

AGENDA

PLANNING COMMISSION
MONROE COUNTY
May 27, 2015
10:00 A.M.

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

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Denise Werling, Chairman
William Wiatt
Elizabeth Lustberg
Ron Miller
Beth Ramsay-Vickrey

STAFF:

Mayte Santamaria, Sr. Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Tiffany Stankiewicz, Development Administrator
Emily Schemper, Comprehensive Planning Manager
Matt Coyle, Principal Planner
Barbara Bauman, Planner
Mitzi Crystal, Transportation Planner
Gail Creech, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES

MEETING

New Items:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION

SYSTEM FOR JANUARY 13, 2015, THROUGH APRIL 13, 2015, ROGO (3rd QUARTER YEAR 23). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.

(File 2014-153)

[2014-153 SR PC 05.27.15 Website.PDF](#)

2. Playa Largo Resort, 97450 Overseas Highway, Key Largo, mile marker 97.5: A public hearing concerning a request for an Amendment to a Major Conditional Use Permit. The requested approval is required for the development of a proposed 177-unit hotel, one (1) commercial apartment, and associated accessory uses. The subject property is legally described as Tracts 4B and 5B, Amended Plat of Mandalay (Plat Book 2, Page 25), Key Largo, and also a tract of submerged land in the Bay of Florida fronting said Tract 5B (TIIF Deed No. 22416), Monroe County, Florida, having real estate number 00555010.000000.

(File #2015-031)

[2015-031 SR PC 05.27.15.PDF](#)

[2015-031 FILE.PDF](#)

[2015-031 Traffic Study Rev May 2015 Level III.pdf](#)

[2015-031 Recvd 05.12.15 Traffic Impact Study.pdf](#)

[2015-031 Recvd 02.11.15 Website Site Plans.PDF](#)

[2015-031 Recvd 02.11.15 Website Bldg Plans.PDF](#)

[2015-031 Recvd 02.11.15 Website Landscape Plans.PDF](#)

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

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

- BOARD DISCUSSION

- GROWTH MANAGEMENT COMMENTS

- RESOLUTIONS FOR SIGNATURE

ADJOURNMENT



**Item #1 ROGO Q3Yr23 Allocations
Staff Report**

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

Through: Mayte Santamaria, Sr. Director of Planning and Environmental Resources

From: Tiffany Stankiewicz, Development Administrator

Date: May 19, 2015

Subject: Residential Dwelling Unit Evaluation Report for Quarter 3, Year 23

Meeting Date: May 27, 2015

1 This report has been prepared pursuant to Section 138-26 of the Land Development Regulations
2 (LDRs). The proposed residential dwelling unit rankings attached to this report are for the third
3 quarter of year twenty-three which covers the period January 13, 2015 through April 13, 2015.
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5 **I) BACKGROUND INFORMATION:**
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7 On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted
8 Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The
9 Ordinance became effective on July 13, 1992, and has been amended from time to time.
10

11 On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and
12 subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West
13 and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of
14 Community Affairs signed the final order deciding the challenge on September 26, 2007
15 (amended Final Order issued January 2, 2008). The Tier System, still a Rate of Growth
16 Ordinance (ROGO), made changes such as sub-area boundary districts for allocation distribution,
17 basis of scoring applications, and administrative relief.
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19 On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO
20 allocation scoring system regarding land dedications and Tier III properties containing wetlands
21 adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.
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1 The following background information regarding applications reviewed this quarter is divided
 2 into sub districts: A) Lower Keys Sub-area and Upper Keys sub-area and B) Big Pine/No Name
 3 Key sub-areas.
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5 **A. Applications reviewed this quarter for Lower & Upper Keys Sub-areas:**
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	Market Rate	Affordable Housing
*Lower Keys	12	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	19	0
****Upper Keys (Adm. Relief)	0	1
TOTAL	31	1

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 8 * 02 applications are rollovers or reapplications from previous quarters.

9 ** 0 applications are rollovers or reapplications from previous quarters.

10 *** 02 applications are rollovers or reapplications from previous quarters.

11 **** 0 applications are rollovers or reapplications from previous quarters.
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13 **B. Big Pine/No Name Key Sub-area:**
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15 1) On June 23, 1992, the Monroe County Board of Commissioners adopted
 16 Ordinance 016-1992, implementing the Residential Dwelling Unit Allocation
 17 System. The ordinance became effective on July 13, 1992 and has been amended
 18 from time to time.
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20 2) In 1998, the Florida Department of Transportation, Monroe County, the Florida
 21 Department of Community Affairs, the U.S. Fish and Wildlife Service and the
 22 Florida Fish and Wildlife Conservation Commission signed a Memorandum of
 23 Agreement to develop a Habitat Conservation Plan (HCP) for the Key Deer and
 24 other protected species in the project area.
 25

26 3) The Livable Communikeys Program (LCP), Master Plan for Future Development
 27 of Big Pine Key and No Name Key was adopted on August 18, 2004 under
 28 Ordinance 029-2004. The LCP envisioned the issuance of 200 residential
 29 dwelling units over 20 years at a rate of roughly 10 per year. A minimum of
 30 twenty percent of the 10 units per year are to be set aside for affordable housing
 31 development. Below is a table tracking LCP allocations remaining at the
 32 conclusion of Quarter 2 Year 23 (January 12, 2014).
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Livable Communikeys Master Plan (LCP) 2003-2023					
	Beginning Balance	Allocated thru Quarter 2 Year 23	Balance of Allocations remaining to LCP*	Deferred Allocation	Balance including Deferred Allocation(s)
Market Rate Allocations	160	97	64	7	57
Affordable Housing Allocations	40	10	30	0	30
Totals	200	107	94	7	87

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

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- 4) On September 22, 2005, the Monroe County Board of Commissioners adopted Ordinance 025-2005 which revised the ROGO to utilize the Tier overlay as the basis for the competitive point system. The ordinance became effective on February 5, 2006.
- 5) On June 9, 2006, the U.S. Fish and Wildlife Permit was issued to 1) Monroe County, Growth Management Division, 2) Florida Department of Transportation, and 3) Florida Department of Community Affairs for Threatened and Endangered Species Incidental Take Permit (ITP) as defined within the geographic area covered by the HCP.
- 6) Livable CommuniKeys Master Plan *Action Item 3.2.6*: Limit allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty-year planning period (*i.e.*, a maximum of 10 units) or a total of $H = 0.022$ (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan, which established the Tier System for Big Pine, and No Name Key. (Ordinance 020-2009)
- 7) The ITP (Federal ITP #TE083411-0) requires the Permittees [1. Monroe County, Growth Management Division, 2. Florida Department of Transportation, and 3. Florida Department of Community Affairs] to ensure that the take of the covered species is minimized and mitigated. The Permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.
- 8) The ITP specifies in G5, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas will be limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (*i.e.*, a maximum of 10 units) or a total H of 0.022), whichever results in a lower H."
- 9) The Incidental Take Permit (ITP) provides specific development limitations on Big Pine Key/No Name Key, including, but not limited to:
 - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed $H=1.1$.
 - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.
 - New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
 - New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or $H=0.022$ whichever results in a lower H.
 - No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2014 (11 years into the 20-year permit), the County has issued 103 allocations of the 200 building permits allowed to be issued comprising 35.3% (0.3887 H) of the total 1.1 'H' allowed, while having acquired 86.8% (2.8662 'H') of the total 3.3 'H' mitigation required by the HCP and ITP.

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine/No Name Keys. ROGO allocations for 9 dwelling units totaling 0.0201 H have been issued to date, with 4 of these allocations resulting in building permits totaling 0.0074 'H'.

10) **Tier 1 applications previously deferred on Big Pine Key/No Name Key Sub-area:**

Key (Island)	Permit Number	Deferred Allocation type	Quarter, Year Deferred	Real Estate Number	H-value
No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300	0.0026
No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200	0.0022
No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100	0.0043
No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600	0.0026
No Name	96101467	Market Rate	Q3Y22 (2014)	00319494.000700	0.0034
No Name	96101468	Market Rate	Q4Y22 (2014)	00319494.000800	0.0025
No Name	96101471	Market Rate	Q1Y23 (2014)	00319494.001100	0.0027

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

	Market Rate	Affordable Housing
*Big Pine Key/No Name Key	25	0

* 25 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

- A. Pursuant to Section 138-24 the number of annual allocations available is 197.
- B. Section 138-24(c) allows any unused portion of affordable housing allocations to be retained and rolled over into the next dwelling unit allocation year.
- C. Section 138-24(a)(4) allows the Planning Commission to amend the affordable housing proportions during any ROGO quarter.
- D. Section 138-27(g) limits administrative relief allocations per quarter. The number of allocations that may be awarded under administrative relief in any sub-area quarter shall be no more than fifty percent (50%) of the total available market rate allocations.
- E. Section 138-24(a)(6) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys and no more than three (3) in the Lower Keys. The ITP limits Big Pine/No Name Key to

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ten (10) allocations over a twenty year period or $H = 0.022$ whichever is lower. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or $H = .022$ whichever is lower over the life of the ITP.	Big Pine	95101813	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	C/O	Big Pine/No Name Keys Subarea: Used 9 (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0201 (since Dec. 27, 2004).
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	C/O	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	C/O	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	C/O	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300		Expired	
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000	0.0029	Allocation valid to 7/22/2015	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900	0.0032	Allocation valid to 7/22/2015	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500	0.0024	Allocation valid to 7/22/2015	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400	0.0019	Allocation valid to 7/22/2015	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400	0.0023	Allocation valid to 7/22/2015	
						0.0201		
Subarea Lower: Begin July 15, 2014-October 14, 2014 (Year 23)								
Lower Keys maximum annual allocations in Tier 1 is limited to 3.	Sugarloaf	06100873	Market Rate	Q2Y23 (2015)	00119450.000000	N/A		Lower Keys: Used 2 out of the 3 allowed in Year 23.
	Summerland	06104954	Market Rate	Q2Y23 (2015)	00200140.000000	N/A		
Subarea Upper: Begin July 15, 2014-October 14, 2014 (Year 23)								
Upper Keys maximum annual allocations in Tier 1 is limited to 3.	Largo	05305610	Market Rate	Q1Y23 (2014)	00565390.000000	N/A		Upper Keys: Used 3 out of the 3 allowed in Year 23.
	Largo	11306042	Market Rate	Q1Y23 (2014)	00458730.000000	N/A		
	Largo	13300305	Market Rate	Q1Y23 (2014)	00450180.000000	N/A		

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Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and Incidental Take Permit: 1) Within the Big Pine/No Name Key Sub-area, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or $H=0.022$, whichever results in a lower H over the life of the ITP (2003-2023). A review of the H-impacts used (0.0201) to date, shows 0.0019 remains available for Tier 1 (H limit is $0.022 - 0.0201$ used = 0.0019. 2) Lower Keys Sub-area has three Tier 1 allocations available in Year 23 and 3) Upper Keys Sub-area has zero Tier 1 allocations available in Year 23.

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F. G5 in the ITP specifies, “New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total $H- 0.022$), whichever results in a lower H.”

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G. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total $H-0.022$ (two percent of the total H), whichever results in a lower H.

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H. Monroe County Code Section 138-24(a)(5) Big Pine Key and No Name Key. All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

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- I. Monroe County Code Section 138-25(f) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit.
- J. Monroe County Section 138-24 allows a total of 197 allocations per year (126 Market Rate and 71 Affordable Housing).

10 **Year 23 Allocation Allotment Breakdown by Quarter (July 15, 2014 –July 13, 2015)**

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Area	MCC allotment by sub-area	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Market Rate:					
Lower Keys (Lower/Middle) Keys	57	14	14	14	15
Big Pine Key/No Name Key	8	2	2	2	2
Upper Keys	61	15	15	15	16
Total:	126	31	31	31	33
Affordable Housing:					
Big Pine/No Name Keys	16*				
Lower/Upper Keys	226**				

12 Beginning balances:

- 13 a) *Big Pine Key/No Name Key Sub-area affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations) and 2) moderate income (7 allocations rollover from Year 22 +1 new allocation for Year 23 = 8 allocations); and
- 14 b) **unincorporated Monroe County excluding the Big Pine/No Name Key Sub-area affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (79.5 allocations rollover from Year 22 +34.5 new allocation for Year 23 = 114 allocations and 2) moderate 112 allocations.
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- 21 K. Monroe County Code Section 138-26 allows the adjustment of residential ROGO allocations at the end of each quarterly allocation period of additions or subtractions to the basic allocation available by sub-area such as the number of dwelling unit allocation awards that expired prior to the issuance of a corresponding building permit.
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Table Shows Market Rate Allocations Available for ROGO Qrt 3 Year 23				
	Unused Mkt Rate Allocations from Qrt 1	Unused Mkt Rate Allocations from Qrt 2	Regular Mkt Rate Allocations from Qrt 3	Total Mkt Rate Allocations Available for Qrt 3
Lower Keys Subarea	0	0	14	14
Big Pine/No Name Key Subarea	0	0	2	2
Upper Keys Subarea	4	6	15	25
Total Allocations	4	6	31	41

L. Florida Administrative Rule 28-20.140 Comprehensive Plan (2)(b) “The number of permits issued annually for residential development under the Rate of Growth Ordinance shall not exceed a total annual unit cap of 197, plus any available unused ROGO allocations from a previous ROGO year. Each year’s ROGO allocation of 197 units shall be split with a minimum of 71 units allocated for affordable housing in perpetuity and market rate allocations not to exceed 126 residential units per year. Unused ROGO allocations may be retained and made available only for affordable housing and Administrative Relief from ROGO year to ROGO year. Unused allocations for market rate shall be available for Administrative Relief. Any unused affordable allocations will roll over to affordable housing. A ROGO year means the twelve-month period beginning on July 13.

	Unused Market Rate Allocations from Year 19	Unused Market Rate Allocations from Year 20	Unused Market Rate Allocations from Year 21	Unused Market Rate Allocations from Year 22	Total Unused Market Rate Allocations
Lower Keys Subarea	11	44	14	22	91
Big Pine/No Name Key Subarea	0	0	0	0	0
Upper Keys Subarea	0	0	0	14	14
Total Allocations	11	44	14	36	105

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Section 138-28 of the LDRs for the Lower, Upper Keys, and Big Pine/ No Name Key Sub-areas. An evaluation report has been provided in accordance with Monroe County Code Section 138.26.

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

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 3 Year 23:

The number of applications in the Lower Keys, Big Pine/No Name Keys, and Upper Keys sub-areas was greater than the quarterly allocation awards available. Per Section 138-26(b)(7) of the code, the rankings indicate which applications are within the quarterly allocation, and those applications whose rankings puts them outside the quarterly allocation. An additional page is attached which identifies the location of each proposed allocation by island and subdivision.

1 **The Market Rate applications that are within the quarterly allocations recommended for**
2 **Quarter 3 Year 23 approval are as follows:**

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4 Lower Keys: Applicants ranked 1 through 11.

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6 Lower Keys Administrative Relief: No Applicants.

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8 Big Pine Key/No Name Key: Applicant ranked 1 through 2 is recommended for allocation award
9 subject to mitigation availability at the time of permitting.

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11 Upper Keys: Applicants ranked 1 through 17.

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13 Upper Keys Administrative Relief: No Applicants.

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15 **B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 3 Year 23:**

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17 There are two affordable housing allocation categories: 1) very low, low, & median income and
18 2) moderate income. A total of 226 affordable housing allocations are available in the two
19 categories 1) very low income, low income and median income (114 allocations) and 2)
20 moderate income (112 allocations). The Planning Commission may amend the ratio proportions
21 for affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

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23 There was one (1) affordable housing applications submitted this quarter in the moderate income
24 category and there were zero (0) affordable housing applications submitted this quarter in the
25 very low, low & median income category.

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27 **C. Affordable Housing Allocations for the Big Pine Key/No Name Key Quarter 3 Year**
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30 There are two affordable housing allocation categories: 1) very low, low, & median income and
31 2) moderate income. A total of 16 affordable housing allocations are available in the two
32 categories 1) very low income, low income and median income (8 allocations) and 2) moderate
33 income (8 allocations). The Planning Commission may amend the ratio proportions for
34 affordable housing during any ROGO quarter pursuant to MCC §138-24(a)(4).

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

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS -YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Tier Rank	Permit #	Name	Date and Time of Application		Key	Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Total
MARKET RATE DWELLING UNITS																					
1	*	14203586	Seipp, Jo-An	9-Mar-15	1:00 PM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbo	9	7	00383980.000000	3	30	0	0	0	0	0	4	0	N/A	34
2	*	14204849	Leeward Corp.	11-Mar-15	3:30 PM	Duck	Center Island Sec 2 Pt 2 Toms Harbor	7	16	00382240.000000	3	30	0	0	0	0	0	4	0	N/A	34
3	*	15101032	Ruiz, Manual	2-Apr-15	11:00 AM	Sugarloaf	Orchid Park	40		00166977.004000	3	30	0	0	0	0	0	4	0	N/A	34
4	*	15100948	Pabian Properties LLC	2-Apr-15	11:20 AM	Cudjoe	Cutthroat Harbor Estates	11	23	00181700.000000	3	30	0	0	0	0	0	4	0	N/A	34
5	*	14205402	170 S. Indies Dr. LLC	8-Apr-15	11:40 AM	Duck	Center Island Sec. 2 Pt 1 Toms Harbor	21	2	00378880.000000	3	30	0	0	0	0	0	4	0	N/A	34
6	*	14104516	Garrido, Javier	8-Apr-15	12:05 PM	Raccoon	Key Haven 8th Addition	6	2	00138730.000200	3	30	0	0	0	0	0	4	0	N/A	34
7	*	14205413	D'Ascanio, Amedeo	18-Feb-15	9:10 AM	Duck	Plantation Island Sec 3 Pt 1 Toms Harbo	14	5	00383540.000000	3	30	0	0	0	0	-4	4	0	N/A	30
8	*	14105170	Boumerhi, Pierre	11-Mar-15	1:00 PM	Cudjoe	Cutthroat Harbor Estates	1	12	00179080.000000	3	30	0	0	0	0	-4	4	0	N/A	30
9	*	15101034	Hansen, Keith	9-Apr-15	10:50 AM	Sugarloaf	Vacation Harbour	16		00172061.001600	3	30	0	0	0	0	-4	4	0	N/A	30
10	*	15101132	Stoops, Becky	9-Apr-15	10:55 AM	Sugarloaf	Vacation Harbor	15		00172061.001500	3	30	0	0	0	0	-4	4	0	N/A	30
11	*	11102428	Stebbins, Consuelo	18-Sep-12	11:09 AM	Big Torch			Pt Govt Lt 2	00112920.000100	1	10	N/A	N/A	0	0	0	0	2	N/A	12
12		13103520	Sampson, Nathanel	24-Feb-14	11:30 AM	Sugarloaf	N Sugarloaf Acres Sec 2	27	13	00117510.005601	1	10	0	0	0	0	0	0	1	N/A	11

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
LOWER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Date and Time of Application												Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-2	Payment to Acq. Fund up to 2	Total
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#														
MARKET RATE DWELLING UNITS																								

* Indicates a ranking sufficient to receive an allocation award.
 @ Indicates a ranking subject to additional reviews and approvals.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKINGS,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS - YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Tier Rank	Permit #	Name	Date and Time of Application			Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/ AWT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
			-3	-5	6							-4	4									
MARKET RATE DWELLING UNITS																						
1	*@	15300161	Colgan Sean P. A Gr Trust 1/2	10-Mar-15	10:37 AM	Largo	Anglers Park	3 & 4	1	00551040.000000	3	30	0	0	4	0	0	4	0	N/A	0	38
2	*@	15300790	Rodriguez, Miriam	20-Mar-15	12:00 PM	Largo	Key Largo Park Amd.	1 & 2	14	00526260.000000	3	30	0	0	4	0	0	4	0	N/A	0	38
3	*@	15301309	Esslinger, John	13-Apr-15	03:00 PM	Largo	Lazy Lagoon	15 & 17	1	00496660.000000	3	30	0	0	4	0	0	4	0	N/A	0	38
4	*	15301102	Pacho Enterprises, Inc	9-Apr-15	09:30 AM	Largo	Largo Sound Park 1st Add.	3	19	00469900.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
5	*	02304499	Alfonso, Olga	18-Mar-15	09:59 AM	Largo	Key Largo Beach Add.	7	13	00503380.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
6	*	14304493	TD Group Holdings LLC	9-Apr-15	10:10 AM	Largo	Bahia Mar Estates	1	3	00543730.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
7	*	14303341	Alfonso, Jose	10-Feb-15	10:30 AM	Largo	Key Largo Park Amd	21	27	00529180.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
8	*	15301153	Conch Property Investment	13-Apr-15	11:00 AM	Largo	South Creek Village	20	3	00466960.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
9	*	15300095	O'steen, Marilou	10-Apr-15	11:40 AM	Largo	Holiday Homesites	8	5	00530570.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
10	*	14304729	Heidings, Marc	10-Apr-15	12:00 PM	Largo	Winston Waterways No. 2	45	6	00547170.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
11	*	14305412	Matthews, Frederick	7-Apr-15	01:35 PM	Largo	Buccaneer Pt	45	3	00496131.008900	3	30	0	0	0	0	0	4	0	N/A	0	34
12	*	14304510	Sample IV, James	7-Apr-15	01:45 PM	Largo	Winston Park	13	2	00545740.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
13	*	15301287	Ghirardi, Robert	13-Apr-15	02:05 PM	Largo	Port Largo	27 & 1/2 126		00452580.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
14	*	14303361	Native Rental Properties	13-Apr-15	02:55 PM	Largo	Tavernier Heights	8	3	00555380.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
15	*	14305061	Pitts, Frank	23-Mar-15	05:00 PM	Largo	Largo Beach	10	10	00478240.000000	3	30	0	0	0	0	0	4	0	N/A	0	34
16	*	14304345	TD Group Holdings LLC	8-Apr-15	09:30 AM	Largo	Key Largo Park Amd.	8	15	00526640.000000	3-A	20	0	0	0	0	0	4	0	N/A	0	24
17	*	14304342	TD Group Holdings LLC	15-Jan-15	02:45 PM	Largo	Key Largo Park Amd.	18	15	00526740.000000	3-A	20	0	0	0	0	0	4	0	N/A	0	24
18		13304409	Rook, Brian	14-Apr-14	12:00 PM	Largo	Harris Ocean Park Estates	20	7	00449600.000000	1	10	0	0	0	0	0	4	0	N/A	0	14
19		10303865	Dietrich, Susanne	13-Apr-12	03:05 PM	Largo	Ocean Reef Shores	113		00569041.010000	1	10	N/A	N/A	0	0	0	0	3	N/A	0	13

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.

Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

M Indicates additional issues to be monitored and addressed prior to permit issuance.

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

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
UPPER KEYS (ADMINISTRATIVE RELIEF) - YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Date and Time of Application											Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/A WT	First Four Years	Each Add. Years Sec. 138-23(12)	Payment to Acq. Fund	Total
Tier Rank	Permit #	BOCC Resolution	Name	Date	Time	Key	Subdivision	Lot	Block	RE#													
MARKET RATE DWELLING UNITS													-3	-5	4		6	-4	4	1	2	up to 2	
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																							

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
AFFORDABLE HOUSING - YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Rank	Permit #	Name	Date and Time of Application				Subdivision	Lot	Block	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-23(5)	Mkt in Emp./AFH project Sec. 138-23(6)	Flood Zone 'V'	BAT/AWT	First Four Years	Each Add. Years Sec. 2	Payment to Acq. Fund up to 2	Total												
			Date	Time	Key																														
AFFORDABLE DWELLING UNITS																																			
Very Low, Low, Median Income																																			
No applicants under Very Low, Low, Median Income																																			
AFFORDABLE DWELLING UNITS																																			
Moderate Income																																			
1	*@	14305230	Habitat for Humanity Upper Keys	4/1/2015	03:00 PM	Largo	Riviera Village Rev. Amd.	58	3	00511100.000000	3	30	0	0	0	0	0	4	0	N/A	0	N/A													
<p>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to additional reviews and approvals. Point evaluation criteria pursuant to Monroe County Code Section 138.28. Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007. Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.</p> <p>The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.</p>																																			

**RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE SR. PLANNING AND ENVIRONMENTAL RESOURCES DIRECTOR
BIG PINE KEY and NO NAME KEY - YEAR 23, QUARTER 3 (JANUARY 13, 2015 TO APRIL 13, 2015)**

Rank	Permit #	Name	Date	Key	Subdivision	RE#	Tier Designation	Tier Pts Sec. 138-28(1)	Wetlands: Tier III adj to Tier I with > 50%	Wetlands: Tier III adj to Tier I with < 50%	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Lot Agg Pts. Sec. 138-23(4)	Land Ded Sec. 138-	Payment to Acq. Fund	Mkt in Emp./ AFH projec	BAT/ AWT	Flood Zone 'V'	First Four Years	Each Add. Years Sec. 2	Total	
MARKET RATE DWELLING UNITS																							
1	*	03105296	Hochstim, Jan	29-Mar-07	Big Pine	Eden Pines Colony 1st Add.	00269910.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	8	22
2	*	14101264	Anderson, Terry	14-Nov-14	Big Pine	Pine Channel Estates Sec. 2	00248820.000000	3	20	0	0	0	0	0	0	0	2	0	0	0	0	N/A	22
3		13103839	Garcia, Pedro	30-Oct-13	Big Pine	Pine Channel Estates Sec. 2	00248140.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	1	N/A	21
4		06101001	Ojeda, Alex	31-May-07	Big Pine	Doctors Arm 3rd Add. Sec. B	00312572.000300	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
5	c	07100485	Akins, John	12-Jun-07	Big Pine	Doctors Arm	00310280.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
6	c	07100483	Akins, John	12-Jun-07	Big Pine	Doctors Arm	00310260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
7	c	07100479	Akins, John	12-Jun-07	Big Pine	Doctors Arm	00310240.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
8	c	07100486	Akins, John	12-Jun-07	Big Pine	Doctors Arm	00310220.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
9		07102535	Wheeler, Scott	24-Aug-07	Big Pine	Eden Pines Colony 1st Add.	00269190.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
10		07102237	Akins, Candace	10-Sep-07	Big Pine	Eden Pines Colony	00266360.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
11		07102238	Akins, Candace	10-Sep-07	Big Pine	Eden Pines Colony 3rd Add.	00271270.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
12		07103911	Shearin, Jerry	24-Oct-07	Big Pine	Doctors Arm	00310490.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	6	20
13		14102226	Anchor CNGO Corp.	13-Jun-14	Big Pine	Hollerich	00285380.000000	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
14		14103524	Severson, Joshua	29-Aug-14	Big Pine	Atlantis Estates	00285491.002600	3	20	0	0	0	0	0	0	0	0	0	0	0	0	N/A	20
15		06100507	Sampson, James	31-Jul-06	Big Pine	Doctors Arm 3rd Add.	00312571.000500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	-4	4	8	18
16		14101545	Wise, Alan	14-Jul-14	Big Pine	Pine Channel Estates Sec. 2	00249560.000000	3	20	0	0	0	0	0	0	0	0	0	0	-4	0	N/A	16
17		05105438	Derovanesian, Jack	13-Jan-06	Big Pine	Whispering Pines	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	10	14
18		05104831	Menge, Robert	20-Jan-06	Big Pine	Port Pine Heights 2nd Add.	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	10	14
19		08101995	Perez, Orlando	24-Jul-08	Big Pine	Tropical Bay	00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
20		08102801	Bahn (Rev. Trust)	14-Oct-08	Big Pine	Doctors Arm 1st Add.	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
21		05100259	Vasquez, Jovan	10-Aug-09	Big Pine	Doctors Arm 3rd Add. Sec. B	00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
22		09102047	Eline, William	9-Nov-09	Big Pine	Eden Pines Colony 3rd Add.	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	14
23		10103101	Mackenzie, William	17-Sep-10	Big Pine	metes and bounds	00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	0	0	0	4	N/A	14
24		12100011	Peterson, Mark	9-Apr-12	Big Pine	Doctors Arm Subd 3rd Add. Sec A	00312571.001500	2	10	N/A	N/A	0	0	0	0	0	0	0	0	0	3	N/A	13
25		09102784	Pereira, Carlos	22-Oct-09	Big Pine	Port Pine Heights	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	0	0	0	4	N/A	4

* Indicates a ranking sufficient to receive an allocation award which is subject to mitigation availability at the time of permitting.
 *D Indicates a ranking deferred due to pending ongoing litigation with the County (see Galleon Bay v. Monroe County and State of Florida, Circuit Court Case NO. CA-K-02-595) and until ownership issues are resolved.
 @ Indicates a ranking subject to Growth Management Division Director approval.
 Point evaluation criteria pursuant to Monroe County Code Section 138.28.
 Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009.2007.
 Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.
 c Indicates application received a scoring change pursuant to Board of County Commissioners Adm. Relief determination.
 New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.
 The Board of County Commissioners on August 15, 2012 adopted Ordinance amending Sections 139-19, 138-25, 138-47 and 138-52 of the Monroe County Code to require the submittal of updated building plans meeting the current Florida Building Code and other life safety codes prior to the issuance of a building permit, but after a ROGO or NROGO allocation is awarded.



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Monroe County Development Review Committee

Through: Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Emily Schemper, Comprehensive Planning Manager 
Michael Roberts, Senior Administrator of Environmental Resources

Date: May 19, 2015

Subject: *Request for an Amendment to a Major Conditional Use Permit, Playa Largo Resort, 97450 Overseas Highway, Key Largo, Real Estate #00555010.000000 (File #2015-031)*

Meeting: May 27, 2015

1 I REQUEST:

2 Prime Hospitality Group is requesting approval of an amendment to the site's approved
3 major conditional use permit and associated site plan, memorialized by Planning
4 Commission Resolution #P40-07 and three subsequent minor deviations. The amendment
5 would allow the addition of 15 transient units to the previously approved site plan, for a total
6 of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment,
7 and 2,500 square feet of commercial retail nonresidential floor area.
8
9



Subject Property (2012 aerial)

1 Location:

2 Address: 97450 Overseas Highway, Key Largo, mile marker 97.4 (Florida Bay side of
3 US 1)

4 Legal Description: Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a
5 tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No.
6 22416), Key Largo, Monroe County, Florida

7 Real Estate Number: 00555010.000000
8

9 Applicant:

10 Owner: Key Largo Hospitality Land Trust, Steve B. Greenfield as Trustee

11 Agent: Prime Hospitality Group
12

13 **II BACKGROUND INFORMATION:**
14

- 15 1. Size of Site: 515,161 SF (11.83 acres) of total upland
- 16 2. Land Use District: Recreational Vehicle (RV)
- 17 3. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
- 18 4. Tier Designation: Tier III-A (SPA)
- 19 5. Flood Zone: Part X, Part AE-EL 9, Part AE-EL 10, & Part VE-EL 13
- 20 6. Existing Use: Vacant (previously developed with an RV park), with approved
21 development in progress
- 22 7. Existing Vegetation / Habitat: Partially scarified with areas of hammock
- 23 8. Community Character of Immediate Vicinity: Single-family residential to the southwest;
24 multi-family residential to the northeast; commercial to the south and east (within median
25 of US1).
26

27 **III RELEVANT PRIOR COUNTY ACTIONS:**
28

29 In 2005, the Planning Commission approved a request by Mandalay Resort LLC for an
30 amendment to the property's major conditional use permit in order to redevelop a 154-unit
31 RV park with a 92-unit hotel, a commercial apartment, and other accessory development.
32 The approval was memorialized in Resolution #P51-05. The redevelopment plan approved
33 under #P51-05 was not completed and subsequently modified in 2007.
34

35 In 2007, the Planning Commission approved requests by Mandalay Resort LLC for an off-
36 street parking variance and an amendment to the property's major conditional use permit in
37 order to redevelop the site with a 124-unit hotel, a commercial apartment, and other
38 accessory development. The approvals were memorialized in Resolutions #P39-07 (parking
39 variance) and #P40-07 (major conditional use permit). Resolution #P40-07 was filed and
40 recorded on January 31, 2008. The major conditional use permit was effective upon
41 recording date. By its terms, it was effective for three years, initially set to expire on January
42 30, 2011. Since the approval of Resolution P40-07, the County's method of defining a hotel
43 "unit" has changed. Based on the number of bedroom-bathroom combinations, the 124-unit
44 hotel approved by Resolution P40-07 is now considered to be a 154-unit hotel under current
45 land development regulations.
46

1 In 2010, a time extension was granted in accordance with Florida Senate Bill 360. The
2 project was provided a new expiration date of January 29, 2013 to acquire all required
3 certificates of occupancy.

4
5 In 2012, a time extension was granted in accordance with Florida House Bill 7207. The
6 project was provided a new expiration date of January 29, 2015 to acquire all required
7 certificates of occupancy.

8
9 On September 21, 2012, the applicant received a minor deviation to the major conditional use
10 permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer
11 buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the
12 addition of three accessory playing courts.

13
14 On October 11, 2013, the applicant received a minor deviation to the major conditional use
15 permit to allow a) minor modifications to the approved buildings and b) a mulched exercise
16 pathway.

17
18 On October 18, 2013, building permit #133-0330 was issued for site work associated with the
19 project. Planning approval of this permit was based on the site plan associated with the minor
20 deviation approved on 9/21/2012. Among other items, this permit included approvals for
21 stormwater management, clearing areas, and mitigation fees.

22
23 The following building permits have been issued thus far for buildings within the proposed
24 development:

- 25 #133-4880, issued on 8/20/14 for construction of the “beach lounge” building;
- 26 #133-4881, issued on 9/9/2014 for construction of one (1) commercial apartment;
- 27 #133-4882, issued on 9/9/2014 for a restaurant building – the Marina Grill;
- 28 #133-4883, issued on 8/20/2014 for four (4) bungalows;
- 29 #133-4884, issued on 8/20/2014 for five (5) bungalows;
- 30 #133-4885, issued on 9/9/2014 for one (1) ADA compliant bungalow;
- 31 #133-5054, issued on 3/20/2014 for the hotel building (based on 10/11/2013 minor
32 deviation); and
- 33 #143-4585, issued on 2/11/2015 for a pool.

34
35 On May 28, 2014, a time extension was granted in accordance with §110-73 of the Monroe
36 County Code. The project was provided with a new expiration date of January 29, 2017 to
37 acquire all required certificates of occupancy.

38
39 On November 21, 2014, the applicant received a minor deviation to the major conditional use
40 permit to allow a) minor modifications to the approved site plan, including the addition of 16
41 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units).

1 IV REVIEW OF APPLICATION:

2
3 MCC §110-67 provides the standards which are applicable to all conditional uses. When
4 considering applications for a major conditional use permit, the Planning Commission shall
5 consider the extent to which:

- 6 1. *The conditional use is consistent with the purposes, goals, objectives and standards of the*
7 *Comprehensive Plan and the Land Development Code:*

8
9 Policies from the *Monroe County Year 2010 Comprehensive Plan* that directly pertain to
10 the proposed use include:

11
12 Policy 101.4.5: The principal purpose of the Mixed Use/ Commercial land use
13 category is to provide for the establishment of commercial land use (zoning) districts
14 where various types of commercial retail and office may be permitted at intensities
15 which are consistent with the community character and the natural environment.
16 Employee housing and commercial apartments are also permitted. In addition, Mixed
17 Use/Commercial land use districts are to establish and conserve areas of mixed uses,
18 which may include maritime industry, light industrial uses, commercial fishing,
19 transient and permanent residential, institutional, public, and commercial retail uses.

20
21 This land use category is also intended to allow for the establishment of mixed use
22 development patterns, where appropriate. Various types of residential and non-
23 residential uses may be permitted; however, heavy industrial uses and similarly
24 incompatible uses shall be prohibited. The County shall continue to take a proactive
25 role in encouraging the maintenance and enhancement of community character and
26 recreational and commercial working waterfronts.

27
28 Policy 101.20.2: The Community Master Plans shall be incorporated into the 2010
29 Comprehensive Plan as a part of the plan and be implemented as part of the
30 Comprehensive Plan. The following Community Master Plans have been completed
31 in accordance with the principles outlined in this section and adopted by the BOCC:

32 ***

- 33 5. The Key Largo Livable CommuniKeys Master Plan is incorporated by
34 reference into the 2010 Comprehensive Plan. The term Strategies in the Master
35 Plan is equivalent to the term Objectives in the Comprehensive Plan and the term
36 Action Item is equivalent to the term Policy; the meanings and requirements for
37 implementation are synonymous.

38 ***

39 Action items of the *Key Largo Community Master Plan* (aka the Livable CommuniKeys
40 Plan) that directly pertain to the subject property and proposed redevelopment include:

41
42 Action Item 1.3.1: Continue to use the FLUM and Land Use District Maps to regulate
43 development of individual parcels with respect to density, intensity, bulk regulations,
44 and all other land development regulation. This will protect the existing conformance
45 status of most uses and promote orderly development consistent with the
46 Comprehensive Plan.

1 Purposes of the Land Development Code that pertain to the subject property and
2 proposed redevelopment include:
3

4 Sec. 130-42. - Purpose of the recreational vehicle district (RV). The purpose of
5 the RV districts is to establish areas suitable for the development of destination
6 resorts for recreational vehicles and other transient units such as seasonal
7 residential units.
8

- 9 2. *The conditional use is consistent with the community character of the immediate vicinity*
10 *of the parcel proposed for development:*
11

12 The proposed development is consistent with the community character of the immediate
13 vicinity of the subject parcel.
14

15 The area surrounding the subject property consists of multi-family residential within
16 Urban Residential zoning to the northeast (Rock Harbor Condominiums); large single-
17 family homes within Suburban Residential zoning to the southwest; and both vacant and
18 commercial land within Suburban Commercial zoning to the south and east in the median
19 of US1 (Upper Keys Commerce Center, Shell World, and a warehouse).
20

21 Transient units have existed on the subject property for decades in the form of an RV
22 park with one commercial apartment and associated nonresidential uses. The proposed
23 hotel rooms would be new uses, but they are consistent with the previously-established
24 transient uses on the site.
25

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

29 The proposed redevelopment minimizes adverse effects, including visual impacts, on
30 adjacent properties.
31

32 The architectural style of the proposed buildings is consistent with Florida Keys
33 architecture in design, materials, and color, and includes features that provide visual
34 interest. The applicant will retain much of the existing hammock on the site and has
35 agreed to transplant several of the largest existing native trees to other areas of the site.
36 The applicant states that the layout of the buildings was designed to preserve as much of
37 the native habitat as possible and to maintain ample landscape buffers all around the
38 property.
39

- 40 4. *The proposed use will have an adverse impact on the value of surrounding properties:*
41

42 There is no evidence indicating that the proposed redevelopment will have an adverse
43 impact on the value of the surrounding properties.
44

- 45 5. *The adequacy of public facilities and services, including, but not limited to, roadways,*
46 *park facilities, police and fire protection, hospital and Medicare services, disaster*

1 preparedness program, drainage systems, refuse disposal, water and sewers, judged
2 according to standards from and specifically modified by the public facilities capital
3 improvements adopted in the annual report required by the Land Development Code:

4 a) Roads:

5
6 *Localized Impacts & Access Management:* If applicable to their respective
7 jurisdiction, new or reconfigured access to/from developments shall be approved by
8 the Public Works Division or the Florida Department of Transportation (FDOT). The
9 applicant received a permit from FDOT regarding access from US1 to and from the
10 property for the previously approved 154 hotel units, but has yet to provide
11 documentation verifying coordination with FDOT regarding the increase to 177 hotel
12 units on the site. Proof of coordination with FDOT regarding the increase to 177 hotel
13 units will be required prior to any development order approving the amendment to the
14 conditional use permit being signed; a Notice of Intent from FDOT regarding
15 permit(s) for access to/from US1 for the entire development, including 177 hotel units
16 and one commercial apartment, will be required prior to issuance of a building permit
17 for any hotel units that increase the site's total to greater than 154 hotel units; and an
18 approved FDOT permit regarding access to/from US1 for the entire development,
19 including 177 hotel units and one commercial apartment, will be required prior to
20 issuance of a certificate of occupancy for any hotel units that increase the site's total
21 to greater than 154 hotel units. The proposed development shows one existing access
22 drive to/from US1, and the addition of a secondary emergency access drive as
23 requested by the fire department. Any changes to the site plan based on further FDOT
24 coordination may require additional deviation(s) or amendment(s) to the major
25 conditional use permit.

26
27 A level 3 traffic impact study for the proposed development was submitted by the
28 applicant as part of the application for this amendment to the major conditional use
29 permit. According to the study, *"the proposed access driveway is projected to*
30 *operate at level of service 'B' without the need for an exclusive southbound right-turn*
31 *lane. Therefore, the subject auxiliary lane is not required for purposes of this project.*
32 *A 50-foot radius is recommended in order to allow entering vehicles to exit Overseas*
33 *Highway in a safe manner."*

34
35 This study has been reviewed by the County's traffic consultant (URS), and several
36 revisions to the study have been requested, including additional documentation
37 regarding *"the conditions preventing the implementation of an exclusive southbound*
38 *right-turn lane into the site per FDOT policy. As stated in Chapter 3 section C.8.b.4,*
39 *Turn Lanes of the FDOT Manual of Uniform Minimum Standards for Design,*
40 *Construction and Maintenance for Streets Highways (Florida Greenbook – May 2011*
41 *and Draft May 2013) 'Deceleration lanes for right turn exits (and left turns, where*
42 *permitted) should be provided on all high-speed facilities'. High speed is defined as*
43 *speeds of 50 mph or greater; therefore, applicable to this segment of SR 5 (US*
44 *1/Overseas Highway)."* At the time of this staff report, URS is unable to agree or
45 disagree with the study's findings pending completion of the requested revisions.
46 Coordination continues as to whether or not a dedicated southbound right-turn lane is

1 required on this segment, which has a posted speed limit of 50 mph. The applicant
2 states that the proposal has been reviewed by FDOT and they have not requested the
3 addition of a dedicated southbound right-turn lane. Further discussion and review is
4 necessary to determine what will be required.
5

6 *Level of Service (LOS):* The proposed use is located within Segment #22 of US1,
7 which is operating at a LOS of A, according to the 2013 U.S.1 Arterial Travel Time
8 and Delay Study. The current proposal includes an increase from 162 hotel rooms
9 (approved per minor deviation issued on November 21, 2014) to 177 hotel rooms (15
10 additional rooms).
11

12 According to the traffic study submitted by the applicant, *“based upon the results of*
13 *the analyses performed for the Playa Largo Resort project, the proposed*
14 *redevelopment will not have an adverse effect on the operating characteristics of US*
15 *1, nor will it inhibit the safe flow of traffic traveling through Key Largo. US 1 has*
16 *adequate capacity to accommodate the traffic impacts generated by the subject*
17 *project.”*
18

19 The study has been reviewed by the County’s traffic consultant (URS), and several
20 revisions to the study have been requested. At the time of this staff report, URS states,
21 *“at this time, we cannot agree or disagree with the findings that the proposed*
22 *redevelopment of Playa Largo will not degrade the LOS of surrounding roadways.*
23 *The requested revisions need to be made to the analysis for further review. Also, the*
24 *applicant’s consultant should certify that the site driveways provide clear sight*
25 *visibility and the site is designed to accommodate the design vehicle. The final report*
26 *needs to be signed and sealed.”* Further review is necessary to determine the
27 development’s impacts of traffic LOS prior to any development order approving the
28 amendment to the conditional use permit being signed.
29

- 30 b) Stormwater: A surface water management plan was approved for the site as part of
31 building permit #133-0330. The drainage and grading plan submitted with the current
32 application for an amendment to the major conditional use permit appears to be
33 consistent with that approved previously, but shall be reviewed and approved by the
34 County Engineer/County Biologist and if necessary, the South Florida Water
35 Management District (SFWMD) prior to the issuance of any building permit for the
36 Phase II structure.
37
- 38 c) Sewer: The applicant has submitted a letter of coordination from the Florida
39 Department of Environmental Protection, via email dated January 16, 2015. The
40 applicant shall also coordinate with the Key Largo Wastewater Treatment District.
41
- 42 d) Water: The applicant has submitted a letter of coordination from the Florida Keys
43 Aqueduct Authority, dated January 23, 2015.
44
- 45 e) Refuse Disposal: The applicant has submitted a letter of coordination from Monroe
46 County Public Works – Solid Waste Management, dated January 21, 2015.

1 f) Emergency Management: The applicant has submitted a letter of coordination from
2 the County Fire Marshal's Office, via email dated January 14, 2015.
3

- 4 6. *The applicant for conditional use approval has the financial and technical capacity to*
5 *complete the development as proposed and has made adequate legal provision to*
6 *guarantee the provision and development of any open space and other improvements*
7 *associated with the proposed development:*
8

9 There is no evidence to support or disprove the applicant's financial and technical
10 capacity. The developer has successfully completed several other projects in the Florida
11 Keys, including some of the same nature and scale.
12

- 13 7. *The development will adversely affect a known archaeological, historical or cultural*
14 *resource:*
15

16 The proposed redevelopment will not adversely affect any known archaeological,
17 historical or cultural resources.
18

- 19 8. *Public access to public beaches and other waterfront areas is preserved as part of the*
20 *proposed development:*
21

22 Access to beaches on this site has historically been restricted to guests of the RV Park.
23 The applicant's proposal for the redevelopment of the site will continue to allow for
24 restricted access to the beach and waterfront areas to guests of the hotel and restaurant.
25

- 26 9. *The proposed use complies with all additional standards imposed on it by the particular*
27 *provision of the Land Development Code authorizing such use and by all other*
28 *applicable requirements of the Monroe County Code:*
29

- 30 a) Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Compliance to*
31 *be determined.*
32

33 The proposal involves a total of 177 transient units and one permanent dwelling unit.
34 The County has officially recognized 154 transient units and one permanent dwelling
35 unit as lawfully established on the site and therefore not subject to ROGO. The
36 applicant will be required to transfer an additional 23 transient ROGO allocations to
37 the subject property (to be formally executed by a forthcoming, separate minor
38 conditional use permit approval) prior to the issuance of any building permits for
39 those 23 transient units. The applicant has stated their intent to transfer the required
40 number of transient ROGO exemptions to the site, and has already initiated
41 discussions with staff regarding eligible sender sites for the additional transient
42 ROGO units.
43

- 44 b) Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *In*
45 *compliance.*
46

1 The NROGO shall apply to the development of all new and expanded nonresidential
2 floor area, except as exempted by MCC §138-50, for which a building permit or other
3 final development approval is required. Pursuant to MCC §138-50(1), the NROGO
4 shall not apply to development with no net increase in nonresidential floor area.
5 Nonresidential floor area means the sum of the total floor area for a nonresidential
6 building or structure, as defined in MCC §101-1. Additionally, covered and
7 unenclosed boat racks with three or fewer sides not associated with retail sales of
8 boats are not considered nonresidential floor area. Further, the term "nonresidential
9 floor area" does not include space occupied by residential uses, including spaces
10 occupied by a transient residential unit and an institutional-residential use as defined
11 in MCC §101-1.
12

13 The proposed development includes 2,500 SF of nonresidential floor area (1,562 SF
14 Marina Grill + 389 SF Marketessen + 549 SF Lobby Bar), which is consistent with
15 the most recently approved site plan under the minor deviation approved on
16 November 21, 2014. The remaining floor area is occupied by transient residential
17 uses, or accessory uses thereto, and is thereby not defined as nonresidential floor area.
18 The County has officially recognized 12,085 square feet of nonresidential floor area
19 as lawfully established on the site and therefore not subject to NROGO.
20

21 c) Purpose of the RV District (§130-42): *In compliance.*
22

23 The proposed hotel use is consistent with the purpose of the RV district, which is to
24 establish areas suitable for the development of destination resorts for recreational
25 vehicles and other transient units such as seasonal residential units.
26

27 d) Permitted Uses (§130-92): *In compliance.*
28

29 In total, the proposed redevelopment consists of the following uses:

- 30 • Hotel
 - 31 - 177 transient units.
 - 32 - Accessory uses, including guest support building, ballrooms, fitness center,
 - 33 pool, tennis courts, multi-use court, dock, and other amenities and services
 - 34 related to the hotel.
 - 35
- 36 • Commercial Apartment
 - 37 - 1 permanent dwelling unit, in the form of a detached commercial apartment.
 - 38
- 39 • Commercial Retail
 - 40 - Restaurant ("Marina Grill"): 1,562 SF
 - 41 - Market ("Marketessen"): 389 SF
 - 42 - Restaurant ("Lobby Bar"): 549 SF
 - 43 - Total = 2,500 SF
 - 44

45 In the RV district, *hotels* of 50 or more rooms may be permitted with a major
46 conditional use permit provided that a) The hotel has restaurant facilities on or

adjacent to the premises; and b) Access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet. Additionally, commercial retail uses of less than 2,500 square feet of floor area are permitted as of right within the RV district.

