DEVELOPMENT REVIEW COMMITTEE

Tuesday, August 25, 2015

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Tuesday, August 25, 2015, beginning at 1:00 PM at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL

DRC MEMBERS:
Mayte Santamaria, Senior Director of Planning and Environmental Resources
Mike Roberts, Sr. Administrator, Environmental Resources
Emily Schemper, Comprehensive Planning Manager
Kevin Bond, Planning & Development Review Manager
DOT Representative
Steve Zavalney, Captain, Fire Prevention
Public Works Department Representative

STAFF MEMBERS
Steve Williams, Assistant County Attorney
Rey Ortiz, Planning & Biological Plans Examiner Supervisor
Matt Coyle, Principal Planner
Devin Rains, Sr. Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Planner
Mitzi Crystal, Transportation Planner
Gail Creech, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL

MEETING

New Items:

1. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM INDUSTRIAL (I) AND COMMERCIAL FISHING AREA (CFA) TO MIXED USE (MU), FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00120940.000100, AND FROM INDUSTRIAL (I) TO COMMERCIAL 2 (C2) FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS FOUR PARCELS OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122080.000000, 00122081.000200, 00122010.000000 AND 00121990.000000, AS PROPOSED BY ROCKLAND OPERATIONS, LLC AND ROCKLAND COMMERCIAL CENTER, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.
(File 2012-069)
2012-069 SR DRC 08.25.15.PDF
2012-069 FILE Reopened 01.12.15.PDF

2. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM RESIDENTIAL CONSERVATION (RC) TO RECREATION (R) AND CONSERVATION (C), FOR PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 24, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACT A, HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14 (PLAT BOOK 7, PAGE 9), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00573690.003900, AS PROPOSED BY OCEAN REEF CLUB INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN AND FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-047)
2015-047 SR DRC 08.25.15.PDF
2015-047 FILE.PDF
2015-047 Recvd 07.16.15 Survey via email.pdf

3. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM NATIVE AREA (NA) TO PARKS AND REFUGE (PR) AND CONSERVATION DISTRICT (CD), FOR PROPERTY DESCRIBED AS A PARCEL OF LAND IN SECTION 24, TOWNSHIP 59 SOUTH, RANGE 40 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, AND ALSO BEING A PORTION OF TRACT A, HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14 (PLAT BOOK 7, PAGE 9), KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00573690.003900, AS PROPOSED BY OCEAN REEF CLUB INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE LAND USE DISTRICT (ZONING) MAP; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-048)
2015-048 SR DRC 08.25.15.PDF
2015-048 FILE.PDF
2015-048 Recvd 07.16.15 Survey via email.pdf

4. PL OCEAN RESIDENCES, 97801 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 98: A PUBLIC MEETING CONCERNING A REQUEST FOR A MINOR CONDITIONAL USE PERMIT. THE REQUESTED APPROVAL IS REQUIRED FOR THE DEVELOPMENT OF A PROPOSED 24 ATTACHED DWELLING UNITS DESIGNATED AS AFFORDABLE HOUSING, 28 DETACHED DWELLING UNITS OF MARKET RATE HOUSING, AND ASSOCIATED AMENITIES. THE SUBJECT PROPERTY IS DESCRIBED AS PARCELS OF LAND LOCATED IN SECTIONS 5 AND 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, AND 00090860.000000.
(File 2015-049)
2015-049 SR DRC 08.25.16.PDF
2015-049 FILE.PDF
2015-049 Traffic Study Recvd 08.04.15.pdf
2015-049 COMBINED Survey Recvd 07.13.15.PDF
2015-049 COMBINED Site Plan.PDF
2015-049 COMBINED ModelA.PDF
2015-049 COMBINED ModelB.PDF
2015-049 COMBINED B-1.PDF
2015-049 COMBINED B-2.PDF
2015-049 COMBINED CH.PDF
2015-049 COMBINED Land.PDF
2015-049 COMBINED Permit.PDF

5. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; AND CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD

INSURANCE COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-006)
2015-006 SR DRC 08.25.15.PDF

6. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICIES 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-007)
2015-007 SR DRC 08.25.15-Print.PDF

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”.

ADJOURNMENT

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee, and
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: August 17, 2015

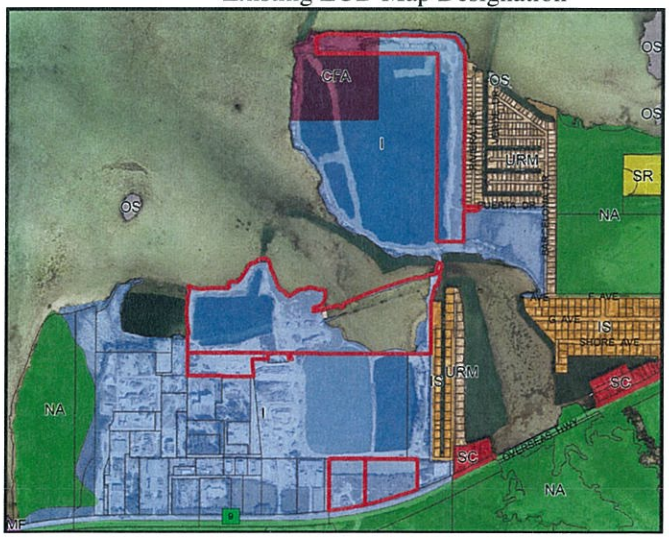
Subject: REQUEST BY ROCKLAND OPERATIONS, LLC AND ROCKLAND COMMERCIAL CENTER, INC. TO AMEND THE LAND USE DISTRICT (LUD) MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM INDUSTRIAL (I) AND COMMERCIAL FISHING AREA (CFA) TO COMMERCIAL 2 (C2) AND MIXED USE (MU) FOR FIVE CONTIGUOUS PARCELS LOCATED ON ROCKLAND KEY AND BIG COPPITT KEY.

Meeting: August 25, 2015

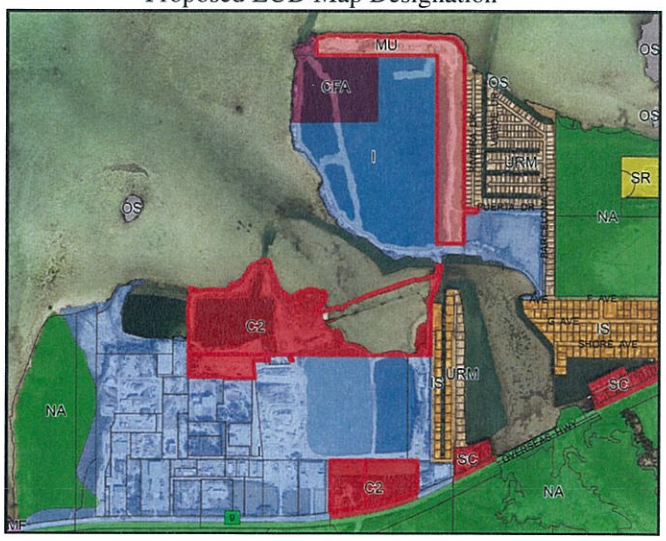
I. REQUEST

On January 12, 2015, Rockland Operations, LLC and Rockland Commercial Center, Inc. submitted a letter requesting to update and process an application submitted on May 18, 2012, requesting to amend the Land Use District (LUD) Map of the Monroe County Land Development Code from Industrial (I) and Commercial Fishing Area (CFA) to Commercial 2 (C2) and Mixed Use (MU) for five (5) parcels located on Rockland Key and Big Coppitt Key, having real estate numbers 00122080.000000, 00122081.000200, 00122010.000000, 00121990.000000, and 00120940.000100.

Existing LUD Map Designation



Proposed LUD Map Designation



II. BACKGROUND INFORMATION

Site Information

Location: MM 9-9.5, Rockland/Big Coppitt Keys, Gulf of Mexico Side
Description: Parcels of land within Sections 21, Township 67 South, Range 26 East, Rockland Key and Big Coppitt Key.
Real Estate Numbers: 00122080.000000, 00122081.000200, 00122010.000000, 00121990.000000, and 00120940.000100
Owner/Applicant: Rockland Operations, LLC and Rockland Commercial Center, Inc.
Agents: Barton Smith and Bryan Hawks of Smith Oropeza Hawks
Size of Site: 44.42 acres upland (1,925,787 SF)
Land Use Districts (Zoning): CFA & I
FLUM Designation: Mixed Use / Commercial Fishing (MCF) & Industrial (I)
Tier Designation: majority Tier III; small portion (half acre) Tier I
Flood Zones: AE - EL 10; VE - EL 12; VE - EL 14; VE - EL 16
Existing Use: Light industrial and vacant land.
Existing Vegetation/Habitat: Scarified
Community Character of Immediate Vicinity: Adjacent land currently has zoning designations of Industrial (I), Improved Subdivision (IS), Urban Residential-Mobile Home (URM), and Commercial Fishing Area (CFA). The surrounding area includes a mix of uses, including but not limited to: commercial, office, heavy and light industrial, storage, warehouse, residential housing, public utility facilities and commercial fishing uses.

The Big Coppitt portion of the subject property (RE# 00120940.000100) currently has Land Use District (LUD) designations of Commercial Fishing Area (CFA) and Industrial (I), and Future Land Use Map (FLUM) designations of Mixed Use/Commercial Fishing (MCF) and Industrial (I). The Rockland Key portion of the subject property (RE#s 00122080.000000, 00122081.000200, 00122010.000000, and 00121990.000000), currently has a LUD designation of Industrial (I) and a FLUM designation of Industrial (I).

The Big Coppitt portion of the subject property was within a GU (General Use) district prior to 1986 when it was re-designated as CFA and I (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the Big Coppitt portion of the subject property was given its current FLUM designations of MCF and I. The Rockland Key portion of the subject property was within GU (General Use) and BU-2 (Medium Business Use) districts prior to 1986 when it was re-designated as I (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the Rockland Key portion of the subject property was given its current FLUM designation of I.

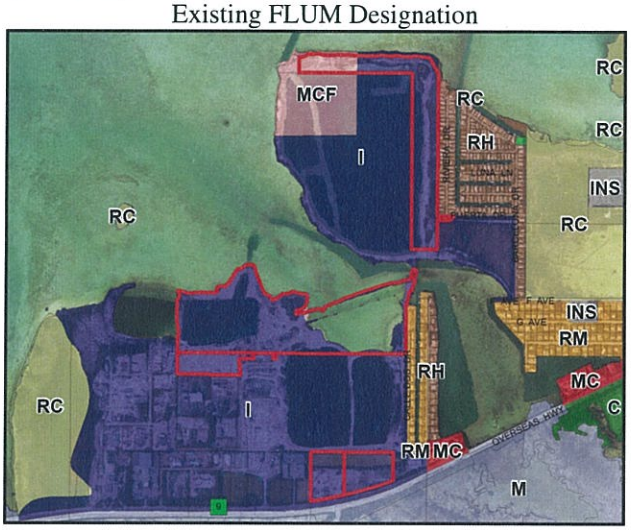
According to the boundary survey provided by the applicant, the total upland area of the subject property is 44.42 acres (1,925,787 SF); 14.83 acres comprise the Big Coppitt portion of the property, and 29.59 acres comprise the Rockland Key portion of the property.

Property Owner(s)	Real Estate Number	Property Location (Key)	Current FLUM	Proposed FLUM	Current Zoning	Tier	Land Area (upland acres per survey)
Rockland Operations, LLC	00120940 -000100	Big Coppitt	I & MCF	MC	I & CFA	Tier III	14.83
						Subtotal: Big Coppitt portion of property	14.83 acres
Rockland Commercial Center Inc.	00122010 -000000	Rockland	I	COMM	I	Tier III	3.18
Rockland Commercial Center Inc.	00121990 -000000	Rockland	I	COMM	I	Tier III	3.05
Rockland Operations, LLC	00122080 -000000	Rockland	I	COMM	I	Tier III & Tier I	18.87
Rockland Operations, LLC	00122081 -000200	Rockland	I	COMM	I	Tier III	4.49
						Subtotal: Rockland Key portion of property	29.59 acres
Total Upland Acreage							**44.42 acres**

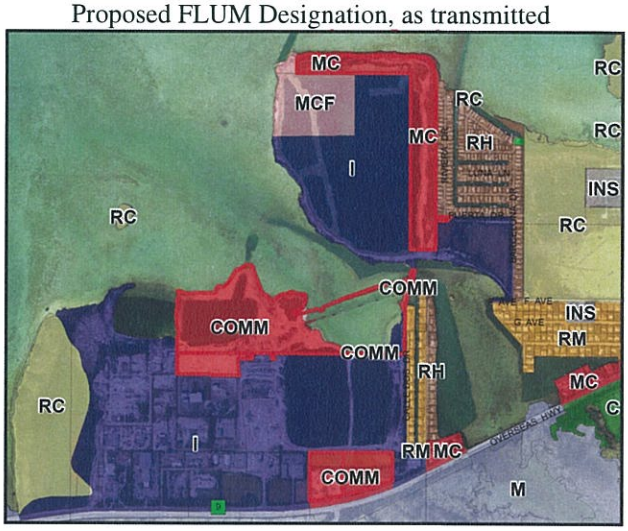
III. PREVIOUS RELEVANT COUNTY ACTIONS

The applicant has also applied for a corresponding FLUM amendment for the subject property, which has been reviewed by the Monroe County Development Review Committee (DRC), Planning Commission, and Board of County Commissioners (BOCC) (transmittal hearing only). On December 10, 2014, at a regularly scheduled meeting, the BOCC adopted Resolution #375-2014, transmitting to the state land planning agency an ordinance amending the FLUM for the subject property from MCF and I to Mixed Use/Commercial (MC) and Commercial (COMM).

Existing FLUM Designation



Proposed FLUM Designation, as transmitted



The draft ordinance was transmitted to the Florida Department of Economic Opportunity (DEO), which reviewed the proposal and issued an Objections, Recommendations and Comments (ORC) Report, received by the County on March 23, 2015.

The ORC report identified one objection regarding potential residential development on the Big Coppitt portion of the property, and recommended that the BOCC either not adopt the amendment, or revise the amendment to allow uses other than residential uses. Normally, the County has 180 days from the date of receipt of the ORC to adopt the FLUM amendment, adopt the FLUM amendment with changes or not adopt the FLUM amendment. The 180 day deadline for action by the County would be September 19, 2015; however, the County has requested an extension to this deadline from DEO (as requested by the applicant). The new deadline for County action is March 15, 2016.

In response to the ORC, the applicant has prepared a revised proposal for the FLUM amendment based on the ORC report, additional data and analysis, and the requirements of Florida law. The revised proposal requests the same FLUM amendment from MCF and I to MC and COMM, but also includes a Comprehensive Plan text amendment, to be adopted simultaneously, establishing a subarea policy restricting any residential use on the subject property to only affordable housing. The subarea policy would eliminate all potential for market rate permanent residential and/or transient uses on the site.

The revised FLUM amendment, including the proposed Comprehensive Plan text amendment establishing the subarea policy, is tentatively scheduled to be considered for adoption by the BOCC at their regularly scheduled meeting on October 21, 2015. The proposed LUD map

amendment, which is the subject of this staff report, is necessary to be consistent with the proposed FLUM amendment. Note, Florida Statute Sections 163.3194 and 163.3201 require land development regulations to be consistent with and implement the Comprehensive Plan.

IV. ANALYSIS OF PROPOSED AMENDMENT

A. Maximum Allocated Density and Intensity

Big Coppitt portion of property			
Existing LUD	**Type**	**Adopted Standards**	**Development Potential**
Commercial Fishing Area (CFA) **2.50 acres (108,900 SF)**	Residential Allocated Density	3 du/acre	7.5 du
	Residential Max Net Density (affordable housing)	12 du/buildable acre	24 du (affordable)
	Transient Allocated Density	0 rooms/spaces/acre	0 rooms/spaces
	Nonresidential Maximum Intensity	0.40 FAR	43,560 SF
Industrial (I) **12.33 acres (537,094 SF)**	Residential Allocated Density	1 du	12.3 du
	Residential Max Net Density (affordable housing)	2 du/buildable acre	19.7 du (affordable)
	Transient Allocated Density	0 rooms/spaces/acre	0 rooms/spaces
	Nonresidential Maximum Intensity	0.40 FAR	214,837 SF
Existing Big Coppitt Subtotal **14.83 acres (645,994 SF)**	Residential Allocated Density		**19.8 du**
	Residential Max Net Density (affordable housing)		**43.7 du (affordable)**
	Transient Allocated Density		**0 rooms/spaces**
	Nonresidential Maximum Intensity		**258,397 SF**
Proposed LUD	**Type**	**Adopted Standards**	**Development Potential**
Mixed Use (MU) **14.83 acres (645,994 SF)**	Residential Allocated Density	1 du/acre	**14.8 du***
	Residential Max Net Density (affordable housing)	18 du/buildable acre	**213.6 du (affordable)***
	Transient Allocated Density	10 rooms/spaces/acre	**148.3 rooms/spaces***
	Nonresidential Maximum Intensity	0.40 FAR	**258,397 SF**
Rockland Key portion of property			
Existing LUD	**Type**	**Adopted Standards**	**Development Potential**
Industrial (I) **29.59 acres (1,288,940 SF)**	Residential Allocated Density	1 du/acre	**29.6 du**
	Residential Max Net Density (affordable housing)	2 du/buildable acre	**47.3 du (affordable)**
	Transient Allocated Density	0 rooms/spaces/acre	**0 rooms/spaces**
	Nonresidential Maximum Intensity	0.40 FAR	**515,576 SF**
Proposed LUD	**Type**	**Adopted Standards**	**Development Potential**
Commercial 2 (C2) **29.59 acres (1,288,940 SF)**	Residential Allocated Density	0 du/acre	**0 du**
	Residential Max Net Density (affordable housing)	0 du/buildable acre	**0 du**
	Transient Allocated Density	0 rooms/spaces/acre	**0 rooms/spaces**
	Nonresidential Maximum Intensity	0.50 FAR	**644,470 SF**

Total Site			
Existing LUD Total **44.42 acres (1,925,787 SF)**	Residential Allocated Density		**49.4 du**
	Residential Max Net Density (affordable housing)		**91 du (affordable)**
	Transient Allocated Density		**0 rooms/spaces**
	Nonresidential Maximum Intensity		**773,973 SF**
Proposed LUD Total **44.42 acres (1,925,787 SF)**	Residential Allocated Density		**14.8 du***
	Residential Max Net Density (affordable housing)		**213.6 du (affordable)***
	Transient Allocated Density		**148.3 rooms/spaces***
	Nonresidential Maximum Intensity		**902,867 SF**
Net Change in Development Potential Total Site	**Total Site** **Residential: (-34.6) du*** **Affordable Residential (max net): +122.6 du*** **Transient: +148.3 rooms/spaces*** **Nonresidential: +128,894 SF**		
Net Change in Development Potential based on Key	**Big Coppitt portion: CFA and I to MU** Residential: (-5) du* Affordable Residential (max net): +169.9 du* Transient: +148.3 rooms/spaces* Nonresidential: no change	**Rockland Key portion: I to C2** Residential: (-29.6) du* Affordable Residential (max net): (-47.3) du* Transient: no change* Nonresidential: +128,894 SF	

*Based on the proposed Comprehensive Plan text amendment which will accompany the corresponding FLUM amendment, a subarea policy will restrict any residential uses on the subject property to only affordable housing. The subarea policy eliminates all potential for market rate permanent residential and/or transient uses on the site.

The table above provides an approximation of the existing and proposed development potential for residential, transient, and nonresidential development. Section 130-156(b) of the Land Development Code states: "The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development."

As shown in the table above, the proposed LUD map amendment would result in a *decrease* in overall potential permanent residential development of 34.6 dwelling units; an increase in overall potential affordable residential development (using max net density) of 122.6 dwelling units; an increase in overall potential transient unit development of 148.3 rooms/spaces; and an increase in overall potential nonresidential development of 128,894 square feet. Based on the proposed Comprehensive Plan subarea policy, which would eliminate all potential for market rate permanent residential and/or transient uses on the site, the actual decrease in potential permanent market rate residential development would be 49.4 dwelling units, and the actual change in potential transient units would be no change – potential would remain at zero (0) transient units.

B. Impact on Community Character

Parcels surrounding the subject property currently have LUD designations of Industrial, Commercial Fishing Area, Improved Subdivision, Urban Residential Mobile Home, and Native Area (across US1). Land uses surrounding the subject property include residential to the east, and a mixture of light/heavy industrial and vacant land to the west and southwest. Land across US1 to the south is vacant wetlands.

Almost the entire site has a tier designation of Tier III. A small portion (half an acre) on Rockland Key has a tier designation of Tier I. The majority of the site is scarified, consisting of pea-rock, gravel, borrow pits, and some grassy areas.

The portion of the site proposed for MU zoning, which would potentially allow affordable housing residential development, is adjacent to an existing residential area within a URM district.

The proposed LUD map amendment is not anticipated to have an adverse effect on the community character of the area.

C. Effects on Public Facilities

Traffic Circulation (Policy 301.1.1)
According to the 2013 US.1 Arterial Travel Time and Delay Study, at the present time, US 1 is operating overall at a Level of Service (LOS) C. In the Lower Keys Area, the segments from the area of the request to Key West are operating at a LOS B or better and the segments from the area of the request to Big Pine Key are operating at a LOS C or better. The request is located in the area of Segments 2 and 3, which are operating at levels of service A and B respectively.

- Segment 2 Boca Chica (4-L/D) Key Haven Blvd. to Rockland Dr. (4,521 Reserve Trips) – LOS A
- Segment 3 Big Coppitt (2-L/U) Rockland Dr. to Boca Chica Rd. (1,118 Reserve Trips) – LOS B

As part of the corresponding FLUM amendment application, the applicant submitted a trip generation analysis. URS (County consultant) reviewed the analysis and confirmed that the proposed FLUM amendment would result in a trip generation reduction of 7,933 trips per day. Therefore, the proposed amendment is not anticipated to negatively impact the traffic LOS.

Potable Water (Policy 701.1.1)
FKAA's Water Treatment Facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD). This consists of 23.8 MGD from the Biscayne Aquifer through the primary conventional water treatment process and 6 MGD from the brackish Floridan Aquifer through the secondary Reverse Osmosis (RO) treatment plant. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The 2012

projection for annual average daily demand is 17.62 MGD which is well below FKAA's Water Use Permit amount of 23.98 MGD.

Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for nonresidential potable water is 0.35 gallons per square foot per day. The proposed LUD map amendment gives increases the site's maximum nonresidential development potential by 128,894 SF, which would increase potential potable water demand by 45,112 gallons per day.

Pursuant to Policy 701.1.1 of the Comprehensive Plan, the Level of Service standard for residential potable water is 66.5 gallons per capita per day. The proposed LUD map amendment would increase the potential affordable residential development by 122 dwelling units, which would increase potential potable water demand by 18,173 gallons per day if developed to its maximum affordable residential potential.

Currently there is sufficient capacity for such an increase.

Solid Waste (Policy 801.1.1)
Monroe County has a contract with Waste Management through September 30, 2024. The contract authorizes the use of in-state facilities; thereby, providing the County with approximately ten years of guaranteed capacity for the haul out and disposal of 95,000 tons/year of solid waste not including yard waste. Under the proposed LUD categories, the net increase in potential affordable residential units on the site is 122 dwelling units. Currently there is sufficient capacity for such an increase. Nonresidential solid waste is handled by private contract.

Sanitary Sewer (Policy 901.1.1)
The property will be served by the Big Coppitt Wastewater Treatment Plant. The Big Coppitt Wastewater Treatment Plant has a design capacity of 0.323 MGD. The current average daily flow is 0.130 MGD.

D. Consistency with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan

The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.2: Monroe County shall reduce hurricane evacuation clearance times to 24 hours by the year 2010.

Policy 101.2.13: Monroe County shall establish an interim Permit Allocation System for new residential development. The interim Permit Allocation System shall supersede Policy 101.2.1 and remain in place until such time as Monroe County determines its future growth capacity based on hurricane evacuation, public safety and environmental needs including water quality and habitat protection, and amends its plan consistent with such determination, based on the results of the work program as set forth below…

Objective 101.4: Monroe County shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.4.22
Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the Future Land Use Map and described in Policies 101.4.1 - 101.4.17:

Future Land Use Densities and Intensities			
Future Land Use Category And Corresponding Zoning	Allocated Density [b] (per acre)	Maximum Net Density [a] [b] [i] (per buildable acre)	Maximum Intensity (floor area ratio)
Commercial (COMM) (C1 and C2 zoning)	0 du 0 rooms/spaces	N/A N/A	0.15-0.50
Mixed Use/Commercial (MC) [g] [j] (SC, UC, DR, RV, MU and MI zoning)	1-6 du 5-15 rooms/spaces 1 du (MI zoning)	2 -18 du 10-25 rooms/spaces 2 du (MI zoning)	0.10-0.45 (SC, UC, DR, RV, and MU zoning) 0.30-0.60 (MI zoning)

E. Consistency with the provisions and intent of the Monroe County Code Land Development Code

In accordance with MCC §102-158(d)(5), the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;
N/A

2. Changed assumptions (e.g., regarding demographic trends);
The applicant is proposing a FLUM amendment and subarea policy to allow and restrict the development of residential uses to only affordable housing on the Big Coppitt portion of the property (the Commercial FLUM category proposed for the Rockland Key portion of the site has no residential development potential). The applicant has stated they are proposing the map amendments and subarea policy to address the shortage of affordable housing the County is experiencing. The proposed LUD map amendment is necessary to be consistent with the proposed FLUM amendment.

3. Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan;
N/A

4. New issues;

The Monroe County Development Review Committee, Planning Commission, and Board of County Commissioners have recommended and transmitted to the State a FLUM amendment for the subject parcels. The proposed FLUM amendment changes the FLUM designation on the site from Mixed Use/Commercial Fishing and Industrial to Mixed Use/Commercial and Commercial. The proposed LUD map amendment is necessary to be consistent with the proposed FLUM amendment. Note, Florida Statute Sections 163.3194 and 163.3201 require land development regulations to be consistent with and implement the Comprehensive Plan.

5. Recognition of a need for additional detail or comprehensiveness; or
   N/A

6. Data updates;
   N/A

V. RECOMMENDATION

Staff recommends approval of the proposed amendment to the Land Use District Map of the Monroe County Land Development Code from Industrial (I) and Commercial Fishing Area (CFA) to Commercial 2 (C2) and Mixed Use (MU) for five (5) parcels located on Rockland Key and Big Coppitt Key, having real estate numbers 00122080.000000, 00122081.000200, 00122010.000000, 00121990.000000, and 00120940.000100, contingent on adoption and effectiveness of the corresponding FLUM amendment, including the proposed Comprehensive Plan text amendment establishing a subarea policy which would eliminate all potential for market rate permanent residential and/or transient uses on the site.

VI. EXHIBITS

1. BOCC Resolution #375-2014.
2. Official Land Use District Map, Sheets 563 and 564.
3. Proposed LUD map amendment.
4. Corresponding Proposed FLUM amendment.

Exhibit 1 - Resolution # 375-2014

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

RESOLUTION NO. 375 2014

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS TRANSMITTING TO THE STATE LAND PLANNING AGENCY AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE FUTURE LAND USE MAP OF THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN FROM INDUSTRIAL (I) TO COMMERCIAL (COMM) FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS FOUR PARCELS OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122080-000000, 00122081-000200, 00122010-000000, and 00121990-000000, AND FROM MIXED USE/COMMERCIAL FISHING (MCF) AND INDUSTRIAL (I) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00120940-000100.

WHEREAS, the Monroe County Board of County Commissioners conducted a public hearing for the purpose of considering the transmittal pursuant to the State Coordinated Review Process in Sec. 163.3184(4), F.S., to the State Land Planning Agency for objections, recommendations and comments, and to the other Reviewing Agencies as defined in Sec. 163.3184(1)(c), F.S., for review and comment on a proposed amendment to the Monroe County Year 2010 Comprehensive Plan as described above; and

WHEREAS, the Monroe County Planning Commission and the Monroe County Board of County Commissioners support the transmittal of the requested future land use map amendment;

NOW THERFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1: The Board of County Commissioners does hereby adopt the recommendation of the Planning Commission to transmit the draft ordinance, attached as Exhibit A, for review of the proposed text amendment.

Section 2. The Monroe County staff is given authority to prepare and submit the required transmittal letter and supporting documents for the proposed amendment in accordance with the requirements of Section 163.3184(4), Florida Statutes.

Section 3. The Clerk of the Board is hereby directed to forward a certified copy of this resolution to the Director of Planning.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the 10th day of December, 2014.

