action Item 1.3.7: Evaluate future FLUM change and Land Use District Map
24 change requests for nonconforming uses, proposed changes in use, vacant parcels
25 and other requests, based mainly on comprehensive planning principles and the
26 following community-goal related criteria:

- 27 a. Promote infill, design flexibility and transfer of density to Community
28 Centers.
- 29 b. Preserve commercial conformance status within sections along US-1
30 predominated by existing commercial businesses and disturbed lands.
- 31 c. Encourage sun-setting of intensive commercial uses within sections along US-
32 1 predominated by natural habitat or native-dominated landscape, relatively
33 sparse development and relatively few businesses.
- 34 d. Preserve commercial use status for existing waterfront uses that support the
35 tourist-based and working waterfront-based economy.
- 36 e. Give consideration to whether the property provides a unique or outstanding
37 opportunity for enhancement of design, connectivity and other community
38 goals, especially along the US-1 corridor.
39

40 Goal 6: Encourage redevelopment and infill development that supports and enhances
41 the tourist-based economy of the planning area.
42

43 Strategy 6.1: Retain existing desirable businesses that support the economic
44 tourist base of the community.
45

1 Action Item 6.1.2: Review the existing land development regulations pertaining to
2 density, intensity and site design layout and nonconforming uses/structures and
3 coordinate and update these to encourage the retention of businesses that support
4 the tourist-based economy and the design standards of the community including
5 increased infill and mobility in Community Centers.
6

7 *B. The conditional use is consistent with the community character of the immediate vicinity:*
8

9 The existing nonresidential office building has existed on the property since the 1980s.
10 There are several buildings with office and retail uses in the immediate vicinity,
11 particularly along the US 1 corridor in Key Largo. Many buildings in the vicinity are
12 larger in mass than the existing building, including the Pink Plaza Shopping Center which
13 is located across US 1. As such, the building, which would not be enlarged, is in
14 context with the other nonresidential buildings in the area.
15

16 The neighborhood to the south, southeast, east and northeast of the property (Largo
17 Sound Park) consists of single family dwelling units. The existing office building is
18 located on US 1 and acts as a buffer between the residential neighborhood and the
19 highway. It is not anticipated that the addition of the proposed school within part of the
20 existing office building will have an adverse effect on this residential neighborhood.
21 Furthermore, there is an area of landscaping along the southeast rear property line that
22 is a vegetative buffer between these single family dwelling units and the existing office
23 building. Therefore, the proposed development would be consistent with the community
24 character of the immediate vicinity.
25

26 *C. The design of the proposed development minimizes adverse effects, including visual*
27 *impacts, on adjacent properties:*
28

29 The applicant is not proposing to construct any new buildings, only redevelopment of the
30 existing building to facilitate office and school uses. In any event, staff shall request that
31 the applicant utilize architectural features that provide visual interest and break up the
32 mass of the structure and that similar and consistent design, materials, and colors be
33 utilized for the existing structure, including signage, in order to make the development
34 more cohesive with the Key Largo community. In addition, as part of the development, it
35 shall be required that additional trees and landscaping elements be introduced to the site.
36 Therefore, the proposed development minimizes adverse effects, including visual
37 impacts, on adjacent properties.
38

39 *D. The proposed use will have an adverse impact on the value of surrounding properties:*
40

41 There is an existing office building, approved for office use, on the property. Converting
42 part of this existing building to a school will not have any negative impacts to any
43 properties in the immediate area. The applicant is proposing to add landscaping, facade
44 improvements, stormwater improvements, and parking lot improvements to the property
45 which will increase the aesthetics of the building and the property. Therefore, it is not

1 anticipated that the proposed development will have an adverse impact on the value of
2 the surrounding properties.

3
4 *E. The adequacy of public facilities and services:*

5
6 1. Roadways:

7
8 Localized Impacts & Access Management: If applicable to their respective
9 jurisdiction, access to and from the development shall be approved by the Public
10 Works Division and the Florida Department of Transportation (FDOT) and in
11 compliance with the Land Development Code.

12
13 Level of Service (LOS): A traffic impact report shall be approved.

14
15 2. Stormwater: The site plan submitted with the application includes stormwater
16 retention calculations; however the retention facilities are not clearly depicted. A
17 stormwater management plan will be required at time of building permit application.

18
19 3. Sewer: As part of the building permit process, the applicant shall coordinate with Key
20 Largo Wastewater Treatment District to determine compliance with all applicable
21 regulations.

22
23 4. Water: As part of the building permit process, the applicant shall coordinate with the
24 Florida Keys Aqueduct Authority with all applicable regulations.

25
26 5. Refuse Disposal: The applicant shall coordinate with Monroe County Solid Waste
27 Management to determine compliance with all applicable regulations.

28
29 6. Emergency Management: As part of the building permit process, the applicant shall
30 coordinate with the Office of the Fire Marshal to determine compliance with the
31 Florida Fire Prevention Code and the life safety requirements within the Florida
32 Building Code.

33
34 *F. The applicant has the financial and technical capacity to complete the development as*
35 *proposed:*

36
37 Staff has no evidence to support or disprove the applicant's financial and technical
38 capacity.

39
40 *G. The development will adversely affect a known archaeological, historical, or cultural*
41 *resource:*

42
43 The proposed redevelopment will not adversely affect a known archaeological, historical,
44 or cultural resource.

1 H. *Public access to public beaches and other waterfront areas is preserved as part of the*
2 *proposed development:*
3

4 The property is land-locked. Therefore, the proposed redevelopment will not have an
5 adverse impact on public access to a waterfront area.
6

7 I. *The project complies with all additional standards imposed on it by the Land*
8 *Development Regulations:*
9

10 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Not applicable.*
11

12 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *In*
13 *compliance.*
14

15 Staff has determined that the existing building consists of 4,320 SF of non-residential
16 floor area. All of this floor area was lawfully-established and therefore is exempt
17 from the NROGO permit allocation system. The applicant is not proposing any
18 modifications to the existing buildings existing floor area.
19

20 3. Purpose of the IS-M District (§130-34): *In compliance (lawfully nonconforming).*
21

22 The purpose is to accommodate the legally vested residential development rights of
23 the owners of lots in subdivisions that were lawfully established and improved prior
24 to the adoption of the Land Development Code. For the purpose of this section,
25 improved lots are those that are served by a dedicated and accepted existing road of
26 porous or nonporous material, that have a Florida Keys Aqueduct Authority approved
27 potable water supply, and that have sufficient uplands to accommodate the proposed
28 use in accordance with the required setbacks. This district is not intended to be used
29 for new land use districts of this classification within the county.
30

31 Note: While the proposed development is not mentioned as a type of use in the
32 aforementioned purpose, the school use is listed as a permitted use in the IS-M
33 district and the nonconforming office use is consistent with the purpose of the RM
34 future land use category per CP Policy 101.4.3.
35

36 4. Permitted Uses (§130-83): *In compliance following receipt of required minor*
37 *conditional use permit (lawfully nonconforming).*
38

39 The remodeled building includes offices for FIU and Keys Ahead Inc. (office use),
40 laboratories/research areas for FIU (school and office use), and a classroom for FIU
41 (school use).
42

43 Concerning the office component, pursuant to MCC §130-83, in the IS and IS-M
44 district, withstanding compliance with other regulations, office uses of only less than
45 2,500 SF of floor area are permitted. However, the existing building consists of 4,320

SF of floor area, a total greater than 2,500 SF. Therefore, the existing building, and office use thereof, is nonconforming to MCC §130-83.

The site data on the proposed site plan states that 960 SF of office space would be converted to a classroom and 1,590 SF of office space would be converted to laboratory space (2,550 SF total). The remaining 1,770 SF would continue to be used as office space, albeit remodeled.

Concerning the school component, pursuant to MCC §130-83, in the IS and IS-M district, withstanding compliance with other regulations, schools may be permitted with a minor conditional use permit.

Since the existing building was permitted to be an office building, its office use is considered a lawful nonconforming use. Therefore, the property owner can continue to utilize part of the building as office. Continued use as an office is subject to the provisions of MCC §102-56, which concerns nonconforming uses. In general, normal maintenance and repair to permit continuation of the nonconforming use may be performed. However, the nonconforming use shall not be extended, so as to prevent: 1) enlargement of nonconforming use by additions to the structure in which it is located; or 2) occupancy of additional lands. In addition, where a nonconforming use is discontinued or abandoned for six consecutive months, then such use may not be reestablished or resumed, and any subsequent use must conform to the provisions of the Land Development Code. Note: although the building has been vacant of a tenant/occupant for some time, the use of the building was never modified and the building was actively marketed as an available office building; therefore the office use was never discontinued or abandoned.

Converting part of the existing building to a school would be permitted if a minor conditional use permit is granted. However, it should be noted, that any portion of the building converted to a school may not be converted back to a nonconforming office use as a school is a conforming use.

Note: As the property is designated IS-M/RM and there has never been any residential development thereon, the property owner also has the right to request a map amendment to modify the land use district and FLUM designations to amended designations that eliminate the nonconformity.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *In compliance (lawfully nonconforming, compliance to the greatest practical).*

Land Use	Floor Area Ratio (FAR)	Size of Site	Maximum Allowed	Amount of Floor Area	Potential Used
Office	0.25 FAR	15,446 SF	3,861 SF	4,320 SF	112%

Note: Schools are a permitted use; however a specific FAR is not provided and the 0.25 FAR is not consistent with the 0.00 FAR provided for the RM FLUM category

1 As office, the square footage of the building is nonconforming to the 0.25 maximum
2 FAR available for office buildings in the IS district. Therefore, the existing building,
3 and office use thereof, is nonconforming to MCC §130-164.
4

5 In addition, pursuant to Monroe County Comprehensive Plan Policy 101.4.21, for the
6 RM FLUM category, there is a maximum FAR of 0.00. Therefore, the existing
7 building, and office use thereof, is nonconforming to Policy 101.4.21.
8

9 MCC §102-56, which concerns nonconforming uses. In general, normal maintenance
10 and repair to permit continuation of the nonconforming use may be performed.
11 However, the nonconforming use shall not be extended. This application would not
12 result in the enlargement of the nonconformity (office use). In fact, the nonconformity
13 would be lessened as some of the floor area would be converted to a conforming use
14 (school use).
15

- 16 6. Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164): *In*
17 *compliance*.
18

19 In the IS-M district, there is a required open space ratio of at least 0.20 or 20 percent.
20 Therefore, at least 3,090 SF of the total land area must be open space.
21

22 The proposed site plan indicates that 11,225 SF of impervious coverage would be
23 established; therefore the remaining area, 4,221 SF, would be pervious area/open
24 space.
25

- 26 7. Minimum Yards (§130-186): *In compliance (lawfully nonconforming, compliance to*
27 *the greatest practical)*.
28

29 The required non-shoreline setbacks in the IS-M district are as follows: Front yard –
30 25’; Rear yard – 20’; and Side yard – 10’/15’ (where 10’ is required for one side and
31 15’ is the minimum combined total of both sides).
32

33 There is a front yard setback requirement of 25’ along the right-of-way of US 1, a 25’
34 front yard setback requirement along the right-of-way of Snapper Avenue, a 5’ side
35 yard setback requirement along the southwestern property line, and a 20’ rear yard
36 setback along the southeaster property line.
37

38 Existing development on the site is nonconforming to all of the aforementioned
39 setbacks. The building is nonconforming to the Snapper Avenue front yard setback
40 (10.57’ v. 25’), the southwestern side yard setback (0.00’ v. 5’), and the southeastern
41 rear yard setback (19.66’ v. 20’). Paving for other purpose other than ingress and
42 egress is nonconforming to the US 1 front yard setback (0’ v. 25’), the Snapper
43 Avenue front yard setback (14’ v. 25’), and the southwestern side yard setback (0.00’
44 v. 5’).
45

1 The existing building footprint would not be modified and the parking lot area would
2 not be expanded. The site would be brought closer to compliance with the setback
3 requirements in some areas. The proposed site plan shows that some areas of existing
4 asphalt would be removed to accommodate new bufferyards and other landscaping
5 areas.
6

7 8. Maximum Height (§130-187): *In compliance*

8
9 The building elevations submitted show the building at 10'3".

10
11 9. Surface Water Management Criteria (§114-3): *Full compliance to be determined by*
12 *prior to issuance of a building permit.*

13
14 The plans submitted, dated August 26, 2013, include retention calculations that
15 appear to comply with MCC Chapter 114-3. However the plans do not clearly depict
16 the actual extents of the designated retention areas or proposed grading and staff
17 cannot confirm that the stormwater treatment requirements are met. Upon submittal to
18 the Building Department, please provide stormwater criteria, retention areas and
19 grading on the plans and confirm that the dry pre-treatment ponds provide a minimum
20 of ½ inch pretreatment prior to discharge to the drainage wells (MCC §114-3(f)(2)3).
21 Please note that in accordance with MCC §114-3(f)(2)4 the disturbed area includes
22 the entire parcel (15,446 SF).
23

24 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Key Largo*
25 *Wastewater Treatment District prior to the issuance of a building permit.*

26
27 11. Fencing (§114-20): *Not In Compliance*

28
29 The landscape plan dated August 27, 2013 depicts a 6' fence along the southeast
30 (back) property line. §114-20 (1) d. 3 states "*within the IS, SR, SR-L, SS and NA*
31 *Land Use (Zoning) Districts, fences may be constructed to a height of six feet,*
32 *provided that no other residentially developed property is located within 200 feet of*
33 *the subject property, provided they are not located within clear sight triangles as*
34 *defined in section 114-201". Residential properties are located within 200' of the*
35 *subject property, therefore the proposed fence is not consistent with the requirements*
36 *of §114-20(1)d.3.*
37

38 12. Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon*
39 *submittal to Building Department.*

40
41 The site is designated within a Zone X flood zone on the Federal Emergency
42 Management Agency (FEMA)'s flood insurance rate maps. All renovations must be
43 carried out to floodplain management standards that meet those for flood protection.
44

45 13. Energy Conservation Standards (§114-45): *Full compliance to be determined upon*
46 *submittal to Building Department.*

1
2 The development proposal includes the provision of a bicycle rack, installation of
3 native plants in required landscaping, which will reduce the requirements for water
4 and maintenance; the installation of several shade trees, which will provide shade for
5 parking areas; and the provision of structural shading.
6

7 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*
8 *upon submittal to Building Department.*
9

10 15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):
11 *In compliance.*
12

13 The subject parcel is scarified and contains no native habitat. The application does not
14 include removal of any native trees and provides for additional landscaping.
15

16 16. Required Parking (§9.5-114-67): *Compliance to be determined.*
17

18 The square footage for the existing building is 4,320 SF. Using the 3 space / 1,000 SF
19 office parking standard; the development would require 13 spaces. Fourteen spaces
20 are provided. However, the proposed parking would be based on a combination of
21 school and office uses.
22

23 The land development regulations do not provide a parking standard for a school use.
24 Parking for the floor area utilized as classrooms should be based on the actual need
25 based on the number of potential occupants.
26

27 The site plan shows that there will be 25-person occupancy for the 960 SF classroom.
28 The site plan also shows a calculation that is from the Institute of Transportation
29 Engineer's Parking Generation Manual (4th Edition). The classification used for this
30 calculation is, "University/College" thereby requiring 8 spaces for the classroom. The
31 remaining 3,360 SF is dedicated to offices and laboratory/research areas. Using the 3
32 space / 1,000 SF parking standard, these areas require an additional 10 parking
33 spaces, establishing a total parking requirement of 18 parking spaces.
34

35 The proposed site plan shows only 14 parking spaces. This restrictive application of
36 the parking requirements results in the site plan being nonconforming to the off-street
37 parking standards and cannot be permitted. Currently 13 are required and 14 are
38 provided. As proposed, 18 are required and 14 are provided.
39

40 Prior to the issuance of any development order approving this minor conditional use
41 permit, the applicant must:

- 42 • Apply for and receive a variance to the off-street parking standards by the
43 Planning Commission to reduce the parking requirement from 18 to 14 in
44 accordance with MCC §102-187 (provided the standards in MCC §102-186(f)
45 are met);

- 1 • Reduce the number of classroom occupants to a number which would result in
2 compliance;
- 3 • Since the school/classroom specific use does not fall within one of the
4 categories in MCC §114-67(c), the applicant may submit a report from a
5 qualified traffic engineer showing the parking space requirements based on
6 the most current edition of the Institute of Transportation Engineer's Parking
7 Generation Manual, or other appropriate documentation (provided the
8 county's traffic consult approves the report and the total amount of required
9 parking is reduced to 14);
- 10 • Enter into a parking agreement with a neighboring nonresidential property
11 owner within 300' of the subject property (provided the standards in MCC
12 §114-67(h) are met and the overall total amount of required parking for the
13 subject development and development on the other site is met);
- 14 • Redesign the site plan to show the required amount of parking, which may
15 include other contiguous properties if brought under current ownership; or
- 16 • An approved combination of the above.

17
18 90 degree parking spaces are required to have direct and unrestricted access to a 24'
19 aisle (for vehicles to safely back up).

20
21 The site plan indicates a distance of approximately 18'; however, this aisle
22 configuration is considered lawfully nonconforming. This application would not
23 correct the nonconformity, but would also not result in an enlargement thereof.

24
25 17. Required Loading and Unloading Spaces (§114-69): *In compliance (lawfully*
26 *nonconforming).*

27
28 All non-residential uses with 2,500 SF to 19,999 SF of floor area are required to have
29 a loading/unloading space, measuring 11' by 55'. A loading zone is shown on the site
30 plan; however in a nonconforming location (in the parking aisle, blocking part of a
31 US 1 access drive and six parking space spaces). This existing loading space is
32 considered lawfully nonconforming and as the plan does not involve modification to
33 the parking area, it does not need to be brought into compliance at this time.

34
35 18. Required Landscaping (§114-99 – §114-105): *Compliance to be determined.*

36
37 Since the parking area is to contain six or more spaces and is within a IS-M district, a
38 class "A" landscaping standard is required. The class "A" standard requires 1,500 SF
39 of planting area, including 5 canopy trees, 1 understory tree and 12 shrubs, for each
40 24 parking spaces provided. The plans submitted show 13 total parking spaces;
41 therefore 750 SF of landscaping consisting of 3 canopy trees, 1 understory tree and 6
42 shrubs is required for the project. The landscape plan dated August 27 2013 depicts
43 and describes the appropriate landscape standard. However, as stated previously, the
44 landscaped areas are overlaid on areas identified as asphalt and it is unclear as to
45 whether the applicant is showing the requirement (maintaining asphalt and showing
46 where landscaping requirements for reference) or the intent (to remove the asphalt

1 and install the landscaping areas). In addition, the Landscape Plan and Notes contain
2 several references to Shop Drawings and that the plans are for illustration and
3 planning purposes. Prior to issuance of a development order, a landscape plan shall
4 be required that clearly complies with the requirements and standards of §114.
5

6 19. Required Bufferyards (§114-124 – §114-130): *Compliance to be determined.*
7

8 A class “D” major street buffer is required along the US 1 frontage. The site plan
9 shows approximately 150 LF of frontage. The minimum class “D” bufferyard is 20’
10 in width. Widths of 25’, 30’ and 35’ are also optional with reduced planting
11 requirements. The site plan depicts a class “D” buffer; however the area shown as a
12 Class D buffer does not meet the minimum width requirements (20’) for this
13 bufferyard. The proposed site plan includes two new bufferyard areas along US 1 of
14 indeterminate size, which appear to be less than that required (however, the site plan
15 was not printed at a workable scale for staff to confirm). Prior to issuance of a
16 development order, a landscape plan shall be required.
17

18 20. Outdoor Lighting (§114-159 – §114-162): *Full compliance to be determined upon*
19 *submittal to Building Department.*
20

21 21. Signs (§142-1 – §142-7): *Full compliance to be determined upon submittal to*
22 *Building Department.*
23

24 22. Access Standards (§114-195 – §114-201): *In compliance to the greatest extent*
25 *practical*
26

27 The proposed site plan indicates that the southernmost access drive will be removed
28 and replaced with a bufferyard. Removing this access drive will result in safer
29 vehicular access and bring the property into compliance to the greatest extent
30 practical.
31

32 23. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
33 *Building Department.*
34

35 All standards and requirements of the American with Disabilities Act (ADA) must be
36 met.
37

38 V RECOMMENDED ACTION:
39

40 Staff recommends approval with the following conditions:
41

- 42 A. The 960 SF being converted to a conforming school use may not be converted back to
43 a nonconforming office use unless the regulations or land use district map are
44 amended in fashion that would allow such a conversion at that point in the future.
45

- 1 B. Prior to the issuance of any development order approving this minor conditional use
2 permit, the applicant shall provide an independent landscape plan or revise the site
3 plan to:
- 4 a. Present the site plan at a scale of 1"=20' and, if necessary to do so, provide the
5 site plan on a format of greater than 11' x 17', such as 24' x 36' (the current
6 proposed site plan is presented at a scale not on an engineer's ruler);
 - 7 b. Show only the final development plan, not a combination of existing and
8 proposed development (i.e. the current proposed site plans shows existing
9 asphalt boundaries with the bufferyards/landscaping areas overlaid);
 - 10 c. Show existing and proposed planting types and locations for parking lot
11 landscaped areas;
 - 12 d. Show existing and proposed planting types and locations for parking lot
13 bufferyard areas;
 - 14 e. Clearly depict all grassy or otherwise landscaped areas; and
 - 15 f. Revise note section to include reference to required and provided (the current
16 proposed site plan only states what is required).
- 17
- 18 C. Prior to the issuance of any development order approving this minor conditional use
19 permit, the applicant shall:
- 20 • Apply for and receive a variance to the off-street parking standards by the
21 Planning Commission to reduce the parking requirement from 18 to 14 in
22 accordance with MCC §102-187 (provided the standards in MCC §102-186(f)
23 are met);
 - 24 • Reduce the number of classroom occupants to a number which would result in
25 compliance;
 - 26 • Since the school/classroom specific use does not fall within one of the
27 categories in MCC §114-67(c), the applicant may submit a report from a
28 qualified traffic engineer showing the parking space requirements based on
29 the most current edition of the Institute of Transportation Engineer's Parking
30 Generation Manual, or other appropriate documentation (provided the
31 county's traffic consult approves the report and the total amount of required
32 parking is reduced to 14);
 - 33 • Enter into a parking agreement with a neighboring nonresidential property
34 owner within 300' of the subject property (provided the standards in MCC
35 §114-67(h) are met and the overall total amount of required parking for the
36 subject development and development on the other site is met);
 - 37 • Redesign the site plan to show the required amount of parking, which may
38 include other contiguous properties if brought under current ownership; or
 - 39 • An approved combination of the above.
- 40
- 41 D. Prior to the issuance of a building permit(s), if necessary, the proposed work and
42 structures shall be found in compliance by the Monroe County Building Department,
43 Floodplain Administrator, Office of the Fire Marshal and Project Management
44 Department.
45

- 1 E. Prior to the issuance of a building permit, the applicant shall revise site plans to
2 provide stormwater criteria, retention areas and grading on the plans and confirm that
3 the dry pre-treatment ponds provide a minimum of ½ inch pretreatment
4 (approximately 1,158 cubic feet of storage) prior to discharge to the drainage wells.
5
6 F. Prior to the issuance of a building permit, Planning Department staff shall review the
7 application(s) to ensure that the structures are visually compatible with the
8 surrounding uses. Similar and consistent design, materials and colors shall be utilized.
9 Architectural details that provide visual interest and break up the structural mass shall
10 be required components of the building.
11
12 G. Prior to issuance of a development order, the property owner shall construct and
13 maintain a 6' high fence on the rear southeast property line.
14
15 H. Prior to the issuance of a development order, the property owner shall install and
16 maintain landscaping plantings abutting the entire length of the 6' high fence on the
17 rear southeast property line.
18

19 **VI PLANS REVIEWED:**
20

- 21 a. Floor Plan (Sheet A2.1.1) by James Ronald Brush P.E., dated June 25, 2013 and sealed
22 July 17, 2013.
23 b. Street Elevations (Sheet A3.1.1) by James Ronald Brush, P.E. dated June 25, 2013 and
24 sealed July 17, 2013.
25 c. Boundary Survey by Eddie A. Martinez, Professional Surveyor, signed and sealed June
26 24, 2013.
27 d. Survey by David S. Massey, P.S.M., dated February 7, 2013
28 e. Site Plan & Notes (Sheet C-1) by James Ronald Brush, P.E. dated June 20, 2013 and
29 sealed July 13, 2013.
30 f. Survey by Kevin P. Scriggs, P.S.M., received July 19, 2013.
31 g. Site Plan & Notes (Sheet C-1) by James Ronald Brush, P.E. revised and dated August
32 27, 2013 and signed and sealed September 12, 2013.
33 h. Landscape Plan & Notes (Sheet LS-1) by James Ronald Brush, P.E., signed and sealed
34 September 12, 2013.
35 i. Drainage Plan & Notes (Sheet C-2) by James Ronald Brush, P.E., signed and sealed
36 September 12, 2013.
37

File #: **2013-091**

Owner's Name: Keys Ahead Inc.