Pursuant to MCC §130-163, notwithstanding density and intensity provisions, the owners of land upon which a lawfully established dwelling unit, mobile home, or transient residential unit exists shall be entitled to one dwelling unit for each type of dwelling unit in existence before January 4, 1996. Such legally-established dwelling unit shall not be considered as a nonconforming use. Further, per Policy 101.4.25 of the Comprehensive Plan, notwithstanding the density limitations set forth in Policy 101.4.21, land upon which a legally-established residential dwelling unit exists shall be entitled to a density of one dwelling unit per each such unit. Such legally-established dwelling unit shall not be considered as non-conforming as to the density provisions of policy 101.4.21 and the Monroe County Code.

The County has officially recognized one (1) commercial apartment as lawfully established on the site prior to 1996, and the owner is therefore entitled to one (1) commercial apartment, which will not be considered as a nonconforming use.

- e) Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *In compliance.*

Proposed Land Use Intensity:					
Land Use	FAR / Density	Size of Site	Max Allowed	Proposed	Potential Used
Transient Residential (hotel)	15 rooms/ acre	11.83 upland acres	177 hotel rooms	177 hotel rooms	100%
Permanent Residential (commercial apartment)	N/A	N/A	N/A	1 unit* (commercial apartment)	N/A*
Commercial Retail	<2,500 SF	N/A	2,500 SF	2,500 SF	N/A
Cumulative Total					100%
<p>* MCC §130-163. - Existing residential dwellings. Notwithstanding the provisions of sections 130-157, 130-158, and 130-162, the owners of land upon which a lawfully established dwelling unit, mobile home, or transient residential unit exists shall be entitled to one dwelling unit for each type of dwelling unit in existence before January 4, 1996. Such legally-established dwelling unit shall not be considered as a nonconforming use.</p>					

- f) Required Open Space (§118-9, §130-157, §130-162 & §130-164): *In compliance.*

Although the land development regulations do not include a minimum open space requirement for the RV district, the proposed site plan indicates that 48.17% of the

1 site will be pervious open space, which is consistent with the most recently approved
2 site plan under the minor deviation approved on November 21, 2014.
3

4 There is a required shoreline setback open space ratio of 70%. The site plan did not
5 provide the square footage of the shoreline setback area and did not provide the
6 proposed square footage of open space within the shoreline setback area. However,
7 the proposed site plan is consistent with the most recently approved site plan under
8 the minor deviation approved on November 21, 2014.
9

10 g) Minimum Yards and Shoreline Setback (§130-186 & §118-12): *In compliance.*
11

12 Pursuant to MCC §130-186, which was amended by Ordinance 003-2015 (effective
13 April 24, 2015), the required non-shoreline setbacks within the RV district are as
14 follows: primary front yard: 25'; secondary front yard: 15'; primary side yard: 10';
15 secondary side yard: 5'; rear yard: 10'. The proposed site plan shows a 30' primary
16 front yard setback along US1, a 30' primary side yard setback along the southwest
17 property line; and a 20' secondary side yard setback along the northeast property line,
18 and is therefore in compliance. These setbacks are consistent with the required
19 bufferyard planting area widths required for the site as well.
20

21 Pursuant to MCC §118-12, along unaltered shorelines, principal structures shall be set
22 back 50 feet as measured from the mean high water (MHW) line or the landward
23 extent of the mangroves, whichever is further landward. Accessory structures, as
24 defined in MCC §101-1, within the shoreline setback shall be constructed at a
25 foundation height not to exceed 18" above existing grade and shall meet the
26 following design criteria: a) in no event shall the total, combined area of all structures
27 occupy more than 30 percent of the shoreline setback; and b) accessory structures
28 other than docks and erosion control structures shall be set back a minimum of 25
29 feet, as measured from the mean high water (MHW) line or the landward extent of the
30 mangroves, whichever is further landward, and shall be located in upland areas.
31

32 In accordance with MCC §118-12(o), for structures serving commercial uses, the
33 Director of Planning & Environmental resources or the Planning Commission may
34 approve deviations from the requirements of MCC §118-12 as part of a minor or
35 major conditional use permit. Such approval may include additional structures or
36 uses, provided that such approval is consistent with any permitted uses, densities, and
37 intensities of the land use district (RV), furthers the purposes of MCC §118-12, is
38 consistent with the general standards applicable to all uses, and the proposed
39 structures are located in a disturbed area of an altered shoreline. Such additional uses
40 are limited to waterfront dining areas, pedestrian walkways, public monuments or
41 statues, informational kiosks, fuel or septic facilities, and water-dependent marina
42 uses. Any such development shall make adequate provision for a water quality
43 monitoring program for a period of five years after the completion of the
44 development.

1 The proposed site plan is consistent with the most recently approved site plan under
2 the minor deviation approved on November 21, 2014 and shows no changes within
3 the shoreline setback area.
4

5 h) Maximum Height (§130-187): *In Compliance.*
6

7 No structure or building shall be developed that exceeds a maximum height of 35'.
8

9 Building elevations for the Phase II building were submitted with the application and
10 are in compliance with the 35' height limit. All other structures were reviewed for
11 compliance with the height regulations as part of the previously approved site plans
12 and no changes are proposed. Building permits have been issued for all other
13 structures on the site plan other than the Phase II building.
14

15 i) Surface Water Management Criteria (§114-3): *Compliance to be determined.*
16

17 A surface water management plan was approved for the site as part of building permit
18 #133-0330, which was issued on October 18, 2013. The drainage and grading plan
19 submitted with the current application for an amendment to the major conditional use
20 permit appears to be consistent with that approved previously, but shall be reviewed
21 and approved by the County Engineer/County Biologist and if necessary, the South
22 Florida Water Management District (SFWMD) prior to the issuance of any building
23 permit for the Phase II structure.
24

25 j) Wastewater Treatment Criteria (§114-5): *Compliance to be determined by KLWTD
26 and DEP.*
27

28 k) Fencing (§114-20): *In compliance.*
29

30 The proposed site plan does not include any fencing. Any new proposals for fencing
31 shall be reviewed independently for compliance as an accessory structure/use under a
32 building permit application.
33

34 l) Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon
35 building permit application review.*
36

37 The site is designated within a flood zone on the Federal Emergency Management
38 Agency's flood insurance rate maps. All new structures, including the hotel, must be
39 built to floodplain management standards that meet or exceed those for flood
40 protection.
41

42 m) Energy Conservation Standards (§114-45): *Full compliance to be determined upon
43 building permit application review.*
44

45 The development proposal includes the following required energy conservation
46 measures: reduced coverage by asphalt, concrete, rock and similar substances in

1 streets, parking lots and other areas to reduce local air temperatures and reflected light
 2 and heat; the installation of native plants in required landscaping, which will reduce
 3 the requirements for water and maintenance; the installation of shade trees, which
 4 will provide shade for parking areas; and the provision of structural shading.
 5

6 Not enough information was provided to determine if the development proposal
 7 includes the following required energy conservation measures: use of energy-efficient
 8 feature in window design; use of operable windows and ceiling fans; installation of
 9 energy-efficient appliances and equipment; prohibition of deed restrictions or
 10 covenants that would prevent or unnecessarily hamper energy conservation efforts;
 11 installation of energy-efficient lighting for streets, parking areas, recreation areas, and
 12 other interior and exterior public areas; and orientation of structures, as possible, to
 13 reduce solar heat gain by walls and to use the natural cooling effects of the wind.
 14

- 15 n) Potable Water Conservation Standards (§114-46): *Full compliance to be determined*
 16 *upon building permit application review.*
- 17
- 18 o) Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):
 19 *In compliance.*
 20

21 The subject property is predominately scarified, but does contain some areas of native
 22 habitat. The most recently approved site plan under Resolution P40-07 and
 23 subsequent minor deviations was found to be in compliance with Environmental
 24 Design Criteria and Mitigation Standards and mitigation calculations have been done
 25 as part of the review of issued building permits. The proposed amendment to the
 26 major conditional use permit does not propose any additional clearing.
 27

- 28 p) Required Parking (§114-67): *In compliance.*
 29

30 In 2007, the Planning Commission adopted Resolution P39-07 which approved a
 31 parking variance for the site. Under the parking variance, the parking requirement for
 32 154 hotel rooms and 1 commercial apartment was reduced by 7%, from 158 parking
 33 spaces to 147 parking spaces. The current proposal increases the number of hotel
 34 rooms by 23. The required parking for this increase is an additional 23 spaces, for a
 35 total parking requirement of 170 spaces. The application proposes a total of 177
 36 spaces, and is therefore in compliance.
 37

Required Parking:			
Specific Use	Multiplier	Proposed	Required
Approved Variance (P39-07) Hotel: 154 units Commercial Apartment: 1 unit	Per variance	Hotel: 154 rooms Commercial Apartment: 1 unit	147 spaces
Hotel: 23 additional rooms	1 space per each 1- bedroom unit	23 rooms (1-bedroom)	23 spaces
Total Required for 177 Hotel Rooms + 1 Commercial Apartment			170 spaces
Total Proposed			177 spaces

1 q) Required Loading and Unloading Spaces (§114-69): *In compliance.*

2
3 No additional loading space is required for the proposed site plan. Building permits
4 have been issued for site work and all buildings other than the Phase II building.
5

6 r) Required Landscaping (§114-99 – §114-105): *In compliance.*

7
8 Since the property is within an RV district, no parking lot landscaping is required.
9

10 s) Required Bufferyards (§114-124 – §114-130): *In compliance.*

11
12 A landscape plan was approved for the site as part of the previous major conditional
13 use permit (P40-07), its subsequent minor deviations, and associated building
14 permits. No changes to the site plan are proposed which would change the bufferyard
15 requirements for the site.
16

17 Along US1, a class “E” major street bufferyard is required. The proposed site plan
18 shows a 30’ class “E” bufferyard along US1. Along the southwest property line, a
19 class “E” district boundary buffer is required between the RV and SR land use
20 districts. The proposed site plan shows a 30’ class “E” bufferyard along the southwest
21 property line. Along the northeast property line, a class “D” district boundary buffer
22 is required between the RV and UR land use districts. The proposed site plan shows a
23 20’ class “D” bufferyard along the northeast property line.
24

25 t) Outdoor Lighting (§114-159 – §114-163): *Full compliance to be determined upon*
26 *building permit application review.*
27

28 Outdoor lighting is not being reviewed as part of this application. Any new outdoor
29 lighting shall be reviewed independently for compliance as an accessory use/structure
30 under a building permit application.
31

32 u) Signs (§142-1 – §142-7): *Full compliance to be determined upon building permit*
33 *application review.*
34

35 Signage is not being reviewed as part of this application. Any new signage shall be
36 reviewed independently for compliance as an accessory use/structure under a building
37 permit application.
38

39 v) Access Standards (§114-195 – §114-201): *Compliance to be determined.*

40
41 The proposed site plan relocates one existing access drive to/from US1, and adds a
42 secondary emergency access drive as requested by the fire department. An access
43 connection permit will be required from FDOT for the new access configuration. The
44 applicant received a permit from FDOT regarding access from US1 to and from the
45 property for the previously approved 154 hotel units, but has yet to provide
46 documentation verifying coordination with FDOT regarding the increase to 177 hotel

1 units on the site. Proof of coordination with FDOT regarding the increase to 177 hotel
2 units will be required prior to any development order approving the amendment to the
3 conditional use permit being signed; a Notice of Intent from FDOT regarding
4 permit(s) for access to/from US1 for the entire development, including 177 hotel units
5 and one commercial apartment, will be required prior to issuance of a building permit
6 for any hotel units that increase the site's total to greater than 154 hotel units; and an
7 approved FDOT permit regarding access to/from US1 for the entire development,
8 including 177 hotel units and one commercial apartment, will be required prior to
9 issuance of a certificate of occupancy for any hotel units that increase the site's total
10 to greater than 154 hotel units. The proposed development shows one existing access
11 drive to/from US1, and the addition of a secondary emergency access drive as
12 requested by the fire department. Any changes to the site plan based on further FDOT
13 coordination may require additional deviation(s) or amendment(s) to the major
14 conditional use permit.

15
16 A level 3 traffic impact study for the proposed development was submitted by the
17 applicant as part of the application for this amendment to the major conditional use
18 permit (Exhibit X). According to the study, *"the proposed access driveway is*
19 *projected to operate at level of service 'B' without the need for an exclusive*
20 *southbound right-turn lane. Therefore, the subject auxiliary lane is not required for*
21 *purposes of this project. A 50-foot radius is recommended in order to allow entering*
22 *vehicles to exit Overseas Highway in a safe manner."*

23
24 This study has been reviewed by the County's traffic consultant (URS), and several
25 revisions to the study have been requested (Exhibit Y), including additional
26 documentation regarding *"the conditions preventing the implementation of an*
27 *exclusive southbound right-turn lane into the site per FDOT policy. As stated in*
28 *Chapter 3 section C.8.b.4, Turn Lanes of the FDOT Manual of Uniform Minimum*
29 *Standards for Design, Construction and Maintenance for Streets Highways (Florida*
30 *Greenbook – May 2011 and Draft May 2013) 'Deceleration lanes for right turn exits*
31 *(and left turns, where permitted) should be provided on all high-speed facilities'.*
32 *High speed is defined as speeds of 50 mph or greater; therefore, applicable to this*
33 *segment of SR 5 (US 1/Overseas Highway)." At the time of this staff report, URS is*
34 *unable to agree or disagree with the study's findings pending completion of the*
35 *requested revisions. Coordination continues as to whether or not a dedicated*
36 *southbound right-turn lane is required on this segment, which has a posted speed limit*
37 *of 50 mph. The applicant states that the proposal has been reviewed by FDOT and*
38 *they have not requested the addition of a dedicated southbound right-turn lane.*
39 *Further discussion and review is necessary to determine what will be required.*

- 40
41 w) Chapter 533, Florida Statutes: *Full compliance to be determined upon building permit*
42 *application review.*

43
44 All accessibility standards as required by Florida Statutes and the Americans with
45 Disabilities Act (ADA) must be met.
46

1 There shall be at least one ADA accessible parking space for every 25 vehicle parking
2 spaces. The proposed site plan includes 177 parking spaces, which requires 7 ADA
3 accessible parking spaces. The proposed site plan shows 8 ADA accessible parking
4 spaces and is therefore in compliance.
5

6 Building requirements will be reviewed upon submittal of building permit
7 applications for the structures.
8

9 x) Other Issues.

10
11 Vacation rental use of the commercial apartment:

12 The applicant has indicated that the owners of the property intend to use the
13 commercial apartment (the “beach house”) as a vacation rental unit. Pursuant to MCC
14 §101-1, commercial apartment means an attached or detached residential dwelling
15 unit located on the same parcel of land as a nonresidential use that is intended to serve
16 as permanent housing for the owner or employees of that nonresidential use. The term
17 does not include a tourist housing use or vacation rental use.
18

19 The proposed commercial apartment shall serve as permanent housing for the owner
20 or employees of the resort hotel, and may not be used for vacation rental purposes.
21

22 V RECOMMENDED ACTION:

23
24 Staff recommends APPROVAL to the Planning Commission if all of the following
25 conditions are met (conditions 1-10 were originally included as part of the approval of P40-
26 07 and subsequent minor deviations):
27

- 28 1. During construction for each phase, the applicant shall coordinate with the County
29 Biologist in order to ensure that the hammock barriers are intact; and
- 30 2. All permanent structures shall be a minimum of ten (10) feet apart; and
- 31 3. In accordance with MCC Section 110-73, all required building permits and
32 certificates of occupancy shall be procured within three years of the date on which the
33 major conditional use approval is recorded and filed in the official records of Monroe
34 County, or the major conditional use approval shall become null and void with no
35 further action required by the County. Approval time frames do not change with
36 successive owners. Extensions of time to this major conditional use approval may be
37 granted only by the Planning Commission for periods not to exceed two years; and
- 38 4. No jet skis shall be allowed on the property at any time; and
- 39 5. Lighting directed towards Rock Harbor Condominium Association is prohibited; and
- 40 6. Outdoor entertainment at Playa Largo shall not be allowed past the hour of 10:00
41 p.m.; and
- 42 7. Playa Largo shall provide transportation via a van shuttle service for both guests and
43 Playa Largo Employees; and

- 1 8. If there are no changes to the surface water management plan approved under
2 building permit 133-0330, prior to issuance of a building permit, the applicant shall
3 submit in writing to the Monroe County Public Works & Engineering Division that
4 there will be no change in the surface water management plan as approved under
5 building permit 133-0330; and
- 6 9. No clearing of native upland vegetation greater than 4" diameter at breast height
7 (DBH) or any threatened or endangered plant species shall be permitted for the mulch
8 exercise path within the required bufferyards; and
- 9 10. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate
10 of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions
11 (TRE's) to be transferred onto the property prior to the approval of any building
12 permit associated with their development; and
- 13 11. Prior to the signing of any development order approving this amendment to the
14 conditional use permit, revisions to the traffic study, as requested by URS (the
15 County's traffic consultant), shall be completed, and the findings of the revised traffic
16 study shall be approved by URS; and
- 17 12. Prior to the signing of any development order approving this amendment to the
18 conditional use permit, proof of coordination with FDOT regarding the increase to
19 177 hotel units shall be required; and
- 20 13. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's
21 total number of hotel units to greater than 154 hotel units, a Notice of Intent from
22 FDOT regarding permit(s) for access to/from US1 for the entire development,
23 including 177 hotel units and one commercial apartment, or a letter from FDOT
24 stating that no additional access improvements are necessary, shall be required; and
- 25 14. Prior to issuance of a certificate of occupancy for any hotel unit(s) that increases the
26 site's total number of hotel units to greater than 154 hotel units, an approved FDOT
27 permit regarding access to/from US1 for the entire development, including 177 hotel
28 units and one commercial apartment, or a letter from FDOT stating that no additional
29 access improvements are necessary, shall be required; and
- 30 15. Per the definition of commercial apartment in MCC §101-1, the commercial
31 apartment shall serve as permanent housing for the owner or employee(s) of the resort
32 hotel, and may not be used for vacation rental purposes.

1 VI PLANS REVIEWED:
2

- 3 • Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014.
- 4 • Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E.
5 Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015.
- 6 • Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012,
7 Revision 4 dated 1/22/2015.
- 8 • Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design
9 Associates, dated 1/15/2015.
- 10 • Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design
11 Associates, dated 1/15/2015.
- 12 • Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design
13 Associates, dated 1/15/2015.
- 14 • Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design
15 Associates, dated 1/15/2015.
- 16 • Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design
17 Associates, dated 1/15/2015.
- 18 • Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design
19 Associates, dated 1/15/2015.
- 20 • Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults
21 Design Group, dated 1/24/2015, signed and sealed 1/23/2015.
- 22 • Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group,
23 dated 1/24/2015, signed and sealed 1/23/2015.
- 24 • Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group,
25 dated 1/26/2015, signed and sealed 1/23/2015.
- 26 • Traffic Study, prepared by Joaquin E. Vargas, Traf Tech Engineering, dated May 2015.

File #: **2015-031**

Owner's Name: Key Largo Hospitality Land Trust

Applicant: Key Largo Hospitality Land Trust

Agent: Prime Hospitality Group

Type of Application: Major - Amend

Key: Key Largo

RE: 00555010.000000

Additional Information added to File 2015-031

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 Danny L. Kolhage, Dist. 1

Mayor Pro Tem Heather Carruthers, Dist. 3

George Neugent, Dist. 2

David Rice, Dist. 4

Sylvia Murphy, Dist. 5

We strive to be caring, professional, and fair.

Date: 2.11.15

Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Major
Type of application

Key Largo Hospitality Land Trust to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

- MCPA GIS Public Portal
- Scott P. Russell, CFA
- Pan
- Legend
- Zoom In
- MCPA GIS Public Portal
- Map
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print
- Hooks Leads
- Help
- Elements our Getting Started tutorial!
- 2014 Condo
- 2013 Condo
- Expand All
- 2012 MCPA GIS Public Portal
- Monroe Overlay
- 2011 Condo
- Subdivisions
- Section Lines
- 2010 Condo
- Parcels
- Shoreline
- Lot Lines
- 2009 Condo
- Hooks Leads
- Easements
- Text Displays
- 2008 Condo
- Qualified Condo Sales
- Qualified Sales
- 2014 Sales
- Transportation
- 2013 Sales
- 2012 Sales
- 2011 Sales
- 2010 Sales
- 2009 Sales
- 2008 Sales
- Road Centerline
- Road Block Name



Verified GC

✓ 97 PALMS SOUTH L C
9357 CALLIANDRA DR
BOYNTON BEACH, FL 33436-3034

✓ ADAM RYAN A REV TR OF 05/13/05
600 S ATLANTIC AVE
DAYTONA BEACH, FL 32118

✓ BAKER KEITH A
7555 CONIFER DR
COLORADO SPRINGS, CO 80920-4529

✓ BANKS ROBERT W
3831 SW 56TH ST
FORT LAUDERDALE, FL 33312-6207

✓ BELLIS STEPHEN L AND MARTHA A LIV TR DTD
11/23/05
PO BOX 524
INDIAN RIVER, MI 49749-0524

✓ BENNARDO MARIANNE DECLARATION OF
TRUST 7/10/2013
1009 AZALEA RD
DELRAY BEACH, FL 33483-6601

✓ BERNAT DOLORES P TRUST AGR 4/23/1998
12832 QUAIL CT
PALOS HEIGHTS, IL 60463-2282

✓ BESADA HUMBERTO AND MARCIA
2155 SW 123RD CT
MIAMI, FL 33175-7723

✓ BOCA MARINA COURT LLC
31 SENECA RD
SEA RANCH LAKES, FL 33308-2325

✓ BODKER TERRI L
97652 OVERSEAS HWY APT P4
KEY LARGO, FL 33037-2206

✓ BOLAND C SAMUEL AND KATHY B
97652 OVERSEAS HWY APT C4
KEY LARGO, FL 33037-2202

~~✓ BOLAND C SAMUEL AND KATHY B
97652 OVERSEAS HWY HH 7
KEY LARGO, FL 33037-2221~~

✓ BORKOWSKI RICHARD V AND CATHERINE M
5 GREENWICH CT
SHOREHAM, NY 11786-2017

✓ BROCK LISA M
14606 JOCKEYS RIDGE DR
CHARLOTTE, NC 28277-3716

✓ BURGESS CHRISTOPHER R AND ANGELA D
15440 SW 148 PL
MIAMI, FL 33187

✓ CAMMAROTA ARMAND A JR
305 EAST BAY TREE CIR
VERNON HILLS, IL 60061

✓ CHARUR CARLOS AND MARIA CHRISTINA
9155 S DADELAND BLVD STE 1818
MIAMI, FL 33156-2742

✓ CHILDREE RONALD M
97652 OVERSEAS HWY APT T12
KEY LARGO, FL 33037-2226

✓ CLARK JAMES C AND DIANA
1673 SOUTH ST
NEW HAVEN, VT 5472

✓ COPLAN JANET SUE TRUST 4/30/2014
97652 OVERSEAS HWY APT C8
KEY LARGO, FL 33037-2223

✓ CORRADINI CAROL ANN LIV TR 06/06/2006
7744 SW 193RD ST
CUTLER BAY, FL 33157-7389

✓ CULLEN ROBERT F JR AND KAREN J
14641 SW 67TH AVENUE
MIAMI, FL 33101

✓ DILLON WILLIAM
30800 S WIXOM RD
WIXOM, MI 48393-2418

~~✓ DOT/ST.OF FL
TRANSPORTATION)
TALLAHASSEE, FL 32399~~

✓ DOTTL PETER J AND MARY P JT REV TR
01/11/06
5426 COUNTY HWY A
BROOKLYN, WI 53521

✓ ELIADES STEVEN AND JEANNE
31 STARLIGHT DR
HOPEWELL JUNCTION, NY 12533

✓ ESPY ALEXANDRA BEATON
PO BOX 123
DILLON, CO 80435-0123

✓ FAGGIONI RONALD A AND CAROLYN I
2073 HENDRICKS AVE
BELLMORE, NY 11710-3058

✓ FAMILY TRUST U/W/O CAROLINE P
BRUMBAUGH 7/27/1998
6479 SUNSET DR
MIAMI, FL 33143-4676

✓ FIRST MIDWEST TRUST COMPANY
PO BOX 990
MOLINE, IL 61266-0990

✓ FOX AMY M
97652 OVERSEAS HWY APT P5
KEY LARGO, FL 33037-2206

✓ FRANZ P AND L FAMILY TRUST 1/12/1990
97652 OVERSEAS HWY APT HH45
KEY LARGO, FL 33037-2220

✓ GAC MARIA U
573 SHERIDAN RD
GLENCOE, IL 60022-1764

✓ GARCIA AVELINO AND MONICA G
8401 SW 84TH TER
MIAMI, FL 33143-6919

✓ GOLDSTEIN AMBER E
97652 OVERSEAS HWY APT S5
KEY LARGO, FL 33037-2203

✓ GREENSPAN RICHARD R & YVETTE M
16073 BRIER CREEK DR
DELRAY BEACH, FL 33446-9561

✓ HALEY JAMES A TRUST
11034 SW 37TH MNR
DAVIE, FL 33328-1318

✓ HAROUN HANY AND CHRISTINE
70 JEAN LA FITTE DR
KEY LARGO, FL 33037-2345

✓ HARRELSON PEGGY GREGSON REVOCABLE
TRUST 3/14/14
1119 S 3RD AVE
BOZEMAN, MT 59715-5264

✓ HARRIS WALTER R AND MARGARET
424 SPRICE AVE
WEST ISLIP, NY 11795

✓ HAYNIE J NEIL AND SUSAN INCE
1700 SW 12 AVE
BOCA RATON, FL 33486

✓ HEELY CATHERINE G
9 NOCTURNE ROAD
MONROE TOWNSHIP, NJ 08831-7971

✓ HEINER FREDERICK H AND DONNA E
97652 OVERSEAS HWY APT T9
KEY LARGO, FL 33037-2226

✓ HEINRICH LAURA J
97652 OVERSEAS HWY PH 2
KEY LARGO, FL 33037-2220

✓ HELSEL ZANE AND JOAN E
2144 PENNINGTON RD
EWING, NJ 08638-1433

✓ HENRIQUES ROBERT C
11 CHESTER SQ
GLOUCESTER, MA 01930-1313

✓ HENRY MORRIS
97652 OVERSEAS HWY APT M12
KEY LARGO, FL 33037-2225

✓ HILLEND DAVID V
97652 OVERSEAS HWY APT C11
KEY LARGO, FL 33037-2223

✓ HOLTON TIMOTHY R AND JENNIFER A
296 WASHINGTON AVE
MEMPHIS, TN 38103

✓ KALATZIS DIMITRIOS AND JOANNE
97652 OVERSEAS HWY APT M7
KEY LARGO, FL 33037-2225

✓ KATZMAN HOWARD E AND SHIRLEY R
7255 SW 140TH TER
PALMETTO BAY, FL 33158-1265

✓ KAVANAGH JEANNE A ESTATE
97652 OVERSEAS HWY APT HH47
KEY LARGO, FL 33037-2220

✓ KERCKAERT MICHAEL AND SHANNON
5825 HEMPSTEAD RD
OXFORD, MI 48371-1233

✓ ~~KEY LARGO HOSPITALITY LAND TRUST
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430~~

✓ KLASFELD ILENE AND JON
1908 NW 4TH AVE APT 112
BOCA RATON, FL 33432-1501

✓ KLUMPENAAR BRAM
296 CLAUDE AVE
DORVAL, QUEBEC H9S 3B2
CANADA

✓ KRAUSE JOSEPH AND FRANCES
2637 NW 23RD WAY
BOCA RATON, FL 33431-4015

✓ KROHN JOHN RAMON JR
61 BITTERN DR
GETTYSBURG, PA 17325-8611

✓ LESPERANCE LISA V
1411 NW NORTH RIVER DR
MIAMI, FL 33125-2656

✓ LEVY BARUCH AND JANE
2708 OAKMONT CT
WESTON, FL 33332-1834

✓ LISOR SUZANNE K REV TR
1103 SPRING BROOKE DR
GOSHEN, IN 46528-5059

✓ MAJOY CHRISTOPHER O & MARLENE
1149 SHELTERED BROOK DR
HURON, OH 44839-2824

✓ MAYER ANN E FINN AND ROBERT T
3 FAIRVIEW TER
GREENLAND, NH 03840-2242

✓ MCCASSEY EVERETT A AND MICHELLE
117 AKIOHALA PL
KAILUA, HI 96734-3902

✓ MCGEE LAWRENCE U
5110 PALMERSTON LN
WINSTON SALEM, NC 27104-1431

✓ MILANESE GARY
97652 OVERSEAS HWY APT T4
KEY LARGO, FL 33037-2205

✓ MOFFITT GREGORY P AND REGINA A
29453 CEDAR NECK RD
OCEAN VIEW, DE 19970

✓ MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY
1200 TRUMAN AVE STE 207
KEY WEST, FL 33040-7270

✓ MONROE COUNTY FLORIDA
1100 SIMONTON ST
KEY WEST, FL 33040 *email*

✓ MOSS STEPHEN E
42 ONEIDA AVE
OAKLAND, NJ 07436-3731

✓ NIEBLER-SPARE LUCIANN M REV LIV TR AGR
3/17/2008
1865 BRICKELL AVE APT A1811
MIAMI, FL 33129-1650

✓ OKUN THEODORE
97652 OVERSEAS HWY PH 7
KEY LARGO, FL 33037-2221

✓ PEREZ ROBERT L AND VIOLET M
1919 DRISCOLL ST
HOUSTON, TX 77019-6101

✓ RAHAIM ANDREW D AND JEAN T
6 AUSPICE CIR
NEWARK, DE 19711-2976

✓ ROBERTS WILLIAM C AND MARY A
763 CHAPMAN LOOP
THE VILLAGES, FL 32162

✓ ROBINSON JOHN G AND BARBARA J
97652 OVERSEAS HWY OFC
KEY LARGO, FL 33037-2216

✓ SANTANA RAMON R & YOLANDA
PO BOX 901368
HOMESTEAD, FL 33090-1368

✓ SCHOTT DEANA L
2056 HUTTON PT
LONGWOOD, FL 32779-2855

✓ SCULL PROPERTIES LLC
7960 OLD GEORGETOWN RD STE 8C
BETHESDA, MD 20814-2418

✓ SEVERSON DONALD R AND LOUANNE DEC
TRUST 11/12/96
PO BOX 886
ELKHORN, WI 53121

✓ SHUGG ROBERT C AND ELIZABETH A
97652 OVERSEAS HWY APT M10
KEY LARGO, FL 33037-2225

✓ SIMPSON JOHN AND MARY
541 FOREST GATE CRES
WATERLOO, ONTARIO N2V 2X3
CANADA

✓ SINISCALCO WAYNE P & LORIN BLAKE
97652 OVERSEAS HWY APT HH31
KEY LARGO, FL 33037-2218

✓ SMITH BRIAN R T AND PENELOPE J
97652 OVERSEAS HWY APT T5
KEY LARGO, FL 33037-2205

✓ SOMOGYI ROBERT J AND MARILYN B
42 W COLLEGE AVE APT 314S
YARDLEY, PA 19067-1553

✓ SPRINKLE GEORGE C JR AND MELISSA
17205 SW 256TH ST
HOMESTEAD, FL 33031

✓ STARR MOORE
3290 NORTHSIDE PKWY NW STE 375
ATLANTA, GA 30327-2273

✓ STELRI LLC
3532 E HIGGINS DR
MOUNT PLEASANT, SC 29466-6890

✓ STONE THOMAS J TRUST 7/21/2000
PO BOX 372880
KEY LARGO, FL 33037-7880

✓ SULLIVAN PATRICIA P TR 11/3/2003
535 LUENGA AVE
CORAL GABLES, FL 33146-2716

THE HARBORAGE CONDO CORP
59 OCEAN DR
KEY LARGO, FL 33037

TIELEN GISELA B
97652 OVERSEAS HWY APT HH4
KEY LARGO, FL 33037-2207

TUCKER ROBERT J AND CHARLENE A
401 CLOVER MILL RD
EXTON, PA 19341-2502

UPPER KEYS COMMERCE CENTER INC
PO BOX 373006
KEY LARGO, FL 33037-3006

VALERIUS THOMAS F AND LYNN C
9200 SW 85TH ST
MIAMI, FL 33173-4527

VEIL MARK AND TINA
107 WOODSMUIR CT
PALM BEACH GARDENS, FL 33418-8020

WALSH FRANK B JR REVOCABLE TRUST
11/30/1996
97652 OVERSEAS HWY APT HH33
KEY LARGO, FL 33037-2203

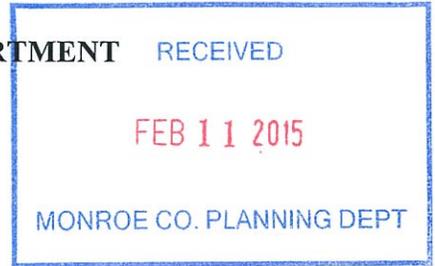
WALTZMAN STUART REV TRUST 12/4/1998
333 E 30TH ST APT 18J
NEW YORK, NY 10016-6459

WATERMAN JAMES H TRUSTEE
193 ATLANTIC BLVD
KEY LARGO, FL 33037

WESTER DAVID A AND SHARON M
4244 CHASE AVE
MIAMI BEACH, FL 33140-3008

End of Additional File 2015-031

**APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT**



Request for a Major 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: \$10,014.00

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: 02 / 09 / 15
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Prime Hospitality Group

Applicant (Name of Person, Business or Organization)

Name of Person Submitting this Application

4651 Sheridan St. Suite #480, Hollywood Fl. 33021

Mailing Address (Street, City, State and Zip Code)

(954) 691-7757 (cell)

Daytime Phone

jorgec@primegroupus.com

Email Address

Property Owner:

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee

(Name/Entity)

Contact Person

4651 Sheridan St. Suite #480, Hollywood Fl. 33021

Mailing Address (Street, City, State and Zip Code)

(954) 392-8788 ext. 319

Daytime Phone

jorgec@primegroupus.com

Email Address

Legal Description of Property:

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

Tracts 4-B and 5-B

Block

Lot

Mandalay

Subdivision

Largo

Key

00555010-000000

Real Estate (RE) Number

1680508

Alternate Key Number

97450 Overseas Hwy, Key Largo, Fl.

Street Address (Street, City, State, Zip Code)

97.5

Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: RV

Present Land Use of Property: Hotel (under construction)

Proposed Land Use of Property: Same

Total Area of Property: 14 AC

Total Upland Area within Property: 11.826 AC

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

_____ Total number of non-residential buildings

_____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings

_____ Total number of permanent, market-rate units

_____ Total number of permanent, affordable units

15 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 purpose Not for this

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)

- Completed application form
- 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 – 8 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)
- Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 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

APPLICATION

- Land Use (Zoning) District designation(s) of site
 - Tier designation(s) of the site
 - Flood zones pursuant to the Flood Insurance Rate Map
 - 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
- Landscape Plan by a Florida registered landscape architect – 8 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 – 8 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 – 8 sets (drawn at an appropriate standard architectural scale)
- Building Elevations for all proposed structures and for any existing structures to be modified – 8 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
- 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)
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

APPLICATION

- 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
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 Power of Attorney
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.

Larry M. Abbo, as Manager for Key Largo Hospitality Group, LLC, POA for Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee

Signature of Applicant: [Signature], Manager Date: February 09, 2015

Sworn before me this [Signature] day of February 2015



[Signature]
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.



PRIME**HOSPITALITY**GROUP

TRANSMITTAL LETTER

To: Planning and Environmental Resource Department

From: Jorge Cepero

Date: February 10, 2015

Ref.: Playa Largo Resort- Major Conditional Use Permit

To Whom It May Concern:

Enclosed please find the following application for a Major Conditional Use Permit. The application is split between 2 FedEx packages, as follows:

In Fedex Box-

- I. Application package for Major Conditional Use Permit containing:
 - A. Completed Application Form
 - B. Check for application fee of \$10,000.00
 - C. Proof of ownership
 - D. Current Property Record Card
 - E. Photographs of Site from Overseas Hwy.
 - F. Description of Project (Narrative)
 - G. Boundary Survey (11x17)
 - H. Environmental Designation Survey
 1. Area Cleared Exhibit (11x17)
 2. Native Habitat/Conservation Easement Exhibit- Landscape Buffers (11x17)
 3. Native Habitat/Conservation Easement Exhibit- 4B Preserve (11x17)
 4. Tree Relocation Plan (11x17)
 - I. Community Impact Statement
 - J. Site Plan (11x17)
 - K. Landscape Plan (11x17)
 - L. Stormwater / Surface Water Management Plan (11x17)
 - M. Building Floor Plans (11x17)
 - N. Building Elevations (11x17)

- O. Traffic Study
- P. Transportation Fee
- Q. Construction Management Plan
- R. Mailing Labels
- S. Radius Report from Monroe County
- T. Proof of Coordination with:
 - 1. FKAA
 - 2. FKEC
 - 3. Fire Marshal
 - 4. DEP
- U. Power of Attorney

II. Environmental Designation Survey Exhibits in 23x26 containing:

- A. Area Cleared Exhibit
- B. Native Habitat/Conservation Easement Exhibit- Landscape Buffers
- C. Tree Relocation Plan

III. Original Traffic Report

In FedEx Tube-

- I. Eight sets of 24x26 plans containing the following:
 - A. Survey, Signed & Sealed
 - B. Site Plan, Signed & Sealed
 - C. Stormwater / Surface Water Management Plan
 - D. Building Floor Plans
 - E. Building Elevations
 - F. Landscape Plan

If you require additional information, please do not hesitate to call me.

Thank you,

Jorge S. Cepero
Prime Homes
4651 Sheridan Street, Suite 480
Phone: 954-392-8788 ext 319
Fax: 954-889-0889

Prepared by and Return to:
N. Dwayne Gray, Jr., Esquire
Zimmerman, Kiser & Sutcliffe, P.A.
315 East Robinson Street, Suite 600
Orlando, Florida 32801
Our File Number: 10048-358

Parcel ID: 00555010-00000066239

Doc# 1912251 12/17/2012 2:03PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/17/2012 2:03PM
DEED DOC STAMP CL: DS \$51,100.00

Doc# 1912251
Bk# 2604 Pg# 637

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF MONROE

THIS SPECIAL WARRANTY DEED, made this November 20, 2012, between **WALNUT & VINE PROPERTIES I, LLC**, a Delaware limited liability company, whose mailing address is: 120 E. Palmetto Park Road, Suite 100, Boca Raton, FL 33432, hereinafter called the "Grantor", to **Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee**, whose mailing address is: c/o Key Largo Hospitality Group, LLC, 4651 Sheridan Street, #480, Hollywood, FL 33021, hereinafter called the "Grantee":

Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, as the successors and assigns of corporations.

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Monroe County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

Tracts 4B and 5B of Amended Plat of Mandalay on Key Largo, according to the plat thereof as recorded in Plat Book 2, Page 25, Public Records of Monroe County, Florida, and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No. 22416, more particularly described as follows:

From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the Northwesterly right of way line of State Road No. 5, run North 49°55'40" West along said dividing line, a distance of 500 ft. to the mean high tide on the shore of the Bay of Florida and the Point of Beginning of the tract hereinafter described; thence meandering said mean high tide line in a Northeasterly direction, a distance of 537 ft. more or less to the South line of Lot 9, as shown on plat of "Gov. Lots 5 & 6 and the NW - 1/4 of the NW - 1/4 of Section 5 and Lots 1 & 2 of Sec. 6, Tp 62 S, R 39 E" and recorded in Plat Book 1, Page 59, Public Records of Monroe Co., Fla.; thence North 88°55' West along the said South line of Lot 9, a distance of 75 ft. more or less to the most Westerly corner of said Lot 9, as shown on said plat; thence North 44°22' West, a distance of 145 ft.; thence South 40°21' West, a distance of 509.6 ft. to the Northwesterly prolongation of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay; thence South 49°55'40" East, along said Northwesterly prolongation, a distance of 200 ft. to the Point of Beginning.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

This Special Warranty Deed confers on the trustee the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property described in this instrument.

AND, the Grantor hereby covenants with said Grantee, that the Grantor is lawfully seized of said Property in fee simple: that the Grantor has good right and lawful authority to sell and convey said Property; that the Grantor hereby warrants the title to said Property only against the lawful claims of persons claiming by, through or under Grantor, but not otherwise; subject to taxes accruing subsequent to DECEMBER 31, 2012; covenants, conditions and restrictions of record; zoning and use restrictions in effect or which may hereafter come into existence due to government action; and matters shown on the plat, however said reference shall not serve to re-impose same on the Property.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Walnut & Vine Properties I, LLC, a Delaware limited liability company

Linda M Phillips
Witness signature
Linda M Phillips
Print witness name
[Signature]
Witness signature
Deborah J. Minerva
Print witness name

By: [Signature]
Print Name: Clyde Measey
Title: Vice President

State of Florida
County of Collier

THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of November, 2012 by Clyde Measey, as Vice President of Walnut & Vine Properties I, LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

NOTARY PUBLIC STATE OF FLORIDA
Print Notary Name Linda M. Phillips
Commission # EE039252
My Commission Expires: NOV. 25, 2014
BONDED THROUGH ATLANTIC BONDING CO., INC.
Notary Seal

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Walnut & Vine Properties I, LLC, a Delaware limited liability company

Anila Kosta
Witness signature

By: Lisa M. Wilcoxson

ANILA KOSTA
Print witness name

Print Name: Lisa Wilcoxson
Title: Assistant Vice President

Brad Boersma
Witness signature

BRAD BOERSMA
Print witness name

State of Florida
County of Collier

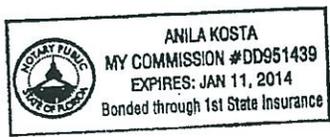
THE FOREGOING INSTRUMENT was acknowledged before me this 20th day of November, 2012 by Lisa Wilcoxson, as Assistant Vice President of Walnut & Vine Properties I, LLC, a Delaware limited liability company, who is personally known to me or who has produced _____ as identification.

Anila Kosta
Notary Public

ANILA KOSTA
Print Notary Name

My Commission Expires: 01/11/2014

Notary Seal



Karl D. Borglum
Property Appraiser
Monroe County, Florida

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

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

The offices of the Property Appraiser will be closed Monday, February 20th in observance of President's Day.

Property Record View

Alternate Key: 1680508 Parcel ID: 00555010-000000

Ownership Details

Mailing Address:
 WALNUT AND VINE PROPERTIES I LLC
 C/O CORPORATION SERVICES CO
 2711 CENTERVILLE RD STE 400
 WILMINGTON, DE 19808-1646

Property Details **NOTES TO FINANCIAL STATEMENTS**

PC Code: 10 - VACANT COMMERCIAL
 Millage Group: 500K
 Affordable Housing: No
 Section-
 Township- 06-62-39
 Range:
 Property Location: 97450 OVERSEAS HWY KEY LARGO
 Legal AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2.4AC) AND TRACT 5-B (9.32AC) & ADJ BAY
 Description: BTM (2.31AC) II NO 22416 OR288-282/86 OR477-589/90 OR531-864 OR668-315 OR826-2489E OR926-1722/1723 OR2125-102/05 OR2485-16/16A OR2485-2431/34AMDC/T

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
100W - COMMERCIAL WATERFRON	0	0	11.72 AC
000X - ENVIRONMENTALLY SENS	0	0	2.31 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	BR2:BOAT RAMP	600 SF	30	20	1975	2006	1	60
1	RW2:RETAINING WALL	1,086 SF	362	3	1975	1976	4	50
2	AP2:ASPHALT PAVING	6,500 SF	0	0	1975	1976	2	25

3	FN2:FENCES	720 SF	120	6	1975	1976	2	30
4	CL2:CH LINK FENCE	12,300 SF	2,050	6	1981	1982	1	30
6	FN2:FENCES	510 SF	85	6	1983	1984	2	30
7	DK4:WOOD DOCKS	2,510 SF	0	0	1983	1984	5	40
8	DK4:WOOD DOCKS	100 SF	0	0	1983	1984	4	40

Appraiser Notes

AS OF 02/15/08 ONLY 2 BLDGS LEFT ON PROPERTY- SALES OFFICE AT HWY & DOCKSIDE BLDG (OLD REST.) THE REST DEMOED 06-07

2/15/08 PLAZA CRYSTAL RESORT

PLANNING COMMISSION RESOLUTION NO P40-07 TO PERMIT DEVELOPMENT OF A 124 UNIT HOTEL RESORT WITH ACCESSORY USES AND 1 COMMERCIAL APARTMENT FOR GUESTS

CONDITIONAL USE PERMIT EXTENDED FOR TWO (2) YEARS UNTIL JANUARY 29, 2013, NO FURTHER EXTENSION CAN BE GIVEN - HOWEVER A 1 YEAR EXTENSION MAYBE APPLIED FOR NO LATER THAN JANUARY 29, 2013.

AMERICAN OUTDOOR RESORTS BLDG #1 = BAITSTORE BLDG #2 = BATHHOUSE BLDG #3 = MOBILEHOME W/ROOF OVER BLDG #4 = MOBILEHOME BLDG #5 = OFFICE-STORE-RESTROOMS W/2ND FLOOR ADDITION ADDED IN 1990 (1/95) 115 RV SITES AS PER SITE PLAN

PROPERTY BEING REDEVELOPED INTO CONDOS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	302929	07/06/2000	01/01/2001	1		ELECTRIC MISCELLANEOUS
	9832893	05/27/1999	11/16/1999	1		SEWAGE TREATMENT
	06306159	10/30/2006	01/16/2007	1		DEMO BLDGS& ROADWAYS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	0	65,042	6,153,231	6,218,273	6,218,273	0	6,218,273
2010	0	65,132	7,721,231	7,786,363	7,786,363	0	7,786,363
2009	0	65,312	9,375,731	9,441,043	9,441,043	0	9,441,043
2008	230,557	65,492	13,787,731	23,249,844	23,249,844	0	23,249,844
2007	219,867	23,099	13,787,731	23,249,844	23,249,844	0	23,249,844
2006	618,401	60,152	13,787,731	14,466,284	14,466,284	0	14,466,284
2005	558,736	59,575	1,723,669	4,653,315	4,653,315	0	4,653,315
2004	544,109	61,522	1,723,669	4,653,315	4,653,315	0	4,653,315
2003	544,109	64,245	1,723,669	4,653,315	4,653,315	0	4,653,315
2002	505,567	66,192	1,723,669	4,653,315	4,653,315	0	4,653,315
2001	505,567	68,969	2,413,044	4,653,315	4,653,315	0	4,653,315
2000	505,567	42,100	2,413,044	3,013,952	3,013,952	0	3,013,952

1999	505,567	43,842	2,413,044	3,013,952	3,013,952	0	3,013,952
1998	353,123	45,078	2,413,044	3,013,952	3,013,952	0	3,013,952
1997	353,123	46,828	2,413,044	3,013,952	3,013,952	0	3,013,952
1996	325,211	48,053	2,413,044	3,013,952	3,013,952	0	3,013,952
1995	325,211	49,807	2,413,044	3,013,952	3,013,952	0	3,013,952
1994	304,338	51,038	1,930,481	3,013,952	3,013,952	0	3,013,952
1993	304,338	52,808	1,930,481	2,543,427	2,543,427	0	2,543,427
1992	304,338	54,083	1,930,481	2,582,156	2,582,156	0	2,582,156
1991	303,280	55,861	1,930,481	2,582,156	2,582,156	0	2,582,156
1990	303,337	57,707	1,930,481	2,582,156	2,582,156	0	2,582,156
1989	216,499	60,093	1,930,481	2,582,156	2,582,156	0	2,582,156
1988	194,642	41,678	1,930,273	2,210,811	2,210,811	0	2,210,811
1987	191,533	43,248	1,034,984	1,738,884	1,738,884	0	1,738,884
1986	191,943	44,501	874,684	1,558,189	1,558,189	0	1,558,189
1985	149,376	46,075	874,684	1,595,114	1,595,114	0	1,595,114
1984	91,191	12,862	873,991	1,373,664	1,373,664	0	1,373,664
1983	91,191	12,908	837,572	941,671	941,671	0	941,671
1982	86,709	11,802	837,572	936,083	936,083	0	936,083

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
9/27/2010	2485 / 2431	0	CT	11
9/16/2010	2485 / 16	100	CT	12
6/9/2005	2125 / 102	28,000,000	WD	Z

This page has been visited 76,083 times.