Mayor Danny L. Kolhage	Yes
Mayor Pro Tem Heather Carruthers	Yes
Commissioner George Neugent	Yes
Commissioner David Rice	Yes
Commissioner Sylvia Murphy	Yes

BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA

BY _____

Mayor Danny L. Kolhage

(SEAL)

ATTEST: Amy Heavilin, Clerk

_____

Deputy Clerk

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
_____
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 11/20/14

Exhibit A

ORDINANCE NO. -2014

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY FUTURE LAND USE MAP FROM INDUSTRIAL (I) TO COMMERCIAL (COMM) FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS FOUR PARCELS OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, ROCKLAND KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00122080.000000, 00122081.000200, 00122010.000000 AND 00121990.000000, AND FROM MIXED USE/COMMERCIAL FISHING (MCF) AND INDUSTRIAL (I) TO MIXED USE/COMMERCIAL (MC) FOR PROPERTY LOCATED AT APPROXIMATE MILE MARKER 9, DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBER 00120940.000100, AS PROPOSED BY ROCKLAND OPERATIONS, LLC AND ROCKLAND COMMERCIAL CENTER, INC.; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Rockland Operations, LLC and Rockland Commercial Center, Inc. submitted an application for a Future Land Use Map amendment from Industrial (I) to Commercial (COMM) and from Mixed Use/Commercial Fishing (MCF) and Industrial (I) to Mixed Use/Commercial (MC); and

WHEREAS, the Monroe County Development Review Committee considered the proposed amendment at a regularly scheduled meeting held on the 29th day of April, 2014; and

WHEREAS, the Monroe County Planning Commission held a public hearing on the 27th day of August, 2014, for review and recommendation on the proposed Future Land Use Map amendment; and

WHEREAS, the Monroe County Planning Commission made the following findings of fact and conclusions of law:

1. The proposed FLUM is not anticipated to adversely impact the community character of the surrounding area; and

2. The proposed FLUM is not anticipated to adversely impact the Comprehensive Plan adopted Level of Service; and

3. The proposed amendment is consistent with the Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan; and

4. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area of Critical State Concern, Section 380.0552(7), Florida Statute; and

5. The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.

WHEREAS, the Monroe County Planning Commission passed Resolution No. P39-14 recommending transmittal of the proposed amendment; and

WHEREAS, at a regular meeting held on the 10th day of December, 2014, the Monroe County Board of County Commissioners held a public hearing to consider the transmittal of the proposed amendment, considered the staff report and provided for public comment and public participation in accordance with the requirements of state law and the procedures adopted for public participation in the planning process; and

WHEREAS, at the December 10, 2014, public hearing, the BOCC voted to transmit the amendment to the State Land Planning Agency; and

WHEREAS, the State Land Planning Agency reviewed the amendment and issued an Objections, Recommendations and Comments (ORC) Report on _____, 2015, which did not identify any issues with the proposed amendment; and

WHEREAS, the ORC report states_____ and as a response to the ORC Report, Monroe County _____.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA:

Section 1. The Future Land Use Map (FLUM) for the Year 2010 Comprehensive Plan is hereby amended as follows:

The property described as four parcels of land on Rockland Key, having Real Estate Numbers 00122080-000000, 00122081-000200, 00122010-000000, and 00121990-000000 from Industrial (I) to Commercial (COMM), and a parcel of land on Big Coppitt Key, having real estate number 00120940-000000 from Mixed Use/Commercial Fishing (MCF) and Industrial (I) to Mixed

Use/Commercial (MC), as shown on Exhibit 1; which is attached hereto and incorporated herein.

Section 2. **Severability.** If any section, subsection, sentence, clause, item, change, or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such validity.

Section 3. **Repeal of Inconsistent Provisions.** All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of said conflict.

Section 4. **Transmittal.** This ordinance shall be transmitted by the Director of Planning to the State Land Planning Agency pursuant to Chapter 163 and 380, Florida Statutes.

Section 5. **Filing and Effective Date.** This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until a notice is issued by the State Land Planning Agency or Administration Commission finding the amendment in compliance with Chapter 163, Florida Statutes and after any applicable challenges have been resolved.

Section 6. **Inclusion in the Comprehensive Plan.** The Future Land Use Map amendment shall be incorporated in the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the _____ day of _____, 2015.

Mayor Danny L. Kolhage	_____
Mayor *Pro Tem* Heather Carruthers	_____
Commissioner George Neugent	_____
Commissioner David Rice	_____
Commissioner Sylvia Murphy	_____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor Danny L. Kolhage

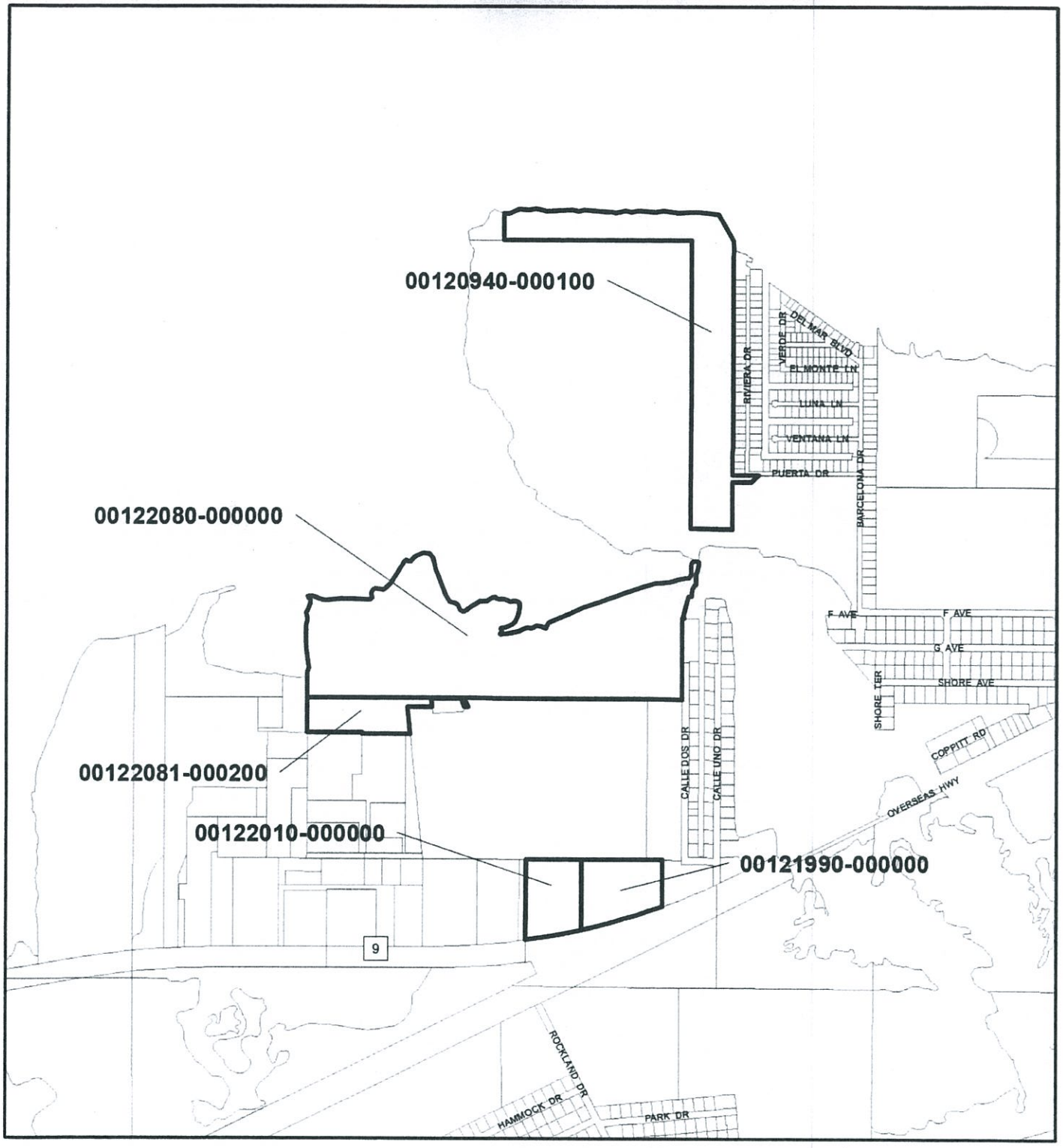
(SEAL)

ATTEST: AMY HEAVILIN, CLERK

_____
DEPUTY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
_____
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 11/20/14

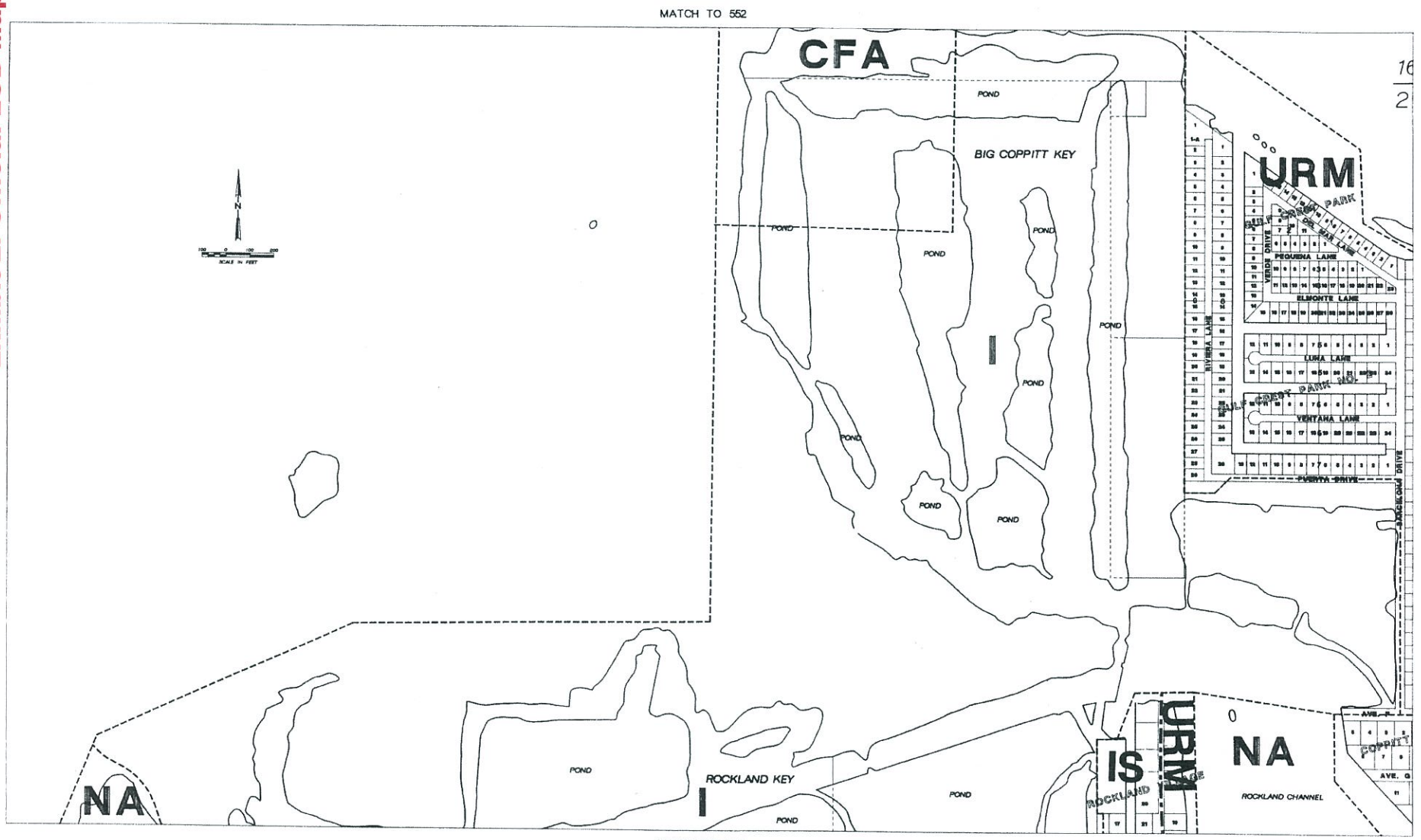
Exhibit 1 to Ordinance# -2014



The Monroe County Future Land Use Map is amended as indicated above.

Proposal: Future Land Use change of five parcels of land on Big Coppitt Key having Real Estate Numbers: 00120940-000100, 00122080-000000, 00122081-000200, 00122010-000000 and 00121990-000000 from Industrial (I) toCommercial (COMM) and Mixed Use/Commercial (MC).

Exhibit 2: Official LUD Map



The Area Depicted On This Map
May Be Subject To The AICUZ Overlay

MONROE COUNTY, FLORIDA,
LAND USE DISTRICT MAP

DSGN	
DR	MA WILLS 2459,U553
CHK	
APVD	

I CERTIFY THAT THIS IS AN OFFICIAL MONROE COUNTY LAND USE DISTRICT MAP AS REQUIRED AND ADOPTED BY THE MONROE COUNTY BOARD OF COMMISSIONERS BY RESOLUTION ON [illegible], 1991, AS PROVIDED IN CHAPTER 9.5 OF THE FLORIDA KEYS' COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, VOLUME II.

DIRECTOR, PLANNING DEPARTMENT

LEGEND

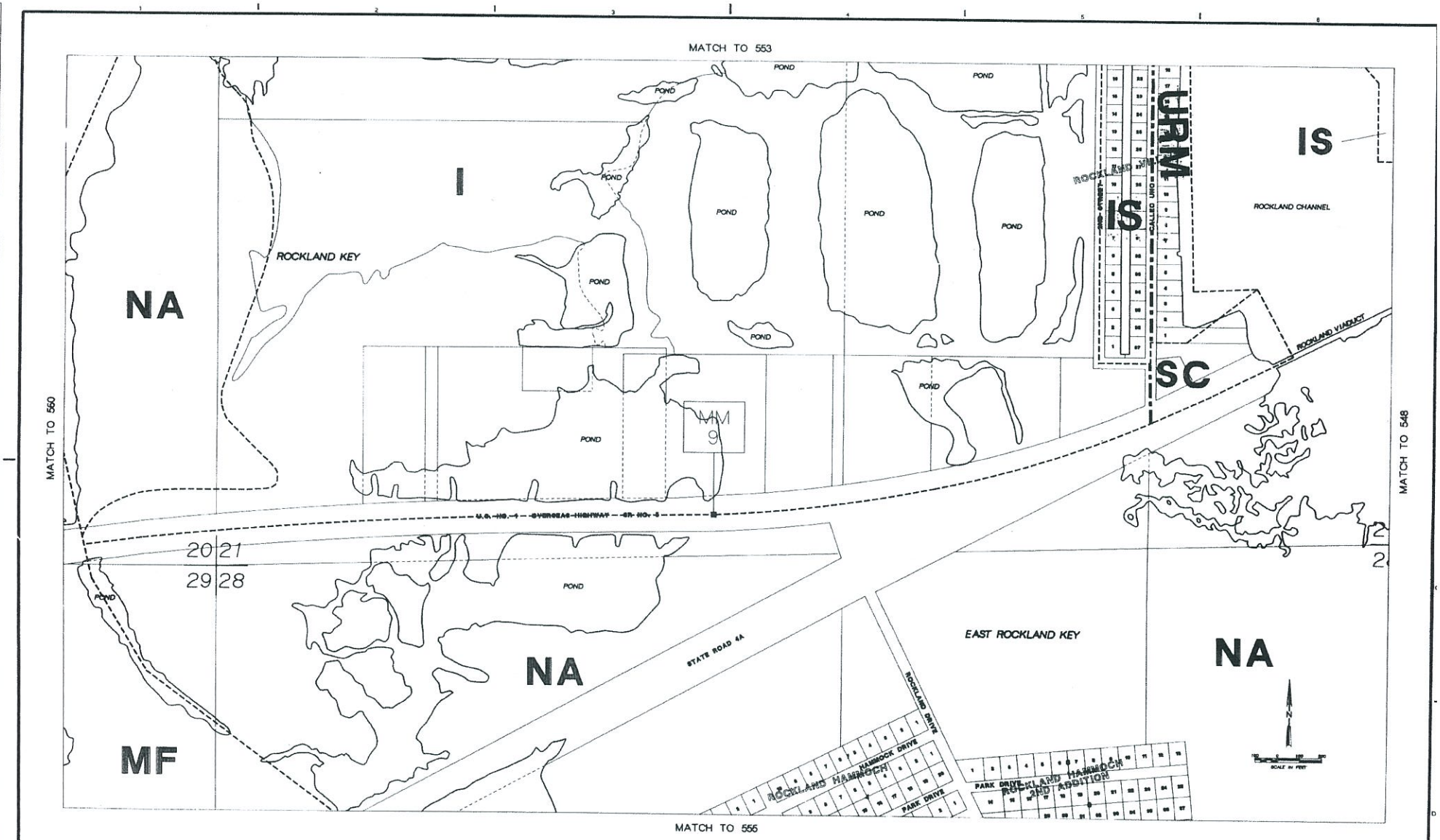
ACEC	AREAS OF CRITICAL COUNTY CONCERN	I	INDUSTRIAL	RV	RECREATIONAL VEHICLE
AD	AIRPORT	IS	IMPROVED SUBDIVISION	SC	SUB URBAN COMMERCIAL
CD	CONSERVATION DISTRICTS	MF	MILITARY FACILITIES	SR	SUB URBAN RESIDENTIAL
CFA	COMMERCIAL FISHING AREA	ME	MARITIME INDUSTRIES	SRL	SUB URBAN RESIDENTIAL LIMITED
CFSD	COMMERCIAL FISHING SPECIAL DISTRICTS	MN	MAINLAND NATIVE AREA	SS	SPARSELY SETTLED
CFV	COMMERCIAL FISHING VILLAGE	MU	MIXED USE	UC	URBAN COMMERCIAL
DR	DESTINATION RESORT	NA	NATIVE AREA	UR	URBAN RESIDENTIAL
		OS	OFFSHORE ISLAND AREAS	URM	URBAN RESIDENTIAL MOBILE HOME
		PR	PARK AND REFUGE AREA		

THE BASE MAPS ARE NOT SURVEY ACCURATE, AND LOCATION OF LAND USE DISTRICT BOUNDARIES IN AREAS WHERE VEGETATION PREDOMINATES SHOULD BE VERIFIED BY THE MONROE COUNTY BIOLOGIST. THESE MAPS ARE INTENDED TO REPRESENT THE GENERAL LOCATION OF A POINT OR FEATURE WITH RESPECT TO OTHER POINTS OR FEATURES ON THE SAME MAP. THE ENGINEER OF RECORD AND COUNTY WILL NOT BE RESPONSIBLE FOR ANY SOURCE DOCUMENT ERRORS OR OMISSIONS IN THE INFORMATION COMPILED BY OTHERS WHICH HAVE BEEN INCORPORATED INTO THESE MAPS.

BAR IS ONE INCH ON ORIGINAL DRAWING.

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SHEET	553
DATE	1/91
REV NO.	
PROJ NO.	SE 19915.XC



MONROE COUNTY, FLORIDA,
LAND USE DISTRICT MAP

DSGN
DR MA WILLS 2456LU554
CHK
APVD

I CERTIFY THAT THIS IS AN OFFICIAL MONROE COUNTY LAND USE DISTRICT MAP AS REQUIRED AND ADOPTED BY THE MONROE COUNTY BOARD OF COMMISSIONERS BY RESOLUTION ON N.H. 88E, AS PROVIDED BY CHAPTER 9J OF THE FLORIDA KEYS COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, VOLUME III.

DIRECTOR, PLANNING DEPARTMENT

LEGEND

ACCC	AREAS OF CRITICAL COUNTY CONCERN	I	INDUSTRIAL
AS	AIRPORT	IS	IMPROVED SUBDIVISION
CD	CONSERVATION DISTRICTS	MS	MILITARY FACILITIES
CFA	COMMERCIAL FISHING AREA	MI	MARITIME INDUSTRIES
CFSD	COMMERCIAL FISHING SPECIAL DISTRICTS	NA	MAINLAND NATIVE AREA
CFV	COMMERCIAL FISHING VILLAGE	MU	MIXED USE
DR	DESTINATION RESORT	NA	NATIVE AREA
		OI	OFFSHORE ISLAND AREAS
		PR	PARK AND REFUGE AREA
		RV	RECREATIONAL VEHICLE
		SC	SUB URBAN COMMERCIAL
		SR	SUB URBAN RESIDENTIAL
		SRL	SUB URBAN RESIDENTIAL LIMITED
		SW	SPARSELY SETTLED
		UC	URBAN COMMERCIAL
		UR	URBAN RESIDENTIAL
		URM	URBAN RESIDENTIAL MOBILE HOME

THE BASE MAPS ARE NOT SURVEY ACCURATE, AND LOCATION OF LAND USE DISTRICT BOUNDARIES IN AREAS WHERE VEGETATION PREDOMINATES SHOULD BE VERIFIED BY THE MONROE COUNTY BIOLOGIST. THESE MAPS ARE INTENDED TO REPRESENT THE GENERAL LOCATION OF A POINT OR FEATURE WITH RESPECT TO OTHER POINTS OR FEATURES ON THE SAME MAP. THE ENGINEER OF RECORD AND COUNTY WILL NOT BE RESPONSIBLE FOR ANY SOURCE DOCUMENT ERRORS OR OMISSIONS IN THE INFORMATION COMPILED BY OTHERS WHICH HAVE BEEN INCORPORATED INTO THESE MAPS.

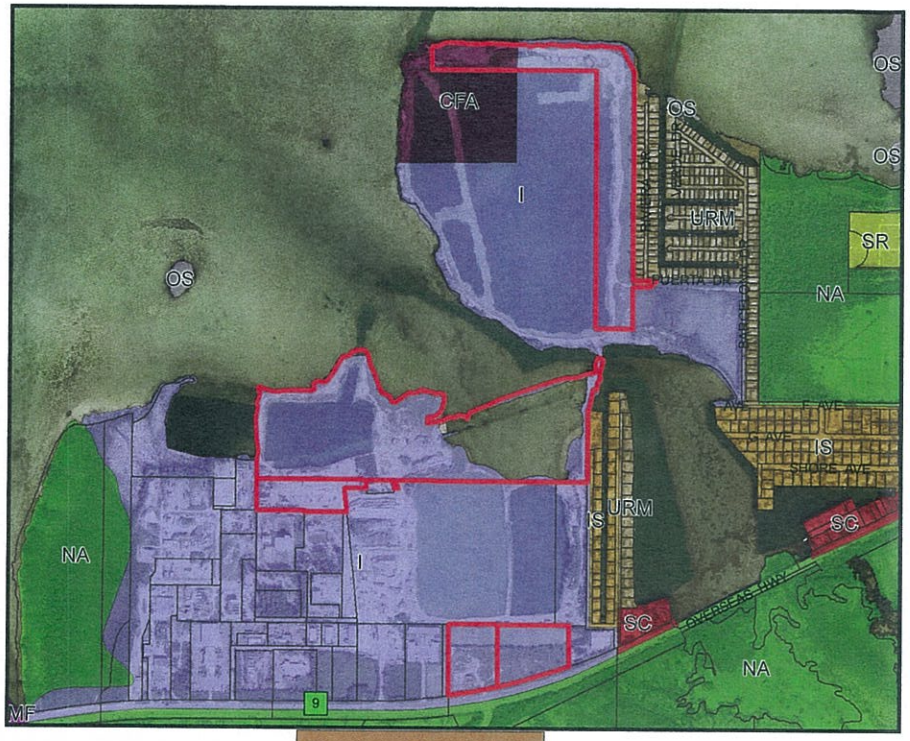
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SHEET 554
DATE 1/19/88
REV NO.
PROJ NO. SE 9815.X0

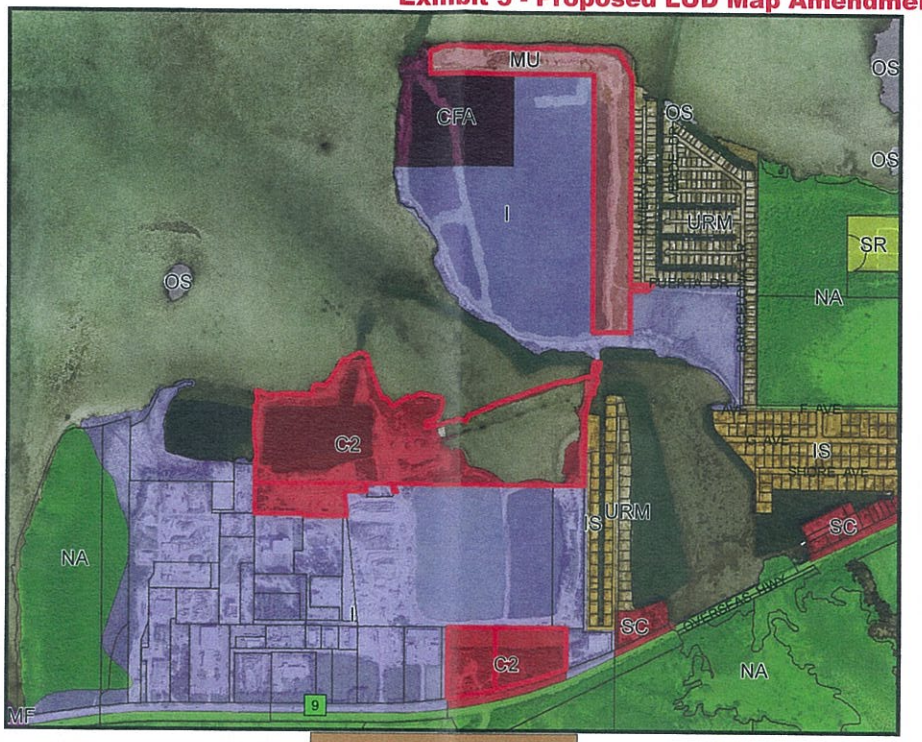
OVERLAY IDENTIFICATION
PROJID
FILE
COMPOSITE
OVERLAY
SCREEN

Exhibit 3 - Proposed LUD Map Amendment

Monroe County Land Use Amendment

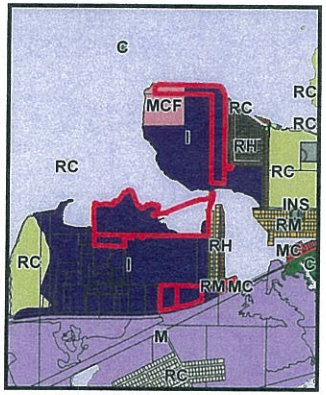


Existing Conditions

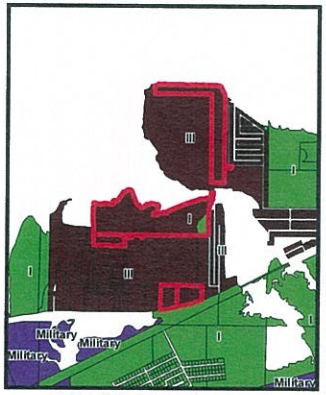


Proposed Conditions

Land Use Designations: AD = Airport District; CD = Conservation District; CFA = Commercial Fishing Area; CFSD = Commercial Fishing Special District; DR = Destination Resort; I = Industrial; IS = Improved Subdivision; MF = Military Facilities; MI = Maritime Industries; MN = Mainland Native Area; MU = Mixed Use; NA = Native Area; OS = Offshore Island; PR = Park and Refuge; RV = Recreational Vehicle; SC = Suburban Commercial; SR = Suburban Residential; SS = Sparsely Settled; UC = Urban Commercial; UR = Urban Residential; URM = Urban Residential Mobile Home



Future Land Use



Tier Designation

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Land Use District is proposed to be amended as indicated above and briefly described as:

Key: Rockland Key Mile Marker: 9 Map Amendment #:_____

Acreage: 82 Land Use District Map #: 554

Ordinance No.: _____

Date of Adoption: _____

Proposal:

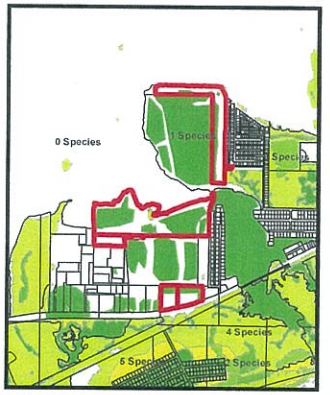
Land Use change of five parcels from Industrial (I) and Commercial Fishing Area (CFA) to Commercial (C2) and Mixed Use (MU).