Applicant: Keys Ahead Inc.

Agent: N/A

Type of Application: Minor

Key: Key Largo

RE: 00472790-000000

Additional Information added to File 2013-091

Industry and Environment Engineers

September 12, 2013

Mayte Santamaria, Assistant Director of Planning
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

RECEIVED
SEP 13 2013
MONROE CO. PLANNING DEPT

Attention: Timothy Finn, Planner

Subject: Request for Minor Conditional Use Permit Application-Keys Ahead, Inc.- FIU Building Remodeling/Renovation on a Parcel of Land Located at 103355 Overseas Highway (US 1) Key Largo and Having Real Estate Number 0047290.000000- Additional Information and Revisions in Response to August 27, 2013 Memorandum

Dear Mr. Finn:

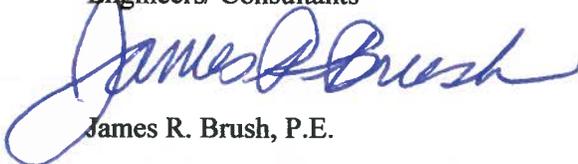
As requested in the August 27, 2013 Memorandum from Monroe County Growth Management regarding the above referenced request for conditional use permit, please find attached six (6) sets of 24"x36" sheets for the revised Site Plan, a Drainage Plan and a Landscape Plan. As requested in the Memorandum, references to future Monroe County applications in the Site Plan notes have been removed. Also enclosed are revised Traffic Analysis Report and a Parking Analysis report by KBP Consulting Inc. Please note that the Parking Analysis report presents the rationale for parking spaces per student and indicates a reduction in required spaces.

The Memorandum stated that these revisions needed to be submitted, "Prior to the issuance of any development order approving the minor conditional use permit..."

Please contact us if you should have questions or require additional information.

Sincerely,

INDUSTRY & ENVIRONMENT
Engineers/ Consultants



James R. Brush, P.E.

Florida License Number 48504
cc: Susan F. Hammaker, Chair- Keys Ahead, Inc.

KBP CONSULTING, INC.

RECEIVED

SEP 13 2013

MONROE CO. PLANNING DEPT

August 29, 2013

Ms. Susan Ford Hammaker, RN, Ph.D.
Chair
Keys Ahead, Inc.
P.O. Box 370854
Key Largo, Florida 33037

**Re: Keys Ahead, Inc. / FIU Research Facility – Key Largo, FL
Trip Generation Analysis - Update**

Dear Ms. Hammaker:

There is a one-story commercial / retail building located at 103355 Overseas Highway in Key Largo in the Florida Keys, Monroe County, Florida. The subject site is approximately 0.35 acres and is located on the south (ocean) side of US 1 / Overseas Highway, near Mile Marker 103. The area of the existing building on this site is 4,320 square feet. Keys Ahead, Inc., a non-profit educational entity, and Florida International University (FIU) are proposing to jointly redevelop and renovate this site as an office / research facility. The size of the existing building will not be altered.

The purpose of this correspondence is to document the trip generation characteristics of the proposed use and the trip differential between the previous (commercial) use and proposed use at the subject site.

Trip Generation Analysis

The trip generation for this project was determined using the trip generation rates and equations contained in the Institute of Transportation Engineer's (ITE) *Trip Generation (9th Edition)* report. Based upon this information, the daily (weighted average of weekday and weekend) trip generation rates for the previous and proposed development are as follows:

Specialty Retail Center – ITE Land Use #826

- Daily (wt. avg.) Trip Generation Rate: $T = 40.58 (X)$
where $T = \text{number of trips}$ and $X = 1,000 \text{ square feet of gross leasable area}$
 - $\text{Pass-By} = 35\%$

Research and Development Center – ITE Land Use #760

- Daily (wt. avg.) Trip Generation Rate: $T = 6.22 (X)$
where $T = \text{number of trips}$ and $X = 1,000 \text{ square feet of gross floor area}$

Single Tenant Office Building – ITE Land Use #715

- Daily Trip Generation Rate: $T = 11.65 (X)$
where $T = \text{number of trips}$ and $X = 1,000 \text{ square feet of gross floor area}$

KBP CONSULTING, INC.

The resulting daily trip generation for the previous and the proposed development is presented in Table 1 below.

Table 1		
Keys Ahead, Inc. / FIU Research Facility		
Trip Generation Analysis		
Key Largo, Florida		
Land Use	Size	Daily Trips
Previous		
Commercial / Retail - Pass-by (35%)	4,320 Square Feet	175 -61
Sub Total		114
Proposed		
Research Facility	2,550 Square Feet	16
Office	1,770 Square Feet	21
Sub Total		37
Difference (Proposed - Existing)		-77

Compiled by: KBP Consulting, Inc. (August 2013).

Source: ITE Trip Generation Manual (9th Edition).

Conclusions

Based upon the foregoing trip generation analysis, the proposed office / research facility to be located at 103355 Overseas Highway is projected to generate 37 daily vehicle trips. When compared with the previous commercial development at this location, this represents an estimated reduction of 77 daily vehicle trips.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.
Florida Registration Number 49897
Engineering Business Number 29939

KBP CONSULTING, INC.

September 9, 2013

Ms. Susan Ford Hammaker, RN, Ph.D.
Chair
Keys Ahead, Inc.
P.O. Box 370854
Key Largo, Florida 33037



**Re: Keys Ahead, Inc. / FIU Research Facility – Key Largo, FL
Parking Analysis**

Dear Ms. Hammaker:

There is a one-story commercial / retail building located at 103355 Overseas Highway in Key Largo in the Florida Keys, Monroe County, Florida. The subject site is approximately 0.35 acres and is located on the south (ocean) side of US 1 / Overseas Highway, near Mile Marker 103.

Keys Ahead, Inc., a non-profit educational entity, and Florida International University (FIU) are proposing to jointly redevelop and renovate this site as an office / research facility. The size of the subject building is 4,320 square feet. Within this building 3,360 square feet will be utilized as office space and research area. The remaining 960 square feet will be an open classroom / lecture facility for students.

The purpose of this correspondence is to document the parking requirements associated with this proposed educational / research facility.

Parking Analysis – Office / Research Space

As stated previously, 3,360 square feet of this facility will be utilized for office space and research activities. According to the Monroe County Code of Ordinances, this use requires three (3) parking spaces per 1,000 square feet of floor area. As a result, the office / research space at this site will require ten (10) parking spaces.

Parking Analysis – Educational / Classroom Space

Within the subject building, approximately 960 square feet will be an open classroom / lecture facility for instruction. This use does not fall specifically within any of the Monroe County land uses with respect to parking requirements. As such, the parking generation for this component of the project was determined using the parking generation rates contained in the Institute of Transportation Engineer's (ITE) *Parking Generation (4th Edition)* report. Based upon this information, the average peak period parking rate for the proposed use is as follows:

University / College – ITE Land Use #550

- Average Peak Period Parking Rate: $P = 0.33 (X)$
where P = number of parked vehicles and X = student population

KBP CONSULTING, INC.

The maximum number of students expected to be involved in activities at this facility is projected to be 25. Given an ITE parking rate of 0.33 parked vehicles per student, this facility will require eight (8) parking spaces for the classroom facilities. Excerpts from the referenced ITE report are included as Attachment A to this correspondence.

Total Parking Requirement

The total parking requirement for this facility is 18 parking spaces. This includes ten (10) parking spaces for the office / research use and eight (8) parking spaces for the open classroom area.

Supporting Evidence

The characteristics of this educational facility appear to support this conclusion with respect to the parking requirements. First and foremost, it is noted that this facility will be a satellite location intended primarily for independent research by graduate students. As such, classes or lectures will be held on an occasional basis. And, when they do occur, they will typically be held during evening hours when the office / research component of the facility is not being used. Therefore, the peak parking demand will be greatly reduced.

In addition, it is estimated that a significant percentage of the students involved in this program will reside near the main FIU campus in Miami-Dade County. When it is necessary to travel to this facility for research and / or instruction, it is likely that many of the students will carpool. And, for those students that choose to live closer to the research facility, it is believed that most will seek alternate modes of transportation (i.e. walking, bicycling, transit, carpooling, etc.). Together, these characteristics are expected to further reduce the parking demand at the Keys Ahead / FIU Research Facility.

Conclusions

Based upon the foregoing parking analysis along with the supporting evidence related to this specific facility, the proposed office / research / educational facility to be located at 103355 Overseas Highway in Key Largo is projected to require 18 parking spaces.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

KBP CONSULTING, INC.



Karl B. Peterson, P.E.

Florida Registration Number 49897

Engineering Business Number 29939

8400 North University Drive, Suite 309, Tamarac, Florida 33321

Tel: (954) 560-7103 Fax: (954) 582-0989

Attachment A

ITE Parking Generation (4th Edition) Excerpts

4th Edition

Parking Generation

ite 

Institute of Transportation Engineers

Land Use: 550 University/College

Description

This land use includes four-year universities or colleges that may or may not offer graduate programs. Two-year junior, community, or technical colleges are described in junior/community college (Land Use 540).

Database Description

The database consisted of a mix of suburban and urban sites. Parking demand rates at the suburban sites differed from those at urban sites and, therefore, the data were analyzed separately.

- Average parking supply ratio: 0.4 spaces per total number of students, faculty and staff (school population) at the suburban sites and 0.3 spaces per school population at the urban sites.
- Average parking supply ratio for building square footage: 1.2 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (three study sites).

The measured peak demand at four of the eight suburban sites was within 10 percent of the total parking supply, suggesting that the supply could potentially be constraining demand in sectors of the campuses.

The presence of paid parking was noted for only one study site. The peak parking demand at this site was similar to the average peak parking demand.

For seven of the suburban study sites, parking demand data counts were submitted for at least five consecutive hours. The following table presents the time-of-day distribution of parking demand for the sites.

<i>Based on Vehicles per School Population (Suburban Sites)</i>	<i>Weekday</i>	
	<i>Percent of Peak Period*</i>	<i>Number of Data Points*</i>
Hour Beginning		
12:00–4:00 a.m.	–	0
5:00 a.m.	–	0
6:00 a.m.	–	0
7:00 a.m.	–	0
8:00 a.m.	70	3
9:00 a.m.	90	6
10:00 a.m.	100	7
11:00 a.m.	100	7
12:00 p.m.	95	7
1:00 p.m.	94	6
2:00 p.m.	87	6
3:00 p.m.	88	4
4:00 p.m.	29	1
5:00 p.m.	20	1
6:00 p.m.	–	0
7:00 p.m.	–	0
8:00 p.m.	–	0
9:00 p.m.	–	0
10:00 p.m.	–	0
11:00 p.m.	–	0

*Subset of database

Land Use: 550 University/College

A 12-day study of weekday parking demand at San Diego State University¹ provided the following day-of-week distribution of peak parking demand.

Day of the Week	Peak Parking Demand as a Percent of Parking Demand on Peak Weekday (%)
Monday	89
Tuesday	99
Wednesday	89
Thursday	100

For all school uses, it is important to collect data on the size of the building and total number of students, faculty and employees in order to accurately measure parking demand for the site. Additional parking demand observations should also include evening hours and when special events occur at the site.

Future studies should provide information on any existing parking program, parking permit fees transportation demand management programs and availability of on-campus housing.

Additional Data

Quality of transit access may play a role in reducing the parking demand at universities/colleges.

Study Sites/Years

Canada:
Ottawa, ON (1985)

United States:
St. Louis, MO (1987); Dayton, OH (1992); Fairmont, WV (1992); Pittsburgh, PA (1992); Denver, CO (1993); West Palm Beach, FL (1993); Portland, OR (1995); Greensboro, NC (1998); San Luis Obispo, CA (2000); San Diego, CA (2004); Portland, OR (2004); Kutztown, PA (2006); Malibu, CA (2008)

4th Edition Source Numbers

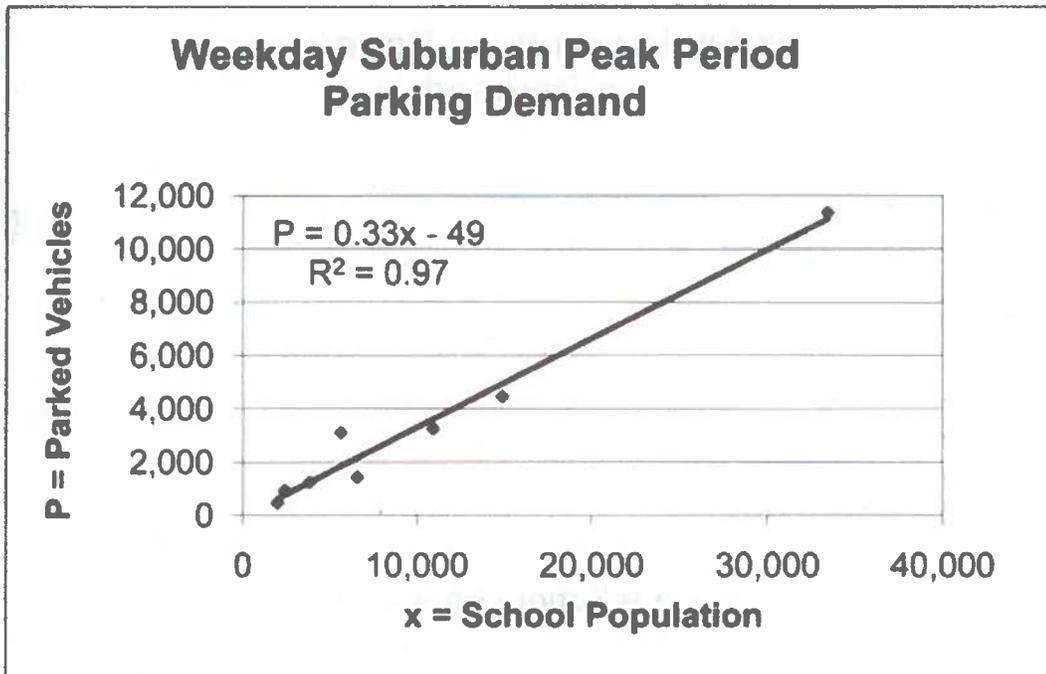
1015, 1130, 1131

¹ SOURCE: San Diego State University ITE Student Chapter, 2004 District 6 Data Collection Fund study.

Land Use: 550 University/College

Average Peak Period Parking Demand vs. School Population On a: Weekday Location: Suburban

Statistic	Peak Period Demand
Peak Period	11:00 a.m.–12:00 p.m.
Number of Study Sites	8
Average Size of Study Sites	10,000
Average Peak Period Parking Demand	0.33 vehicles per school population
Standard Deviation	0.10
Coefficient of Variation	32%
Range	0.22–0.55 vehicles per school population
85th Percentile	0.38 vehicles per school population
33rd Percentile	0.30 vehicles per school population



◆ Actual Data Points

— Fitted Curve/Average Rate

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 Wigington Tem Dist. 1
Heather Carruthers, Dist. 3
George Neugent, Dist. 2
Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 7.19.13
Time: 11:20 AM

Dear Applicant:

This is to acknowledge submittal of your application for Request for a Minor Conditional use Permit
Type of application

Keys Ahead, Inc. to the Monroe County Planning Department.
Project / Name

Thank you.

Cassi Scanlon

Planning Staff

✓ ADAMCZAK ROSS ALAN
N2740 LIND LN
WAUPACA, WI 54961

✓ BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037

✓ CAPITAL BANK NA
599 9TH ST N STE 101
NAPLES, FL 34102-5624

✓ CASH TY A AND SHERYL L
11 SE MARLIN AVE
KEY LARGO, FL 33037

✓ CASTILLO GUILLERMO
8 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓ CLIFTON FAMILY REV TR 2/26/2003
457 STONEWOOD LN
MAITLAND, FL 32751-3236

✓ CONCH 103275 LLC
PO BOX 6006
KEY WEST, FL 33041

✓ CONCHBEACH MANAGEMENT LLC
PO BOX 6006
KEY WEST, FL 33041-6006

✓ CULLEN JOHN F
16 SE MARLIN AVE
KEY LARGO, FL 33037-4714

✓ DOT/ST.OF FL
TALLAHASSEE, FL 32399

✓ DWARES CURTIS AND JULIANN
26 SNAPPER AVE
KEY LARGO, FL 33037

✓ FORRER VENTURES CAPITAL LLC
300 OCEAN DR APT 6
KEY LARGO, FL 33037

✓ GUARDIAN ANGEL MNGMNT EMP
PROFIT SHARING PLAN 401K
268 SAINT THOMAS AVE
KEY LARGO, FL 33037-4321

✓ HANDTE EDWIN R AND ELLEN
103365 OVERSEAS HWY
KEY LARGO, FL 33037

✓ HANDTE EDWIN R AND JANICE E
103365 OVERSEAS HWY
KEY LARGO, FL 33037-4762

✓ HARTLEY MICHAEL D
16 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓ HOROWITZ CRAIG C AND MELAINE R
PO BOX 373206
KEY LARGO, FL 33037-8206

✓ HUTCHISON KAREN L AND DAVID G
PO BOX 371262
KEY LARGO, FL 33037-1262

✓ JOHNSON MICHAEL AND SAWONG
PO BOX 371339
KEY LARGO, FL 33037-1339

✓ KEYS AHEAD INC
PO BOX 370854
KEY LARGO, FL 33037-0854

✓ LOCUST CENTER LTD
303 LOCUST STE 150
DES MOINES, IA 50309

✓ MAIER GEORGE J AND PATRICIA A
20 S EXUMA RD
KEY LARGO, FL 33037-5006

✓ MCFEES KEYS DISEASE LLC
620 SW 17TH ST
BOCA RATON, FL 33486

✓ MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

✓ MELERIC INVESTMENTS INC
103301 OVERSEAS HWY
KEY LARGO, FL 33037

✓ PARKER SCOTT
6 SE MARLIN AVE
KEY LARGO, FL 33037

✓ PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

✓ PUKLO WALTER E
1 SE MARLIN AVE
KEY LARGO, FL 33037-2914

✓ RICE PAIGE SANDS
15 SE MARLIN AVE
KEY LARGO, FL 33037-4713

✓ SILVESTRI JOSEPH AND JEANETTE
7 SE MARLIN AVE
KEY LARGO, FL 33037-4713

Verified by GC 7.19.13

WALL ERIC W
3 JEWFISH AVE
KEY LARGO, FL 33037

WHEATON MARDELLA
504 SOUND DR
KEY LARGO, FL 33037

End of Additional File 2013-091

ORIGINAL

KEYS AHEAD, INC.
PO Box 37854
Key Largo, Florida 33037



Keys Ahead
Never Stop Learning



REQUEST FOR MINOR CONDITIONAL USE PERMIT APPLICATION

* * * *

Keys Ahead, Inc- FIU Building Remodeling/Renovation

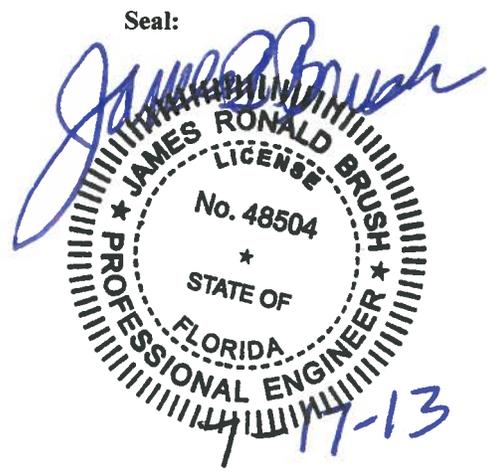
July 17, 2013

Prepared for:

APPLICANT:
Keys Ahead , Inc.
c/o Susan F Hammaker, Chair
P.O. Box 37854
Key Largo, FL 33037

Prepared By:

**Industry and Environment
Engineers/Consultants
103650 Overseas Highway, #46
Key Largo, FL 33037**



JAMES RONALD BRUSH, P.E.
LICENSED PROFESSIONAL ENGINEER
STATE OF FLORIDA NO. 48504

.....

I e Industry and Environment Engineers

July 17, 2013

Mayte Santamaria, Assistant Director of Planning
Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Subject: Request for Minor Conditional Use Permit Application-Keys Ahead, Inc.- FIU Building Remodeling/Renovation on a Parcel of Land Located at 103355 Overseas Highway (US 1) Key Largo and Having Real Estate Number 0047290.000000

Dear Ms Santamaria:

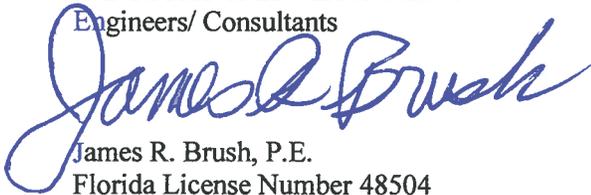
On behalf of Keys Ahead Inc., please find enclosed Request for Minor Conditional Use Permit Application with supporting attachments in response to the May 21, 2013 Letter of Understanding(LOU) from Monroe County Growth Management. Six (6) sets of the Application and Supporting documents are enclosed. Also, attached are a check for \$ 8,484.00 application fee and a check for \$362.00 advertising and mailing fee for 39 surrounding properties.

This application pertains to the existing building currently zoned as IS-M (improved subdivision-masonry) with FLUM designation RM. In accord with Mr. Joseph Haberman June 24, 2013 email and subsequent phone conversation, the application is requesting the new zoning district "Commercial C" be applied. The application and the Site Plan also propose to combine/aggregate the adjacent lot (Block 12 Lots 17 &18) on the southwest side. The real estate purchase and transfer is underway.

Please contact us if you should have questions or require additional information.

Sincerely,

INDUSTRY & ENVIRONMENT
Engineers/ Consultants



James R. Brush, P.E.
Florida License Number 48504

cc: Susan F. Hammaker, Chair- Keys Ahead, Inc.