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

Playa Largo Resort
Major Conditional Use Permit
97450 Overseas Hwy, Key Largo



Overseas Highway, looking south from north end. Taken January 14, 2015

Playa Largo Resort
Major Conditional Use Permit
97450 Overseas Hwy, Key Largo



Overseas Highway, looking towards construction entry. Taken January 14, 2015

Playa Largo Resort
Major Conditional Use Permit
97450 Overseas Hwy, Key Largo



Overseas Highway, looking north from south end. Taken January 14, 2015

Key Largo Hospitality Group, LLC

Playa Largo Resort Major Conditional Use Permit 97450 Overseas Hwy, Key Largo

Project Description- Narrative

February 9, 2015

Playa Largo Resort is situated on the bay side of Key Largo, by mile marker 97.5. In 2007, Monroe County approved the redevelopment of the old America Outdoor RV Park, with 154 hotel units and one residence. In 2012, the county approved a Minor Deviation to the Conditional Use, to change the site plan, but maintain the same number of units. In 2014, the county approved another Minor Deviation to add 8 hotel units, for a total of 162 hotel units.

The construction of the project began in 2013, and completion is scheduled for early 2016. It consists of a 152 room main hotel building, 10 bungalows, 1 residence, a stand alone restaurant, a dock, and a guest support building. The amenities include a natural beach, a dock, hotel pool, 2 tennis courts, and a multi-use court.

The layout of the buildings, and the orientation of the suites, was designed to maximize water views, while preserving as much of the native habitat as possible, without crowding the shoreline. It uses interconnected courtyards, and maintains ample landscape buffers all around the property. The bungalows, in particular were placed in such a way as to preserve as much of the existing hammock as possible, in order to achieve an "escape from civilization" feel.

With this application we would like to request an additional 15 hotel units, for a total of 177.

Key Largo Hospitality Group, LLC

Playa Largo Resort Major Conditional Use Permit 97450 Overseas Hwy, Key Largo

Community Impact Statement

February 9, 2015

Section 110-70b of the Monroe County Code requires that a Community Impact Statement be provided when applying for a Major Conditional Use. As such, we provide the following responses to each item, if relevant to the project, requested in this code section.

1. General description of proposed development:

(i) Provide a general written description of the proposed development; include in this description the proposed phases of development or operation and facility use, target dates for each of these, and date of completion; in addition, indicate the site size, developing staging and appropriate descriptive measures such as quantity and type of residential units, commercial floor area, tourist accommodation units, seating and parking capacities;

Response:

Playa Largo is a 154-room resort situated on the bay side of Key Largo, by mile marker 97.5. The resort consists of 144 suites in the main hotel building, 10 bungalows, 1 beach house, which will be used as a vacation rental, a stand alone restaurant, a dock, and a guest support building. The amenities include a natural beach, a dock, hotel pool, 2 tennis courts and a multi-use court. There are 177 parking spaces.

An additional 8 transient units were approved in 2014 for the main building, and in this application we are requesting 15 transient units more, for the main building. Construction of the resort began at the end of 2013, and is currently on-going. Completion of all units, included the 15 being requested now, will be completed simultaneously, by February 2016. Although the plans refer to a phase 2, this is for approval purposes only, as the new wing will be completed along with the rest of the project. The previously approved 8 transient units and the 15 transient units being requested through this application will be contained in a new wing of the main building, and together will form the Phase II approval.

Key Largo Hospitality Group, LLC

(ii) Identify aspects of the project design, such as a clustering, which were incorporated to reduce public facilities costs and improve the scenic quality of the development; describe building and siting specifications which were used to reduce hurricane and fire damage potential to comply with federal flood insurance regulations and the comprehensive land use plan;

Response:

The resort's site plan design took an existing approved layout in which buildings were scattered throughout the site, and through a Minor Change to the Conditional Use Permit, concentrated all of the suites in one main building without changing the density or impacts to the site, which maximizes systems efficiencies, reduces the number of utility connections, and the linear footage of infrastructure that needs to be provided. The Land Use designation for the property is RV, which allows for transient uses, such as hotels. However, converting the property from an RV park to a hotel reduces the impact on the roads, because it eliminates the RVs which would otherwise be using those roads. The design style is Florida Traditional which is vernacular to the keys. The layout of the buildings, and the orientation of the suites was designed to maximize water views, while preserving as much of the native habitat as possible, without crowding the shoreline. It uses interconnected courtyards, and maintains ample landscape buffers all around the property. The bungalows, in particular were placed in such a way as to preserve as much of the existing hammock as possible, in order to achieve an "escape from civilization" feel. The hammock provides not only the visual screening that gives the perception of being in a far away escape, but it provides noise buffering from Overseas highway, and the considerable shading even lowers temperature in that area.

The building elevations meet federal flood insurance regulations. The structures are fully sprinklered for full fire protection, and all doors and windows are impact resistant to minimize hurricane damage.

*** **

2. Impact assessment on public facilities and water supply:

(i) Identify projected daily potable water demands at the end of each development phase and specify any consumption rates that have been assumed for the projection;

Response:

Phase I: 154 transient units @ 180 gdp = 27,720 gdp

Phase II: 23 (8 previous approved + 15 being requested) transient units @ 180 gdp = 4,140 gdp

*** **

(ii) Provide proof of coordination with the Florida Keys Aqueduct Authority; assess the present and projected capacity of the water supply system and the ability of such system to provide adequate water for the proposed development; and

Response:

Enclosed is a letter from FKAA showing coordination with regards to the water supply, and their confirmation that they can supply water for the new units. The water system was designed to accommodate 177 transient units from the beginning, so no major redesign will be necessary.

*** **

Key Largo Hospitality Group, LLC

(iii) Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed;

Response:

The fire protection system was designed to accommodate 177 transient units in a new wing from the beginning, so no major redesign will be necessary.

*** **

3. Public facilities—Wastewater management:

(i) Provide proof of coordination with the Florida Department of Health and Rehabilitative Services;

Response:

Enclosed is an email from FDEP showing coordination with regards to the wastewater management, and their confirmation that they can handle the new transient units.

*** **

(ii) Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities;

Response:

Phase I: 154 transient units @ 150 gdp = 23,100 gdp

Phase II: 23 (8 previous approved + 15 being requested) transient units @ 150 gdp = 3,450 gdp

The existing approved system consists of gravity lines which supply 2 separate on-site lift stations, which in turn connect to the forcemain on Overseas highway. Two lift stations were used in order to minimize the amount of piping on site. The on-site portion, including the lift stations, will be private, and maintenance will be the resort's responsibility. The wastewater system was designed to accommodate 177 transient units from the beginning, so no major redesign will be necessary.

*** **

(iii) If public facilities are to be used, provide proof of coordination with the county waste collection and disposal district; assess the present and projected capacity of the treatment and transmission facilities and the ability of such facilities to provide adequate service to the proposed development; and

Response:

Enclosed is an email from Monroe County's Solid Waste Management showing coordination with regards to waste collection and disposal, and their confirmation that they can handle the new transient units. The county sends all of its solid waste to landfills outside of Monroe county, so capacity is not an issue.

*** **

Key Largo Hospitality Group, LLC

(iv) If applicable, provide a description of the volume and characteristics of any industrial or other effluents;

Response:

There is no industrial or other effluents.

*** *** ***

4. Public facilities—Solid waste:

(i) Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

Response:

Solid waste will be removed from site, and taken to a landfill outside of Monroe county.

We have contacted the Department of Health & Sanitation and Monroe County's Waste Management Division and requested the numbers of Cheeca Lodge for comparison. Based on this information, we project the following:

Phase I (154 transient units, plus restaurant, bar, catering, etc)

Size of dumpster	2 Yards which can hold 1,500 pounds
Number of "pulls" per week	2, or 3,000 lbs. per week
Total solid waste per day	428.6 lbs. per day for Phase I

Most of the solid waste generated at a hotel comes from the restaurant, bar, catering, etc, which not only produces food waste, but food & delivery containers. The rooms generate only about 40% of the total waste of the hotel, given that hotel guests do not produce much refuse, volume-wise. The 60% allocated to the other uses is not expected to change much with a small increase in the number of units as is the case here, so we take 40% of the total solid waste per day (428.6 lbs. x 0.40= 171.4 lbs.), divide it by the Phase I number of rooms (171.4 lbs./ 154 rooms= 1.11 lbs./room), multiply times the additional rooms (1.11 lbs./room x 23 new rooms= 25.5 lbs.), and add that to the Phase I total (428.6 lbs. + 25.5 lbs.= 454.2 lbs.) for the Phase II total.

Phase II (177 transient units, plus restaurant, bar, catering, etc)

Solid Waste from Rooms Only	171.4 lbs. (40% of 428.6 lbs.)
Amount per Room per Day	1.11 lbs. (171.4 lbs. / 154)
Amount for 25 rooms per day	25.5 (1.11 lbs. x 23 new rooms)
Total Solid Waste per Day	454.2 lbs. (428.6 lbs. + 25.5)

*** *** ***

(ii) Provide proof of coordination with county municipal services district; assess the present and projected capacity of the solid waste treatment and disposal system and the ability of such facilities to provide adequate services to the proposed development;

Response:

Enclosed is an email from Monroe County's Solid Waste Management showing coordination with regards to waste collection and disposal, and their confirmation that they can handle the new transient units. The county sends all of its solid waste to landfills out of Monroe county, so capacity is not an issue.

Key Largo Hospitality Group, LLC

(iii) Comply with the requirements of section 114-200 concerning any applicable traffic study;

Response:

Traffic study is enclosed.

*** **

5. Public facilities—Transportation:

(i) Provide a projection of the expected vehicle trip generation at the completion of each development phase; describe in terms of external trip generation and average daily and peak hour traffic;

Response:

The traffic study prepared in 2014 for the 154 unit hotel (phase I) projected the following:

Daily trips: 1,015 Peak hour trips: 83 AM and 93 PM

The attached traffic study for the 177 unit hotel (phase I & II) projects the following:

Daily trips: 1,221 Peak hour trips: 95 AM and 107 PM

*** **

(ii) If the project site is adjacent to U.S. 1, describe the measures, such as setbacks and access limitations, which have been incorporated into the project design to reduce impacts upon U.S. 1;

Response:

The project has one main entry/exit, and a secondary exit requested by the Fire Department. However, most of the use is expected to take place at the main entry. Because the property has a very long frontage to Overseas Highway, the predominant use of one entry/exit minimizes the impact on said road.

The landscape buffers along Overseas highway range from 30' to a generous 75'.

*** **

6. Housing:

(i) If the project includes residential development, provide breakdown of the proposed residential units by price range or rental range and type of unit such as single-family, duplex, townhouse, etc.;

Response:

The project currently consists of 152 hotel suites, plus 15 being requested now, 10 bungalows and 1 beach house. The bungalows and residence are stand alone structures (similar to a single family home). The 15 new transient units will be hotel suites. The bungalows and beach house will be managed as part of the resort.

*** **

Key Largo Hospitality Group, LLC

(ii) If lots are to be sold without constructed dwelling units, indicate the number and percentage of such lots and the extent of improvements to be made prior to sale;

Response:

No lots are to be sold without constructed dwelling units.

*** **

(iii) Assess the potential of the proposed development to meet local or regional housing needs; in particular, indicate any measures taken to provide low- and moderate-income housing;

Response:

The resort will not have any low or moderate housing of any type on-site, as no workforce housing is required. However, an affiliated company has acquired the project formerly know as Ciudadmar, and intends to use a portion of it to build 24 workforce apartments for rent to house some of the staff for the Playa Largo resort.

*** **

7. Special considerations:

(i) Describe the relationship of the proposed development to the comprehensive land use plan objectives and policies; also indicate relationships between existing or proposed public facilities plans; identify any conflicts;

Response:

The original 154 unit hotel has gone through several levels of review, and has been issued several approvals over the years, including the most recent approval of an additional 8 transient units, ensuring compliance with the land use plan objectives and policies. The object of this application is to request 15 more transient units, bringing the total to 177, which is within the zoning density allowed for this property.

There are no existing or proposed public facilities, and there are no conflicts we are aware off.

*** **

(ii) Indicate any relationships of the project to special land use and development district such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas;

Response:

The resort is not near any airports, hazard zones or solid waste treatment or disposal areas.

*** **

(iii) If applicable, assess the impact of the proposed development upon other adjacent or nearby municipalities or counties;

Response:

The resort is not adjacent or near enough to other municipalities or counties to have any impact on them.

*** **

Key Largo Hospitality Group, LLC

8. The data and information provided in a community impact statement shall be coordinated with data and other information and/or permits required by local, regional, state or federal regulatory or reviewing agencies as appropriate to the major conditional use proposed.

Response:

The resort was originally designed to accommodate 177 transient units, so there will only be need for minimal redesigns, and coordination with other agencies has been taking place.

*** *** ***
*** *** ***

Key Largo Hospitality Group, LLC

Playa Largo Resort
Major Conditional Use Permit
97450 Overseas Hwy, Key Largo

Construction Management Plan

February 9, 2015

This project is already under construction, and we plan on building the additional 15 units being requested through this application during same construction period as the 162 units already in process. The new phase 2 wing is in the center of the site, so it will not affect the shore or adjacent properties any more than the existing construction process already does. Therefore, no additional measures are needed for the phase 2 construction.

Should you have any questions, please do not hesitate to contact me at (954) 392-8788, ext. 319.

GARCIA AVELINO AND MONICA G

✓ 3401 SW 84TH TER,
MIAMI, FL 33143-6919

WALTZMAN STUART REV TRUST 12/4/1998

✓ 333 E 30TH ST APT 18J,
NEW YORK, NY 10016-6459

BANKS ROBERT W

✓ 3831 SW 56TH ST,
FORT LAUDERDALE, FL 33312-6207

WATERMAN JAMES H TRUSTEE

✓ (J H WATERMAN TR AG 3-19-97)
193 ATLANTIC BLVD,
KEY LARGO, FL 33037

~~MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY~~

~~1200 TRUMAN AVE STE 207,
KEY WEST, FL 33040-7270~~

SIMPSON JOHN AND MARY

✓ 541 FOREST GATE CRES,
WATERLOO, ONTARIO N2V 2X3

MAYER ANN E FINN AND ROBERT T

✓ 3 FAIRVIEW TER,
GREENLAND, NH 03840-2242

ELASFELD ILENE AND JON

✓ 1903 NW 4TH AVE APT 112,
BOCA RATON, FL 33432-1501

WISOR SUZANNE K REV TR

✓ 1103 SPRING BROOKE DR,
GOSHEN, IN 46528-5059

STONE THOMAS J TRUST 7/21/2000

✓ PO BOX 372880,
KEY LARGO, FL 33037-7880

FOX AMY M

✓ 97652 OVERSEAS HWY APT P5,
KEY LARGO, FL 33037-2206

CULLEN ROBERT F JR AND KAREN J

✓ 14641 SW 67TH AVENUE,
MIAMI, FL 33101

BROCK LISA M

✓ 14606 JOCKEYS RIDGE DR,
CHARLOTTE, NC 28277-3716

BURGESS CHRISTOPHER R AND ANGELA D

✓ 15440 SW 148 PL,
MIAMI, FL 33187

SCHOTT DEANA L

✓ 2056 HUTTON PT,
LONGWOOD, FL 32779-2855

DILLON WILLIAM

✓ 30800 S WIXOM RD,
WIXOM, MI 48393-2418

BODKER TERRI L

✓ 97652 OVERSEAS HWY APT P4,
KEY LARGO, FL 33037-2206

BOLAND C SAMUEL AND KATHY B

✓ 97652 OVERSEAS HWY HH 7,
KEY LARGO, FL 33037-2221

MONROE COUNTY FLORIDA

✓ 1100 SIMONTON ST,
KEY WEST, FL 33040

97 PALMS SOUTH L C

✓ C/O TUFTS KATHY
9357 CALLIANDRA DR,
BOYNTON BEACH, FL 33436-3034

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY

✓ 1200 TRUMAN AVE STE 207,
KEY WEST, FL 33040-7270

HALE SALLY M 2004 REVOCABLE TRUST

23 FAIRWAY HEIGHTS RD,
CENTER HARBOR, NH 03226

HALEY JAMES A TRUST

✓ 11034 SW 37TH MNR,
DAVIE, FL 33328-1318

STARR MOORE

✓ 3290 NORTHSIDE PKWY NW STE 375,
ATLANTA, GA 30327-2273

~~WATERMAN JAMES H TRUSTEE~~

~~(J H WATERMAN TR AG 3-19-97)
193 ATLANTIC BLVD,
KEY LARGO, FL 33037~~

HAROUN HANY AND CHRISTINE

✓ 70 JEAN LA FITTE DR,
KEY LARGO, FL 33037-2345

HAYNIE J NEIL AND SUSAN INCE

✓ 1700 SW 12 AVE,
BOCA RATON, FL 33486

GREENSPAN RICHARD R AND YVETTE M

✓ 16073 BRIER CREEK DR,
DELRAY BEACH, FL 33446-9561

KROHN JOHN RAMON JR

✓ 61 BITTERN DR,
GETTYSBURG, PA 17325-8611

HEINER FREDERICK H AND DONNA E

✓ 97652 OVERSEAS HWY APT T9,
KEY LARGO, FL 33037-2226

KRAUSE JOSEPH AND FRANCES
2637 NW 23RD WAY,
BOCA RATON, FL 33431-4015

VEIL MARK AND TINA
107 WOODSMUIR CT,
PALM BEACH GARDENS, FL 33418-8020

~~THE HARBORAGE CONDO CORP
59 OCEAN DR,
KEY LARGO, FL 33037~~

SPRINKLE GEORGE C JR AND MELISSA B
17205 SW 256TH ST,
HOMESTEAD, FL 33031

SANTANA RAMON R AND YOLANDA ACEBAL
PO BOX 901368,
HOMESTEAD, FL 33090-1368

~~KEY LARGO HOSPITALITY LAND TRUST
C/O KEY LARGO HOSPITALITY GROUP LLC
4651 SHERIDAN ST STE 480,
HOLLYWOOD, FL 33021-3430~~

SULLIVAN PATRICIA P TR 11/3/2003
535 LUENGA AVE,
CORAL GABLES, FL 33146-2716

TUCKER ROBERT J AND CHARLENE A
401 CLOVER MILL RD,
EXTON, PA 19341-2502

WALSH FRANK B JR REVOCABLE TRUST
11/30/1996
97652 OVERSEAS HWY APT HH33,
KEY LARGO, FL 33037-2203

RAHAIM ANDREW D AND JEAN T
6 AUSPICE CIR,
NEWARK, DE 19711-2976

✓ KALATZIS DIMITRIOS AND JOANNE
97652 OVERSEAS HWY APT M7,
KEY LARGO, FL 33037-2225

✓ HARRELSON PEGGY GREGSON REVOCABLE
TRUST 3/14/14
C/O HARRELSON MIKE CO-TRUSTEE
1119 S 3RD AVE,
BOZEMAN, MT 59715-5264

✓ CHARUR CARLOS AND MARIA CHRISTINA
9155 S DADELAND BLVD STE 1818,
MIAMI, FL 33156-2742

✓ LESPERANCE LISA V
1411 NW NORTH RIVER DR,
MIAMI, FL 33125-2656

✓ BELLIS STEPHEN L AND MARTHA A LIV TR
DTD 11/23/05
PO BOX 524,
INDIAN RIVER, MI 49749-0524

✓ HENRY MORRIS
97652 OVERSEAS HWY APT M12,
KEY LARGO, FL 33037-2225

✓ ADAM RYAN A REV TR OF 05/13/05
600 S ATLANTIC AVE,
DAYTONA BEACH, FL 32118

~~BOLAND G SAMUEL AND KATHY B
97652 OVERSEAS HWY APT C4,
KEY LARGO, FL 33037-2202~~

✓ SHUGG ROBERT C AND ELIZABETH A
97652 OVERSEAS HWY APT M10,
KEY LARGO, FL 33037-2225

✓ SINISCALCO WAYNE P AND LORIN BLAKE
97652 OVERSEAS HWY APT HH31,
KEY LARGO, FL 33037-2218

✓ SOMOGYI ROBERT J AND MARILYN B
42 W COLLEGE AVE APT 314S,
YARDLEY, PA 19067-1553

✓ THE HARBORAGE CONDO CORP
59 OCEAN DR,
KEY LARGO, FL 33037

✓ MOFFITT GREGORY P AND REGINA A
29453 CEDAR NECK RD,
OCEAN VIEW, DE 19970

✓ BAKER KEITH A
7555 CONIFER DR,
COLORADO SPRINGS, CO 80920-4529

✓ HELSEL ZANE AND JOAN E
2144 PENNINGTON RD,
EWING, NJ 08638-1433

✓ VALERIUS THOMAS F AND LYNN C
9200 SW 85TH ST,
MIAMI, FL 33173-4527

✓ HENRIQUES ROBERT C
11 CHESTER SQ,
GLOUCESTER, MA 01930-1313

✓ ROBERTS WILLIAM C AND MARY A
763 CHAPMAN LOOP,
THE VILLAGES, FL 32162

✓ OKUN THEODORE
97652 OVERSEAS HWY PH 7,
KEY LARGO, FL 33037-2221

✓ GOLDSTEIN AMBER E
97652 OVERSEAS HWY APT S5,
KEY LARGO, FL 33037-2203

ROBINSON JOHN G AND BARBARA J

✓ 97652 OVERSEAS HWY OFC,
KEY LARGO, FL 33037-2216

✓ BESADA HUMBERTO AND MARCIA

2155 SW 123RD CT,
MIAMI, FL 33175-7723

✓ HEELY CATHERINE G

9 NOCTURNE ROAD,
MONROE TOWNSHIP, NJ 08831-7971

✓ SEVERSON DONALD R AND LOUANNE DEC
TRUST 11/12/96

PO BOX 886,
ELKHORN, WI 53121

✓ KATZMAN HOWARD E AND SHIRLEY R

7255 SW 140TH TER,
PALMETTO BAY, FL 33158-1265

✓ MCGEE LAWRENCE U

5110 PALMERSTON LN,
WINSTON SALEM, NC 27104-1431

✓ CLARK JAMES C AND DIANA

1673 SOUTH ST,
NEW HAVEN, VT 05472

✓ ELIADES STEVEN AND JEANNE

31 STARLIGHT DR,
HOPEWELL JUNCTION, NY 12533

✓ BOCA MARINA COURT LLC

31 SENECA RD,
SEA RANCH LAKES, FL 33308-2325

✓ CAMMAROTA ARMAND A JR

305 EAST BAY TREE CIR,
VERNON HILLS, IL 60061

✓ LEVY BARUCH AND JANE

2708 OAKMONT CT,
WESTON, FL 33332-1834

✓ GAC MARIA U

573 SHERIDAN RD,
GLENCOE, IL 60022-1764

✓ WESTER DAVID A AND SHARON M

4244 CHASE AVE,
MIAMI BEACH, FL 33140-3008

✓ BERNAT DOLORES P TRUST AGR 4/23/1998

12832 QUAIL CT,
PALOS HEIGHTS, IL 60463-2282

✓ CORRADINI CAROL ANN LIV TR 06/06/2006

7744 SW 193RD ST,
CUTLER BAY, FL 33157-7389

✓ FIRST MIDWEST TRUST COMPANY

C/O FIRST MIDWEST BANK TRUST DIVISION
PO BOX 990,
MOLINE, IL 61266-0990

✓ STELRI LLC

C/O LEROY
3532 E HIGGINS DR,
MOUNT PLEASANT, SC 29466-6890

✓ FRANZ P AND L FAMILY TRUST 1/12/1990

97652 OVERSEAS HWY APT HH45,
KEY LARGO, FL 33037-2220

✓ HEINRICH LAURA J

97652 OVERSEAS HWY PH 2,
KEY LARGO, FL 33037-2220

✓ HOLTON TIMOTHY R AND JENNIFER A

296 WASHINGTON AVE,
MEMPHIS, TN 38103

MONROE COUNTY COMPREHENSIVE PLAN
LAND AUTHORITY

1200 TRUMAN AVE STE 207,
KEY WEST, FL 33040-7270

✓ FAGGIONI RONALD A AND CAROLYN I

2073 HENDRICKS AVE,
BELLMORE, NY 11710-3058

✓ SCULL PROPERTIES LLC

C/O SCULL DAVID
7960 OLD GEORGETOWN RD STE 8C,
BETHESDA, MD 20814-2418

✓ CHILDREE RONALD M

97652 OVERSEAS HWY APT T12,
KEY LARGO, FL 33037-2226

✓ MCCASSEY EVERETT A AND MICHELLE M

117 AKIOHALA PL,
KAILUA, HI 96734-3902

✓ MAJOY CHRISTOPHER O AND MARLENE M

1149 SHELTERED BROOK DR,
HURON, OH 44839-2824

✓ FAMILY TRUST U/W/O CAROLINE P
BRUMBAUGH 7/27/1998

C/O BRUMBAUGH JOHN M TRUSTEE
6479 SUNSET DR,
MIAMI, FL 33143-4676

✓ THE HARBORAGE CONDO CORP

59 OCEAN DR,
KEY LARGO, FL 33037

✓ TIELEN GISELA B

97652 OVERSEAS HWY APT HH4,
KEY LARGO, FL 33037-2207

✓ PEREZ ROBERT L AND VIOLET M

1919 DRISCOLL ST,
HOUSTON, TX 77019-6101

BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013

1009 AZALEA RD,
DELRAY BEACH, FL 33483-6601

MILANESE GARY

97652 OVERSEAS HWY APT T4,
KEY LARGO, FL 33037-2205

HARRIS WALTER R AND MARGARET M

424 SPRICE AVE,
WEST ISLIP, NY 11795

ESPY ALEXANDRA BEATON

PO BOX 123,
DILLON, CO 80435-0123

KLUMPENAAR BRAM

296 CLAUDE AVE,
DORVAL, QUEBEC H9S 3B2

NIEBLER-SPARE LUCIANN M REV LIV TR AGR
3/17/2008

1865 BRICKELL AVE APT A1811,
MIAMI, FL 33129-1650

KAVANAGH JEANNE A ESTATE

97652 OVERSEAS HWY APT HH47,
KEY LARGO, FL 33037-2220

BORKOWSKI RICHARD V AND CATHERINE M

5 GREENWICH CT,
SHOREHAM, NY 11786-2017

COPLAN JANET SUE TRUST 4/30/2014

97652 OVERSEAS HWY APT C8,
KEY LARGO, FL 33037-2223

UPPER KEYS COMMERCE CENTER INC

PO BOX 373006,
KEY LARGO, FL 33037-3006

HILLEND DAVID V

97652 OVERSEAS HWY APT C11,
KEY LARGO, FL 33037-2223

DOTTL PETER J AND MARY P JT REV TR
01/11/06

5426 COUNTY HWY A,
BROOKLYN, WI 53521

SMITH BRIAN R T AND PENELOPE J

97652 OVERSEAS HWY APT T5,
KEY LARGO, FL 33037-2205

KERCKAERT MICHAEL AND SHANNON

5825 HEMPSTEAD RD,
OXFORD, MI 48371-1233

~~CLARK JAMES C AND DIANA~~

~~1673 SOUTH ST,
NEW HAVEN, VT 05472~~

~~DOT/ST.OF FL~~

~~(STATE OF FLORIDA DEPT OF
TRANSPORTATION),
TALLAHASSEE, FL 32399~~

~~CHARUR EMILIO~~

~~9155 S DADELAND BLVD STE 1818,
MIAMI, FL 33156-2742~~

Monroe County Property Appraiser - Radius Report

AK: 1103934	Parcel ID: 00090961-000300	Physical Location 97652 OVERSEAS	APT P3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11				
Owners Name: GARCIA AVELINO AND MONICA G				
Address: 8401 SW 84TH TER		MIAMI	FL	33143-6919
AK: 1103951	Parcel ID: 00090961-000500	Physical Location 97652 OVERSEAS	APT P5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-				
Owners Name: FOX AMY M				
Address: 97652 OVERSEAS HWY APT P5		KEY LARGO	FL	33037-2206
AK: 1680427	Parcel ID: 00554940-000200	Physical Location VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R545-778 OR556-536 OR808-1087/1088 OR1011-1585				
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY				
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270
AK: 1104027	Parcel ID: 00090961-001200	Physical Location 97652 OVERSEAS	APT P12	KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392				
Owners Name: WALTZMAN STUART REV TRUST 12/4/1998				
Address: 333 E 30TH ST APT 18J		NEW YORK	NY	10016-6459
AK: 1103918	Parcel ID: 00090961-000100	Physical Location 97652 OVERSEAS	APT P1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856				
Owners Name: CULLEN ROBERT F JR AND KAREN J				
Address: 14641 SW 67TH AVENUE		MIAMI	FL	33101
AK: 1104051	Parcel ID: 00090962-000200	Physical Location 97652 OVERSEAS	APT T2	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6				
Owners Name: HALE SALLY M 2004 REVOCABLE TRUST				
Address: 23 FAIRWAY HEIGHTS RD		CENTER HARBOR	NH	03226
AK: 1104043	Parcel ID: 00090962-000100	Physical Location 97652 OVERSEAS	APT T1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314				
Owners Name: BANKS ROBERT W				
Address: 3831 SW 56TH ST		FORT LAUDERDALE	FL	33312-6207
AK: 1104060	Parcel ID: 00090962-000300	Physical Location 97652 OVERSEAS	APT T3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245				
Owners Name: BROCK LISA M				
Address: 14606 JOCKEYS RIDGE DR		CHARLOTTE	NC	28277-3716
AK: 1104001	Parcel ID: 00090961-001000	Physical Location 97652 OVERSEAS	APT P10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839				
Owners Name: HALEY JAMES A TRUST				
Address: 11034 SW 37TH MNR		DAVIE	FL	33328-1318
AK: 1679631	Parcel ID: 00554140-000000	Physical Location 97610 OVERSEAS		KEY LARGO
Legal Description: BK 1 LTS 1-5 MANDALAY PB1-194 KEY LARGO OR171-548/ 549 OR534-800E OR777-938 OR846-190D/C OR1007				
Owners Name: WATERMAN JAMES H TRUSTEE (J H WATERMAN TR AG 3-19-97)				
Address: 193 ATLANTIC BLVD		KEY LARGO	FL	33037
AK: 1103977	Parcel ID: 00090961-000700	Physical Location 97652 OVERSEAS	APT P7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR154				
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D				
Address: 15440 SW 148 PL		MIAMI	FL	33187

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS APT P9 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR687-249 OR841-110
 Owners Name: STARR MOORE
 Address: 3290 NORTHSIDE PKWY NW STE 375 ATLANTA GA 30327-2273

AK: 1680401 Parcel ID: 00554940-000000 Physical Location VACANT LAND KEY LARGO
 Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TRACT 5A OR596-275 OR792-1071Q/C OR815-779 OR933-247
 Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
 Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

AK: 1103985 Parcel ID: 00090961-000800 Physical Location 97652 OVERSEAS APT P8 KEY LARGO
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -832-833 OR888-1836 OR1213-909/10 OR1753-2265C
 Owners Name: SCHOTT DEANA L
 Address: 2056 HUTTON PT LONGWOOD FL 32779-2855

AK: 1680419 Parcel ID: 00554940-000100 Physical Location 97600 OVERSEAS KEY LARGO
 Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A 35-174 OR787-1458 OR1007-87/88Q/C OR1452-2208/
 Owners Name: WATERMAN JAMES H TRUSTEE (J H WATERMAN TR AG 3-19-97)
 Address: 193 ATLANTIC BLVD KEY LARGO FL 33037

AK: 1103926 Parcel ID: 00090961-000200 Physical Location 97652 OVERSEAS APT P2 KEY LARGO
 Legal Description: UNIT 2 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO OR607-350 OR1315-839D/C OR1317-1183/93EST-PR
 Owners Name: SIMPSON JOHN AND MARY
 Address: 541 FOREST GATE CRES WATERLOO ON N2V 2X3 CANADA

AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS APT P6 KEY LARGO
 Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-1096
 Owners Name: DILLON WILLIAM
 Address: 30800 S WIXOM RD WIXOM MI 48393-2418

AK: 1679682 Parcel ID: 00554190-000000 Physical Location 97630 OVERSEAS KEY LARGO
 Legal Description: BK 1 LTS 6-13 MANDALAY PB1-194 KEY LARGO OR34-258 OR534-802E OR600-654 OR618-417 OR718-243 OR8
 Owners Name: HAROUN HANY AND CHRISTINE
 Address: 70 JEAN LA FITTE DR KEY LARGO FL 33037-2345

AK: 1104019 Parcel ID: 00090961-001100 Physical Location 97652 OVERSEAS APT P11 KEY LARGO
 Legal Description: UNIT 11 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 53-256/57 OR688-274/75 OR748-514 OR1110-654 OR
 Owners Name: MAYER ANN E FINN AND ROBERT T
 Address: 3 FAIRVIEW TER GREENLAND NH 03840-2242

AK: 8497628 Parcel ID: 00090961-000400 Physical Location 97652 OVERSEAS APT P4 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR612-553 OR810-31
 Owners Name: BODKER TERRI L
 Address: 97652 OVERSEAS HWY APT P4 KEY LARGO FL 33037-2206

AK: 1104752 Parcel ID: 00090966-002000 Physical Location 97652 OVERSEAS APT HH43 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 43 & 3.07% LEMENTS OR778-231 OR920-529/30 OR1408-649/5C
 Owners Name: HAYNIE J NEIL AND SUSAN INCE
 Address: 1700 SW 12 AVE BOCA RATON FL 33486

AK: 1104418 Parcel ID: 00090964-001200 Physical Location 97652 OVERSEAS APT C12 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR681-204 OR786-90/
 Owners Name: KLASFELD ILENE AND JON
 Address: 1908 NW 4TH AVE APT 112 BOCA RATON FL 33432-1501

AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS APT HH7 KEY LARGO
 Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-
 Owners Name: BOLAND C SAMUEL AND KATHY B
 Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104396 Parcel ID: 00090964-001000 Physical Location 97652 OVERSEAS APT C10 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR714-758 OR1078-21
Owners Name: GREENSPAN RICHARD R AND YVETTE M
Address: 16073 BRIER CREEK DR DELRAY BEACH FL 33446-9561

AK: 1104191 Parcel ID: 00090963-000300 Physical Location 97652 OVERSEAS APT S3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR612-635 OR823-601
Owners Name: LISOR SUZANNE K REV TR
Address: 1103 SPRING BROOKE DR GOSHEN IN 46528-5059

AK: 1680435 Parcel ID: 00554940-000300 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R562-411 OR1028-35TR OR1813-1460/61 OR1813-14
Owners Name: MONROE COUNTY FLORIDA
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 1104809 Parcel ID: 00090966-002500 Physical Location 97652 OVERSEAS APT PH1 KEY LARGO
Legal Description: APT P-1 ROCK HARBOR CONDOMINIUM 6 OR778-694 OR2340 -817/18D/C OR2374-99 OR2635-102021R/S
Owners Name: KROHN JOHN RAMON JR
Address: 61 BITTERN DR GETTYSBURG PA 17325-8611

AK: 1104841 Parcel ID: 00090966-002900 Physical Location 97652 OVERSEAS APT PH5 KEY LARGO
Legal Description: APT P5 ROCK HARBOR CONDOMINIUM #6 OR778-1326 OR8 07-1971 OR822-411 OR1626-1988/90 OR1682-764 (U)
Owners Name: STONE THOMAS J TRUST 7/21/2000
Address: PO BOX 372880 KEY LARGO FL 33037-7880

AK: 1680478 Parcel ID: 00554980-000000 Physical Location 97280 OVERSEAS KEY LARGO
Legal Description: NE PT TR 2 B AMD PLAT OF MANDALAY PB2-25 OR540-16 OR543-1025 OR937-1885 OR1117-490 OR1149-23851
Owners Name: 97 PALMS SOUTH L C C/O TUFTS KATHY
Address: 9357 CALLIANDRA DR BOYNTON BEACH FL 33436-3034

AK: 1104124 Parcel ID: 00090962-000900 Physical Location 97652 OVERSEAS APT T9 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR655-67-68 OR828-
Owners Name: HEINER FREDERICK H AND DONNA E
Address: 97652 OVERSEAS HWY APT T9 KEY LARGO FL 33037-2226

AK: 1104175 Parcel ID: 00090963-000100 Physical Location 97652 OVERSEAS APT S1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR624-177 OR801-610
Owners Name: KRAUSE JOSEPH AND FRANCES
Address: 2637 NW 23RD WAY BOCA RATON FL 33431-4015

AK: 1104493 Parcel ID: 00090965-000700 Physical Location 97652 OVERSEAS APT M7 KEY LARGO
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO 14-296 OR860-1470 OR1067-348 OR1440-1734 OR15
Owners Name: KALATZIS DIMITRIOS AND JOANNE
Address: 97652 OVERSEAS HWY APT M7 KEY LARGO FL 33037-2225

AK: 1104230 Parcel ID: 00090963-000700 Physical Location 97652 OVERSEAS APT S7 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR604-838 OR756-179
Owners Name: SOMOGYI ROBERT J AND MARILYN B
Address: 42 W COLLEGE AVE APT 314S YARDLEY PA 19067-1553

AK: 1104710 Parcel ID: 00090966-001600 Physical Location 97652 OVERSEAS APT HH35 KEY LARGO
Legal Description: APT 35 ROCK HARBOR CONDOMINIUM 6 OR778-886 OR812-4 19 OR817-280 OR1038-1684/93 OR1335-590/91M/T C
Owners Name: VEIL MARK AND TINA
Address: 107 WOODSMUIR CT PALM BEACH FL 33418-8020

AK: 1104388 Parcel ID: 00090964-000900 Physical Location 97652 OVERSEAS APT C9 KEY LARGO
Legal Description: APT NO 9 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO OR716-566 OR1078-2160AFF OR1331-394AFF OR13
Owners Name: HARRELSON PEGGY GREGSON REVOCABLE TRUST 3/14/14 C/O HARRELSON MIKE CO-TRUSTEE
Address: 1119 S 3RD AVE BOZEMAN MT 59715-5264

AK: 1680524	Parcel ID: 00555011-000400	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 4 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR			KEY LARGO	FL 33037
AK: 1680541	Parcel ID: 00555011-000600	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 6 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR			KEY LARGO	FL 33037
AK: 8848692	Parcel ID: 00554990-000100	Physical Location	97360 OVERSEAS	KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (NE) OR577-629 OR573-479 OR784-749 OR784				
Owners Name: CHARUR CARLOS AND MARIA CHRISTINA				
Address: 9155 S DADELAND BLVD STE 1818			MIAMI	FL 33156-2742
AK: 1104655	Parcel ID: 00090966-001000	Physical Location	97652 OVERSEAS APT HH25	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186				
Owners Name: MOFFITT GREGORY P AND REGINA A				
Address: 29453 CEDAR NECK RD			OCEAN VIEW	DE 19970
AK: 1104591	Parcel ID: 00090966-000400	Physical Location	97652 OVERSEAS APT HH5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF				
Owners Name: SPRINKLE GEORGE C JR AND MELISSA B				
Address: 17205 SW 256TH ST			HOMESTEAD	FL 33031
AK: 1104469	Parcel ID: 00090965-000400	Physical Location	97652 OVERSEAS APT M4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374 OR1597-957/58				
Owners Name: LESPERANCE LISA V				
Address: 1411 NW NORTH RIVER DR			MIAMI	FL 33125-2656
AK: 1104434	Parcel ID: 00090965-000100	Physical Location	97652 OVERSEAS APT M1	KEY LARGO
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/03 OR824-335 OR1009-2027 OR1270-1348 OR12				
Owners Name: BAKER KEITH A				
Address: 7555 CONIFER DR			COLORADO SPRINGS	CO 80920-4529
AK: 1104451	Parcel ID: 00090965-000300	Physical Location	97652 OVERSEAS APT M3	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-				
Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL				
Address: PO BOX 901368			HOMESTEAD	FL 33090-1368
AK: 1104531	Parcel ID: 00090965-001100	Physical Location	97652 OVERSEAS APT M11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C				
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05				
Address: PO BOX 524			INDIAN RIVER	MI 49749-0524
AK: 1104353	Parcel ID: 00090964-000600	Physical Location	97652 OVERSEAS APT C6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775.				
Owners Name: HELSEL ZANE AND JOAN E				
Address: 2144 PENNINGTON RD			EWING	NJ 08638-1433
AK: 1680508	Parcel ID: 00555010-000000	Physical Location	97450 OVERSEAS	KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2 .4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2				
Owners Name: KEY LARGO HOSPITALITY LAND TRUST C/O KEY LARGO HOSPITALITY GROUP LLC				
Address: 4651 SHERIDAN ST STE 480			HOLLYWOOD	FL 33021-3430
AK: 1104540	Parcel ID: 00090965-001200	Physical Location	97652 OVERSEAS APT M12	KEY LARGO
Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84				
Owners Name: HENRY MORRIS				
Address: 97652 OVERSEAS HWY APT M12			KEY LARGO	FL 33037-2225

AK: 1104647 Parcel ID: 00090966-000900 Physical Location 97652 OVERSEAS APT HH24 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 24 & 3.72% LEMENTS OR778-888 OR1014-289 OR1174-1140/42
 Owners Name: VALERIUS THOMAS F AND LYNN C
 Address: 9200 SW 85TH ST MIAMI FL 33173-4527

AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS APT T11 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR682-753 OR835-1
 Owners Name: SULLIVAN PATRICIA P TR 11/3/2003
 Address: 535 LUENGA AVE CORAL GABLES FL 33146-2716

AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS APT M2 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE
 Owners Name: ADAM RYAN A REV TR OF 05/13/05
 Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118

AK: 1104574 Parcel ID: 00090966-000200 Physical Location 97652 OVERSEAS APT HH3 KEY LARGO
 Legal Description: APT 3 ROCK HARBOR CONDOMINIUM 6 OR778-892 OR811-18 01 OR1110-1647 OR2456-881
 Owners Name: HENRIQUES ROBERT C
 Address: 11 CHESTER SQ GLOUCESTER MA 01930-1313

AK: 1104361 Parcel ID: 00090964-000700 Physical Location 97652 OVERSEAS APT C7 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR687-592 OR789-763
 Owners Name: TUCKER ROBERT J AND CHARLENE A
 Address: 401 CLOVER MILL RD EXTON PA 19341-2502

AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS APT C4 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 7.1% COMMON ELEMENTS OR646-439 OR844-809
 Owners Name: BOLAND C SAMUEL AND KATHY B
 Address: 97652 OVERSEAS HWY APT C4 KEY LARGO FL 33037-2202

AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS APT M9 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR715-463 OR1631-18
 Owners Name: ROBERTS WILLIAM C AND MARY A
 Address: 763 CHAPMAN LOOP THE VILLAGES FL 32162

AK: 1104698 Parcel ID: 00090966-001400 Physical Location 97652 OVERSEAS APT HH33 KEY LARGO
 Legal Description: APT 33 ROCK HARBOR CONDOMINIUM 6 OR778-224 OR2581- 1245/53WILL OR2591-1497
 Owners Name: WALSH FRANK B JR REVOCABLE TRUST 11/30/1996
 Address: 97652 OVERSEAS HWY APT HH33 KEY LARGO FL 33037-2203

AK: 1104523 Parcel ID: 00090965-001000 Physical Location 97652 OVERSEAS APT M10 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR704-431 OR1190-3
 Owners Name: SHUGG ROBERT C AND ELIZABETH A
 Address: 97652 OVERSEAS HWY APT M10 KEY LARGO FL 33037-2225

AK: 1104868 Parcel ID: 00090966-003100 Physical Location 97652 OVERSEAS APT PH7 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM 6 APT P7 OR778-882 OR975-1 981 OR 975-1982AFF OR1429-1640/41 OR1745-2127
 Owners Name: OKUN THEODORE
 Address: 97652 OVERSEAS HWY PH 7 KEY LARGO FL 33037-2221

AK: 1104507 Parcel ID: 00090965-000800 Physical Location 97652 OVERSEAS APT M8 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR670-40/41 OR941-
 Owners Name: RAHAIM ANDREW D AND JEAN T
 Address: 6 AUSPICE CIR NEWARK DE 19711-2976

AK: 1104680 Parcel ID: 00090966-001300 Physical Location 97652 OVERSEAS APT HH31 KEY LARGO
 Legal Description: APT 31 ROCK HARBOR CONDOMINIUM #6 OR781-1588 OR 839-971 OR839-972Q/C OR951-810/13 OR951-815AF
 Owners Name: SINISCALCO WAYNE P AND LORIN BLAKE
 Address: 97652 OVERSEAS HWY APT HH31 KEY LARGO FL 33037-2218

AK: 1104213	Parcel ID: 00090963-000500	Physical Location	97652 OVERSEAS	APT S5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR666-835 OR1096-12;					
Owners Name: GOLDSTEIN AMBER E					
Address: 97652 OVERSEAS HWY APT S5		KEY LARGO	FL	33037-2203	
AK: 1104604	Parcel ID: 00090966-000500	Physical Location	97652 OVERSEAS	APT HH6	KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O					
Owners Name: ROBINSON JOHN G AND BARBARA J					
Address: 97652 OVERSEAS HWY OFC		KEY LARGO	FL	33037-2216	
AK: 1104663	Parcel ID: 00090966-001100	Physical Location	97652 OVERSEAS	APT HH26	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL					
Owners Name: LEVY BARUCH AND JANE					
Address: 2708 OAKMONT CT		WESTON	FL	33332-1834	
AK: 1680397	Parcel ID: 00554930-000000	Physical Location	VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 4A OR38 9-878 OR732-318 CASE #80-326-CP-12 OR835-2404 (
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY					
Address: 1200 TRUMAN AVE STE 207		KEY WEST	FL	33040-7270	
AK: 1104302	Parcel ID: 00090964-000100	Physical Location	97652 OVERSEAS	APT C1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1					
Owners Name: BESADA HUMBERTO AND MARCIA					
Address: 2155 SW 123RD CT		MIAMI	FL	33175-7723	
AK: 1104221	Parcel ID: 00090963-000600	Physical Location	97652 OVERSEAS	APT S6	KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/388					
Owners Name: GAC MARIA U					
Address: 573 SHERIDAN RD		GLENCOE	IL	60022-1764	
AK: 1104205	Parcel ID: 00090963-000400	Physical Location	97652 OVERSEAS	APT S4	KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR1					
Owners Name: FAGGIONI RONALD A AND CAROLYN I					
Address: 2073 HENDRICKS AVE		BELLMORE	NY	11710-3058	
AK: 1104272	Parcel ID: 00090963-001100	Physical Location	97652 OVERSEAS	APT S11	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-246					
Owners Name: HEELY CATHERINE G					
Address: 9 NOCTURNE ROAD		MONROE TOWNSHIP	NJ	08831-7971	
AK: 1104132	Parcel ID: 00090962-001000	Physical Location	97652 OVERSEAS	APT T10	KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562					
Owners Name: WESTER DAVID A AND SHARON M					
Address: 4244 CHASE AVE		MIAMI BEACH	FL	33140-3008	
AK: 1104256	Parcel ID: 00090963-000900	Physical Location	97652 OVERSEAS	APT S9	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125;					
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID					
Address: 7960 OLD GEORGETOWN RD STE 8C		BETHESDA	MD	20814-2418	
AK: 1104248	Parcel ID: 00090963-000800	Physical Location	97652 OVERSEAS	APT S8	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373					
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/96					
Address: PO BOX 886		ELKHORN	WI	53121	
AK: 1104701	Parcel ID: 00090966-001500	Physical Location	97652 OVERSEAS	APT HH34	KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600					
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998					
Address: 12832 QUAIL CT		PALOS HEIGHTS	IL	60463-2282	

AK: 1104159 Parcel ID: 00090962-001200 Physical Location 97652 OVERSEAS APT T12 KEY LARGO
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 1-658 OR1145-2385/87 OR1558-325 OR1775-1979/79.
 Owners Name: CHLDREE RONALD M
 Address: 97652 OVERSEAS HWY APT T12 KEY LARGO FL 33037-2226

AK: 1104183 Parcel ID: 00090963-000200 Physical Location 97652 OVERSEAS APT S2 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR621-822 OR807-949.
 Owners Name: KATZMAN HOWARD E AND SHIRLEY R
 Address: 7255 SW 140TH TER PALMETTO BAY FL 33158-1265

AK: 1104329 Parcel ID: 00090964-000300 Physical Location 97652 OVERSEAS APT C3 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-8
 Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006
 Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389

AK: 1104345 Parcel ID: 00090964-000500 Physical Location 97652 OVERSEAS APT C5 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 5 OR717-362 OR1487-302 OR2001-1701
 Owners Name: MCCASSEY EVERETT A AND MICHELLE M
 Address: 117 AKIOHALA PL KAILUA HI 96734-3902