Property Description:

RE Numbers:
00120940-000100
00122080-000000
00122081-000200
00122010-000000
00121990-000000

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Habitat Type

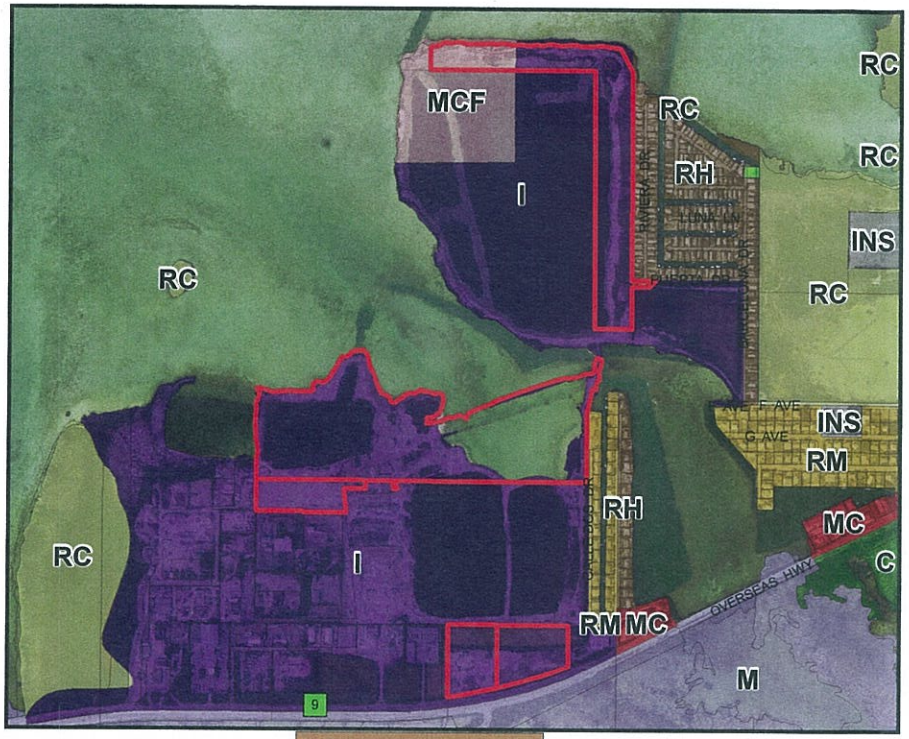


Number of Protected Species

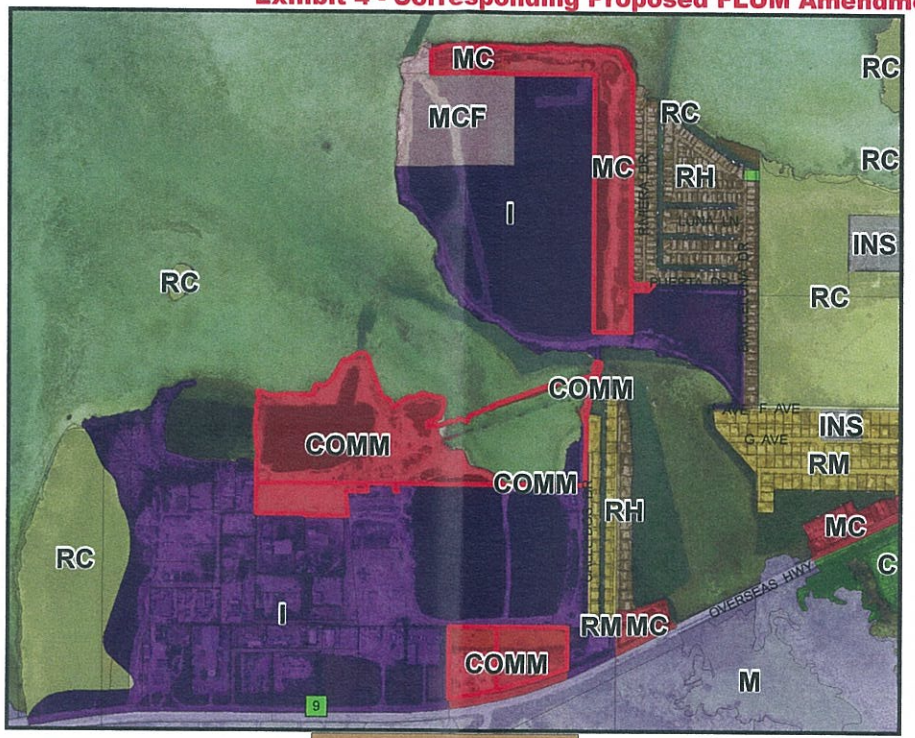
8/7/2015

Exhibit 4 - Corresponding Proposed FLUM Amendment

Monroe County Future Land Use Amendment

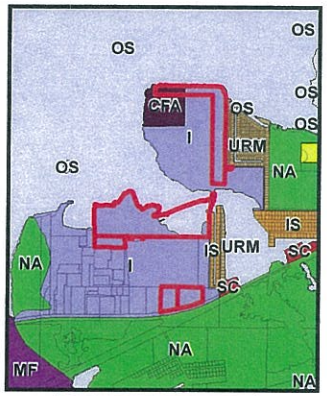


Existing Conditions

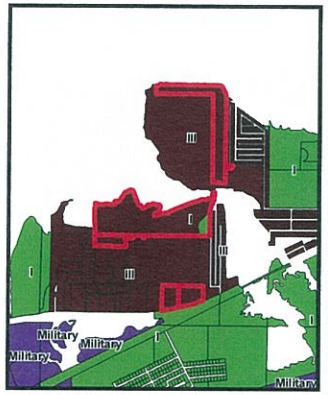


Proposed Conditions

Future Land Use Designations: A = Agriculture; AD = Airport District; C = Conservation; E = Education; I = Industrial; M = Military; MC = Mixed Use/Commercial; MCF = Mixed Use/Commercial Fishing; MN = Mainland Native; PB = Public Buildings/Grounds; PF = Public Facilities; R = Recreation; RC = Residential Conservation; RH = Residential High; RL = Residential Low; RM = Residential Medium



Land Use District



Tier Designation

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Future Land Use District is proposed to be amended as indicated above and briefly described as:

Key: Rockland Key Mile Marker: 9 Map Amendment #:_____

Acreage: Total: 79.6 Upland: 45.1 Land Use District Map #: 553 & 554

Ordinance No.: _____

Date of Adoption: _____

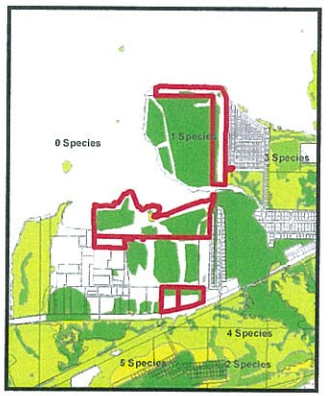
Proposal: Future Land Use change of six parcels from Industrial (I) and Mixed Use/Commercial Fishing (MCF) to Commercial (COMM) and Mixed Use/Commercial (MC)

Property Description:

RE Numbers: 00120940-000100, 00122080-000000, 00122081-000200, 00122010-000000, and 00121990-000000

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Habitat Type



Number of Protected Species

6/19/2014

File #: **2012-069**

Owner's Name: Rockland Operations LLC

Applicant: Rockland Operations LLC

Agent: Barton W. Smith, Esq.
Application Reopened January 12, 2015

Type of Application: LUD – Map Amendment

Key: Rockland Key

RE: 00122080.000000
00122081.000200
00122010.000000
00121990.000000
00120940.000100 ✓

Additional Information added to File 2012-069
(Reopened January 12, 2015)

Creech-Gail

From: Davisson-Bryan
Sent: Friday, January 30, 2015 3:48 PM
To: Creech-Gail
Subject: RE: Spon Labels
Attachments: Rockland_SPONs.xlsx

Attached is a list of the parcels that came up in my selection.

The list has 133 parcels.

Bryan

Bryan Davisson
Monroe County – Growth Management – Geographic Information Systems
2798 Overseas Highway
Marathon, Fl 33050

Phone: 305-289-2533
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your
e-mail address released in response to a public records request, do not send electronic mail to this entity.
Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

From: Creech-Gail
Sent: Friday, January 30, 2015 3:25 PM
To: Davisson-Bryan
Subject: Spon Labels

Bryan,
I tried to do these labels myself so can you please check to see if they are correct? 300 ft for
RE: 00122080.000000, 00122081.000200, 00122010.000000, 00121990.000000 and 00120940.000100

Thanks for your help.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources
2798 Overseas Highway, Ste 400
Marathon, FL 33050

Main Phone: 305-289-2500
Office: 305-289-2522
Fax: 305-289-2536
creech-gail@monroecounty-fl.gov

Please note: Florida has a very broad public records law. Most written communications to or from the County regarding County business are public record, available to the public and media upon request. Your e-mail communication may be subject to public disclosure.
Fax: 305-289-2536

23 VENTANA LLC
1 VENTANA LN
KEY WEST, FL 33040-5429

AGUIAR ALEXANDER R/S
50 RIVIERA DR
KEY WEST, FL 33040-5423

ALFONSO PHYLLIS
1072 W 30TH ST
HIALEAH, FL 33012-5030

ANSON LLC
2 BAY DR
KEY WEST, FL 33040

ANTHONY YSLA F
25 PUERTA DR
KEY WEST, FL 33040-5420

ARNOLD RICHARD JR
35 DONDI RD
KEY WEST, FL 33040-5635

BALZLI PETER JOHN AND LYNDA KAY
1 CALLE DOS
KEY WEST, FL 33040-5464

BASIN DEVELOPMENT CO LLC
121 US HIGHWAY 1 STE 103
KEY WEST, FL 33040-5456

BECINO JOSE CARLOS
44 RIVIERA DR
KEY WEST, FL 33040

BELLOWS MICHAEL A
PO BOX 4510
KEY WEST, FL 33041-4510

BRAY EDSEL AND RHONDA L
985 RIDGEFIELD RD
HAMILTON, OH 45013

BUCKNER TIMOTHY MARK
PO BOX 4583
KEY WEST, FL 33041

BURCHETT ROBERT G AND JANE E
8 AMARYLLIS DR
KEY WEST, FL 33040

CARTER ALLANA K
36 RIVIERA DR
KEY WEST, FL 33040-5423

CARTER WILLIAM A
21583 VALENCIA RD
SUMMERLAND KEY, FL 33042-4131

CITY OF KEY WEST
525 ANGELA ST
KEY WEST, FL 33040

CLYNE PATRICK J
24 CALLE UNO
KEY WEST, FL 33040

CONROY JONATHAN AND LAURA M
27 CALLE UNO
KEY WEST, FL 33040-5410

CRUZ ORQUIDIA
310 PEACON LN
KEY WEST, FL 33040

DANIELS GREGORY L
6 RIVIERA DR
KEY WEST, FL 33040-5423

DECKER GARY
26 RIVIERA DR
KEY WEST, FL 33040-5423

DELPH RALPH E AND CAROLINE A
1 RIVIERA DR
KEY WEST, FL 33040-5422

DEMIER CAL T AND MILAGROS
14 CALLE UNO
KEY WEST, FL 33040-5410

DEMIER CRISTOBAL M
12 CALLE UNO
KEY WEST, FL 33040-5410

DICKERSON GROUP INC
1501 N CHARLOTTE AVE
MONROE, NC 28110-2525

DRUM GENE P AND JOAN Z
1107 KEY PLZ PMB 304
KEY WEST, FL 33040-4086

FINIGAN MARK Z AND ROSEANNE M
30 CALLE UNO
KEY WEST, FL 33040

FINLAYSON CHARLES III
6 VERDE DR
KEY WEST, FL 33040-5431

FLAGG WILLIAM G AND AGNES I
83 SEASIDE RESORTS
KEY WEST, FL 33040

FLOWERS AUDREY S
15 PUERTA DR
KEY WEST, FL 33040-5420

FRANK P TOPPINO LIMITED PARTNERSHIP
PO BOX 787
KEY WEST, FL 33041-0787

GAGE RICHARD AND TONI MICHELLE
21 CALLE UNO
KEY WEST, FL 33040

GLADDING REVOCABLE TRUST 1/25/2012
16340 ANTIGUA WAY
BOKEELIA, FL 33922-1636

GONZALEZ WILLIAM R L/E
21 PUERTA DR
KEY WEST, FL 33040-5420

GRIFFITH RICHARD
3417 MILAM ST
HOUSTON, TX 77002-9531

GUIRLINGER RYAN
760 VAN GOGH RD
ENGLEWOOD, FL 34223-2750

HALL RICHARD L
24 VERDE DR
KEY WEST, FL 33040

HANCOCK JAMES JOHN AND PAMELA G
2 RIVIERA DR
KEY WEST, FL 33040-5423

HELLIESEN DOUGLAS AND CAROLYN
1221 LAIRD ST
KEY WEST, FL 33040

HENSON STEVE R AND DEBORAH A
5551 2ND AVE
KEY WEST, FL 33040

HERNANDEZ YILIAM
5335 LAGORCE DR
MIAMI BEACH, FL 33140

HERRERA EDUARD
13 CALLE UNO
KEY WEST, FL 33040

HILL LUKE L AND TAMRAH N
18 RIVIERA DR
KEY WEST, FL 33040-5423

HOGSED ROBERT A JR AND CHARLENE W
4 RIVIERA DR
KEY WEST, FL 33040-5423

JOAQUIN VICTOR R AND LEONOR
11 RIVIERA DR
KEY WEST, FL 33040

JONES JANET
5 RIVIERA DR
KEY WEST, FL 33040-5422

KENNEDY LUCINDA A
37 RIVIERA DR
KEY WEST, FL 33040-5422

LA LAMA FRANK
11 CALLE DOS
KEY WEST, FL 33040-5464

LAPP THOMAS P
1215 TRUMAN AVE
KEY WEST, FL 33040-7248

LIZ MIGUEL
54 RIVIERA DR
KEY WEST, FL 33040-5423

LIZ MIGUEL MARIANO II AND ROSA LENA
54 RIVIERA DR
KEY WEST, FL 33040

LLOYD PATRICIA
1288 COLUMBUS AVE PMB 243
SAN FRANCISCO, CA 94133-1319

MARQUESS RAYMOND C LIV TRUST 6/6/2007
2832 CHEROKEE CIR E
JACKSONVILLE, FL 32205-5804

MARTINEZ ALBERTO
35 RIVIERA DR
KEY WEST, FL 33040-5422

MARTINEZ YORDY
42 RIVIERA DR
KEY WEST, FL 33040-5423

MCCLOUD STEVEN WAYNE
1709 NE 20TH AVE
FORT LAUDERDALE, FL 33305-2512

MCPHERSON MORGAN J AND CHRISTINA
1026 SANDYS WAY
KEY WEST, FL 33040-4200

MILLS VICTOR JR AND CYNTHIA A
16 CALLE DOS
KEY WEST, FL 33040-5464

MONROE COUNTY
1100 SIMONTON ST
KEY WEST, FL 33040

MULLEN MICHAEL RAYMOND
46 RIVIERA DR
KEY WEST, FL 33040

MUNDINGER WALTER H
2441 W FARGO
CHICAGO, IL 60645

MURRAY LEE M
9 CALLE DOS
KEY WEST, FL 33040-5464

NEW DEBORAH
27 RIVIERA DR
KEY WEST, FL 33040

OLIVARES RAFAEL
316 HICKORY AVE
BERGENFIELD, NJ 07621

PARKER JAMES
880 CHEROKEE ST
SUMMERLAND KEY, FL 33042

PENUNIA CONCORDE L
PO BOX 624
KEY WEST, FL 33041-0624

PERRY DONALD C L/E
28 VERDE DR
KEY WEST, FL 33040

PERRY EDDIE R AND DIANA L
21 DEL MAR BLVD
KEY WEST, FL 33040-5413

PERRY JACOB
1 VENTANA LN
KEY WEST, FL 33040

PERRY JACOB E
1 VENTANA LN
KEY WEST, FL 33040-5429

POLICH CHARLES
191 S GROVE AVE
ELGIN, IL 60120-6407

POSTETTER RONALD E AND MICHELE M
30 RIVIERA DR
KEY WEST, FL 33040-5423

RENFROE WILLIAM M AND LYNETTE L
11 CALLE UNO
KEY WEST, FL 33040-5410

RICHMOND JOHN B
20 CALLE UNO - ROCKLAND KEY
KEY WEST, FL 33040

ROCKLAND COMMERCIAL CENTER INC
209 DUVAL ST
KEY WEST, FL 33040-6507

ROCKLAND INVESTMENT CORP INC
121 US HIGHWAY 1 STE 103
KEY WEST, FL 33040-5456

ROCKLAND INVESTMENT CORPORATION INC
121 US HWY 1 STE 109
KEY WEST, FL 33040

ROCKLAND KEY LLC
PO BOX 4147
KEY WEST, FL 33041-4147

ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041

ROCKLAND RECYCLING CENTER INC
PO DRAWER 1149
KEY WEST, FL 33041-6103

SALAZAR RYAN E
10 RIVIERA DR
KEY WEST, FL 33040-5423

SATTELMEIER MICHAEL AND DEBORAH
9 RIVIERA DR
KEY WEST, FL 33040

SCHILLER STEPHEN A
17 CALLE UNO
KEY WEST, FL 33040

SELLERS PETER A AND CATHY A
10 CALLE DOS DR
KEY WEST, FL 33040

SHAW ROBBIE D
20 VERDE DR
KEY WEST, FL 33040

SIMPSON DAVID E
51 RIVIERA DR
KEY WEST, FL 33040-5422

SIMPSON SHARON E
3 RIVIERA DR
KEY WEST, FL 33040-5422

SIMPSON TED R AND FRIDAY
PO BOX 441
PROCTORVILLE, OH 45669-0441

SJK INVESTMENT LLC
121 US HIGHWAY ONE STE 103
KEY WEST, FL 33040

SMITH CHARLES H
264 TRESTLE CREEK DR
SAINT REGIS, MT 59866-9605

SOMMER MICHAEL AND NIKKI
26 CALLE UNO
KEY WEST, FL 33040-5410

SOUTHCOMBE BRANDON M
45 RIVIERA DR
KEY WEST, FL 33040-5422

SPARKMAN MERLE L
20 VENTANA LN
KEY WEST, FL 33040

SPINNEY DONALD L AND KATHLEEN
300 PROSPECT ST
WOODSTOCK, CT 06281

SPOTO ROBERT M AND MARJORIE
5820 E SENECA TPKE
JAMESVILLE, NY 13078-9596

STABILE PAUL A
4 VERDE DR
KEY WEST, FL 33040

STILLSON MARY
31E 12TH AVE
KEY WEST, FL 33040-5871

TEAL JOSEPH V
14 RIVIERA DR
KEY WEST, FL 33040

TENZEL DAVID
3841 N 38TH AVE
HOLLYWOOD, FL 33021

THE DICKERSON GROUP INC
PO BOX 5011
MONROE, NC 28110-0519

THE WINSTON AND DIXIE LLC
PO BOX 5871
KEY WEST, FL 33045-5871

THEVENET JO A
43 RIVIERA DR
KEY WEST, FL 33040

TLPB PROPERTIES LLC
15 CORMORANT LN
KEY WEST, FL 33040-6304

TOMITA JEFFREY M
14 CALLE DOS
KEY WEST, FL 33040

WARE JERRY ALLEN JR AND SUSAN R
23 LUNA LN
KEY WEST, FL 33040-5417

WEECH PATRICIA A
49 RIVIERA DR
KEY WEST, FL 33040-5422

WILBUR WRIGHT 725 LLC
695 WASHINGTON ST
NEW YORK, NY 10014-2501

WILKINS ROBERT E AND MONIKA A
18 VERDE DR
KEY WEST, FL 33040-5431

WINKO WENDEL H III AND BARBARA L
23 PUERTA DR
KEY WEST, FL 33040

ZUNIGA ASENCION AND DILCIA
PO BOX 2657
KEY WEST, FL 33045-2657

RECEIVED
JAN 28 2015
MONROE CO. PLANNING DEPT

January 15, 2015

I hereby authorize Barton W. Smith, Esq. and Bryan Hawks of Smith Oropeza Hawks be listed as authorized agent

(Name of Agent)

for Rockland Operations, LLC for the application submittal for property
(Name of Property Owner(s) the Applicant(s))

Located at Real Estate number: 00122080.000000; 00122081.000200; and 00120940.000100.

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

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

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

X Frank P. Toppino

Frank P. Toppino, MGR,
Rockland Operations, LLC

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th day of January, 2015 by Frank P. Toppino, who is personally known and did take an oath.

Susan Overton

Notary

SUSAN OVERTON
MY COMMISSION #FF055573
EXPIRES September 18, 2017
(407) 398-0153 FloridaNotaryService.com

January 15, 2015

I hereby authorize Barton W. Smith, Esq. and Bryan Hawks of Smith Oropeza Hawks be listed as authorized agent

(Name of Agent)

for Rockland Commercial Center, Inc. for the application submittal for property

(Name of Property Owner(s) the Applicant(s))

Located at Real Estate number: 000122010.000000 and 00121990.000000.

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

The undersigned understands the liabilities involved in the granting of this agency and accepts full responsibility (thus holding Monroe County harmless) for any and all of the actions of the agent named, related to the acquisition of approvals/permits for the aforementioned applicant.

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Michael Halpern as President
of Rockland Commercial Center, Inc.

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 15th day of January, 2015 by Michael Halpern, who is personally known and did take an oath.

Judy A. Lakin
Notary

Notary Public State of Florida
Judy A Lakin
My Commission EE026217
Expires 11/24/2014

End of Additional File 2012-069
(Reopened January 12, 2015)

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

RECEIVED
JAN 12 2015
MONROE CO. PLANNING DEPT

VIA HAND DELIVERY

January 12, 2015

Mr. Townsley Schwab
Monroe County Planning Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

Re: Rockland Operations, LLC – LUD Amendment
Revisions to Land Use District ("LUD") Map Amendment Application dated May 18, 2012

Dear Mr. Schwab,

Pursuant to discussions with staff, please find enclosed Rockland Commercial Center, Inc. and Rockland Operations, LLC's ("Applicant") revisions and amendments ("Amendment") to its Land Use District ("LUD") Map Amendment Application dated May 18, 2012 ("Application" and with the enclosed revisions, the "Amended LUD Map Application"). Additions are underlined in blue and deletions are ~~stricken through in red.~~

Please find enclosed the following documents[1]:

I. Request

~~Frank P. Toppino LP; Rockland Operations, LLC; Frank P. Toppino Land Trust No. 1; Rockland Recycling Center, Inc.; Edward Toppino Family, LP; Edward Toppino Sr. Land Trust; Frank P. Toppino Family, LP, and Toppino Land Trust, LLC (hereinafter known as "Toppino Family Companies") are requesting to amend the Land Use District Use Map for 22 properties (RE No. 00120940-000100, 00120940-000200, 00120940-000300, 00121980-000000, 00121980-000500, 00121980-000600, 00122030-000000, 00122030-000100, 00122040-000000, 00122040-000100, 00122040-000101, 00122040-000102, 00122070-000100, 00122070-000105, 00122070-000106, 00122070-000107, 00122070-000108, 00122070-000109, 00122080-000000, 00122081-000200, 00122081-00300, 00122081-000400, 00122081-000500) on Rockland Key from Industrial to Mixed Use/Commercial.~~
Rockland Operations, LLC ("Rockland Operations") and Rockland Commercial Center, Inc. ("Rockland Commercial Center") have requested to amend the LUD for parcels of

[1] Each document is labeled with the corresponding numerical heading and section, i.e. each Warranty Deed is labeled II(D), etc.

SMITH | OROPEZA | HAWKS
ATTORNEYS AT LAW

VIA HAND DELIVERY

January 12, 2015

Mr. Townsley Schwab
Monroe County Planning Department
2798 Overseas Highway, Suite 400
Marathon, Florida 33050

Re: Rockland Operations, LLC – LUD Amendment
Revisions to Land Use District ("LUD") Map Amendment Application dated May 18, 2012

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Rockland Operations, LLC ("Rockland Operations") and Rockland Commercial Center, Inc. ("Rockland Commercial Center") have requested to amend the LUD for parcels of

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land on Rockland Key having real estate numbers 00122080-000000, 00122081-000200, 00122010-000000, 00121990-000000 ("Rockland Key Parcels") from Industrial (I) to Commercial 2 (C2); and to amend the LUD for parcels of land on Big Coppitt Key having real estate number 00120940-000100[2] ("Big Coppitt Parcels") from Commercial Fishing Area (CFA) and Industrial (I) to Mixed Use (MU).

II. Amendment Summary

(A) Basis for Amendment

The Industrial FLUM and Zoning designations are preventing the owner's from responding to the ever-changing marketplace and regulatory environment. ~~In a sister application, we explain the rationale for the proposed change from Industrial ("I") to Mixed Use/Commercial ("MC"). This application seeks to change the zoning from the existing "I" to the proposed Mixed Use ("MU"). Of all the potential MC-consistent zoning districts the MU zoning will not only be consistent but also compatible with the proposed FLUM as well as the character of the community.~~ Furthermore, based on input from staff, and also review of the current adjoining uses surrounding the parcels, it has been determined that the proposed LUD Map amendments, along with the attendant Future Land Use Map (FLUM) amendment ("FLUM Amendment") recently transmitted to the Florida Department of Economic Opportunity (the "DEO"), allow the parcels to be utilized to their highest and best use with *de minimis* impacts on neighboring properties and the surrounding environment.

Specifically, Rockland Key adjoins the Navy's Boca Chica military air installation base which is subject to high noise events. Part of Rockland Key is located within the Navy jet potential crash zone. Therefore Rockland Key is not currently suitable for residential development. The Industrial FLU, consistent with the Rockland Parcels' current I zoning, permits residential development. The newly enacted Commercial FLU, consistent with the proposed zoning change to C2, does not permit residential development, but permits non-residential, commercial uses compatible with military air installations.

In contrast, Rockland Operations' Big Coppitt property is located adjacent to a residential area that has a Future Land Use Map Designation Residential High (RH). Rockland Operations' Big Coppitt property is also located next to an old borrow pit that is compatible with residential uses. Currently, all studies identify a complete and total deficiency of scarified, undeveloped land suitable for future residential development in the lower keys close to the largest employment center of the lower keys, Key West. Specifically, there is a deficiency in land suitable for an affordable housing project. Rockland Operations desires to develop such a project, and the proposed amendment of the Big Coppitt Parcel's land use (zoning) from CFA and I designations to the MU designation is consistent with the MC FLU category which will permit this use.

According to Florida Housing data compiled by the University of Florida the 2012 average home value price in unincorporated Monroe County was $551,485 compared to a statewide

[2] Please note that parcels having real estate numbers 00120940-000100, 00120940-000200, 00120940-000300 have been combined into one parcel having real estate number 00120940-000100.

average of $160,174. Monroe County's median gross rent for 2012 was $1,269 compared to a statewide average of $981. In Monroe County, the HUD Fair Market Rent in 2012, representing rent for a typical modest apartment, was $946 for a studio apartment, $1152 for a one-bedroom, $1,419 for a two-bedroom, $2,065 for a three-bedroom, and $2,211 for a four-bedroom unit.

More alarming is the percentage of households with mortgages that exceed the HUD threshold for being considered cost burdened due to the amount of the attendant mortgage payments. According to HUD, "Cost-burdened" households pay more than 30% of income for rent or mortgage costs. This is also the standard used by the Florida Department of Economic Opportunity. In 2009, 12,927 Monroe County households (37%) pay more than 30% of income for housing. By comparison, 29% of households statewide are cost-burdened. Six thousand one hundred seventy seven households in Monroe County (18%) pay more than 50% of income for housing.

Of the 12,226 renters, Cost burdened households exceeding 30% of income is 5,124, of which, 2,423 households spend over 50% of their income on rent. This equates to 42% of households being cost burdened by rent and of this 42%, 20% of all households pay in excess of 50% of their income towards rent.

From 2000 - 2010, the housing inventory has only increased 3% whereas in the prior decade, 1990 – 2000, the housing inventory increased almost 15%. The drastic decline in new housing has led to higher home sales and rent prices leading to an ever increasing demand for affordable housing. During the 1990s, Monroe County averaged 509 building permits per year for residential homes, including averaging 96 building permits for multi-family housing. From 2000 - 2010, multi-family building permits issued per year decreased to an average of 7.8 per year.

In unincorporated Monroe County for the year 2010, 60.9% of the total households are estimated to have incomes in the moderate range or below. As reported by the *Monroe County Affordable Housing Report*, dated November 2007, the County is the most cost burdened small-county in the State. Monroe County has the highest affordability gap of all counties in the State. An average of 5,545 households would need and qualify for affordable housing assistance. By the year 2030, the percentage is projected to increase to 62.4%. Monroe County's adopted Comprehensive Plan Evaluation and Appraisal Report ("EAR") recommends encouraging options for affordable housing. The EAR further recommends that the County should consider the vast majority of the available dwelling units for development as multi-family so as to provide affordable housing. This LUD Amendment, together with the transmitted FLUM Amendment, accomplishes this goal by rezoning approximately 15 acres mixed use which can accommodate a multi-family affordable housing development project of significant size.

III. Proposed Amendments

(A) Overview of Amendments

This Amendment proposes to amend the land use (zoning) designation of the Rockland Key Parcels in accordance with the FLUM Amendment recently transmitted to the DEO,

which proposes to amend the FLU designation of the Rockland Key Parcels to Commercial. Because Industrial, the current land use (zoning) designation, is not a consistent district with the COMM future land use category, this Amendment is necessary. A C2 land use (zoning) designation, one of only two COMM-consistent zoning districts, will allow consistency and compatibility with the proposed FLU designation as well as the character of the surrounding community.