**Keys Ahead Inc./ FIU Building
103355 Overseas Highway
Key Largo, Florida 33037**

REQUEST FOR MINOR CONDITIONAL USE PERMIT APPLICATION

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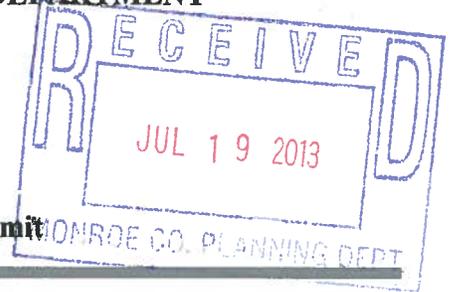
ATTACHMENTS

	<u>Description</u>	
Attachment 1	Proof of Ownership (Warranty Deed)	
Attachment 2	Current Property Record Card from Monroe County Property Appraiser	
Attachment 3	Photograph(s) of Site from Adjacent Roadway	
Attachment 4	Written Description of Project	
Attachment 5	Signed and Sealed Boundary Survey	
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Attachment 7	Landscape Plan- (Shown on the Site Plan)	
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Attachment 10	Building Floor Plan for Remodeling/Renovation of Existing Building	
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Attachment 12	Name and Address Labels of All Property Owners within 300 foot Radius of the	

Keys Ahead Inc./ FIU Building
103355 Overseas Highway
Key Largo, Florida 33037
REQUEST FOR MINOR CONDITIONAL USE PERMIT APPLICATION

	Property
Attachment 13	Radius Report from Monroe County Property Appraiser supporting the Required Labels
Attachment 14	Proof of Coordination
Attachment 15	Adjacent Property Block 12 Lots 17 & 18 Information being Purchased

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: \$8,484.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$245.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Traffic Study Review: \$5,000.00

Date of Submittal: July / 17/ 2013
MonthDay Year

Applicant/Agent Authorized to Act for the Property Owner:

Keys Ahead, Inc. Susan F Hammaker .Chair
Applicant (Name of Person, Business or Organization) Name of Person Submitting this Application

PO Box 37854 Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

305- 747-6060 goodwaterpeople@gmail.com
Daytime Phone Email Address

Property Owner:

Keys Ahead, Inc Susan F Hammaker .Chair
(Name/Entity) Contact Person

PO Box 37854 Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

305- 747-6060 goodwaterpeople@gmail.com
Daytime Phone Email Address

Legal Description of Property:

(If in metes and bounds, attach legal description on separate sheet)

12 Lots 14,15,16 Largo Sound Park Key Largo
Block Lot Subdivision Key

1579947 00472790-0000
Real Estate (RE) Number Alternate Key Number

103355 Overseas Highway MM 103.3
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: IS-M & FLUM/LUD= RM; Tier III

Present Land Use of Property: Business Offices

Proposed Land Use of Property: Offices, Classroom, Marine Science Laboratory

Amend from Residential to school & "Commercial C"

Total Area of Property: 15,446 SQ FT

Total Upland Area within Property: NA

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

One (1) Total number of non-residential buildings

4,320 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

NA Total number of residential buildings

NA Total number of permanent, market-rate units

NA Total number of permanent, affordable units

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

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

- 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
- Photograph(s) of site from adjacent roadway
- Written description of project
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 6 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:

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

APPLICATION

- Setback lines as required by the Land Development Code
 - Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
 - Size and type of buffer yards and parking lot landscaping areas, including the species and number of plants (*unless a separate landscape plan showing such is submitted*)
 - Extent and area of wetlands, open space preservation areas and conservation easements **NA**
 - Delineation of habitat types to demonstrate buildable area on the site, including any heritage trees identified and any potential species that may use the site (certified by an approved biologist and based on the most current professionally-recognized mapping by the U.S. Fish and Wildlife Service) (*unless a separate landscape plan showing such is submitted*) **NA**
 - Location of fire hydrants or fire wells
 - The location of public utilities, including location of the closest available water supply system or collection lines and the closest available wastewater collection system or collection lines (with wastewater system provider) or on-site system proposed to meet required County and State of Florida wastewater treatment standards
 - A table providing the total land area of the site, the total buildable area of the site, the type and square footage of all nonresidential land uses, the type and number of all residential dwelling units, the amounts of impervious and pervious areas, and calculations for land use intensity, open space ratio, and off-street parking
- Landscape Plan by a Florida registered landscape architect – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale
 - Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
 - Locations and dimensions of all existing and proposed structures, including all paved areas
 - Open space preservation areas
 - Existing natural features
 - Size and type of buffer yards including the species, size and number of plants
 - Parking lot landscaping including the species, size and number of plants
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
 - Transplantation plan (if required)
- Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)
- Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)
- Traffic Study, prepared by a licensed traffic engineer **Noted on Site Plan**
- Transportation fee of \$5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval) **NA**
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) **NA**
- Typed name and address mailing labels of all property owners within a 300 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 300 foot radius, each unit owner must be included

APPLICATION

Radius report from Monroe County Property Appraiser supporting the required labels

Proof of Coordination are required from the following:

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

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

- Notarized Agent Authorization
- Vegetation Survey or Habitat Evaluation Index
- Construction Phasing Plan
- Additional Proof of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to:

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

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

* * * * *

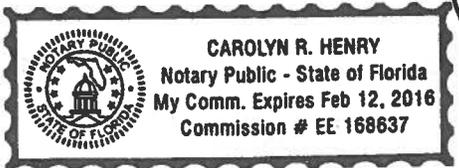
I, the Applicant, certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

Signature of Applicant: [Signature] Date: 7/15/13

Signature of Adjacent Property Owner: [Signature] Date: 7/5/13

Block 12 Lots 17 & 18 - Property Purchase by Applicant Contingent upon closing date before July 30, 2013

Sworn before me this 15th day of July 2013



Carolyn R. Henry
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.

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 George Neugent, Dist. 2
Mayor Pro Tem Heather Carruthers, Dist. 3
Danny Kolhage, Dist. 1
David Rice, Dist. 4
Sylvia J. Murphy, Dist. 5

May 21, 2013

Keys Ahead, Inc.
Susan Hammaker
PO Box 370854
Key Largo, FL 33037

**SUBJECT: LETTER OF UNDERSTANDING CONCERNING A PARCEL OF LAND
LOCATED AT 103355 OVERSEAS HIGHWAY (US 1), KEY LARGO AND
HAVING REAL ESTATE NUMBER 0047290.000000**

Ms. Hammaker,

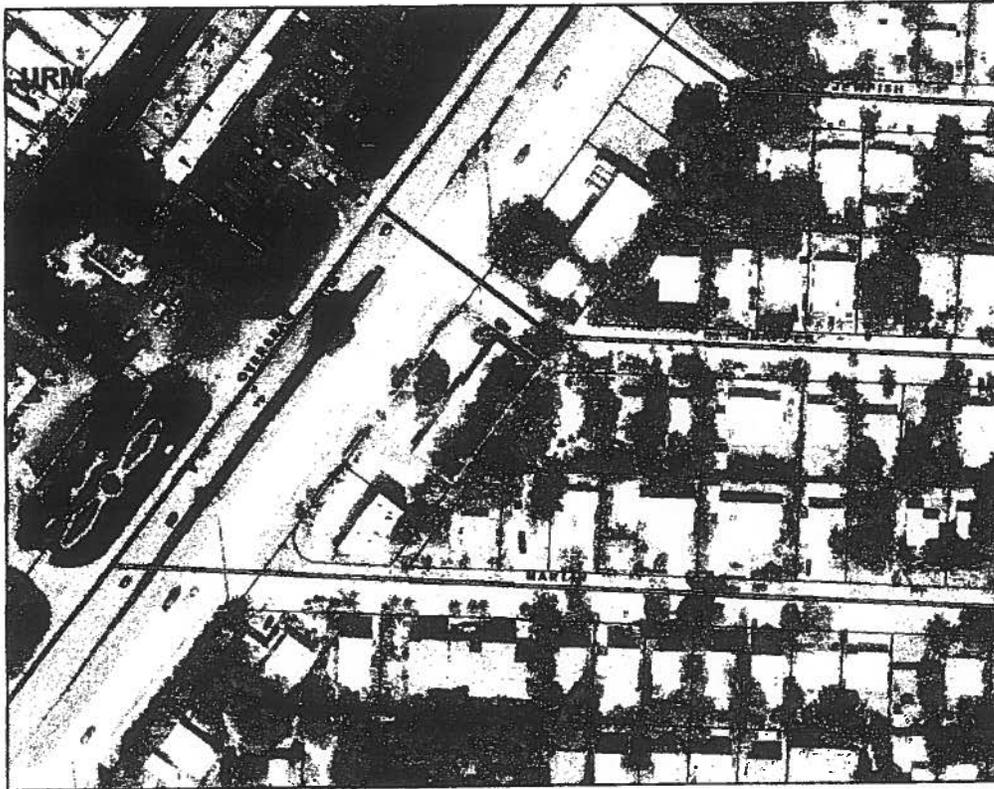
Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). On March 21, 2013, a Pre-Application Conference regarding the above-referenced property was held at the office of the Monroe County Planning & Environmental Resources Department in Marathon. Attendees of the meeting included James Fourqurean and Susan Hammaker (hereafter referred to as "the Applicant") and Michael Roberts, Senior Administrator of Environmental Resources, and Joseph Haberman, Planning & Development Review Manager (hereafter referred to as "Staff").

Materials presented for review included:

- (a) Pre-Application Conference Request Form;
- (b) Monroe County Property Record Card;
- (c) Monroe County Land Use District Map and Future Land Use Map;
- (d) Building floor plan by unknown and not dated; and
- (e) Boundary Survey by Massey-Richards Surveying & Mapping, LLC, dated February 7, 2013.

I. APPLICANT PROPOSAL

The subject property is currently developed with a 4,320 SF nonresidential building. The Applicant is proposing to use the building for research activities by Florida International University. The remodeled building would include laboratories, offices and classrooms.



Subject Property with Land Use District Overlaid (Aerial dated 2012)

II. SUBJECT PROPERTY DESCRIPTION

1. The subject property is located along the Overseas Highway (US 1) on Key Largo, at the southeast corner of the US 1 / Snapper Avenue intersection, at approximate mile marker 103 on the Atlantic Ocean side of US 1. According to the Property Appraiser's records, the address of the existing building is 103355 US 1.
2. The subject property is legally described as Block 12, Lots 14, 15 and 16, Largo Sound Park (PB3-1111), Key Largo, Monroe County, Florida and assessed under real estate (RE) number 00472790.000000.

Note: Lot 14 was formerly assessed under RE number 00472770.000000 and Lot 15 was formerly assessed under RE number 00472780.000000. Lots 14 and 15 were combined with Lot 16 and RE number 00472790.000000 for the 2008 tax roll.

3. According to the Monroe County Property Appraiser's records, the parcel identified as RE 00472790.000000 consists of 15,446 SF (0.35 acres) of land area.

Calculations included in this letter are based on the Property Appraiser's records, which may be inaccurate. A boundary survey was not submitted for review. A sealed boundary survey indicating the total amount of upland area may be required at the time of application submittal for any development approval affecting open space or land use intensity. If the

amount of upland area provided on the boundary survey differs from the Property Appraiser's records, then calculations provided in this letter are subject to change.

III. RELEVANT PRIOR COUNTY ACTIONS

1. In 1979, the Monroe County Building Department issued Building Permit #C-5619, approving the construction of a 1,500 SF building on Lot 16 and related site improvements. The use of the building was described as a store. A certificate of occupancy for the building addition was issued on May 17, 1979.
2. In 1983, the Building Department issued Building Permit #C-12362, approving the construction of a 1,500 SF building addition on Lot 15 and related site improvements. The use of the building was described as a store. A certificate of occupancy for the building addition was issued on June 3, 1983.
3. In 1987, the Building Department issued Building Permit C-18855, approving the construction of a building addition on Lot 14 and related site improvements. The application and plans for the building permit are not on file to confirm the approved size and use of the building addition. A certificate of occupancy for the building addition was issued on August 18, 1987.
4. In 2001, the Building Department issued Building Permit #013-4095, approving interior renovations of a 4,320 SF nonresidential building. The use of the building was described as a real estate office.
5. In addition to the aforementioned building permits, several other building permits have been issued for minor improvements to the building and property:

<i>Permit Number</i>	<i>Date Issued</i>	<i>RE# Filed Under</i>	<i>Description</i>
C-5611	02-15-1979	00472790	Land clearing
C-17404	07-15-1985	00472790	Install electric meter
C-22595	10-16-1987	00472790	Install wall-mounted awning
883-0774	08-05-1988	00472770	Install wall-mounted sign to building
923-5930	04-02-1992	00472770	Install wall-mounted awning to building
933-12448	12-28-1993	00472790	Re-roof building
943-2841	11-16-1994	00472770	Paint interior and exterior of building
943-2882	11-18-1994	00472770	Repaint and repair existing wall-mounted sign
953-1277	06-26-1995	00472790	Install new ground-mounted sign
963-1356	05-09-1996	00472790	Repair A/C
963-2771	09-19-1996	00472790	Repair A/C
993-1895	08-25-1999	00472790	Repair awning
003-1213	06-26-2000	00472790	Reface existing wall-mounted signs
103-0998	02-26-2010	00472790	Install wastewater connection
133-0747	02-27-2013	00472790	Remove and trim trees
133-0803	03-08-2013	00472790	Re-roof building
133-0891	04-30-2013	00472790	Remodel interior of building
133-1213	05-01-2013	00472790	Reface existing ground and wall-mounted signs

IV. REVIEW

The following land development regulations directly affect the proposal; however, please note that there are other land development regulations not referred to nor described in this letter which may govern future development as well.

1. For the purposes of development, the subject property, which consists of three lots, is aggregated. Pursuant to MCC §130-166, any development that has or is a part of a common plan or theme of development or use, including, but not limited to, an overall plan of development, common or shared amenities, utilities or facilities, shall be aggregated for the purpose of determining permitted or authorized development and compliance with each and every standard of MCC Chapter 130 and for the purpose of determining the appropriate form of development review.
2. In 1986, a revised series of zoning maps, entitled the Official Land Use District Map, were adopted for all areas of the unincorporated county. On the Official Land Use District Map, the subject property is within an Improved Subdivision (IS) land use (zoning) district. Pursuant to Amended Rule 9J-14.006 F.A.C., in 1989, the Official Land Use District Map was amended and the subject property was re-designated within an Improved Subdivision – Masonry (IS-M) district.

In 1993, a series of future land use maps associated with the comprehensive plan, entitled the Future Land Use Map (FLUM), were adopted for all areas of the unincorporated county. On the FLUM, the subject property is within a Residential Medium (RM) future land use category area.

3. The subject property has a tier designation of Tier III.
4. Concerning the historic use of the building on the subject property, references in building permit files indicate that the existing building, which was constructed in three phases beginning in 1979, was initially used as a commercial retail store. It was converted to an office in the early 1990s and has been used as such to date.
5. The Applicant's proposal involves using the building for research activities by Florida International University. The remodeled building would include laboratories, offices and classrooms.

Concerning the office component, pursuant to MCC §130-83, in the IS and IS-M district, withstanding compliance with other regulations, office uses of only less than 2,500 SF of floor area are permitted. However, the existing building consists of 4,320 SF of floor area, a total greater than 2,500 SF. Therefore, the existing building, and office use thereof, is nonconforming to MCC §130-83.

Concerning the school component, pursuant to MCC §130-83, in the IS and IS-M district, withstanding compliance with other regulations, schools may be permitted with a minor conditional use permit.

Since the existing building was clearly permitted to be an office, its office use is considered a lawful nonconforming use. Therefore, the property owner can continue to utilize all or part of the building as office. However, continued use as an office is subject to the provisions of MCC §102-56, which concerns nonconforming uses. In general, normal maintenance and repair to permit continuation of the nonconforming use may be performed. However, the nonconforming use shall not be extended, so as to prevent: 1) enlargement of nonconforming use by additions to the structure in which it is located; or 2) occupancy of additional lands. In addition, where a nonconforming use is discontinued or abandoned for six consecutive months, then such use may not be reestablished or resumed, and any subsequent use must conform to the provisions of the Land Development Code.

Converting part of the existing building to a school would be permitted if a minor conditional use permit is granted. However, it should be noted, that any portion of the building converted to a school may not be converted back to a nonconforming office use as a school is a conforming use.

Note: As the property is designated IS-M/RM and there has never been any residential development thereon, the property owner also has the right to request a map amendment to modify the land use district and FLUM designations to amended designations that eliminate the nonconformity. This process is described in more detail in Section V of this letter.

6. A minor conditional use permit will be required prior to the issuance of any building permits related to a school, such as classrooms. Minor conditional use permit applications are approved, approved with conditions or denied by the planning director following a public meeting of the Development Review Committee.

Pursuant to MCC §110-67, when considering applications for a minor conditional use permit, the planning director shall consider the extent to which 1) the conditional use is consistent with the purposes, goals, objectives and standards of the Comprehensive Plan and the MCC; 2) the conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; 3) the design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; 4) the proposed use will have an adverse effect on the value of surrounding properties; 5) 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 Land Development Code; 6) 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; 7) the development will

adversely affect a known archaeological, historical or cultural resource; 8) public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and 9) the proposed use complies with all additional standards imposed on it by the particular provision of the Land Development Code authorizing such use and by all other applicable requirements of the MCC.

Note: If the property owner successfully receives a map amendment prior to applying for any school use, a conditional use permit may or may not be necessary. Its approval shall be dependent on the regulations associated with the amended land use district. See Section V of this letter.

7. Maximum nonresidential land use intensities are provided in MCC §130-164. In the IS district, the following applies:

<i>Land Use</i>	<i>Floor Area Ratio (FAR)</i>	<i>Size of Site</i>	<i>Maximum Allowed</i>	<i>Building Floor Area</i>	<i>Potential Used</i>
Office	0.25 FAR	15,446 SF	3,861 SF	4,320 SF	112%

Note: Schools are a permitted use; however a specific FAR is not provided.

As office, the square footage of the building is nonconforming to the 0.25 maximum FAR available for office buildings in the IS district. Therefore, the existing building, and office use thereof, is nonconforming to MCC §130-164.

In addition, pursuant to Monroe County Comprehensive Plan Policy 101.4.21, for the RM FLUM category, there is a maximum FAR of 0.00. Therefore, the existing building, and office use thereof, is nonconforming to Policy 101.4.21.

With an approved minor conditional use permit, the Applicant may convert all or part of the nonconforming office building to a school. However, under the current land use district and FLUM designation, the total floor area of the existing building may not be expanded.

8. In the IS district, there is a required open space ratio of at least 0.20 or 20 percent. Therefore, of the 15,446 SF of total land area, at least 3,090 SF must be pervious open space.

The boundary survey submitted with the application does not provide enough information to fully determine if the proposed development is in compliance with the open space requirements. If nonconforming, as part of any conditional use permit application or building permit application affecting open space, Staff shall request that the site be brought into compliance to the greatest extent practical.

9. The required non-shoreline setbacks in the IS district are as follows: Front yard – 25’; Rear yard – 20’; and Side yard – 10’/15’ (where 10’ is required for one side and 15’ is the minimum combined total of both sides).

There is a front yard setback requirement of 25’ along the right-of-way of US 1, a 25’ front yard setback requirement along the right-of-way of Snapper Avenue, a 5’ side yard setback

requirement along the southwestern property line, and a 20' rear yard setback along the southeaster property line.

Using the boundary survey submitted with the application, Staff has determined that development on the site is nonconforming to all of the aforementioned setbacks. The building is nonconforming to the Snapper Avenue front yard setback (10.57' v. 25'), the southwestern side yard setback (0.00' v. 5'), and the southeastern rear yard setback (19.66' v. 20'). Paving for other purpose other than ingress and egress is nonconforming to the US 1 front yard setback (0' v. 25'), the Snapper Avenue front yard setback (14' v. 25'), and the southwestern side yard setback (0.00' v. 5').

As part of any conditional use permit application or building permit application affecting open space, Staff shall request that the paving be brought into compliance to the greatest extent practical (the Applicant is not proposing any modification to the building footprint).

10. The development would be subject to the following off-street parking requirements:

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Office	3 space / 1,000 SF	4,320 SF	13 spaces

The land development regulations do not provide a parking standard for a school use. As part of any conditional use permit application for the school use, the Applicant must provide an exact total of the floor area to be used for classrooms and the maximum number of occupants (students and educators) for each classroom. Parking for the floor area not utilized as classrooms shall be calculated using the 3 space/1,000 SF standard. Parking for the floor area utilized as classrooms shall be based on the actual need based on the number of potential occupants.

If there are 1 to 25 total parking spaces in a lot, at least one accessible parking space is required. Such spaces shall be designed and marked for exclusive use of those individuals who have a severe physical disability and have permanent or temporary mobility problems who have been issued either a disabled parking permit or a license plate. In addition, parking access aisles must be part of an accessible route to the building entrance. The access aisle shall be striped diagonally to designate it as a no-parking zone. Curb ramps must be located outside of the disabled parking spaces and access aisles.

All regular parking spaces, with the exception of parallel, must be at least 8'6" in width by 18' in length. Parallel parking spaces must be 8'6" in width by 25' in length. Handicap-accessible parking spaces must be at least 12' in width with an access aisle of 5' in width. Further, each required parking space shall have direct and unrestricted access to an aisle of the following minimum width:

<i>Parking Pattern</i>	<i>One Way Aisle Width</i>	<i>Two Way Aisle Width</i>
0 degrees	12'	24'
30/45 degrees	15'	24'
60 degrees	18'	24'
75 degrees	22'	24'
90 degrees	24'	24'

Parking spaces are not shown on the boundary survey submitted with the application. If nonconforming, as part of any conditional use permit application or building permit application affecting parking, Staff shall request that the site be brought into compliance to the greatest extent practical and, if necessary, that the Applicant submit and obtain an off-street parking variance.

A bicycle rack is not shown on the boundary survey submitted with the application. A bicycle rack shall be provided by all nonresidential development within 200' of an existing or programmed state or county bikeway. The minimum layout for a bicycle parking area shall be a 2'-wide by 6'-long stall with a minimum aisle width of 5'. The bicycle parking area shall be located within 50' of a public entrance to the principal structure and shall not interfere with pedestrian or vehicular traffic.

11. All non-residential uses with 2,500 SF to 19,999 SF of floor area are required to have a loading/unloading space, measuring 11' by 55'.

A loading zone is not shown on the boundary survey submitted with the application. If nonconforming, as part of any conditional use permit application or building permit application affecting parking, Staff shall request that the site be brought into compliance to the greatest extent practical.

12. Since the parking area is to contain six or more spaces and is within an IS district, a class "A" landscaping standard is required. Class "A" landscaping is described/illustrated in MCC §114-100.

A landscape plan was not provided to determine compliance. If nonconforming, as part of any conditional use permit application or building permit application affecting the parking area, Staff shall request that the site be brought into compliance to the greatest extent practical and, if necessary, that the Applicant submit and obtain a variance.

13. A major street bufferyard is required along the US 1 right-of-way. In the IS district, the required major street bufferyard is a class "D" bufferyard. The minimum class "D" bufferyard is 20' in width. Widths of 25', 30' and 35' are also optional with reduced planting requirements. A class "C" bufferyard is described/illustrated in MCC §114-128.

A landscape plan was not provided to determine compliance. If nonconforming, as part of any conditional use permit application or building permit application affecting the parking area, Staff shall request that the site be brought into compliance to the greatest extent practical and, if necessary, that the Applicant submit and obtain a variance.

14. There are clearing limits for new development, 40 percent of upland native vegetation or 3,000 SF, whichever is greater, may be cleared; however, the maximum amount of clearing shall be no more than 7,500 SF of upland native vegetative area.

Mitigation will be required for qualifying native vegetation removed for development. The number, species and sizes of plants to be mitigated shall be identified in an existing conditions report prepared and submitted by the Applicant and approved by the County Biologist.

15. In accordance with MCC §118-7(1), to the maximum extent practicable, development shall be sited so as to preserve all listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than 4".
16. There are two existing access drive to the site, both to/from US 1.

The existing access drives from US 1 are nonconforming in that their separation is less than the minimum standard of at least 400' from Snapper Avenue. No use fronting on US 1 shall receive a permit for a change of use, expansion or reconstruction unless it is brought into conformance by provision of combined drives or parallel access. Therefore, as part of a conditional use permit application, Staff reserves the right to request that the site's direct access to and from US 1 be modified to be in compliance with the current regulations. However, although the proposed access configuration would continue to be nonconforming, Staff is supportive of the removal of one of the access drives to/from US 1 in that such an action would make the site safer and bring it more into conformity. Note: There is also a variance procedure to retain and improve nonconforming access drives.

17. A stormwater management plan shall be required as a part of any conditional use permit or building permit application that involves modifications to the site. This plan shall detail pre and post development water flow and storage on site with supporting calculations. Pursuant to MCC §114-3(e), water management areas shall be legally reserved to and maintained by the operational entity and be dedicated on the plat, deed restriction, or easements. Any change in the use of the property must comply with this regulation and any other requirements of the Comprehensive Plan and the Land Development Code. Stormwater management areas shall be connected to a public road or other location from which operation and maintenance means of access are legally and physically available to the operational entity, in accordance with county land development regulations governing subdivision of land. As provided in MCC §114-3 (g), it is the responsibility of the applicant to provide a stormwater management plan for the development that contains sufficient information for the planning director to evaluate the environmental and stormwater discharge characteristics of the affected areas, the potential and predicted impacts of the proposed activity on community waters, and the effectiveness and acceptability of those measures proposed by the applicant for reducing adverse impacts. The stormwater management plan shall contain maps, charts, graphs, tables, photographs, narrative descriptions, calculations, explanations, and citations to supporting references, and any additional information deemed necessary by the planning director. The stormwater management plan must be sealed by an engineer registered in the state with experience in stormwater management and drainage design.