AK: 1104850 Parcel ID: 00090966-003000 Physical Location 97652 OVERSEAS APT PH6 KEY LARGO
 Legal Description: UNIT P-6 ROCK HARBOR CONDOMINIUM OR781-1566 2107 OR2612-1154
 Owners Name: MCGEE LAWRENCE U
 Address: 5110 PALMERSTON LN WINSTON SALEM NC 27104-1431

AK: 1104281 Parcel ID: 00090963-001200 Physical Location 97652 OVERSEAS APT S12 KEY LARGO
 Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 3-588 OR845-227 OR1117-316/317 OR1475-963/67
 Owners Name: FIRST MIDWEST TRUST COMPANY C/O FIRST MIDWEST BANK TRUST
 Address: PO BOX 990 MOLINE IL 61266-0990

AK: 1104671 Parcel ID: 00090966-001200 Physical Location 97652 OVERSEAS APT HH27 KEY LARGO
 Legal Description: APT 27 ROCK HARBOR CONDOMINIUM NO 6 OR778-690 3-1625 OR1115-1803 OR1571-1092/93 OR2695-2272/
 Owners Name: MAJOY CHRISTOPHER O AND MARLENE M
 Address: 1149 SHELTERED BROOK DR HURON OH 44839-2824

AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS APT HH36 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/
 Owners Name: CLARK JAMES C AND DIANA
 Address: 1673 SOUTH ST NEW HAVEN VT 05472

AK: 1104833 Parcel ID: 00090966-002800 Physical Location 97652 OVERSEAS APT PH4 KEY LARGO
 Legal Description: ROCK HARBOR CONDOMINIUM #6 APT P4 OR780-28 OR799-7 46 OR832-1933OR919-2188Q/C OR978-1621 OR1093
 Owners Name: STELRI LLC C/O LEROY
 Address: 3532 E HIGGINS DR MOUNT PLEASANT SC 29466-6890

AK: 1104116 Parcel ID: 00090962-000800 Physical Location 97652 OVERSEAS APT T8 KEY LARGO
 Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -119 OR687-883 OR696-646C OR781-788 OR781-789
 Owners Name: FAMILY TRUST U/W/O CAROLINE P BRUMBAUGH 7/27/1998 C/O BRUMBAUGH JOHN M TRUSTEE
 Address: 6479 SUNSET DR MIAMI FL 33143-4676

AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS APT HH46 KEY LARGO
 Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19/
 Owners Name: ELIADES STEVEN AND JEANNE
 Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533

AK: 1104779 Parcel ID: 00090966-002200 Physical Location 97652 OVERSEAS APT HH45 KEY LARGO
 Legal Description: APT 45 & 3.07% COMMON ELEMENTS ROCK HARBOR OMINIUM #6 OR778-884 OR901-1425 OR949-1272 /
 Owners Name: FRANZ P AND L FAMILY TRUST 1/12/1990
 Address: 97652 OVERSEAS HWY APT HH45 KEY LARGO FL 33037-2220

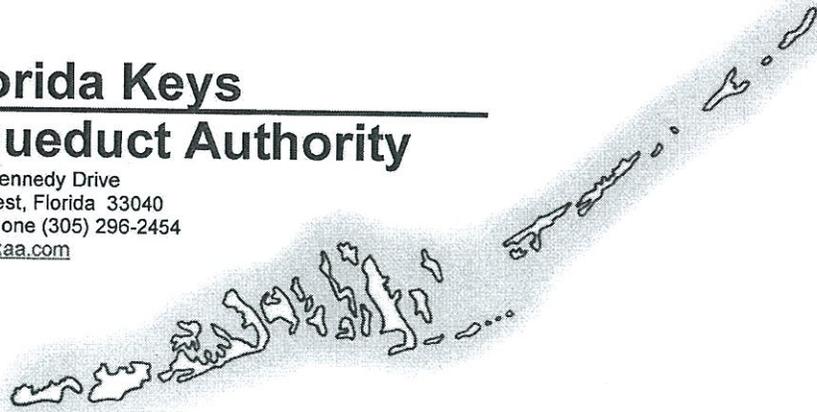
AK: 1680532	Parcel ID: 00555011-000500	Physical Location	VACANT LAND	KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 5 & 2.00% COMM ON ELEMENTS OR632-85				
Owners Name: THE HARBORAGE CONDO CORP				
Address: 59 OCEAN DR KEY LARGO FL 33037				
AK: 1104311	Parcel ID: 00090964-000200	Physical Location	97652 OVERSEAS APT C2	KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR				
Owners Name: BOCA MARINA COURT LLC				
Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325				
AK: 1104817	Parcel ID: 00090966-002600	Physical Location	97652 OVERSEAS APT PH2	KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493				
Owners Name: HEINRICH LAURA J				
Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220				
AK: 1104582	Parcel ID: 00090966-000300	Physical Location	97652 OVERSEAS APT HH4	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247				
Owners Name: TIELEN GISELA B				
Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207				
AK: 1104639	Parcel ID: 00090966-000800	Physical Location	97652 OVERSEAS APT HH23	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/31				
Owners Name: CAMMAROTA ARMAND A JR				
Address: 305 EAST BAY TREE CIR VERNON HILLS IL 60061				
AK: 1104744	Parcel ID: 00090966-001900	Physical Location	97652 OVERSEAS APT HH41	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-				
Owners Name: HOLTON TIMOTHY R AND JENNIFER A				
Address: 296 WASHINGTON AVE MEMPHIS TN 38103				
AK: 1104621	Parcel ID: 00090966-000700	Physical Location	97652 OVERSEAS APT HH21	KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-41				
Owners Name: PEREZ ROBERT L AND VIOLET M				
Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101				
AK: 1104761	Parcel ID: 00090966-002100	Physical Location	97652 OVERSEAS APT HH44	KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR				
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013				
Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601				
AK: 1104795	Parcel ID: 00090966-002400	Physical Location	97652 OVERSEAS APT HH47	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 47 & 3.07% LEMENTS OR778-698 OR864-2329/2330 OR1366-23				
Owners Name: KAVANAGH JEANNE A ESTATE				
Address: 97652 OVERSEAS HWY APT HH47 KEY LARGO FL 33037-2220				
AK: 1104086	Parcel ID: 00090962-000500	Physical Location	97652 OVERSEAS APT T5	KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646				
Owners Name: SMITH BRIAN R T AND PENELOPE J				
Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205				
AK: 1104078	Parcel ID: 00090962-000400	Physical Location	97652 OVERSEAS APT T4	KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-4C				
Owners Name: MILANESE GARY				
Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205				
AK: 1104108	Parcel ID: 00090962-000700	Physical Location	97652 OVERSEAS APT T7	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946				
Owners Name: BORKOWSKI RICHARD V AND CATHERINE M				
Address: 5 GREENWICH CT SHOREHAM NY 11786-2017				

AK: 1104477	Parcel ID: 00090965-000500	Physical Location	97652 OVERSEAS	APT M5	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 5 8.5% COMMON ELEMENTS OR718-69 OR888-1086					
Owners Name: KERCKAERT MICHAEL AND SHANNON					
Address: 5825 HEMPSTEAD RD		OXFORD	MI	48371-1233	
AK: 1104264	Parcel ID: 00090963-001000	Physical Location	97652 OVERSEAS	APT S10	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT #10 .5% COMMON ELEMENTS OR674-706 OR917-871 C					
Owners Name: HARRIS WALTER R AND MARGARET M					
Address: 424 SPRICE AVE		WEST ISLIP	NY	11795	
AK: 1104370	Parcel ID: 00090964-000800	Physical Location	97652 OVERSEAS	APT C8	KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI					
Owners Name: COPLAN JANET SUE TRUST 4/30/2014					
Address: 97652 OVERSEAS HWY APT C8		KEY LARGO	FL	33037-2223	
AK: 1104736	Parcel ID: 00090966-001800	Physical Location	97652 OVERSEAS	APT HH37	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROF					
Owners Name: CLARK JAMES C AND DIANA					
Address: 1673 SOUTH ST		NEW HAVEN	VT	05472	
AK: 1104825	Parcel ID: 00090966-002700	Physical Location	97652 OVERSEAS	APT PH3	KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07					
Owners Name: ESPY ALEXANDRA BEATON					
Address: PO BOX 123		DILLON	CO	80435-0123	
AK: 1680389	Parcel ID: 00554910-000000	Physical Location	97300 OVERSEAS		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 2A & 1 2 & 3 THE HARBORAGE PB6-46 OR495-405 OR4:					
Owners Name: UPPER KEYS COMMERCE CENTER INC					
Address: PO BOX 373006		KEY LARGO	FL	33037-3006	
AK: 1680362	Parcel ID: 00554890-000000	Physical Location	VACANT LAND		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5 (NW 25' TR 5) OR539-409E OR566-255 OR764-23/24 (REM					
Owners Name: DOT/ST.OF FL (STATE OF FLORIDA DEPT OF					
Address: TRANSPORTATION)		TALLAHASSEE	FL	32399	
AK: 1104485	Parcel ID: 00090965-000600	Physical Location	97652 OVERSEAS	APT M6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242:					
Owners Name: KLUMPENAAR BRAM					
Address: 296 CLAUDE AVE		DORVAL	QUI H95 3B2	CANADA	
AK: 1104400	Parcel ID: 00090964-001100	Physical Location	97652 OVERSEAS	APT C11	KEY LARGO
Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18C					
Owners Name: HILLENDAVID V					
Address: 97652 OVERSEAS HWY APT C11		KEY LARGO	FL	33037-2223	
AK: 1680486	Parcel ID: 00554990-000000	Physical Location	97340 OVERSEAS		KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (SW) OR577-629 OR573-479 OR784-749 OR78:					
Owners Name: CHARUR EMILIO					
Address: 9155 S DADELAND BLVD STE 1818		MIAMI	FL	33156-2742	
AK: 1104094	Parcel ID: 00090962-000600	Physical Location	97652 OVERSEAS	APT T6	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 6 R677-105 OR792-1342 OR1187-66 OR1238-1631/40C.					
Owners Name: NIEBLER-SPARE LUCIANN M REV LIV TR AGR 3/17/2008					
Address: 1865 BRICKELL AVE APT A1811		MIAMI	FL	33129-1650	
AK: 1104566	Parcel ID: 00090966-000100	Physical Location	97652 OVERSEAS	APT HH1	KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18					
Owners Name: DOTTL PETER J AND MARY P JT REV TR 01/11/06					
Address: 5426 COUNTY HWY A		BROOKLYN	WI	53521	



Florida Keys Aqueduct Authority

1100 Kennedy Drive
Key West, Florida 33040
Telephone (305) 296-2454
www.fkaa.com



January 23, 2015

J. Robert Dean
Chairman
District 3

Antoinette M. Appel
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

Jorge Cepero
Prime Group
4651 Sheridan Street, Suite 480
Hollywood, Fl. 33021

RE: Key Largo Hotel-Playa Largo-Gulf
97450 Overseas Highway-Key Largo
RE#: 00555010-000000
Location #021635-3" Meter

Dear Mr. Cepero,

This letter will serve as proof of coordination of the above referenced project with the Florida Keys Aqueduct Authority.

There is an 8" water main located on Overseas Highway in front of the proposed site which appears adequate to serve this project.

Plans are being reviewed by Engineering 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



**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

January 16, 2015

Prime Group
Jorge Cepero
4651 Sheridan Street, Suite 480
Hollywood, FL 33021
jorgec@PrimeGroupsUS.com

**Re: Letter of Coordination: Proposed construction of Playa Largo Hotel with 177 units located
in Key Largo at 97540 Overseas Hwy. RE#00555010-000000**

Dear Jorge,

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 black ink, appearing to read "Keith Kropf".

Keith Kropf, PE
Director of Engineering

Jorge Cepero

From: Zavalney-Steve [Zavalney-Steve@MonroeCounty-FL.Gov]

Sent: Wednesday, January 14, 2015 2:16 PM

To: 'jorgec@primegroupus.com'

Subject: RE: Playa Cristal- Major Cond Use- 177 units- Fire

Mr Cepero,

I cannot speak for the Key Largo Fire Department about providing service. It should not be an issue, but you may need to speak to them directly; as they are their own, independent jurisdiction.

What I *can* state on behalf of the County Fire Marshal's Office is that no additional coordination is required between the developer and this office to expand the scope of the project. Any issues will be revealed upon plan review.

Let me know if you need more information or clarification.

Steven M. Zavalney

Captain, Monroe County Fire Rescue, Fire Prevention

(305) 453-8726 (Key Largo Satellite Office)

(305) 289-6010 (Fire Rescue main Office)

Privacy Statement: This e-mail and any files transmitted with it are intended only for the person or entity to which it is addressed and may contain confidential material and / or material protected by law. Any retransmission or use of this information may be a violation of that law. If you received this in error, please contact the sender and delete the material from any computer.

Please Note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure if the privacy statement above does not apply.

From: Jorge Cepero [mailto:jorgec@primegroupus.com]

Sent: Wednesday, January 14, 2015 11:30 AM

To: Zavalney-Steve

Subject: Playa Cristal- Major Cond Use- 177 units- Fire

Hello Captain,

We are increasing the number of hotel units from 154 to 177 at the Playa Largo hotel. We have designed all systems to be able to handle 177 units. Can you provide an availability letter/email confirming that the fire department can provide service for the additional 23 units?

Address: 97540 Overseas Highway

Folio: 00555010-000000

2/9/2015

Thanks,



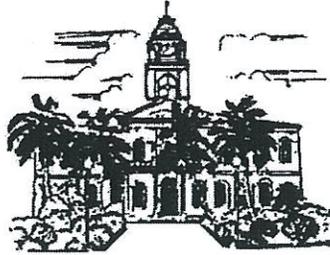
Jorge Cepero
4651 Sheridan Street, Suite 480
Hollywood, Fl. 33021
jorgec@PrimeGroupUS.com

Tel. (954) 392-8788 Ext. 319
Fax. (954) 392-8748
www.PrimeGroupUS.com



This email has been checked for viruses by Avast antivirus software.

www.avast.com



BOARD OF COUNTY COMMISSIONERS
Mayor Danny L. Kolhage, District 1
Mayor Pro Tem Heather Carruthers, District 3
George Neugent, District 2
David Rice, District 4
Sylvia J. Murphy, District 5

Monroe County Solid Waste Management
1100 Simonton St., Rm. 2-231
Key West, FL 33040
Phone: 305-292-4432
Fax: 305-292-4558



January 21, 2015

Jorge Cepero
Prime Group
4651 Sheridan Street, Suite 480
Hollywood, Fl. 33021

Re: Major Conditional Use - 177 Units - Playa Cristal/Playa Largo Hotel

Dear Mr. Cepero:

Thank you for contacting Monroe County Solid Waste Management to coordinate waste disposal for the above-reference project.

Upon review, we offer the following:

1. Keys Sanitary Service (KSS) is the exclusive provider of solid waste collection in the Upper Keys. Please contact KSS at 305-451-2025 to set up commercial waste disposal services.
2. We also highly encourage you coordinate to with KSS to arrange for separate recycling services, and Mike Basham, the County's Environmental Coordinator-Recycling, will be happy to assist you with recycling education and information; Mike can be reached at 305-745-4307.
3. Please ensure an ample area is identified and coordinated with KSS for placement of solid waste containers and recycling bins.
4. Although you did not indicate a construction and demolition (C&D) debris removal plan, please be advised that Monroe County Code requires a specialty hauler license for C&D haulers.

Should you have any questions, please feel free to contact me.

Sincerely,


Beth Leto
Asst. Public Works Director

cc: Monroe County Planning Department

Jorge Cepero

From: Oni, James [James.Oni@dep.state.fl.us]
Sent: Friday, January 16, 2015 4:38 PM
To: jorgec@primegroupus.com
Subject: RE: Playa Cristal- Major Cond Use- 177 units- DEP

Jorge,

The Department has no objection to the proposed increase in the number of hotel units since it will be economically beneficial to the area and provides job benefit to the people as well. A modification to the wastewater permit issued by the Department for the project may be required and we recommend that you communicate with us as to the determination of what will be required.

Thank you,
James Oni

From: Jorge Cepero [mailto:jorgec@primegroupus.com]
Sent: Friday, January 16, 2015 2:03 PM
To: Oni, James
Subject: Playa Cristal- Major Cond Use- 177 units- DEP

Hello James,

We are increasing the number of hotel units from 154 to 177 at the Playa Largo hotel (formerly known as Playa Cristal or Key Largo Hotel). We have designed all systems to be able to handle 177 units. Monroe county requires that we notify you that we intend to increase the number of units by 23. Once Monroe county approves the new units, we will apply to KLWTD and to DEP to update the waste water permit. In the mean time, can you please let us know if there's anything you need from us at this time?

Thanks,

Address: 97540 Overseas Highway
Folio: 00555010-000000
DEP Permit #: 281237-160-DWC/CM

Thanks,



Jorge Cepero
4651 Sheridan Street, Suite 480
Hollywood, Fl. 33021
jorgec@PrimeGroupUS.com

Tel. (954) 392-8788 Ext. 319
Fax. (954) 392-8748
www.PrimeGroupUS.com

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

By this Limited Power of Attorney, Steven B. Greenfield, Esquire, as trustee of the **Key Largo Hospitality Land Trust**, a Florida land trust ("Principal"), hereby appoints **Key Largo Hospitality Group, LLC**, a Florida limited liability company ("Agent"), as its attorney in fact, to perform any and all land development duties relating to the Key Largo Hotel Project at 97450 Overseas Highway, Key Largo, Florida 33037 ("Project"), including any and all applications for infrastructure permits and approvals, and building permits, from all governmental agencies having jurisdiction over the Project.

Principal hereby grants to Agent full power and authority to exercise or perform any act, power, duty, right or obligation whatsoever that Principal now has or may hereafter acquire, relating to any person, matter, transaction or any interest, arising out of, and in furtherance of Agent's management responsibilities as set forth in the Agreement.

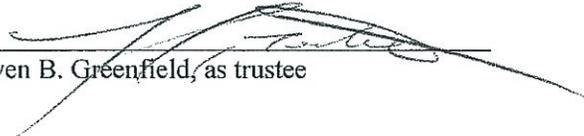
Except as otherwise limited by applicable law, or by this power of attorney, Agent has full power and authority to perform, without prior court approval, everything necessary in exercising any of the powers herein granted, as fully as Principal might or could do if personally present, with full power of substitution or revocation. Principal hereby ratifies and confirms that Agent shall lawfully have, by virtue of this limited power of attorney, the powers herein granted.

This instrument is to be construed and interpreted as a limited power of attorney. This instrument is executed and delivered in the State of Florida, and the laws of the State of Florida shall govern all questions as to the validity of this power and the construction of its provisions.

Third parties may rely upon the representations of the Agent as to all matters relating to any power granted to the Agent, and no person who may act in reliance upon the representations of the Agent shall incur any liability to Principal as a result of permitting the Agent to exercise any power prior to receipt of written notice of revocation. Any third party may rely on a duly executed counterpart of this instrument, or a copy certified by the Agent to be a true copy of the original hereof, as fully and completely as if such third party had received the original of this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the 20 day of Dec, 2012.

Key Largo Hospitality Land Trust,
a Florida land trust

By: 
Steven B. Greenfield, as trustee

**SEALED AND DELIVERED
IN THE PRESENCE OF:**


Print name: CARA J. LAUDANNO


Print name: Cary M. Osofsky



PRIME DESIGN ASSOCIATES
ARCHITECTURE PLANNING DESIGN

A.A. 2902224
4681 SHERBORN ST. SUITE 400
INDIAN CREEK PALM BEACH
FLORIDA 33411
PHONE: 561.832.7282
FAX: 561.832.8748

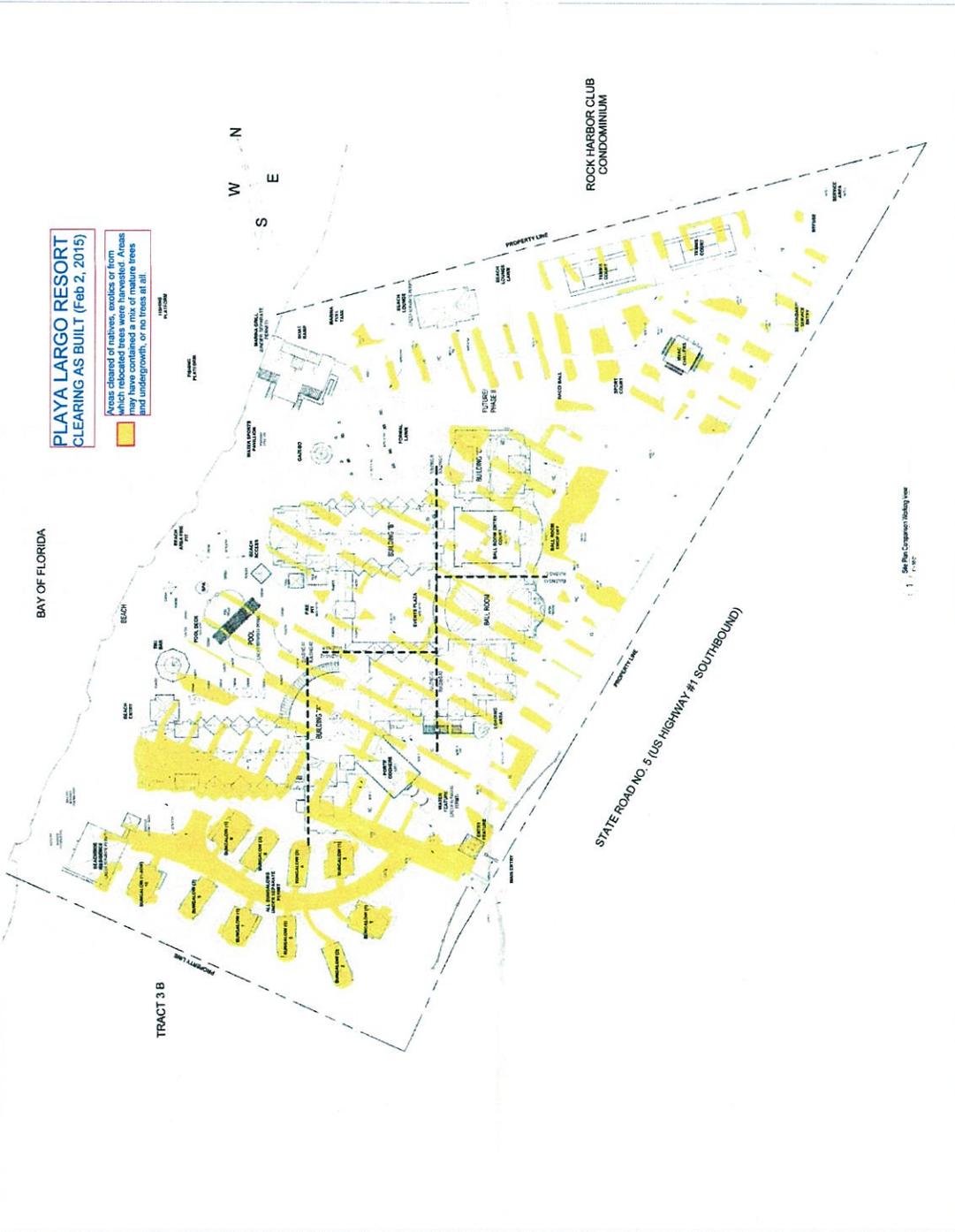
PEA
MAYER S. ARBO, ARCHITECT
1000 N. WINDY HILL DRIVE, SUITE 100
WEST PALM BEACH, FLORIDA 33411
PHONE: 561.832.7282
FAX: 561.832.8748

Playa Largo Hotel
9745 Overseas Highway
Key Largo FL 33037

Site Plan
Comparison

Checked by: []
Prepared by: []
Drawing No: []
Date: []

A000



See Plan Comparison Tabling Type



PRIME DESIGN ASSOCIATES
ARCHITECTURE PLANNING DESIGN

AA 26 00 2234
4657 SHERIDAN ST. SUITE 400
MIAMI, FL 33133
PHONE: 305.338.3321
FAX: 305.338.3321

SEAL
MAYER S. ARNO, ARCHITECT
I AM A LICENSED ARCHITECT IN THE STATE OF FLORIDA. I HAVE REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN AND I CERTIFY THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. I HAVE ALSO REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROJECT DESCRIBED HEREIN AND I CERTIFY THAT THEY COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS.

PLAYA LARGO HOTEL
9745 Overseas Highway
Key Largo FL 33037

PLAYA LARGO HOTEL
9745 Overseas Highway
Key Largo FL 33037

PRELIMINARY NOT FOR CONSTRUCTION

Reference Site Plan

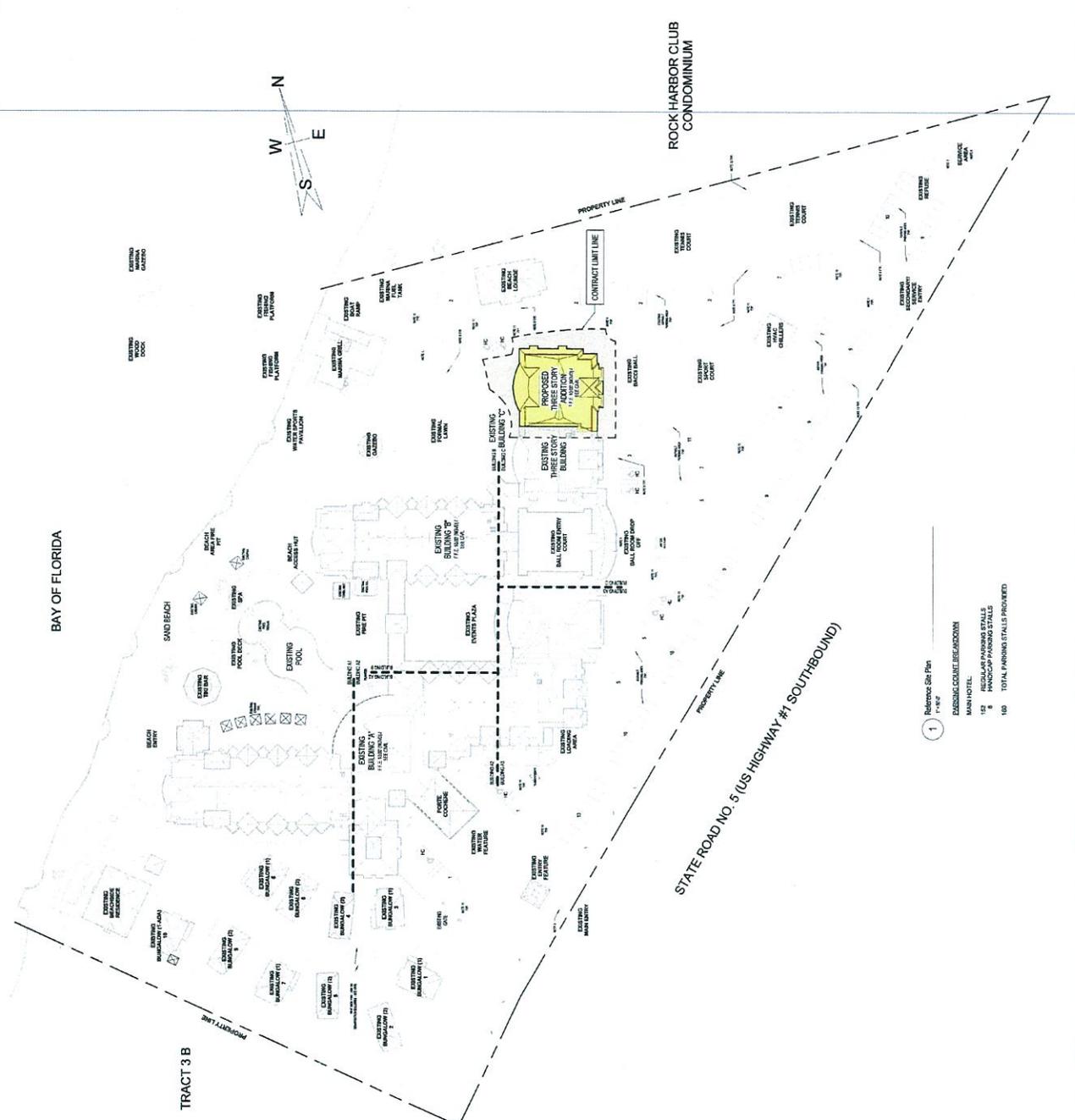
A006

SITE PLAN NOTES

1. REFER TO THE SITE PLAN FOR THE LOCATION OF THE PROPOSED BUILDING AND THE EXISTING BUILDINGS AND STRUCTURES ON THE SITE. THE PROPOSED BUILDING IS A THREE-STORY BUILDING WITH A TOTAL FLOOR AREA OF 100,000 SQ. FT. THE EXISTING BUILDINGS AND STRUCTURES ON THE SITE INCLUDE AN EXISTING THREE-STORY BUILDING WITH A TOTAL FLOOR AREA OF 100,000 SQ. FT., AN EXISTING TWO-STORY BUILDING WITH A TOTAL FLOOR AREA OF 50,000 SQ. FT., AND AN EXISTING ONE-STORY BUILDING WITH A TOTAL FLOOR AREA OF 25,000 SQ. FT. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING THREE-STORY BUILDING. THE EXISTING BUILDINGS AND STRUCTURES ON THE SITE ARE TO BE DEMOLISHED AND THE SITE IS TO BE REDEVELOPED WITH THE PROPOSED BUILDING. THE PROPOSED BUILDING IS TO BE CONSTRUCTED ON THE SITE OF THE EXISTING THREE-STORY BUILDING. THE EXISTING BUILDINGS AND STRUCTURES ON THE SITE ARE TO BE DEMOLISHED AND THE SITE IS TO BE REDEVELOPED WITH THE PROPOSED BUILDING.

SITE PLAN NOTES

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Reference Site Plan

EXISTING COUNT BREAKROOMS	1
MAIN HOTEL	152
REGULAR PARKING STALLS	6
TOTAL PARKING STALLS	158



Scale: 1" = 50'-0"

RECEIVED
 FEB 11 2015
 2015-031
 MUNICIPAL PLANNING DEPT



PRIME DESIGN ASSOCIATES
 ARCHITECTURAL, PLANNING DESIGN

SEAL
 MAYER & ARBO, ARCHITECT
 REGISTERED PROFESSIONAL ARCHITECT
 STATE OF FLORIDA LICENSE NO. 12000

Playa Largo Hotel
 9745 Overseas Highway
 Key Largo FL 33037

Client Name	Key Largo University Group LLC
Project Name	Playa Largo Hotel
Project No.	1500000000
Sheet No.	A006
Date	02/11/15

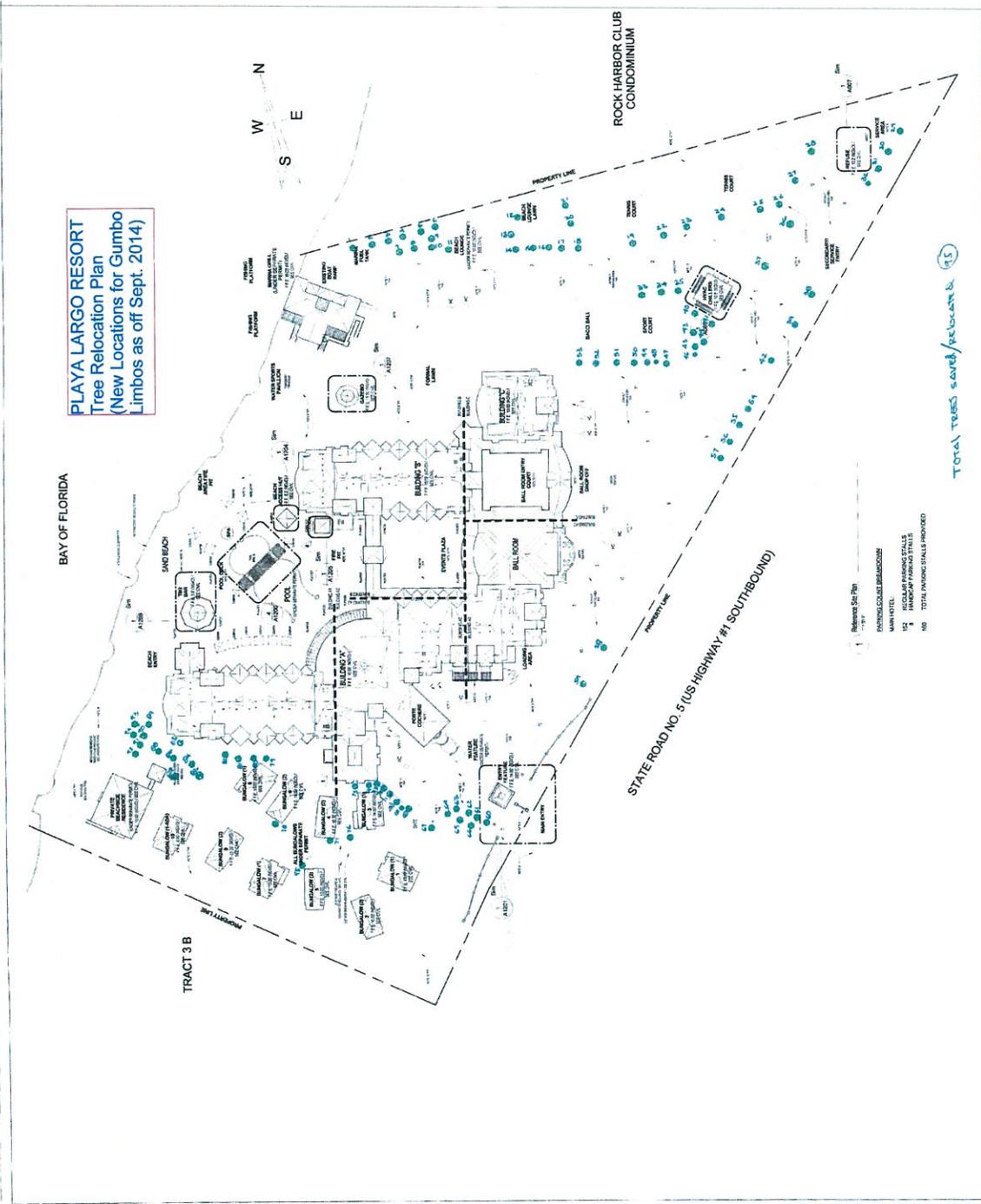
Reference Site Plan

STEP PLAN NOTES
 1. THIS PLAN IS A REFERENCE PLAN FOR THE PROPOSED PROJECT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER ACTION.
 2. THE PROPOSED PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE OF FLORIDA.
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PLAYA LARGO RESORT
 Tree Relocation Plan
 (New Locations for Gumbo Limbos as of Sept. 2014)

- 100 Relocation Site Plan
- 101 PROPOSED COURSE RELOCATION
- 102 MAIN HOTEL
- 103 REGULAR PARKING STALLS
- 104 HANDICAP PARKING STALLS
- 105 TOTAL PARKING STALLS PROPOSED

Total trees saved/relocated 15



Engineering & Surveying Consultant
7659 Southwest 102nd Ave
Miami, Florida 33173
Tel: 305-606-0031
Fax: 305-412-3545
LB No. 7464

STATE OF FLORIDA
PROFESSIONAL SURVEYOR
BY WILLIAM HERRRYMAN
No. 12000

PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID: 0055010-000000
67420 OVERSEAS HWY KEY LARGO
MONROE COUNTY, FLORIDA

PROJECT:
DATE: 01/23/2014
JOB FILE: LD-8
DATE: 01-27-2014
SCALE: AS SHOWN
DRAWN: LUD
REV: W-H
REVISIONS

PLAYA LARGO ALTA / ACSM LAND TITLE SURVEY SURVEYORS REPORT

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
Commonwealth Land Title Insurance Company
Revised, December 30, 2013 (now known as Revision "A")
Order No.: 4652382
Customer Reference: 5122993
1. Effective Date: November 27, 2013 at 6:00 AM

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are deleted or to the satisfaction of the Company.
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage interest covered by this Commitment.
2. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
3. Situations Excepted:
A. Encumbrances, claims of measurements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
B. Rights or claims of parties in possession not shown by the public records.
C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is encroached upon by the State of Florida, including encroachments, liens or artificially supported lands created by such land.
5. Any lien provided by County Ordinance or by Chapter 198, Florida Statutes, in favor of any city, town, village or part authority for unpaid service charges for services by any water, sewer, or gas system supplying the insured land.
6. Oil, gas, mineral and all other subsurface rights of every kind and nature, if any, are excepted.
7. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to all petroleum that may be in, on or under the lands, as set forth in undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Plat No. 22461 (305-44), dated March 15, 1980.
8. Easement in favor of Florida Keys Electric Cooperative Association, Inc., recorded in Official Records Book 620, Page 2489.
9. Easement No. 895, 045, appurtenant to an amendment to a master conditional use, and approval of a drinking water, as more particularly set forth in Official Records Book 2189, Page 3835, together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit, as more particularly set forth in Official Records Book 2545, Page 3639, and Planning Commission Resolution No. P40-07, Official Records Book 2561, Page 363, and Official Records Book 2658, Page 1208.
10. State Law under Chapter 76-100 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 1783, Page 1257.
11. House Bill No. 85A, Chapter 70-231, an Act relating to the Bureau of beaches, shores and dunes, which provides that the Department of Natural Resources shall be authorized to grant or withhold a permit for coastal construction and reconstruction, including the providing of a protective dune.
12. Terms, conditions and provisions set forth in unrecorded Franchise Agreement dated December 28, 2012 by and between Mammoth International, Inc. ("Franchisor") and Key Largo Hospitality Land Trust, a Florida trust ("Franchisee") as evidenced by and together with terms, conditions and provisions set forth in Memorandum of Understanding of First Refusal recorded in Official Records Book 2611, Page 348, which includes provisions for a right of first refusal.
13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidal influence waters.
14. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in this State, including investigation and commission, and any conditions contained in any permit authorizing the filling of such lands.
15. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of the shore, or any other area which is otherwise an apparent boundary line separating the publicly used area from the upland private area.
16. The inalienable rights of the public to use the navigable waters covering the lands described on: Sols 5 to A.
17. The nature, extent or existence of riparian rights is not insured.
18. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

CERTIFY TO:
Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Commonwealth Land Title Insurance Company and Akerman LLP.

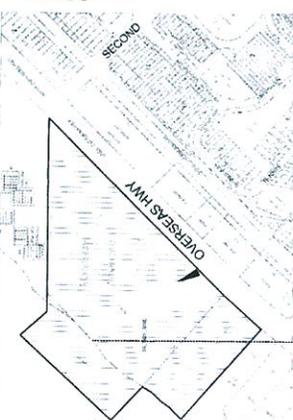
LEGAL DESCRIPTION:
Tracts 4B and 5B of Amended Plat of Mandalay on Key Largo, according to the Official Records Book 252, Page 1028, of Monroe County, Florida, and Tract 5B of Amended Plat of Mandalay on Key Largo, according to the Official Records Book 252, Page 1028, of Monroe County, Florida, AND ALSO a tract of land in the Bay of Florida, fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No. 2241-6, more particularly described as follows:
From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the Northern right of way line of State Road No. 5, run North 49° 55' 40" West along said dividing line, a distance of 500 feet to the mean high tide on the shore of the Bay of Florida and the POINT OF BEGINNING of the tract hereinafter described; thence meandering said mean high tide line, bearing S 89° 55' 40" West, a distance of 14.5 feet; thence South 40° 21' 30" East, a distance of 509.6 feet to the Northwest corner of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay; thence South 49° 55' 40" East, along said Northwesterly prolongation, a distance of 280 feet to the POINT OF BEGINNING.

SURVEYORS NOTES:
#1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
#2 See also the Address, Assessor's Map and Legend.
#3 See also the Deed, Plat and Survey.
#4 Ownership is subject to OPINION OF TITLE.
#5 Type of survey, ALTA SURVEY.
#6 All Right of Way shown are Public unless otherwise noted.
#7 Legal Description Furnished by client.
#8 No other recorded encumbrances have been located except as noted.
#9 Ownership of fences is not determined.
#10 Record and measurement calls are in substantial agreement unless otherwise shown.
#11 Approximate Monroe County (N.G.V.D. 1928) Elevation of the benchmark is 22.75 feet from a direct closed level circuit from Benchmark Y275.
#12 Bearing base is indicated elsewhere on this Survey.
#13 Easement shown on the recorded subdivision plat are shown hereon.
#14 Subsurface and environmental conditions were not investigated as part of this survey.
#15 Total data not collected for this survey.
#16 Approximate Ordinary High Water Elev./Mean High Water Elev. of 2.0' NGVD.
#17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 251281, Panel 9206.
Flood zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida.
#18 A title report was not provided for this survey, therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of title or ownership to the land described is made.
#19 There is no visible surface or overhead encroachment, other than shown on this survey.
#20 Total Upland Area of Parcel is calculated to be 515161 Sq. Ft or 11.828 Acres more or less.
#21 Completed Field Survey, 01-23-2014

SURVEYORS CERTIFICATE:
The undersigned hereby certifies to BankUnited, N.A., Borrower, Key Largo Hospitality Land Trust, and the Title Insurer Commonwealth Land Title Insurance Company, that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, adjacent bearings and areas of the land shown hereon, including all easements, rights, and interests, and all monuments shown hereon, and the parcel hereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible matters of record of which the undersigned has been advised affecting the subject property, according to the legal description in such assessments and other matters with instrument, book and page references; (d) except as shown, there are no other improvements, encroachments, or other improvements (3) encroachments onto the subject property by buildings, structures, or other improvements (4) encroachments on the subject property by buildings, structures, or other improvements on the subject property; (f) the subject property is a dedicated public street or road as shown hereon, and (g) the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 61G11-8 Florida Administrative Code.
Dated this: 27 day of JANUARY, 2014

WILLIAM HERRRYMAN
By: [Signature]

RECORDED
FEB 11 2014
MONROE COUNTY, FLORIDA



FLOOD INSURANCE RATE MAP



ABBREVIATIONS
C CENTER LINE
P POWER POLE
D DRAINAGE
L LIGHT POLE
S STOP SIGN
F FIRE HYDRANT
V WATER VALVE
S SIGN
B BELLOUSH BOX
W WATER PETER
PAINT
F FILL BOX
T TREE
S JANITARY SEWER
M MANHOLE
G GAS VALVE
C CLEARCUT
P PINE TREE

ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (60-17), IS COMMERCIAL/HIGH RISK. THE BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OF THE BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OF THE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.
APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS/EGRESS, ALONG THE SOUTHERLY PROPERTY LINE ALSO KNOWN AS OVERSEAS HWY, MONROE COUNTY.
NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

SURVEYORS CERTIFICATE:
BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

2011 ALTA/ACSM CERTIFICATION
To Commonwealth Land Title Insurance Company, BankUnited, N.A.
Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Akerman LLP.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A, thereon. The field work was completed on 01/23/2014.
Date of Map: 01-23-2014

WILLIAM HERRRYMAN
Registration License Number # 2904

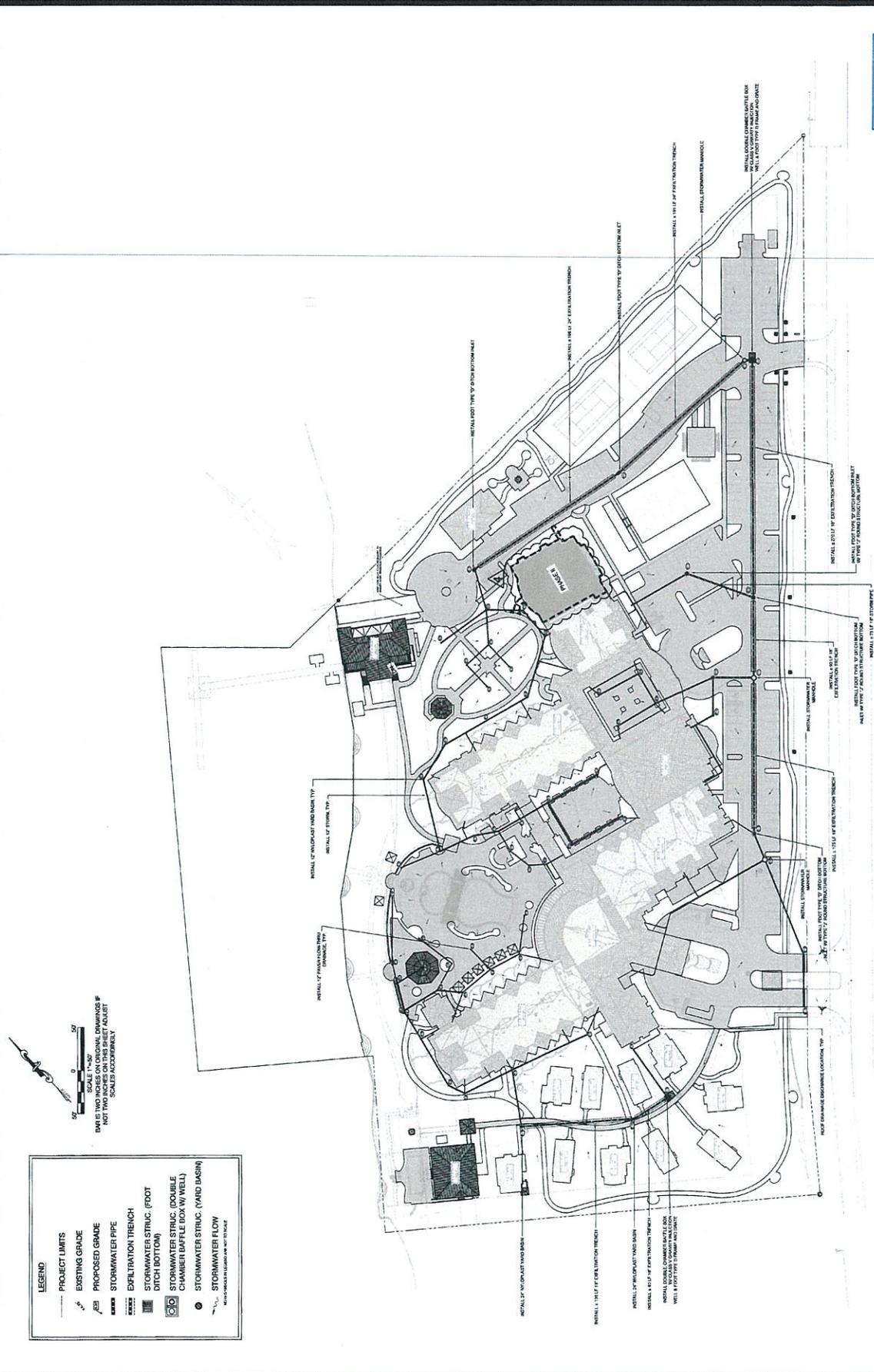
KEY LARGO HOSPITALITY LAND TRUST
 4651 SHERIDAN ST., STE. # 490
 HOLLYWOOD, FL 33021

KEY LARGO HOTEL
 DRAINAGE & GRADING PLAN (MASTER)

REVISONS:
 ORIGINAL: JUNE 2012

PEREZ ENGINEERING & DEVELOPMENT, INC.
 CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
 1910 PARK TOWER CENTER, SUITE 1400, MIAMI, FL 33139
 TEL: (305) 259-9440 FAX: (305) 259-0214

RECEIVED
 FEB 11 2015
 1505 S.W. 15th St.
 MIAMI, FL 33135



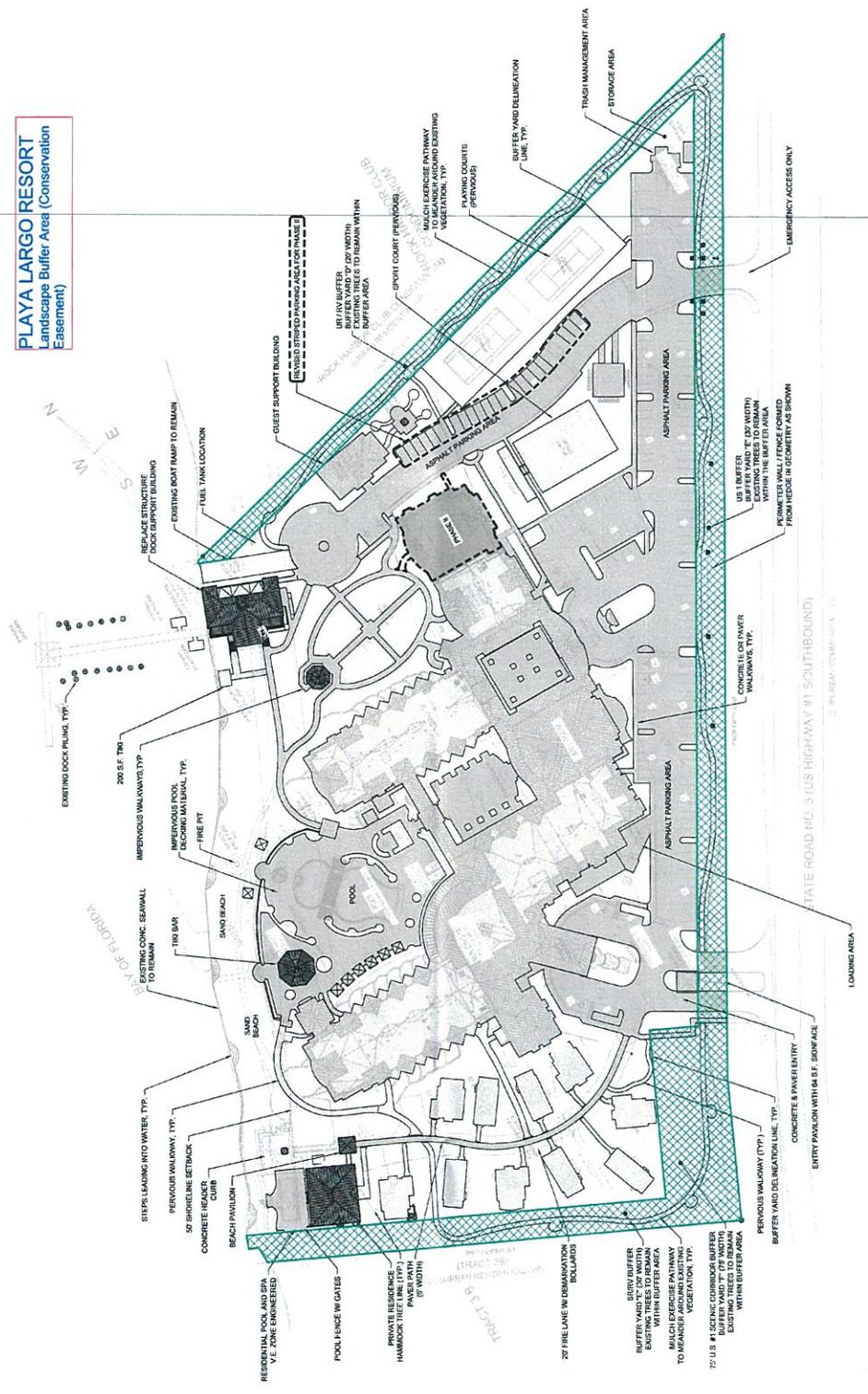
LEGEND

PROJECT LIMITS
 EXISTING GRADE
 PROPOSED GRADE
 STORMWATER PIPE
 EXFILTRATION TRENCH
 STORMWATER STRUC. (FOOT DITCH BOTTOM)

STORMWATER STRUC. (DOUBLE CHAMBER BUFFER BOX W/ WELL)
 STORMWATER STRUC. (YARD BASIN)
 STORMWATER FLOW

PLAYA LARGO RESORT
Landscape Buffer Area (Conservation Easement)

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FEB 11 2015
2015-031
MUNICIPAL ENGINEER



STATE ROAD NO. 5 (US HIGHWAY #1 SOUTHBOUND)

LOADING AREA

ENTRY PAVILION WITH 64 S.F. STORAGE

PERVIOUS WALKWAY (TYP.)