District Category	Allocated Density (Per Acre)	Maximum Net Density (per buildable acre)	Maximum intensity (floor area ratio)
Commercial ("COMM") (C1, C2 zoning)	0 du 0 rooms/spaces	N/A	0.15 – 0.50
Commercial 2 ("C2") zoning	0 du 0 roms/spaces	N/A	0.25 – 0.50

This Amendment proposes to amend the land use (zoning) designation of the Big Coppitt Parcel in accordance with the FLUM Amendment recently transmitted to the DEO, which proposes to amend the FLU designation of the Big Coppitt Parcel to Mixed Use/Commercial. Because Commercial Fishing Area and Industrial are not consistent districts with the MC future land use category, this Amendment is necessary. A MU land use (zoning) designation will allow consistency and compatibility with the proposed FLU designation as well as the character of the surrounding community.

District Category	Allocated Density (Per Acre)	Maximum Net Density (per buildable acre)	Maximum intensity (floor area ratio)
Mixed Use/Commercial ("MC") (SC, UC, DR, RV, MU, MI zoning)	1-6 du 5-15 rooms/spaces 1 du (MI zoning)	2-18 du 25 rooms/spaces 2 du (MI zoning)	0.10 – 0.45 (SC, UC, DR, RV, and MU zoning) 0.30 – 0.60 (MI zoning)
Mixed Use ("MU") zoning	1 du 5-10 rooms/spaces	12 du 10-20 rooms/spaces	0.10 – 0.40

(B) Properties Involved

Rockland Operations and Rockland Commercial Center are requesting to amend the Land Use District Map for 4 parcels on Rockland Key from Industrial to Commercial 2.

The subject parcels are outlined in red below:

Rockland Operations is requesting to amend the Land Use District Map for 1 parcel on Big Coppitt Key from Industrial and Commercial Fishing Area to Mixed Use.

The subject parcel is outlined in red below:

(C) Changes from Original Application

Pursuant to Monroe County planning staff's recommendation, the location and amount of property being rezoned to accommodate a mix of uses, including residential uses, has been greatly reduced. Previously, the total proposed amount of upland acreage proposed to be amended to Mixed Use was approximately 85 acres of upland. This Amendment to the Application eliminates approximately 70 upland acres previously requested to be rezoned Mixed Use. The Amendment also requests to amend the zoning of approximately 30 acres of upland currently zoned Industrial to rezone these parcels Commercial 2. The revised FLUM Amendment application, in conjunction with this Amended LUD Map Application, reduces the net increase in density to 27 allocated units of density. The proposed

classification changes associated with this Amended LUD Map Application (along with the attendant FLUM Amendment application) are as follows:

Property Owner(s)	Real Estate Number	Property Address	Current Zoning	Proposed Zoning	Current FLUM	Proposed FLUM	Tier	Land Area (upland acres)	Notes (Review of Property Appraiser Data)
Rockland Operations, LLC	00120940-000100	Big Coppit (borrow pit)	CFA/I	MU	MC/F/I	MC	Tier III	14.83	Vacant (1.57 acres listed as Environmentally sensitive)
Rockland Operations LLC	0122080-000000		I	C2	I	COMM	Tier III	18.87	Vacant – some open storage (22.91 acres listed as Environmentally sensitive)
Rockland Operations LLC	0122081-000200		I	C2	I	COMM	Tier III	4.49	Open Storage
Rockland Commercial Center Inc.	00122010-000000	Vacant Land Rockland Key	I	C2	I	COMM	Tier III	3.18	Vacant (1.63 acres listed as Environmentally sensitive)
Rockland Commercial Center Inc.	00121990-000000	Vacant Land Rockland Key	I	C2	I	COMM	Tier III	3.05	Vacant (5.85 acres listed as Environmentally sensitive)
	Total (upland acres based on survey)							44.42	

(D) Deeds for the Properties

The Application was originally submitted on behalf of Rockland Operations, LLC, Frank P. Toppino Limited Partnership, Frank P. Toppino Land Trust No. 1, Rockland Recycling Center, Inc., Edward Toppino Family Limited Partnership, Edward Toppino Sr. Land Trust, Frank P. Toppino Family Limited Partnership, and Toppino Land Trust, LLC (collectively, "Toppino Family Companies"). During Applicant's revisions to the Application, the Toppino Family Companies transferred multiple parcels subject to the Application from various entities to Rockland Operations for estate planning purposes. Attached to this Amendment at Schedule III(D) are copies of the conveyance deeds for the subject parcels (along with property cards).

Additionally, Rockland Commercial Center, Inc. is being added to the Application and its conveyance deeds are attached at Schedule III(D) (along with property cards).

(E) Legal Descriptions

Each parcel's legal description are included in the conveyance deeds attached to this Amendment at III(D). A survey of the properties subject to the Application has been provided to planning staff as well.

IV. Analysis of Proposed Densities and Intensities; Compatibility; and Concurrency Analysis

(A) Current Comprehensive Plan Policies

Policy 101.~~5.4~~4.5
The principal purpose of the Mixed Use/Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment. Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

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

In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed;
2. a maximum floor area ratio of 0.10 shall apply; and
3. maximum net residential density shall be zero.

Policy 101.4.6
The principal purpose of the Mixed Use/Commercial Fishing land use category is to provide for the maintenance and enhancement of commercial fishing and related traditional uses such as retail, storage, and repair and maintenance which support the commercial fishing industry. Residential uses are also permitted. In order to protect environmentally sensitive lands, the following development controls shall apply to all hammocks, pinelands, and disturbed wetlands within this land use category:

1. only low intensity commercial uses shall be allowed
2. a maximum floor area ratio of 0.10 shall apply; and
3. maximum net residential density shall be zero.

Policy 101.4.7
The principal purpose of the Industrial land use category is to provide for the development of industrial, manufacturing, and warehouse and distribution uses. Other commercial, public, residential, and commercial fishing-related uses are also allowed.

Policy 101.4.21
The principal purpose of the Commercial (COMM) future land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway-oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subarea. This category is not intended to accommodate transient or permanent residential development.

In order to protect environmentally sensitive lands, the following development controls shall apply to all Tier I lands within this land use category:

1. only low intensity commercial uses shall be allowed; and
2. a maximum floor area ratio of 0.15 shall apply.

COMMERCIAL 2 LUD Allowed Uses[3] based upon COMM FLUM

Commercial (COMM)	Commercial 2 (C2) LUD
Commercial retail;	Commercial retail;
Commercial recreational uses;	Commercial recreational uses
Light industrial	
Institutional uses	Institutional uses (excluding institutional residential use or any form of dwelling unit
Public buildings and uses	Public buildings and uses
Accessory uses	Accessory uses
	Collocations on existing antenna-supporting structures
	Replacement of existing antenna-supporting structure
	Stealth wireless communications facilities, as accessory uses
	Satellite earth stations, as accessory uses

In order to preserve and promote recreational and commercial working waterfront uses, as defined by 342.07, F.S., the following criteria shall apply to all lands designated with the Maritime Industries (MI) land use (zoning) district within this land use category:

[3] Uses allowed by right.

1. When a mixture of uses is proposed for parcels designated as MI land use (zoning) district, working waterfront and water dependent uses, such as marina, fish house/market, boat repair, boat building, boat storage, or other similar uses but excluding transient uses, shall be preserved by maintaining a minimum of 35% of the upland area of the property for those uses.
2. Parcels within the MI zoning district that have existing wet slips shall preserve at least 20% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
3. Parcels within the MI zoning district creating new wet slips shall preserve at least 10% of the wet slips for vessels involved with recreational and commercial working waterfront uses, excluding live-aboard vessels solely used as a residence and not for navigation.
4. The preservation of dockage for recreational and commercial working waterfront uses shall be documented on the final development plan and shall be a written condition of any permit approval.
5. For permanent residential development, parcels within the MI zoning district shall be limited to commercial apartments or employee housing. Commercial apartment means an attached or detached residential dwelling unit located on the same parcel of land as a nonresidential use that is intended to serve as permanent housing for the owner or employees of that nonresidential use. The term does not include a tourist housing use or vacation rental use.
6. The preservation of a public access walkway shall be required for all parcels with direct access to the water. Consideration shall be given to security and the physical constraints of the parcel. The public access walkway shall be documented on the final development plan to link a continuous walkway and shall be a written condition of any permit approval.
7. Parcels within the MI zoning district shall be limited to commercial retail uses of less than 5,000 square feet of floor area.

MU LUD Allowed Uses[4] based upon an MC FLUM

Mixed Use/Commercial FLUM	Mixed Use LUD
Institutional uses;	Institutional uses;
Commercial fishing;	Commercial fishing;
Recreational vehicles;	--
Commercial retail;	Commercial retail;
Commercial recreational uses;	Commercial recreational uses;
Accessory uses;	Accessory uses;
Public uses;	Public uses;
Residential (various types);	Residential (various types);
Community parks;	Community parks;
Home occupations;	Home Occupations;
Communication Facilities	Communication Facilities

(B) Land Use District Purposes (Big Coppitt Parcels)

Existing:

[4] Uses allowed by right.

Sec. 130-33. Purpose of the Industrial District (I).
The purpose of the I district is to establish areas that are suitable for the development of industrial and manufacturing uses, warehousing and distribution uses.

Existing:
Sec. 130-29. Purpose of the Commercial Fishing Area District (CFA).
The purpose of the CFA district is to establish areas suitable for uses that are essential to the commercial fishing industry, including sales and service of fishing equipment and supplies, seafood processing, fishing equipment manufacture and treatment, boat storage and residential uses.

Proposed:
Sec. 130-38. Purpose of the Mixed Use district (MU).
The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

(C) Land Use District Purposes (Rockland Key Parcels)

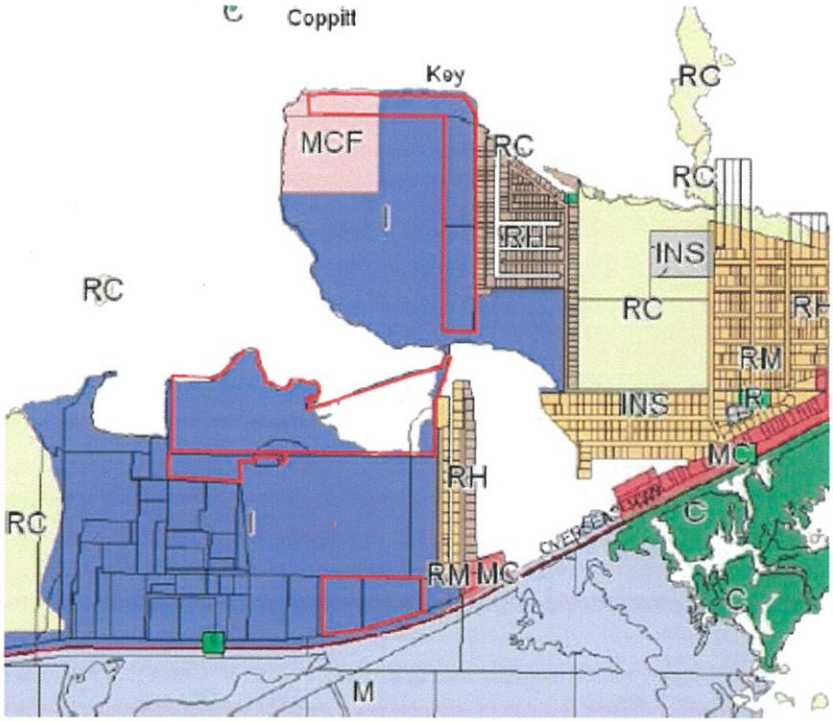
Existing:
Sec. 130-33. Purpose of the Industrial District (I).
The purpose of the I district is to establish areas that are suitable for the development of industrial and manufacturing uses, warehousing and distribution uses.

Proposed:
Sec. 130-52. Purpose of the commercial 2 district (C2).

The purpose of the C2 district is to designate appropriate areas for higher-intensity commercial uses intended to serve the needs of a subarea with commercial retail sales and service, public, institutional and office uses. This district should be established at discrete nodes along U.S. 1 and designed to serve the needs of both residents and visitors.

(D) Compatibility~~:~~

~~Map 8 (Exhibit C) of the Monroe County Comprehensive Plan Future Land Use Map Series~~ The below map identifies the approximate location of the proposed LUD amendment area outlined in red ~~(grey circle):~~:



As can be noted in the map above, ~~many of~~ the properties near the ~~22~~ parcels, which are the subject of the requested LUD map amendment, have a wide mix of uses and designations. The surrounding area includes a mix of uses, including: commercial, office, industrial, service, storage & warehouse, residential (permanent and transient), restaurants, bars, ~~adult entertainment~~, marina, RV, military, gas stations, public utility facilities and commercial fishing uses. Additionally, the ~~22~~ parcels which are the subject of the requested LUD map amendment are designated as Tier III, classified as developed land, and are not designated as habitat for any protected species (with the exception of the brown pelican, listed as a State Species of Special Concern).[5] With the diverse set of uses located on the ~~22~~ parcels and the neighboring properties, the proposed amendment is considered compatible with the existing uses, the character of the undeveloped & developed properties, and the surrounding natural resources.

(E) Maximum Allocated Density and Intensity by Land Use Designation~~:~~

~~Existing LUD~~	~~Type~~	~~Adopted Standards~~	~~Development Potential based upon Allocated Density and Intensity~~
~~Industrial Zoning Total site: 77 upland acres~~	~~Residential Allocated Density/Acre~~	~~1 du~~	~~77 units~~

[5] Monroe County does not have any adopted development controls relative to the brown pelican.

~~Industrial Zoning Total Site: 77 upland acres~~	~~Transient allocated density/acre~~	~~0 rooms/spaces~~	~~0 rooms/spaces~~
~~Industrial Zoning Total Site: 77 upland acres~~	~~Nonresidential Maximum Intensity~~	~~0.24 – 0.40 FAR~~	~~19.3 – 30.8 acres~~
~~Proposed LUD~~	~~Type~~	~~Adopted Standards~~	~~Development Potential based upon Allocated Density & Intensity~~
~~Mixed Use Zoning Total Site: 77 upland acres~~	~~Residential Allocated Density/Acre~~	~~1 du~~	~~77 units~~
~~Mixed Use Zoning Total Site: 77 upland acres~~	~~Transient Allocated Density/Acre~~	~~5-10 rooms/spaces~~	~~385 – 770 rooms/spaces~~
~~Mixed Use Zoning Total Site: 77 upland acres~~	~~Nonresidential Maximum Intensity~~	~~0.10 – 0.40 FAR~~	~~7.7 – 30.8 acres~~
~~Net Change in Development Potential~~	~~Residential: + 0 units~~ ~~Transient: + 385 - 770 acres~~ ~~Nonresidential: + 0 sq. ft.~~		

Existing LUD	Type	Adopted Standards	Development Potential
Commercial Fishing Area 2.50 **acres**	**Residential Allocated Density/Acre**	**3 du allocated** **12 du max net**	**7 du allocated** **30 du max net**
	Transient Allocated Density/Acre	**0 rooms/spaces**	**0 rooms/spaces**
	Nonresidential Maximum Intensity	**0.15-0.40 FAR**	**27,225 –43,560 sf**
Proposed LUD	**Type**	**Adopted Standards**	**Development Potential**
Mixed Use 2.50 **acres**[6]	**Residential Allocated Density/Acre**	**1 du allocated** **12 du max net**	**2 du allocated** **30 du max net**
	Transient Allocated Density/Acre	**10 rooms/spaces allocated** **15 rooms/spaces max net**	**25 rooms/spaces allocated** **37 rooms/spaces max net**
	Nonresidential Maximum Intensity	**0.10-0.45 FAR**	**10,890 – 49,005 sf**

[6] Note parcel is partially located in Commercial Fishing Area and partially located in Industrial land use category.

Existing LUD	Type	Adopted Standards	Development Potential
Industrial 12.33 acres	Residential Allocated Density/Acre	1 du allocated 2 du max net	12 du allocated 24 du max net
	Transient Allocated Density/Acre	0 rooms/spaces	O rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.40 FAR	134,273 sf – 214,837 sf
Proposed LUD	**Type**	**Adopted Standards**	**Development Potential**
Mixed Use 12.33 acres	Residential Allocated Density/Acre	1 du allocated 12 du max net	12 du allocated 147 du max net
	Transient Allocated Density/Acre	10 rooms/spaces allocated 15 rooms/spaces max net	123 rooms/spaces allocated 184 rooms/spaces allocated
	Nonresidential Maximum Intensity	0.10-0.45 FAR	53,709 sf – 241,692 sf

Existing LUD	Type	Adopted Standards	Development Potential
Industrial 29.59 acres	Residential Allocated Density/Acre	1 du allocated 2 du max net	29 du allocated 59 du max net
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.25-0.40 FAR	322,235 sf – 515,576 sf
Proposed LUD	**Type**	**Adopted Standards**	**Development Potential**
C2 29.59 acres	Residential Allocated Density/Acre	0 du allocated and max net	0 du allocated and max net
	Transient Allocated Density/Acre	0 rooms/spaces allocated and max net	0 rooms/spaces allocated and max net
	Nonresidential Maximum Intensity	0.25-0.50 FAR	322,235 – 644,470 sf

Net Change in Development Potential	Residential: -34 du allocated +64 du max net Transient: +148 rooms/spaces allocated +221 rooms/spaces max net Nonresidential: 161,994 sf		
Net Change in Development Potential	**CFA to MU** Residential: (-5) du allocated 0 du max net Transient: +25 rooms/spaces allocated +37 rooms/spaces max net Nonresidential: +5,445 sf	**I to MU** Residential: +0 du allocated +123 du max net Transient: +123 rooms/spaces allocated +184 rooms/spaces max net Nonresidential: (+26,855) sf	**I to COMM** Residential: (-29) du allocated (-59) du max net Transient: 0 rooms/spaces Nonresidential: +128,894 sf

Note: Section 130-156 of the Land Development Code states: "The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of development shall not exceed the cumulated permitted intensity of the parcel proposed for development.[7]

(F) Concurrency Analysis~~:~~

TRAFFIC CIRCULATION – According to the 201~~1~~3 US1 Arterial Travel Time and Delay Study, at the present time, US 1 is operating overall at a LOS of "C" in the Lower Keys Area, the Stock Island segment (Segment 1 – MM 4.0-5.0) and those segments from the area of the request to Key West are ~~is~~ operating at a LOS of "B" and the segments from Boca Chica north to Big Pine Key (MM29.5-33.0) are operating at a LOS of "C" or better.[8]

POTABLE WATER – FKAA's Water Treatment Facility, in Florida City, has a maximum water treatment design capacity of 29.8 million gallons per day (MGD) and is capable of treating up to 23.8 MGD. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The annual average daily demand is 16.21 MGD and projections indicate a slight increase to an annual average daily demand to 16.54 MGD~~.~~[9] ~~-[10]~~

Residential Potable Water Impact for Big Coppitt Parcels

Zoning	Comp Plan Potable Water Policy 70.1.1	Max Potential Residential Development (dwelling units)	Persons /household	Total persons	Total LOS Demand	Net Change
Industrial	Residential LOS 66.50 gal/cap/day (149 gal/du/day)	~~77~~ 24	2.24	~~172.5~~ 53.76	~~11,471.3~~ 3,575.04	
Commercial Fishing Area	Residential LOS 66.50 gal/cap/day (149 gal/du/day)	30	2.24	67.2	4,468.8	

[7] ~~Excerpted from the 02/01/12 staff report to the BOCC by Mayte Santamaria, Assistant Director of Planning & Environmental Resources~~
[8] ~~Ibid~~
[9] ~~Ibid~~
[10] ~~South Florida Water Management District Water Use Permit No. RE-ISSUE-13-00004-W (Exhibit E)~~

Mixed Use	Residential LOS 66.50 gal/cap/day	~~77~~ 177	2.24	~~172.5~~ 396.48	~~11,471.3~~ 26,365.92	18,322.08 gal/day

Nonresidential Potable Water Impact for Big Coppitt Parcels

Zoning	Comp Plan Potable Water Policy 701.1.1	Max Potential Floor Area Ratio (square feet)	Total LOS Demand	Net Change
Industrial	Nonresidential LOS 0.35 gal/sq. ft./day	~~1,341,648~~ Approx. 214,837 sf (Max FAR 0.40)	~~469,576~~ 75,192.95	
Commercial Fishing Area	Nonresidential LOS 0.35 gal/sq. ft./day	Approx. 43,560 sf (Max FAR 0.40)	15,246	
Mixed Use	Nonresidential LOS 0.35 gal/sq. ft./day	~~1,341,648~~ Approx. 290,697 sf (Max FAR 0.45)	~~1,341,648~~ 101,743.95	+11,305 gal/day

Residential Potable Water Impact for Rockland Key Parcels

Zoning	Comp Plan Potable Water Policy 70.1.1	Max Potential Residential Development (dwelling units)	Persons /household	Total persons	Total LOS Demand	Net Change
Industrial	Residential LOS 66.50 gal/cap/day (149 gal/du/day)	59	2.24	132.16	8,788.64	
Commercial 2	Residential LOS – N/A	0	2.24	0	0	-8,788.64 gal/day

Nonresidential Potable Water Impact for Rockland Parcels

Zoning	Comp Plan Potable Water Policy 701.1.1	Max Potential Floor Area Ratio (square feet)	Total LOS Demand	Net Change
Industrial	Nonresidential LOS 0.35 gal/sq. ft./day	Approx. 515,576.16 sf (Max FAR 0.40)	180,451.66	
Commercial 2	Nonresidential LOS 0.35 gal/sq. ft./day	Approx. 644,470.2 sf (Max FAR 0.50)	225,564.57	+45,112.91 gal/day

The FKAA system has available capacity to accommodate the proposed LUD map amendment. The applicant ~~also has~~ submitted a preliminary coordination letter from FKAA with the original Application. The applicant will submit a revised preliminary coordination letter subsequent to the submission of this Amendment.

(G) SOLID WASTE

Monroe County has a contract with waste management, authorizing the use of in-state facilities through September 30, 2016; thereby, providing the County with approximately ~~four~~ two years of guaranteed capacity. Currently, there is adequate capacity for solid waste generation. The following tables outline the solid waste level of service for the Big Coppitt Parcels and Rockland Key Parcels, the existing and projected demands, and the net changes based on the request.

Big Coppitt Parcels

LUD	Comp. Plan Solid Waste Policy 801.1.1	Max Potential Residential Development (dwelling units)	Persons/household	Total Persons	Total LOS Demand	Net Change
Industrial	Residential LOS 5.44/lbs/capita/day	24 ~~77~~	2.24	53.76 ~~172.5~~	292.45 ~~938~~	
Commercial Fishing Area	Residential LOS 5.44/lbs/capita/day	30	2.24	67.2	365.57	
Mixed Use	Residential LOS 5.44 lbs/capita/day	177 ~~77~~	2.24	396.48 ~~172.5~~	2156.85 ~~938~~	1,498.83 ~~+0.0~~

Rockland Key Parcels

LUD	Comp. Plan Solid Waste Policy 801.1.1	Max Potential Residential Development (dwelling units)	Persons/household	Total Persons	Total LOS Demand	Net Change
Industrial	Residential LOS 5.44/lbs/capita/day	59	2.24	132.16	718.95	
Commercial 2	Residential LOS 5.44 lbs/capita/	0	2.24	0	0	-718.95

	day					

(H) SANITARY SEWER

The property will be served by the Big Coppitt Wastewater Treatment Plant. The Big Coppitt Wastewater Treatment Plant has a design capacity of 0.323 mgd. The current average daily flow is 0.110 mgd. There is sufficient capacity within the system to accommodate the potential impact. ~~Coordination letter attached as Exhibit D.~~ The applicant submitted a coordination letter with the original Application. The applicant will submit a revised preliminary coordination letter subsequent to the submission of this Amendment.

(I) LUD – FLUM Consistency and Compatibility Analysis~~:~~

The proposed MU land use (zoning) designation is consistent with the transmitted MC FLUM designation and is also compatible with the surrounding land use and community character. The proposed C2 land use (zoning) designation is consistent with the transmitted COMM FLUM designation and is also compatible with the surrounding land use and community character. The following two charts outline the consistency and compatibility for the Big Coppitt Parcels and Rockland Key Parcels, respectively.

LUD Consistency and Compatibility Analysis for Big Coppitt Parcels

FLUM	Principal Purpose	Land Use	Purpose	Permitted Use	Consistent Y/N	Compatible
MC	The principal purpose of the Mixed Use/Commercial land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail and office may be permitted at intensities that are consistent with the community character and the natural environment.	MU	The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.	• Detached residential dwellings • Commercial retail • Institutional residential uses • Commercial apartments • Commercial recreational uses • Commercial fishing • Manufacture, assembly, repair, maintenance and storage of traps, nets and other fishing equipment • Institutional uses • Public buildings and uses • Home occupations • Community parks	Yes	Yes, includes commercial fishing, light industrial and offers use flexibility.

				• Accessory uses • Vacation rental • Replacement of an existing antenna-supporting structure • Collocations • Attached wireless • Stealth wireless • Satellite earth stations • Attached and unattached residential dwellings • Wastewater nutrient reduction systems		

LUD Consistency and Compatibility Analysis for Rockland Key Parcels

FLUM	Principal Purpose	Land Use	Purpose	Permitted Use	Consistent Y/N	Compatible
COMM	The principal purpose of the Commercial (COMM) future land use category is to provide for the establishment of commercial zoning districts where various types of commercial retail; highway-oriented sales and services; commercial recreation; light industrial; public, institutional and office uses may be permitted at intensities which are consistent with the community character and the natural environment. The	C2	The purpose of the C2 district is to designate appropriate areas for higher-intensity commercial uses intended to serve the needs of a subarea with commercial retail sales and service, public, institutional and office uses. This district should be established at discrete nodes along U.S. 1 and designed to serve the needs of both residents and visitors.	• Commercial retail • Commercial recreational uses • Institutional uses • Public buildings and uses • Accessory uses • Collocations • Attached wireless • Replacement of an existing antenna-supporting structure Stealth wireless	Yes	Yes

	commercial zoning districts established within this category are intended to serve the immediate vicinity or serve the Upper or Lower subarea. This category is not intended to accommodate transient or permanent residential development.					

V. Consistency with the Monroe County Year 2010 Comprehensive Plan, Principles for Guiding Development, and the Florida Statutes

~~A.~~ (A) Comprehensive Plan

The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101:
Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.4
Monroe County shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Objective 101.5
Monroe County shall implement a Point System based primarily on the Tier system of land classification in accordance with Goal 105, which directs future growth in order to:
1. encourage the redevelopment and renewal of blighted areas [9J-5.006(3)(b)2];
2. maintain and enhance the character of the community [9J-5.006(3)(b)3];
3. protect natural resources [9J-5.006(3)(b)4];
4. encourage a compact pattern of development [9J-5.006(3)(b)7];
5. encourage the development of affordable housing; and
6. encourage development in areas served by central wastewater treatment systems.

Policy 101.5.3

In order to encourage a compact form of non-residential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites. (See Policy 101.3.1.) [9J-5.006(3)(c)1]

Objective 101.8
Monroe County shall eliminate or reduce the frequency of uses which are inconsistent with the applicable provisions of the land development regulations and the Future Land Use Map, and structures which are inconsistent with applicable codes and land development regulations. [9J-5.006(3)(b)3]

Objective 101.11
Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities. [9J-5.006(3)(b)4 and 7]

~~GOAL~~Goal 102
Monroe County shall direct future growth to lands which are intrinsically most suitable for development and shall encourage conservation and protection of environmentally sensitive lands. [9J-5.006(3)(a)]

Objective 102.3
By January 4, 1997, Monroe County shall adopt Land Development Regulations which will direct new development to areas having appropriate topography and soil conditions to where site disturbance and man's activities will have fewer adverse effects on natural vegetation, terrestrial wildlife, natural landforms and marine resources. [9J-5.006(3)(b)1 and 4]

~~GOAL~~Goal 105
Monroe County shall undertake a comprehensive land acquisition program and smart growth initiatives in conjunction with its Livable CommuniKeys Program in a manner that recognizes the finite capacity for new development in the Florida Keys by providing economic and housing opportunities for residents without compromising the biodiversity of the natural environment and the continued ability of the natural and manmade systems to sustain livable communities in the Florida Keys for future generations.

~~GOAL~~Goal 212
Monroe County shall prioritize shoreline land uses and establish criteria for shoreline development in order to preserve and enhance coastal resources and to ensure the continued economic viability of the County. [9J-5.012(3)(a); 9J-5.013(2)(a)]

~~B.~~ (B) Principles for Guiding Development

The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.[11]

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique history and nature of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of near shore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(1) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

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[11] Excerpted from the 02/01/12 staff report to the BOCC by Mayte Santamaria, Assistant Director of Planning and Environmental Resources.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
(n) Protecting the public health, safety and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

~~C.~~ (C) Florida Statutes

The proposed amendment is consistent with the Part ~~II~~ II of Chapter 163, Florida Statutes ("F.S."). Specifically, the amendment furthers:

163.3161(4), F.S.
It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions.