18. No structure or building shall be developed that exceeds a maximum height of 35'. Height means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in MCC Chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations.

The Applicant has not proposed any modifications to the exterior of the building.

19. A traffic study was not submitted. The projected trip generation and level of service of US 1 directly affect whether or not the redevelopment may be permitted or prohibited. The County's traffic consultant shall review the traffic impact analysis as part of a conditional use permit application to determine to what extent the redevelopment will affect the level of service along US 1. According to the 2012 US 1 Arterial Travel Time and Delay Study, Segment 23 of US 1 had an "A" level of service.
20. No building permit shall be issued by the county for impact-producing development unless the applicant has paid the applicable impact fees. Therefore, for redevelopment that increases the amount of dwelling units and/or non-residential floor area above that existing on the site prior to redevelopment, an impact fee(s) will be assessed.

V. OTHER ISSUES CONCERNING THE PROPOSAL

1. Any development on Key Largo shall be consistent with all goals, strategies and action items of the Key Largo Livable CommuniKeys Plan. A copy of this plan will be provided upon request.
2. The Applicant inquired about the possibility of a successful road abandonment of the unnamed alley behind the subject property that connects Snapper Avenue and Marlin Avenue. Staff cannot make any recommendations related to a future application. The Applicant can submit a road abandonment petition and it will be processed in accordance with MCC §19-1:

Sec. 19-1. Abandonment of rights-of-way.

- (a) No dedicated and accepted right-of-way in the county shall be abandoned where:
 - (1) The right-of-way terminates on a body of open water; or
 - (2) The right-of-way provides access to the public to land on open water; or
 - (3) The abandonment would preclude a way for the public to maintain access to the water.
- (b) In all other cases of abandonment, no right-of-way shall be abandoned unless there is an agreement to do so by all affected property owners. For purposes of this subsection, an affected property owner is the owner of property which, if the right-of-way is abandoned, will:
 - (1) Have access that is currently used by that property owner eliminated;
 - (2) Have the only platted access eliminated;
 - (3) Have the paved area adjacent to that property increased for turn-around purposes; or
 - (4) Be increased in size.

- (c) A road may be abandoned only at the terminal portion of the road and in its full width unless the abandonment will comply with the County Code requirements for road, turn-around, and fire-rescue access and one of the following circumstances exists:
- (1) An adjacent lot owner has on the platted right-of-way or within a setback a substantial structure which predates the Special Session Law 59-1578 pertaining to maps, plats and right-of-way. The term "substantial structure" specifically does not include wood or metal fences, sheds or tiki huts or other items not listed which are accessory structures.
 - (2) The abandonment is requested by a county department or governmental agency for a public purpose.
- (d) The board of county commissioners considers these a restriction on the rights of individuals who desire to abandon properties in accordance with F.S. § 336.09.
3. Prior to the issuance of any building permit, if such review is required, all proposed development shall be found in compliance by the Monroe County Building Department and the Monroe County Office of the Fire Marshal. Staff recommends that the Applicant coordinate with these offices prior to application submittal. The Planning & Environmental Resources Department does not review for compliance with the Florida Building Code.
 4. The site is designated partially within an X flood zone on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new or substantially improved structures must be built to floodplain management standards that meet those for flood protection.
 5. The Board of County Commissioners passed and adopted a Planning & Environmental Resources Department's fee schedule (currently Resolution #332-2012). Of relevance to your property and the development thereon, the fee schedule currently includes the following provision:

There shall be no application or other fees, except advertising and noticing fees, for property owners who apply for a map amendment to the official [Land Use District (LUD)] map and/or the official [Future Land Use Map (FLUM)], if the property owner can provide satisfactory evidence that a currently existing use on the site that also existed lawfully in 1992 was deemed nonconforming by final adoption of the LUD map and/or a currently existing use on the site that also existed lawfully on the site in 1997 was deemed nonconforming by final adoption of the FLUM. To qualify for the fee exemption, the applicant must apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. Prior to submittal of a map amendment application, the applicant must provide the evidence supporting the change and application for a fee exemption with the proposed LUD map/FLUM designations to the Monroe County Planning & Environmental Resources Department as part of an application for a Letter of Understanding. Following a review, the Director of Planning & Environmental Resources shall determine if the information and evidence is sufficient, and whether the proposed LUD map and/or FLUM designations are acceptable for the fee waiver, and approve or deny the fee

exemption request. This fee waiver Letter of Understanding shall not obligate the staff to recommend approval or denial of the proposed LUD or FLUM Category.

You have requested that the Senior Director of Planning & Environmental Resources render such a decision in relation to the subject property and allow you to submit FLUM and LUD amendment applications without the required application fees.

The property has a LUD designation of IS-M a FLUM designation of RM and a tier designation of Tier 3. The property was within a BU-1 district (Light Business) prior to 1986 when the property was re-designated IS-M.

As detailed earlier in this letter, as the building and its office use were approved and permitted prior to the adoption of the Land Development Code in 1986, the final adoption of the LUD Map in 1992 and the adoption of the Comprehensive Plan in 1996, the existing use is considered a lawful nonconforming use.

Resolution #332-2012 requires the property owner to provide satisfactory evidence that the existing use on the site also existed lawfully in 1992 and was deemed nonconforming by final adoption of the LUD map and/or the existing use on the site existed lawfully in 1997 and was deemed nonconforming by final adoption of the FLUM. Following a review, Staff has determined that the existing use existed lawfully in 1992 and was deemed nonconforming by the final adoption of the LUD map. Staff has also determined that the existing use existed lawfully in 1997 and was deemed nonconforming by the final adoption of the FLUM.

Resolution #332-2012 requires the applicant to apply for a LUD and/or FLUM designation(s) that would eliminate the non-conforming use created with adoption of the existing designation(s) and not create an adverse impact to the community. You have not proposed any new LUD/FLUM as of the date of this letter. Concerning any new proposed designations please note that staff cannot make this decision. In addition, please be aware that Staff is not obligated to recommend approval of the proposed LUD or FLUM designations. Staff is required to review the application on its merit and determine upon a full review that there shall not be an adverse impact to the community and is consistent with the provisions of the Comprehensive Plan and Monroe County Code.

In conclusion, if you choose LUD and FLUM designations that permit commercial retail use, staff has determined that your proposal qualifies for fee exemptions to the "Comprehensive Plan, Future Land Use Map (FLUM) Amendment" of \$5,531.00 and the "Land Use District Map, Amendment-Nonresidential" fee of \$4,929.00. You may submit a FLUM amendment and/or LUD amendment application without the submittal of the aforementioned application fees. However, you are responsible for all other requirements, including the fees for advertising (\$245.00 per application) and noticing (\$3.00 per each surrounding property per application).

In addition, please note that you are eligible for these fee waivers so long as such waivers are permitted by the fee schedule. If the fee schedule is amended to remove such a

provision in the future, you may not be eligible to submit the application without such required application fees afterwards.

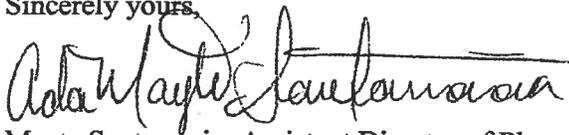
* * * * *

Pursuant to MCC §110-3, you are entitled to rely upon the representations set forth in this letter as accurate under the regulations currently in effect. This letter does not provide any vesting to the existing regulations. If the Monroe County Code or Comprehensive Plan is amended, the project will be required to be consistent with all regulations and policies at the time of development approval. The Department acknowledges that all items required as a part of the application for development approval may not have been addressed at the meeting, and consequently reserves the right for additional comment.

You may appeal decisions made in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Highway, Suite 410, Marathon, FL 33050.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter, or if we may further assist you with your project, please feel free to contact our Marathon office at (305)289-2500.

Sincerely yours,



Mayte Santamaria, Assistant Director of Planning

CC: Townsley Schwab, Senior Director Planning & Environmental Resources
— Joseph Haberman, Planning & Development Review Manager
— Michael Roberts, Senior Administrator of Environmental Resources

ATTACHMENT 1

Proof of Ownership (Warranty Deed)

Parish Council, FL
7750 Overseas Highway
Key Largo, Florida 33037

Parcel ID Number: 00472790-000000 AK#1579947

Warranty Deed

This Indenture, Made this 22nd day of February, 2013 A.D., Between
D & B Overseas, LLC, a Florida limited liability company

of the County of Monroe, State of Florida, grantor, and
Keys Ahead Inc, A Florida non profit corporation

whose address is: P.O. Box 370854, Key Largo, FL 33037

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:

Lots 14, 15, and 16, Block 12, LARGO SOUND PARK, according to the plat thereof, as recorded in
Plat Book 3, Page 111, of the Public Records of Monroe County, Florida

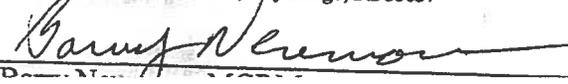
Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2012.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.
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:

D & B Overseas, LLC, a Florida limited liability company

Printed Name: Patricia Gessel By:  (Seal)
Witness as to Both David Thompson, MGRM
P.O. Address: P.O. Box 628, Key Largo, FL 33037


Printed Name: Rachel Lockhart By:  (Seal)

This Indenture, Made this 22nd day of February, 2013 A.D., Between D & B Overseas, LLC, a Florida limited liability company

of the County of Monroe, State of Florida, grantor, and Keys Ahead Inc, A Florida non profit corporation

whose address is: P.O. Box 370854, Key Largo, FL 33037

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:

Lots 14, 15, and 16, Block 12, LARGO SOUND PARK, according to the plat thereof, as recorded in Plat Book 3, Page 111, of the Public Records of Monroe County, Florida

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2012.

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:

D & B Overseas, LLC, a Florida limited liability company

Printed Name: Patricia Gessel Witness as to Both

By: David Thompson, MGRM (Seal) P.O. Address: P.O. Box 628, Key Largo, FL 33037

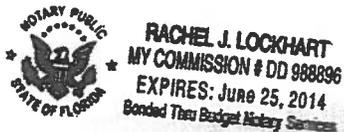
Printed Name: Rachel Lockhart Witness as to Both

By: Barry Neumann, MGRM (Seal) P.O. Address: P.O. Box 628, Key Largo, FL 33037

STATE OF Florida COUNTY OF Monroe

The foregoing instrument was acknowledged before me this day of February, 2013 by David Thompson, MGRM and Barry Neumann, MGRM of D & B Overseas, LLC, a Florida limited liability company

who are personally known to me or who have produced their Florida driver's licenses as identification. + GEORGIA D.L.



Rachel J. Lockhart Notary Public My Commission Expires 06/25/14

ATTACHMENT 2

Current Property Record Card from Monroe County Property Appraiser

**Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida**

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

[Website](#) tested on
IE8, IE9, & Firefox.
Requires Adobe
Flash 10.3 or higher

Alternate Key: 1579947 Parcel ID: 00472790-000000

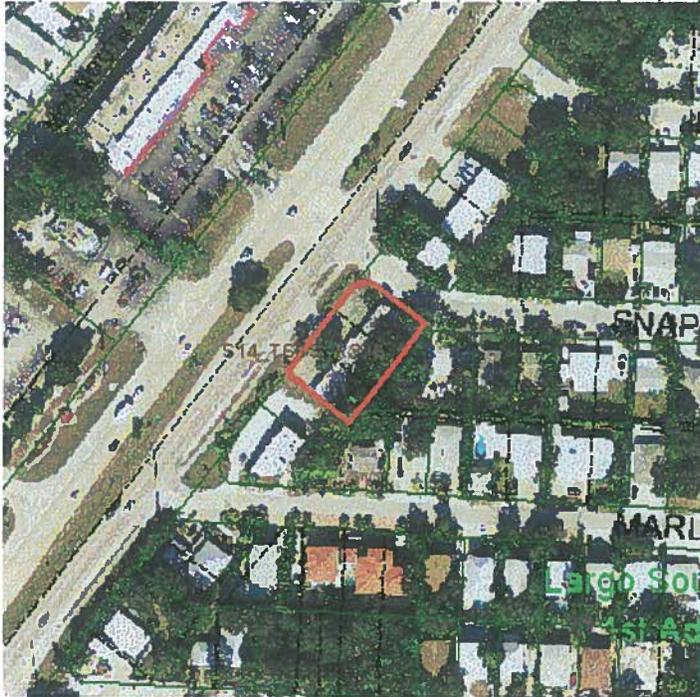
Ownership Details

Mailing Address:
KEYS AHEAD INC
PO BOX 370854
KEY LARGO, FL 33037-0854

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 14-61-39
Property Location: 103355 OVERSEAS HWY KEY LARGO
Subdivision: LARGO SOUND PARK
Legal Description: BK 12 LTS 14-15-16 LARGO SOUND PARK KEY LARGO PB3-111 OR428-999 OR569-8 OR602-701 OR773-321 OR811-723 OR863-2018-AFF OR863-2020 OR929-1186R/S OR932-1962R/S OR1554-984/85Q/C OR2605-2391/92 OR2614-2129

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	154	100	15,446.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 4320
 Year Built: 1979

Building 1 Details

Building Type
Effective Age 17
Year Built 1979
Functional Obs 0

Condition F
Perimeter 348
Special Arch 0
Economic Obs 0

Quality Grade 300
Depreciation % 23
Grnd Floor Area 4,320

Inclusions:

Roof Type
Heat 1
Heat Src 1

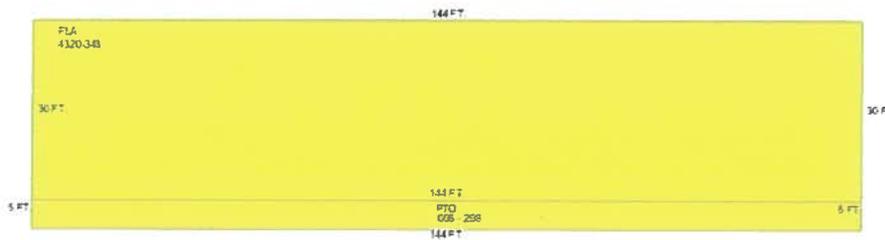
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 6

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	PTO		1	1987				698
1	FLA		1	1987				4,320

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	13676	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4688	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	5,760 SF	144	40	1978	1979	2	25

Appraiser Notes

LT 14 (RE00472770-000000 AK 1579921) & LT 15 (RE00472780-000000 AK1579939) HAVE NOW BEEN COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2008 TAX ROLL 1/1/2008MKD

2004/6/24 SCHWARTZ PROPERTY SALES/BETTER HOMES AND GARDENS TCF

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
1330891	04/30/2013		1		REMODEL/REPAIR COMM INTERIOR
13301822	06/03/2013		1		REPLACEMENT WINDOWS/DOORS
1304095	12/17/2001	12/31/2002	1		INTERIOR RENOVATIONS

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
2012	338,028	4,608	123,568	591,203	591,203	0	591,203
2011	338,028	4,608	200,798	591,734	591,734	0	591,734
2010	338,028	4,608	308,920	666,929	666,929	0	666,929
2009	355,588	4,608	339,812	783,749	783,749	0	783,749
2008	355,588	4,608	431,200	815,776	815,776	0	815,776
2007	288,143	4,608	75,000	367,751	367,751	0	367,751
2006	288,452	4,608	46,250	339,310	339,310	0	339,310
2005	288,452	4,608	46,250	339,310	339,310	0	339,310
2004	294,586	4,608	46,250	345,444	345,444	0	345,444
2003	294,586	4,608	46,250	345,444	345,444	0	345,444
2002	294,586	4,608	46,250	345,444	345,444	0	345,444
2001	294,586	4,608	15,000	314,194	314,194	0	314,194
2000	294,586	2,534	10,000	307,120	307,120	0	307,120
1999	294,586	2,534	10,000	307,120	307,120	0	307,120
1998	214,836	2,534	10,000	227,370	227,370	0	227,370
1997	214,836	2,534	10,000	227,370	227,370	0	227,370
1996	195,306	2,534	10,000	207,840	207,840	0	207,840
1995	195,306	2,534	10,000	207,840	207,840	0	207,840
1994	141,060	2,534	13,750	157,344	157,344	0	157,344
1993	141,060	2,788	13,750	157,598	157,598	0	157,598
1992	141,060	3,041	13,750	157,851	157,851	0	157,851
1991	141,060	3,295	13,750	158,105	158,105	0	158,105
1990	141,060	3,548	13,750	158,358	158,358	0	158,358
1989	141,060	3,802	13,750	158,612	158,612	0	158,612

1988	130,042	2,580	13,750	146,372	146,372	0	146,372
1987	95,832	2,094	13,000	110,926	110,926	0	110,926
1986	96,078	2,218	13,000	111,296	111,296	0	111,296
1985	93,045	2,341	7,500	102,886	102,886	0	102,886
1984	91,407	2,464	12,000	105,871	105,871	0	105,871
1983	45,606	926	11,113	57,645	57,645	0	57,645
1982	35,725	926	11,113	47,764	47,764	0	47,764

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
2/22/2013	2614 / 2129	560,000	WD	17
12/21/2012	2605 / 2391	442,000	WD	38
12/1/1984	929 / 1186	1	WD	M
9/1/1982	863 / 2020	65,000	WD	Q
8/1/1978	773 / 321	10,500	00	Q

This page has been visited 75,464 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

ATTACHMENT 3

Photograph(s) of Site from Adjacent Roadway



ATTACHMENT 4

WRITTEN DESCRIPTION OF PROJECT

SCOPE OF PROJECT

The existing property is currently developed with a 4,320 SQ FT non-residential building. The project proposes to remodel/renovate the existing building to use for marine science/research activities, educational, and administration by Keys Ahead, Inc., by Florida International (FIU) and Monroe County Community College (FKCC). The remodeled/renovated building will include a water-quality-environmental marine science laboratory, administrative offices, and an open classroom for research assistants and students.

Zoning change from IS- M and FLUM of RM residential to the new "Commercial C" zoning is proposed.

ATTACHMENT 5

Signed and Sealed Boundary Survey

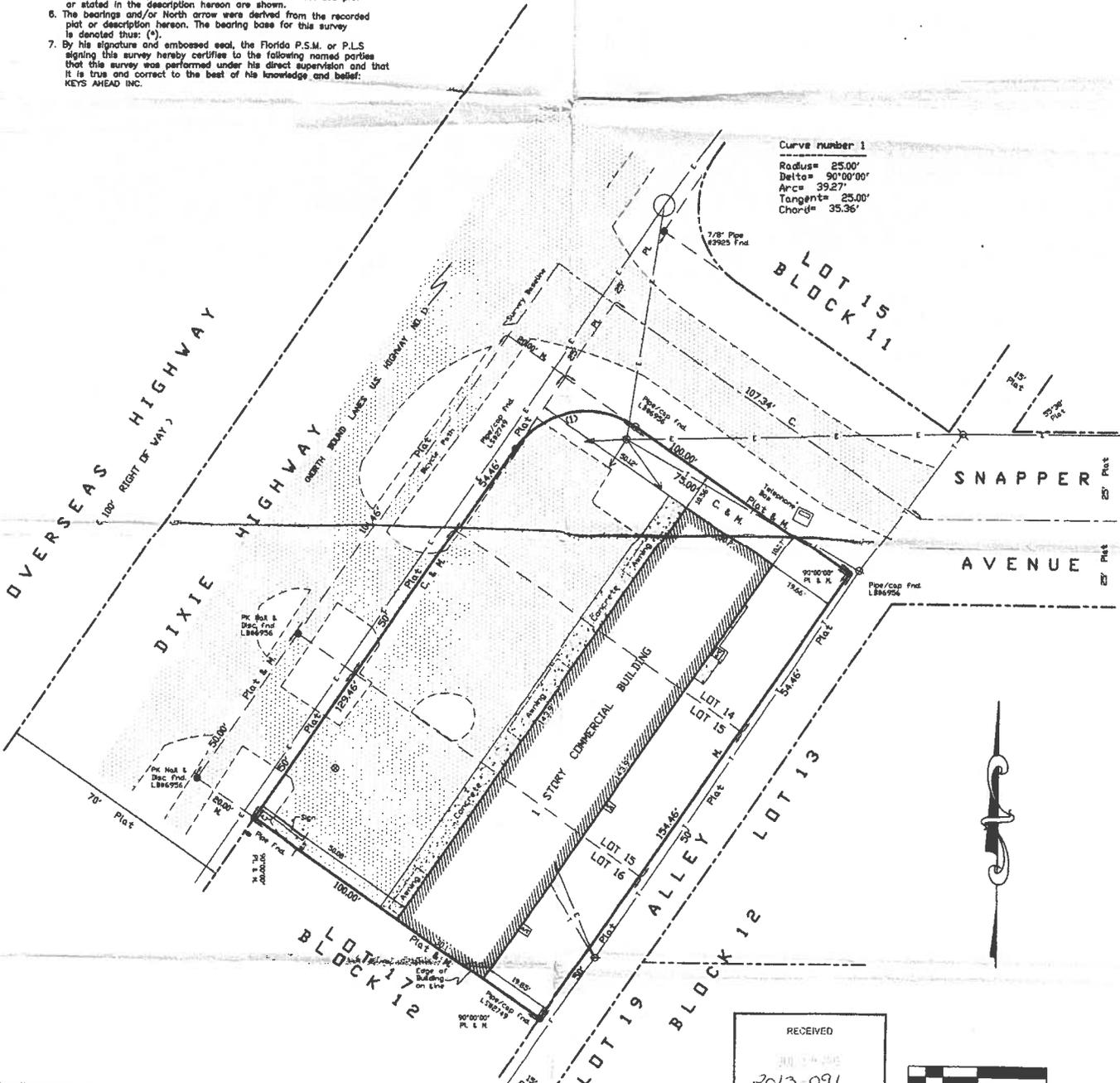
SURVEY NOTES

1. This sketch of survey represents a perimeter boundary survey with existing above ground improvements located. Underground utilities or structures were not located.
 2. This residence has a physical address of: 103335 Overseas Hwy., Key Largo, FL 33037
 3. This parcel is in N.F.I.P., flood zone X, El. N/A as shown on F.E.M.A. map panel #120870769, revised 2/18/05, and/or is depicted hereon if parcel is in more than one zone.
 4. No encroachments or notorious evidence of occupation and/or use of the described parcel for right-of-way, ingress and egress were noted by this survey unless shown hereon.
 5. 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.
 6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
 7. By his signature and embossed seal, the Florida P.S.M. or P.L.S. signing this survey hereby certifies to the following named parties that this survey was performed under his direct supervision and that it is true and correct to the best of his knowledge and belief.
- KEYS AHEAD INC.

DESCRIPTION:

Lots 14, 15 and 16, Block 12, LARGO SOUND PARK, according to the Plat thereof, as recorded in Plat Book 3, at Page 111 of the Public Records of Monroe County, Florida.

Curve number 1
 Radius= 25.00'
 Delta= 90°00'00"
 Arc= 39.27'
 Tangent= 25.00'
 Chord= 35.36'



RECEIVED
 2013 091
 MONROE CO. PLANNING DEPT



ABBREVIATIONS/LEGEND

PK - Found	L.L. - Land Boundary
R. - Road	L.B. - Licensed Business
C. - Calculated	D. - Ditch
W.F. - Wood Frame	P. - Post
PA/P. - Finished Floor	M. - Measured
EL. - Elevation	con. - Concrete
CB - concrete block	str. - structure
Brick - Brick	FF - floor finish
Fin. - finish	A/C - air conditioner
Res. - residence	C. - conduit
PK - PARKER KALON FRIEDER	F.E. - fence shed
M.H. - Manhole	M.S. - metal shed
H.S.E. - High Voltage Electric	P.S. - plastic shed
U.P. - liquid petroleum gas tank	C.B.S. - concrete block shed
U.G.E. - Underground Electric	Ad. - addition
U.G.T. - Underground Telephone	PK - pillar
W. - Water	R.O.W. - right of way
Red/White - Red/White-Post	W.F.T. - wood fish table
H.S.E. - High Voltage Electric	W. - wood fish table
P.C. - Point of Commencement	T.P. - telephone pole
P.C.P. - Point of Beginning	L.P. - light lamp pole
P.C.F. - Permanent Control Point	G.A. - gas anchor
P.C.C. - Point of Curved Curve	
P.A.C. - Point of Reverse Curvature	
P.C.T. - Point of Curvature/Tangency	
P.S.M. - Permanent Reference Monument	
NAD - National Geodetic Vertical Datum	
MSD - North American Vertical Datum	
A.M.H.A. - Approved Mean High Water Line	

MASSEY-RICHARDS SURVEYING & MAPPING, LLC
 88888 OVERSEAS HWY. / P.O. BOX 619, TAVERNIER, FL, 33070
 PHONE: (305)853-0666 / FAX: (305)853-0233

Sketch of Survey for: Keys Ahead, Inc. Drawing No. 11525
 Section 14 Township 61 South, Range 39 East Scale: 1" = 20'
 Key Largo Monroe County, Florida Drawn By: AMR
 Date of Field Survey: 2/7/13 Fieldbook: 188

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.