CONCRETE & PAVER ENTRY

20' US #1 SCENIC CORRIDOR BUFFER

PHASE II PLANT LIST

TREES/PALMS		EXISTING PHASE I
SYMBOL	QUAN.	* DENOTES NATIVE SPECIES
EX		DELONIX REGIA ROYAL PONCIRANA F.G., F.F.
1		10'-12" HT. X 5" SPR. Z CAL. Lagerstroemia speciosa F.G.
3		10' OAH HT., FULL QUEEN CRAB MYRTLE Ravenea multiflora/centrifolia F.G.
2		12' C.T. - 16' C.T. MIN. TRAVELER PALM *Sabal palmetto SABAL PALM F.G. - MATCHED IN GROUPS

(DOES NOT REPRESENT ALL EXISTING TREES)



SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL
CES	24	24" HT. X 24" SPR / 24" O.C. SILVER BUTTWOOD 3 GAL.
FM	112	15" HT. X 15" SPR / 15" O.C. Ficus microcarpa 'Green Island' GREEN ISLAND FIGUS 3 GAL.
MS	124	12" HT. X 12" SPR / 15" O.C. Microsorum scolopendrium WART FERN 1 GAL.
NO	34	24" HT. X 15" SPR / 24" O.C. Nerium oleander 'Petite Pink' OLEANDER DWARF 3 GAL.
PM	72	24" HT. X 24" SPR / 24" O.C. Podocarpus macrophyllus 'COLUMBY' PODOCARPUS 3 GAL.
RH	7	4' O.A. HT. Rhapis excelsa LADY PALM 7 GAL.
SR	8	30" HT. X 30" SPR / 30" O.C. Strelitzia reginae BIRD OF PARADISE 7 GAL.



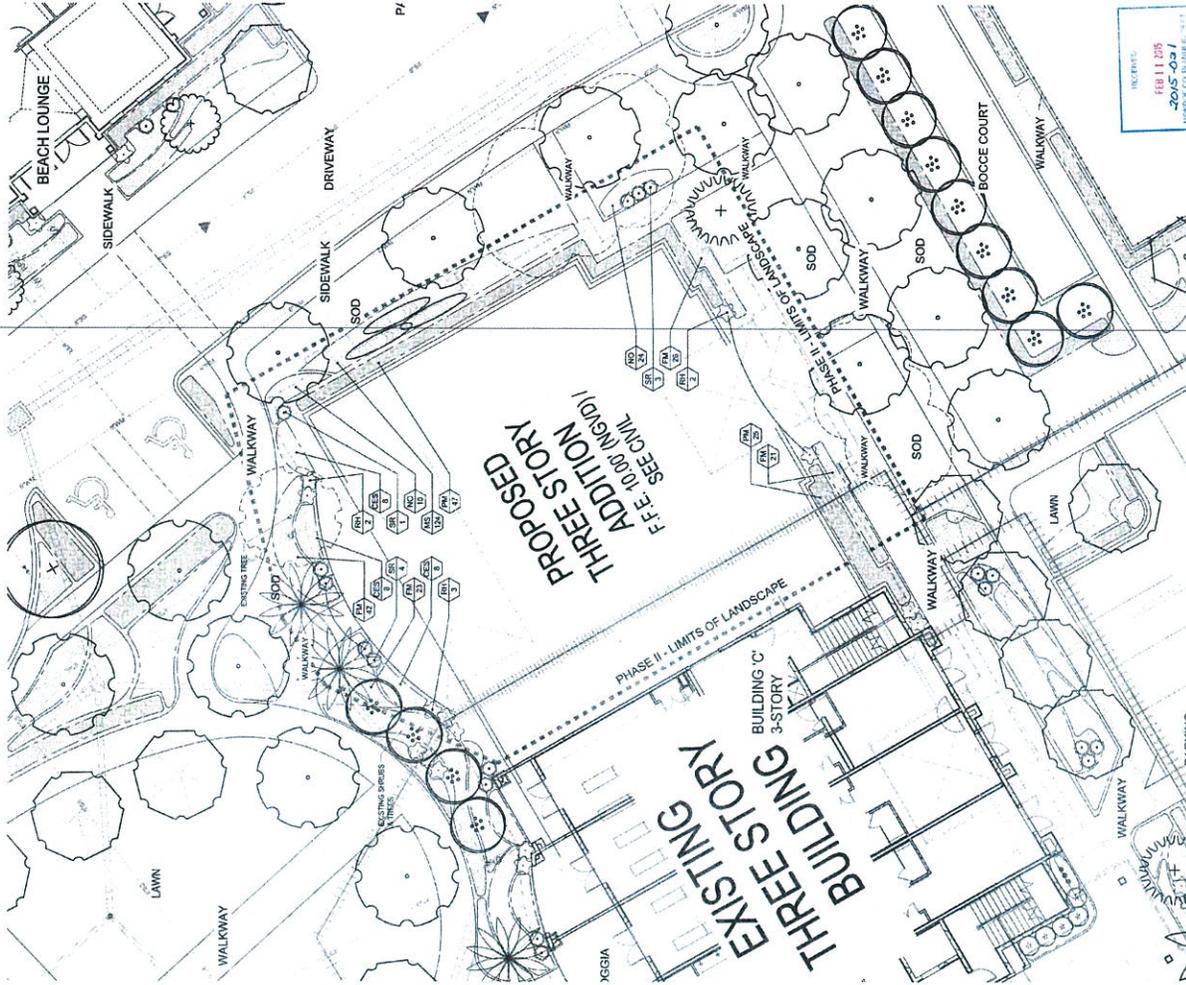
DRIVING PHASE 2 PERMIT
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Scale: 1" = 40'-0"
Drawing: 201
Sheet No.:

L-6A

CONTRACT NO. 2012-035



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FEB 11 2015
2015-02 /
MARTIN LUTHER KING, JR. PL



PLAYA LARGO RESORT
4B Conservation Easement



RECEIVED
FEB 11 2015
2015-031
MONROE CO. PLANNING DEPT

GENERAL FLOOR PLAN NOTES

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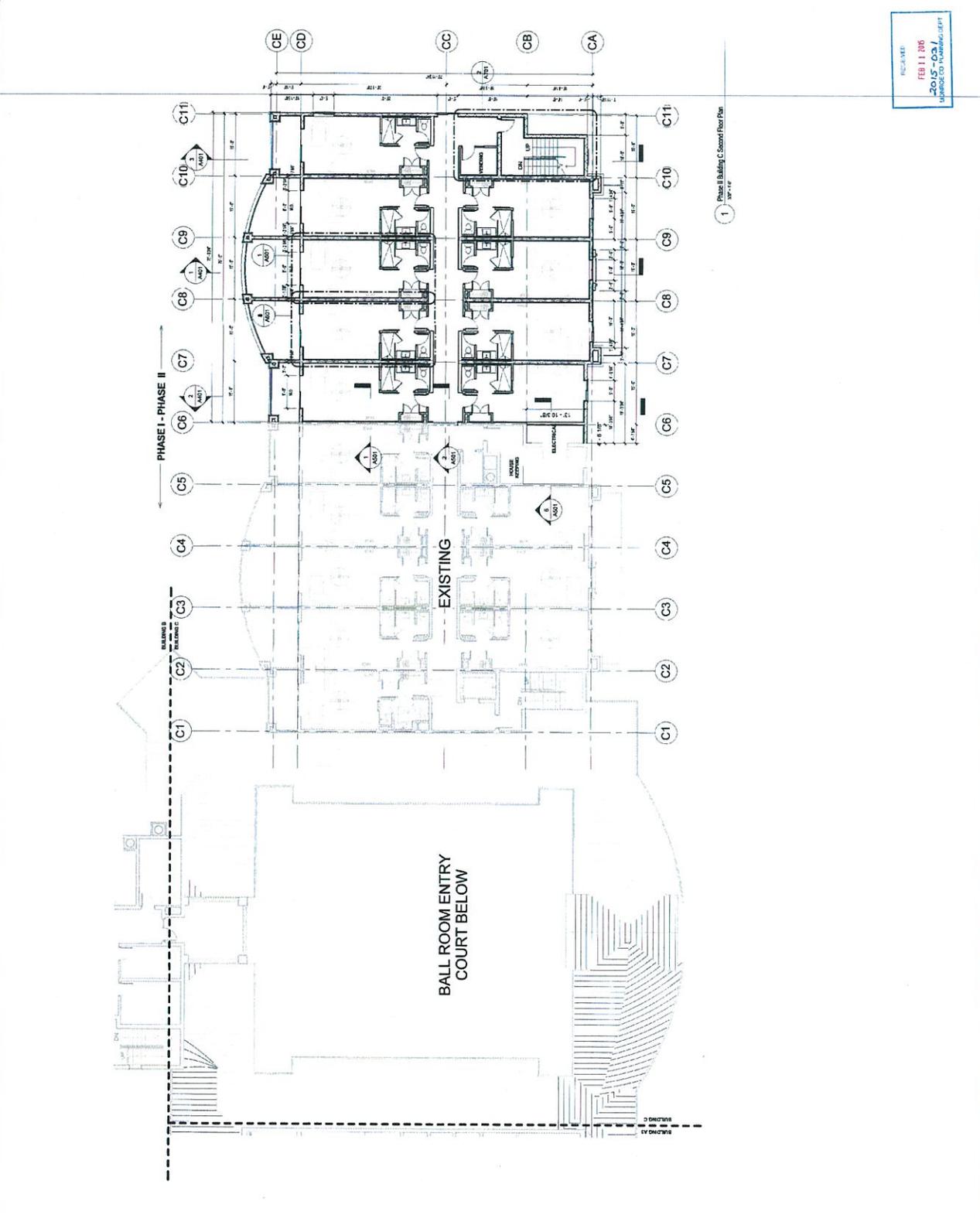


FIGURE A202
FEB 11 2015
2015 - 03
MAYER S. ARRIDO ARCHITECT

1 Phase II Building C, Second Floor Plan
1/8" = 1'-0"

DATE: 02-11-15
PROJECT NAME: Playa Largo Hotel
PROJECT SHEET: A202
CHECKED BY: [Signature]
DATE: 02-11-15

DATE: 02-11-15
PROJECT NAME: Playa Largo Hotel
PROJECT SHEET: A202
CHECKED BY: [Signature]
DATE: 02-11-15



AA 2002234
PRIME DESIGN ASSOCIATES
ARCHITECTS
1501 W. UNIVERSITY BLVD. SUITE 400
MOLLYWOOD FL 33122
VOICE: 954.392.8788
FAX: 954.392.8748

SEAL
MAYER S. ABDO, ARCHITECT
I am a duly Licensed Professional Architect in the State of Florida, License No. 12000, and I am the author of the design and construction documents herein. I am not providing any services to the client under this seal. I am not responsible for the design and construction of any structure or equipment shown on these drawings. I am not responsible for the design and construction of any structure or equipment shown on these drawings. I am not responsible for the design and construction of any structure or equipment shown on these drawings.

Playa Largo Hotel
Building C Phase II
9745 Overseas Highway
Key Largo FL 33037

PRELIMINARY
NOT FOR
CONSTRUCTION

Client Name	
Project Number	
Date	01-14-16
Project Name	Phase II Building C Third Floor
Checker	
Drawn By	
Scale	3/8" = 1'-0"

A203

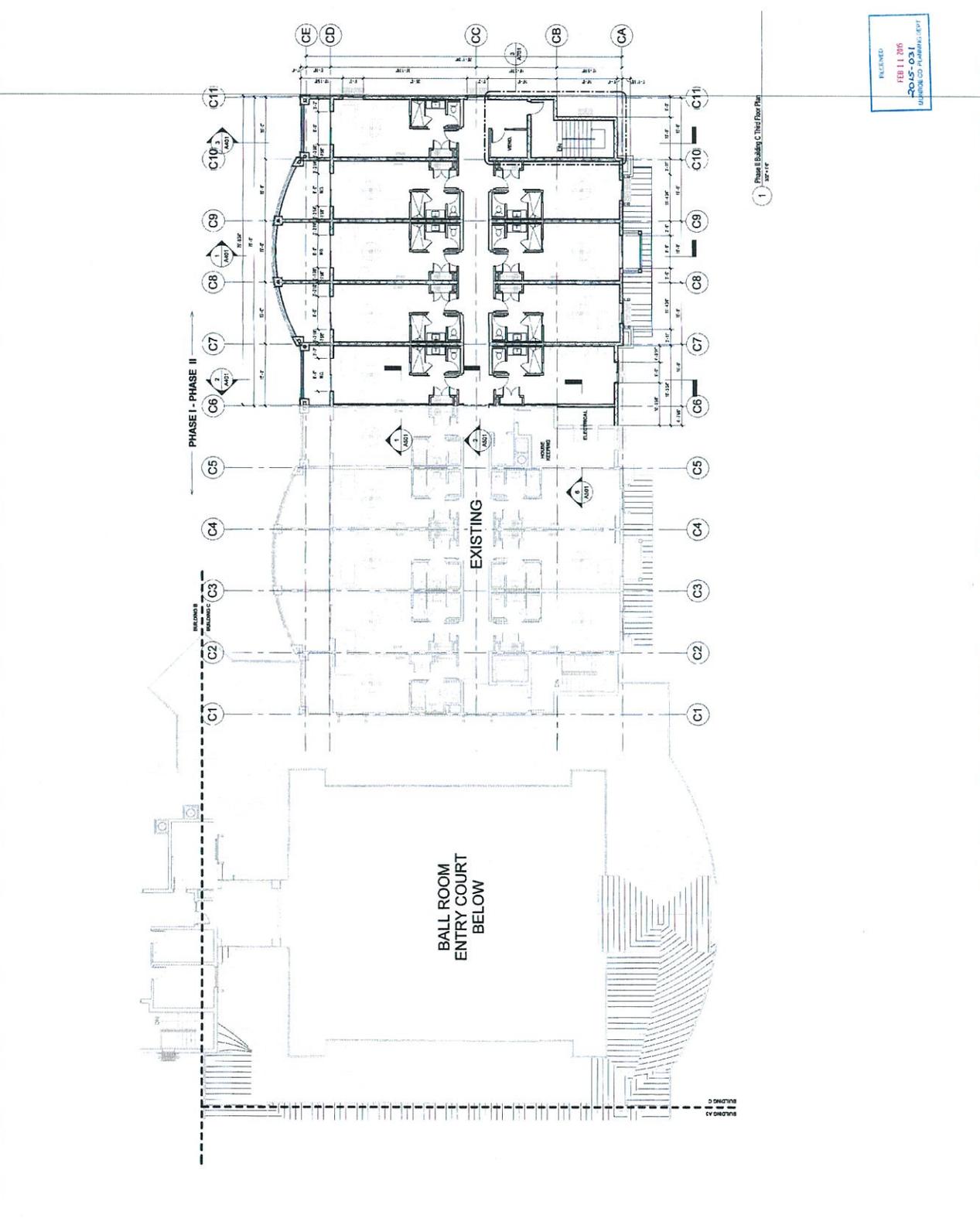
GENERAL FLOOR PLAN NOTES
1. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. ALL WORK IS TO BE ACCORDING TO THE 2012 INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
4. ALL CONCRETE SHALL BE 4000 PSI STRENGTH.
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FLOOR PLAN KEY NOTES
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FEB 11 2016
2015-0318
MAYER S. ABDO, ARCHITECT

ROOF PLAN GENERAL NOTES

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ROOF PLAN KEY NOTES

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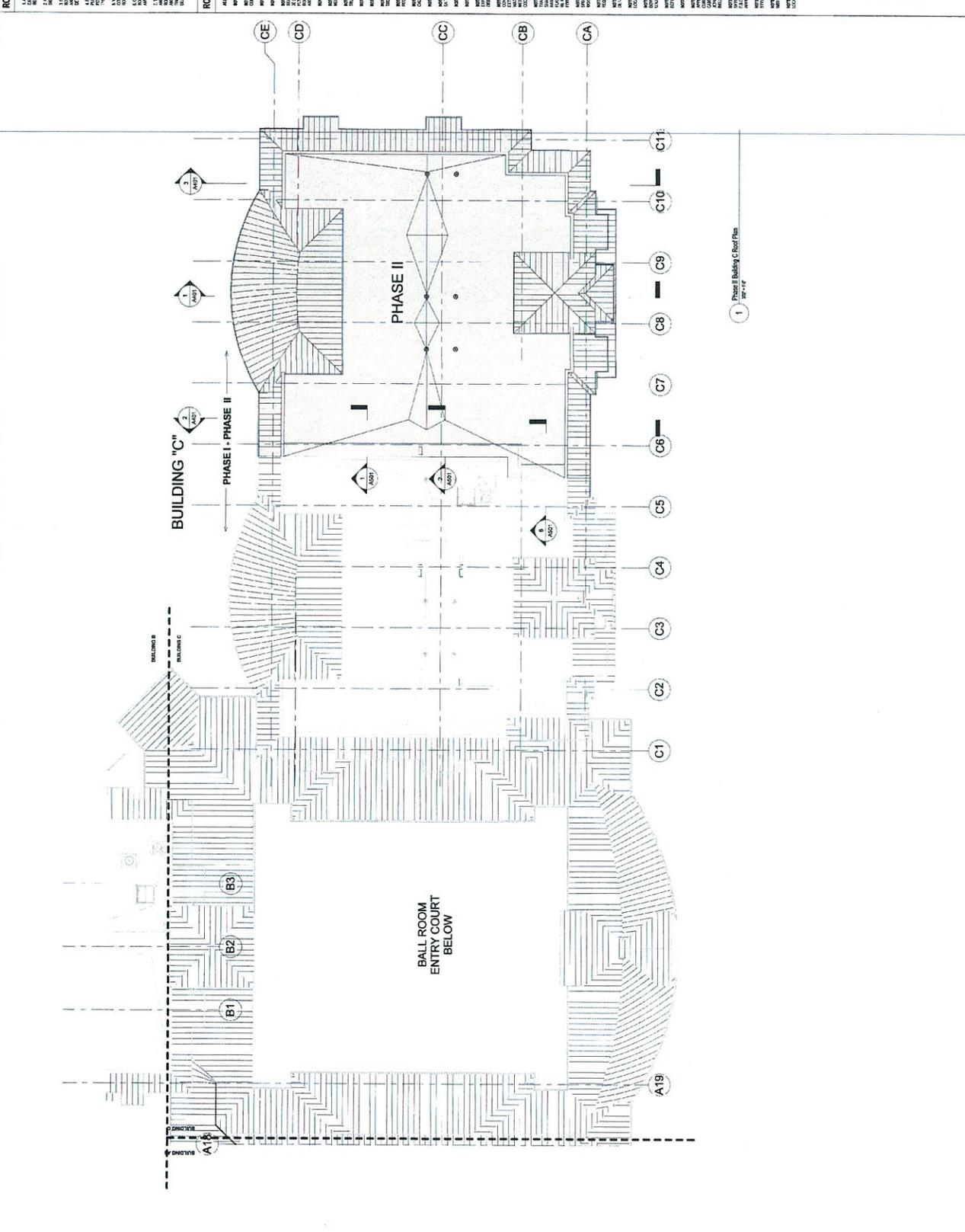
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1 Phase II Building C Roof Plan
3/8" = 1'-0"



ELEVATION / SECTION NOTES

1. CONSULT THE ARCHITECT'S ELEVATION AND SECTION DRAWINGS FOR ALL DIMENSIONS AND FINISHES. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. ALL FINISHES ARE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED. ALL FINISHES ARE UNLESS OTHERWISE NOTED.

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ELEVATION / SECTION KEY NOTES

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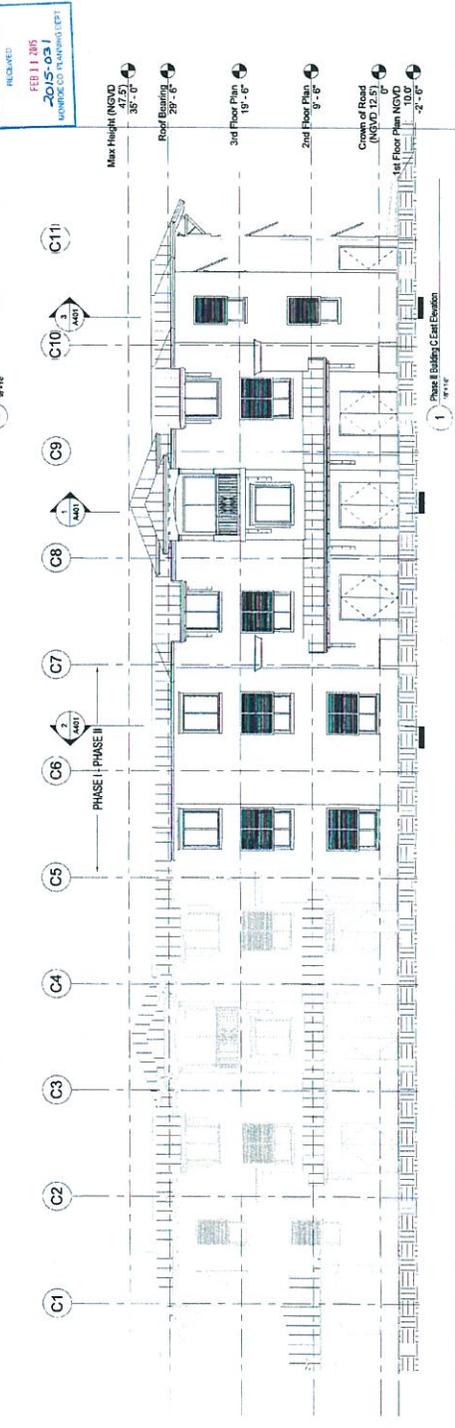
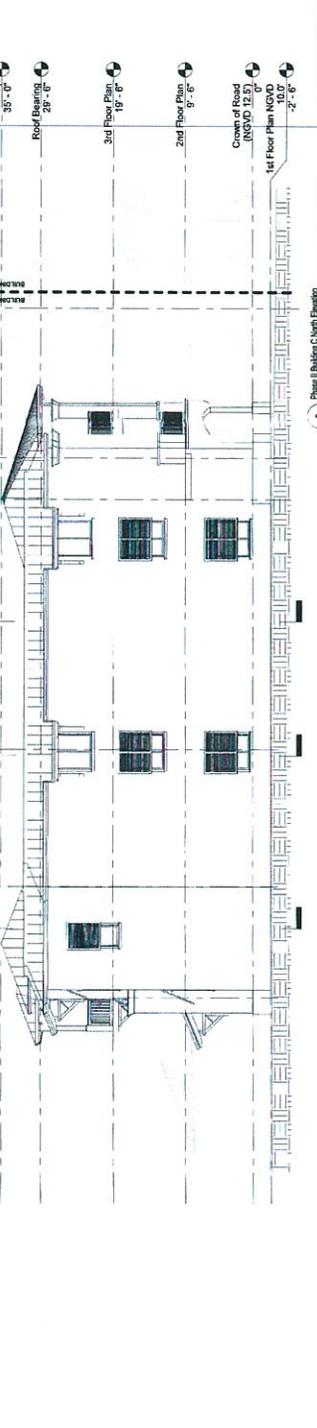
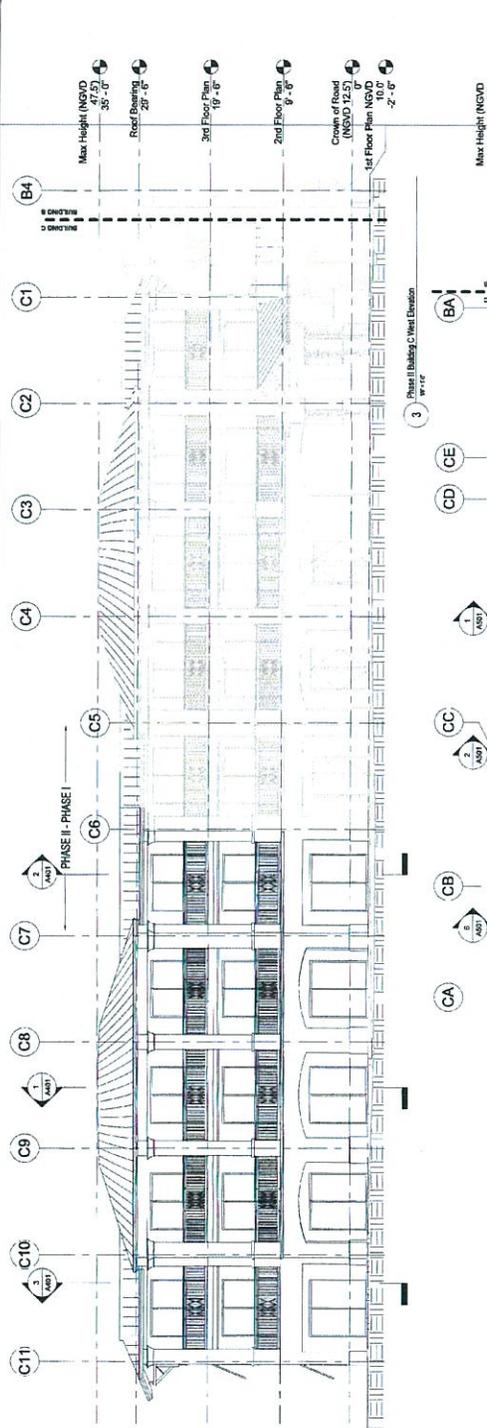
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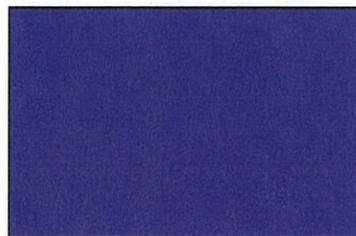
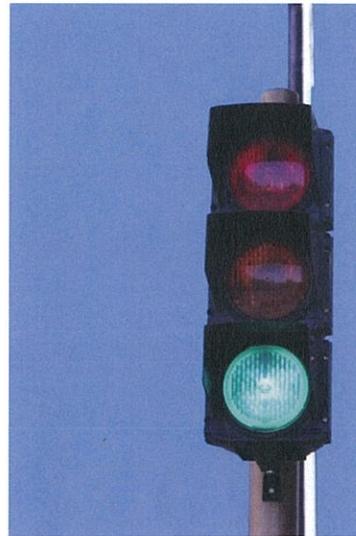
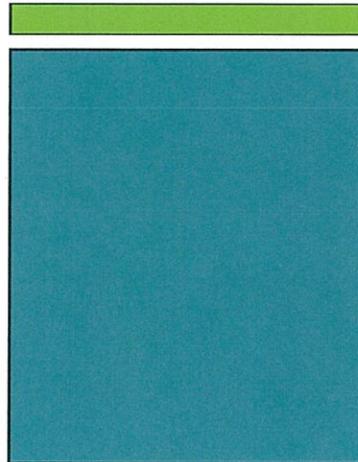
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**Item #2 KL Hospitality Land Trust-Major
Traffic Study**

Playa Largo

traffic study



prepared for:
Prime Group US

Traf Tech
ENGINEERING, INC.

May 2015

May 1, 2015

Mr. Jorge Cepero
Prime Group US
4651 Sheridan Street, Suite 480
Hollywood, Florida 33021

**Re: Playa Largo – Key Largo, Florida
Traffic Engineering Study**

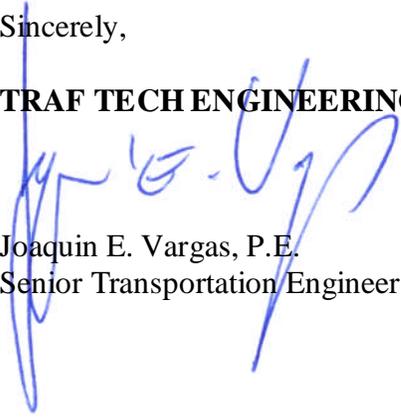
Dear Jorge:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the traffic study undertaken for the proposed redevelopment of the Playa Largo Resort located near Mile Marker 97.5 in Monroe County, Florida.

It has been a pleasure serving Prime Group on this project.

Sincerely,

TRAF TECH ENGINEERING, INC.


Joaquin E. Vargas, P.E.
Senior Transportation Engineer

INTRODUCTION

The Playa Largo Resort project is a transient unit hotel development located on the bay side of US 1 / Overseas Highway, between mile markers 97 and 98 (approximately 97.5), on Key Largo, Florida. More specifically, the subject site is located on the north side of US 1 between the T-intersections of US 1 / Second Avenue and US 1 / Ocean Drive. Access to the site is to be provided through one main entrance/exit and one emergency access drive on US 1. A Site Location Map is presented in Figure 1 on the following page.

The Playa Largo Resort will have a total of 177 transient hotel units and associated resort amenities.

Traf Tech Engineering, Inc. has been retained by Prime Group to conduct this traffic impact study. This study addresses the anticipated trip generation of the proposed project, the current operating conditions of the surrounding roadway network, anticipated project traffic impacts along US 1 by mile marker, and site access.

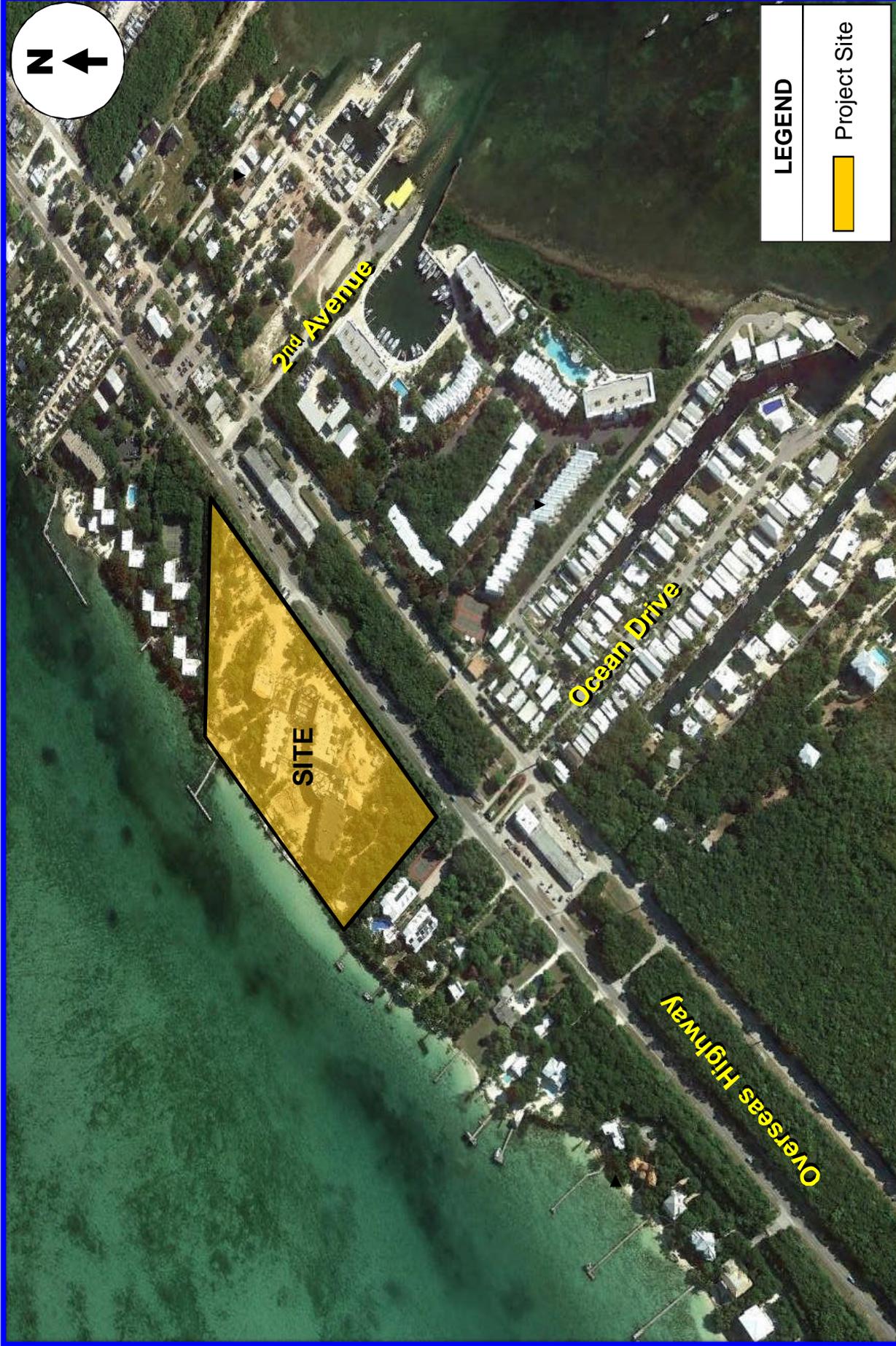


FIGURE 1
 Playa Largo
 Monroe County, Florida

PROJECT LOCATION MAP

INVENTORY

Proposed Land Use

The subject parcel has a Future Land Use Map designation (FLUM) of Mixed Use Commercial (MC) and Residential High (RH). The redevelopment for the subject site is proposed to include 177 transient hotel rooms plus one residential unit. The parking provided on-site is located near the front of the property along Overseas Highway. All units will be accessed by foot or golf cart.

In addition to the transient units to be developed on-site (and the residential unit), related resort amenities will also be provided. These amenities include a restaurant/bar, lobby, meeting rooms, fitness/spa, check-in area, administration offices/storage, and maintenance facilities. The amenities will only be available for use to the residents/guests of the resort, no additional trips are anticipated to be generated by these related amenities. Therefore, the related facilities were not analyzed for the purpose of performing this traffic impact report.

This project is planned to be completed by the Year 2016.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network, existing traffic conditions, and existing traffic signals.

Existing Roadway Network

US 1/Overseas Highway through the study area is a four-lane divided pair providing two lanes in the northbound and southbound directions. Two significant intersections are located within the study area of the project - the un-signalized intersections of US 1 and Second Avenue and US 1 and Ocean Drive.

Traf Tech Engineering, Inc. has selected the section of US 1 between Second Avenue and Ocean Drive as the study area for this project.

Existing Traffic Conditions

US 1 carried approximately 30,000 vehicles per day (Annual Average Daily Traffic) in the vicinity of the subject site in the year 2013. The Florida Department of Transportation (FDOT) maintains one count station within the proximity of the study area. FDOT Count Station #900064 is located 50 feet north of Sunset Drive at approximately Mile Marker 99.85. The traffic volumes in the study area have remained constant between 2009 and 2013. The traffic volumes recorded over the last five years at this station are summarized in Table 1. Appendix A contains the historical traffic data from FDOT's Count Station #900064.

Table 1
Playa Largo Resort
Annual Average Daily Traffic (AADT)
US 1 - Key Largo, Florida

Year	AADT
2009	35,000
2010	28,000
2011	30,000
2012	29,000
2013	30,000

*Source: FDOT Count Station #900064.
(50 feet North of Sunset Drive - MM 99.85)*

In association with Crossroads Engineering Data, Inc., midday (11:00 AM to 1:00 PM) and PM (4:00 – 6:00) peak period turning movement counts were collected at the two (un-signalized) significant intersections defining the study area:

- ❑ US 1 and Second Avenue
- ❑ US 1 and Ocean Drive

Appendix B contains the results of the turning movement counts. As indicated in Appendix B, the PM peak hour traffic counts are significantly higher than the midday peak hour volumes and therefore, the PM peak hour was selected for analysis purposes.

Existing Traffic Signals

No traffic signals exist along US 1 within the study area.

TRIP GENERATION

The trip generation for the Playa Largo Resort redevelopment was determined using the trip generation rates / formulas published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (9th Edition). Based upon this manual, the number of daily and PM peak hour trips for the proposed development were determined using the following rates / formulas:

Proposed

Hotel (ITE Land Use #310)

- Weekday Trip Generation Formula: $T = 8.95 (X) - 373.16$
where T = number of trips and X = number of rooms
- Saturday Trip Generation Formula: $T = 9.62 (X) - 294.56$
- Sunday Trip Generation Formula: $\ln (T) = 1.34 \ln (X) - 0.11$
- PM Peak Hour Trip Generation Rate: $T = 0.59 (X)$ (59% in / 41% out)

Single-Family Detached Housing (ITE Land Use #210)

- Daily (weighted average) Trip Gen. Rate: $T = 9.52 (X)$
where T = number of trips and X = number of dwelling units
- PM Peak Hour Trip Generation Rate: $T = 1.00 (X)$ (63% in / 37% out)

Table 2 below summarizes the trip generation for the Playa Largo Resort project.

Table 2 Playa Largo Resort Trip Generation Analysis US 1 - Key Largo, Florida
--

Land Use	Size	Basis	Trips	PM Peak Hour Trips				Total
				In		Out		
				%	#	%	#	
Proposed								
Hotel <i>Land Use #310</i>	177 rooms	Weekday Saturday Sunday	1,211 1,408 1,053	59%	63	41%	43	106
		Daily ¹	1,217					
Single-Family Detached Housing Land Use #210	1 unit	Daily ²	10	63%	1	37%	0	1
Total			1,227		64		43	107

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

Compiled by: Traf Tech Engineering, Inc. (May 2015).

¹ The daily number of trips for the hotel land use was determined using a weighted average of the projected weekday, Saturday, and Sunday trips from the respective ITE equations.

² The daily number of trips for the single-family detached housing land use was determined using a weighted average of the ITE average rates for weekday, Saturday, and Sunday for the respective land use.

As shown in Table 2 above, the Playa Largo Resort project is projected to generate 1,227 trips on a daily basis and 107 additional trips during the PM peak hour (64 inbound and 43 outbound).

TRIP DISTRIBUTION

A trip distribution analysis was performed based on the nearby population and employment areas, the transportation network, and the location of the subject project. All trips will arrive from and depart to the north and south via US 1 – Overseas Highway. Table 3 summarizes the trip distribution of the Playa Largo Resort project.

Table 3 Playa Largo Resort Project Trip Distribution US 1 - Key Largo, Florida	
Direction	Distribution (%)
North	50%
South	50%
East	0%
West	0%

Source: Traf Tech Engineering, Inc. (May 2015).

TRAFFIC ASSIGNMENT

Background Traffic

In order to develop peak season 2016 background traffic conditions (project is anticipated to be completed by 2016), two analyses were performed. These include:

1. Conversion of April 2015 traffic counts to 2015 average peak season traffic volumes. Using FDOT's latest (2013) Peak Season Factor Category Report (see Appendix A) to convert traffic counts recorded during the second week in April to peak season volumes, a factor of 1.02 was applied to the counts in order to reflect 2015 average peak season conditions.
2. Projection of 2015 average peak season volumes to 2016 peak season conditions. Based on the Historical Average Annual Daily Traffic (AADT) shown in Table 1, traffic volumes along US 1 in the vicinity of the project have remained relatively flat during the past five years. Therefore, an annual growth rate of one percent (1%) per year has been applied to the study area.

Project Traffic Assignment

The project traffic distribution shown in Table 3 was assigned to the existing roadway network as follows:

- 50% of the project traffic is assigned to US 1 north of the site
- 50% of the project traffic is assigned to US 1 south of the site

Appendix C contains the existing, future without project and future with project traffic volumes for the study area.

TRAFFIC IMPACT ANALYSIS

This section of the report is divided into three parts: 1) intersection analyses, 2) link analysis, and 3) US 1 impacts by mile marker.

Intersection Analyses

The following intersections were evaluated using the capacity/level of service procedures outlined in the 2000 Highway Capacity Manual (HCM):

- US 1 and Second Avenue (un-signalized)
- US 1 and Ocean Drive (un-signalized)

Three analyses were performed for each of the intersections identified above. These analyses include existing (2015) peak season conditions, future (2016) peak season conditions without project traffic, and future (2016) peak season conditions with project traffic. Table 4 summarizes the results of these analyses and the Highway Capacity Software (HCS) output is presented in Appendix D.

Table 4 Playa Largo Resort Intersection Analyses (PM Peak Hour) US 1 - Key Largo, Florida			
Intersection/Impacted Movements	Existing (2015) Peak Season Conditions	Future (2016) Peak Season Conditions	
		Without Project	With Project
US 1 Northbound and Second Avenue	A	A	A
US 1 Southbound and Second Avenue	B	B	B
US 1 Northbound and Ocean Drive	C	C	C
US 1 Southbound and Ocean Drive	A	A	A

*Source: Highway Capacity Software
 Compiled by: TrafTech Engineering, Inc. (May 2015).*

As indicated in Table 4, the study area intersections are currently operating at acceptable levels of service and will continue to operate at acceptable levels of service in the year 2016 with the subject project in place. The project driveway is projected to operate at level of service “B” without the need for a southbound right-turn lane.

Link Analysis

The link analysis compares the maximum number of reserve trips on US 1 (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 50% / 50% trip distribution, the project will add a maximum of 613 daily trips to Segment Number 22 located immediately adjacent to the project. According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix E), Segment Number 22 has 8,214 trips of reserve capacity. Therefore, US 1 near the project site has excess capacity to absorb the maximum impacts generated by the Playa Largo Resort project.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length would be approximately 16 miles to the north (through Key Largo) and approximately 24 miles to the south (toward Islamorada). The average trip length was assumed to be half of the maximum trip length, or 8 miles to the north and 12 miles to the south. Based upon these trip length assumptions, the US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic assignment discussed previously, an estimate of the number of primary trips by segment on US 1 was performed. Table 5 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,227 daily trips.

Table 5
Playa Largo Resort
Arterial Trip Assignment Summary
US 1 - Key Largo, Florida

Project:	Playa Cristal Resort	US 1	Mile Marker: 97.5
Location:	Key Largo	ITE	
		Land Use	
		Category:	Hotel - <i>ITE Land Use #310</i> Single-Family Detached Housing - <i>ITE Land Use #210</i>
Type of Development:	Transient Hotel Units	Daily Trip Generation	
		Rate / Formula:	hotel - see page 9 (weighted average) SF - 9.52 trips / D.U. (weighted average)
Project Size:	177 Rooms, 1 Single-Family Dwelling Unit		
Average Trip Length:	8 Miles to the North, 12 Miles to the South		

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2013 Reserve Capacity
			19	50%	0%	0	-1,154
			20	50%	30%	184	220
			21	50%	70%	429	4,226
1,227	0%	100%	22	50% / 50%	100%	613	8,214
			23	50%	75%	460	7,432
			24	50%	0%	0	6,058

CONCLUSIONS

Based upon the results of the analyses performed for the Playa Largo Resort project, the proposed redevelopment will not have an adverse effect on the operating characteristics of US 1, nor will it inhibit the safe flow of traffic traveling through Key Largo. US 1 has adequate capacity to accommodate the traffic impacts generated by the subject project.

Additionally, the proposed access driveway is projected to operate at level of service “B” without the need for an exclusive southbound right-turn lane. Therefore, the subject auxiliary lane is not required for purposes of this project. A 50-foot radius is recommended in order to allow entering vehicles to exit Overseas Highway in a safe manner.