163.3161(6), F.S.
It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3177(1), F.S.
The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the

comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3194(1)(b), F.S.
All land development regulations enacted or amended shall be consistent with the adopted comprehensive plan, or element or portion thereof, and any land development regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent. If a local government allows an existing land development regulation which is inconsistent with the most recently adopted comprehensive plan, or element or portion thereof, to remain in effect, the local government shall adopt a schedule for bringing the land development regulation into conformity with the provisions of the most recently adopted comprehensive plan, or element or portion thereof. During the interim period when the provisions of the most recently adopted comprehensive plan, or element or portion thereof, and the land development regulations are inconsistent, the provisions of the most recently adopted comprehensive plan, or element or portion thereof, shall govern any action taken in regard to an application for a development order.

163.3194(3)(a), F.S.
A development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development permitted by such order or regulation are compatible with and further the objectives, policies, land uses, and densities or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

163.3201, F.S.
It is the intent of this act that adopted comprehensive plans or elements thereof shall be implemented, in part, by the adoption and enforcement of appropriate local regulations on the development of lands and waters within an area. It is the intent of this act that the adoption and enforcement by a governing body of regulations for the development of land or the adoption and enforcement by a governing body of a land development code for an area shall be based on, be related to, and be a means of implementation for an adopted comprehensive plan as required by this act.

Bart Smith

SCHEDULE III(D)

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 1156116 Parcel ID: 00122080-000000

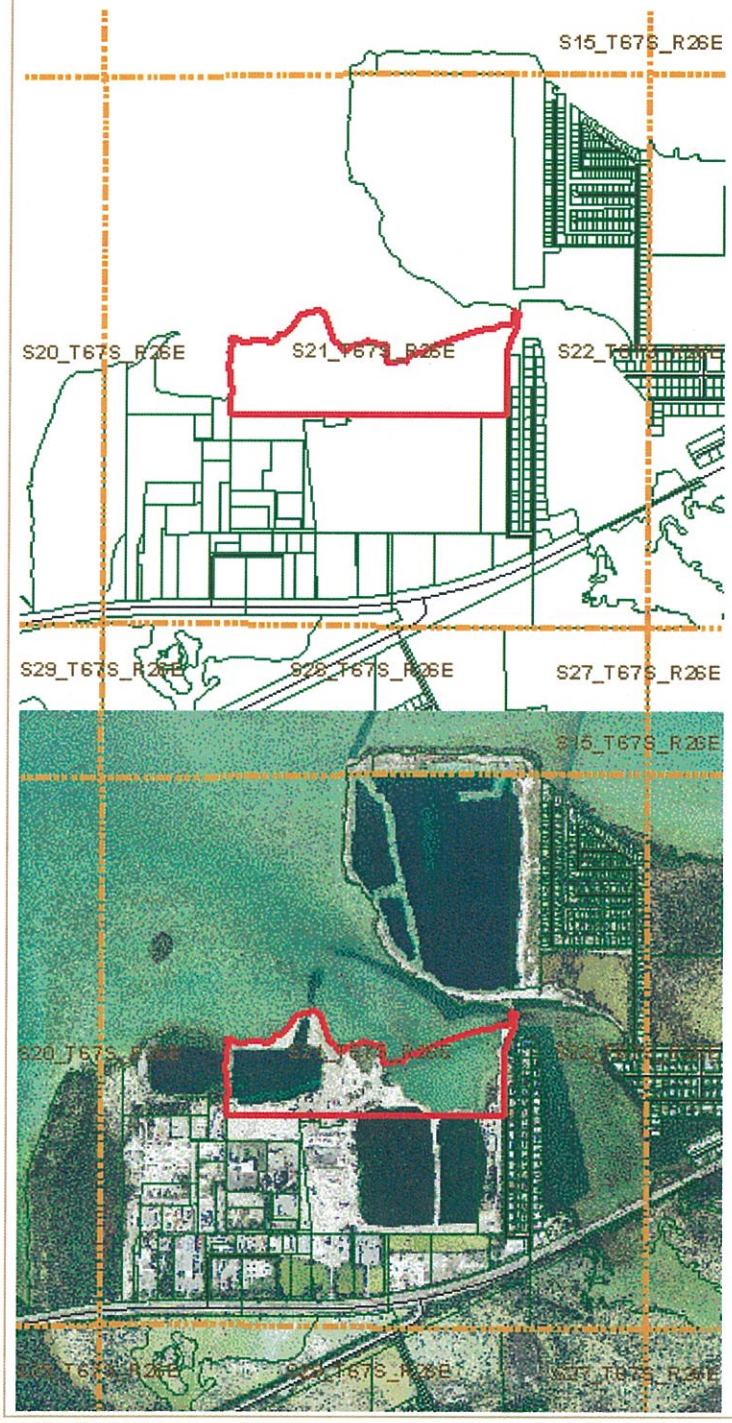
Ownership Details

Mailing Address:
ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	100B
Affordable Housing:	No
Section-Township-Range:	21-67-26
Property Location:	VACANT LAND ROCKLAND KEY
Legal Description:	21 67 26 ROCKLAND KEY BB67621-11 PT LTS 5-6 AND BAY BTM LOTS 6-7 I.I. NO 24675 OR20-353/355 OR399-24-25 OR790-1206 0R790-1215 OR797-2479 OR879-1150/1166 OR929-2401/2408 OR1556-352/MERGER OR1969-2032/37Q/C OR2072-1708/12Q/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY	0	0	17.34 AC
000X - ENVIRONMENTALLY SENS	0	0	27.98 AC

Misc Improvement Details

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

0	CL2:CH LINK FENCE	5,100 SF	850	6	2003	2004	1	30
0	CL2:CH LINK FENCE	9,000 SF	1,500	6	1969	1970	1	30

Appraiser Notes

INCREASED PARCEL SIZE TO INCLUDE THE FILLED BAY BOTTOM THAT LIES N'LY OF PARCEL. PER THE BOARD OF TRUSTEES OF THE IIF IF LAND WAS FILLED PRIOR TO 7/1/75 TITLE PASSES TO THE UP- LAND OWNER. I HAVE LOOKED AT A MARCH 75 AERIAL THAT SHOWS THIS LAND AS BEING FILLED. INCREASE WAS DONE FOR THE 1996 TAX ROLL. 7/19/96 L.G. 2002 & 2003 CUT OUT DONE
AK 1156001 (RE 00121980-000000) AND AK 1156051 (RE 00122030-000000) ARE NOW COMBINED WITH THIS PARCEL COMPLETED AT THE PROPERTY OWNER'S REQUEST DONE FOR THE 2014 TAX ROLL (6/9/2014 SCJ)
PER JIM GALE, LANDLINES SHOULD BE 15.28AC 1M0D AND 26.08AC 000X. LANDLINES WERE CHANGED AND OVERRIDE REMOVED.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	06100795	02/28/2006	03/05/2010	45,000	Commercial	REPAIR BRIDGE DECK WILMA DAMAGE

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
2014	0	12,280	609,698	621,978	429,895	0	621,978
2013	0	0	537,408	537,408	330,000	0	537,408
2012	0	0	386,084	300,000	300,000	0	300,000
2011	0	0	824,704	300,000	300,000	0	300,000
2010	0	0	824,704	300,000	300,000	0	300,000
2009	0	0	989,186	300,000	300,000	0	300,000
2008	0	0	1,098,841	300,000	300,000	0	300,000
2007	0	0	1,098,841	300,000	300,000	0	300,000
2006	0	0	1,098,841	300,000	300,000	0	300,000
2005	0	0	934,359	260,787	260,787	0	260,787
2004	0	0	934,359	260,787	260,787	0	260,787
2003	0	0	941,541	260,787	260,787	0	260,787
2002	0	0	260,787	260,787	260,787	0	260,787
2001	0	0	896,663	537,997	537,997	0	537,997
2000	0	0	896,663	537,997	537,997	0	537,997
1999	0	0	896,663	537,997	537,997	0	537,997
1998	0	0	1,232,225	739,335	739,335	0	739,335
1997	0	0	1,232,225	739,335	739,335	0	739,335
1996	0	0	1,232,225	739,335	739,335	0	739,335
1995	0	0	545,305	545,305	545,305	0	545,305

1994	0	0	545,305	545,305	545,305	0	545,305
1993	0	0	545,305	545,305	545,305	0	545,305
1992	0	0	545,305	545,305	545,305	0	545,305
1991	0	0	545,305	545,305	545,305	0	545,305
1990	0	0	545,305	545,305	545,305	0	545,305
1989	0	0	545,305	545,305	545,305	0	545,305
1988	0	0	545,305	545,305	545,305	0	545,305
1987	0	0	429,850	429,850	429,850	0	429,850
1986	0	0	429,850	429,850	429,850	0	429,850
1985	0	0	429,850	429,850	429,850	0	429,850
1984	0	0	429,850	429,850	429,850	0	429,850
1983	0	0	848,450	848,450	848,450	0	848,450
1982	0	0	11,571	11,571	11,571	0	11,571

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/30/2004	2072 / 1708	1	QC	M
1/23/2004	1969 / 2032	400,000	QC	M

This page has been visited 158,052 times.

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

Doc# 1488193 12/31/2004 1:33PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

DEED DOC STAMP CL: FP $2,187.50

THIS INSTRUMENT PREPARED BY:
JOHN M. SPOTTSWOOD, JR.
SPOTTSWOOD, SPOTTSWOOD & SPOTTSWOOD
500 FLEMING STREET
Key West, FL 33040

Doc# 1488193
Bk# 2072 Pg# 1708

Parcel ID Number:

Quitclaim Deed

This Quitclaim Deed, Made this 30 day of December, 2004 A.D., **Between** CHARLEY TOPPINO & SONS, INC. f/k/a TOPPINO'S INC., a corporation existing under the laws of the State of Florida of the County of , State of Florida, **grantor,** and ROCKLAND OPERATIONS, LLC, a Florida limited liability company

whose address is: P.O. BOX 787, KEY WEST, FL 33041

of the County of MONROE, State of Florida, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of ----------TEN DOLLARS ($10)---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and quitclaimed to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Monroe State of Florida to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF, BEING THE SAME PROPERTY AS DESCRIBED IN THE QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1969, PAGE 2032, MONROE COUNTY, FLORIDA.

This instrument was prepared without benefit of title search or abstract examination and is based solely on facts provided by either of the parties or his or her agent.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, the grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

CHARLEY TOPPINO & SONS, INC. f/k/a TOPPINO'S INC.

Amy N. Pierce
Printed Name: AMY N. PIERCE
Witness

By: Frank Toppino (Seal)
FRANK TOPPINO, PRESIDENT
P.O. Address: P.O. BOX 787, KEY WEST, FL 33041

Erica N Hughes
Printed Name: ERICA N. HUGHES
Witness

(Corporate Seal)

STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 30 day of December, 2004 by FRANK TOPPINO, PRESIDENT of CHARLEY TOPPINO & SONS, INC. f/k/a TOPPINO'S INC., a Florida Corporation, on behalf of the corporation who is personally known or has produced Florida driver's license as identification.

PATRICIA WEECH
MY COMMISSION # DD 356569
EXPIRES: October 25, 2008
Bonded Thru Notary Public Underwriters

Patricia Weech
Printed Name:
Notary Public
My Commission Expires:

TOPPINO1

Laser Generated by © Display Systems, Inc., 2003 (863) 763-5555 Form FLQCD-1

EXHIBIT "A"

DocN 1488193
Bk# 2072 Pg# 1709

Legal Description:

A parcel of land, ponds and borrow pits lying in Government Lots 5, 6, & 7, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida, and being more particularly described as follows;
Commence at the intersection of the centerline of U.S. Highway No. 1 and the West abutment of the Rockland Key Viaduct; thence S.63°09'20"W., along the said centerline of U.S Highway No. 1 a distance of 5000.00 feet; thence N.00°00'00"W., and along a line lying 222.99 feet East of and parallel to the West Line of said Section 21, Township 67 South, Range 26 East a distance of 3430.79 feet to a point lying 2000.00 feet North of the South Line of said Section 21 and the Point of Beginning; thence S.90°00'00"E., and along a line 2000.00 feet North of and parallel with the South line of said Section 21 a distance of 3679.98 feet to the West Line of "ROCKLAND Village No. 2" according to the plat thereof as recorded in Plat Book 7, at Page 17, of the Public Records of Monroe County, Florida; thence N.00°00'00"W., and along the said West Line of "ROCKLAND VILLAGE No. 2", and the Northerly extension of the said West Line a distance of 580.68 feet to the approximate Mean High Water Line of the Gulf of Mexico as located on 11/8/91 and also shown on a aerial photograph, dated 3/9/75; thence meander the said Approximate Mean High Water line in a generally South– westerly direction for the following One hundred and Eighty Six (186) metes and bounds; thence N.14°30'00"E., a distance of 142.00 feet; thence N.84°41'38"E., a distance of 27.69 feet; thence N.00°53'20"E., a distance of 24.59 feet; thence N.13°03'25"E., a distance of 26.19 feet; thence N.26°06'03"E., a distance of 21.20 feet; thence N.39°51'28"E., a distance of 20.61 feet; thence N.24°23'59"E., a distance of 5.43 feet; thence N.05°38'56"W., a distance of 27.79 feet; thence N.02°56'17"W., a distance of 17.54 feet; thence N.05°18'15"E., a distance of 19.25 feet; thence N.22°24'50"E., a distance of 28.84 feet; thence N.16°31'07"E., a distance of 20.82 feet; thence N.09°17'37"E., a distance of 25.81 feet; thence N.04°20'16"W., a distance of 13.43 feet; thence N.27°48'20"W., a distance of 7.15 feet; thence N.72°21'36"W., a distance of 9.43 feet; thence N.80°02'36"W., a distance of 21.25 feet; thence S.88°22'43"W., a distance of 5.27 feet; thence S.30°37'03"W., a distance of 18.04 feet; thence S.26°15'32"W., a distance of 12.61 feet; thence S.07°24'51"W., a distance of 21.25 feet; thence S.00°25'41"E., a distance of 25.28 feet; thence S.04°25'06"E., a distance of 17.83 feet; thence S.14°20'14"W., a distance of 10.21 feet; thence S.39°43'53"W., a distance of 7.83 feet; thence S.32°16'48"W., a distance of 17.05 feet; thence S.81°03'56"W., a distance of 16.75 feet; thence S.86°43'03"W., a distance of 25.83 feet; thence S.77°17'44"W., a distance of 30.48 feet; thence S.70°10'55"W., a distance of 64.23 feet; thence S.83°07'00"W., a distance of 43.95 feet; thence S.85°57'06"W., a distance of 68.01 feet; thence S.74°43'15"W., a distance of 71.91 feet; thence S.71°41'50"W., a distance of 143.95 feet; thence S.70°38'30"W., a distance of 171.37 feet; thence S.70°06'33"W., a distance of 153.94 feet; thence S.65°34'13"W., a distance of 144.73 feet; thence S.67°22'14"W., a distance of 113.00 feet; thence S.48°20'46"W., a distance of 16.45 feet; thence S.28°00'04"W., a distance of 22.33 feet; thence S.11°06'50"W., a distance of 17.04 feet; thence N.63°58'53"W., a distance of 17.20 feet; thence N.60°18'36"W., a distance of 16.00 feet; thence N.77°41'53"W., a distance of 37.68 feet; thence S.59°56'49"W., a distance of 11.93 feet; thence S.51°03'15"W., a distance of 18.63 feet; thence S.78°16'31"W., a distance of 15.09 feet; thence N.83°29'49"W., a distance of 17.59 feet; thence N.85°53'41"W., a distance of 8.25 feet; thence S.80°22'38"W., a distance of 15.25 feet; thence S.68°27'32"W., a distance of 16.58 feet; thence S.65°41'37"W., a distance of 32.90 feet; thence S.75°50'39"W., a distance of 60.00 feet; thence S.80°36'35"W., a distance of 69.10 feet; thence N.48°45'14"W., a distance of 6.49 feet; thence N.28°51'30"E., a distance of 22.14 feet; thence N.23°43'59"W., a distance of 11.24 feet; thence N.19°48'22"W., a distance of 10.30 feet; thence N.78°45'10"E., a distance of 15.21 feet; thence N.85°33'15"E., a distance of 15.96 feet; thence N.66°53'28"E., a distance of 35.51 feet; thence N.59°12'59"E., a distance of 23.81 feet; thence N.49°04'40"E., a distance of 27.78 feet; thence N.20°53'39"E., a distance of 51.42 feet; thence N.13°37'56"E., a distance of 56.78 feet; thence N.07°35'38"W., a distance of 22.09 feet; thence N.35°25'35"W., a distance of 17.65 feet; thence N.62°55'36"W., a distance of 15.46 feet; thence N.80°32'30"W., a distance of 13.30 feet; thence S.81°09'37"W., a distance of 9.70 feet; thence S.74°07'39"W., a distance of 17.40 feet; thence N.65°35'50"W., a distance of 23.52 feet; thence N.70°56'02"W., a distance of 31.27 feet; thence N.88°26'14"W., a distance of 17.34 feet; thence S.87°51'13"W., a distance of 21.38 feet; thence N.58°09'20"W., a distance of 9.17

EXHIBIT "A" continued

feet; thence N.49°05'53"W., a distance of 14.59 feet; thence S.72°00'47"W., a distance of 21.72 feet; thence S.59°58'41"W., a distance of 46.39 feet; thence S.80°12'56"W., a distance of 10.83 feet; thence N.78°03'26"W., a distance of 21.20 feet; thence S.83°02'07"W., a distance of 19.87 feet; thence S.62°46'45"W., a distance of 9.88 feet; thence S.57°15'32"W., a distance of 74.80 feet; thence S.54°50'01"W., a distance of 51.20 feet; thence S.70°14'31"W., a distance of 9.22 feet; thence N.61°50'46"W., a distance of 23.57 feet; thence N.21°17'13"W., a distance of 35.15 feet; thence N.52°07'35"W., a distance of 28.23 feet; thence N.73°52'55"W., a distance of 40.56 feet; thence N.30°47'16"W., a distance of 54.42 feet; thence N.20°23'02"W., a distance of 128.95 feet; thence N.22°29'09"W., a distance of 68.14 feet; thence N.13°25'06"W., a distance of 46.09 feet; thence N.15°13'50"W., a distance of 37.87 feet; thence N.39°59'22"W., a distance of 36.95 feet; thence N.83°57'19"W., a distance of 46.72 feet; thence S.70°06'44"W., a distance of 51.56 feet; thence S.49°27'45"W., a distance of 24.09 feet; thence S.43°18'42"W., a distance of 31.43 feet; thence S.89°37'48"W., a distance of 15.28 feet; thence N.66°12'53"W., a distance of 17.67 feet; thence S.58°31'39"W., a distance of 9.21 feet; thence S.32°42'10"W., a distance of 66.70 feet; thence S.32°00'11"W., a distance of 123.40 feet; thence S.41°47'10"W., a distance of 47.72 feet; thence S.61° 10'50"W., a distance of 22.90 feet; thence N.81°03'38"W., a distance of 32.33 feet; thence N.88°41'29"W., a distance of 26.13 feet; thence S.62°23'25"W., a distance of 19.91 feet; thence S.32°03'18"W., a distance of 20.68 feet; thence S.05°56'42"E., a distance of 18.56 feet; thence S.12°51'20"E., a distance of 17.86 feet; thence S.50°29'43"W., a distance of 21.64 feet; thence S.88°43'02"W., a distance of 35.65 feet; thence N.88°11'20"W., a distance of 114.86 feet; thence S.89°26'19"W., a distance of 48.70 feet; thence S.84°28'10"W., a distance of 54.06 feet; thence S.84°13'09"W., a distance of 40.56 feet; thence N.86°40'21"W., a distance of 36.99 feet; thence N.71°42'41"W., a distance of 29.73 feet; thence N.67°28'33"W., a distance of 47.56 feet; thence N.83°04'36"W., a distance of 25.96 feet; thence S.58°13'40"W., a distance of 11.37 feet; thence S.12°17'52"E., a distance of 10.37 feet; thence S.43°37'02"E., a distance of 22.58 feet; thence S.03°15'31"E., a distance of 22.32 feet; thence S.18°23'44"W., a distance of 42.05 feet; thence S.30°20'07"W., a distance of 16.44 feet; thence S.30° 09'58"W., a distance of 18.07 feet; thence S.24°45'35"E., a distance of 17.48 feet; thence S.03°29'13"E., a distance of 28.38 feet; thence S.09°35'20"W., a distance of 47.75 feet; thence S.03°35'30"W., a distance of 49.14 feet; thence S.03°04'32"E., a distance of 70.34 feet; thence S.03°39'31"E., a distance of 75.03 feet; thence S.07°30'01"E., a distance of 110.59 feet; thence S.10°13'15"W., a distance of 37.13 feet; thence S.61°13'54"W., a distance of 24.67 feet; thence S.82°58'50"W., a distance of 35.80 feet; thence N.84°42'02"W., a distance of 58.02 feet; thence N.79°46'19"W., a distance of 81.30 feet; thence N.77°32'24"W., a distance of 30.32 feet; thence S.82°46'03"W., a distance of 37.29 feet; thence N.85°00'38"W., a distance of 68.59 feet; thence N.74°21'52"W., a distance of 26.99 feet; thence S.78°53'26"W., a distance of 46.89 feet; thence N.85°27'50"W., a distance of 49.19 feet; thence N.78°46'02"W., a distance of 44.46 feet; thence N.75°04'28"W., a distance of 81.70 feet; thence N.75°41'43"W., a distance of 51.46 feet; thence N.78°53'17"W., a distance of 32.59 feet; thence N.73°20'56"W., a distance of 59.64 feet; thence N.42°11'26"W., a distance of 13.63 feet; thence N.10°39'50"W., a distance of 51.15 feet; thence N.07°35'41"W., a distance of 78.76 feet; thence EAST , a distance of 0.00 feet; thence N.36°45'28"E., a distance of 11.28 feet; thence N.02° 39'23"E., a distance of 20.86 feet; thence N.35°25'00"W., a distance of 15.25 feet; thence N.14°14'14"W., a distance of 22.08 feet; thence N.05°13'43"E., a distance of 27.14 feet; thence N.13°42'40"E., a distance of 36.49 feet; thence N.20°11'55"E., a distance of 73.78 feet; thence N.13°01'48"E., a distance of 41.80 feet; thence N.24°31'48"E., a distance of 33.70 feet; thence N.42° 22'33"E., a distance of 24.64 feet; thence N.58°54'41"E., a distance of 24.79 feet; thence N.38°00'13"E., a distance of 37.60 feet; thence N.01°04'07"W., a distance of 25.78 feet; thence N.25°42'13"E., a distance of 14.21 feet; thence N.72°08'47"E., a distance of 64.63 feet; thence N.84°41'36"E., a distance of 32.15 feet; thence N.58°24'45"E., a distance of 20.41 feet; thence N.29° 55'14"W., a distance of 21.16 feet; thence S.85°34'03"W., a distance of 58.70 feet; thence S.66°06'11"W., a distance of 74.79 feet; thence S.79°02'37"W., a distance of 47.52 feet; thence S.80°01'32"W., a distance of 54.36 feet; thence S.59°17'28"W., a distance of 30.56 feet; thence S.38°03'29"W., a distance of 17.92 feet; thence S.17°46'53"W., a distance of 31.93 feet; thence S.23°41'42"W., a distance of 42.81 feet; thence S.27°02'55"W., a distance of 94.64 feet; thence S.25°57'23"W., a distance of 20.69 feet; thence S.40°27'18"W., a distance of 73.09 feet; thence S.63°52'42"W., a distance of 96.40 feet; thence S.53°17'05"W., a distance of 17.70 feet to the said line being 222.99 East of and parallel with the West Line of said section 21; thence S.00°00'00"W., and along the said Line being 222.99 feet East of and parallel with the West line of said Section 21 a distance of 432.33 feet to the Point of Beginning.

Parcel contains 2238179 square feet or 51.38 acres, more or less.

EXHIBIT "A" continued

LESS AND EXCEPT

Legal Description: Parcel Rear:

A parcel of land, ponds and borrow pits lying in Government Lots 6, & 7, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida, and being more particularly described as follows;

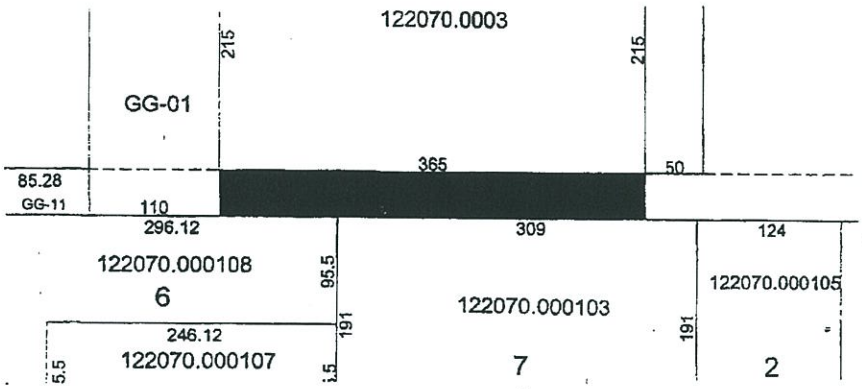
Commence at the intersection of the centerline of U.S. Highway No. 1 and the West abutment of the Rockland Key Viaduct; thence S.63°09'20"W., along the said centerline of U.S. Highway No. 1 a distance of 5000.00 feet; thence North, and along a line lying 222.99 feet East of and parallel to the West Line of said Section 21, Township 67 South, Range 26 East a distance of 3430.79 feet to a point lying 2000.00 feet North of the South Line of said Section 21 and the Point of Beginning; thence East, and along a line 2000.00 feet North of and parallel with the South line of said Section 21 a distance of 1018.52 feet; thence North 166.49 feet to the approximate Mean High Water Line of the Gulf of Mexico as located on 11/8/91 and also shown on a aerial photograph, dated 3/9/75; thence meander the said Approximate Mean High Water line in a Westerly, Northerly, Northeasterly, and Southwesterly direction for the following Fortynine (49) metes and bounds; thence S.55°34'44"W., a distance of 30.88 feet; thence S.82°58'50"W., a distance of 35.80 feet; thence N.84°42'02"W., a distance of 58.02 feet; thence N.79°46'19"W., a distance of 81.30 feet; thence N.77°32'24"W., a distance of 30.32 feet; thence S.82°46'03"W., a distance of 37.29 feet; thence N.85°00'38"W., a distance of 68.59 feet; thence N.74°21'52"W., a distance of 26.99 feet; thence S.78°53'26"W., a distance of 46.89 feet; thence N.85°27'50"W., a distance of 49.19 feet; thence N.78°48'02"W., a distance of 44.46 feet; thence N.75°04'28"W., a distance of 81.70 feet; thence N.75°41'43"W., a distance of 51.46 feet; thence N.76°53'17"W., a distance of 32.59 feet; thence N.73°20'56"W., a distance of 59.64 feet; thence N.42°11'26"W., a distance of 13.63 feet; thence N.10°39'50"W., a distance of 51.15 feet; thence N.07°35'41"W., a distance of 78.76 feet; thence EAST , a distance of 0.00 feet; thence N.36°45'28"E., a distance of 11.28 feet; thence N.02°39'23"E., a distance of 20.86 feet; thence N.35°25'00"W., a distance of 15.25 feet; thence N.14°14'14"W., a distance of 22.08 feet; thence N.05°13'43"E., a distance of 27.14 feet; thence N.13°42'40"E., a distance of 36.49 feet; thence N.20°11'55"E., a distance of 73.78 feet; thence N.13°01'46"E., a distance of 41.80 feet; thence N.24°31'48"E., a distance of 33.70 feet; thence N.42°22'33"E., a distance of 24.64 feet; thence N.58°54'41"E., a distance of 24.79 feet; thence N.38°00'13"E., a distance of 37.60 feet; thence N.01°04'07"W., a distance of 25.78 feet; thence N.25°42'13"E., a distance of 14.21 feet; thence N.72°08'47"E., a distance of 64.63 feet; thence N.84°41'36"E., a distance of 32.15 feet; thence N.58°24'45"E., a distance of 20.41 feet; thence N.29°55'14"W., a distance of 21.16 feet; thence S.85°34'03"W., a distance of 58.70 feet; thence S.66°06'11"W., a distance of 74.79 feet; thence S.79°02'37"W., a distance of 47.52 feet; thence S.80°01'32"W., a distance of 54.36 feet; thence S.59°17'28"W., a distance of 30.56 feet; thence S.38°03'29"W., a distance of 17.92 feet; thence S.17°46'53"W., a distance of 31.93 feet; thence S.23°41'42"W., a distance of 42.81 feet; thence S.27°02'55"W., a distance of 94.64 feet; thence S.25°57'23"W., a distance of 20.69 feet; thence S.40°27'18"W., a distance of 73.09 feet; thence S.63°52'42"W., a distance of 96.40 feet; thence S.53°17'05"W., a distance of 17.70 feet to the said Line being 222.99 East of and parallel with the West Line of said Section 21; thence South, and along the said Line being 222.99 feet East of and parallel with the West line of said Section 21 a distance of 432.33 feet to the Point of Beginning.

Parcel contains 308959 square feet or 7.05 acres, more or less.