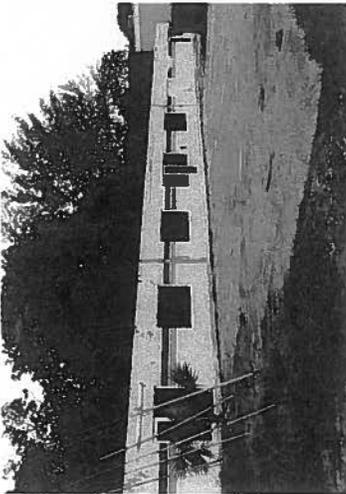
David S. Massey, P.S.M. # 5125

Florida Certificate of Authorization No. LB 7882

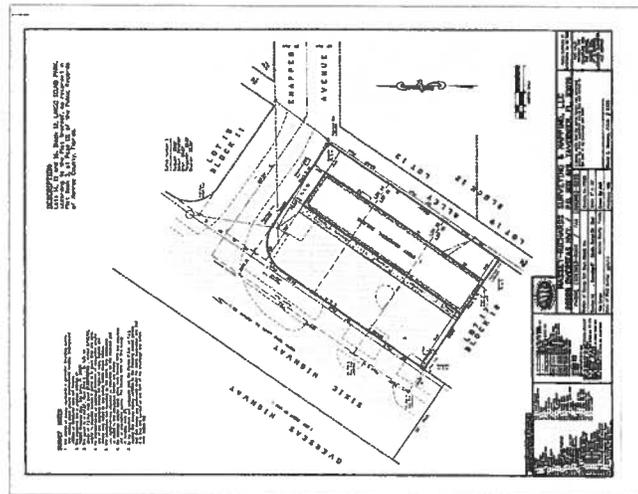
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ATTACHMENT 6

Signed and Sealed Site Plan- Two Sheets



6 FRONT VIEW OF 103355 OVERSEAS HIGHWAY



5 COPY OF SURVEY



4 AERIAL VIEW

SCOPE OF PROJECT
 The existing property is currently developed with a 4,320 SF nonresidential building. The existing property is currently zoned as Research Laboratory Occupancy B Business (RLO-B) and is currently occupied by Florida Institute of Technology (FIT) and Memorial University College. The remodeled building will include a water-quality-environmental marine science laboratory, administration offices, and an open classroom for research assistance and students. Proposed Zoning Change from R-4M PLUNIFORM to "Commercial C".

PROJECT DESCRIPTION
 103355 OVERSEAS HIGHWAY
 KEY LARSEN, FL
 PARCEL ID: 00427290000000
 LOCAL JURISDICTION: PALM BEACH COUNTY, FLORIDA
 ZONING: R-4M
 PLANNING DEPT. STAFF: J. L. [unreadable]

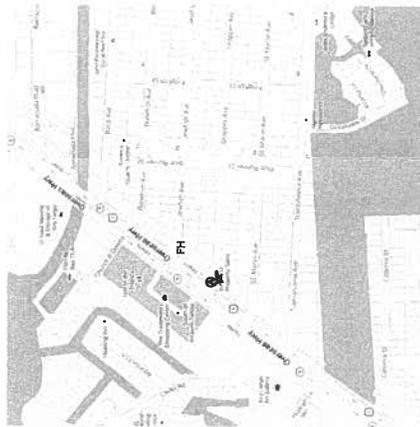


3 ZONING MAP



2 APPRAISER'S MAP

BUILDING OCCUPANCY CLASSIFICATION
 GROUP B BUSINESS
 RESEARCH LABORATORY OCCUPANCY B Business
 Schools, Colleges, and Universities Section 443 FBC 2010
 EDUCATIONAL GROUP E Section 305 FBC 2010
 State Requirements for Educational Facilities Section 429 FBC 2010
 and the Florida Fire Protection Code as adopted by State Fire Marshal



1 AREA MAP

Note: Fire Hydrant (FH) located near Jewfish Ave; 500FT inside lay length

INDUSTRY & ENVIRONMENT
 103355 OVERSEAS HIGHWAY
 KEY LARSEN, FL 33403
 Planning Department
 103355 Overseas Highway
 Key Largo, FL 33037

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2013-09

MONROE CO. PLANNING DEPT

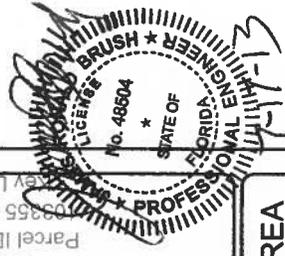
Minor Conditional Use Permit Application
 Keys Ahead, Inc.
 Parcel ID 00427290000000
 103355 Overseas Highway
 Key Largo, FL 33037

AREA PLANS

A1.1.1

DATE: 25 JUNE 2013

SCALE: N/A



DESCRIPTION
 Lots 14, 15 and 16, Block 12, LARGO 22040 Pkg.
 Plat No. 11, Block 12, LARGO 22040 Pkg.
 Plat No. 2, s. 4, Page 11, of the Public Records
 of Monroe County, Florida.

ZONING
 ZONE: IS-M - (FLUM: RM Tier 3)
 Future: Amend LUD/FLUM from RM
 to School; Proposed Zoning change to
 Monroe County "Commercial C"
 SETBACKS REQUIRED - EXISTING
 FRONT US 1 25 FT 0 FT
 SIDE/REAR 25 FT 0 FT
 REAR YARD SE 20 FT 19.66 FT
 FRONT Bldg NE 25 FT 10.57 FT
 Apply for Setback Variance

LOT CALCULATIONS
 LOT SIZE: 15,446 SQ. FT.
 BLDG COVERAGE 28% 4345 SF
 IMPERV. SURFACE 72% 11,225 SF
 OPEN SPACE 27% 4222 sq. ft. adequate
 LANDSCAPE AREA 10% 1422
 OPEN SPACE AREA RATIO 0.20 or 20%
 OPEN SPACE REQD. AT LEAST 3590 SF

LAND USE
 Floor Area Ratio Calculations Existing
 Property: 15,446 SF Office Floor: 4320 SF
 Calculations: FAR Max.
 Office: 0.25 3,681 SF
 Office: 2500 SF
 Proposed Use:
 Office Adm'n.: 1,770 SF
 Open Classroom: 980 SF
 Laboratory-Markie Science: 1,580 SF
 Total Floor Area: 4,320 SF

Parking Calculations Per Sec. 9.5-325(1)
 Peak Weekday 8:00 AM to 4:00 PM
 Office: 3350 SF @ 3 spaces/1000 SF=10
 (Laboratory Area Parking included above)
 Classroom Area Parking based on
 number of occupants estimated = 23
 TOTAL = 35
 Total spaces available:
 Apply Off Site Parking Variance
 Off Site parking spaces achieved
 by Adjacent Property Purchase
 Block 12 Lots 17 & 18
 Perpendicular spaces are 8'-6" x 18'
 Parallel spaces are 9'-6" x 25'
 Loading Zones are 11' x 55'
 Flood zone= X: FIRM PANEL NO. 12087702769

STORMWATER RETENTION CALCULATION SUMMARY
 LOT AREA: 15,446 SQ. FT.
 IMPERVIOUS AREA (GRASS): 4,222 SQ. FT.
 IMPERVIOUS AREA: 11,225 SQ. FT.
 % IMPERVIOUS: 72.7%
 RAINFALL= 2.5 X % IMPERVIOUS/ OR 1": 1.8"
 IMPERVIOUS AREA: 4320 Roof
 IMPERVIOUS AREA: (In Square Feet)
 NO DISTURBED AREA & NO NEW NEW IMPERVIOUS BSA Sidewalk
 PRE VS. POST DEVELOPMENT POST IS LESS: 5951 PERIOD
 TOTAL IMPERVIOUS AREA: 11,225 SQ. FT. 1683
 CUBIC FT. REQUIRED= (IMPERVIOUS AREA X RAINFALL)/12
 CUBIC FT. SUPPLIED= S.F. OF RETENTION AREA X AVG. DEPTH IN FEET
 Square feet of retention area: 2636
 Square feet of grassy swale area: 2636
 Average depth of retention area in feet: 0.25
 CUBIC FT. SUPPLIED= 6974 SF X 0.25= 1743 CUBIC FT
 Retention is Adequate as per MCC 114.3; Discharge to exfiltration well

TYPICAL SITE LIGHTING
 Plans Provided:
 20,500 Jabbal Lumens
 MOSEMAN ILLUMINATION
 Not to Exceed 1.5 Footcandles at The
 Property Line For Out Of Light, Max
 Height of 35' Above Grade. Turned In
 With Building Permit Application.
 Match Best Light Types at Locations Shown

TYPICAL SITE LIGHTING
 Notes:
 1. Measure FROM Fire Hydrant from Laying Length = 320 FT
 2. Traffic Impact Analysis by Monroe County Traffic Consultant
 3. 2012 US 1 Annual Travel Time and Delay Study, SEC 25-29
 4. Provide additional entrance drive greater than 400 FT
 Right Turn Lane

TYPICAL SITE LIGHTING
 Notes:
 1. Measure FROM Fire Hydrant from Laying Length = 320 FT
 2. Traffic Impact Analysis by Monroe County Traffic Consultant
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 Right Turn Lane

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 2013-091
 MONROE CO. PLANNING DEPT.

CONSULTANTS
 KERRY & ENDRICH
 103365 OVERSEAS HIGHWAY
 KEY LARGO, FL 33007
 TELEPHONE: 305-742-8822
 FAX: 305-742-8823
 Website: www.kerryendrich.com

PROJECT NO.
 103365 OVERSEAS HIGHWAY KEY LARGO

DATE:
 10/30/12

SCALE:
 AS SHOWN

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ATTACHMENT 7

Landscape Plan- (Shown on the Site Plan)

ATTACHMENT 8

Stormwater/Surface Water Management Plan
(Shown on the Site Plan)

ATTACHMENT 9

Stormwater Drainage Elevation Survey

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name **KEYS AHEAD, INC.**

FOR INSURANCE COMPANY USE

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
103355 OVERSEAS HWY

Company NAIC Number:

City **KEY LARGO**

State **FL**

ZIP Code **33037**

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOTS 14, 15 & 16, BLOCK 12, LARGO SOUND PARK

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) **NON-RESIDENTIAL**

A5. Latitude/Longitude: Lat. **N.25.13512** Long. **W.80.40401**

Horizontal Datum: NAD 1927 NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number **1A**

A8. For a building with a crawlspace or enclosure(s):

- a) Square footage of crawlspace or enclosure(s) **NA** sq ft
- b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade **NA**
- c) Total net area of flood openings in A8.b **NA** sq in
- d) Engineered flood openings? Yes No

A9. For a building with an attached garage:

- a) Square footage of attached garage **NA** sq ft
- b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade **NA**
- c) Total net area of flood openings in A9.b **NA** sq in
- d) Engineered flood openings? Yes No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number UNINCORPORATED AREAS 125129		B2. County Name MONROE		B3. State FL	
B4. Map/Panel Number 12087C0769	B5. Suffix K	B6. FIRM Index Date 2/18/05	B7. FIRM Panel Effective/Revised Date 2/18/05	B8. Flood Zone(s) X	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) N/A

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

- FIS Profile FIRM Community Determined Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929

- NAVD 1988 Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?

- Yes No

Designation Date: _____

- CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: **AZ12**

Vertical Datum: **NGVD 1929**

Indicate elevation datum used for the elevations in items a) through h) below. NGVD 1929 NAVD 1988 Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- a) Top of bottom floor (including basement, crawlspace, or enclosure floor) **12.9** feet meters
- b) Top of the next higher floor **NA** feet meters
- c) Bottom of the lowest horizontal structural member (V Zones only) **NA** feet meters
- d) Attached garage (top of slab) **NA** feet meters
- e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) **12.4** feet meters
- f) Lowest adjacent (finished) grade next to building (LAG) **12.0** feet meters
- g) Highest adjacent (finished) grade next to building (HAG) **12.4** feet meters
- h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support **12.0** feet meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments.

Certifier's Name **DAVID S. MASSEY**

License Number **PSM#5125**

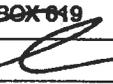
Title **MGR.**

Company Name **MASSEY-RICHARDS SURVEYING & MAPPING**

Address **P.O. BOX 619**

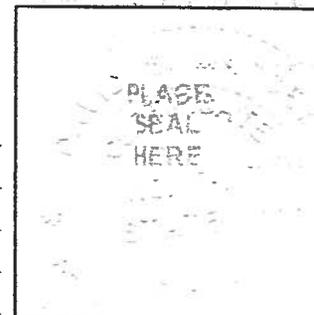
City **TAVERNIER**

State **FL** ZIP Code **33070**

Signature 

Date **2/7/13**

Telephone **305-853-0066**



IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
103355 OVERSEAS HWY.

Policy Number:

City KEY LARGO

State FL

ZIP Code 33037

Company NAIC Number:

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments C2e = A/C UNIT ON CONC. PAD

Signature

Date 2/7/13

SECTION E - BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1-E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1-E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).

a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ feet meters above or below the LAG.

E2. For Building Diagrams 6-9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8-9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.

E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

SECTION F - PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address

City

State

ZIP Code

Signature

Date

Telephone

Comments

Check here if attachments.

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8-G10. In Puerto Rico only, enter meters.

G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.

G3. The following information (Items G4-G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	-----------------------------------------------------

G7. This permit has been issued for: New Construction Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum _____

G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters Datum _____

G10. Community's design flood elevation: _____ feet meters Datum _____

Local Official's Name

Title

Community Name

Telephone

Signature

Date

Comments (11525)

Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
103355 OVERSEAS HWY

Policy Number:

City KEY LARGO

State FL

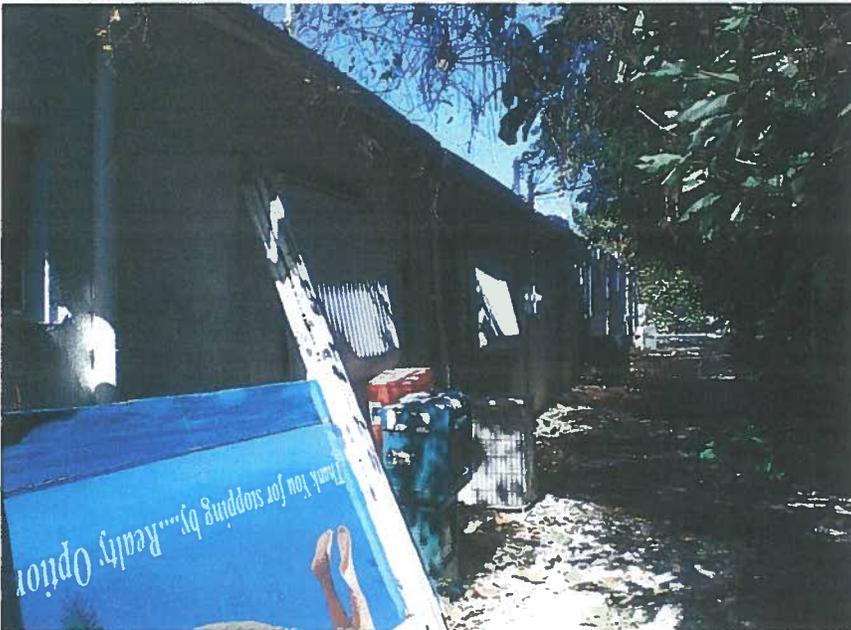
ZIP Code 33037

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.



FRONT VIEW 2/7/13



REAR VIEW 2/7/13

ATTACHMENT 10

Building Floor Plan for Remodeling/Renovation of Existing Building

ATTACHMENT 11

Building Elevations

ATTACHMENT 12

Name and Address Labels of All Property Owners within 300 foot Radius of the Property

MAIER GEORGE J AND PATRICIA A
20 S EXUMA RD
KEY LARGO, FL 33037-5006

HANDTE EDWIN R AND ELLEN
✓ 103365 OVERSEAS HWY
KEY LARGO, FL 33037

✓ PUKLO WALTER E
1 SE MARLIN AVE
KEY LARGO, FL 33037-2914

MELERIC INVESTMENTS INC.
103301 OVERSEAS HIGHWAY
KEY LARGO, FL 33037-4759

✓ CASH TY A AND SHERYL L
11 SE MARLIN AVE
KEY LARGO, FL 33037

✓ WALL ERIC W
JEWFISH AVE
KEY LARGO, FL 33037

FORRER VENTURE CAPITAL LLC
300 OCEAN DR -APT 6
KEY LARGO, FL 33037

✓ DWARES CURTIS AND JULIANN
26 SNAPPER AVE
KEY LARGO, FL 33037

✓ DOT/ST. OF FLORIDA
(STATE ROAD DEPARTMENT)
TALLAHASSEE, FL 32399

HARTLEY MICHAEL D
16 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓ JOHNSON MICHAEL AND SAWONG
PO BOX 371339
KEY LARGO, FL 33037-1339

✓ CONCH 103275 LLC
PO BOX 6006
KEY WEST, FL 33041

HUTCHISON KAREN L AND DAVID G
PO BOX 371262
KEY LARGO, FL 33037-1262

✓ CASTILLO GUILLERMO
8 TRANSYLVANIA AVE
KEY LARGO, FL 33037-4718

✓ LOCUST CENTER LTD
303 LOCUST STE 150
DES MOINES, IA 50309

CULLEN JOHN F
16 SE MARLIN AVE
KEY LARGO, FL 33037-4714

✓ PARKER SCOTT
6 SE MARLIN AVE
KEY LARGO, FL 33037

✓ KEYS AHEAD INC
PO BOX 370854
KEY LARGO, FL 33037-0854

BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037

~~PARKER SCOTT
6 SE MARLIN AVE
KEY LARGO, FL 33037~~

✓ ADAMCZAK ROSS ALAN
N2740 LIND LN
WAUPACA, WI 54961

GUARDIAN ANGEL MNGMNT EMP
PROFIT SHARING PLAN 401K
268 SAINT THOMAS AVE
KEY LARGO, FL 33037-4321

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041

~~MELERIC INVESTMENTS INC.
103301 OVERSEAS HIGHWAY
KEY LARGO, FL 33037-4759~~

~~BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037~~

✓ CONCHBEACH MANAGEMENT LLC
PO BOX 6006
KEY WEST, FL 33041-6006

✓ CLIFTON FAMILY REV TR 2/26/2003
C/O CLIFTON DANIEL F
457 STONEWOOD LN
MAITLAND, FL 32751-3236

MCFEES KEYS DISEASE LLC
620 SW 17TH ST
BOCA RATON, FL 33486

✓ SILVESTRI JOSEPH R
ANDJEANETTE
7 SE MARLIN AVE
KEY LARGO, FL 33037-4713

✓ HANDTE EDWIN R AND ELLEN
103365 OVERSEAS HWY
KEY LARGO, FL 33037

WHEATON MARDELLA
504 SOUND DR
KEY LARGO, FL 33037

MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

CAPITAL BANK NA ^{C/O THRUSH DONNA M}
599 9TH ST N STE 101
NAPLES, FL 34102-5624

~~NAPLES, FL 34102-5624~~

HOROWITZ CRAIG C AND MELAINE R
PO BOX 373206
KEY LARGO, FL 33037-8206

RICE PAIGE SANDS
15 SE MARLIN AVE
KEY LARGO, FL 33037-4713

LOCUST CENTER LTD
~~303 LOCUST~~
~~STE 150~~
DES MOINES, IA 50309

HUTCHISON KAREN L AND DAVID G
~~PO BOX 371262~~
KEY LARGO, FL 33037-1262

PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

SILVESTRI JOSEPH AND JEANETTE
~~7 SE MARLIN AVE~~
KEY LARGO, FL 33037-4713

ATTACHMENT 13

**Radius Report from Monroe County Property Appraiser
supporting the Required Labels**

Monroe County Property Appraiser - Radius Report

AK: 8659482	Parcel ID: 00470140-000100	Physical Location: 8 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LT 25, 26, 27 AND 28	LARGO SOUND PARK FIRST	ADDITION PB3-139 KEY LARGO OR
Owners Name:	CASTILLO GUILLERMO		
Address::	8 TRANSYLVANIA AVE	KEY LARGO, FL 33037-4718	
AK: 1579998	Parcel ID: 00472840-000000	Physical Location: 6 S MARLIN AVE	KEY LARGO
Legal Description:	BK 12 LT 21	LARGO SOUND PARK PB3-111	KEY LARGO OR 384-32 OR781-1530 OR812-876 OR11
Owners Name:	PARKER SCOTT A		
Address::	6 SE MARLIN AVE	KEY LARGO, FL 33037	
AK: 1579980	Parcel ID: 00472830-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 12 LT 20	LARGO SOUND PARK PB3-111	KEY LARGO OR3 84-32 OR781-1530 OR797-2052 OR79
Owners Name:	PARKER SCOTT		
Address::	6 SE MARLIN AVE	KEY LARGO, FL 33037	
AK: 1577286	Parcel ID: 00470090-000000	Physical Location: 4 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LTS 23 & 24	LARGO SOUND PARK FIRST ADDITION	PB3-139 KEY LARGO OR466-47/48 C
Owners Name:	SPREITZER JAMES E		
Address::	PO BOX 6006	KEY WEST, FL 33041	
AK: 1577251	Parcel ID: 00470060-000000	Physical Location: VACANT LOT OVERSEAS HWY	KEY LARGO
Legal Description:	LARGO SOUND PARK FIRST ADDITION PB3-139	KEY LARGO	BK 19 LT 20 AND ADJ ALLEY RES #
Owners Name:	CONCH BEACH MANAGEMENT LLC		
Address::	PO BOX 6006	KEY WEST, FL 33041-6006	
AK: 1577189	Parcel ID: 00470000-000000	Physical Location: 7 SE MARLIN AVE	KEY LARGO
Legal Description:	BK 19 LT 14, 15, 16 AND ELY 14.70FT	LT 17	LARGO S OUND PARK FIRST ADDITION PB3-1
Owners Name:	SILVESTRI JOSEPH R AND JEANETTE		
Address::	7 SE MARLIN AVE	KEY LARGO, FL 33037-4713	
AK: 1577227	Parcel ID: 00470030-000000	Physical Location: 1 MARLIN AVE	KEY LARGO
Legal Description:	BK 19 PT LT 17 (LESS ELY 14.70FT)	LARGO SOUND PARK	FIRST ADDITION PB3-139 KEY LARGO
Owners Name:	PUKLO WALTER E		
Address::	1 SE MARLIN AVE	KEY LARGO, FL 33037-2914	
AK: 1579611	Parcel ID: 00472450-000000	Physical Location: 3 JEWFISH AVE	KEY LARGO
Legal Description:	BK 11 LTS 9 AND 10	LARGO SOUND PARK KEY LARGO PB3	-111 OR419-877 OR533-501 OR1034
Owners Name:	WALL ERIC W		
Address::	3 JEWFISH AVE	KEY LARGO, FL 33037	
AK: 1094528	Parcel ID: 00095300-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	14 61 39	ISLAND OF KEY LARGO PT LOTS4-10-15-16-20	-21-30-3 1-32-40 G6-42
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPARTMENT)		
Address::	TALLAHASSEE, FL 32399		
AK: 1577235	Parcel ID: 00470040-000000	Physical Location: 103275 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 19 LTS 18 & 19	LARGO SOUND PARK FIRST ADDITION	PB3-139 KEY LARGO OR466-47/48 C
Owners Name:	CONCH 103275 LLC		
Address::	PO BOX 6006	KEY WEST, FL 33041	
AK: 1573621	Parcel ID: 00468472-009700	Physical Location: 103400 OVERSEAS HWY	KEY LARGO
Legal Description:	CROSS KEY WATERWAY ESTATES SECTION TWO	PB6-60 KEY	LARGO NE 702.67 FT OF TRACT A
Owners Name:	LOCUST CENTER LTD		
Address::	303 LOCUST STE 150	DES MOINES, IA 50309	
AK: 1579947	Parcel ID: 00472790-000000	Physical Location: 103355 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 12 LTS 14-15-16	LARGO SOUND PARK KEY LARGO PB3	-111 OR428-999 OR569-8 OR602-701
Owners Name:	KEYS AHEAD INC		
Address::	PO BOX 370854	KEY LARGO, FL 33037-0854	
AK: 1579726	Parcel ID: 00472560-000000	Physical Location: 20 SNAPPER AVE	KEY LARGO
Legal Description:	BK 11 LT 20	LARGO SOUND PARK OR593-22 OR793-1711 O	R831-1582 OR902-1474 OR1103-217
Owners Name:	ADAMCZAK ROSS ALAN		
Address::	N2740 LIND LN	WAUPACA, WI 54961	