APPENDIX A

Historical Traffic Data and Peak Season Adjustment Factors

2013 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9000 MONROE COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2013 - 01/05/2013	1.02	1.10
2	01/06/2013 - 01/12/2013	1.00	1.08
3	01/13/2013 - 01/19/2013	0.98	1.05
* 4	01/20/2013 - 01/26/2013	0.97	1.04
* 5	01/27/2013 - 02/02/2013	0.96	1.03
* 6	02/03/2013 - 02/09/2013	0.95	1.02
* 7	02/10/2013 - 02/16/2013	0.94	1.01
* 8	02/17/2013 - 02/23/2013	0.93	1.00
* 9	02/24/2013 - 03/02/2013	0.92	0.99
*10	03/03/2013 - 03/09/2013	0.91	0.98
*11	03/10/2013 - 03/16/2013	0.90	0.97
*12	03/17/2013 - 03/23/2013	0.89	0.96
*13	03/24/2013 - 03/30/2013	0.91	0.98
*14	03/31/2013 - 04/06/2013	0.93	1.00
*15	04/07/2013 - 04/13/2013	0.95	1.02
*16	04/14/2013 - 04/20/2013	0.97	1.04
17	04/21/2013 - 04/27/2013	0.98	1.05
18	04/28/2013 - 05/04/2013	0.99	1.06
19	05/05/2013 - 05/11/2013	0.99	1.06
20	05/12/2013 - 05/18/2013	1.00	1.08
21	05/19/2013 - 05/25/2013	1.00	1.08
22	05/26/2013 - 06/01/2013	1.01	1.09
23	06/02/2013 - 06/08/2013	1.01	1.09
24	06/09/2013 - 06/15/2013	1.02	1.10
25	06/16/2013 - 06/22/2013	1.02	1.10
26	06/23/2013 - 06/29/2013	1.02	1.10
27	06/30/2013 - 07/06/2013	1.01	1.09
28	07/07/2013 - 07/13/2013	1.00	1.08
29	07/14/2013 - 07/20/2013	0.99	1.06
30	07/21/2013 - 07/27/2013	1.00	1.08
31	07/28/2013 - 08/03/2013	1.00	1.08
32	08/04/2013 - 08/10/2013	1.01	1.09
33	08/11/2013 - 08/17/2013	1.01	1.09
34	08/18/2013 - 08/24/2013	1.02	1.10
35	08/25/2013 - 08/31/2013	1.05	1.13
36	09/01/2013 - 09/07/2013	1.08	1.16
37	09/08/2013 - 09/14/2013	1.12	1.20
38	09/15/2013 - 09/21/2013	1.15	1.24
39	09/22/2013 - 09/28/2013	1.13	1.22
40	09/29/2013 - 10/05/2013	1.12	1.20
41	10/06/2013 - 10/12/2013	1.10	1.18
42	10/13/2013 - 10/19/2013	1.08	1.16
43	10/20/2013 - 10/26/2013	1.08	1.16
44	10/27/2013 - 11/02/2013	1.08	1.16
45	11/03/2013 - 11/09/2013	1.07	1.15
46	11/10/2013 - 11/16/2013	1.07	1.15
47	11/17/2013 - 11/23/2013	1.07	1.15
48	11/24/2013 - 11/30/2013	1.06	1.14
49	12/01/2013 - 12/07/2013	1.04	1.12
50	12/08/2013 - 12/14/2013	1.03	1.11
51	12/15/2013 - 12/21/2013	1.02	1.10
52	12/22/2013 - 12/28/2013	1.00	1.08
53	12/29/2013 - 12/31/2013	0.98	1.05

* PEAK SEASON

18-FEB-2014 08:46:31

830UPD

6_9000_PKSEASON.TXT

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2013 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0064 - SR 5/US-1, 50' N SUNSET DR (KEY LARGO MM 99.85)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
2013	30000	C	N 15000	S 15000	9.50	54.80	9.30
2012	29000	C	N 15000	S 14000	9.50	55.00	8.60
2011	30000	C	N 15500	S 14500	9.50	55.10	8.70
2010	28000	C	N 14000	S 14000	10.26	56.84	9.10
2009	35000	C	N 17500	S 17500	10.23	56.56	8.30
2008	30000	C	N 15000	S 15000	10.45	54.98	10.90
2007	33000	C	N 16500	S 16500	10.00	55.10	11.30
2006	31500	C	N 16000	S 15500	10.08	55.69	9.80
2005	32000	C	N 16000	S 16000	10.40	55.70	9.30
2004	27000	C	N 13500	S 13500	10.00	56.00	8.60
2003	28500	C	N 14500	S 14000	10.10	56.30	9.30
2002	26000	C	N 13000	S 13000	10.00	54.20	6.10
2001	28500	C	N 14000	S 14500	10.00	55.90	8.90
2000	26500	C	N 13500	S 13000	9.90	54.80	4.50
1999	26500	C	N 13000	S 13500	9.50	56.70	7.30
1998	29500	C	N 14500	S 15000	9.50	56.60	5.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; F = FOURTH YEAR ESTIMATE
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
 *K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX B

Intersection Turning Movement Counts

Crossroads Engineering

8320 SW 90th Street
Miami, FL 33186
786-236-2857

CLIENT: TRAFTECH
JOB NO.: 2015-023
PROJECT: KEY LARGO TMCs
COUNTY: MONROE

File Name : SECOND ST @ NB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 1

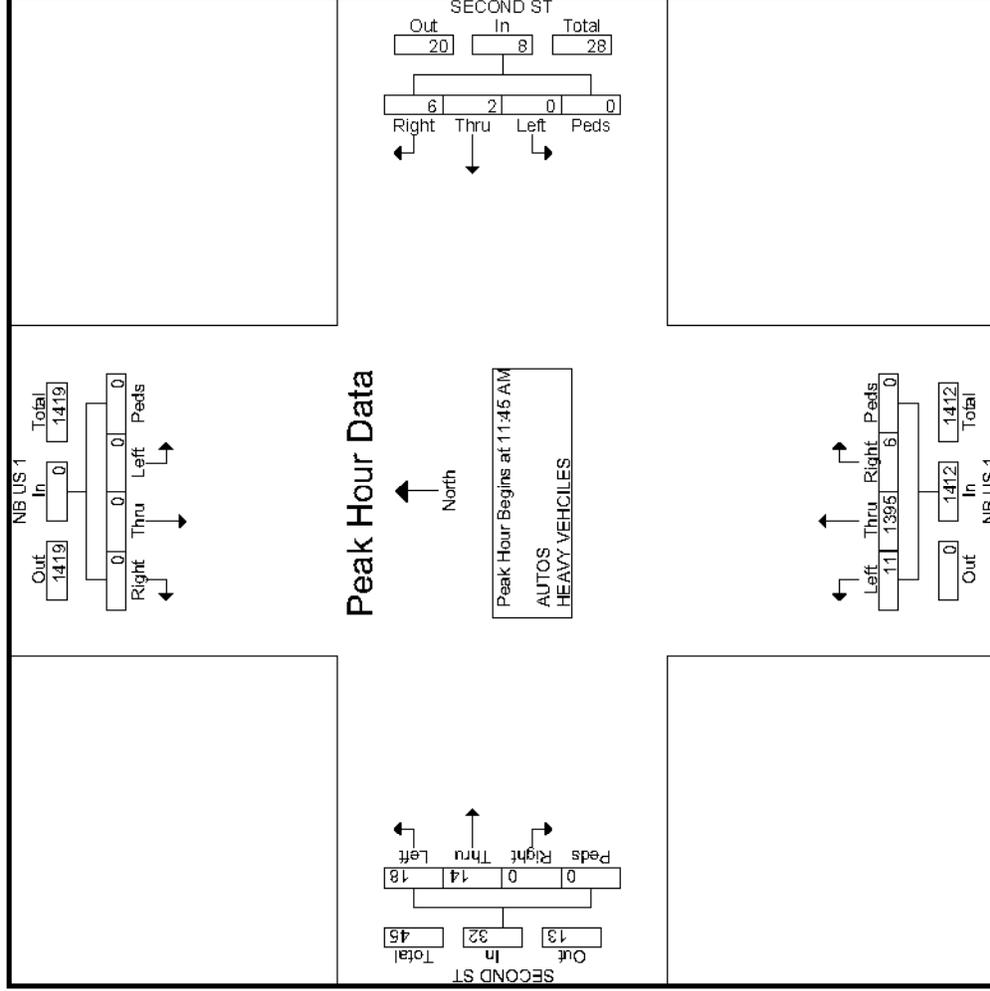
Start Time	Groups Printed - AUTOS - HEAVY VEHICLES																	
	NB US 1						NB US 1											
	From North			From East			From South			From West								
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total	
11:00 AM	0	0	0	0	2	1	0	0	1	317	4	0	0	0	3	1	0	329
11:15 AM	0	0	0	0	3	1	0	0	2	324	7	0	0	1	5	0	343	
11:30 AM	0	0	0	0	0	1	0	0	0	332	4	0	0	1	7	0	345	
11:45 AM	0	0	0	0	0	0	0	0	1	350	1	0	0	1	10	0	363	
Total	0	0	0	0	5	3	0	0	4	1323	16	0	0	6	23	0	1380	
12:00 PM	0	0	0	0	1	1	0	0	3	335	3	0	0	3	3	0	349	
12:15 PM	0	0	0	0	4	0	0	0	0	375	1	0	0	7	2	0	389	
12:30 PM	0	0	0	0	1	1	0	0	2	335	6	0	0	3	3	0	351	
12:45 PM	0	0	0	0	4	1	0	0	1	268	1	0	0	3	4	0	282	
Total	0	0	0	0	10	3	0	0	6	1313	11	0	0	16	12	0	1371	
*** BREAK ***																		
04:00 PM	0	0	0	0	1	0	0	0	3	340	2	0	0	1	2	0	349	
04:15 PM	0	0	0	0	1	4	0	0	2	399	2	0	0	0	2	0	410	
04:30 PM	0	0	0	0	0	2	0	0	4	369	2	0	0	0	5	0	382	
04:45 PM	0	0	0	0	0	2	0	0	4	338	6	0	0	0	0	0	350	
Total	0	0	0	0	2	8	0	0	13	1446	12	0	0	1	9	0	1491	
05:00 PM	0	0	0	0	1	0	0	0	1	347	3	0	0	0	2	0	354	
05:15 PM	0	0	0	0	0	1	0	0	0	322	1	0	0	2	1	0	327	
05:30 PM	0	0	0	0	0	2	0	0	0	256	4	0	0	0	0	0	262	
05:45 PM	0	0	0	0	0	0	0	0	6	293	0	0	0	3	4	0	306	
Total	0	0	0	0	1	3	0	0	7	1218	8	0	0	5	7	0	1249	
Grand Total	0	0	0	0	18	17	0	0	30	5300	47	0	0	28	51	0	5491	
Approch %	0	0	0	0	51.4	48.6	0	0	0.6	98.6	0.9	0	0	35.4	64.6	0		
Total %	0	0	0	0	0.3	0.3	0	0	0.5	96.5	0.9	0	0	0.5	0.9	0		
AUTOS	0	0	0	0	18	17	0	0	30	5152	46	0	0	28	51	0	5342	
% AUTOS	0	0	0	0	100	100	0	0	100	97.2	97.9	0	0	100	100	0	97.3	
HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	148	1	0	0	0	0	0	149	
% HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	2.8	2.1	0	0	0	0	0	2.7	

Crossroads Engineering

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786-236-2857

CLIENT: TRAFTECH
JOB NO.: 2015-023
PROJECT: KEY LARGO TMCS
COUNTY: MONROE

File Name : SECOND ST @ NB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 3



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Page No : 4

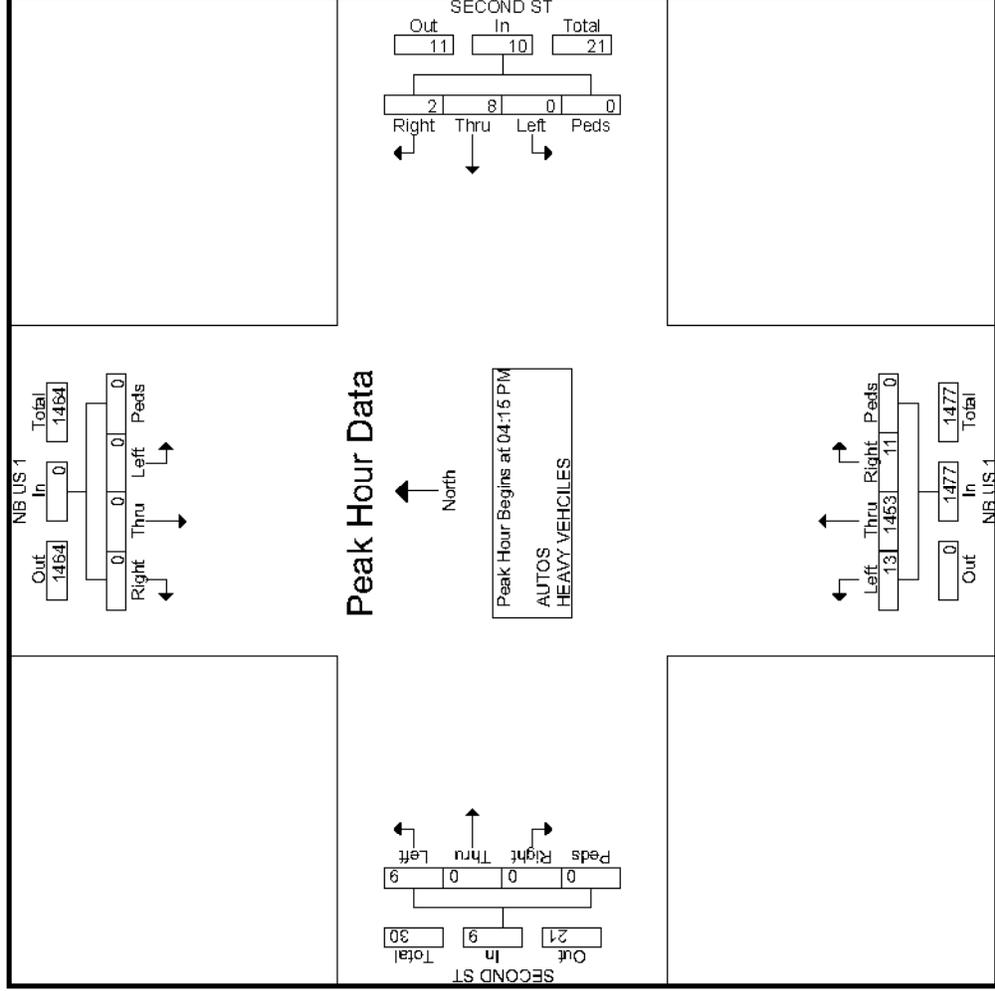
Start Time	NB US 1 From North				SECOND ST From East				NB US 1 From South				SECOND ST From West									
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																						
Peak Hour for Entire Intersection Begins at 04:15 PM																						
04:15 PM	0	0	0	0	0	1	4	0	0	5	2	399	2	0	403	0	0	2	0	0	2	410
04:30 PM	0	0	0	0	0	0	2	0	0	2	4	369	2	0	375	0	0	5	0	0	5	382
04:45 PM	0	0	0	0	0	0	2	0	0	2	4	338	6	0	348	0	0	0	0	0	0	350
05:00 PM	0	0	0	0	0	1	0	0	0	1	1	347	3	0	351	0	0	2	0	0	2	354
Total Volume	0	0	0	0	0	2	8	0	0	10	11	1453	13	0	1477	0	0	9	0	0	9	1496
% App. Total	0	0	0	0	0	20	80	0	0	0	0.7	98.4	0.9	0	0	0	0	100	0	0	0	1496
PHF	.000	.000	.000	.000	.000	.500	.500	.000	.000	.500	.688	.910	.542	.000	.916	.000	.000	.450	.000	.000	.450	.912

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CLIENT: TRAFTECH
JOB NO.: 2015-023
PROJECT: KEY LARGO TMCs
COUNTY: MONROE

File Name : OCEAN DR @ NB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 1

Start Time	Groups Printed - AUTOS - HEAVY VEHICLES																
	NB US 1						NB US 1										
	From North			From East			From South			From West							
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
11:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	361
11:15 AM	0	0	0	0	0	0	0	0	2	312	0	0	0	0	2	0	316
11:30 AM	0	0	0	0	1	0	0	0	1	305	0	0	0	2	6	0	315
11:45 AM	0	0	0	0	4	0	0	0	0	391	0	0	0	3	6	0	404
Total	0	0	0	0	5	0	0	0	3	1367	1	0	0	6	14	0	1396
12:00 PM	0	0	0	0	1	1	0	0	6	349	2	0	0	1	7	0	367
12:15 PM	0	0	0	0	2	0	0	0	3	352	0	0	0	2	4	0	363
12:30 PM	0	0	0	0	4	1	0	0	1	314	0	0	0	2	7	0	329
12:45 PM	0	0	0	0	2	0	0	0	1	327	0	0	0	0	2	0	332
Total	0	0	0	0	9	2	0	0	11	1342	2	0	0	5	20	0	1391
*** BREAK ***																	
04:00 PM	0	0	0	0	2	0	0	0	3	392	0	0	0	1	2	0	400
04:15 PM	0	0	0	0	1	0	0	0	1	409	0	0	0	0	4	0	415
04:30 PM	0	0	0	0	2	1	0	0	0	324	0	0	0	0	4	0	331
04:45 PM	0	0	0	0	4	0	0	0	0	332	0	0	0	0	3	0	339
Total	0	0	0	0	9	1	0	0	4	1457	0	0	0	1	13	0	1485
05:00 PM	0	0	0	0	0	0	0	0	3	353	4	0	0	3	3	0	366
05:15 PM	0	0	0	0	1	1	0	0	3	382	0	0	0	0	4	0	391
05:30 PM	0	0	0	0	1	0	0	0	3	276	1	0	0	0	7	0	288
05:45 PM	0	0	0	0	2	0	0	0	1	278	1	0	0	1	5	0	288
Total	0	0	0	0	4	1	0	0	10	1289	6	0	0	4	19	0	1333
Grand Total	0	0	0	0	27	4	0	0	28	5455	9	0	0	16	66	0	5605
Approch %	0	0	0	0	87.1	12.9	0	0	0.5	99.3	0.2	0	0	19.5	80.5	0	
Total %	0	0	0	0	0.5	0.1	0	0	0.5	97.3	0.2	0	0	0.3	1.2	0	
AUTOS	0	0	0	0	27	4	0	0	28	5302	8	0	0	16	66	0	5451
% AUTOS	0	0	0	0	100	100	0	0	100	97.2	88.9	0	0	100	100	0	97.3
HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	153	1	0	0	0	0	0	154
% HEAVY VEHICLES	0	0	0	0	0	0	0	0	0	2.8	11.1	0	0	0	0	0	2.7

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CLIENT: TRAFTECH
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COUNTY: MONROE

File Name : OCEAN DR @ NB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 2

Start Time	NB US 1 From North			OCEAN DR From East			NB US 1 From South			OCEAN DR From West			Int. Total		
	Right	Thru	Left		App. Total										
11:45 AM	0	0	0	4	0	0	0	0	0	0	0	3	391	9	404
12:00 PM	0	0	0	1	1	0	6	349	2	0	0	1	357	8	367
12:15 PM	0	0	0	2	0	0	3	352	0	0	0	2	355	6	363
12:30 PM	0	0	0	4	1	0	1	314	0	0	0	2	315	9	329
Total Volume	0	0	0	11	2	0	10	1406	2	0	0	8	1418	32	1463
% App. Total	0	0	0	84.6	15.4	0	0.7	99.2	0.1	0	0	25	99.7	0	100
PHF	.000	.000	.000	.688	.500	.000	.417	.899	.250	.000	.000	.667	.907	.000	.905

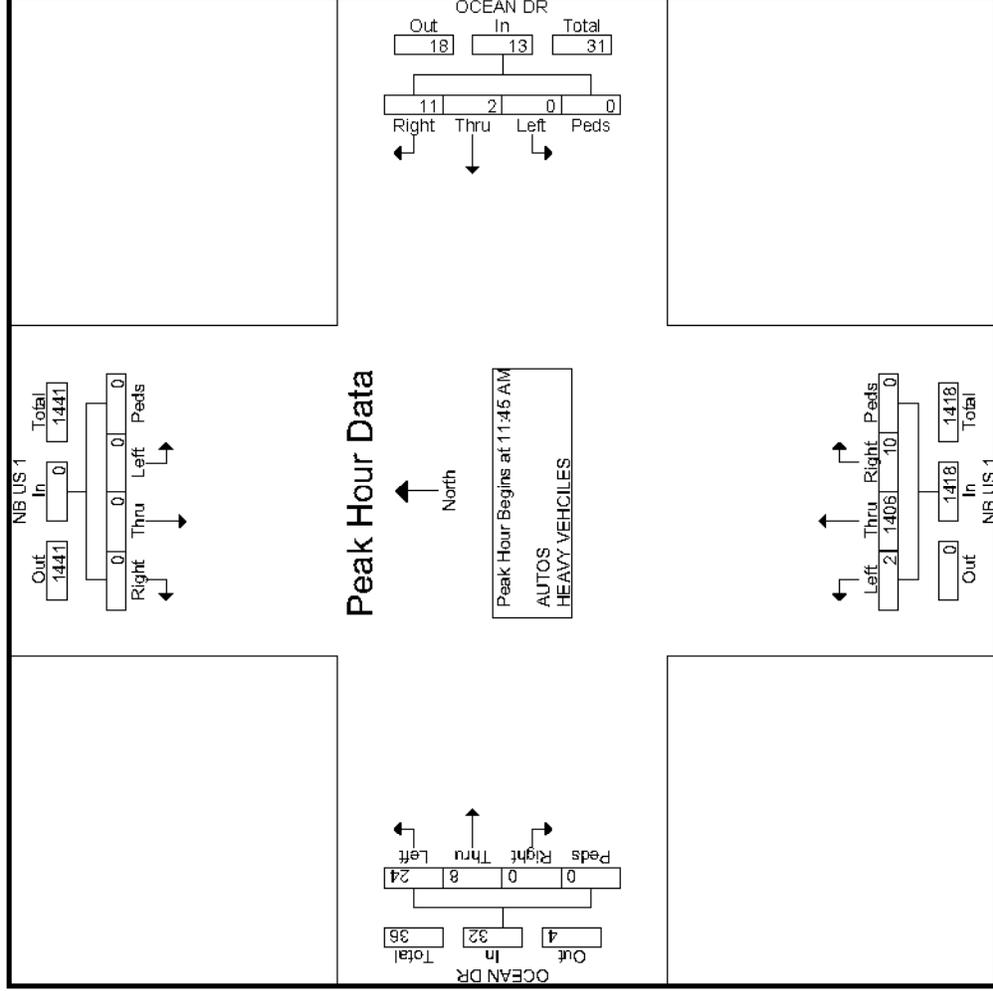
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 11:45 AM

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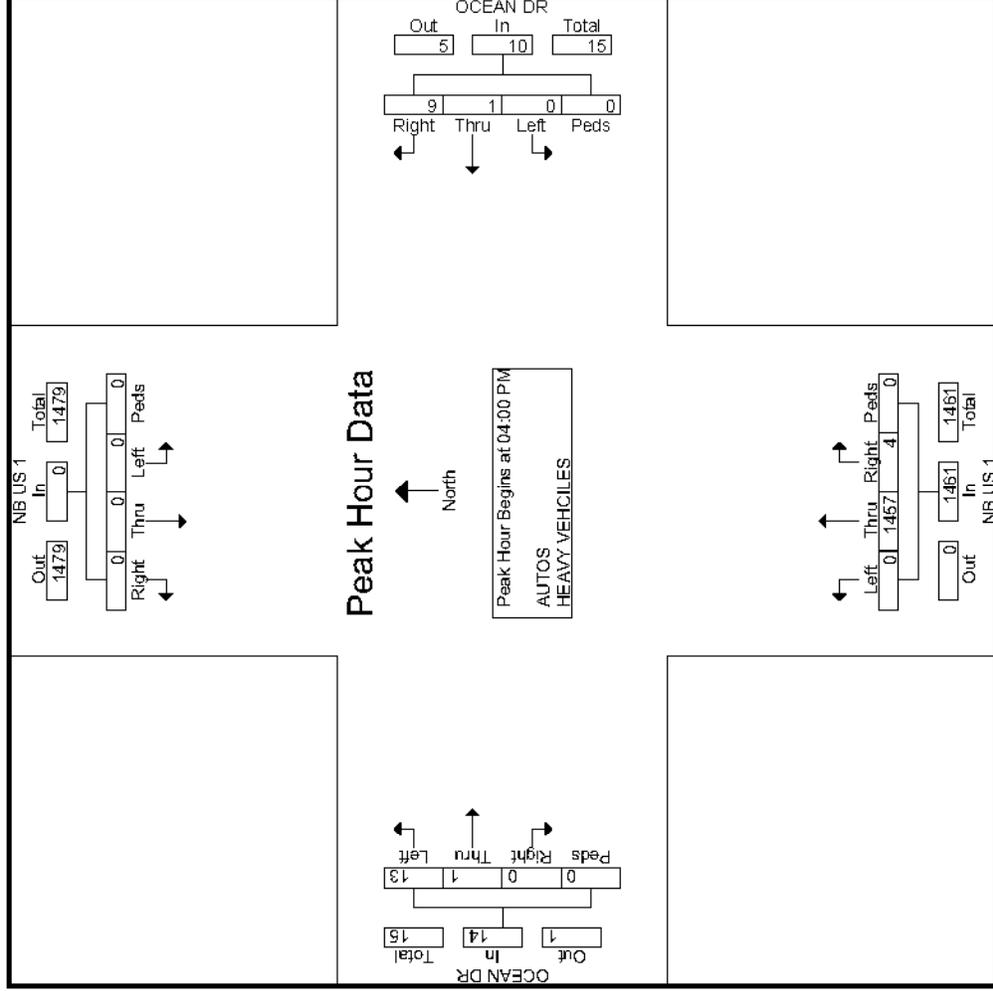
Start Time	NB US 1 From North				OCEAN DR From East				NB US 1 From South				OCEAN DR From West										
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total		
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																							
Peak Hour for Entire Intersection Begins at 04:00 PM																							
04:00 PM	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	1	2	0	0	3	400
04:15 PM	0	0	0	0	0	1	0	0	0	1	1	409	0	0	0	0	0	0	4	0	0	4	415
04:30 PM	0	0	0	0	0	2	1	0	0	3	0	324	0	0	0	0	0	4	4	0	0	4	331
04:45 PM	0	0	0	0	0	4	0	0	0	4	0	332	0	0	0	0	0	3	0	0	0	3	339
Total Volume	0	0	0	0	0	9	1	0	0	10	4	1457	0	0	0	0	1	13	0	0	14	1485	
% App. Total	0	0	0	0	0	90	10	0	0	0	0.3	99.7	0	0	0	0	7.1	92.9	0	0	0	0	1485
PHF	.000	.000	.000	.000	.000	.563	.250	.000	.000	.625	.333	.891	.000	.000	.000	.000	.250	.813	.000	.000	.875	.895	

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COUNTY: MONROE

File Name : OCEAN DR @ NB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 1

Groups Printed- HEAVY VEHICLES

Start Time	NB US 1 From North						OCEAN DR From East						NB US 1 From South						OCEAN DR From West					
	Right		Left		Peds		Right		Left		Peds		Right		Left		Peds		Right		Left		Peds	
	Thru	Int.	Thru	Int.	Total	Thru	Int.	Total	Thru	Int.	Total	Thru	Int.	Total	Thru	Int.	Total	Thru	Int.	Total	Thru	Int.	Total	
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
*** BREAK ***																								
04:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Grand Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Approch %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total %	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

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CLIENT: TRAFTECH
JOB NO.: 2015-023
PROJECT: KEY LARGO TMCS
COUNTY: MONROE

File Name : SECOND ST @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 2

Start Time	SB US 1 From North				SECOND ST From East				SB US 1 From South				SECOND ST From West				Int. Total					
	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right		Thru	Left	Peds	App. Total	
11:00 AM	0	311	5	0	316	0	0	3	4	7	0	0	0	0	0	0	0	0	0	0	0	323
11:15 AM	0	269	7	0	276	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	284
11:30 AM	0	265	9	0	274	0	0	5	2	7	0	0	0	0	0	0	0	0	0	0	0	281
11:45 AM	0	280	10	0	290	0	0	4	4	8	0	0	0	0	0	0	0	0	0	0	0	298
Total Volume	0	1125	31	0	1156	0	0	20	10	30	0	0	0	0	0	0	0	0	0	0	0	1186
% App. Total	0	97.3	2.7	0	915	0	0	66.7	33.3	938	0	0	0	0	0	0	0	0	0	0	0	918
PHF	.000	.904	.775	.000	.915	.000	.000	.625	.625	.938	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.918

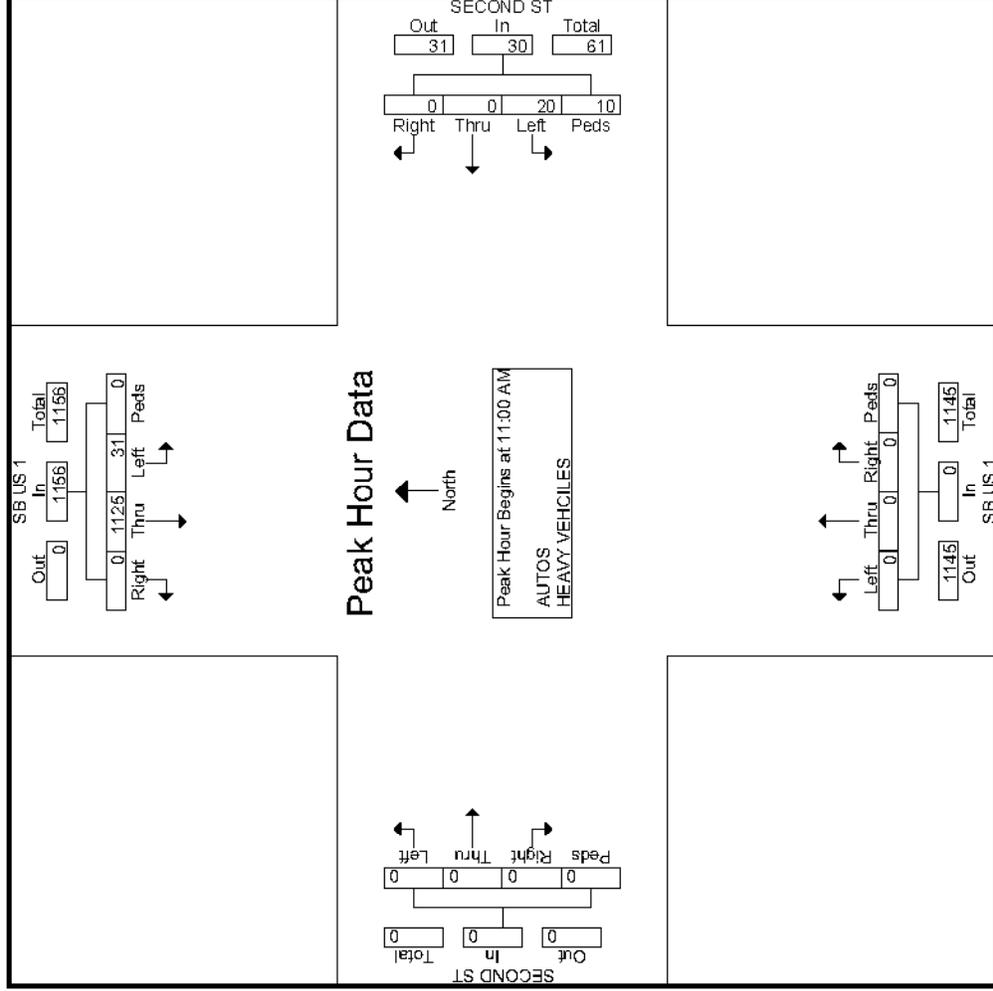
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 11:00 AM

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Start Date : 4/9/2015
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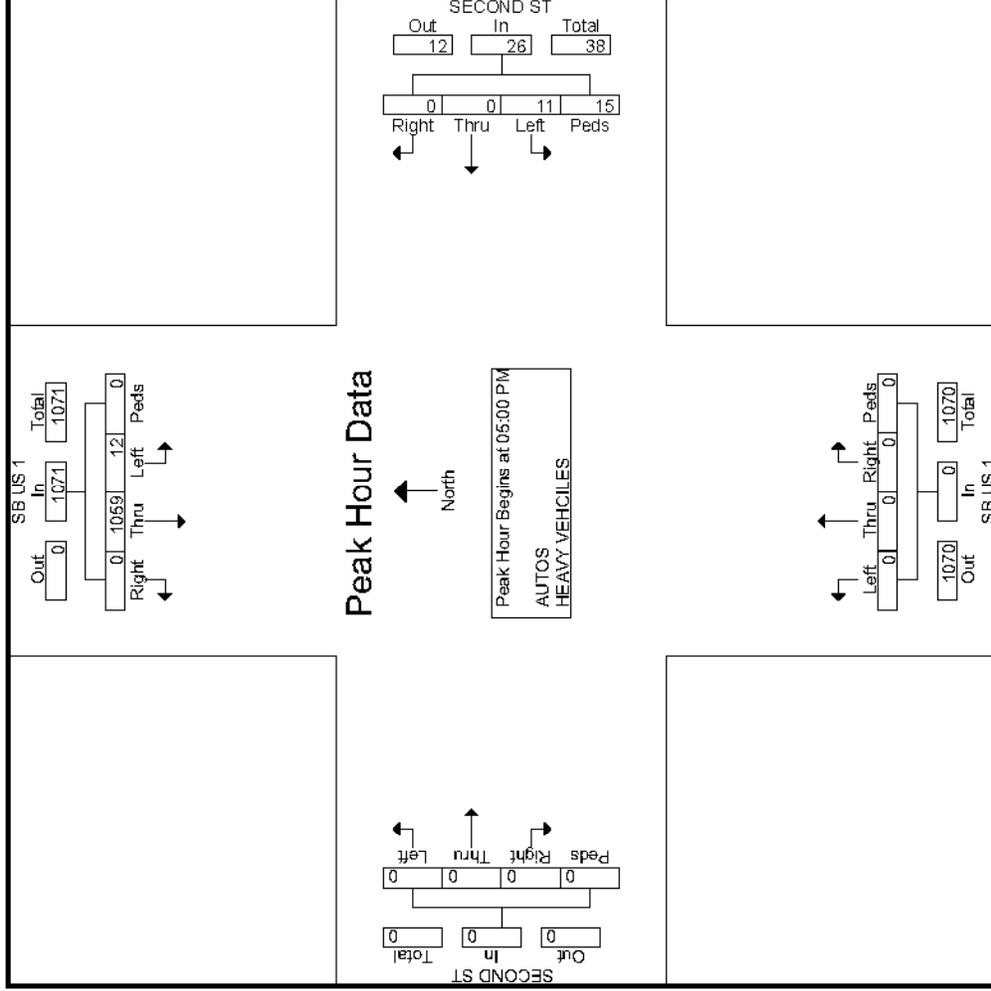


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File Name : SECOND ST @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 5

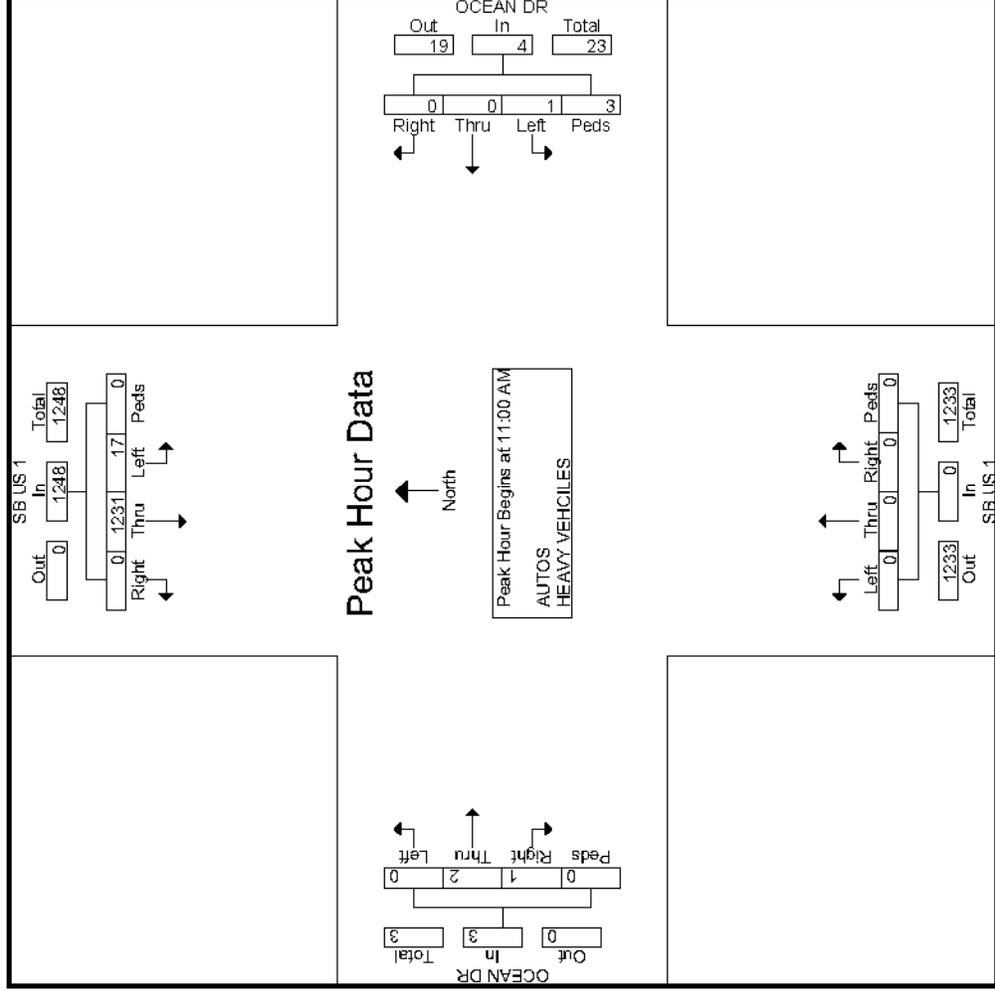


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Site Code : 00000000
Start Date : 4/9/2015
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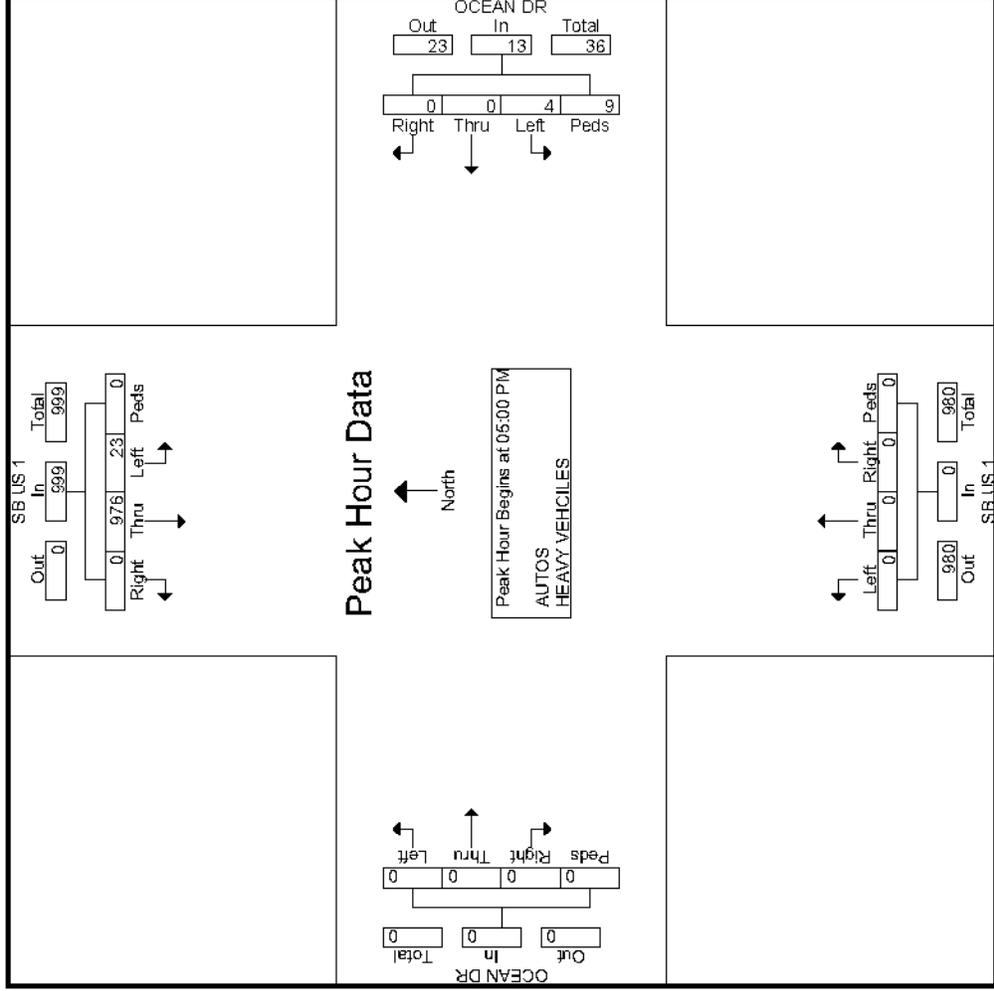


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CLIENT: TRAFTECH
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COUNTY: MONROE

File Name : OCEAN DR @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 5



APPENDIX C
Future Traffic Volumes

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

**Overseas Highway Southbound and Ocean Drive
PM Peak Hour Analysis**

Description	Northbound		Overseas Highway Southbound		Eastbound		Ocean Drive Westbound	
	Left	Right	Left	Right	Left	Right	Left	Right
Existing Traffic (4/9/2015) Peak Season Adjustment	1.02	1.02	23	976	1.02	1.02	4	1.02
2015 Peak Season Traffic	0	0	23	996	0	0	4	0
Annual Growth Rate 2016 Growth Traffic	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2016 Background Traffic	0	0	24	1,005	0	0	4	0
Playa Largo Trips			22	21				
2016 Total Traffic	0	0	46	1,026	0	0	4	0

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

**Overseas Highway Southbound and 2nd Avenue
PM Peak Hour Analysis**

Description	Northbound		Overseas Highway Southbound		Eastbound		2nd Avenue Westbound	
	Left	Right	Left	Right	Left	Right	Left	Right
Existing Traffic (4/9/2015) Peak Season Adjustment	1.02	1.02	12	1,059	1.02	1.02	11	1.02
2015 Peak Season Traffic	0	0	12	1,080	0	0	11	0
Annual Growth Rate 2016 Growth Traffic	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2016 Background Traffic	0	0	12	1,091	0	0	11	0
Playa Largo Trips				32				
2016 Total Traffic	0	0	12	1,123	0	0	43	0

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

**Overseas Highway Northbound and Ocean Drive
PM Peak Hour Analysis**

Description	Overseas Highway Northbound			Southbound			Ocean Boulevard Eastbound			Ocean Drive Westbound		
	Left	Through	Right	Left	Through	Right	Left	Through	Right	Left	Through	Right
Existing Traffic (4/9/2015) Peak Season Adjustment	0	1,457	4	1.02	1.02	1.02	13	1	1	1.02	1.02	1.02
2015 Peak Season Traffic	0	1,486	4	0	0	0	13	1	0	0	1	9
Annual Growth Rate 2016 Growth Traffic	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2016 Background Traffic	0	1,501	4	0	0	0	13	1	0	0	1	9
Playa Largo Trips	32						22					
2016 Total Traffic	0	1,533	4	0	0	0	35	1	0	0	1	9

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

**Overseas Highway Northbound and 2nd Avenue
PM Peak Hour Analysis**

Description	Overseas Highway Northbound		Southbound		2nd Avenue Eastbound		2nd Avenue Westbound		
	Left	Through Right	Left	Through Right	Left	Through Right	Left	Through Right	
Existing Traffic (4/9/2015) Peak Season Adjustment	13 1.02	1,453 1.02 11 1.02	1.02	1.02 1.02	1.02	1.02 1.02	9 1.02	0 1.02	8 1.02 2 1.02
2015 Peak Season Traffic	13	1,482 11	0	0 0	9	0 0	0	0 0	8 2
Annual Growth Rate 2016 Growth Traffic	1.0% 13	1.0% 1,497 11	1.0% 0	1.0% 0 0	1.0% 9	1.0% 0 0	1.0% 0	1.0% 0	1.0% 8 2
2016 Background Traffic	13	1,497 11	0	0 0	9	0 0	0	0 0	8 2
Playa Largo Trips	32	33							
2016 Total Traffic	45	1,530 11	0	0 0	9	0 0	0	0 0	8 2

FUTURE TURNING MOVEMENT VOLUME ANALYSIS

**Overseas Highway and Project Driveway
PM Peak Hour Analysis**

Description	Northbound		Overseas Highway Southbound		Project Driveway Eastbound		Westbound	
	Left	Right	Left	Right	Left	Right	Left	Right
Existing Traffic (4/9/2015) Peak Season Adjustment	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
2015 Peak Season Traffic	0	0	0	999	0	0	0	0
Annual Growth Rate 2016 Growth Traffic	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%	1.0%
2016 Background Traffic	0	0	0	1,029	0	0	0	0
Playa Largo Trips				64		43		
2016 Total Traffic	0	0	0	1,029	0	43	0	0

APPENDIX D

Intersection and Driveway Analyses

HCM Unsignalized Intersection Capacity Analysis

3: 2nd Avenue & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	11	0	0	0	12	1080
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	0	0	0	13	1174
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			420			
pX, platoon unblocked						
vC, conflicting volume	613	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	613	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	100			99	
cM capacity (veh/h)	421	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	12	404	783			
Volume Left	12	13	0			
Volume Right	0	0	0			
cSH	421	1622	1700			
Volume to Capacity	0.03	0.01	0.46			
Queue Length 95th (ft)	2	1	0			
Control Delay (s)	13.8	0.3	0.0			
Lane LOS	B	A				
Approach Delay (s)	13.8	0.1				
Approach LOS	B					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			40.2%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

9: Overseas Highway NB & 2nd Avenue

5/1/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	9	0	0	0	8	2	13	1482	11	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	0	0	9	2	14	1611	12	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)							860					
pX, platoon unblocked												
vC, conflicting volume	840	1651	0	1645	1645	811	0					1623
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	840	1651	0	1645	1645	811	0					1623
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1					4.1
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2					2.2
p0 queue free %	96	100	100	100	91	99	99					100
cM capacity (veh/h)	237	97	1084	65	98	322	1622					397
Direction, Lane #	EB 1	WB 1	NB 1	NB 2								
Volume Total	10	11	820	817								
Volume Left	10	0	14	0								
Volume Right	0	2	0	12								
cSH	237	114	1622	1700								
Volume to Capacity	0.04	0.10	0.01	0.48								
Queue Length 95th (ft)	3	8	1	0								
Control Delay (s)	20.8	40.0	0.2	0.0								
Lane LOS	C	E	A									
Approach Delay (s)	20.8	40.0	0.1									
Approach LOS	C	E										
Intersection Summary												
Average Delay			0.5									
Intersection Capacity Utilization			55.5%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Ocean Drive & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↶					↷↷
Volume (veh/h)	4	0	0	0	23	996
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	0	0	0	25	1083
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	591	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	591	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			98	
cM capacity (veh/h)	431	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	4	386	722			
Volume Left	4	25	0			
Volume Right	0	0	0			
cSH	431	1622	1700			
Volume to Capacity	0.01	0.02	0.42			
Queue Length 95th (ft)	1	1	0			
Control Delay (s)	13.4	0.6	0.0			
Lane LOS	B	A				
Approach Delay (s)	13.4	0.2				
Approach LOS	B					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			38.2%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

10: Ocean Drive & Overseas Highway NB

5/1/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	13	1	0	0	1	9	0	1486	4	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	14	1	0	0	1	10	0	1615	4	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type												
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	818	1620	0	1618	1617	810	0			1620		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	818	1620	0	1618	1617	810	0			1620		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	95	99	100	100	99	97	100			100		
cM capacity (veh/h)	258	102	1084	68	102	323	1622			398		
Direction, Lane #												
	EB 1	WB 1	NB 1	NB 2								
Volume Total	15	11	808	812								
Volume Left	14	0	0	0								
Volume Right	0	10	0	4								
cSH	232	266	1622	1700								
Volume to Capacity	0.07	0.04	0.00	0.48								
Queue Length 95th (ft)	5	3	0	0								
Control Delay (s)	21.6	19.1	0.0	0.0								
Lane LOS	C	C										
Approach Delay (s)	21.6	19.1	0.0									
Approach LOS	C	C										
Intersection Summary												
Average Delay			0.3									
Intersection Capacity Utilization			55.3%	ICU Level of Service		B						
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: 2nd Avenue & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	11	0	0	0	12	1091
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	0	0	0	13	1186
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			420			
pX, platoon unblocked						
vC, conflicting volume	619	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	619	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	97	100			99	
cM capacity (veh/h)	417	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	12	408	791			
Volume Left	12	13	0			
Volume Right	0	0	0			
cSH	417	1622	1700			
Volume to Capacity	0.03	0.01	0.47			
Queue Length 95th (ft)	2	1	0			
Control Delay (s)	13.9	0.3	0.0			
Lane LOS	B	A				
Approach Delay (s)	13.9	0.1				
Approach LOS	B					
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			40.5%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

9: Overseas Highway NB & 2nd Avenue

5/1/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	9	0	0	0	8	2	13	1497	11	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	0	0	9	2	14	1627	12	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage (veh)												
Upstream signal (ft)								860				
pX, platoon unblocked												
vC, conflicting volume	848	1667	0	1661	1661	820	0			1639		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	848	1667	0	1661	1661	820	0			1639		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	96	100	100	100	91	99	99			100		
cM capacity (veh/h)	234	95	1084	63	95	318	1622			391		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2								
Volume Total	10	11	828	826								
Volume Left	10	0	14	0								
Volume Right	0	2	0	12								
cSH	234	111	1622	1700								
Volume to Capacity	0.04	0.10	0.01	0.49								
Queue Length 95th (ft)	3	8	1	0								
Control Delay (s)	21.1	40.9	0.2	0.0								
Lane LOS	C	E	A									
Approach Delay (s)	21.1	40.9	0.1									
Approach LOS	C	E										
Intersection Summary												
Average Delay			0.5									
Intersection Capacity Utilization			55.9%		ICU Level of Service					B		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Ocean Drive & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↵					↕↕
Volume (veh/h)	4	0	0	0	24	1005
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	0	0	0	26	1092
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	598	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	598	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			98	
cM capacity (veh/h)	426	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	4	390	728			
Volume Left	4	26	0			
Volume Right	0	0	0			
cSH	426	1622	1700			
Volume to Capacity	0.01	0.02	0.43			
Queue Length 95th (ft)	1	1	0			
Control Delay (s)	13.5	0.6	0.0			
Lane LOS	B	A				
Approach Delay (s)	13.5	0.2				
Approach LOS	B					
Intersection Summary						
Average Delay			0.3			
Intersection Capacity Utilization			38.5%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 10: Ocean Drive & Overseas Highway NB