THIS PROPERTY COMPRISES ALL THE PROPERTY IDENTIFIED IN ALTERNATE KEY #s: 1156001, 1156051, 1156116. ADDITIONALLY, ALL THE PROPERTY IDENTIFIED IN ALTERNATE KEY # 9007241 AND SHOWN ON THE FOLLOWING PAGE IS CONVEYED.

EXHIBIT "A" continued

Doc# 1488193
Bk# 2072 Pg# 1712



MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY
OFFICIAL RECORDS

FILE #1421351
BK#1969 PG#2032

RCD Jan 23 2004 11:42AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2800.00
01/23/2004 DEP CLK

This instrument prepared by:
Karleen A. Grant, Esq.
604 Whitehead Street
Key West, Florida 33040

Grantee's Social Security No:

Parcel I.D. No:
Alt Key #: 1156001, 1156051, 1156116, 9007241

(Space reserved for recording)

QUIT CLAIM DEED

THIS INDENTURE

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular numbers shall include the plural, and the plural, the singular, the use of any gender; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 23 day of January, 2004

Between THE DICKERSON GROUP, INC. , a Florida Corporation, successor by merger with C.T.B., INC., a Florida corporation, 217 Ponte Vedra Park Drive, Ponte Vedra Beach, FL, party of the first part, and **TOPPINO'S, INC., a Florida Corporation,** P.O. BOX 787, Key West, Florida 33041, party of the second part .

WITNESSETH

That the said party of the first part, for and in consideration of the sum of **Ten and No/100 ($10.00)** Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest, claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

Disclosure in accordance with Monroe County Code Sec. 9.5-81(f):
The parcel of land described in this instrument is located in unincorporated Monroe County. The use of the parcel of land is subject to and restricted by goals, policies and objectives of the Monroe County Plan and Land Development Regulations adopted as a part of, and in conjunction with and as a means of implementing the Monroe County Comprehensive Plan. The Land Development Regulations provide that no building permits shall be issued for any development of any kind unless the proposed development complies with each and every requirement of the regulations, including minimum area requirements for residential development. You are hereby notified that under the Monroe County Land Development Regulations the division of land into parcels of land [which] are not approved as platted lots under the regulations confers no right to develop a parcel of land for any purpose.

In Witness Whereof, the said party of the first part has hereunto caused its appropriate officer to

set his hand and seal the day and year first above written.

FILE #1421351
BK#1969 PG#2033

WITNESSES:

THE DICKERSON GROUP, INC, a Florida Corporation, successor by merger with C.T.B.,INC., a Florida corporation

1. Marganne L Johnson

Print Name: Marganne L. Johnson

2. Karleen A Grant

Print Name: Karleen A Grant

BY: John F Joyner
JOHN F. JOYNER, PRESIDENT

STATE OF FLORIDA)
)
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 23 day of January, 2004, by **JOHN F. JOYNER as President of THE DICKERSON GROUP, INC., a Florida Corporation,** on behalf of said corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires:

Karleen A Grant
NOTARY PUBLIC

Karleen A Grant
Print Name:

OFFICIAL NOTARY SEAL
KARLEEN A GRANT
COMMISSION NUMBER
DD108277
MY COMMISSION EXPIRES
APR. 29,2006

FILE #1421351
BK#1969 PG#2034

Ex. A

Legal Description:

A parcel of land, ponds and borrow pits lying in Government Lots 5, 6, & 7 Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida, and being more particularly described as follows;
Commence at the intersection of the centerline of U.S. Highway No. 1 and the West abutment of the Rockland Key Viaduct; thence S.63°09'20"W., along the said centerline of U.S Highway No. 1 a distance of 5000.00 feet; thence N.00°00'00"W., and along a line lying 222.99 feet East of and parallel to the West Line of said Section 21, Township 67 South, Range 26 East a distance of 3430.79 feet to a point lying 2000.00 feet North of the South Line of said Section 21 and the Point of Beginning; thence S.90°00'00"E., and along a line 2000.00 feet North of and parallel with the South line of said Section 21 a distance of 3679.98 feet to the West Line of "ROCKLAND Village No. 2" according to the plat thereof as recorded in Plat Book 7, at Page 17 of the Public Records of Monroe County, Florida; thence N.00°00'00"W., and along the said West Line of "ROCKLAND VILLAGE No. 2", and the Northerly extension of the said West Line a distance of 580.68 feet to the approximate Mean High Water Line of the Gulf of Mexico as located on 11/8/91 and also shown on a aerial photograph, dated 3/9/75; thence meander the said Approximate Mean High Water line in a generally South– westerly direction for the following One hundred and Eighty Six (186) metes and bounds; thence N.14°30'00"E., a distance of 142.00 feet; thence N.84°41'38"E., a distance of 27.69 feet; thence N.00°53'20"E., a distance of 24.59 feet; thence N.13°03'25"E., a distance of 26.19 feet; thence N.26°06'03"E., a distance of 21.20 feet; thence N.39°51'28"E., a distance of 20.61 feet; thence N.24°23'59"E., a distance of 5.43 feet; thence N.05°38'56"W., a distance of 27.79 feet; thence N.02°56'17"W., a distance of 17.54 feet; thence N.05°18'15"E., a distance of 19.25 feet; thence N.22°24'50"E., a distance of 28.84 feet; thence N.16°31'07"E., a distance of 20.82 feet; thence N.09°17'37"E., a distance of 25.81 feet; thence N.04°20'16"W., a distance of 13.43 feet; thence N.27°48'20"W., a distance of 7.15 feet; thence N.72°21'36"W., a distance of 9.43 feet; thence N.80°02'36"W., a distance of 21.25 feet; thence S.88°22'43"W., a distance of 5.27 feet; thence S.30°37'03"W., a distance of 18.04 feet; thence S.26°15'32"W., a distance of 12.61 feet; thence S.07°24'51"W., a distance of 21.25 feet; thence S.00°25'41"E., a distance of 25.28 feet; thence S.04°25'06"E., a distance of 17.63 feet; thence S.14°20'14"W., a distance of 10.21 feet; thence S.39°43'53"W., a distance of 7.83 feet; thence S.32°16'48"W., a distance of 17.05 feet; thence S.81°03'56"W., a distance of 16.75 feet; thence S.86°43'03"W., a distance of 25.83 feet; thence S.77°17'44"W., a distance of 30.48 feet; thence S.70°10'55"W., a distance of 64.23 feet; thence S.83°07'00"W., a distance of 43.95 feet; thence S.85°57'06"W., a distance of 68.01 feet; thence S.74°43'15"W., a distance of 71.91 feet; thence S.71°41'50"W., a distance of 143.95 feet; thence S.70°38'30"W., a distance of 171.37 feet; thence S.70°06'33"W., a distance of 153.94 feet; thence S.65°34'13"W., a distance of 144.73 feet; thence S.67°22'14"W., a distance of 113.00 feet; thence S.48°20'46"W., a distance of 16.45 feet; thence S.28°00'04"W., a distance of 22.33 feet; thence S.11°06'50"W., a distance of 17.04 feet; thence N.63°58'53"W., a distance of 17.20 feet; thence N.60°18'36"W., a distance of 16.00 feet; thence N.77°41'53"W., a distance of 37.68 feet; thence S.59°56'49"W., a distance of 11.93 feet; thence S.51°03'15"W., a distance of 18.63 feet; thence S.78°16'31"W., a distance of 15.09 feet; thence N.83°29'49"W., a distance of 17.59 feet; thence N.85°53'41"W., a distance of 8.25 feet; thence S.80°22'38"W., a distance of 15.25 feet; thence S.68°27'32"W., a distance of 16.58 feet; thence S.65°41'37"W., a distance of 32.90 feet; thence S.75°50'39"W., a distance of 60.00 feet; thence S.80°36'35"W., a distance of 69.10 feet; thence N.48°45'14"W., a distance of 6.49 feet; thence N.28°51'30"E., a distance of 22.14 feet; thence N.23°43'59"W., a distance of 11.24 feet; thence N.19°48'22"W., a distance of 10.30 feet; thence N.78°45'10"E., a distance of 15.21 feet; thence N.85°33'15"E., a distance of 15.96 feet; thence N.66°53'28"E., a distance of 35.51 feet; thence N.59°12'59"E., a distance of 23.81 feet; thence N.49°04'40"E., a distance of 27.78 feet; thence N.20°53'39"E., a distance of 51.42 feet; thence N.13°37'56"E., a distance of 56.78 feet; thence N.07°35'38"W., a distance of 22.09 feet; thence N.35°25'35"W., a distance of 17.65 feet; thence N.62°55'36"W., a distance of 15.46 feet; thence N.80°32'30"W., a distance of 13.30 feet; thence S.81°09'37"W., a distance of 9.70 feet; thence S.74°07'39"W., a distance of 17.40 feet; thence N.85°35'50"W., a distance of 23.52 feet; thence N.70°56'02"W., a distance of 31.27 feet; thence N.88°28'14"W., a distance of 17.34 feet; thence S.87°51'13"W., a distance of 21.38 feet; thence N.58°09'20"W., a distance of 9.17

feet; thence N.49°05'53"W., a distance of 14.59 feet; thence S.72°00'47"W., a distance of 21.72 feet; thence S.59°58'41"W., a distance of 46.39 feet; thence S.80°12'56"W., a distance of 10.83 feet; thence N.78°03'26"W., a distance of 21.20 feet; thence S.83°02'07"W., a distance of 19.87 feet; thence S.62°46'45"W., a distance of 6.88 feet; thence S.57°15'32"W., a distance of 74.80 feet; thence S.64°50'01"W., a distance of 51.20 feet; thence S.70°14'31"W., a distance of 9.22 feet; thence N.61°50'46"W., a distance of 23.67 feet; thence N.21°17'13"W., a distance of 135.15 feet; thence N.52°07'35"W., a distance of 28.23 feet; thence N.73°52'55"W., a distance of 40.56 feet; thence N.30°47'15"W., a distance of 54.42 feet; thence N.20°23'02"W., a distance of 128.95 feet; thence N.22°29'09"W., a distance of 68.14 feet; thence N.13°25'06"W., a distance of 48.09 feet; thence N.15°13'50"W., a distance of 37.87 feet; thence N.39°59'22"W., a distance of 36.95 feet; thence N.83°57'19"W., a distance of 48.72 feet; thence S.70°06'44"W., a distance of 51.56 feet; thence S.49°27'45"W., a distance of 24.09 feet; thence S.43°18'42"W., a distance of 31.43 feet; thence S.89°37'48"W., a distance of 15.28 feet; thence N.66°12'53"W., a distance of 17.67 feet; thence S.58°31'39"W., a distance of 9.21 feet; thence S.32°42'10"W., a distance of 66.70 feet; thence S.32°00'11"W., a distance of 123.40 feet; thence S.41°47'10"W., a distance of 47.72 feet; thence S.61°10'50"W., a distance of 22.90 feet; thence N.81°03'38"W., a distance of 32.33 feet; thence N.88°41'29"W., a distance of 26.13 feet; thence S.62°23'25"W., a distance of 19.91 feet; thence S.32°03'18"W., a distance of 20.68 feet; thence S.05°56'42"E., a distance of 18.56 feet; thence S.12°51'20"E., a distance of 17.86 feet; thence S.50°29'43"W., a distance of 21.64 feet; thence S.88°43'02"W., a distance of 35.65 feet; thence N.88°11'20"W., a distance of 114.86 feet; thence S.89°26'19"W., a distance of 48.70 feet; thence S.84°28'10"W., a distance of 54.06 feet; thence S.84°13'09"W., a distance of 40.56 feet; thence N.86°40'21"W., a distance of 36.99 feet; thence N.71°42'41"W., a distance of 29.73 feet; thence N.67°28'33"W., a distance of 47.56 feet; thence N.83°04'36"W., a distance of 25.96 feet; thence S.58°13'40"W., a distance of 11.37 feet; thence S.12°17'52"E., a distance of 10.37 feet; thence S.43°37'02"E., a distance of 22.58 feet; thence S.03°15'31"E., a distance of 22.32 feet; thence S.18°23'44"W., a distance of 42.05 feet; thence S.30°20'07"W., a distance of 16.44 feet; thence S.30°09'58"W., a distance of 18.07 feet; thence S.24°45'35"E., a distance of 17.48 feet; thence S.03°29'13"E., a distance of 28.38 feet; thence S.09°35'20"W., a distance of 47.75 feet; thence S.03°35'30"W., a distance of 49.14 feet; thence S.03°04'32"E., a distance of 70.34 feet; thence S.03°39'31"E., a distance of 75.03 feet; thence S.07°30'01"E., a distance of 110.59 feet; thence S.10°13'15"W., a distance of 37.13 feet; thence S.61°13'54"W., a distance of 24.67 feet; thence S.82°58'50"W., a distance of 35.80 feet; thence N.84°42'02"W., a distance of 58.02 feet; thence N.79°46'19"W., a distance of 81.30 feet; thence N.77°32'24"W., a distance of 30.32 feet; thence S.82°46'03"W., a distance of 37.29 feet; thence N.85°00'38"W., a distance of 68.59 feet; thence N.74°21'52"W., a distance of 26.99 feet; thence S.78°53'26"W., a distance of 46.89 feet; thence N.85°27'50"W., a distance of 49.19 feet; thence N.78°46'02"W., a distance of 44.46 feet; thence N.75°04'28"W., a distance of 81.70 feet; thence N.75°41'43"W., a distance of 51.46 feet; thence N.78°53'17"W., a distance of 32.59 feet; thence N.73°20'56"W., a distance of 59.64 feet; thence N.42°11'26"W., a distance of 13.63 feet; thence N.10°39'50"W., a distance of 51.15 feet; thence N.07°35'41"W., a distance of 78.76 feet; thence EAST , a distance of 0.00 feet; thence N.36°45'28"E., a distance of 11.28 feet; thence N.02°39'23"E., a distance of 20.86 feet; thence N.35°25'00"W., a distance of 15.25 feet; thence N.14°14'14"W., a distance of 22.08 feet; thence N.05°13'43"E., a distance of 27.14 feet; thence N.13°42'40"E., a distance of 38.49 feet; thence N.20°11'55"E., a distance of 73.78 feet; thence N.13°01'46"E., a distance of 41.80 feet; thence N.24°31'48"E., a distance of 33.70 feet; thence N.42°22'33"E., a distance of 24.64 feet; thence N.58°54'41"E., a distance of 24.79 feet; thence N.38°00'13"E., a distance of 37.60 feet; thence N.01°04'07"W., a distance of 25.78 feet; thence N.25°42'13"E., a distance of 14.21 feet; thence N.72°08'47"E., a distance of 64.63 feet; thence N.84°41'36"E., a distance of 32.15 feet; thence N.58°24'45"E., a distance of 20.41 feet; thence N.29°55'14"W., a distance of 21.16 feet; thence S.85°34'03"W., a distance of 58.70 feet; thence S.66°06'11"W., a distance of 74.79 feet; thence S.79°02'37"W., a distance of 47.52 feet; thence S.80°01'32"W., a distance of 54.36 feet; thence S.59°17'28"W., a distance of 30.56 feet; thence S.38°03'29"W., a distance of 17.92 feet; thence S.17°48'53"W., a distance of 31.93 feet; thence S.23°41'42"W., a distance of 42.81 feet; thence S.27°02'55"W., a distance of 94.64 feet; thence S.25°57'23"W., a distance of 20.69 feet; thence S.40°27'18"W., a distance of 73.09 feet; thence S.63°52'42"W., a distance of 96.40 feet; thence S.53°17'05"W., a distance of 17.70 feet to the said line being 222.99 East of and parallel with the West Line of said section 21; thence S.00°00'00"W., and along the said Line being 222.99 feet East of and parallel with the West line of said Section 21 a distance of 432.33 feet to the Point of Beginning.

Parcel contains 2238179 square feet or 51.38 acres, more or less.

LESS AND EXCEPT

Legal Description: Parcel Rear:

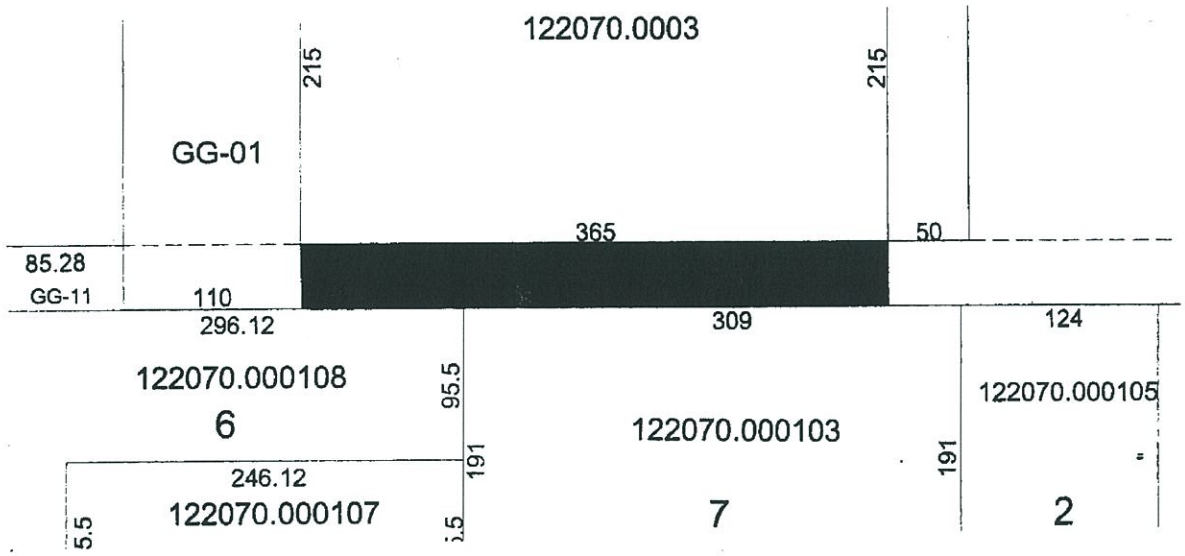
A parcel of land, ponds and borrow pits lying in Government Lots 6, & 7, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida, and being more particularly described as follows;
Commence at the intersection of the centerline of U.S. Highway No. 1 and the West abutment of the Rockland Key Viaduct; thence S.63°09'20"W., along the said centerline of U.S. Highway No. 1 a distance of 5000.00 feet; thence North, and along a line lying 222.99 feet East of and parallel to the West Line of said Section 21, Township 67 South, Range 26 East a distance of 3430.79 feet to a point lying 2000.00 feet North of the South Line of said Section 21 and the Point of Beginning; thence East, and along a line 2000.00 feet North of and parallel with the South line of said Section 21 a distance of 1018.52 feet; thence North 166.49 feet to the approximate Mean High Water Line of the Gulf of Mexico as located on 11/8/91 and also shown on a aerial photograph, dated 3/9/75; thence meander the said Approximate Mean High Water line in a Westerly, Northerly, Northeasterly, and Southwesterly direction for the following Fortynine (49) metes and bounds; thence S.55°34'44"W., a distance of 30.88 feet; thence S.82°58'50"W., a distance of 35.80 feet; thence N.84°42'02"W., a distance of 58.02 feet; thence N.79° 46'19"W., a distance of 81.30 feet; thence N.77°32'24"W., a distance of 30 32 feet; thence S.82°46'03"W., a distance of 37.29 feet; thence N.85°00'38"W., a distance of 68.59 feet; thence N.74°21'52"W., a distance of 26.99 feet; thence S.78°53'26"W., a distance of 46.89 feet; thence N.85°27'50"W., a distance of 49.19 feet; thence N.78°48'02"W., a distance of 44.46 feet; thence N.75°04'28"W., a distance of 81.70 feet; thence N.75°41'43"W., a distance of 51.46 feet; thence N.78°53'17"W., a distance of 32.59 feet; thence N.73°20'56"W., a distance of 59.64 feet; thence N.42°11'26"W., a distance of 13.63 feet; thence N.10°39'50"W., a distance of 51.15 feet; thence N.07°35'41"W., a distance of 78.76 feet; thence EAST , a distance of 0.00 feet; thence N.36°45'28"E., a distance of 11.28 feet; thence N.02° 39'23"E., a distance of 20.86 feet; thence N.35°25'00"W., a distance of 15.25 feet; thence N.14°14'14"W., a distance of 22.08 feet; thence N.05°13'43"E., a distance of 27.14 feet; thence N.13°42'40"E., a distance of 36.49 feet; thence N.20°11'55"E., a distance of 73.78 feet; thence N.13°01'46"E., a distance of 41.80 feet; thence N.24°31'48"E., a distance of 33.70 feet; thence N.42° 22'33"E., a distance of 24.64 feet; thence N.58°54'41"E., a distance of 24.79 feet; thence N.38°00'13"E., a distance of 37.60 feet; thence N.01°04'07"W., a distance of 25.78 feet; thence N.25°42'13"E., a distance of 14.21 feet; thence N.72°08'47"E., a distance of 64.63 feet; thence N.84°41'36"E., a distance of 32.15 feet; thence N.58°24'45"E., a distance of 20.41 feet; thence N.29° 55'14"W., a distance of 21.16 feet; thence S.85°34'03"W., a distance of 58.70 feet; thence S.66°06'11"W., a distance of 74.79 feet; thence S.79°02'37"W., a distance of 47.52 feet; thence S.80°01'32"W., a distance of 54.36 feet; thence S.59°17'28"W., a distance of 30.56 feet; thence S.38°03'29"W., a distance of 17.92 feet; thence S.17°46'53"W., a distance of 31.93 feet; thence S.23°41'42"W., a distance of 42.81 feet; thence S.27°02'55"W., a distance of 94.64 feet; thence S.25°57'23"W., a distance of 20.69 feet; thence S.40°27'18"W., a distance of 73.09 feet; thence S.63°52'42"W., a distance of 96.40 feet; thence S.53°17'05"W., a distance of 17.70 feet to the said line being 222.99 East of and parallel with the West Line of said Section 21; thence South, and along the said Line being 222.99 feet East of and parallel with the West line of said Section 21 a distance of 432.33 feet to the Point of Beginning.

Parcel contains 308959 square feet or 7.05 acres, more or less.

THIS PROPERTY COMPRISES ALL THE PROPERTY IDENTIFIED IN ALTERNATE KEY #s: 1156001, 1156051, 1156116. ADDITIONALLY, ALL THE PROPERTY IDENTIFIED IN ALTERNATE KEY # 9007241 AND SHOWN ON THE FOLLOWING PAGE IS CONVEYED.

BOT

FILE #1421351
BK#1969 PG#2037



MONROE COUNTY
OFFICIAL RECORDS

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 9087171 Parcel ID: 00122081-000200

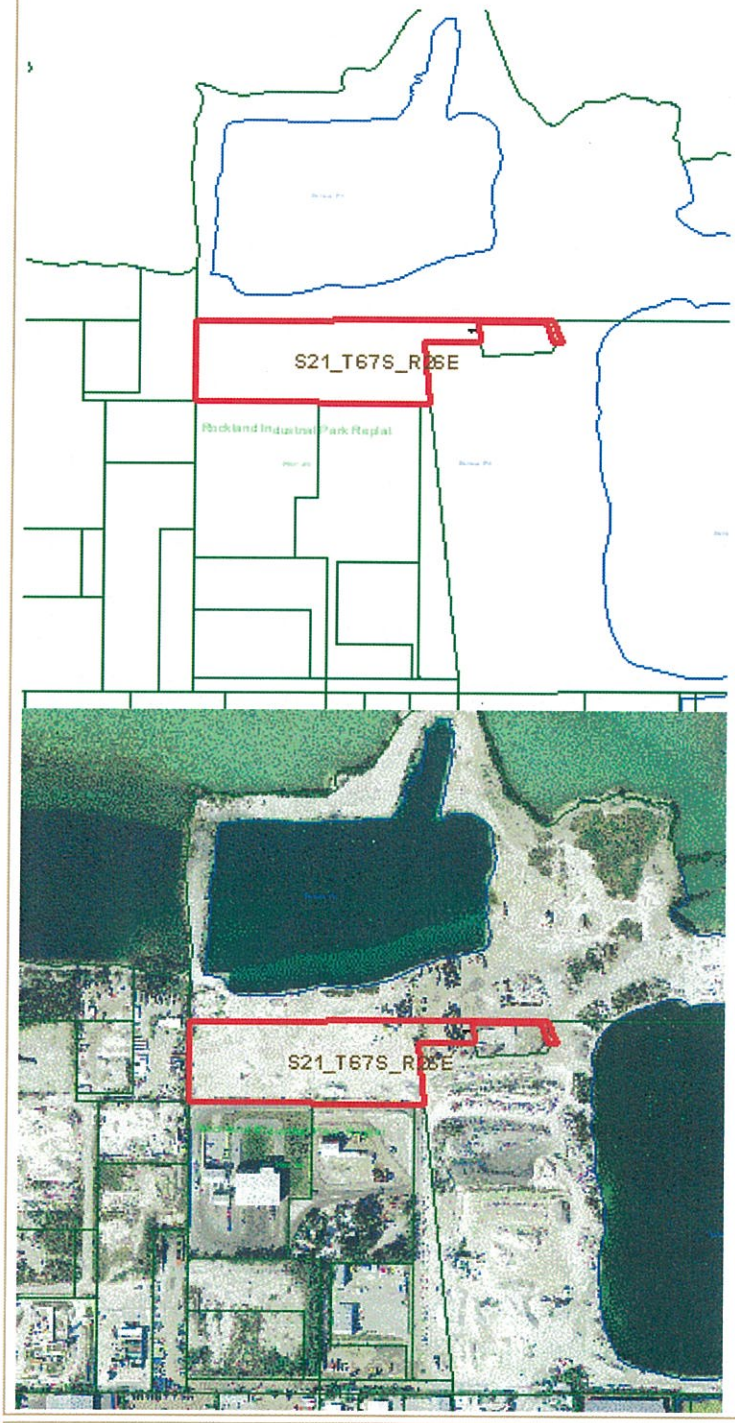
Ownership Details

Mailing Address:
ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100B
Affordable Housing: No
Section-Township-Range: 21-67-26
Property Location: VACANT LAND ROCKLAND KEY
Legal Description: PT LOT 2 ROCKLAND INDUSTRIAL PARK REPLAT PB7-80

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0D - COMMERCIAL DRY			195,500.00 SF

Appraiser Notes

WHEN THE PLATS OF ROCKLAND INDUSTRIAL PARK PB7-76 AND THE REPLAT OF ROCKLAND INDUSTRIAL PARK PB7-80 WERE RECORDED THEY INCLUDED WITH LOT 2 THE MAJORITY OF THE PARCEL ASSESSED UNDER RE 00122080-

000500 AK 9025688. THIS PARCEL IS OWNED BY ROCKLAND RECYCLING CENTER INC AND THIS OWNER DID NOT JOIN IN ON THE DEDICATION OF EITHER OF THESE PLATS. FOR THE 2011 TAX ROLL I AM ADJUSTING THE SQUARE FOOTAGE OF THIS PARCEL WHICH DOES NOT INCLUDE ANY OF RE 00122080-000500 BUT DOES INCLUDE THE LOT LINE ADJUSTMENTS THAT WERE MADE WHEN THE REPLAT WAS RECORDED IN 2009. ALSO FOR THE 2011 TAX ROLL I AM CORRECTING THE LEGAL DESCRIPTION TO REFERENCE THAT THIS IS ONLY PART OF LOT 2 OF THE REPLAT RECORDED IN PB7-80.

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
2014	0	0	537,625	537,625	189,728	0	537,625
2013	0	0	537,625	537,625	172,480	0	537,625
2012	0	0	156,800	156,800	156,800	0	156,800
2011	0	0	336,000	336,000	336,000	0	336,000
2010	0	0	329,250	329,250	329,250	0	329,250
2009	0	0	395,100	395,100	395,100	0	395,100
2008	0	0	439,000	439,000	439,000	0	439,000
2007	0	0	439,000	439,000	439,000	0	439,000
2006	0	0	439,000	234,866	234,866	0	234,866

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 158,067 times.