AK: 1579700	Parcel ID: 00472540-000000	Physical Location: 6 SNAPPER KEY LARGO
Legal Description:	BK 11 LT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR5	93-22 OR793-1711 OR1196-2132/35D
Owners Name:	MAIER GEORGE J AND PATRICIA A	
Address::	20 S EXUMA RD	KEY LARGO, FL 33037-5006
AK: 1579955	Parcel ID: 00472800-000000	Physical Location: 103301 OVERSEAS HWY KEY LARGO
Legal Description:	BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR6	8-230-231 OR801-773/74D/C/AFF OR
Owners Name:	MELERIC INVESTMENTS INC	
Address::	103301 OVERSEAS HWY	KEY LARGO, FL 33037-4759
AK: 1579653	Parcel ID: 00472490-000000	Physical Location: 103375 OVERSEAS KEY LARGO
Legal Description:	BK 11 LOTS 13 & 14 LARGO SOUND PARK PB3-111 KEY LA	RGO OR165-538/539 OR785-996 OF
Owners Name:	FORRER VENTURES CAPITAL LLC	
Address::	300 OCEAN DR APT 6	KEY LARGO, FL 33037
AK: 1577341	Parcel ID: 00470170-000000	Physical Location: 16 TRANSYLVANIA AVE KEY LARGO
Legal Description:	BK 19 LT 30 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR59-199/200 OR466
Owners Name:	HARTLEY MICHAEL D	
Address::	16 TRANSYLVANIA AVE	KEY LARGO, FL 33037-4718
AK: 1579645	Parcel ID: 00472480-000000	Physical Location: VACANT LAND KEY LARGO
Legal Description:	BK 11 LT 12 LARGO SOUND PARK PB3-111 KEY LARGO OR4	19-877 OR1787-1482 OR2446-1745/4
Owners Name:	HUTCHISON KAREN L AND DAVID G	
Address::	PO BOX 371262	KEY LARGO, FL 33037-1262
AK: 1580023	Parcel ID: 00472890-000000	Physical Location: 16 MARLIN AVE KEY LARGO
Legal Description:	BK 12 LT 26 LARGO SOUND PARK PB3-111 KEY LARGO O	R528-359 OR661-300 OR722-218/19 (
Owners Name:	CULLEN JOHN F	
Address::	16 SE MARLIN AVE	KEY LARGO, FL 33037-4714
AK: 1579912	Parcel ID: 00472760-000000	Physical Location: VACANT LAND KEY LARGO
Legal Description:	BK 12 LT 13 LARGO SOUND PARK PB3-111 KEY LARGO OR4	28-999 OR1518-1195 OR2247-1344Q/
Owners Name:	BLOODWORTH HAROLD ROSS	
Address::	3 SNAPPER AVE	KEY LARGO, FL 33037
AK: 1579874	Parcel ID: 00472710-000000	Physical Location: 11 SNAPPER AVE KEY LARGO
Legal Description:	BK 12 LT 8 LARGO SOUND PARK PB3-111 OR527-992 OR62	9-337/338D/C OR629-339L/E OR966-
Owners Name:	GUARDIAN ANGEL MNGMNT EMP PROFIT SHARING PLAN 401K	
Address::	268 SAINT THOMAS AVE	KEY LARGO, FL 33037-4321
AK: 1579904	Parcel ID: 00472750-000000	Physical Location: 3 SNAPPER AVE KEY LARGO
Legal Description:	BK 12 LT 12 LARGO SOUND PARK KEY LARGO OR269-555-5	56 OR753-502D/C OR930-1424/1434V
Owners Name:	BLOODWORTH HAROLD ROSS JR	
Address::	3 SNAPPER AVE	KEY LARGO, FL 33037
AK: 1577332	Parcel ID: 00470160-000000	Physical Location: 14 TRANSYLVANIA AVE KEY LARGO
Legal Description:	BK 19 LT 29 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR476-918/919 OR8:
Owners Name:	MCFEES KEYS DISEASE LLC	
Address::	620 SW 17TH ST	BOCA RATON, FL 33486
AK: 1579688	Parcel ID: 00472520-000000	Physical Location: 4 SNAPPER KEY LARGO
Legal Description:	LARGO SOUND PARK PB3-111 KEY LARGO LOTS 16-17 BK	11 OR428-999 OR1460-20
Owners Name:	HANDTE EDWIN R AND ELLEN	
Address::	103365 OVERSEAS HWY	KEY LARGO, FL 33037
AK: 1577162	Parcel ID: 00469980-000000	Physical Location: 11 MARLIN AVE KEY LARGO
Legal Description:	BK 19 LT 12 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N KEY LARGO OR542-163 OR1098-
Owners Name:	CASH TY A AND SHERYL L	
Address::	11 SE MARLIN AVE	KEY LARGO, FL 33037
AK: 1579882	Parcel ID: 00472720-000000	Physical Location: 26 SNAPPER AVE KEY LARGO
Legal Description:	LARGO SOUND PARK KEY LARGO PB3-111 LOTS 9 & 10 BLK	12 OR448-229 OR706-265 OR820-20
Owners Name:	DWARES CURTIS AND JULIANN	
Address::	26 SNAPPER AVE	KEY LARGO, FL 33037
AK: 1577154	Parcel ID: 00469970-000000	Physical Location: 13 MARLIN AVE KEY LARGO
Legal Description:	BK 19 LT 11 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR542-163 OR1098-1
Owners Name:	JOHNSON MICHAEL AND SAWONG	
Address::	PO BOX 371339	KEY LARGO, FL 33037-1339

AK: 1579963	Parcel ID: 00472810-000000	Physical Location: 103301 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR 68-230/31 OR535-515 OR801-773/74E		
Owners Name:	MELERIC INVESTMENTS INC		
Address::	103301 OVERSEAS HWY	KEY LARGO, FL 33037	
AK: 1577171	Parcel ID: 00469990-000000	Physical Location: 9 MARLIN AVE	KEY LARGO
Legal Description:	BK 19 LT 13 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR485-245/246 OR53		
Owners Name:	CLIFTON FAMILY REV TR 2/26/2003 C/O CLIFTON DANIEL F		
Address::	457 STONEWOOD LN	MAITLAND, FL 32751-3236	
AK: 1579670	Parcel ID: 00472510-000000	Physical Location: 103365 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 11 LT 15 LARGO SOUND PARK PB3-111 KEY LARGO OR5 33-958 OR817-1301 OR817-1302 OR8		
Owners Name:	HANDTE EDWIN R AND JANICE E		
Address::	103365 OVERSEAS HWY	KEY LARGO, FL 33037-4762	
AK: 1579718	Parcel ID: 00472550-000000	Physical Location: 8 SNAPPER AVE	KEY LARGO
Legal Description:	BK 11 LT 19 LARGO SOUND PARK KEY LARGO OR593-22 OR793-1711 OR993-1131 OR1213-13		
Owners Name:	WHEATON MARDELLA		
Address::	504 SOUND DR	KEY LARGO, FL 33037	
AK: 1579891	Parcel ID: 00472740-000000	Physical Location: 5 SNAPPER AVE	KEY LARGO
Legal Description:	BK 12 LT 11 LARGO SOUND PARK KEY LARGO PB3-111 OR4 57-889/890 OR753-465 OR804-1846 C		
Owners Name:	MCGILL JOHN		
Address::	5 SNAPPER AVE	KEY LARGO, FL 33037	
AK: 8648812	Parcel ID: 00468472-009710	Physical Location: 103300 OVERSEAS HWY	KEY LARGO
Legal Description:	CROSS KEY WATERWAYS ESTATES SEC 2 PB6-60 KEY LARGO NE 250' OF SW 700' TRACT A & ADJ		
Owners Name:	CAPITAL BANK NA C/O THRUSH DONNA M		
Address::	599 9TH ST N STE 101	NAPLES, FL 34102-5624	
AK: 8666373	Parcel ID: 00472720-000100	Physical Location: 14 MARLIN AVE	KEY LARGO
Legal Description:	BK 12 LT 24 AND 25 LARGO SOUND PARK PB3-111 KEY LA RGO OR921-865 OR1067-318/19Q/C		
Owners Name:	HOROWITZ CRAIG C AND MELAINE R		
Address::	PO BOX 373206	KEY LARGO, FL 33037-8206	
AK: 1577146	Parcel ID: 00469960-000000	Physical Location: 15 MARLIN AVE	KEY LARGO
Legal Description:	BK 19 LT 10 LARGO SOUND PARK PB3-139 FIRST ADDITIO N KEY LARGO OR536-29 OR553-986		
Owners Name:	RICE PAIGE SANDS		
Address::	15 SE MARLIN AVE	KEY LARGO, FL 33037-4713	
AK: 9090904	Parcel ID: 00468472-009711	Physical Location: OVERSEAS HWY	KEY LARGO
Legal Description:	CROSS KEY WATERWAYS ESTATES SECTION TWO KEY LARGO PB6-60 NE'LY 120' OF SW 820' TRAC		
Owners Name:	LOCUST CENTER LTD		
Address::	303 LOCUST STE 150	DES MOINES, IA 50309	
AK: 1579637	Parcel ID: 00472470-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	BK 11 LT 11 LARGO SOUND PARK PB3-111 KEY LARGO OR4 19-877 OR1787-1482 OR2446-1745/4I		
Owners Name:	HUTCHISON KAREN L AND DAVID G		
Address::	PO BOX 371262	KEY LARGO, FL 33037-1262	
AK: 1579971	Parcel ID: 00472820-000000	Physical Location: 2 S MARLIN AVE	KEY LARGO
Legal Description:	BK 12 LT 19 LARGO SOUND PARK PB3-111 KEY LARGO OR5 42-182 OR828-889 OR865-566 OR905		
Owners Name:	PEREZ NIVIA		
Address::	PO BOX 832987	MIAMI, FL 33283	
AK: 1580015	Parcel ID: 00472860-000000	Physical Location: 10 SE MARLIN AVE	KEY LARGO
Legal Description:	BK 12 LTS 22-23 LARGO SOUND PARK PB3-111 KEY LARGO OR417-819 OR994-2415 OR1616-13		
Owners Name:	SILVESTRI JOSEPH AND JEANETTE		
Address::	7 SE MARLIN AVE	KEY LARGO, FL 33037-4713	

103355 Overseas Highway
FIU- Keys Ahead Building AK 472790

MONROE COUNTY PROPERTY
APPRAISER OFFICE



THIS PROPERTY LOCATION MAP HAS BEEN COMPILED FOR INTERNAL OFFICE USE AS AN AID IN THE PREPARATION OF THE MONROE COUNTY TAX ROLL. IT IS NOT A SURVEY AND THE OWNERSHIP INFORMATION DEPICTED THEREON SHOULD NOT BE RELIED UPON FOR TITLE PURPOSES. NEITHER MONROE COUNTY NOR THE OFFICE OF THE PROPERTY APPRAISER ASSUMES RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS.

1:2,306
Date: 7/2/2013

ATTACHMENT 14
Proof of Coordination

Proof of Coordination

FKEC



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91630 OVERSEAS HIGHWAY, P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

July 11, 2013

Jim Brush, PE
jimmyb@msn.com

Re: Letter of Coordination – 103355 Overseas Hwy

The existing building is being renovated into a marine science research facility with laboratory and classrooms for Florida International University (FIU), Monroe County Community College (FKCC) and the NOAA Aquarius undersea lab.

Dear Mr. Brush,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

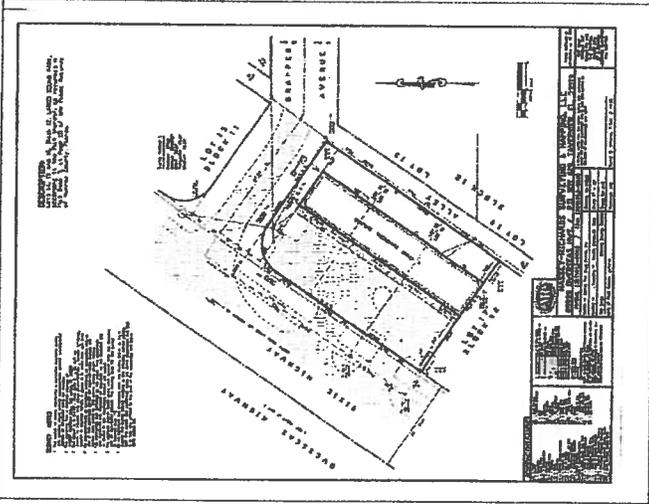
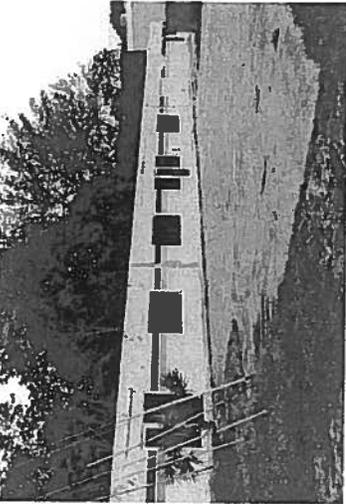
Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

A handwritten signature in red ink, appearing to read "Keith Kropf", is written over a faint, larger version of the same signature.

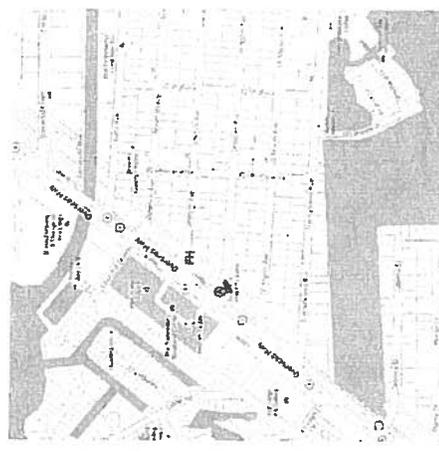
Keith Kropf, PE
Director of Engineering



SCOPE OF PROJECT:
 The existing property is currently developed with a 4,320 SF non-residential building. The existing building is to be demolished and replaced with a new 4,320 SF building. The proposed building will include a water-quality-environmental testing laboratory, administration offices, and an open classroom for research activities and students. Proposed Zoning Change from B-44 PLURRM to "Commercial C".



BUILDING OCCUPANCY CLASSIFICATION
 GROUP B BUSINESS
 RESEARCH LABORATORY OCCUPANCY; B Business
 Schools, Colleges and Universities Section 443 FBC 2010
 EDUCATIONAL GROUP E Section 303 FBC 2010
 Note: Requirements for Educational Facilities Section 423 FBC 2010 and the Florida Fire Protection Code as adopted by State Fire Marshal



Note: Fire hydrant (FH) located near Jewish Ave. 350FT hose lay length.

Minor Conditional Use Permit Application
 Keys Ahead, Inc.
 Parcel ID 0047279000000
 103355 Overseas Highway
 Key Largo, FL 33037

AREA PLANS

A1.1.1

INDUSTRY & ENVIRONMENT
 10330 Overseas Highway, #44
 Key Largo, FL 33037
 Telephone (305) 255-8222
 Fax (305) 255-8222



CONSULTANTS

INDUSTRY & ENVIRONMENT
 103385 OVERSEAS HIGHWAY
 KEY LARGO, FL 33037
 TELEPHONE: (305) 334-4422
 TELEFAX: (305) 334-4422

KEYS AHEAD, INC./FV RESEARCH FACILITY
 MINOR CONDITIONAL USE PERMIT
 APPLICATION
 103385 OVERSEAS HIGHWAY KEY LARGO

PROPERTY OWNER:
 KEYS AHEAD, INC.
 PO BOX 27084
 KEY LARGO, FL 33037

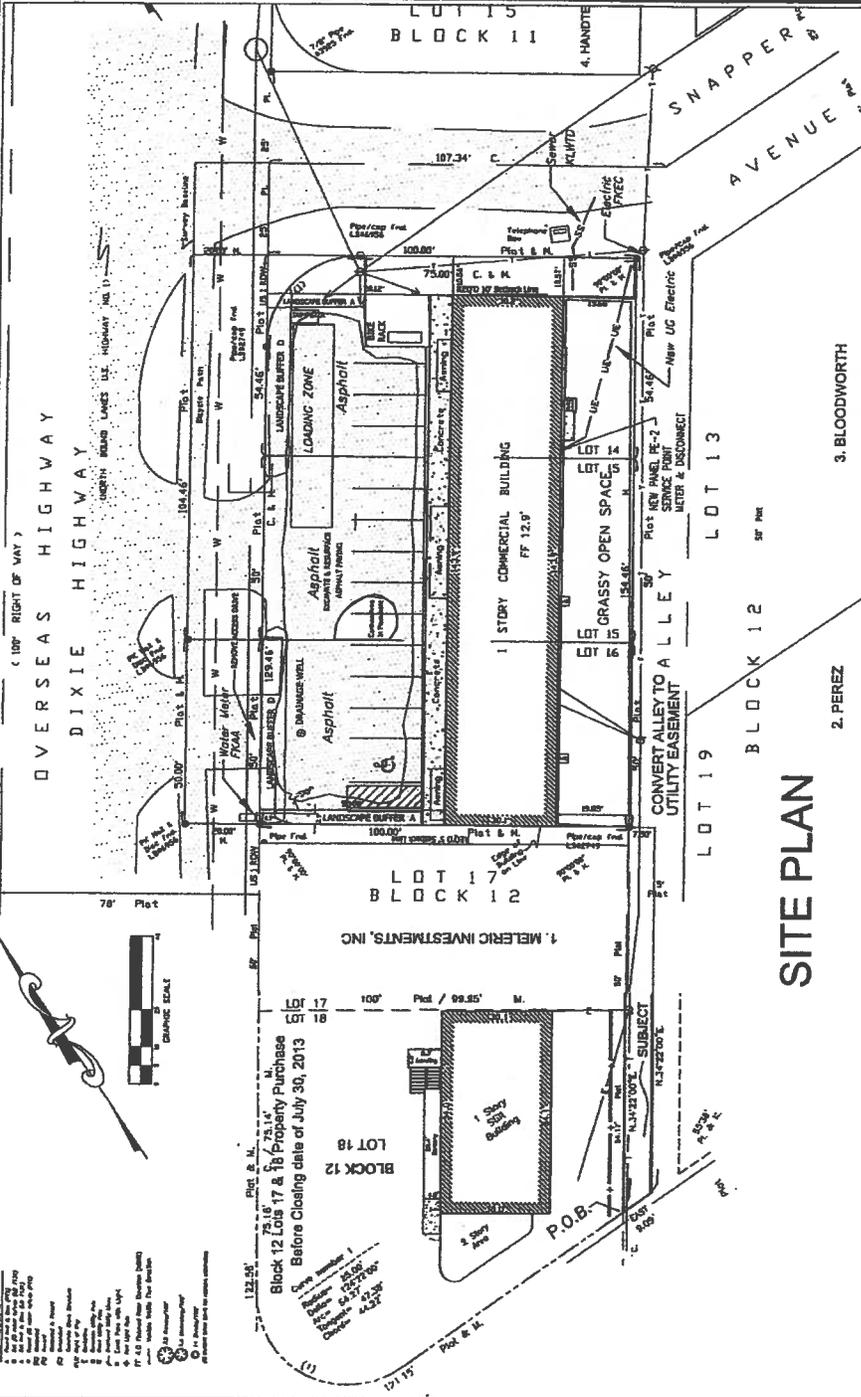
APPLICANT:
 KEYS AHEAD, INC.
 PO BOX 27084
 KEY LARGO, FL 33037

AGENT:
 Susan K. Hennicker, CMAA
 KEYS AHEAD, INC.
 KEY LARGO, FL 33037
 Phone: 305-747-6060

PROJECT ENGINEER:
 Mr. JAMES H. BRUSH, P.E.
 103385 OVERSEAS HIGHWAY
 KEY LARGO, FL 33037
 PHONE: (305) 334-4422

SITE PLAN & NOTES

C-1



ADJACENT PROPERTY OWNERS

- MELEERIC INVESTMENTS, INC.
 103301 Overseas Highway
 Key Largo, FL 33037
- PEREZ NVMA
 PO Box 852987
 Miami, FL 33283
- BLOODWORTH HAROLD ROSS
 3 Snapper Ave
 Key Largo, FL 33037
- HANDTKE EDWIN R AND JANICE E
 103385 Overseas Highway
 Key Largo, FL 33037

SCOPE OF PROJECT
 The existing property is currently developed with a 4,320 SF nonresidential building. The project proposes to use the building for research activities by Florida International University (FIU). The nonresidential building will include a walk-in environmental marine science laboratory, offices, and a classroom for research.

LANDSCAPE PLAN

Landscaping Per Sec. 9.5-379 Supp. 10.33 NC Land Development Regulations

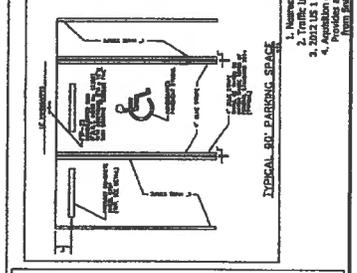
Buffer	Plant Material / 100'	Butterfly Meadow
Buffer D	3.5 University 25 Shrubs	20' 20'
Buffer C	3 University 25 Shrubs	10' 10'
Buffer A	15 University 15 Shrubs	5' 5'

Apply Landscaping Variance
 Note: Landscaping Contractor To Submit Strip Draw w/ Plant Schedule Showing Proposed Sites And Spacing For Owner's Approval.