5/1/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	13	1	0	0	1	9	0	1501	4	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	14	1	0	0	1	10	0	1632	4	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	826	1636	0	1634	1634	818	0			1636		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	826	1636	0	1634	1634	818	0			1636		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	94	99	100	100	99	97	100			100		
cM capacity (veh/h)	254	100	1084	66	100	319	1622			392		
Direction, Lane #	EB 1	WB 1	NB 1	NB 2								
Volume Total	15	11	816	820								
Volume Left	14	0	0	0								
Volume Right	0	10	0	4								
cSH	229	262	1622	1700								
Volume to Capacity	0.07	0.04	0.00	0.48								
Queue Length 95th (ft)	5	3	0	0								
Control Delay (s)	21.9	19.3	0.0	0.0								
Lane LOS	C	C										
Approach Delay (s)	21.9	19.3	0.0									
Approach LOS	C	C										
Intersection Summary												
Average Delay			0.3									
Intersection Capacity Utilization			55.7%		ICU Level of Service					B		
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: 2nd Avenue & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	43	0	0	0	12	1123
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	47	0	0	0	13	1221
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type			None			None
Median storage (veh)						
Upstream signal (ft)			420			
pX, platoon unblocked						
vC, conflicting volume	636	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	636	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	89	100			99	
cM capacity (veh/h)	407	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	47	420	814			
Volume Left	47	13	0			
Volume Right	0	0	0			
cSH	407	1622	1700			
Volume to Capacity	0.11	0.01	0.48			
Queue Length 95th (ft)	10	1	0			
Control Delay (s)	15.0	0.3	0.0			
Lane LOS	B	A				
Approach Delay (s)	15.0	0.1				
Approach LOS	B					
Intersection Summary						
Average Delay			0.6			
Intersection Capacity Utilization			41.4%		ICU Level of Service	A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

9: Overseas Highway NB & 2nd Avenue

5/1/2015

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	9	0	0	0	8	2	45	1530	11	0	0	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	10	0	0	0	9	2	49	1663	12	0	0	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type							None			None		
Median storage (veh)												
Upstream signal (ft)							860					
pX, platoon unblocked												
vC, conflicting volume	936	1773	0	1767	1767	838	0					1675
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	936	1773	0	1767	1767	838	0					1675
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1					4.1
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2					2.2
p0 queue free %	95	100	100	100	89	99	97					100
cM capacity (veh/h)	196	80	1084	52	80	310	1622					379
Direction, Lane #	EB 1	WB 1	NB 1	NB 2								
Volume Total	10	11	880	843								
Volume Left	10	0	49	0								
Volume Right	0	2	0	12								
cSH	196	94	1622	1700								
Volume to Capacity	0.05	0.12	0.03	0.50								
Queue Length 95th (ft)	4	9	2	0								
Control Delay (s)	24.4	48.1	0.8	0.0								
Lane LOS	C	E	A									
Approach Delay (s)	24.4	48.1	0.4									
Approach LOS	C	E										
Intersection Summary												
Average Delay			0.8									
Intersection Capacity Utilization			57.8%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

5: Ocean Drive & Overseas Hwy SB

5/1/2015



Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (veh/h)	4	0	0	0	45	1026
Sign Control	Stop		Free			Free
Grade	0%		0%			0%
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	4	0	0	0	49	1115
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	655	0			0	
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	655	0			0	
tC, single (s)	6.8	6.9			4.1	
tC, 2 stage (s)						
tF (s)	3.5	3.3			2.2	
p0 queue free %	99	100			97	
cM capacity (veh/h)	387	1084			1622	
Direction, Lane #	WB 1	SB 1	SB 2			
Volume Total	4	421	743			
Volume Left	4	49	0			
Volume Right	0	0	0			
cSH	387	1622	1700			
Volume to Capacity	0.01	0.03	0.44			
Queue Length 95th (ft)	1	2	0			
Control Delay (s)	14.4	1.1	0.0			
Lane LOS	B	A				
Approach Delay (s)	14.4	0.4				
Approach LOS	B					
Intersection Summary						
Average Delay			0.4			
Intersection Capacity Utilization			39.7%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis
 10: Ocean Drive & Overseas Highway NB

5/1/2015

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Volume (veh/h)	35	1	0	0	1	9	0	1533	4	0	0	0	
Sign Control		Stop			Stop			Free			Free		
Grade		0%			0%			0%			0%		
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	
Hourly flow rate (vph)	38	1	0	0	1	10	0	1666	4	0	0	0	
Pedestrians													
Lane Width (ft)													
Walking Speed (ft/s)													
Percent Blockage													
Right turn flare (veh)													
Median type								None			None		
Median storage veh													
Upstream signal (ft)													
pX, platoon unblocked													
vC, conflicting volume	843	1671	0	1669	1668	835	0			1671			
vC1, stage 1 conf vol													
vC2, stage 2 conf vol													
vCu, unblocked vol	843	1671	0	1669	1668	835	0			1671			
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1			
tC, 2 stage (s)													
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2			
p0 queue free %	85	99	100	100	99	97	100			100			
cM capacity (veh/h)	246	95	1084	62	95	311	1622			380			
Direction, Lane #	EB 1	WB 1	NB 1	NB 2									
Volume Total	39	11	833	838									
Volume Left	38	0	0	0									
Volume Right	0	10	0	4									
cSH	236	253	1622	1700									
Volume to Capacity	0.17	0.04	0.00	0.49									
Queue Length 95th (ft)	15	3	0	0									
Control Delay (s)	23.3	19.8	0.0	0.0									
Lane LOS	C	C											
Approach Delay (s)	23.3	19.8	0.0										
Approach LOS	C	C											
Intersection Summary													
Average Delay			0.7										
Intersection Capacity Utilization			57.8%		ICU Level of Service					B			
Analysis Period (min)			15										

HCM Unsignalized Intersection Capacity Analysis

13: Overseas Hwy SB & Project Driveway

5/1/2015



Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Volume (veh/h)	0	43	0	0	1029	64
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	47	0	0	1118	70
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)				440		
pX, platoon unblocked						
vC, conflicting volume	1153	594	1188			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1153	594	1188			
tC, single (s)	6.8	6.9	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	90	100			
cM capacity (veh/h)	191	448	583			
Direction, Lane #	EB 1	SB 1	SB 2			
Volume Total	47	746	442			
Volume Left	0	0	0			
Volume Right	47	0	70			
cSH	448	1700	1700			
Volume to Capacity	0.10	0.44	0.26			
Queue Length 95th (ft)	9	0	0			
Control Delay (s)	14.0	0.0	0.0			
Lane LOS	B					
Approach Delay (s)	14.0	0.0				
Approach LOS	B					
Intersection Summary						
Average Delay			0.5			
Intersection Capacity Utilization			40.5%		ICU Level of Service	A
Analysis Period (min)			15			

APPENDIX E
Reserved Capacity on US 1

2013 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2013		2012	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	35/45/55	42.2	N/A	22.0	33.1	B	11.1				
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	57.1	A	7.0	2,022	N/A	1,822	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.5	N/A	42.0	46.5	B	4.5	4,521	N/A	4,779	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	51.2	C	2.1	1,118	N/A	373	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	47.4	A	11.3	2,017	N/A	2,881	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	48.0	A	7.5	7,298	N/A	1,938	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	44.9	B	4.4	3,105	N/A	1,822	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	45.8	B	5.3	1,603	N/A	1,530	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	2,019	N/A	2,019	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.6	36.9	40.1	B	3.2	2,573	N/A	2,400	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.4	N/A	47.9	53.7	B	5.8	1,802	N/A	1,182	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.5	N/A	50.0	54.9	B	4.9	6,723	N/A	6,839	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.1	N/A	22.0	35.8	A	13.8	5,518	N/A	3,378	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.5	1.5	48.5	51.0	C	2.5	16,683	N/A	17,771	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	47.8	D	-2.7	2,650	N/A	2,756	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	45/55	53.4	N/A	48.9	51.2	C	2.3	(1,207)	4	1,118	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	49.9	D	-0.6	3,771	N/A	5,902	N/A
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55	55.0	N/A	50.5	47.4	E	-3.1	(447)	4	(969)	950
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45/55	46.4	N/A	41.9	40.2	D	-1.7	(1,129)	4	(1,785)	0
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	41.2	C	0.7	(1,154)	3	136	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.6	36.9	41.3	B	4.4	220	N/A	252	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.0	40.7	46.9	A	6.2	4,226	N/A	4,898	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.2	37.3	43.9	A	6.6	8,214	N/A	10,863	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.5	N/A	47.0	52.9	B	5.9	7,432	N/A	11,936	N/A
Overall	108.3					45.0	45.9	C	0.9	6,058	N/A	8,727	N/A
										16,692			

APPENDIX F

Site Plan – Playa Largo



Item #2 KL Hospitality Land Trust-Major Traffic Review

May 12, 2015

Ms. Emily Schemper – Comprehensive Planning Manager
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050

via eMail

**Re: Playa Largo – Key Largo (US 1 – MM 97.5)
Level III Traffic Impact Study dated May 2015 - Review**

Dear Ms. Schemper:

We have reviewed the traffic impact study dated May 2015, submitted by *KBP Consulting, Inc.* for the applicant *Prime Group US*, and received via email on May 4, 2015.

- **Background data:** The site is located near MM 97.5 along US 1 between Second Avenue and Ocean Drive. The site used to be occupied by American Outdoors Camper Resort, which consisted of 154 Recreational Vehicle (RV) spaces and one apartment unit. The site has been previously approved for 93 transient hotel units and one single family unit in June 2005. Then revised to increase the number of hotel units to 125 in 2007. The current redevelopment for the subject site is proposed to include a total of 177 transient hotel rooms plus one residential unit.
- **Site Plan:** A reduced size site plan is included with the traffic report. Access to the site is to be provided through one main entrance/exit and one emergency access drive on US 1. The site plan does not show the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan.
- **Trip Generation:** The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition*. The report indicates that the proposed redevelopment is anticipated to generate 1,227 total daily trips, of which 107 are PM peak hour trips (64 inbound and 43 outbound). Table 2 and related analysis in the report needs to revise the PM Hotel distribution to 51% inbound and 49% outbound per *ITE Trip Generation Manual* (page 615). Similarly, the trip generation rates presented on page 6 of the report need to be revised.
- **U.S. 1 Traffic Impact and Reserve Capacity:** Reserve capacities for US 1 Segments # 20 through 23 are identified to have adequate reserve capacity to accommodate the project trips based on a non-linear trip dissipation. Per *Monroe County Planning Department Traffic Report Guidelines Manual* (page 15), additional documentation needs to be presented in the report clearly stating the methodology utilized for trip dissipation or the analysis should be revised to show a linear trip dissipation.
- **Intersection Analysis:** The study analyzed three intersections along Overseas Highway (US 1/SR 5) at: Second Avenue, Ocean Drive, and the Site's main driveway. The Synchro/HCM intersection capacity analysis results in Table 4 indicate an adequate LOS C or better. However, the results should not report overall LOS, which are based on Intersection Capacity Utilization (ICU) methodology. Instead, LOS by movement or group lane should be reported consistent with standard reporting approach for unsignalized intersections.

In addition, the report needs to document the conditions preventing the implementation of an exclusive southbound right-turn lane into the site per FDOT policy. As stated in Chapter 3 section C.8.b.4, Turn Lanes of the *FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets Highways* (Florida Greenbook – May 2011 and Draft May 2013) "Deceleration lanes for right turn exits (and left turns, where permitted) should be provided on all high-speed facilities". High speed is defined as speeds of 50 mph or greater; therefore, applicable to this segment of SR 5 (US 1/Overseas Highway).



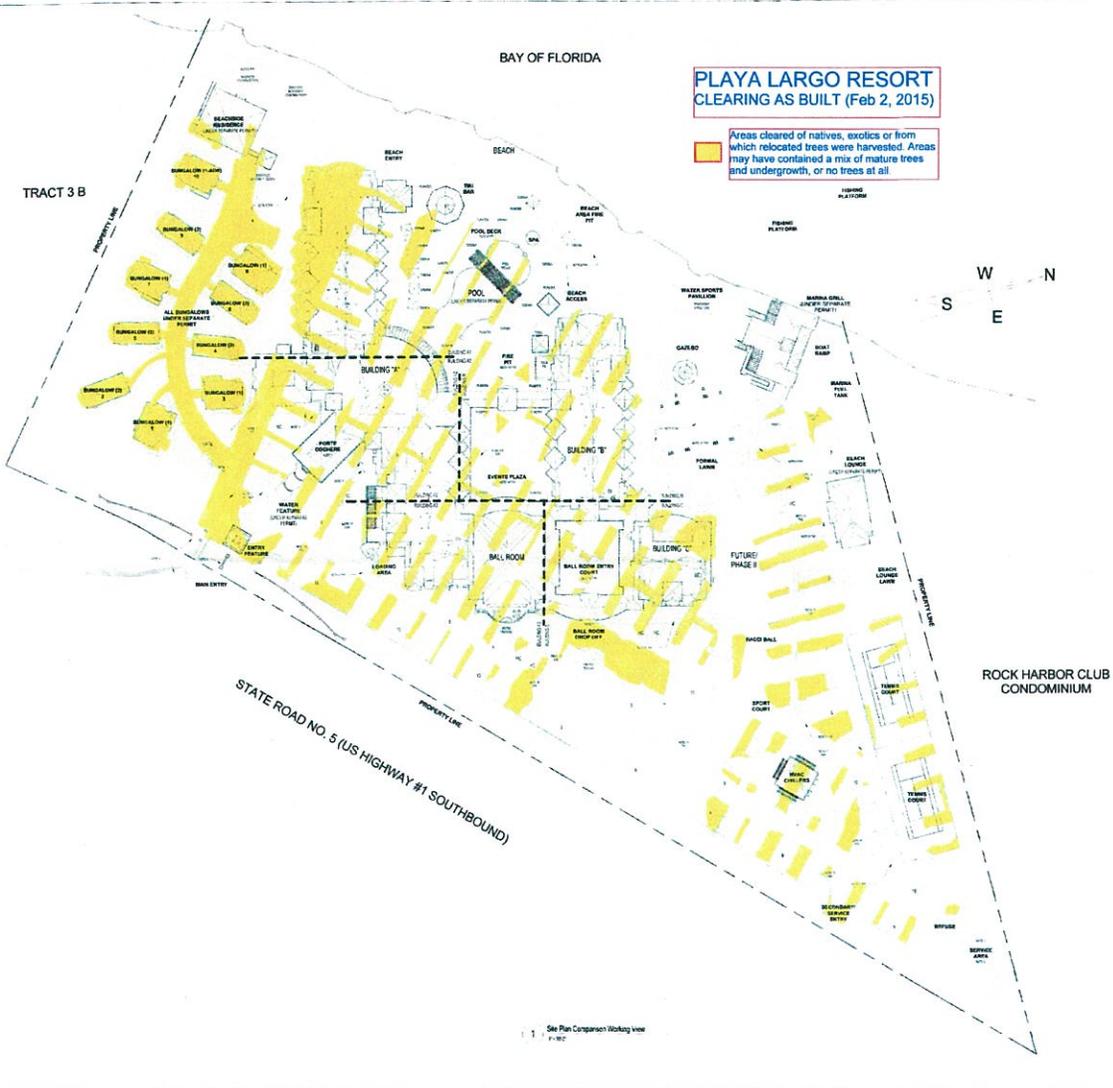
At this time, we cannot agree or disagree with the findings that the proposed redevelopment of Playa Largo will not degrade the LOS of surrounding roadways. The revisions stated above need to be made to the analysis for further review. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. The final report needs to be signed and sealed. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern

John Arrieta, PE, PTOE
Senior Traffic Engineer/Transportation Planner

cc: Ms. Mayte Santamaria – Monroe County
Ms. Mitzi Crystal – Monroe County
Ms. Patricia Smith – Monroe County

P:\Traffic\Monroe County\2015\03 - WO#10_Playa Largo Hotel Conditional Use Permit Application (File #2015-031)\03 Calculations & Analyses\PS_20150511_Playa Largo Hotel MM97.5.docx



**PLAYA LARGO RESORT
CLEARING AS BUILT (Feb 2, 2015)**

Areas cleared of natives, exotics or from which relocated trees were harvested. Areas may have contained a mix of mature trees and undergrowth, or no trees at all



**PRIME DESIGN
ASSOCIATES**
ARCHITECTURE PLANNING DESIGN

A A 28002234
4651 SHERIDAN ST., SUITE 400
HOLLYWOOD FLORIDA, 33021
VOICE: 864.392.8788
FAX: 864.392.8748

SEAL
MAYER S. ABBO, ARCHITECT

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consent of PRIME DESIGN ASSOCIATES, LLC.

Playa Largo Hotel
97450 Overseas Highway
Key Largo FL 33037

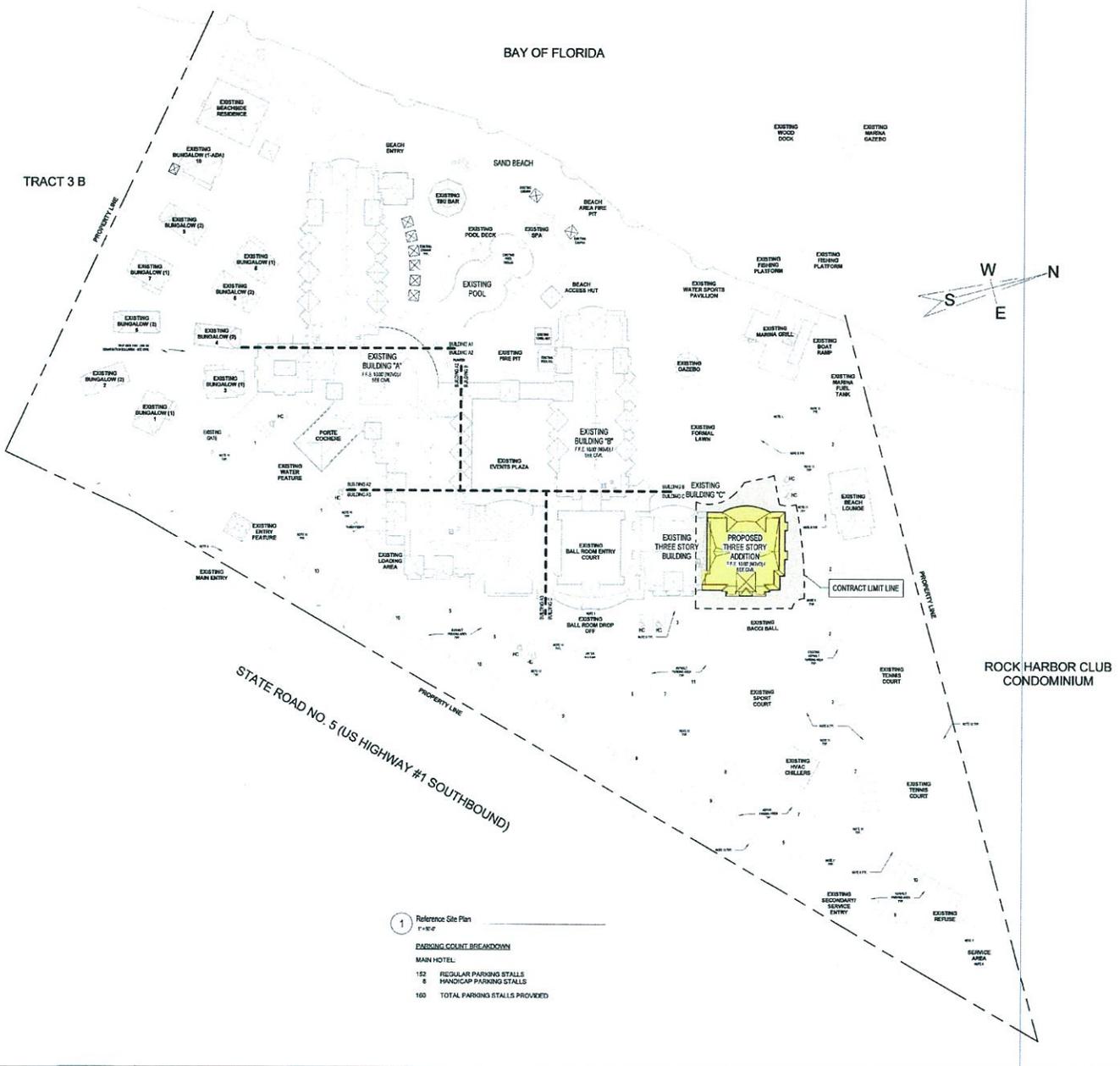
Revision Schedule

No.	Description	Date

**Site Plan
Comparison**

Client Name: _____
Project Number: _____
Date: _____
Project Location: _____
Checked By: _____
A000
Scale: 1" = 300' 0"

PROCESSED
FEB 11 2015
2015-031
BRUNNEN TO PLAYA LARGO, DEPT 1



SITE PLAN NOTES

- REFER TO APPROVED SITE PLAN. THIS SITE PLAN IS SUBJECT TO THE FOLLOWING NOTES:
1. REFER TO ALL ENGINEERING DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 2. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 3. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 4. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 5. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 6. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 7. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 8. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 9. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
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 11. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
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 14. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
 15. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.
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 20. REFER TO ALL SPECIFICATIONS AND DRAWINGS FOR ALL UTILITIES, EROSION AND SEDIMENT CONTROL, DRAINAGE AND RETENTION FACILITIES, EROSION CONTROL, AND ALL OTHER REQUIREMENTS FOR THE PROJECT.

SITE PLAN KEY NOTES

- ALL NOTES APPLY UNLESS OTHERWISE NOTED.
- NOTE 1: ACCESSIBLE PASSAGEWAY DROP OFF AREA WITH ADJACENT CLEAR ACCESSIBLE DROP OFF ACCESS AND CURB. SEE AT THE SHARED DRIVEWAY. SHALL BE 15' MIN. CLEARANCE TO EXISTING DRIVEWAY.
 - NOTE 2: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 3: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 4: MONUMENT SIGN LOCATION.
 - NOTE 5: EXISTING POOL. SEE CIVIL ENGINEERING PLAN FOR ALL UTILITIES AND ACCESSIBLE REQUIREMENTS. REFER TO EXISTING BUILDING CONTRACT.
 - NOTE 6: EXISTING RESTAURANT.
 - NOTE 7: FINISH EROSION.
 - NOTE 8: ANCHOR SLOPE NOT TO EXCEED 1:4 IN ANY DIRECTION.
 - NOTE 9: ACCESSIBLE ROUTE TO PUBLIC ROADS OR HIGHWAYS. REQUIRED. SHALL BE 15' MIN. CLEARANCE TO EXISTING DRIVEWAY. SHALL BE 15' MIN. CLEARANCE TO EXISTING DRIVEWAY. SHALL BE 15' MIN. CLEARANCE TO EXISTING DRIVEWAY. SHALL BE 15' MIN. CLEARANCE TO EXISTING DRIVEWAY.
 - NOTE 10: DECORATIVE SIGNAGE. REFER TO ARCHITECTURAL PLAN FOR ALL UTILITIES AND ACCESSIBLE REQUIREMENTS. REFER TO EXISTING BUILDING CONTRACT.
 - NOTE 11: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 12: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 13: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 14: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 15: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 16: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 17: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 18: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 19: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.
 - NOTE 20: 10" WICK CONCRETE ANCHOR FINDER. SEE CIVIL ENGINEERING PLAN.

1 Reference Site Plan
 1" = 10' - 0"
PARKING COURT BREAKDOWN
 MAIN HOTEL:
 152 REGULAR PARKING STALLS
 8 HANDICAP PARKING STALLS
 160 TOTAL PARKING STALLS PROVIDED

pd
PRIME DESIGN ASSOCIATES
 ARCHITECTURE PLANNING DESIGN
 AA 26002234
 4651 SHERIDAN ST. SUITE 460
 HOLLYWOOD FLORIDA, 33021
 VOICE: 954.392.8788
 FAX: 954.392.8748

SEAL
 MAYER & ARBO, ARCHITECT

Playalargo Hotel Building C Phase II
 9745 Overseas Highway
 Key Largo FL 33037

Revision Schedule

No.	Description	Date
	PRELIMINARY NOT FOR CONSTRUCTION	

Reference Site Plan

RECEIVED
 FEB 11 2015
 2015-03
 MUNICIPAL PLANNING DEPT

Client Name	
Project Number	
Date	01-15-15
Project Status	Progress Est
Checked by	Project Team

A006
 Scale 1" = 30' - 0"



PLAYA LARGO ALTA / ACSM LAND TITLE SURVEY SURVEYOR'S REPORT

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
ORDERED BY:
Commonwealth Land Title Insurance Company
Revised: December 30, 2013 now known as Revision "A"
Order No.: 4659382
Customer Reference: S132993
1. Effective Date: November 27, 2013 at 8:00 AM

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any claim that any portion of the insured land is covering lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
6. Oil, gas, mineral and all other subsurface rights of every kind and nature, if any, are excepted.

7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22461 (535-44), dated March 15, 1960.
8. Easement in favor of Florida Keys Electric Cooperative Association Inc., recorded in Official Records Book 820, Page 2489.

9. Resolution No. P51-05, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321, together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit, as more particularly set forth in Official Records Book 2345, Page 719, Official Records Book 2481, Page 552, Official Records Book 2591, Page 383, and Official Records Book 2658, Page 1203.
10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, and as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1783, Page 1257.

11. House Bill No. 834, Chapter 70-231, an Act relating to the Bureau of beaches, shores and coastal construction, amending Chapter 161, Florida Statutes, by adding Section 161.022, providing a setback line for coastal construction and excavation, providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.
12. Terms, conditions and provisions set forth in unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., ("Franchisor") and Key Largo Hospitality Land Trust, a Florida Trust ("Franchisee") as evidenced by and together with terms, conditions and provisions set forth in Memorandum of Right of First Refusal recorded in Official Records Book 2611, Page 548, which include provisions for a right of first refusal.

13. Notwithstanding the legal description in Schedule A, this Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters.
14. Any and all rights of the United States of America over artificially filled lands which were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.

15. Rights, if any, of the public to use as a public beach or recreation area any part of the land lying between the body of water abutting the subject property and the natural line of vegetation, bulk, extreme high water line, or other apparent boundary line separating the publicly used area from the upland private area.

16. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.

17. The nature, extent or existence of riparian rights is not insured.

18. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements.

Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
Tel. 305-606-0031
Fax: 305-412-3545
LB No. 7464

William Herryman
BY WILLIAM HERRYMAN
REGISTERED PROFESSIONAL SURVEYOR
NO. 12457

PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID: 000555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-625-39E
MONROE COUNTY, FLORIDA

PROJECT: ALTA BOUNDARY SURVEY

JOB NO: 401918-ALTA

FIELD BOOK:

CAD FILE: LD-B

DATE: 01-27-2014

SCALE: AS SHOWN

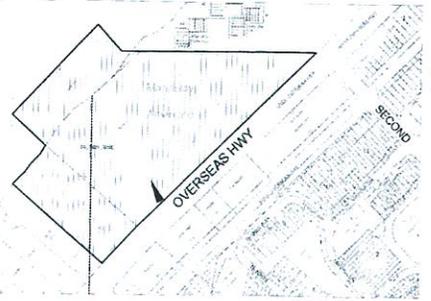
DRAWN: LDD

REV: W-H

REVISIONS:

SHEET NO: 1 OF 2

VICINITY MAP NOT TO SCALE PORTION OF SEC 6 - TWP 62S - RGE 39E



FLOOD INSURANCE RATE MAP SUBJECT PROPERTY



NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (S1-17), IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSE TRAVERSE GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

UNLESS INDICATED TO THE CONTRARY, THE MEASURED DISTANCES AND DIRECTIONS SHOWN ON THIS BOUNDARY SURVEY ARE THE SAME AS THE RECORDED PLAT AND ATTACHED LEGAL DESCRIPTION.

APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

SYMBOL LEGEND	ABBREVIATIONS	KEY
○ CENTER LINE	AVE = AVENUE	BL = BENCH MARK
⚡ POWER POLE	AV = AVOIDANCE	BL = BENCH MARK
○ OAK TREE	AV = AVOIDANCE	BL = BENCH MARK
○ LIGHT POLE	AV = AVOIDANCE	BL = BENCH MARK
○ STOP SIGN	AV = AVOIDANCE	BL = BENCH MARK
○ FIRE HYDRANT	AV = AVOIDANCE	BL = BENCH MARK
○ WATER VALVE	AV = AVOIDANCE	BL = BENCH MARK
○ SIGN	AV = AVOIDANCE	BL = BENCH MARK
○ BULLSOUTH BOX	AV = AVOIDANCE	BL = BENCH MARK
○ WATER METER	AV = AVOIDANCE	BL = BENCH MARK
○ MAIL BOX	AV = AVOIDANCE	BL = BENCH MARK
○ TREE	AV = AVOIDANCE	BL = BENCH MARK
○ SANITARY SEWER	AV = AVOIDANCE	BL = BENCH MARK
○ MANHOLE	AV = AVOIDANCE	BL = BENCH MARK
○ GAS VALVE	AV = AVOIDANCE	BL = BENCH MARK
○ CLEANOUT	AV = AVOIDANCE	BL = BENCH MARK
○ PINE TREE	AV = AVOIDANCE	BL = BENCH MARK

- SURVEYOR'S NOTES:**
- #1 Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any, affecting this property.
 - #2 Please See Abbreviations and Legend
 - #3 Scale of Drawing "As Shown"
 - #4 Ownership is subject to OPINION OF TITLE.
 - #5 Type of survey: ALTA SURVEY.
 - #6 All Right of Way shown are Public unless otherwise noted.
 - #7 Legal Description Furnished by client.
 - #8 No underground installations on Improvements have been located except as noted.
 - #9 Ownership of fences is not determine.
 - #10 Record and measurement calls are in substantial agreement unless otherwise shown.
 - #11 Benchmark: Monroe County (N.G.V.D 1929)
Elevations are expressed in feet, derived from a direct, closed level circuit from Benchmark V275
 - #12 Bearing base is indicated elsewhere on this Survey
 - #13 Easement shown on the recorded subdivision plat are shown hereon.
 - #14 Subsurface and environmental conditions were not examined nor considered as part of this survey
 - #15 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elevation Mean High Water Elev. of 2.0' NGVD.
 - #17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929K
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
 - #18 A title report was not provided for this survey, therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
 - #19 There is no visible surface or overhead encroachment, other than shown on this survey.
 - #20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11,826 Acres more or less.
 - #21 Completed Field Survey: 01-23-2014

CERTIFY TO:
Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Commonwealth Land Title Insurance Company and Akerman LLP.

LEGAL DESCRIPTION:
Tracts 48 and 5B of Amended Plat of Mandalay on Key Largo, according to the Plat thereof as recorded in Plat Book 2, Page 25, Public Records of Monroe County, Florida, AND ALSO a tract of submerged land in the Bay of Florida fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No. 22416, more particularly described as follows:

From the intersection of the dividing line between Tracts 48 and 5B, according to said Amended Plat of Mandalay, with the Northwestery right of way line of State Road No. 5, run North 49° 55' 40" West along said dividing line, a distance of 500 feet to the mean high tide on the shore of the Bay of Florida and the POINT OF BEGINNING of the tract hereinafter described; thence meandering said mean high tide line in a Northeasterly direction, a distance of 537 feet more or less to the South line of Lot 9, as shown on Plat of "Gov. Lots 5 & 6 and the NW 1/4 of the NW 1/4 of Section 5 and Lots 1 & 2 of Section 6, Township 62 South, Range 39 East" and recorded in Plat Book 1, Page 59, Public Records of Monroe County, Florida; thence North 88° 55' West along the said South line of Lot 9, a distance of 75 feet more or less to the most Westerly corner of said Lot 9, as shown on said Plat; thence North 44° 22' West, a distance of 145 feet; thence South 00° 21' West, a distance of 509.6 feet to the Northwestery prolongation of the dividing line between Tracts 48 and 5B, according to said Amended Plat of Mandalay; thence South 49° 55' 40" East, along said Northwestery prolongation, a distance of 200 feet to the POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY, THAT THE SKETCH OF THIS ALTA BOUNDARY SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER S1-17 THROUGH S1-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
The undersigned hereby certifies to BankUnited, N.A., Borrower Key Largo Hospitality Land Trust, and the Title Insurer Commonwealth Land Title Insurance Company that (a) this survey is true and correct and was made on the ground under my supervision as per the field notes shown hereon and correctly shows the boundary lines, dimensions and area of the land indicated hereon and each individual parcel thereof indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters with instrument, book and page number indicated; (e) except as shown, there are not visible improvements, easements, rights-of-way, party walls, drainage ditches, streams, uses, discrepancies or conflicts; (2) encroachments onto adjoining premises, streets or alleys by any of said buildings, structures, or other improvements; (3) encroachments onto the subject Property by buildings, structures, or other improvements on adjoining premises; or (4) encroachments on any easement, building setback line or other restricted area by any buildings, structures or other improvements on the subject property; (f) the subject property abuts a dedicated public street or road as shown hereon; and (g) meets the minimum technical standards set forth by the Florida Board of Land Surveyors pursuant to Section 472.027, Florida Statutes and Chapter 61G17-6 Florida Administrative Code.

2011 ALTA/ACSM CERTIFICATION
To Commonwealth Land Title Insurance Company, BankUnited, N.A., Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee, Shore to Shore Title, LLC, Akerman LLP:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items of Table A thereof. The field work was completed on 01-23-2014.

Date of Map : 01-27-2014
William Herryman
WILLIAM HERRYMAN
Registration License Number # 2804

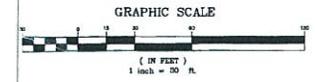
Dated this: 27 day of JANUARY 2014

WILLIAM HERRYMAN
By: *William Herryman*



PLAYA LARGO ALTA / ACSM LAND TITLE SURVEY SURVEYOR'S REPORT

America Layout Corp

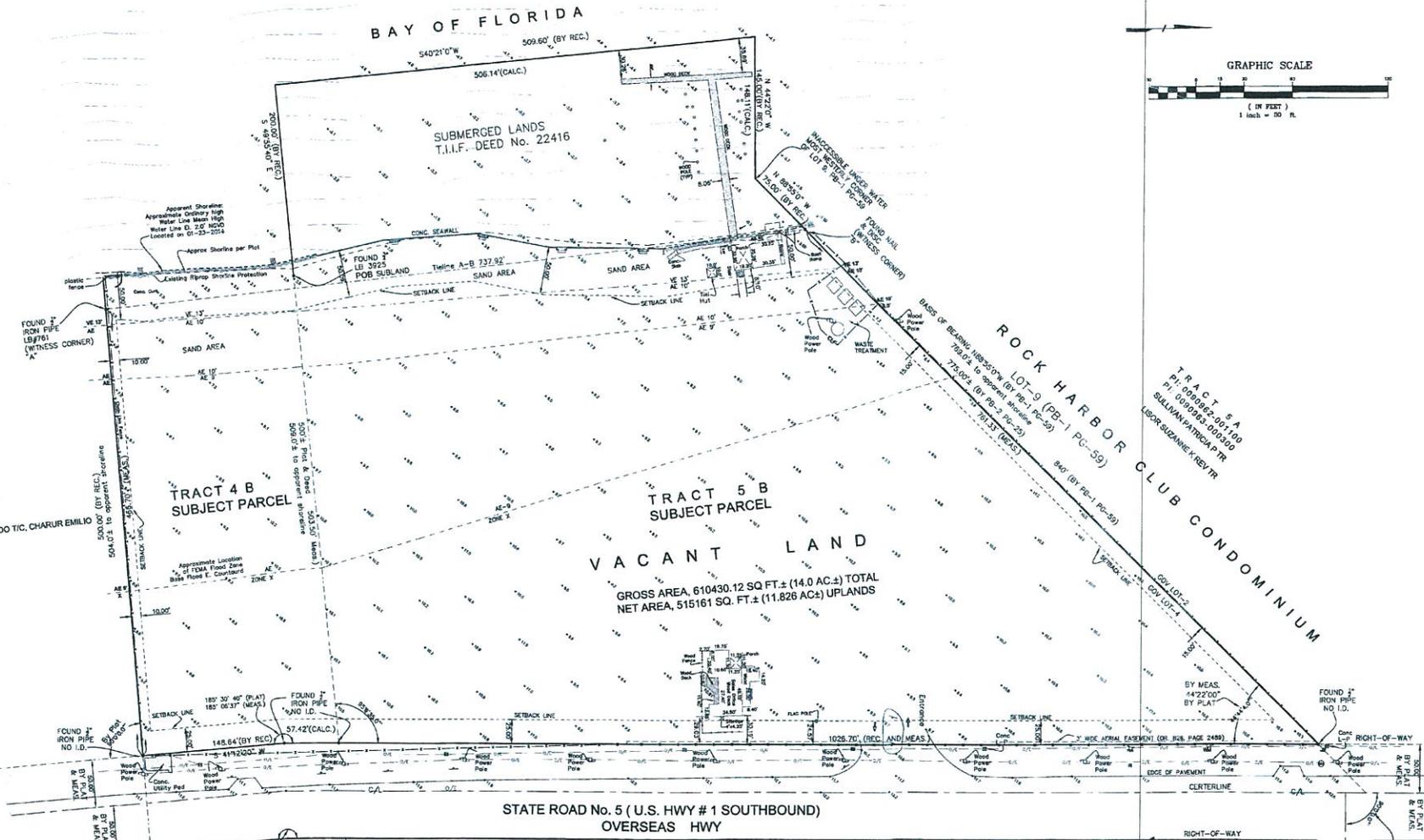


Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No. 7464
Tel. 305-606-0031
Fax. 305-412-3645



PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID: 00555010-000000
97490 OVERSEAS HWY KEY LARGO
SEC 6-82S-30E
MONROE COUNTY, FLORIDA

JOB No.: 1401919-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 01-28-2014
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS:
SHEET No.: 2-OF-7



TRACT 3 B
PI: 00554990-000000
SINGLE FAMILY
CHARUR ELIAS ALFREDO TIC, CHARUR EMILIO

TRACT 4 B
SUBJECT PARCEL

TRACT 5 B
SUBJECT PARCEL
VACANT LAND
GROSS AREA, 610430.12 SQ. FT. ± (14.0 AC. ±) TOTAL
NET AREA, 515161 SQ. FT. ± (11.826 AC. ±) UPLANDS

TRACT 3 A
PI: 00555011-000400
THE HARBORAGE CONDO CORP
VACANT LAND KEY LARGO

TRACT 4 A
PI: 00554930-000000
VACANT GOV.
MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5 A
PI: 00554940-000300
VACANT LAND KEY LARGO
MONROE COUNTY FLORIDA

TRACT 5A
PI: 00554940-000000
VACANT LAND KEY LARGO
MONROE COUNTY
COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5A
PI: 00554940-000200
VACANT LAND KEY LARGO
MONROE COUNTY
COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5A
PI: 00554940-000100
STORES ONE STORY
WATERMAN JAMES H TRUSTEE

RECEIVED
FEB 11 2015
2015-031
MONROE CO. PLANNING DEPT

BY PLAT 2-25
BY PLAT 2-25
SECOND AVI

DESCRIPTIONS

GENERAL NOTES

Tracts 4B and 5B, "Amended Plat of MANCALAY", on Key Largo, according to the plat thereof as recorded in Plat Book 27 of Page 25 of the public records of Monroe County, Florida.

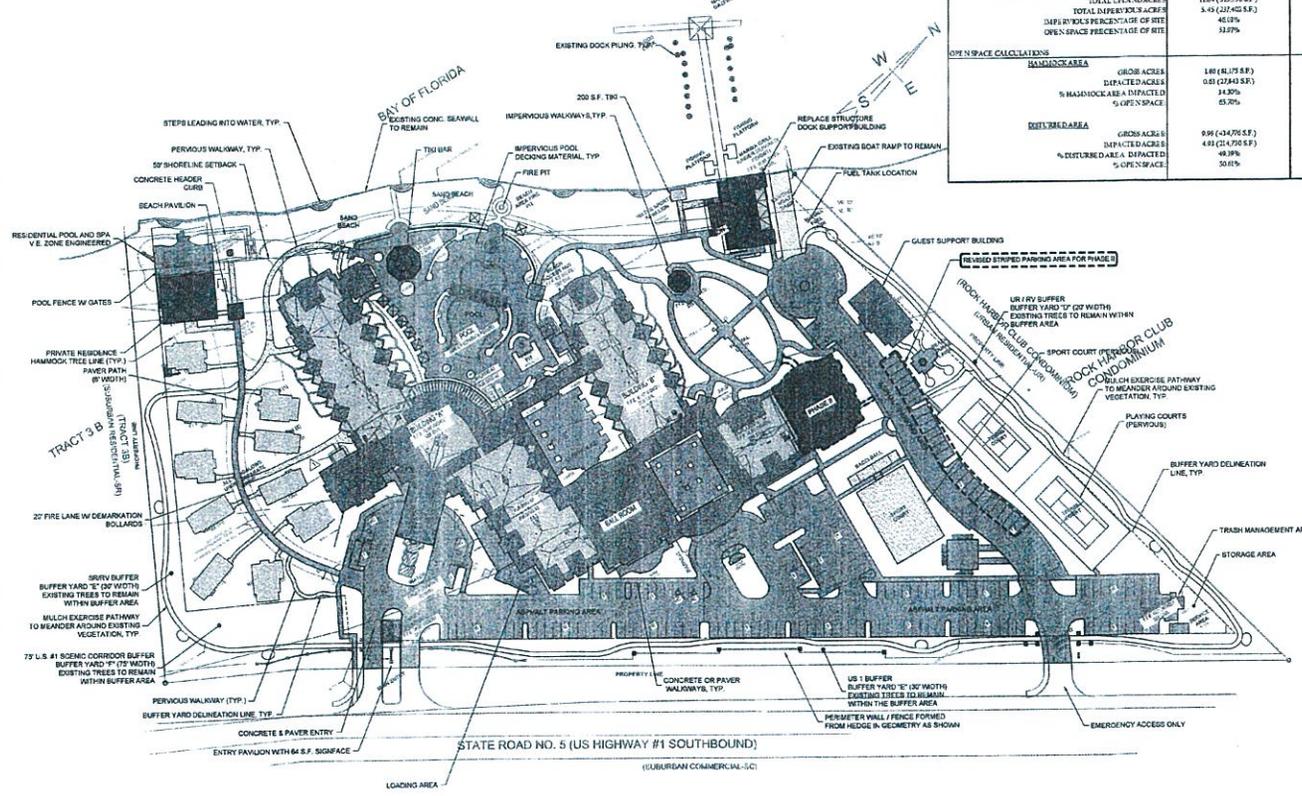
A tract of unimproved land in the Bay of Florida in Tract 3B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida to the State, more particularly From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mancalay, with the northwesterly right of way line of State Road No. 5, or 148720'40"V along said dividing line, a distance of 200 feet to the mean high tide line on the shore of the Bay of Florida and the Point of Engineering of the tract heretofore described, thence northerly and then high tide line to a northwesterly direction for 507 feet more or less, to the south line of Lot 6, as shown on the plat of "Development Lots 5 and 6 and the NW 1/4 of the SW 1/4 of Section 5 and 1/4 of Section 6, Township 22 South, Range 26 East" and recorded in Plat Book 1 of Page 59, public records, Monroe County, Florida; thence N 89°50'50"V along the said high tide line to a distance of 75 feet more or less to the northwesterly corner of said Lot 6, as shown on said plat, thence S 40°22'W, a distance of 142 feet, thence S 40°21'W a distance of 502 feet to the northwesterly prolongation of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mancalay, thence N 89°50'42"V along said northwesterly prolongation, a distance of 222 feet to the Point of Beginning.

Subject to said easement (GR 806, P. 3488) in favor of Florida West Coast Electric.

The easterly 2' of Tract 5B of Amended Plat of Mancalay, according to the plat thereof, recorded in Plat Book 27 of Page 25 of the public records of Monroe County, Florida, and containing 2.3 acres, adjacent to US Highway No. 1, and located between gross numbers 402 and 412 of the gross lots, subject to said easement. This Easement shall be an easement appurtenant to gross parcel 405, 411 and 412.

- ALL LIGHTING STANDARDS SHALL MEET MONROE COUNTY REQUIREMENT FOR FULL CUT OFF FIXTURES.
- CLEAR SITE TRIANGLES TO BE IN ACCORDANCE WITH FOOT 2010 STANDARDS AND SPECIFICATIONS.
- THERE IS NO PARKING LOT LANDSCAPING REQUIRED IN A RV ZONE.
- ALL LANDSCAPE DESIGN IS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE DRAWINGS FOR COORDINATION.