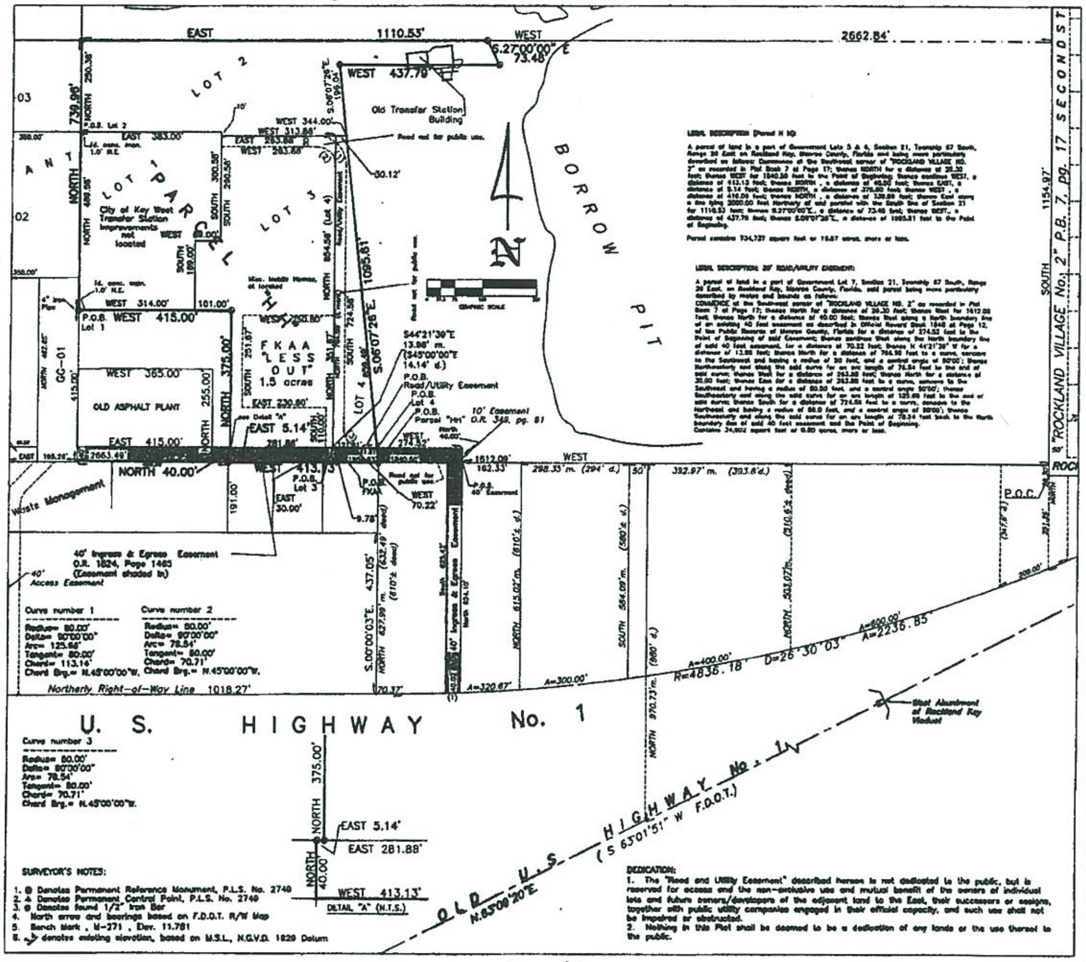
Monroe County Monroe County Property Appraiser
Scott P. Russell, CFA
P.O. Box 1176 Key West, FL 33041-1176

ROCKLAND INDUSTRIAL PARK REPLAT

Plat Book 7, Page 76
A PORTION OF GOVERNMENT LOT 7,
SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
ROCKLAND KEY, FLORIDA

ISLAND SURVEYING INC.
Engineers & Surveyors
3152 Northside Drive
Key West, Florida
July 2009

Abbreviations:
Sty. = Story
R/W = Right-of-Way
fd. = Found
P. = Plat
m. = Measured
M.H.W.= Mean High Water
O.R. = Official Records
Sec. = Section
Twp. = Township
Rge. = Range
N.T.S.= Not to Scale
C = Centerline
Elev. = Elevation
B.M. = Bench Mark
P.C. = Point of Curvature
P.T. = Point of Tangency
P.O.C.= Point of Commence
P.O.B.= Point of Beginning
P.B. = Plat Book
pg. = page
Elec.= Electric
Tel. = Telephone
Encl.= Encroachment
O.L. = On Line
C.L.F.= Chain Link Fence
A/C = Air Conditioner
o/h = Overhead
u/g = Underground
F.F.L.= Finish Floor Elevation
L.B. = Low Beam
Rad. = Radial
Irr. = Irregular
conc.= concrete
I.P. = Iron Pipe
I.B. = Iron Bar
C.B. = Concrete Block
C.B.S.= Concrete Block Stucco
cov'd.= Covered
P.I. = Point of Intersection
wd. = Wood
R = Radius
A = Arc (Length)
D = Delta, (Central angle)
w.m. = Water Meter
Bal. = Balcony
Pl. = Planter
Hyd. = Fire Hydrant
F.W. = Fire Wall



LEGAL DESCRIPTION: FKAA PARCEL

A parcel of land in a part of Government Lots 5 & 6, Section 21, Township 67 South Range 26 East on Rockland Key, Monroe County, Florida and being more particularly described as follows: Commence at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North a distance of 28.30 feet; thence West for a distance of 1956.83 feet; thence North for a distance of 40.00 feet to the Point of Beginning; thence West for a distance of 30.00 feet; thence North for a distance of 110.00 feet; thence West for a distance of 230.80 feet; thence North for a distance of 251.67 feet; thence East for a distance of 250.80 feet; thence South for a distance of 351.67 feet; thence S 45°00'00" E for a distance of 14.14 feet back to the Point of Beginning.
Parcel contains 1.50 acres more or less.

NOTICE TO LOT PURCHASERS AND ALL OTHER CONCERNED INDIVIDUALS

Purchase of a platted lot shown hereon confers no right to build any structure on such lot, nor to use the lot for any particular purpose, nor to develop the lot. The development or use of each lot is subject to, and restricted by, the goals, objectives, and policies of the adopted comprehensive plan and land development regulations implementing the plan; therefore, no building permits shall be issued by the County unless the proposed development complies with the comprehensive plan and land development regulations.

DEDICATION:

1. The "Road and Utility Easement" described hereon is not dedicated to the public, but is reserved for access and the non-exclusive use and mutual benefit of the owners of individual lots and future owners/developers of the adjacent land to the East, their successors or assigns, together with public utility companies engaged in their official capacity, and such use shall not be impaired or obstructed.
2. Nothing in this Plat shall be deemed to be a dedication of any lands or the use thereof to the public.

LEGAL DESCRIPTION: LOT 1

[illegible]

LEGAL DESCRIPTION: LOT 2

[illegible]

LEGAL DESCRIPTION: LOT 4

A parcel of land in a part of Government Lot 7, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:
COMMENCE at the Southwest corner of "ROCKLAND VILLAGE NO. 2" as recorded in Plat Book 7 at Page 17; thence North for a distance of 28.30 feet; thence West for 1612.09 feet; thence North for a distance of 40.00 feet; thence West along a North boundary line of an existing 40 foot easement as described in Official Record Book 1846 at Page 12, of the Public Records of Monroe County, Florida for a distance of 232.71 feet to the Point of Beginning; thence continue West along said North boundary line for a distance of 121.81 feet; thence North for a distance of 804.58 feet; thence East for a distance of 30.12 feet to a point of intersection with the overall boundary line; thence along said boundary line S 06°07'26" E for a distance of 809.40 feet back to the said North boundary line of the 40 foot easement and the Point of Beginning.
Contains 64,919 square feet or 1.49 acres, more or less.

LEGAL DESCRIPTION: Lot 3

[illegible]

TITLE CERTIFICATION

STATE OF FLORIDA:
COUNTY OF MONROE:
Attorneys' Title Insurance Fund, Inc. a title insurance corporation, duly licensed in the State of Florida, does hereby certify the following: We have examined the title to the herein described property: We find the title to Lot 1 is vested in the City of Key West, Florida, a municipal corporation, and title to Lot 2, Lot 3 and Lot 4 is vested in Rockland Operations, LLC, a Florida limited liability company: The current taxes have been paid: The property is not encumbered by any mortgage and there are no encumbrances of record that affect the subdivision of the property.

ATTORNEYS' TITLE INSURANCE FUND, INC.

By: [signature]
Susan M. Cardenas, Title Examiner
Date: July 8, 2009

APPROVAL OF COUNTY SURVEYOR
"I hereby certify to Monroe County that I have reviewed the re-plat shown hereon and find it in conformity with Florida Statutes".
[signature]
P.L.S. No. 5632
State of Florida
Date: 07-07-09

"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county"

Plat reviewed & approved by: J. Lynn O'Flynn Surveying, Inc.
P.L.S. No. 6298
State of Florida
Date: 7-17-09
[signature]
J. Lynn O'Flynn

APPROVAL OF MONROE COUNTY ATTORNEY
This Plat meets the requirements of the Monroe County Attorney.

[signature] 8/10/09
Suzanne Hutton, County Attorney — Date

APPROVAL OF MONROE COUNTY ZONING OFFICIAL

This Plat meets the requirements of the Monroe County Land Development Regulations as Codified, May 1, 2009.

[signature]
Director of Planning

APPROVAL OF BOARD OF COUNTY COMMISSIONERS AND RECORDING

This Plat was approved by Resolution of the Board of County Commissioners of Monroe County, Florida, the 19th day of August A.D., 2009 and filed for record in Plat Book 7 at Page 80 of the Public Records of Monroe County, Florida.

Attest:
[signature] — Clerk of the Circuit Court
[signature] — County Mayor

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS: That Rockland Operations LLC and the City of Key West as owners of the land shown hereon as Rockland Industrial Park Replat, a portion of Government Lots, Section 21, Township 67 South, Range 26 East, have caused this re-plat to be made. [illegible]

[signature] 8-4-09 — [signature] 8-4-09
Morgan McPherson, City Mayor — Date — Attested by the City Clerk — Date

IN WITNESS WHEREOF: Frank P. Toppino, Manager has affixed his hand & seal, this 27 day of July A.D. 2009.

[signature] (Witness)
[signature] (Witness)
[signature]
Frank P. Toppino, Manager

ACKNOWLEDGMENT:

State of Florida)
County of Monroe) SS

Before me personally appeared Frank P. Toppino, as Manager of Rockland Operations, LLC, to be known to me to be the individual described in and who executed the foregoing instrument and acknowledged to and before me that he executed such instrument of his free act and deed.
Witness my hand and Official Seal this 27 day of July A.D., 2009.
[signature]
Notary Public, State of Florida, at Large.
My Commission expires: March 2, 2010

ACKNOWLEDGMENT:
I HEREBY CERTIFY: That the attached plat entitled: "ROCKLAND INDUSTRIAL PARK REPLAT" is true and correct representation of the lands as recently surveyed and platted under my responsible supervision, that the survey data shown on said plat complies with the applicable requirements of Chapter 177, Laws of the State of Florida, A.D. 1971, that the permanent reference monuments were set in accordance with Section 177.091 (7) of said Chapter 177, and further that the permanent controls points shall be set within one year from the date this plat is recorded in accordance with Section 177.091 (8) of said Chapter 177.

[signature]
FREDERICK H. HILDEBRANDT, P.E., P.L.S.
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida
Date: 7/7/09

1756795

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 1156035 Parcel ID: 00122010-000000

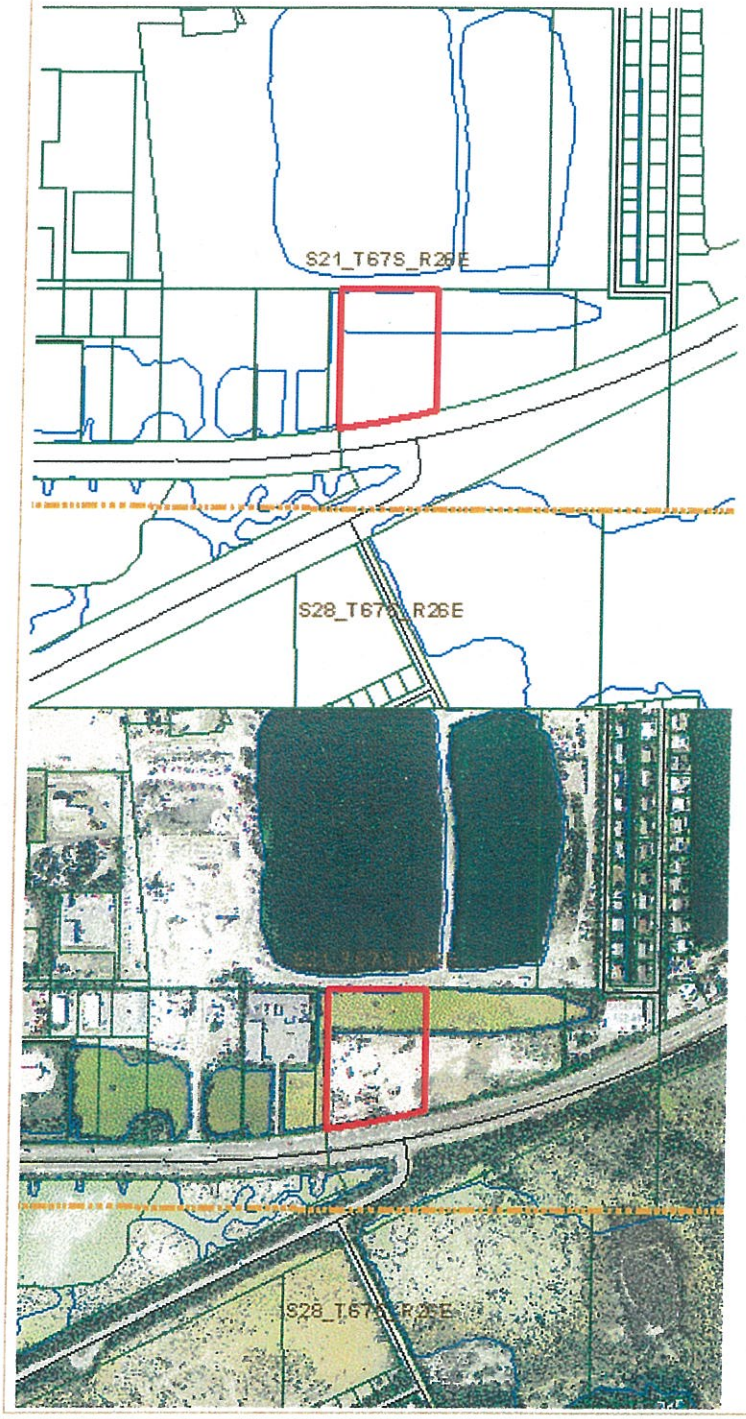
Ownership Details

Mailing Address:
ROCKLAND COMMERCIAL CENTER INC
209 DUVAL ST
KEY WEST, FL 33040-6507

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	100B
Affordable Housing:	No
Section-Township-Range:	21-67-26
Property Location:	VACANT LAND ROCKLAND KEY
Legal Description:	21 67 26 EAST ROCKLAND KEY PT LOT 5 & 6 OR225-440/442 OR784-1802/1803 OR796-1829/1830 OR879-1926/1928 OR930-1761 OR1100-889 OR1145-520/23Q/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
000X - ENVIRONMENTALLY SENS	0	0	1.63 AC
1M0H - COMMERCIAL HIGHWAY	0	0	138,550.00 SF

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
2014	0	0	266,823	266,823	171,400	0	266,823
2013	0	0	266,823	266,823	155,819	0	266,823
2012	0	0	141,654	141,654	141,654	0	141,654
2011	0	0	141,654	141,654	141,654	0	141,654
2010	0	0	177,039	177,039	177,039	0	177,039
2009	0	0	303,463	303,463	303,463	0	303,463
2008	0	0	337,163	337,163	337,163	0	337,163
2007	0	0	674,163	674,163	674,163	0	674,163
2006	0	0	674,163	674,163	674,163	0	674,163
2005	0	0	404,498	404,498	404,498	0	404,498
2004	0	0	387,713	232,627	232,627	0	232,627
2003	0	0	387,713	232,627	232,627	0	232,627
2002	0	0	387,713	232,627	232,627	0	232,627
2001	0	0	387,713	232,627	232,627	0	232,627
2000	0	0	387,713	232,627	232,627	0	232,627
1999	0	0	387,713	232,627	232,627	0	232,627
1998	0	0	387,713	232,628	232,628	0	232,628
1997	0	0	387,713	232,628	232,628	0	232,628
1996	0	0	387,713	232,628	232,628	0	232,628
1995	0	0	387,713	387,713	387,713	0	387,713
1994	0	0	387,713	387,713	387,713	0	387,713
1993	0	0	387,713	387,713	387,713	0	387,713
1992	0	0	387,713	387,713	387,713	0	387,713
1991	0	0	387,713	387,713	387,713	0	387,713
1990	0	0	387,713	387,713	387,713	0	387,713
1989	0	0	387,713	387,713	387,713	0	387,713
1988	0	0	500	500	500	0	500
1987	0	0	37,513	37,513	37,513	0	37,513
1986	0	0	37,513	37,513	37,513	0	37,513
1985	0	0	37,513	37,513	37,513	0	37,513
1984	0	0	37,513	37,513	37,513	0	37,513
1983	0	0	37,513	37,513	37,513	0	37,513
1982	0	0	37,513	37,513	37,513	1,100	36,413

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
1/1/1985	930 / 1761	110,000	WD	U

12/1/1978	784 / 1802	50,000	00	Q

This page has been visited 157,920 times.

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

655852 REC 145 PAGE 0520

QUIT-CLAIM DEED RAMCO FORM 8

This Quit-Claim Deed, *Executed this* 20th *day of* September *, A. D.* 1990 *, by*

HILARIO RAMOS, JR.

first party, to

ROCKLAND COMMERCIAL CENTER, INC., a Florida corporation

whose postoffice address is 209 Duval Street, Key West, Florida 33040

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Monroe *State of* Florida *, to-wit:*

See Exhibit "A" attached hereto

FILED FOR RECORD
'90 SEP 20 PM 4 11
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

DS Paid .55 Date 9-20-90
DANNY L. KOLHAGE, CLK. CIR. CT.
By Maxine Plummer D.C.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Stephen A. Halpern

Mary Halpern

Hilario Ramos, Jr. (L.S.)
HILARIO RAMOS, JR.

(L.S.)

STATE OF FLORIDA,
COUNTY OF Monroe

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

HILARIO RAMOS, JR.

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of September, A. D. 1990.

Mary Halpern
Notary Public, State of Florida
My commission expires:

Notary Public, State of Florida
My Commission Expires Sept. 24, 1993
Bonded Thru Troy Fain - Insurance Inc.

(Seal)

NOTARY PUBLIC STATE OF FLORIDA

This instrument prepared by: Michael Halpern, P.A.
Address 209 Duval Street
Key West, FL 33040

655852 OFF REC 145 PAGE 0521

The parcel of land herein described is located on East Rockland Key, Monroe County, Florida, and is part of Government Lot 5 and 6, Section 21, Township 67 South, Range 26 East, and is more particularly described as follows: From the intersection of the center line of U.S. Highway No. 1 and the West abutment of the Rockland Key viaduct go South 63 degrees 09 minutes, 20 seconds, West along the centerline of U.S. Highway Number 1, a distance of 2,110 feet to a point, thence North a distance of 400 feet, plus or minus, to an intersection with the North right-of-way line of the section of said U.S. Highway No. 1 relocated in 1957-8 which point is the point of beginning, thence continue North a distance of 580 feet to a point; thence East 393.8 feet, more or less, to a point; thence South 510.6 feet, more or less, to a point in the said North right-of-way line of the relocated section of U.S. Highway No. 1, thence Westerly along said North right-of-way line of the relocated section of U.S. Highway No. 1 and following a curve concave to the North with a radius of 4,836.15 feet a distance of 400 feet back to the point of beginning.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

EXHIBIT A

QUIT-CLAIM DEED

600445 RAMCO FORM 8 OFF REC 1100 PAGE 0889

600
1.00
1.5%

This Quit-Claim Deed, *Executed this* 24th *day of* July *, A. D.* 1989 *, by*

first party, to HILARIO RAMOS, JR.

ROCKLAND COMMERCIAL CENTER, INC., a Florida corporation

whose postoffice address is 209 Duval Street
Key West, Florida 33040

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Michael Halpern 209 Duval St. Key West, Fl 33040

Witnesseth, *That the said first party, for and in consideration of the sum of* $10.00 *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Monroe *State of* Florida *, to-wit:*

The parcel of land herein described is located on East Rockland Key, Monroe County, Florida, and is part of Government Lot 5 and 6, Section 21, Township 67 South, Range 26 East, and is more particularly described as follows: From the intersection of the center line of U.S. Highway No. 1 and the West abutment of the Rockland Key viaduct go South 63 degrees 09 minutes, 20 seconds, West along the centerline of U.S. Highway Number 1, a distance of 2,110 feet to a point, thence North a distance of 400 feet, plus or minus, to an intersection with the North right-of-way line of the section of said U.S. Highway No. 1 relocated in 1957-8 which point is the point of beginning, thence continue North a distance of 580 feet to a point; thence East 393.8 feet, more or less, to a point; thence South 510.6 feet, more or less, to a point in the said North right-of-way line of the relocated section of U.S. Highway No. 1, thence Westerly along said North right-of-way line of the relocated section of U.S. Highway No. 1 and following a curve concave to the North with a radius of 4,836.15 feet a distance of 400 feet back to the point of beginning.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Mary A Hallenbeck

Stephen A Hallenbeck

Hilario Ramos, Jr.

STATE OF FLORIDA,
COUNTY OF Monroe }

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Hilario Ramos, Jr.

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of July A. D. 19 89.

Mary A Hallenbeck

Notary Public, State of Florida
My Commission Expires Feb. 21, 1993
Bonded Thru Troy Fain - Insurance Inc.

NOTARY

This instrument prepared by:

Address

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

DEED DOC $ 1.55 Paid
MONROE COUNTY
DANNY L. KOLHAGE CIR CT.
By D.C.

FILED FOR RECORD
CLERK CIRCUIT COURT
MONROE COUNTY, FL
'89 AUG -1 P3:57

374893

WARRANTY DEED
INDIVID. TO INDIVID

(1)

Return to BARRISTER TITLE & GUARANTY CO.
BARRISTER TITLE BUILDING
1840 CORAL WAY
MIAMI, FLORIDA 33145

RAMCO FORM 01

OFF REC 930 PAGE 1761

This Warranty Deed *Made the* 9th *day of* January *A. D. 19*85 *by*

Thomas W. Haynes and Kathleen J. Haynes, His Wife
hereinafter called the grantor, to H. Charlie Ramos

6.00
495.00

whose postoffice address is c/o Florida Keys First State Bank
1201 Simonton Street
hereinafter called the grantee: Key West, Florida 33040

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: *That the grantor, for and in consideration of the sum of* $ *and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in* County, *Florida, viz:*

The parcel of land herein described is located on East Rockland Key, Monroe County, Florida, and is part of Government Lot 5 and 6, Section 21, Township 67 South, Range 26 East, and is more particularly described as follows: From the intersection of the center line of U.S. Highway No. 1 and the West abutment of the Rockland Key viaduct go South 63 degrees 09 minutes, 20 seconds, West along the centerline of U.S. Highway Number 1, a distance of 2,110 feet to a point, thence North a distance of 400 feet, plus or minus, to an intersection with the North right-of-way line of the section of said U.S. Highway No. 1 relocated in 1957-8 which point is the point of beginning, thence continue North a distance of 580 feet to a point; thence East 393.8 feet, more or less, to a point; thence South 510.6 feet, more or less, to a point in the said North right-of-way line of the relocated section of U.S. Highway No. 1, thence Westerly along said North right-of-way line of the relocated section of U.S. Highway No. 1 and following a curve concave to the North with a radius of 4,836.15 feet a distance of 400 feet back 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.*

And *the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31,* 1983

DANNY L. KOLHAGE CLK. CIR. CT. MONROE COUNTY, FLA.
JAN 10 P3:22

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in our presence:

Thomas W. Haynes (L.S.)
Kathleen J. Haynes (L.S.)

STATE OF Florida
COUNTY OF Dade

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Thomas W Haynes and Kathleen J Haynes

to me known to be the person s described in and who executed the foregoing instrument and they acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of January A. D. 1985

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE

This Instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

DS Paid 495.00 Date 1-10-85
MONROE COUNTY
DANNY L. KOLHAGE, CLERK CIR. CT.
By D.C.

Recorded in Official Records Book
in Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 1156019 Parcel ID: 00121990-000000

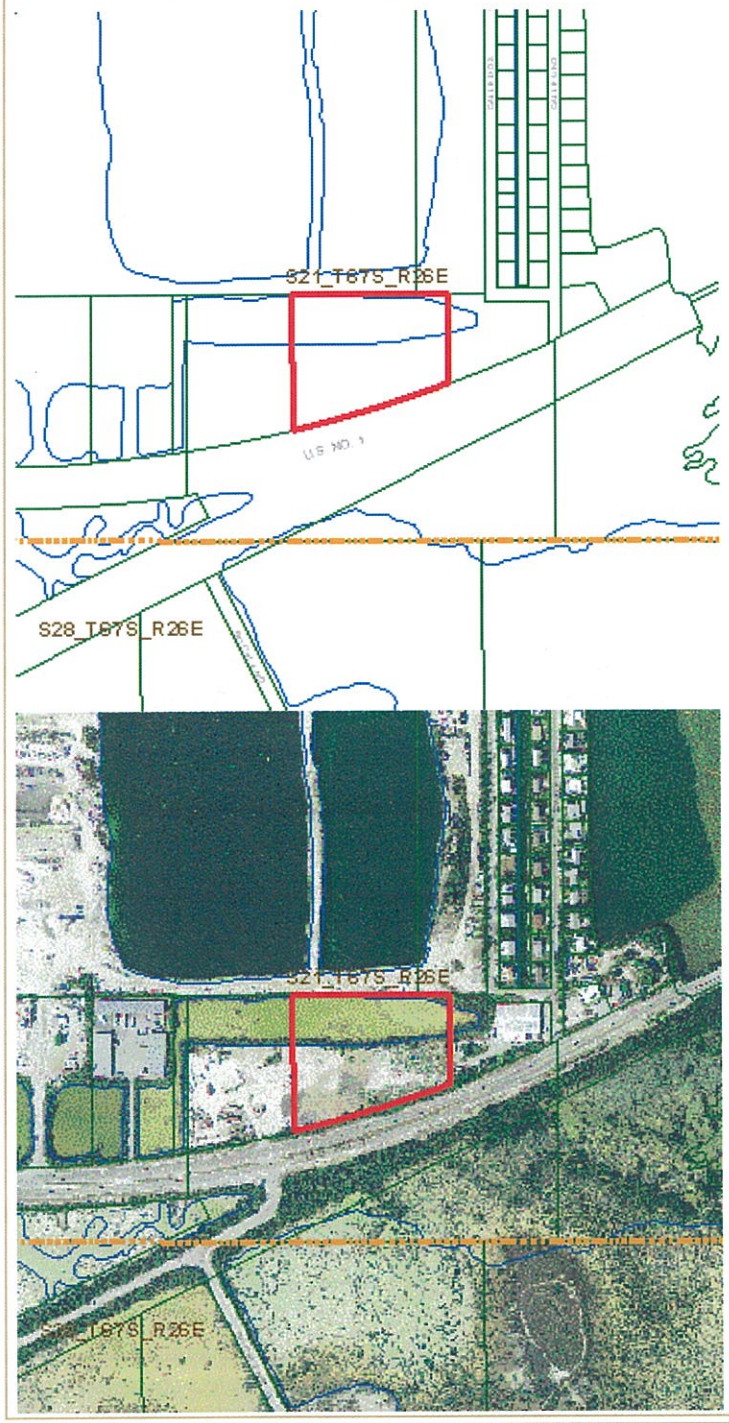
Ownership Details

Mailing Address:
ROCKLAND COMMERCIAL CENTER INC
209 DUVAL ST
KEY WEST, FL 33040-6507

Property Details

PC Code:	99 - NON AG ACREAGE 5 AC OR MORE
Millage Group:	100B
Affordable Housing:	No
Section-Township-Range:	21-67-26
Property Location:	VACANT LAND ROCKLAND KEY
Legal Description:	21 67 26 EAST ROCKLAND KEY PT LOT 5 OR524-4/5 OR821-1447/1448 OR821-2062/2063 OR821-2064/2065C OR832-157/158 OR1103-2422/2425 OR1145-522/23Q/C

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
000X - ENVIRONMENTALLY SENS	0	0	5.85 AC

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
2014	0	0	410	410	410	0	410
2013	0	0	410	410	410	0	410
2012	0	0	410	410	410	0	410
2011	0	0	410	410	410	0	410
2010	0	0	410	410	410	0	410
2009	0	0	585	585	585	0	585
2008	0	0	585	585	585	0	585
2007	0	0	585	585	585	0	585
2006	0	0	585	585	585	0	585
2005	0	0	585	585	585	0	585
2004	0	0	585	585	585	0	585
2003	0	0	585	585	585	0	585
2002	0	0	585	585	585	0	585
2001	0	0	585	585	585	0	585
2000	0	0	585	585	585	0	585
1999	0	0	585	585	585	0	585
1998	0	0	585	585	585	0	585
1997	0	0	585	585	585	0	585
1996	0	0	585	585	585	0	585
1995	0	0	585	585	585	0	585
1994	0	0	585	585	585	0	585
1993	0	0	585	585	585	0	585
1992	0	0	585	585	585	0	585
1991	0	0	585	585	585	0	585
1990	0	0	585	585	585	0	585
1989	0	0	585	585	585	0	585
1988	0	0	585	585	585	0	585
1987	0	0	41,120	41,120	41,120	0	41,120
1986	0	0	43,920	43,920	43,920	2,800	41,120
1985	0	0	43,920	43,920	43,920	2,800	41,120
1984	0	0	43,920	43,920	43,920	2,800	41,120
1983	0	0	43,920	43,920	43,920	2,800	41,120
1982	0	0	43,920	43,920	43,920	2,800	41,120

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
8/1/1989	1103 / 2425	90,000	WD	U

11/1/1980	821 / 1447	60,000	WD	Q

This page has been visited 157,986 times.