TYPICAL SITE LIGHTING

Florida Power
 20,500 Watt Luminaire
 Maximum Mounting Height
 Not to Exceed 15 Feet
 Property Line For Cut Off Light. Max Height of 35' Above Grade.
 Lighting Location Plan to be Titled in accordance with applicable regulations.
 Mount Luminaire Light Type at Locations Shown

Note:
 1. Maximum Pole Height: 15 Feet
 2. Luminaire Spacing: 150 FT
 3. Luminaire Spacing: 150 FT
 4. Installation of Adjacent Property Block 12 Lots 17 & 18



DESCRIPTION:
 Lot 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

ZONING:
 ZONE: IS-M - (FLUM: RM Tier 3)
 Future: Amend LUD/FLUM from RM to IS-M
 10 Monroe County Commercial C
 SETBACKS REQUIRED EXISTING
 FRONT US 1 25 FT 0 FT
 Side Yard SW 5 FT 14 FT
 Rear Yard SE 20 FT 19.66 FT
 FRONT Bldg NE 25 FT 10.57 FT
 Apply for Sublot Variance

LOT CALCULATIONS

LOT SIZE: 15,448 SQ FT
 BLDG COVERAGE: 28% 4349 SF
 IMPERV. SURFACE: 72% 11,225 SF
 OPEN SPACE: 27% 4222 In adequate
 LANDSCAPE AREA: 10% 1427
 OPEN SPACE AREA RATIO: 0.20 or 20%
 OPEN SPACE REQ'D: AT LEAST 3090 SF

LANDUSE:
 Floor Area Ratio Calculations Existing
 Property: 15,448 SF Office Floor: 4320 SF
 Calculations: FAR Max.
 Office: 0.28 3,681 SF
 Office: 0.28 2,500 SF
 Proposed Use:
 Office Admin: 1,770 SF
 Open Classroom: 980 SF
 Laboratory-Marine Science: 1,380 SF
 Total Floor Area: 4,320 SF

Parking Calculations Per Sec. 9.5-335(1)
 Peak Weekday 9:00 AM to 4:00 PM
 Office: 3,350 SF @ 3 spaces/1000 SF=10
 (Laboratory Area Parking included above)
 Classroom Area Parking based on number of occupants estimated = 25
 TOTAL = 35
 Total spaces available:
 Apply Off Site Parking Variance
 Off Site parking spaces achieved by Adjacent Property Purchases Block 12 Lots 17 & 18
 Perpendicular spaces are 6'-6" x 18'
 Parallel spaces are 6'-6" x 25'
 Loading Space are 11' x 35'
 Flood zone: X 1; FIRM PANEL NO. 1206700189

STORMWATER RETENTION CALCULATION SUMMARY

LOT AREA:	15,448 Sq. Ft.
PERVIOUS AREA (GRASS)	4,222 Sq. Ft.
IMPERVIOUS AREA	11,225 Sq. Ft.
% IMPERVIOUS:	74%
RAINFALL = 2.15 X % IMPERVIOUS / OR 1":	1.6"
IMPERVIOUS AREA (In Square Feet)	4320
NO DISTRIBUTED AREA & NO NEW IMPERVIOUS 864 Sidewalk	5651 Pavement
PREVS. POST DEVELOPMENT POST IS LESS	11,225 Sq Ft
TOTAL IMPERVIOUS AREA:	1663
CUBIC FT. REQUIRED = (IMPERVIOUS AREA X RAINFALL) / 12	4338
Square Feet of retention area	2656
Square Feet of grassy swale area	0.35
Average depth of retention area in feet	1743 CUBIC FT
CUBIC FT. SUPPLIED = 6974 SF X 0.25 =	Retention is Adequate as per MCC 114.3; Discharge to infiltration well

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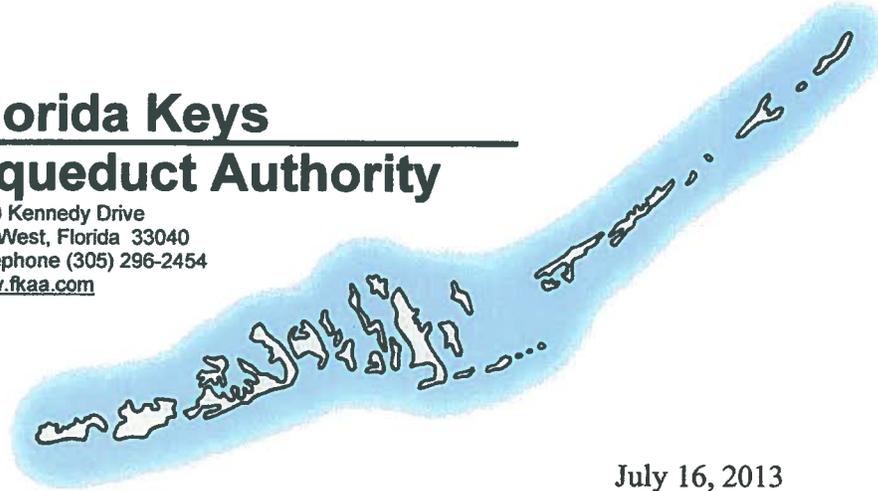
Proof of Coordination

FKAA



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



July 16, 2013

J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Brian L. Barroso
Secretary/Treasurer
District 1

Melva G. Wagner
District 2

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

Keys Ahead, Inc.
C/O Susan F Hammaker
PO Box 370854
Key Largo, FL 33037

RE: Keys Ahead Inc.-103355 Overseas Highway, Key Largo
Renovation-Marine Science Research Building
RE#:00472790-000000
Location #: 028383-5/8" Meter

Dear Ms. Hammaker,

This letter will serve as proof of coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There are 12" water main located on Overseas Highway and 6" water main on Snapper Avenue in front of the proposed site which appears adequate to serve this project.

A complete set of Civil and Architectural plans will be required to determine meter requirements and system development charges.

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 Supervisor

CC Sue Reich, Customer Service Manager Tavernier
Yusi Bonachea, Customer Service Manager Marathon
Christie Martin, Customer Service Manager Key West

Proof of Coordination

**Monroe County Solid Waste Management
Via Franchise Agreement
With
Keys Sanitary Service**

"RATES FOR SERVICES DISCLOSURE STATEMENT"

Franchise Name: Keys Sanitary Service As of: 9/15/13

Customer Name: Keys Ahead, Inc

Mailing Address: PO Box 37854
Key Largo, FL 33037

Service Address: 103355 Overseas Hwy
Key Largo, FL 33037

Customer Phone #: 305-747-6060

<u>Item Description:</u>	<u>#1</u>	<u>Item Description:</u>	<u>#2</u>
Cost of Collection of Solid Waste	\$ <u>45.95</u>	Cost of Collection of Solid Waste	\$
Cost of Disposal of Solid Waste	\$ <u>3838</u>	Cost of Disposal of Solid Waste	\$
Cost of Container Maint. for Solid Waste	\$	Cost of Container Maint. for Solid Waste	\$
Itemized Charges for Special Services	\$	Itemized Charges for Special Services	\$
TOTAL-----	\$ <u>84.32</u>	TOTAL-----	\$
<u>Item Description:</u>	<u>#3</u>	<u>Item Description:</u>	<u>#4</u>
Cost of Collection of Solid Waste	\$	Cost of Collection of Solid Waste	\$
Cost of Disposal of Solid Waste	\$	Cost of Disposal of Solid Waste	\$
Cost of Container Maint. for Solid Waste	\$	Cost of Container Maint. for Solid Waste	\$
Itemized Charges for Special Services	\$	Itemized Charges for Special Services	\$
TOTAL-----	\$	TOTAL-----	\$
<u>Item Description:</u>	<u>#5</u>	<u>Item Description:</u>	<u>#6</u>
Cost of Collection of Solid Waste	\$	Cost of Collection of Solid Waste	\$
Cost of Disposal of Solid Waste	\$	Cost of Disposal of Solid Waste	\$
Cost of Container Maint. for Solid Waste	\$	Cost of Container Maint. for Solid Waste	\$
Itemized Charges for Special Services	\$	Itemized Charges for Special Services	\$
TOTAL-----	\$	TOTAL-----	\$

Total Cost of Collection of Solid Waste: \$ 45.95
Total Cost of Disposal of Solid Waste: \$ 3838
Total Cost of Container Maint. for Solid Waste: \$ _____
Total Itemized Charges for Special Services: \$ _____

TOTAL: \$ 84.32

THESE SERVICES ARE PROVIDED UNDER A FRANCHISE AGREEMENT REGULATED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY. SHOULD YOU HAVE ANY QUESTIONS RELATING TO THESE RATES, PLEASE CALL SOLID WASTE MANAGEMENT, CUSTOMER SERVICE (305) 292-4536.

ACCOUNT # 326614

<input checked="" type="checkbox"/> NEW ACCOUNT	<input type="checkbox"/> ACCOUNT CHANGE	<input type="checkbox"/> ACCOUNT CLOSED
-------------------------------------------------	-----------------------------------------	-----------------------------------------

Proof of Coordination

Monroe County Office of the Fire Marshall

ATTACHMENT 15

Adjacent Property Block 12 Lots 17 & 18 Information being Purchased

Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305)
852-7130

Property Record Card -
Maps are now launching the new map application version.

Alternate Key: 1579955 Parcel ID: 00472800-000000

Ownership Details

Mailing Address:
MELERIC INVESTMENTS INC
103301 OVERSEAS HWY
KEY LARGO, FL 33037-4759

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 14-61-39
Property Location: 103301 OVERSEAS HWY KEY LARGO
Subdivision: LARGO SOUND PARK
Legal Description: BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-2290DC OR1540-2291/92AFF OR1540-2293/94TR OR1563-1185 OR1784-353Q/C OR2175-586Q/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	50	100	5,000.00 SF

Appraiser Notes

M.C. BAIL BONDS; MARLIN TITLE CORP. LAW OFFICES; T-MOBILE; WESTERN UNION CHECK CASHING

REACTIVATED PARCEL PER 2175-586 THIS PARCEL WAS ASSESSED UNDER RE 00472810-000000 FROM 1999 TO 2005.

COMBINED W/RE 472810 PER OWNER REQ 9-7-99 CW

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
2012	0	0	40,000	40,000	40,000	0	40,000
2011	0	0	65,000	65,000	65,000	0	65,000
2010	0	0	100,000	100,000	100,000	0	100,000
2009	0	0	110,000	110,000	110,000	0	110,000
2008	0	0	140,000	140,000	140,000	0	140,000
2007	154,910	320	75,000	75,000	75,000	0	75,000
2006	66,154	0	46,250	112,404	112,404	0	112,404
1998	0	0	10,000	10,000	10,000	0	10,000
1997	0	0	10,000	10,000	10,000	0	10,000
1996	0	0	10,000	10,000	10,000	0	10,000
1995	0	0	10,000	10,000	10,000	0	10,000
1994	0	0	13,750	13,750	13,750	0	13,750
1993	0	0	11,900	11,900	11,900	0	11,900
1992	0	0	11,900	11,900	11,900	0	11,900
1991	0	0	13,750	13,750	13,750	0	13,750
1990	0	0	13,750	13,750	13,750	0	13,750
1989	0	0	13,750	13,750	13,750	0	13,750
1988	0	0	13,750	13,750	13,750	0	13,750
1987	0	0	13,000	13,000	13,000	0	13,000
1986	0	0	13,000	13,000	13,000	0	13,000
1985	0	0	7,500	7,500	7,500	0	7,500
1984	0	0	12,000	12,000	12,000	0	12,000
1983	0	0	11,113	11,113	11,113	0	11,113
1982	0	0	11,113	11,113	11,113	0	11,113

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
2/22/1999	1563 / 1185	18,000	<u>WD</u>	<u>Q</u>

This page has been visited 61,518 times.

Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

**Scott P. Russell, CFA
Property Appraiser
Monroe County, Florida**

Key West (305) 292-3420
Marathon (305) 289-2550
Plantation Key (305) 852-7130

Property Record Card -

Maps are now launching the new map application version

Website tested on
IE8, IE9, & Firefox.
Requires Adobe
Flash 10.3 or higher

Alternate Key: 1579963 Parcel ID: 00472810-000000

Ownership Details

Mailing Address:
MELERIC INVESTMENTS INC
103301 OVERSEAS HWY
KEY LARGO, FL 33037

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 14-61-39
Property Location: 103301 OVERSEAS HWY KEY LARGO
Subdivision: LARGO SOUND PARK
Legal Description: BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1713 OR1034-1939D/C OR1103-2464 OR1147-505 OR1172-139 OR1361-74T/C OR1442-2076/77 OR1540-2290D/C OR1540-2291/92AFF OR1540-2293/94 OR1563-1185 OR1784-353

Building 1 Details

Building Type
 Effective Age 22
 Year Built 1984
 Functional Obs 0

Condition A
 Perimeter 330
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 26
 Grnd Floor Area 2,393

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

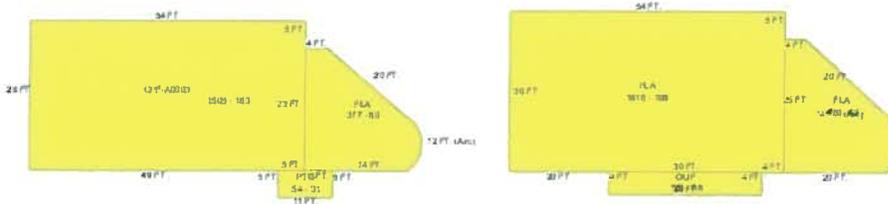
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 4

Vacuum 0
 Garbage Disposal 0
 Compactor 0
 Security 0
 Intercom 0
 Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	CPF		1	1984					1,505
0	FLA		1	1984					400
0	PTO		1	1984					54
0	FLA	5:C.B.S.	1	1984					377
0	FLA	5:C.B.S.	1	1984					1,616
0	OUF	5:C.B.S.	1	1984					129

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFFICE BLD-1 STORY	100	N	Y
		1 STORY STORES	100	N	Y
		OFFICE BLD-1 STORY	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4689	C.B.S.	100

Appraiser Notes

6/29/06; CHECK CASHING ,MARLIN TITLE, & BAIL BONDS
RE 472800 COMBINED PER OWNER REQ 9-7-99
2004/6/25 3 UNITS SUITE A -MARLIN TITLE SUITE B- F.A.I. LEGAL SERVICES LOWER UNIT- FLORIDA KEYS CELLULAR TCF 2002/8/26 SB, TPP: 8898258 - Z BONDSMAN 8928295 - MARLIN TITLE 8927953 - FLORIDA KEYS CELLULAR 8999222 - HERMID MERCY LAW OFFICES 8787626 - FL AGENCY OF INVEST. CO 9037491 - VFS LOAN RESIDUAL HOLDING LLC (LEASED EQ @ FL AGENCY OF)
SPLIT OUT LT 17 FROM PARCEL NOW WITH REACTVATED PARCEL #00472800-000000

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	0032691	06/13/2000	03/10/2008	1	Commercial	ROOFING
	302858	06/21/2000	01/01/2001	1		REPLACE A/C

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
2012	211,537	0	70,696	389,255	389,255	0	389,255
2011	220,113	0	114,881	401,330	401,330	0	401,330
2010	220,113	0	176,740	446,384	446,384	0	446,384
2009	220,113	0	194,414	547,528	547,528	0	547,528
2008	220,113	0	247,800	613,120	613,120	0	613,120
2007	119,920	0	132,750	252,670	252,670	0	252,670
2006	98,498	0	81,863	180,361	180,361	0	180,361
2005	151,478	0	128,113	279,591	279,591	0	279,591
2004	151,473	0	128,113	279,586	279,586	0	279,586
2003	151,473	0	128,113	279,586	279,586	0	279,586
2002	151,473	0	128,113	279,586	279,586	0	279,586
2001	188,850	0	41,550	230,400	230,400	0	230,400
2000	188,850	0	27,700	216,550	216,550	0	216,550
1999	188,850	0	27,700	216,550	216,550	0	216,550
1998	146,321	0	17,700	164,021	164,021	0	164,021
1997	146,321	0	17,700	164,021	164,021	0	164,021

1996	133,019	0	17,700	150,719	150,719	0	150,719
1995	127,324	0	17,700	145,024	145,024	0	145,024
1994	127,324	0	24,338	151,662	151,662	0	151,662
1993	127,324	0	24,338	151,662	151,662	0	151,662
1992	127,324	0	24,338	151,662	151,662	0	151,662
1991	127,324	0	24,338	151,662	151,662	0	151,662
1990	117,530	0	24,338	141,868	141,868	0	141,868
1989	117,530	0	24,338	141,868	141,868	0	141,868
1988	113,442	0	24,338	137,780	137,780	0	137,780
1987	111,492	0	23,010	134,502	134,502	0	134,502
1986	111,821	0	23,010	134,831	134,831	0	134,831
1985	109,488	0	13,275	122,763	122,763	0	122,763
1984	0	0	21,240	21,240	21,240	0	21,240
1983	0	0	20,790	20,790	20,790	0	20,790
1982	0	0	19,688	19,688	19,688	0	19,688

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
6/1/1995	1361 / 0074	177,600	WD	Q
10/1/1990	1147 / 505	200,000	WD	Q
8/1/1989	1103 / 2464	100,000	WD	U
7/1/1982	860 / 1713	27,000	WD	Q
2/1/1973	535 / 515	10,000	00	Q

This page has been visited 75,674 times.

Monroe County Monroe County Property Appraiser
 Scott P. Russell, CFA
 P.O. Box 1176 Key West, FL 33041-1176

DESCRIPTION: (prepared by undersigned Surveyor)

The Northwesterly one-half the Alley (15 feet wide) lying Southeasterly of and adjacent to Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3 at Page 111 of the Public records of Monroe County, Florida, said portion of alley being more particularly described as follows:

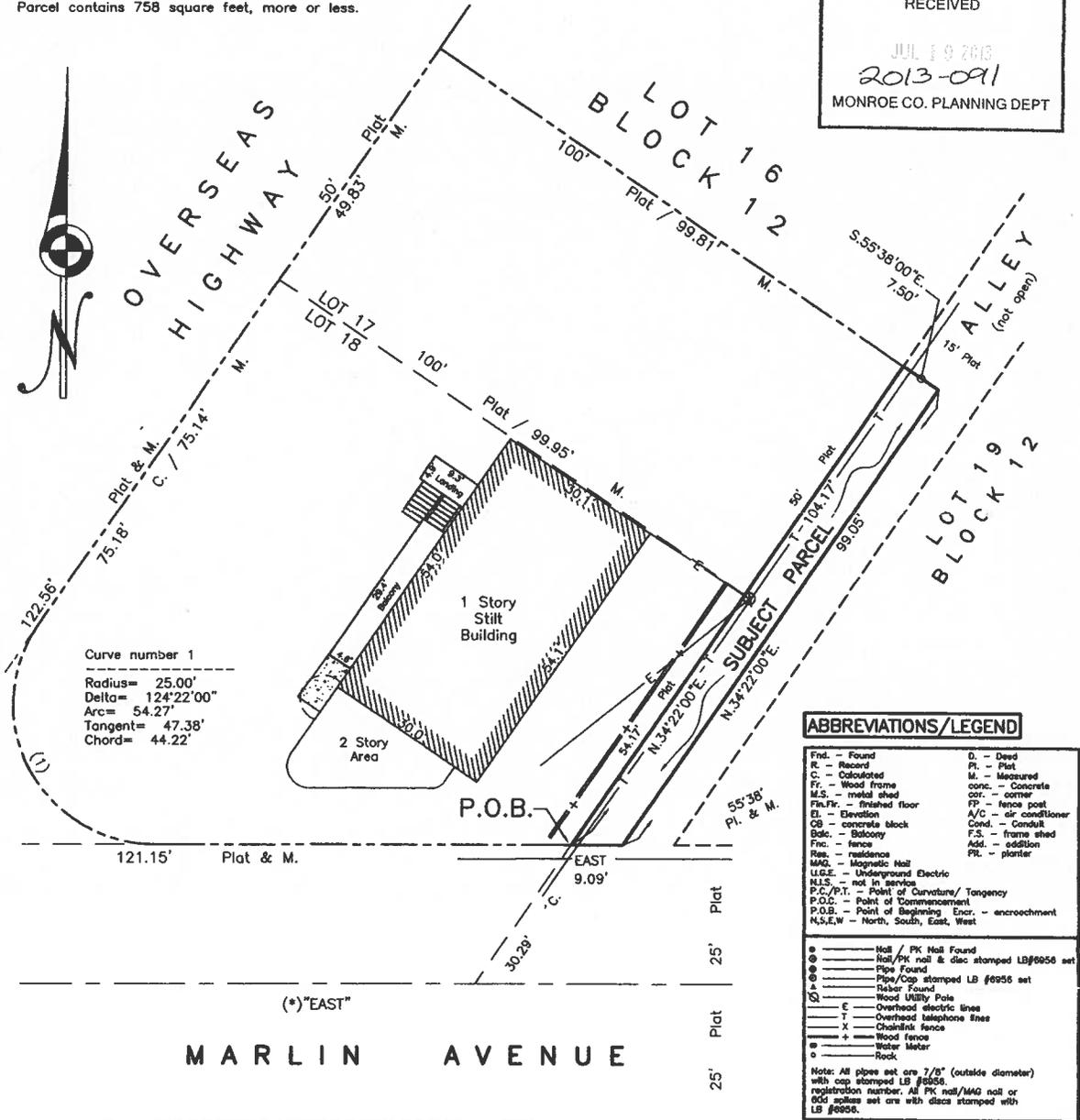
Begin at the Southeast corner of said Lot 18, Block 12, Largo Sound Park, said point being on the Northwesterly line of said Alley; thence N.34°22'00"E., along said Northwesterly line of Alley, and along the Southeasterly line of said Lots 17 and 18, Block 12, for a distance of 104.17 feet to the Northeast corner of said Lot 17, Block 12; thence S.55°38'00"E., for a distance of 7.50 feet to a point on the centerline of said Alley; thence S.34°22'00"W., along said centerline, for a distance of 99.05 feet, to a point on the North right of way line of Marlin Avenue, as shown on said plat of Largo Sound Park; thence "West", along said North right of way line, for a distance of 9.09 feet, to the Point of Beginning of the parcel herein described.

NOTES:

- 1) This sketch was prepared for the specific purpose of showing a graphic depiction of the parcel of lands described hereon. The description hereon was prepared by the undersigned Surveyor in accordance with the instructions of the client and/or the clients agent(s). This sketch in no way certifies ownership of the parcel described, which is subject to opinion of title.
- 2) The bearings and North arrow shown hereon are relative to the centerline of Marlin Avenue being an assumed bearing of "East".
- 3) Survey data for Lots 17 and 18, Block 12, as shown hereon, are relative to survey prepared by David S. Massey, P.L.S., dated 5-24-00, drawing No. 3655.

Parcel contains 758 square feet, more or less.

RECEIVED
 JUL 19 2013
 2013-091
 MONROE CO. PLANNING DEPT



ABBREVIATIONS/LEGEND	
Fnd. - Found	D. - Dead
Pl. - Record	Pl. - Plat
C. - Calculated	M. - Measured
Fr. - Wood frame	con. - Concrete
M.S. - metal shed	cor. - corner
Flt./Fr. - finished floor	FP - fence post
El. - Elevation	A/C - air conditioner
CB - concrete block	Cond. - Conduit
Side - Balcony	F.S. - frame siting
Fnc. - fence	Add. - addition
Res. - residence	PL - planter
Mag. - Magnetic Nail	
U.G.E. - Underground Electric	
N.I.S. - not in service	
P.C./P.T. - Point of Curvature/ Tangency	
P.O.C. - Point of Commencement	
P.O.B. - Point of Beginning	Encr. - encroachment
N,S,E,W - North, South, East, West	
⊙ - Nail / PK Nail Found	
⊙ - Nail/PK nail & disc stamped LB#6956 set	
⊙ - Pipe Found	
⊙ - Pipe/Cap stamped LB #6956 set	
⊙ - Rebar Found	
⊙ - Wood Utility Pole	
— E - Overhead electric lines	
— T - Overhead telephone lines	
— X - Chainlink fence	
— + - Wood fence	
⊙ - Water Meter	
⊙ - Rock	

Note: All pipe set are 7/8" (outside diameter) with cap stamped LB #6956 registration number. All PK nail/MAG nail or old splices set are with discs stamped with LB #6956.

DAVID MASSEY LAND SURVEYING, INC.

Phone: (305)853-0066 / Fax: (305)853-0233
 88888 Overseas Highway / P.O. Box 619, Tavernier, FL 33070

Client: Albert & Lisa Vigil
 Section 14, Township 61 South, Range 39 East
 Key Largo Monroe County, Florida
 Surveyed: n.a. Fieldbook No. n.a.
 Drawing No. 3936 Drawn By: KPS Scale: 1"=20'

Florida Certificate of Authorization No. LB 6956
 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 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Mappers, pursuant to Ch. 472.027, F.S.
 Kevin P. Spriggs, P.S.M. # 5149

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ELEVATION CERTIFICATE

FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM

O.M.B. No. 3067-0077
Expires July 31, 1999

ATTENTION: Use of this certificate does not provide a waiver of the flood insurance purchase requirement. This form is used only to provide elevation information necessary to ensure compliance with applicable community floodplain management ordinances, to determine the proper insurance premium rate, and/or to support a request for a Letter of Map Amendment or Revision (LOMA or LOMR). You are not required to respond to this collection of information unless a valid OMB control number is displayed in the upper right corner of this form.

Instructions for completing this form can be found on the following pages.