GENERAL INFORMATION	APPROVED SITE PLAN (2017)	REVISOR'S PLAN (APPROVED 11-16-2017)	REVISOR'S PLAN (JULY 2016)	REVISOR'S PLAN (2015)	VARIATION CODE
LAND USE	RECREATION VEHICLE	RECREATION VEHICLE	RECREATION VEHICLE	RECREATION VEHICLE	NONE
GROSS ACRES	11.84	11.84	11.84	11.84	NONE
SUBMERGED AREA	2.31	2.31	2.31	2.31	NONE
DEVELOPING UNITS	154 RV'S (PLUS ONE RESIDENCE)	154 RV'S (PLUS ONE RESIDENCE)	143 RV'S (PLUS ONE RESIDENCE)	170 RV'S (PLUS ONE RESIDENCE)	+ 14.9%
PARKING REQUIREMENTS	34 (6 HANDICAP SPACES)	34 (6 HANDICAP SPACES)	34 (6 HANDICAP SPACES)	34 (6 HANDICAP SPACES)	NONE
PARKING PROVIDED	147 (6 HANDICAP SPACES)	161 (6 HANDICAP SPACES)	109 (6 HANDICAP SPACES)	177 (6 HANDICAP SPACES)	+ 16.1%
TOTAL COMMERCIAL AREA	1,891 SF	2,500 SF	2,500 SF	2,500 SF	NONE
SETBACKS	US 1/4 SETBACK	20	20	20	NONE
US 1/4 BOUNDARY SETBACK	10/15	10/15	10/15	10/15	NONE
80' / 80' BOUNDARY SETBACK	10/15	10/15	10/15	10/15	NONE
ROCKLINE SETBACK	30	30	30	30	NONE
REQUIRED LANDSCAPING BUFFER AREA	US 1/4 BUFFER	30' E CLASS BUFFER	30' E CLASS BUFFER	30' E CLASS BUFFER	NONE
US 1/4 BOUNDARY BUFFER	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	NONE
80' / 80' BOUNDARY BUFFER	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	BUFFER 10'-0" (20' WIDTH)	NONE
OPEN SPACE REQUIREMENTS	30%	30%	30%	30%	NONE
PERMANENT PERVIOUS DATA					
GROSS ACRES	11.84	11.84	11.84	11.84	NONE
SUBMERGED ACRES	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	NONE
TOTAL UPLAND ACRES	11.84	11.84	11.84	11.84	NONE
SF OF GROUND COVER BY STRUCTURES	106,757 SF (2.14 ACRES)	107,345 (2.46 ACRES)	119,219 SF (2.74 ACRES)	118,229 SF (2.74 ACRES)	- 5.87%
TOTAL G.C. BY BRACKS, WALKWAYS, POOL	152,700 SF (3.48 ACRES)	134,349 (3.13 ACRES)	148,986 SF (3.4 ACRES)	143,366 SF (3.4 ACRES)	- 6.14%
IMPROVEMENTS: PERVIOUS PAVEMENT	11,84 (101,750 SF)	11,84 (102,700 SF)	11,84 (102,700 SF)	11,84 (102,700 SF)	NONE
TOTAL IMPROVEMENTS	3,493 (27,402 SF)	3,539 (28,184 SF)	4,113 (28,710 SF)	4,113 (28,710 SF)	+ 17.8%
IMPROVEMENTS: IMPACTED	48.0%	47.2%	51.8%	51.8%	+ 7.3%
OPEN SPACE PERCENTAGE OF SITE	33.9%	32.7%	48.2%	48.1%	+ 11.2%
OPEN SPACE CALCULATIONS					
GROSS ACRES	1.80 (8,175 SF)	1.80 (8,175 SF)	1.80 (8,175 SF)	1.80 (8,175 SF)	NONE
IMPACTED ACRES	0.81 (27,843 SF)	0.77 (20,775 SF)	0.70 (20,775 SF)	0.70 (20,775 SF)	- 10.5%
% HANDICAPABLE IMPACTED	14.3%	13.9%	13.9%	13.9%	- 0.2%
% OPEN SPACE	62.0%	62.0%	62.0%	62.0%	- 1.4%
DEVELOPABLE	9.98 (434,776 SF)	9.98 (434,776 SF)	9.98 (434,776 SF)	9.98 (434,776 SF)	NONE
IMPACTED ACRES	4.91 (21,476 SF)	4.88 (21,320 SF)	5.29 (23,322 SF)	5.29 (23,322 SF)	+ 7.2%
% IMPACTED	49.9%	49.2%	51.0%	51.0%	+ 2.5%
% OPEN SPACE	50.1%	50.8%	48.9%	48.9%	- 1.7%



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 2015-03
 MONROE CO PLANNING DEPT

CIVIL ENGINEERING - REGULATORY PERMITTING - CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 1010 P. O. BOX 1000
 MONROE, FLORIDA 33549
 TEL: (850) 326-1000 FAX: (850) 326-0048

ALLEN PROFFER
 PROJECT MANAGER
 1/15/15

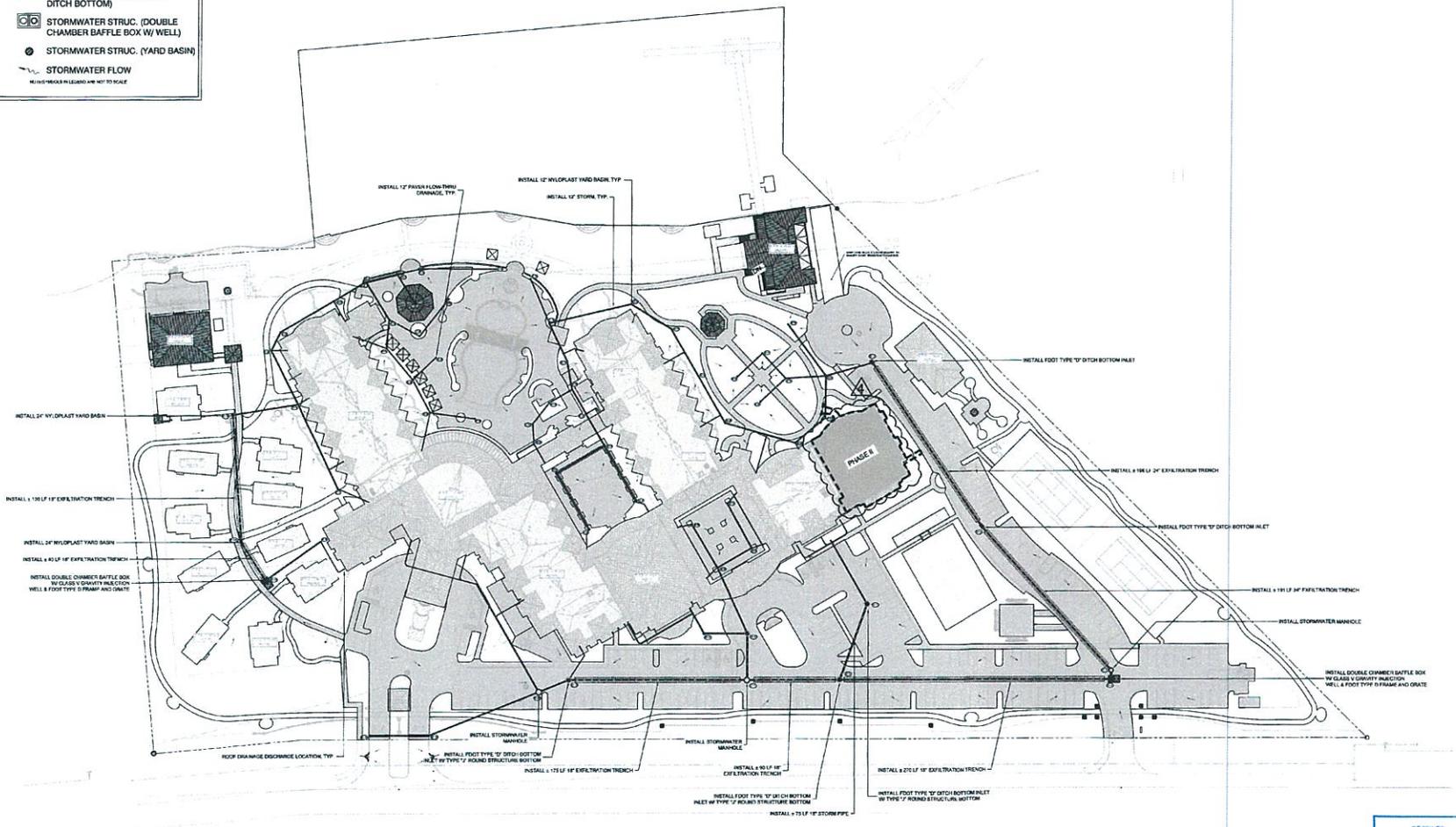
REVISIONS: _____
 1. 1/15/15: REVISED PER COMMENTS
 2. 1/15/15: REVISED PER COMMENTS
 3. 1/15/15: REVISED PER COMMENTS

KEY LARGO HOTEL
 MINOR CHANGE TO CONDITIONAL USE
 SITE PLAN AND SITE DATA

KEY LARGO HOSPITALITY LAND TRUST
 4657 SHERIDAN ST., STE. # 480
 HOLLYWOOD, FL 33021

JOB NO. 121074
 DRAWN: RTM
 DESIGNED: AEP
 CHECKED: AEP
 CC SHEET

- LEGEND**
- PROJECT LIMITS
 - - - EXISTING GRADE
 - - - PROPOSED GRADE
 - STORMWATER PIPE
 - EXFILTRATION TRENCH
 - STORMWATER STRUC. (FDOT DITCH BOTTOM)
 - STORMWATER STRUC. (DOUBLE CHAMBER BAFFLE BOX W/ WELL)
 - STORMWATER STRUC. (YARD BASIN)
 - STORMWATER FLOW
- ALL DIMENSIONS IN LEGEND ARE NOT TO SCALE



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 2015-031
 MONROE CO. PLANNING DEPT

CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
PEREZ ENGINEERING
 & DEVELOPMENT, INC.
 1010 EAST WINTER AVENUE, SUITE 201
 TALLAHASSEE, FL 32301
 TEL: (904) 233-9140 FAX: (904) 234-0033

ALBINO PEREZ P.E.
 Florida PE NO. 3168
 February 8, 2015

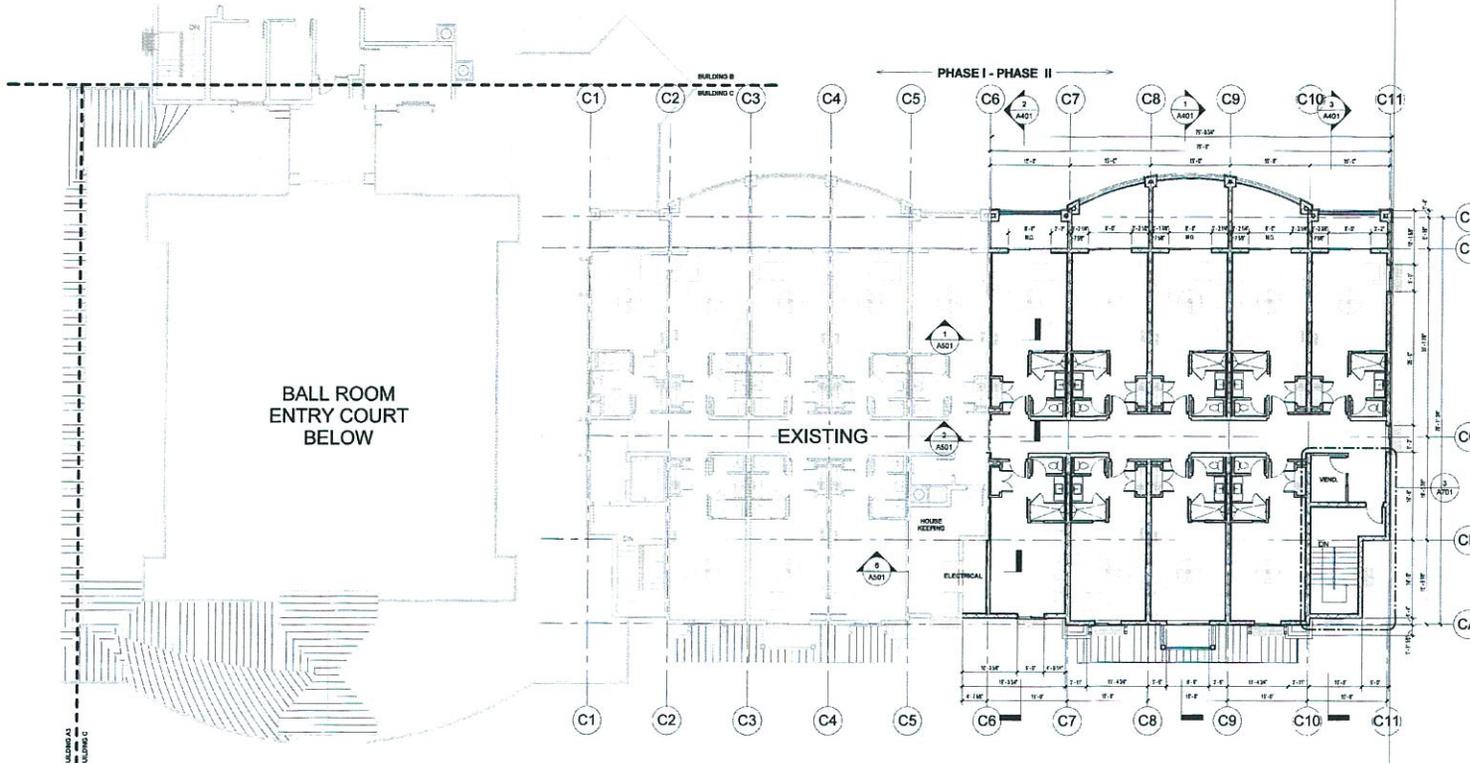
REVISIONS:

NO.	DESCRIPTION	DATE
1	ISSUE SET	02-08-15
2	PROPOSED	02-10-15
3	PERMIT	02-10-15
4	PERMIT	02-10-15
5		
6		

KEY LARGO HOTEL
 DRAINAGE & GRADING PLAN (MASTER)

KEY LARGO HOSPITALITY LAND TRUST
 4651 SHERIDAN ST., STE. # 480
 HOLLYWOOD, FL 33021

JOB NO.	121014
DRAWN	RTM
DESIGNED	AEP
CHECKED	AEP
DC	
SHEET	C-5



- GENERAL FLOOR PLAN NOTES**
1. ALL DIMENSIONS ARE FROM CENTERLINE, FACE OF CURB OR FACE OF GRID. ALL SETBACKS ARE TO BE SHOWN ON ALL EXTERIOR WALLS AND FOUNDATIONS. DIMENSIONS TO FACE OF CURB OR FACE OF GRID SHALL BE SHOWN ON ALL EXTERIOR WALLS AND FOUNDATIONS. DIMENSIONS TO FACE OF CURB OR FACE OF GRID SHALL BE SHOWN ON ALL EXTERIOR WALLS AND FOUNDATIONS.
 2. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS.
 3. ALL FINISHES AND SETBACKS ON EXTERIOR WALLS SHALL BE REFERRED TO AS DIMENSIONS TO FACE OF CURB OR FACE OF GRID.
 4. FOR ALL TYPES AND LAYOUTS OF LIFE SAFETY PLANS.
 5. ALL CONCRETE BLOCK WALLS TO BE 8" THICK.
 6. PROVIDE FIRE RATED MODIFICATIONS WHERE DETAIL CONFLICTS. CONCRETE TOPPING AND FINISHES SHALL BE AS SHOWN ON SHEET.
 7. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS.
 8. ALL CONCRETE BLOCK WALLS TO BE 8" THICK. PROVIDE FIRE RATED MODIFICATIONS WHERE DETAIL CONFLICTS. CONCRETE TOPPING AND FINISHES SHALL BE AS SHOWN ON SHEET.
 9. FLOOR TO BE OPEN TO CONVICTION WITH ROOMS WITH FLOOR FINISHES TO BE LOCATED AS NOTED.
 10. REFER TO OTHER DRAWINGS FOR FINISHES. LATEST TOP OF SLAB ELEVATION TO BE USED.
 11. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS.
 12. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS.
 13. ALL FINISHES AND SETBACKS ON EXTERIOR WALLS SHALL BE REFERRED TO AS DIMENSIONS TO FACE OF CURB OR FACE OF GRID.
 14. MAINTAIN WALL FINISHES AT ALL ELECTRICAL PANEL LOCATIONS.
 15. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS. SEE SHEET FOR NOTES FOR ALL UTILITY DIMENSIONS AND OPTIMAL POSITIONING FOR UTILITY DIMENSIONS.
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- FLOOR PLAN KEY NOTES**
- ALL NOTES MAY NOT APPLY.
- NOTE 1: FINISHES TO BE SHOWN AT ALL OUTDOOR CORNERS.
 - NOTE 2: FINISHES TO BE SHOWN AT ALL OUTDOOR CORNERS.
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 - NOTE 30: FINISHES TO BE SHOWN AT ALL OUTDOOR CORNERS.

REVISED
FEB 11 2015
 ROAS-031
 MECHANICAL PLANNING DEPT



PRIME DESIGN ASSOCIATES
 ARCHITECTURE PLANNING DESIGN
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 VOICE: 954.392.8788
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SEAL
 MAYER S. ABBO, ARCHITECT

THE ARCHITECT HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECTS AND ENGINEERS OF THE STATE OF FLORIDA. THE ARCHITECT HAS REVIEWED THIS DRAWING FOR CONFORMANCE WITH THE PROFESSIONAL SEAL OF THE ARCHITECTS AND ENGINEERS OF THE STATE OF FLORIDA.

Playa Largo Hotel
Building C Phase II
 97450 Overseas Highway
 Key Largo FL 33037

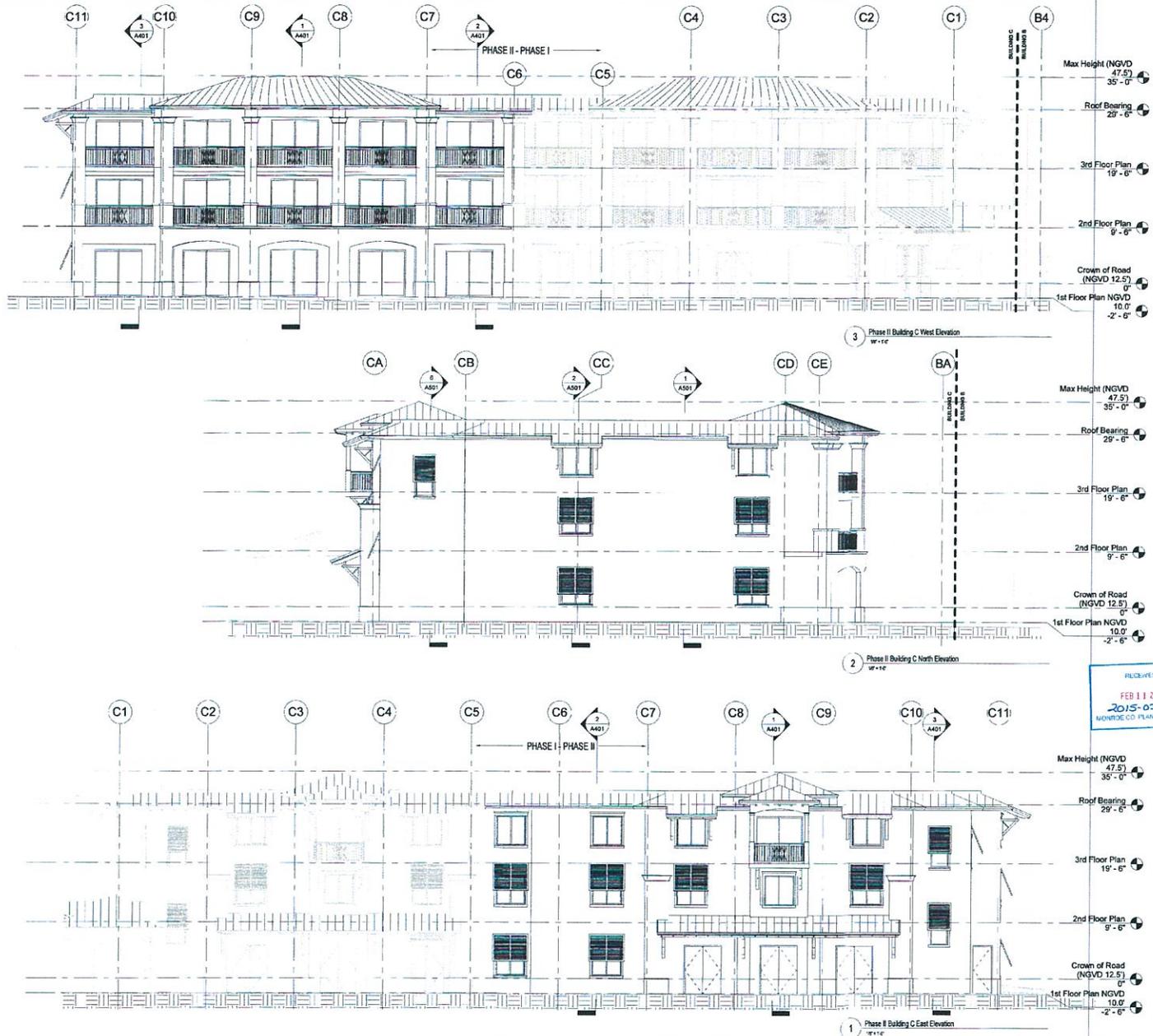
Revision Schedule
 No. Description Date
PRELIMINARY NOT FOR CONSTRUCTION

Phase II Building C Third Floor

Client Name
 Project Number
 Date 01-15-15
 Project Status Progress Set
 Checked by Checker

A203
 Scale 3/32" = 1'-0"

15/03/2015 12:38:29 PM



ELEVATION / SECTION NOTES

1. COORDINATE FIRST FLOOR ELEVATION WITH CIVIL ENGINEERING PLANS. ELEVATION TO TOP OF EXTERIOR FINISH FLOORING WITH FINISH FLOORING TO BE DETERMINED. FINISH FLOORING TO BE DETERMINED IN THE ASPECT OF FLOORING. NOTES: ADDRESS IN THESE SHALL BE DETERMINED BY THE CLIENT. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT.

2. ALL ELEVATIONS SHALL BE PLACED BEFORE EXTERIOR FINISH FLOORING IS COMPLETED. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT. FINISH FLOORING SHALL BE DETERMINED BY THE CLIENT.

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ELEVATION / SECTION KEY NOTES

NOTE 1: LIGHT BATHES TO BE AS PER FINISH FLOORING OF CONCRETE OR WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 2: SMOOTH FINISH ON CONCRETE OR WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

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NOTE 30: SMOOTH FINISH ON CONCRETE OR WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

RECEIVED
FEB 11 2015
2015-03
ARCHITECTURAL PLANNING DEPT

pd
PRIME DESIGN ASSOCIATES
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SEAL
MAYER S. ABBO, ARCHITECT

THE ORIGINALS HEREIN AND APPROVED BY THESE NOTES ARE THE PROPERTY OF PRIME DESIGN ASSOCIATES AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PRIME DESIGN ASSOCIATES. ANY REPRODUCTION OR COPIING OF THESE ORIGINALS WITHOUT THE WRITTEN PERMISSION OF PRIME DESIGN ASSOCIATES IS STRICTLY PROHIBITED. PRIME DESIGN ASSOCIATES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Playa Largo Hotel
Building C Phase II
97450 Overseas Highway
Key Largo FL 33037

Revision	Description	Date
1	PRELIMINARY NOT FOR CONSTRUCTION	

PRELIMINARY NOT FOR CONSTRUCTION

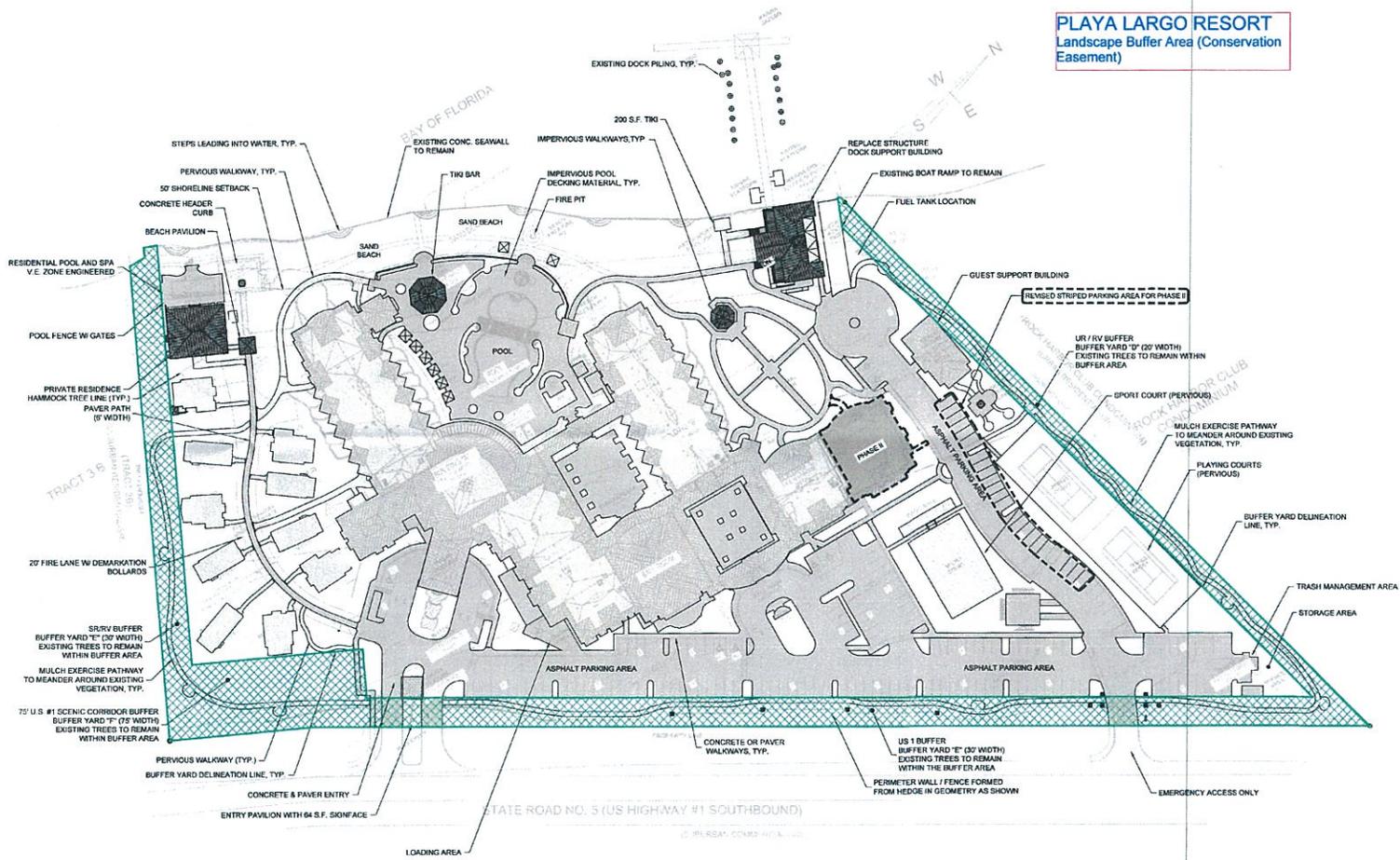
Phase II Building C Elevations

Client Name	
Project Number	01-15-15
Date	01-15-15
Project Status	Program Set
Checked by	Checker

A301
Scale 1/8" = 1'-0"

UNIVERSITY OF FLORIDA

PLAYA LARGO RESORT
Landscape Buffer Area (Conservation Easement)



RECEIVED
FEB 11 2015
2015-031
SUNSHINE CO. PLANNING DEPT

PHASE I: PLANTING SCHEDULE

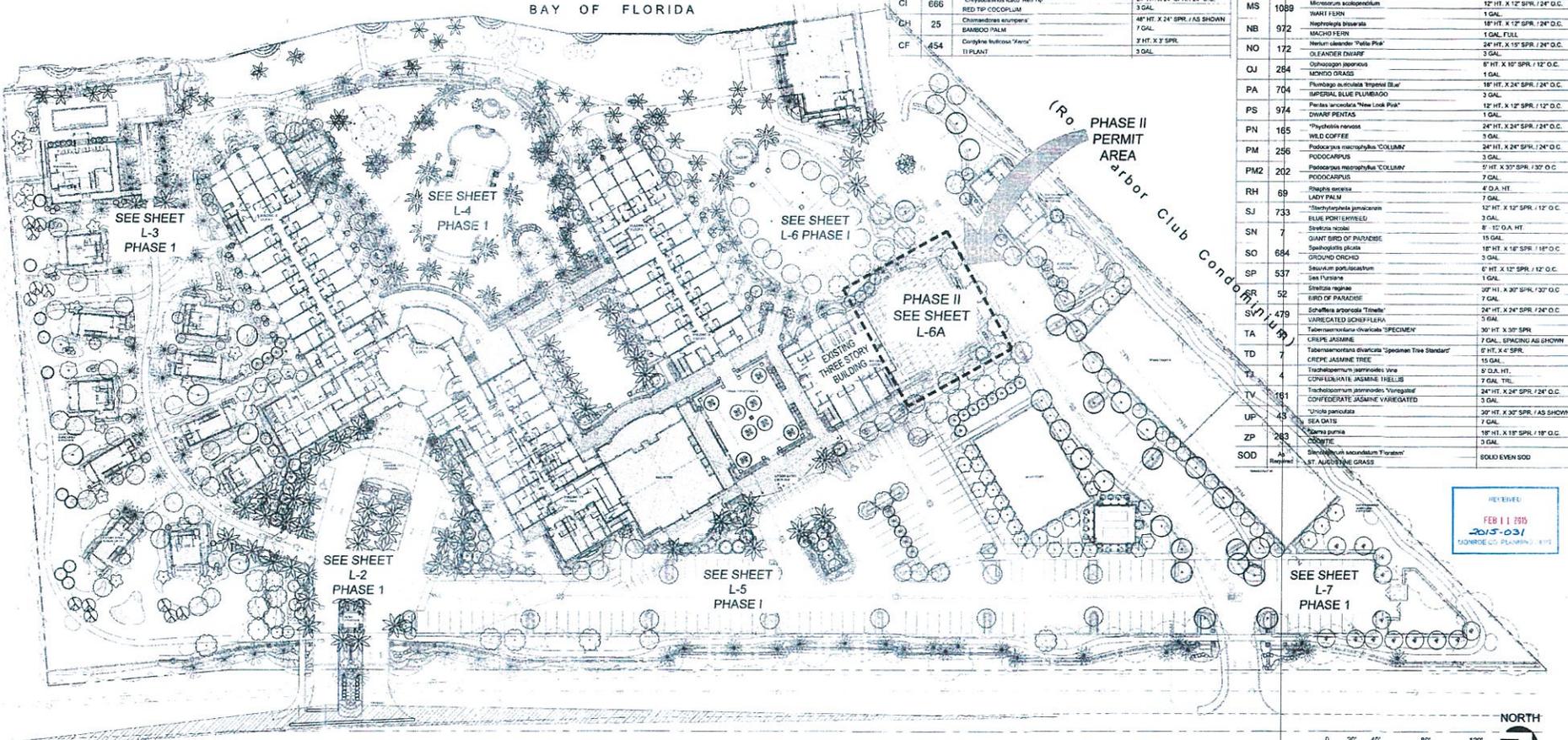
TREES/PALMS	
* DENOTES NATIVE SPECIES	
SYMBOL	QUANTITY
16	*Magnolia acuminata TROPICANWOOD 12" O.D. HT F.G.
10	Barracuda nobilis BISMARCK PALM 12" O.D. WOOD F.G.
62	*Barracuda nobilis GUMBO LIMBO 12-14" HT. X 8" SPR. 2" CAL. F.G.
33	Caecyllum ossidatum DRAZILIAN BEAUTIFUL F.G.
7	*Chrysalidocarpus edulis BATHURST 12-17" X 5" SPR. 2 1/2" CAL. F.G.
20	Caryota mitis FISHTAIL PALM 2 1/2" CAL. FULL F.G.
8	*Cordia alliodora GARDEN TREE 12" HT. X 7" SPR. 2 1/2" CAL. F.G.
23	*Coccoloba diversifolia PIGEEEN PLUM F.G.
13	*Coccoloba verticillata SEA GRASS 12" HT. X 6" SPR. 2 1/2" CAL. F.G.
16	*Coccoloba verticillata SEA GRASS 12" HT. X 4" SPR. 2 1/2" CAL. F.G.
35	*Cocos nucifera GREEN BUTTWOOD F.G.
29	*Cocos nucifera 'Majesty' MAYPAIN CURVED TRUNK COCONUT PALM SEE ARROW FOR CURVED DIRECTION F.G.
28	Delonix regia ROYAL PONGONIA 12" HT. X 5" SPR. 2" CAL. F.G.
2	*Guzmania sanderum LUSHAW VITAE F.G.
24	*Hemelia patens FIREBUSH "Tree Standard" 8" HT. X 4" SPR. F.G.



8	Lagerflora speciosa QUEEN CHAMP NYRILE F.G.	10-12" HT. X 5" SPR. 2" CAL.
18	Liquidambar styraciflua JAPANESE HEMLOCK F.G.	12" HT. X 10" SPR. (E.C.T. MULTI)
14	Phoenix yuccifolia SWEETHEATER PALM FULL F.G.	14" O.D. WOOD
14	*Phoenix yuccifolia JAMAICAN DOGWOOD FULL F.G.	12" X 10" D.A. HT
2	Phytolacca macrantha 'MULTI' MACARTHUR PALMS F.G.	12" HT. X 5" SPR. 10 TRUNKS MIN.
17	*Phytolacca macrantha TRAVELER PALM F.G.	12" O.D. HT. FULL
17	*Ravenea fastuosa ROYAL PALM F.G. MATCHED	18" G.W. HT. MIN
87	*Ravenea fastuosa SABAL PALM F.G.	12" C.T. - 18" C.T. MIN
32	*Sabal palmetto MAHAGONY F.G.	12-14" HT. X 6" SPR. 2" CAL.
25	*Sabal palmetto YELLOW ISLE F.G.	12" HT. X 5" SPR. 2" CAL.
57	*Sabal palmetto FLORIDA THATCH PALM F.G.	8" - 10" C.T. - Vary Hts. in Groups
3	*Sabal palmetto KEY THATCH PALM F.G.	8" C.T. Matched
7	*Sabal palmetto KEY THATCH PALM F.G.	8" C.T. 10" C.T. 12" C.T.
12	*Sabal palmetto WILD LIME "Tree Standard" F.G.	8" - 12" O.D. HEIGHT

EXISTING TREES AND PALMS (RED LOCATED BY LA) DOES NOT REPRESENT ALL EXISTING TREES.

SHRUBS AND GROUNDCOVERS				
SYMBOL	QUANTITY	PLANT	PROPOSED MATERIAL	HEIGHT
AB	70	Andropogon glaucus BRIGHT YELLOW BROMELIAD	30" HT. X 30" SPR.	10" POT
AN	150	Alternanthera versicolor YELLOW ALL-AMANDA	18" HT. X 20" SPR. / 24" O.C.	3 GAL.
AP	27	Azalea speciosa RED GINGER	48" HT. X 30" SPR. / AS SHOWN	7 GAL.
AZ	79	Albizia leonardus MAGNOLIA GINGER	48" HT. X 24" SPR. / AS SHOWN	7 GAL.
BD	474	Bougainvillea spectabilis BOUGAINVILLEA DWARF	12" HT. X 18" SPR. / 18" O.C.	3 GAL.
BG	1168	Bougainvillea spectabilis BOUGAINVILLEA DWARF	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
BG2	39	Bougainvillea spectabilis BARBARA KARST TRELLIS BOUGAINVILLEA	24" HT. X 24" SPR. / 24" O.C.	25 GAL.
BT	6	Bougainvillea spectabilis BARBARA KARST TREE STANDARD BOUGAINVILLEA	8" HT. X 3" SPR. / AS SHOWN	25 GAL.
CA	27	Chamaecrista nana JAMAICA CAPER	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
CC	33	Chamaecrista nana GAT PALM	48" HT. X 30" SPR. / AS SHOWN	7 GAL.
CR	34	Croton PURPLE CROTON LILY	3" O.A. HT.	7 GAL.
CRA	25	Croton CROTON LILY	3" O.A. HT.	7 GAL.
CE	121	Carissia indica GREEN BUTTWOOD	48" HT. X 24" SPR. / 24" O.C.	3 GAL.
CES	1334	Carissia indica SILVER BUTTWOOD	30" HT. X 24" SPR. / 24" O.C.	3 GAL.
CG	136	Clusia grandifolia SMALL LEAF CLUSIA	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
CG2	351	Clusia grandifolia SMALL LEAF CLUSIA	48" HT. X 30" SPR. / 30" O.C.	7 GAL.
CI	666	Chrysalidocarpus nativus RED TIP COCONUT PALM	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
CH	25	Chamaecrista nana BAMBOO PALM	48" HT. X 24" SPR. / AS SHOWN	7 GAL.
CF	454	Corythoeca fulgens TIPLANT	3" HT. X 3" SPR.	3 GAL.



STATE ROAD NO. 5 (U.S. Hwy #1 Southbound)

CX	393	Caryota mitis TIPLANT	3" O.A. HT. 4" SPR.	3 GAL.
CU	506	*Cordia alliodora SEA GRASS	18" HT. X 24" SPR. / 24" O.C.	3 GAL.
DE	534	Duranta erecta GOLD MOUND DURANTA	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
FL	183	Ficus benjamina YELLOWTOP	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
FM	1633	Ficus benjamina GREEN ISLAND FICUS	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
FV	50	Foreman variegata VARIEGATED FALSA AGAVE	3" O.A. HT.	7 GAL.
GP	722	Gaillardia parviflora BLANSET FLOWER	12" HT. X 12" SPR. / 12" O.C.	1 GAL.
HA	27	Hibiscus HIBISCUS	8" HT. O.A. STANDARD	18" GAL.
HR	9	Heliconia 3" O.A. HT.	3" O.A. HT.	7 GAL. FULL
HL	654	*Hymenocallis latifolia SPIDER LILY	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
HP	1176	Hemelia patens FIREBUSH	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
IN	906	Ischaemum Ischaemum	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
IV	235	Ischaemum Ischaemum	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
IY	1686	Ischaemum Ischaemum	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
JN	226	Jasminum STAR JASMINE	3" O.A. HT.	7 GAL.
LM	165	Lantana LANTANA	8" HT. X 12" SPR. / 12" O.C.	1 GAL.
LAWN	As Received	LAWN	SOLID EVEN SOO	1 GAL.
MA	1089	Moss Moss	12" HT. X 12" SPR. / 12" O.C.	1 GAL.
NB	972	Nerium Nerium	18" HT. X 18" SPR. / 18" O.C.	1 GAL. FULL
NO	172	Nerium Nerium	24" HT. X 18" SPR. / 24" O.C.	3 GAL.
OJ	284	Oxypetalum MENDO GRASS	8" HT. X 10" SPR. / 12" O.C.	1 GAL.
PA	704	Plumbago IMPERIAL BLUE PLUMBAGO	18" HT. X 24" SPR. / 24" O.C.	3 GAL.
PS	974	Portulaca DWARF PENTAS	12" HT. X 12" SPR. / 12" O.C.	1 GAL.
PN	165	Psychotria WILD COFFEE	24" HT. X 24" SPR. / 24" O.C.	5 GAL.
PM	256	Podocarpus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
PP	202	Podocarpus PODOCARPUS	12" HT. X 12" SPR. / 12" O.C.	7 GAL.
RH	69	Ruellia LAVY PALM	4" O.A. HT.	7 GAL.
SJ	733	Stachytarpheta BLUE PORT ENFIELD	12" HT. X 12" SPR. / 12" O.C.	3 GAL.
SN	7	Strelitzia Giant Bird of Paradise	8" HT. O.A. HT.	15 GAL.
SO	684	Spatheoglottis GROUND ORCHID	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
SP	537	Spathoglottis SEA PUNYANA	6" HT. X 12" SPR. / 12" O.C.	1 GAL.
SR	52	Strelitzia BIRD OF PARADISE	30" HT. X 30" SPR. / 30" O.C.	7 GAL.
ST	473	Strelitzia UNBROUGHT SCOFFERELLA	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
TA	7	Taboernaemontana CRUPE JASMINE	30" HT. X 30" SPR.	7 GAL. SPACING AS SHOWN
TD	4	Taboernaemontana CONFESSIONATE JASMINE HELLIS	8" HT. X 4" SPR.	7 GAL. TR.
TV	161	Trichostema CONFESSIONATE JASMINE VAREGATED	24" HT. X 24" SPR. / 24" O.C.	3 GAL.
UP	43	Urtica SEA OATS	30" HT. X 30" SPR.	7 GAL.
ZF	283	Zinnia ZINNIA	18" HT. X 18" SPR. / 18" O.C.	3 GAL.
SOD	As Received	SOD	SOLID EVEN SOO	1 GAL.

REVISION:
FEB 11 2015
2015-031
MONROE CO. PLANNING & ZONING

WITKIN HULLS DESIGN GROUP
200 ANDRÉ LÉVY DRIVE, MIAMI BEACH, FL 33139
www.witkinhulls.com

KEY LARGO HOTEL
Key Largo, Florida
SITE - REFERENCE PLANTING PLAN & PLANT SCHEDULE

Revision:
L.C. LA000089
Member A.S.L.A.

Drawing: PHASE 2 PERMIT
Date: 1/24/15
Scale: 1" = 40'
Drawn by: SCH
Sheet No.: L-1A
Call No.: 2012-4315

PHASE II PLANT LIST

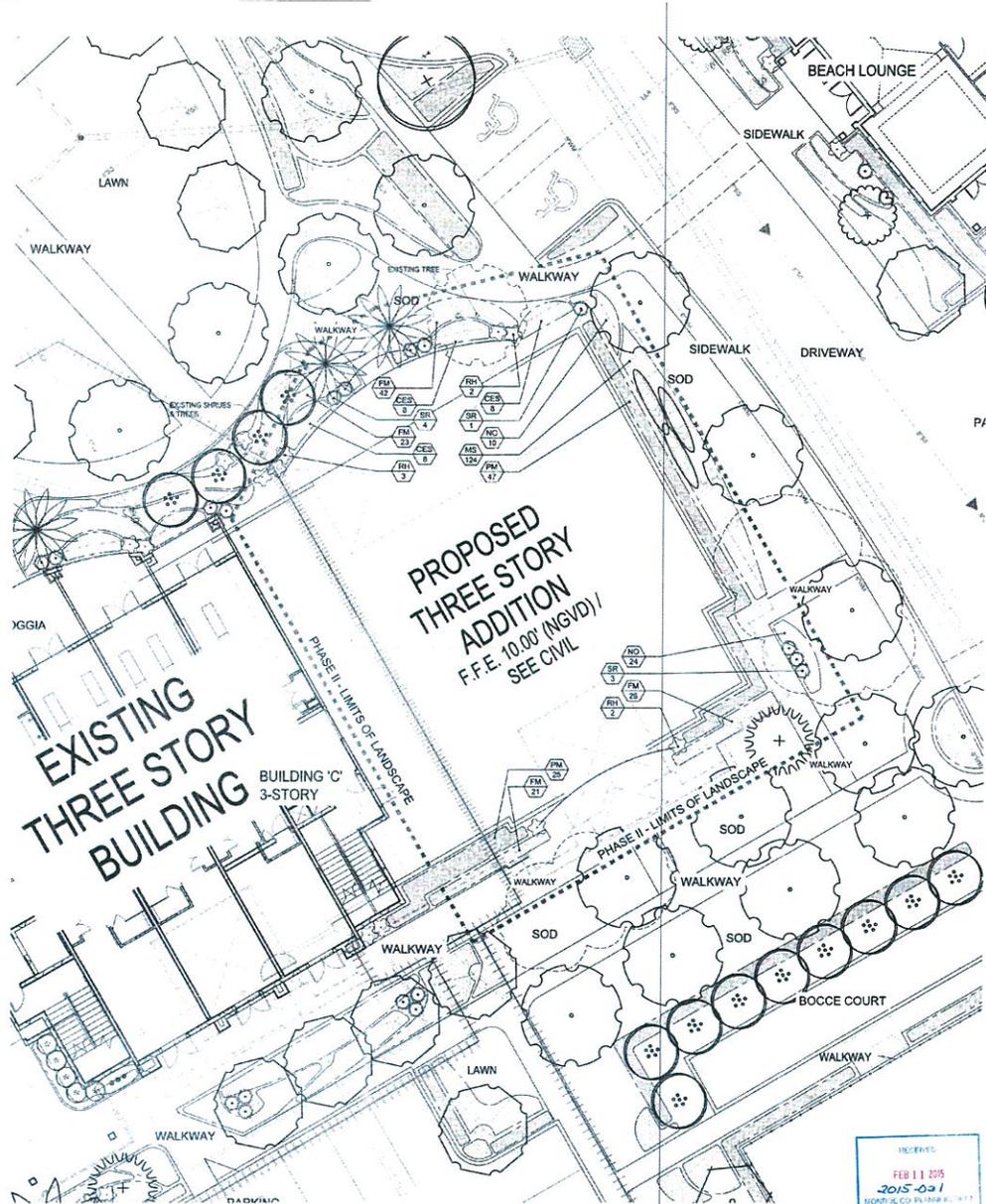
TREES/PALMS

SYMBOL	QUAN.	* DENOTES NATIVE SPECIES	EXISTING PHASE I
	EX	<i>Delonix regia</i>	F.G., F.F.
	1	ROYAL POINCIANA	10'-12' HT. X 5' SPR. 2" CAL.
		LAGERSTROEMIA SPECIOSA	F.G.
	3	QUEEN CRAPE MYRTLE	10' OA HT., FULL
		RAVENALA MADAGASCARIENSIS	F.G.
	2	*Sabal palmetto	12' C.T. - 16' C.T. MIN.
		SABAL PALM	F. G. - MATCHED IN GROUPS



SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN.	PROPOSED MATERIAL	
CES	24	*Conocarpus erectus serecius	24" HT. X 24" SPR. / 24" O.C.
		SILVER BUTTONWOOD	3 GAL.
FM	112	Ficus microcarpa 'Green Island'	15" HT. X 15" SPR. / 15" O.C.
		GREEN ISLAND FICUS	3 GAL.
MS	124	Microsorium scolopendrium	12" HT. X 12" SPR. / 15" O.C.
		WART FERN	1 GAL.
NO	34	Nerium oleander 'Petite Pink'	24" HT. X 15" SPR. / 24" O.C.
		OLEANDER DWARF	3 GAL.
PM	72	Podocarpus macrophyllus 'COLUMN'	24" HT. X 24" SPR. / 24" O.C.
		PODOCARPUS	3 GAL.
RH	7	Rhaphis excelsa	4' O.A. HT.
		LADY PALM	7 GAL.
SR	8	Strelitzia reginae	30" HT. X 30" SPR. / 30" O.C.
		BIRD OF PARADISE	7 GAL.



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 Phone: 954-553-3300 Fax: 954-553-3889
 www.witkinhults.com

KEY LARGO HOTEL
 Key Largo, Florida
 PHASE 2 : PLANTING PLAN

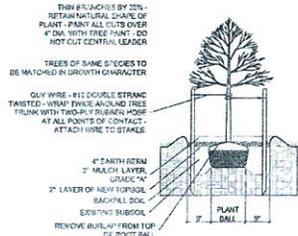
Revisions:

Scale:

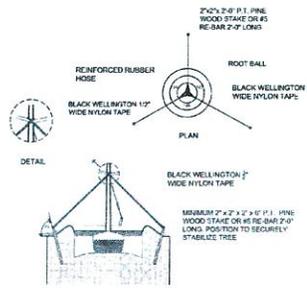
Drawing: PHASE 2 PERMIT
 Date: 1/24/15
 Scale: 1" = 10'-0"
 Drawn by: BCH
 Sheet No.:
L-6A
 Call No.: 2012-035



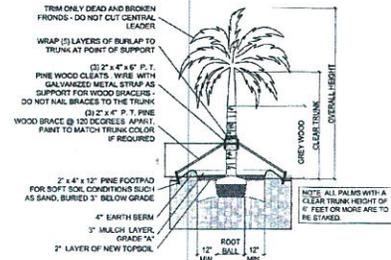
LARGE TREE PLANTING DETAIL



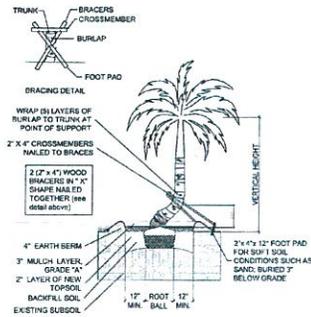
SMALL TREE PLANTING DETAIL



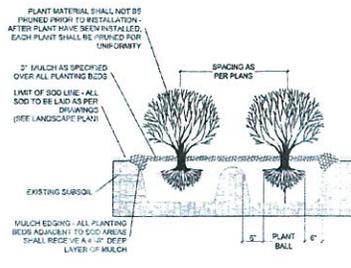
TYPICAL TREE GUYING DETAIL



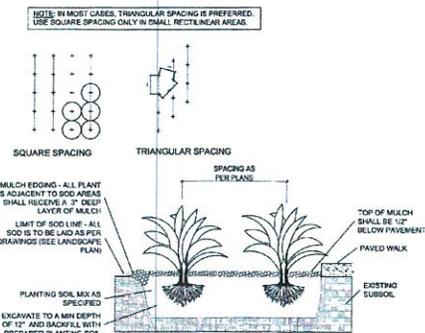
STRAIGHT TRUNK PALM PLANTING DETAIL



CURVED TRUNK PALM PLANTING DETAIL



TYPICAL SHRUB PLANTING DETAIL



TYPICAL GROUNDCOVER PLANTING DETAIL

PLANTING NOTES: (See plant specification and details for additional standards)

- All plant material is to be Florida Number 1 or better pursuant to the Florida Department of Agriculture's Grades and Standards for Nursery Plants.
- Sod is to be grade "A" weed free.
- All areas marked "SOD" shall be solid sodded with St. Augustine 'Floratum' solid sod. See limit on plan. All areas marked "LAWN" shall be solid sodded with Sea dwarf Paspalum. All sod is to be laid level, light, and cut even along planting beds.
- All plants are to be top dressed with a minimum 3" layer of Melaleuca mulch, Eucalyptus mulch or equal.
- Planting plans shall take precedence over plant list in case of discrepancies.
- No changes are to be made without the prior consent of the Landscape Architect and Owner. Additions and or deletions to the plant material must be approved by the project engineer.
- Landscape Contractor is responsible for providing their own square footage takeoffs and field verification for 100% sod coverage for all areas specified.
- All landscape areas are to be provided with automatic sprinkler system which provide 100% coverage, and 50% overlap.
- All trees in lawn areas are to receive a 24" diameter mulched saucer at the base of the trunk.
- All lawn located in parking islands is to be set flush with top of curb. Provide adequate soil to within 3" of top of curb.

- Trees are to be planted within parking islands after soil is brought up to grade. Deeply set root balls are not acceptable.
- Planting soil for topsoil and backfill shall be 50/50 mix, nematode free. Planting soil for annual beds to be comprised of 50% Canadian peat moss, 25% salt free coarse sand and 25% Aerolite.
- Tree and shrub pits will be supplemented with "Agriform Pells", 21 gram size with a 20-10-5 analysis, or substitute application accepted by Landscape Architect. Deliver in manufacturer's standard containers showing weight, analysis and name of manufacturer.

GENERAL NOTES

- The Landscape Contractor is to locate and verify all underground and overhead utilities prior to beginning work. Contact proper utility companies and / or General Contractor prior to digging for field verification. The Owner and the Landscape Architect shall not be responsible for any damages to utility or irrigation lines (see Roadway Plans for more utility notes).
- Landscape Contractor is to verify all current drawings and check for discrepancies and bring to the attention of the Landscape Architect prior to commencing with the work.
- All unattended and unplanted tree pits are to be properly barricaded and flagged during installation.
- All planting plans are issued as directives for site layout. Any deviations, site changes, etcetera are to be brought to the attention of the Landscape Architect for clarification prior to installation.



KEY LARGO HOTEL
 Key Largo, Florida
 PLANTING DETAILS & NOTES

Revisions:

Scale:
 L.S. # 14200089
 Date: 1/26/15

REVISION
 FEB 11 2015
 2015-03
 REVISIONS TO PLANTING DETAILS

Drawing: PHASE II PERMIT
 Date: 1/26/15
 Scale: 1/16" = 1'-0"
 Drawn by: SCH
 Sheet No.:

L-8A

Call Id: 2012-035

PLAYA LARGO RESORT
4B Conservation Easement



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