SECTION A PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
BUILDING OWNER'S NAME	POLICY NUMBER
STREET ADDRESS (Including Apt., Unit, Suite and/or Bldg. Number) OR P.O. ROUTE AND BOX NUMBER 103301 Overseas Hwy.	COMPANY NAIC NUMBER
OTHER DESCRIPTION (Lot and Block Numbers, etc.) Lot 18, Block 12, Largo Sound Park	
CITY Key Largo	STATE Florida
	ZIP CODE 33037

SECTION B FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

Provide the following from the proper FIRM (See Instructions):

1. COMMUNITY NUMBER	2. PANEL NUMBER	3. SUFFIX	4. DATE OF FIRM INDEX	5. FIRM ZONE	6. BASE FLOOD ELEVATION (in AO Zones, use depth)
125129	844	G	6-16-95	X	N/A

7. Indicate the elevation datum system used on the FIRM for Base Flood Elevations (BFE): NGVD '29 Other (describe on back)
8. For Zones A or V, where no BFE is provided on the FIRM, and the community has established a BFE for this building site, indicate the community's BFE: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION C BUILDING ELEVATION INFORMATION

1. Using the Elevation Certificate Instructions, indicate the diagram number from the diagrams found on Pages 5 and 6 that best describes the subject building's reference level 7.
- 2(a). FIRM Zones A1-A30, AE, AH, and A (with BFE). The top of the reference level floor from the selected diagram is at an elevation of feet NGVD (or other FIRM datum—see Section B, item 7).
- (b). FIRM Zones V1-V30, VE, and V (with BFE). The bottom of the lowest horizontal structural member of the reference level from the selected diagram, is at an elevation of feet NGVD (or other FIRM datum—see Section B, item 7).
- (c). FIRM Zone A (without BFE). The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building.
- (d). FIRM Zone AO. The floor used as the reference level from the selected diagram is feet above or below (check one) the highest grade adjacent to the building. If no flood depth number is available, is the building's lowest floor (reference level) elevated in accordance with the community's floodplain management ordinance? Yes No Unknown
3. Indicate the elevation datum system used in determining the above reference level elevations: NGVD '29 Other (describe under Comments on Page 2). (NOTE: If the elevation datum used in measuring the elevations is different than that used on the FIRM [see Section B, Item 7], then convert the elevations to the datum system used on the FIRM and show the conversion equation under Comments on Page 2.)
4. Elevation reference mark used appears on FIRM: Yes No (See Instructions on Page 4)
5. The reference level elevation is based on: actual construction construction drawings
(NOTE: Use of construction drawings is only valid if the building does not yet have the reference level floor in place, in which case this certificate will only be valid for the building during the course of construction. A post-construction Elevation Certificate will be required once construction is complete.)
6. The elevation of the lowest grade immediately adjacent to the building is: feet NGVD (or other FIRM datum—see Section B, Item 7).

SECTION D COMMUNITY INFORMATION

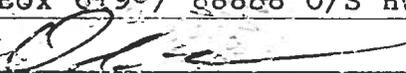
1. If the community official responsible for verifying building elevations specifies that the reference level indicated in Section C, Item 1 is not the "lowest floor" as defined in the community's floodplain management ordinance, the elevation of the building's "lowest floor" as defined by the ordinance is: feet NGVD (or other FIRM datum—see Section B, Item 7).
2. Date of the start of construction or substantial improvement _____

SECTION E CERTIFICATION

This certification is to be signed by a land surveyor, engineer, or architect who is authorized by state or local law to certify elevation information when the elevation information for Zones A1-A30, AE, AH, A (with BFE), V1-V30, VE, and V (with BFE) is required. Community officials who are authorized by local law or ordinance to provide floodplain management information, may also sign the certification. In the case of Zones AO and A (without a FEMA or community issued BFE), a building official, a property owner, or an owner's representative may also sign the certification.

Reference level diagrams 6, 7 and 8 - Distinguishing Features-If the certifier is unable to certify to breakaway/non-breakaway wall, enclosure size, location of servicing equipment, area use, wall openings, or unfinished area Feature(s), then list the Feature(s) not included in the certification under Comments below. The diagram number, Section C, Item 1, must still be entered.

I certify that the information in Sections B and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

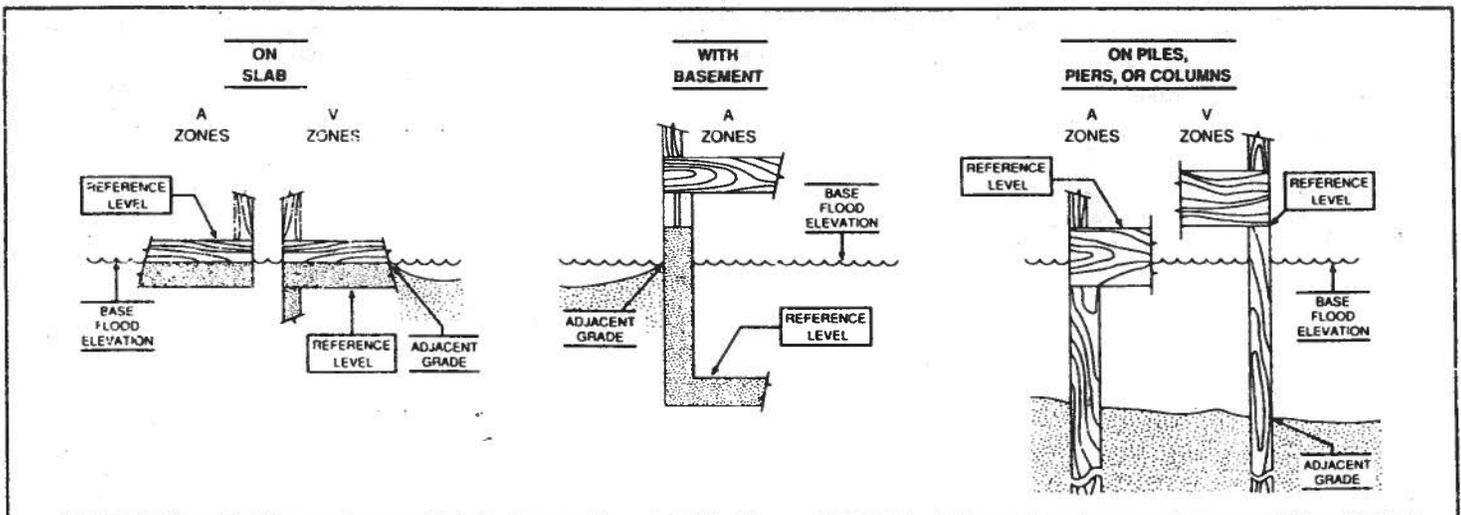
CERTIFIER'S NAME David S. Massey		LICENSE NUMBER (or Affix Seal) 5125	
TITLE Florida Registered Land Surveyor		COMPANY NAME	
ADDRESS P.O. Box 619 / 88888 O/S Hwy.	CITY Tavernier	STATE Florida	ZIP 33070
SIGNATURE 		DATE 5-24-00	PHONE (305) 853-0066

Copies should be made of this Certificate for: 1) community official, 2) insurance agent/company, and 3) building owner.

COMMENTS: 12.9' is the finished floor elevation of a 2 story entry & storage area. The elevated finished floor was not accessible.

Elevated floor beam elevation 19.9'.

Elevation reference: Rock Harbor AZI 2, elev. 12.936', N.G.V.D.29.



The diagrams above illustrate the points at which the elevations should be measured in A Zones and V Zones. Elevations for all A Zones should be measured at the top of the reference level floor. Elevations for all V Zones should be measured at the bottom of the lowest horizontal structural member.

DESCRIPTION:
Lots 14, 15 and 16, Block 12, LARGO SOUND PARK,
according to the Plat thereof, as recorded in
Plat Book 3, at Page 111 of the Public Records
of Monroe County, Florida.

ZONING

ZONE: IS-M - (FLUM: RM Tier 3)

SETBACKS	REQUIRED	EXISTING
FRONT US 1	25 FT	0 FT
FRONT Snapper	25 FT	14 FT
Side Yard SW	5 FT	0 FT
Rear Yard SE	20 FT	19.66 FT
FRONT Bldg NE	25 FT	10.57 FT

LOT CALCULATIONS

LOT SIZE:	15,446 SQ FT
BLDG COVERAGE	28% 4345 SF
IMPERV. SURFACE	72% 11,225
OPEN SPACE	27% 4222
LANDSCAPE AREA	10% 1427
OPEN SPACE AREA RATIO	0.20 or 20%
OPEN SPACE REQ'D:	AT LEAST 3090 SF

LAND USE

Floor Area Ratio Calculations Existing
Property: 15,446 SF Office Floor: 4320 SF
Calculations: FAR Max.
Office: 0.25 up to 2500 SF
Office: - 2500 SF
Proposed Use:
Office Admin.: 1,770 SF
Open Classroom: 960 SF
Laboratory-Marine Science: 1,590 SF
Total Floor Area: 4,320 SF

Parking Calculations Per Sec. 9.5-325(1)
Peak Weekday 9:00 AM to 4:00 PM

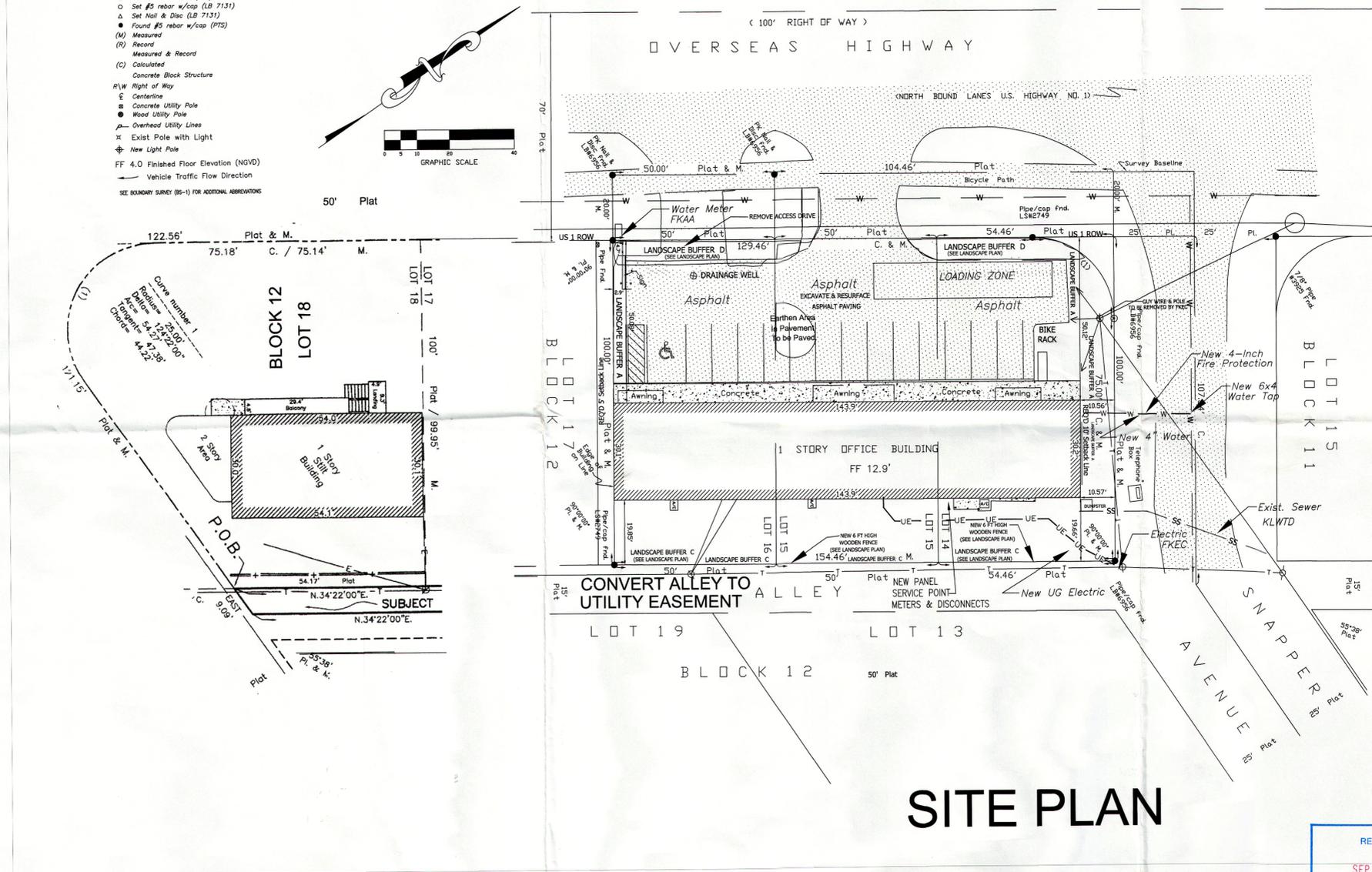
Office : 3350 SF @ 3 spaces/1000 SF=10
(Laboratory Area Parking included above)

Classroom Area Parking based on
Institute of Transportation Engineer's Institute (ITE)
"Parking Generation" (4th Edition) University/College
 $P=0.33 (X) = 0.33 \times 25 \text{ students} = 8 \text{ parking spaces}$
TOTAL= 18
Total spaces available: 14
Perpendicular spaces are 8'-6" x 18'
Loading Zones are 11' x 55'

Flood zone= X ; FIRM PANEL NO. 12087C0769

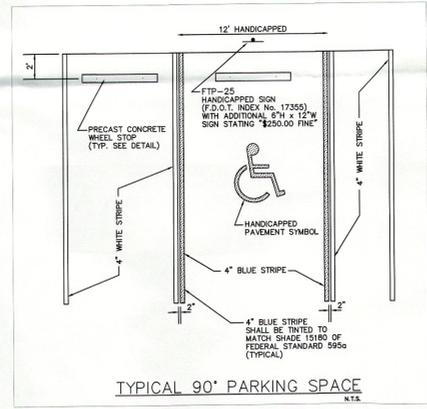
LEGEND

- ▲ Found Nail & Disc (PTS)
 - Set #5 rebar w/cap (LB 7131)
 - △ Set Nail & Disc (LB 7131)
 - Found #5 rebar w/cap (PTS)
 - (M) Measured
 - (R) Record
 - (C) Calculated
 - Concrete Block Structure
 - R/W Right of Way
 - E Centerline
 - Concrete Utility Pole
 - Wood Utility Pole
 - Overhead Utility Lines
 - × Exist Pole with Light
 - ⊕ New Light Pole
 - FF 4.0 Finished Floor Elevation (NGVD)
 - Vehicle Traffic Flow Direction
- SEE BOUNDARY SURVEY (86-1) FOR ADDITIONAL ABBREVIATIONS



SITE PLAN

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SEP 13 2013
2013-091
MONROE CO. PLANNING DEPT



TYPICAL SITE LIGHTING

Fixture Power:
20,500 Initial Lumens
MAXIMUM ILLUMINATION
Not to Exceed 1.5 Footcandles At The Property Line For Cut Off Lights, Max Height of 35' Above Grade.
Lighting Location Plan to be Turned In With Building Permit Application.
Match Exist. Light Types at Locations Shown

Notes:
1. Nearest FKA Fire Hydrant Hose Laying Length = 350 FT
2. 2012 US 1 Arterial Travel Time and Delay Study, SEG 23-"A"

SCOPE OF PROJECT
The existing property is currently developed with a 4,320 SF nonresidential building. The project proposes to use the building as offices for Keys Ahead, Inc., including water quality-environmental laboratory, and classroom for research assistant/students.

PROPERTY OWNER:
KEYS AHEAD, INC.
PO BOX 370854
KEY LARGO, FL 33037

APPLICANT:
KEYS AHEAD, INC.
PO BOX 370854
KEY LARGO, FL 33037
Phone: 305-747-6060

AGENT:
Susan F. Hammaker, Chair
KEYS AHEAD, INC.
PO BOX 370854
KEY LARGO, FL 33037
Phone: 305-747-6060

PROJECT ENGINEER:
Mr. JAMES R. BRUSH, P.E.
103650 O/S Hwy., #46
KeyLargo, FL 33037
PHONE: (305) 305-8032

KEYS AHEAD, INC.
INDUSTRY & ENVIRONMENT
ENGINEERS/CONSULTANTS
103650 O/S Hwy, #46
KEY LARGO, FL 33037
TELEPHONE (305) 395-8032
Certificate of Authorization # 8384

CONSULTANTS

KEYS AHEAD, INC.
OFFICES, CLASSROOM & LABORATORY
BUILDING RENOVATION
103355 OVERSEAS HIGHWAY KEY LARGO

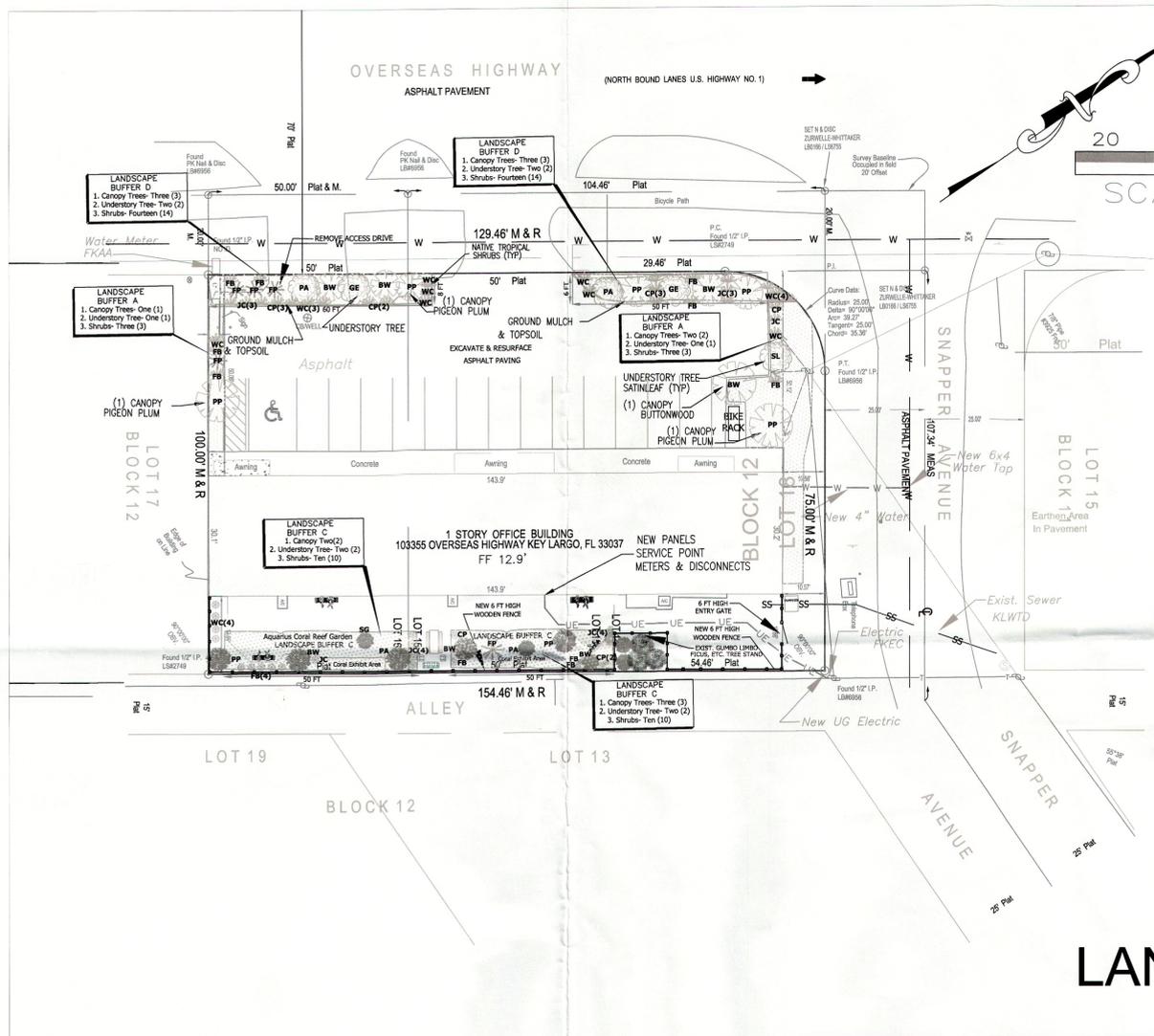
REVISIONS	DATE
1. PERMIT REVIEW	8/27/13

SEALED
JAMES R. BRUSH
Professional Engineer
No. 48504
STATE OF FLORIDA
LICENSED ENGINEER
JAMES R. BRUSH, P.E.
STATE OF FLORIDA No. 48504

I&E PROJECT NO.
012-6-7-13
CHECKED BY:
AM
DRAWN BY:
YWH
ISSUE:
PERMIT REVIEW
DATE:
7/28/13 (Rev.8-27-13)
SHEET INDEX

SITE PLAN & NOTES

SHEET NUMBER
C-1



- LEGEND**
- ▲ Found Nail & Disc (PTS)
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 - △ Set Nail & Disc (LB 7131)
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 - Exist Pole with Light
 - New Light Pole
 - FF 4.0 Finished Floor Elevation (NGVD)
 - Vehicle Traffic Flow Direction

- LANDSCAPE BUFFER D**
- 6.5 Canopy/100'
 - 3.5 Understory/100'
 - 28 Shrubs/100'
 - PALM

LANDSCAPE GENERAL NOTES:

- INSTALL TOPSOIL, MULCH & SOD IN LANDSCAPE AREAS AS REQ'D.
- PLANT LOCATIONS AND PLANT SCHEDULE TABLE ARE TENTATIVE FOR ILLUSTRATION, PLANNING, AND PERMITTING PURPOSES ONLY.
- FINAL LIST OF PLANT TYPES, QUANTITY, POTTING SIZE, AND LOCATION SHALL BE SHOWN ON LANDSCAPE SUBMITTAL/ SHOP DRAWINGS SUBJECT TO FINAL APPROVAL BY OWNER AND MONROE COUNTY BIOLOGIST.

LANDSCAPE PLAN

LANDSCAPE PLAN:

Landscaping Per Sec. 9.5-379 Supp. N0.33 MC Land Development Regulations

PLANT MATERIAL/ 100'	BUFFER YARD WIDTH
6.5 Canopy	20'
3.5 Understory	20'
28 Shrubs	20'

BUFFER C

PLANT MATERIAL/ 100'	BUFFER YARD WIDTH
5 Canopy	10'
2 Understory	10'
20 Shrubs	10'

BUFFER A

PLANT MATERIAL/ 100'	BUFFER YARD WIDTH
2 Canopy	5'
- Understory	5'
15 Shrubs	5'

Note: Landscape Contractor To Submit Shop Drwg W/ Plant Schedule Showing Proposed Sizes And Spacing For Owner's Approval.

LANDSCAPE PLAN- PLANT SCHEDULE

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	TYPE	GENERAL NOTES				
						CANOPY	UNDERSTORY	SHRUB	PALM	OTHER
PP	7	PIGEON PLUM	<i>Coccoloba diversifolia</i>							
BW	6	BUTTONWOOD	<i>Conocarpus erectus</i>							
SBW	-	SILVER BUTTONWOOD	<i>Conocarpus erectus var. sericeus</i>							
SL	1	SATINLEAF	<i>Chrysophyllum oliviforme</i>							
GE	2	GEIGER	<i>Cordia sebestena</i>							
PA	4	PITCH APPLE	<i>Clusia rosea</i>							
SG	1	SEAGRAPES	<i>Coccoloba unvifera</i>							
FP	4	FLORIDA THACH PALM	<i>Thrinax radiata</i>							
WC	18	WILD COFFEE	<i>Psychotria nervosa</i>							
FB	16	FIREBUSH	<i>Hamelia patens</i>							
CP	12	COCOPLUM	<i>icaco</i>							
JC	13	JAMAICA CAPER	<i>Capparis cunophallophora</i>							

NOTES ON PLANT SCHEDULE:

- * REFER TO PLANT SUPPLY VENDOR SPECIFICATIONS FOR PLANTING, WATERING, FERTILIZING REQUIREMENTS.
- ** PLANT SCHEDULE LIST IS NOT EXCLUSIVE. OTHER NATIVE PLANT SPECIES MAY BE ACCEPTABLE.

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2013-091
MONROE CO. PLANNING DEPT

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PROJECT ENGINEER:
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LANDSCAPE PLAN & NOTES

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LS-1