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

QUIT-CLAIM DEED RAMCO FORM 8

Return to: (enclose self-addressed stamped envelope)

Name: Michael Halpern, P.A.
Address: 209 Duval Street
Key West, FL 33040

This Instrument Prepared by:

Michael Halpern, P.A.
Address: 209 Duval Street
Key West, FL 33040

©Ramcode Paper & Printing Co., Inc., 1987

655853 OFF REC 1145 PAGE 0522

SPACE ABOVE THIS LINE FOR PROCESSING DATA — SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed, *Executed this* 20th *day of* September , *A. D.* 1990 , *by*

TRIAD GROUP EQUITY CORPORATION, a Florida corporation

first party, to

ROCKLAND COMMERCIAL CENTER, INC., a Florida corporation

whose postoffice address is 209 Duval Street, Key West, Florida 33040

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the said first party, for and in consideration of the sum of* $ 10.00 , *in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Monroe *State of* Florida , *to-wit:*

See Exhibit "A" attached hereto.

FILED FOR RECORD
'90 SEP 20 PM 4 11
DANNY L. KOLHAGE
CLK. CIR. CT.
MONROE COUNTY, FLA.

DS Pd# 155 Date 9/20/90
Deputy Clerk, Cir. Ct.
By: Sharon Skinner D.C.

To Have and to Hold *the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *The said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in presence of:

Stephen A Hollenbeck

Mary A Hollenbeck

TRIAD GROUP EQUITY CORPORATION

By: Michael Halpern, President

STATE OF FLORIDA,
COUNTY OF Monroe

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared MICHAEL HALPERN, as President of Triad Group Equity Corporation to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of September A. D. 19 90.

Mary A Hollenbeck
Notary Public, State of Florida
My commission expires:

(Seal)

NOTARY PUBLIC STATE OF FLORIDA

Notary Public, State of Florida
My Commission Expires Feb. 28, 1993
Bonded Thru Troy Fain - Insurance Inc.

The parcel of land herein described is located on Rockland Key, Monroe County, Florida, and is part of Government Lot 5, Section 21, Township 67 South, Range 26 East, and is more particularly described as follows:
From the intersection of the center line of U.S. Highway Number 1 and the West abutment of the Rockland Key Viaduct go South 63°09 minutes 20 seconds West along the center line of U.S. Highway Number 1 a distance of 2110 feet to a point;
thence North a distance of 400 feet, more or less, to an intersection with the North right-of-way line of the section of U.S. Highway Number 1 relocated in 1957-58;
thence Easterly along said North right-of-way line of the relocated portion of U.S. Highway Number 1 and following a curve concave to the North with a radius of 4036.15 feet a distance of 400 feet to a point which point is the Point of Beginning;
thence continue Easterly along the said North right-of-way line of the relocated portion of U.S. Highway Number 1 and following said Curve concave to the North with a radius of 4836.15 feet a distance of 600 feet to a point;
thence North a distance of 352 feet, more or less, to a point;
thence West a distance of 578 feet, more or less, to a point;
thence South a distance of 510.6 feet back to the Point of Beginning.

Recorded in Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

EXHIBIT A

FORM 1104 WARRANTY DEED-(Statutory Form.) Rev. 10/88

TUTBLANK REGISTERED U. S. PAT. OFFICE
TUTTLE LAW PRINT PUBLISHERS RUTLAND VT 05701

This Indenture,

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 15th *day of* August *A. D. 19* 89

Between J.J. SHEPARD, WILLIAM SELLERS, SHERMAN SIMON and HERBERT ROSEN
300 Biscayne Blvd., Way, Suite 1118, Miami, Florida

of the County of Dade *in the State of* Florida
party of the first part, and TRIAD GROUP EQUITY CORPORATION
209 Duval Street, Key West, Florida 33040

(List Grantee(s) S.S. No.)
of the County of Monroe *in the State of* Florida
party of the second part,

Witnesseth, *that the said party of the first part, for and in consideration of the sum of* TEN AND OTHER GOOD AND VALUABLE CONSIDERATION----------($10.00----) *Dollars, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of* Monroe *, State of Florida, to wit:*

The parcel of land herein described is located on Rockland Key, Monroe County, Florida, and is part of Government Lot 5, Section 21, Township 67 South, Range 26 East, and is more particularly described as follows:
From the intersection of the center line of U.S. Highway Number 1 and the West abutment of the Rockland Key Viaduct go South 63°09 minutes 20 seconds West along the center line of U.S. Highway Number 1 a distance of 2110 feet to a point;
thence North a distance of 400 feet, more or less, to an intersection with the North right-of-way line of the section of U.S. Highway Number 1 relocated in 1957-58;
thence Easterly along said North right-of-way line of the relocated portion of U.S. Highway Number 1 and following a curve concave to the North with a radius of 4036.15 feet a distance of 400 feet to a point which point is the Point of Beginning;
thence continue Easterly along the said North right-of-way line of the relocated portion of U.S. Highway Number 1 and following said Curve concave to the North with a radius of 4836.15 feet a distance of 600 feet to a point;
thence North a distance of 352 feet, more or less, to a point;
thence West a distance of 578 feet, more or less, to a point;
thence South a distance of 510.6 feet back to the Point of Beginning.
SUBJECT TO: Taxes and assessments for the year 1989 and subsequent years.

Property Appraiser's Parcel Identification Number: RE #12199
THIS PROPERTY IS NOT THE HOMESTEAD NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS HEREIN

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

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

Signed, Sealed and Delivered in Our Presence:
TWO WITNESSES:
1. _____
2. _____

J.J. SHEPARD _____ L.S.
WILLIAM SELLERS _____ L.S.
SHERMAN SIMON _____ L.S.
HERBERT ROSEN _____ L.S.

State of Florida
County of Dade

DS Paid 495.00 Date 9-5-89
MONROE COUNTY
DANNY L. KOLHAGE, CLERK
By _____

Recorded In Official Records Book
In Monroe County, Florida
Record Verified
DANNY L. KOLHAGE
Clerk Circuit Court

I Hereby Certify *That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,*
J.J. Shepard, William Sellers, Sherman Simon and Herbert Rosen

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and THAT THEY *acknowledged before me that* THEY *executed the same freely and voluntarily for the purposes therein expressed.*

Witness *my hand and official seal at* ~~Key West~~ Miami *County of* Monroe *and State of Florida, this* 23 *day of* August *A. D. 19* 89

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JUNE 3, 1990
BONDED THRU GENERAL INS. UND.

_____
Notary Public

THIS INSTRUMENT PREPARED BY:
W. A. PERKINS, III
KEYS TITLE & ABSTRACT COMPANY
631 WHITEHEAD STREET, KEY WEST, FLORIDA 33040
(305) 294-2559
THIS DOCUMENT NECESSARY TO FULFILL THE CONDITIONS CONTAINED IN OUR TITLE INSURANCE COMMITMENT

605262 REC 1103 PAGE 425

RECORDED 89 SEP -8 AM 11:15

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

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

Property Record Card -

Maps are now launching the new map application version.

Website tested on IE8, IE9, & Firefox. Requires Adobe Flash 10.3 or higher

Alternate Key: 8571011 Parcel ID: 00120940-000100

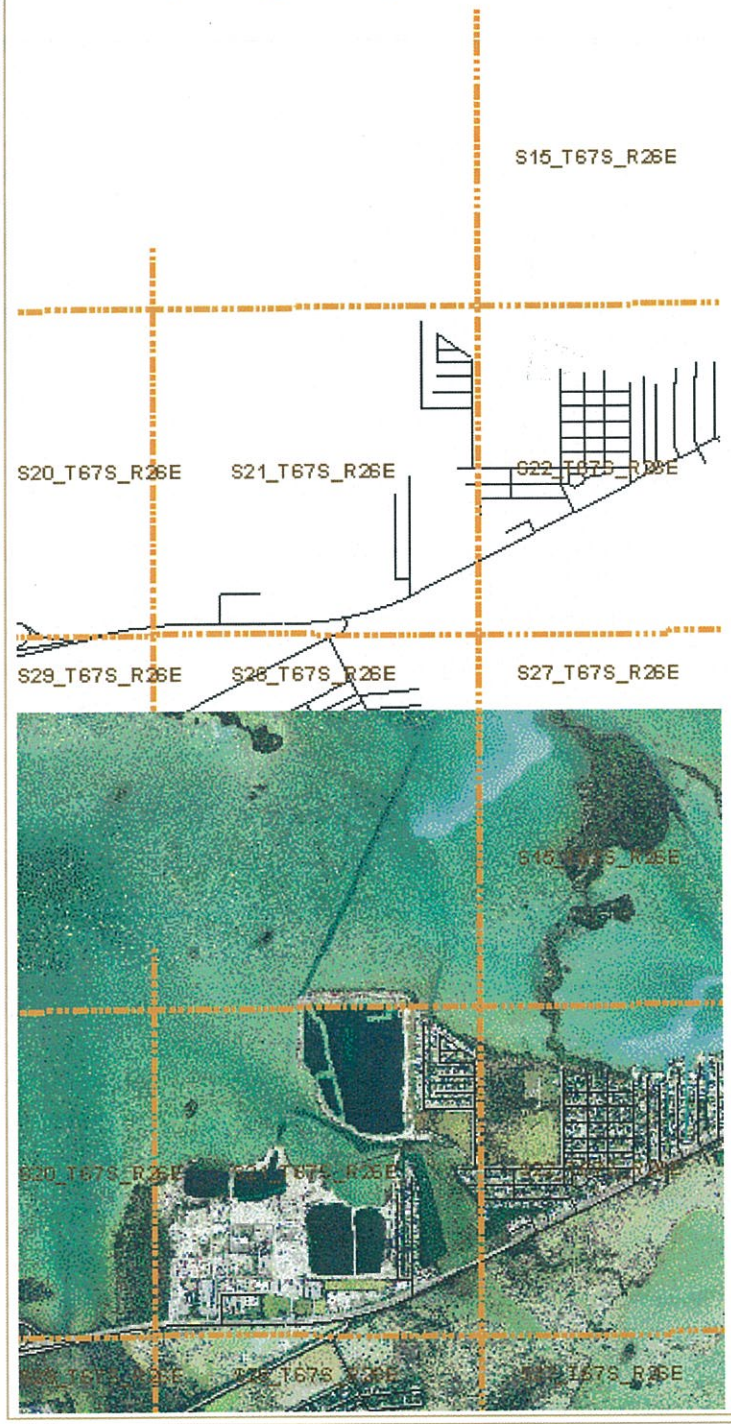
Ownership Details

Mailing Address:
ROCKLAND OPERATIONS LLC
PO BOX 787
KEY WEST, FL 33041-0787

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	100B
Affordable Housing:	No
Section-Township-Range:	21-67-26
Property Location:	VACANT LAND BIG COPPITT KEY
Legal Description:	21 67 26 BIG COPPITT KEY PT GOVT LT 1 AND PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
1M0W - COMMERCIAL WATERFRON	0	0	14.63 AC
000X - ENVIRONMENTALLY SENS	0	0	7.02 AC

Misc Improvement Details

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

1	CL2:CH LINK FENCE	9,348 SF	1,558	6	1969	1970	2	30

Appraiser Notes

2002-04-29 CHANGED THE PC CODE FROM 00 TO 49
1/30/2014 BEN. COURTESY REVIEW. MOVED THE PROPERTY INTO A COMMERCIAL NEIGHBORHOOD.
AK 9090833 (RE 00120940-000300) AND AK 5871020 (RE 00120940-000200) ARE NOW COMBINED WITH THIS PARCEL COMPLETED PER THE OWNER'S REQUEST, DONE FOR THE 2014 TAX ROLL. (3/18/2014 SCJ)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07101172	04/12/2007		20,000	Commercial	INSTALL 3000 LF OF 6 FT HIGH CHAIN LINK FENCE

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2014	0	7,478	922,181	929,659	929,659	0	929,659
2013	0	4,526	161,845	166,371	166,371	0	166,371
2012	0	4,526	187,542	192,068	192,068	0	192,068
2011	0	4,526	187,542	192,068	192,068	0	192,068
2010	0	4,526	182,498	187,024	183,351	0	187,024
2009	0	4,526	162,157	166,683	166,683	0	166,683
2008	0	4,526	162,157	166,683	166,683	0	166,683
2007	0	4,368	162,157	166,525	166,525	0	166,525
2006	0	4,368	162,157	166,525	166,525	0	166,525
2005	0	4,368	162,157	166,525	166,525	0	166,525
2004	0	4,368	162,157	166,525	166,525	0	166,525
2003	0	4,368	147,757	152,125	152,125	0	152,125
2002	0	4,368	117,757	122,125	122,125	0	122,125
2001	0	4,368	117,757	122,125	122,125	0	122,125
2000	0	2,558	117,757	120,315	120,315	0	120,315
1999	0	2,558	117,757	120,315	120,315	0	120,315
1998	0	2,558	117,757	120,315	120,315	0	120,315
1997	0	2,558	117,757	120,315	120,315	0	120,315
1996	0	0	117,757	117,757	117,757	0	117,757
1995	0	0	117,757	117,757	117,757	0	117,757
1994	0	0	117,757	117,757	117,757	0	117,757
1993	0	0	117,757	117,757	117,757	0	117,757
1992	0	0	117,757	117,757	117,757	0	117,757
1991	0	0	117,757	117,757	117,757	0	117,757

1990	0	0	117,757	117,757	117,757	0	117,757
1989	0	0	117,757	117,757	117,757	0	117,757
1988	0	0	117,757	117,757	117,757	0	117,757
1987	0	0	114,800	114,800	114,800	0	114,800
1986	0	0	114,800	114,800	114,800	0	114,800
1985	0	0	114,800	114,800	114,800	0	114,800
1984	0	0	114,800	114,800	114,800	0	114,800
1983	0	0	229,600	229,600	229,600	0	229,600
1982	0	0	32,450	32,450	32,450	0	32,450

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
12/30/2013	2665 / 789	100	WD	11
12/30/2013	2665 / 800	100	WD	11
6/1/1979	790 / 1203	40,700	WD	Q

This page has been visited 157,997 times.

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

Doc# 1963267 12/30/2013 3:56PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/30/2013 3:56PM
DEED DOC STAMP CL: Krys $0.70

Doc# 1963267
Bk# 2665 Pg# 789

Prepared by and return to:

Barton W Smith, Esq.
Smith | Oropeza, P.L.
138 Simonton Street
Key West, FL 33040
305-296-7227

[Space Above This Line For Recording Data] $10.00

Warranty Deed

This Warranty Deed made this 30th day of December 2013 between **Toppino Land Trust, LLC, a Florida limited liability company** whose post office address is P.O. Box 787, Key West, 33040, grantor, and **Rockland Operations, LLC, a Florida limited liability company** whose post office address is P.O. Box 787, Key West, 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

PARCEL 3:

A portion of Government Lot 6, Section 21, Township 67 South, Range 26 East, on Rockland Key, Monroe County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of that parcel of land described in Official Records Book 150 at Pages 504 to 506, of the Public Records of Monroe County, Florida, and run thence North 610 feet, more or less to the northwest corner of the above said parcel; thence run West 392 feet to a point; thence run South 610 feet more or less to the North Right of Way of U.S. Highway No. 1; thence run Easterly along the North Right of Way of said U.S. Highway No. 1 a distance of 392 feet, more or less; back to the Point of Beginning. Parcel ID Number – 00122040-000000.

PARCEL 4:

A parcel of land in part of Government Lots 5 & 6, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the Centerline of U.S. Highway No. One (State Road No. 5) and the West abutment of the Rockland Key Viaduct; thence South 63° 09' 20" West along the original Centerline of U.S. Highway No. One for a distance of 2110.00 feet; thence North for a distance of 970.73 feet; thence West for a distance of 499.89 feet; thence North 19° 13' 40" East for a distance of 411.15 feet; thence North 00° 05' 25" West for a distance of 643.94 feet; thence North 61° 38' 12" West for a distance of 93.64 feet to the Point of Beginning; thence North 28° 21' 48" East for a distance of 0.83 feet; thence North 15° 30' 05" West along a chain line fence for a distance of 79.22 feet; thence South 89° 42' 30" West along said fence for a distance of 215.00 feet; thence along a chain link fence South 05° 42' 23" East for a distance of 108.30 feet; thence North 86° 18' 06" East and along said chain link fence for a distance of 215.81 feet; thence North 28° 21' 48" East for a distance of 20.30 feet back to the Point of Beginning. Parcel ID Number – 00122080-000500.

PARCEL 5:

On ROCKLAND KEY, Monroe County, Florida, in Section 21, Township 67 South, Range 26 East: COMMENCE at the Southwest corner of ROCKLAND VILLAGE as recorded in Plat Book 4 at Page 133 of the Public Records of the above said County; thence North 29.30 feet to a point; thence West 1840.50 feet to the Northwest corner of land described in Official Records Book 373 at Pages 112 and 113 of the Public Records; thence continue West a distance of 413.13 feet to the Point of Beginning of the parcel of land begin described herein; thence continue West a distance of 309 feet; thence South for a distance of 191 feet; thence East for a distance of 309 feet; thence North for a distance of 191 feet back to the Point of Beginning. Parcel ID Number – 0122070-000103.

PARCEL 7:

A portion of Government Lots 5 and 6, Section 21, Township 67 South, Range 26 East, Rockland Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the intersection of the centerline of U.S. Highway No. 1 and the West abutment of the Rockland Key Viaduct; thence South 63° 09' 20" West along the centerline of U.S. Highway No. 1 for 2110.00 feet; thence North 970.73 feet to the Point of Beginning; thence West for 739.09 feet; thence North 06° 07' 26" West for 1095.81 feet; thence East for 437.79 feet; thence North 27° 00' 00" West for 73.48 feet to a point lying 2000.00 feet North of the South line of said Section 21; thence East for 1320.96 feet to a point lying 250.00 feet West of the West line of ROCKLAND VILLAGE NO. 2, according to the Plat thereof as recorded in Plat Book 7, Page 17, of the Public Records of Monroe County, Florida; thence South along a line 250 feet West of and parallel with the said West line of ROCKLAND VILLAGE NO. 2 for 1154.97 feet; thence West for 851.41 feet to the Point of Beginning. Parcel ID Number – 00121980-000500.

PARCEL 8:

A parcel of land in Government Lot 6, Section 21, Township 67 South, Range 26 East on Rockland Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of lands described in Official Records Book 225, Pages 440 through 442, of the Public Records of Monroe County, Florida, and run thence West 50.0 feet to the Northeast corner of land described in Official Records Book 150, Pages 504 through 506, of the Public Records; thence South 586.96 feet to a point on the Northerly right-of-way boundary line of U.S. Highway No. 1; thence Northeasterly following a curved right-of-way concave to the Northwest, having radius of 4853.29 feet, a distance of 50.5 feet, more or less to the Southwest corner of land described in said Official Records Book 225, Pages 440 through 442; thence North along the Westerly boundary line of lands described in said Official Records Book 225, Pages 440 through 442, a distance of 580 feet to the Northwest corner of land described in said Official Records Book 225, Pages 440 through 442 back to the Point of Beginning. Parcel ID Number – 00122030-00100.

PARCEL 9:

Part of Government Lot 1, Section 21, Township 57 South, Range 25 East on Big Coppitt Key, Monroe County, Florida, and being described as follows:

Begin at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 390 feet; thence run North for a distance of 1904.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the Point of Beginning.

AND

A parcel of land in a part of Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Block 9 of GULFREST PARK PLAT #2, according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the parcel of land herein described; run thence East a distance of 185 feet to a point; thence South 45° 00' 00" West a distance of 70.71 feet to a point; thence West a distance of 135 feet to a point; thence at right angles North 50.0 feet to the said Southwest corner of said Block 9 and the Point of Beginning. Parcel ID Number – 00120940-000200.

SUB-PARCEL 9A:

Lands as described in Quit Claim Deed to Edward Toppino dated December 3, 2004 in Official Records Book 2070, Page 600, LESS lands conveyed to United Parcel Services Inc. by Warranty Deed recorded in Official Records Book 2420, Page 1272, of the Public Records of Monroe County, Florida. Parcel Identification Numbers 00122070-000100 and 00122040-000100.

PARCEL 10:

Part of Government Lot 1, Section 21, Township 67 South, Range 26 East on Big Coppitt Key, Monroe county, Florida, and being described as follows:

Commence at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North for a distance of 614.13 feet to the Point of Beginning of the parcel of land herein being described; thence run West for a distance of 300 feet to a point; thence run North fro a distance of 1063 feet, more or less to a point on the North boundary line of T.I.I.F. Deed #24002; thence run East along the said North boundary line of said T.I.I.F. Deed #24002 for a distance of 100 feet to the North boundary line of said Government Lot 1; thence run Southeasterly along the North boundary line of said Government Lot 1 for a distance of 233 feet, more or less to the Northwest corner of the said Block 9; thence run South along the West boundary line of the said Block 9 for a distance of 942.78 feet back to the Point of Beginning.

AND

A parcel of land in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commence at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence West a distance of 150.0 feet to a point; thence at right angles North a distance of 1629.0 feet, more or less, to the North boundary line of said Government Lot 1 and the Point of Beginning of the parcel of land herein being described; thence South a distance of 99.0 feet to a point; thence at right angles West a distance of 150.0 feet to a point; thence at right angles North a distance of 147.0 feet, more or les, to the North boundary line of the lands described in T.I.I.F. Deed #24002; thence run East along the North boundary line of said T.I.I.F. Deed #24002 for a distance of 100 feet, more or less, to the North boundary line of said Government Lot 1; thence run Southeasterly along the North boundary line of said Government Lot 1 for a distance of 70 feet, more or less, back to the Point of Beginning. Parcel ID Number – 00120940-000100.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Frank P. Toppino

Witness Name: Daniel P. Toppino

TOPPINO LAND TRUST, LLC, a Florida limited liability company

_____(Seal)
Paul E. Toppino, as Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31st day of December 2013 by Paul E. Toppino, as Manager of Toppino Land Trust, LLC, a Florida limited liability company, who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

BARTON SMITH
Notary Public - State of Florida
My Comm. Expires Sep 1, 2016
Commission # EE 196837
Bonded Through National Notary Assn.

Notary Public

Printed Name: Barton Smith

My Commission Expires: 9-1-2016

MONROE COUNTY
OFFICIAL RECORDS

Doc# 1963270 12/30/2013 3:56PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

12/30/2013 3:56PM
DEED DOC STAMP CL: Krys $0.70

Prepared by and return to:

Barton W Smith, Esq.
Smith | Oropeza, P.L.
138 Simonton Street
Key West, FL 33040
305-296-7227

Doc# 1963270
Bk# 2665 Pg# 800

[Space Above This Line For Recording Data] $10.00

Warranty Deed

This Warranty Deed made this ___ day of December 2013 between **Edward Toppino, a married man** whose post office address is P.O. Box 787, Key West, 33040, grantor, and **Rockland Operations, LLC, a Florida limited liability company** whose post office address is P.O. Box 787, Key West, 33040, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Monroe County, Florida** to-wit:

PARCEL 9:

Part of Government Lot 1, Section 21, Township 57 South, Range 25 East on Big Coppitt Key, Monroe County, Florida, and being described as follows:

Begin at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 390 feet; thence run North for a distance of 1904.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the Point of Beginning.

AND

A parcel of land in a part of Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Block 9 of GULFREST PARK PLAT #2, according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, said point being the Point of Beginning of the parcel of land herein described; run thence East a distance of 185 feet to a point; thence South 45° 00' 00" West a distance of 70.71 feet to a point; thence West a distance of 135 feet to a point; thence at right angles North 50.0 feet to the said Southwest corner of said Block 9 and the Point of Beginning.

PARCEL 10:

Part of Government Lot 1, Section 21, Township 67 South, Range 26 East on Big Coppitt Key, Monroe county, Florida, and being described as follows:

Commence at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North for a distance of 614.13 feet to the Point of Beginning of the parcel of land herein being described; thence run West for a distance of 300 feet to a point; thence run North fro a distance

of 1063 feet, more or less to a point on the North boundary line of T.I.I.F. Deed #24002; thence run East along the said North boundary line of said T.I.I.F. Deed #24002 for a distance of 100 feet to the North boundary line of said Government Lot 1; thence run Southeasterly along the North boundary line of said Government Lot 1 for a distance of 233 feet, more or less to the Northwest corner of the said Block 9; thence run South along the West boundary line of the said Block 9 for a distance of 942.78 feet back to the Point of Beginning.

AND

A parcel of land in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commence at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence West a distance of 150.0 feet to a point; thence at right angles North a distance of 1629.0 feet, more or less, to the North boundary line of said Government Lot 1 and the Point of Beginning of the parcel of land herein being described; thence South a distance of 99.0 feet to a point; thence at right angles West a distance of 150.0 feet to a point; thence at right angles North a distance of 147.0 feet, more or less, to the North boundary line of the lands described in T.I.I.F. Deed #24002; thence run East along the North boundary line of said T.I.I.F. Deed #24002 for a distance of 100 feet, more or less, to the North boundary line of said Government Lot 1; thence run Southeasterly along the North boundary line of said Government Lot 1 for a distance of 70 feet, more or less, back to the Point of Beginning. Parcel Identification Number – 00120940-000100.

The aforementioned property is not the homestead of Grantor or Grantor's spouse.

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.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2012.**

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Paul E. Toppino

Witness Name: Daniel P Toppino

Edward Toppino (Seal)
Edward Toppino

DoubleTime®

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 31st day of December 2013 by Edward Toppino who [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: Barton Smith

My Commission Expires: 9-1-2016

BARTON SMITH
Notary Public - State of Florida
My Comm. Expires Sep 1, 2016
Commission # EE 196837
Bonded Through National Notary Assn.

MONROE COUNTY
OFFICIAL RECORDS

DoubleTime®

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee, and
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: August 17, 2015

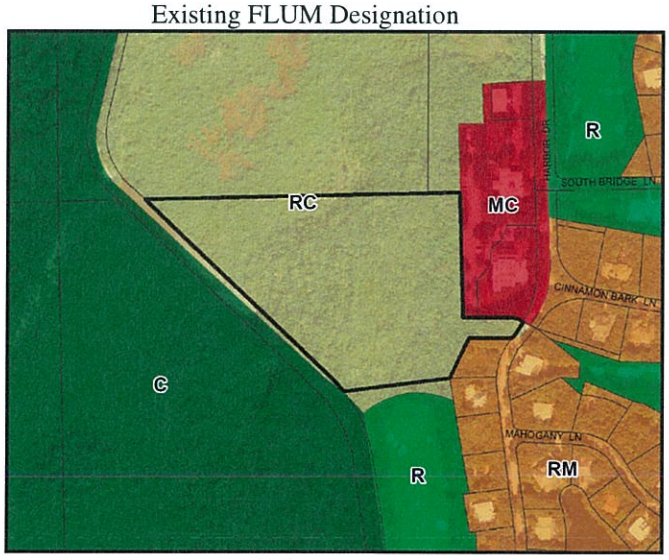
Subject: REQUEST BY OCEAN REEF CLUB INC. TO AMEND THE FUTURE LAND USE MAP (FLUM) OF THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN FROM RESIDENTIAL CONSERVATION (RC) TO RECREATION (R) AND CONSERVATION (C) FOR A PARCEL OF LAND LOCATED IN OCEAN REEF, KEY LARGO.

Meeting: August 25, 2015

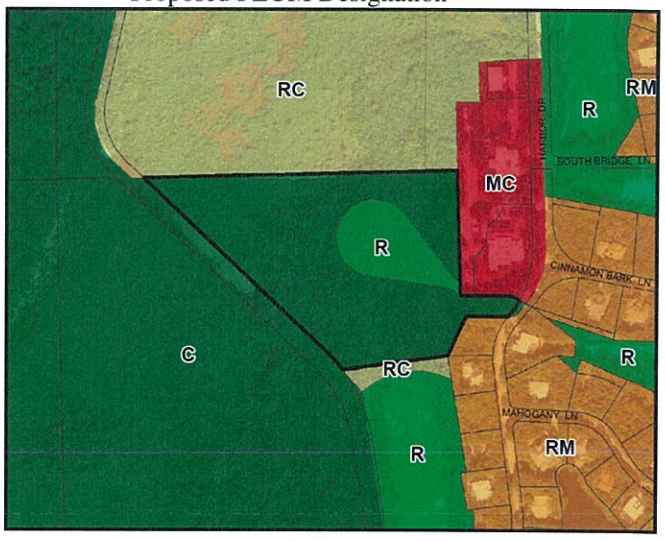
I. REQUEST

On March 9, 2015, Ocean Reef Club Inc. submitted an application requesting to amend the Future Land Use Map (FLUM) of the Monroe County Year 2010 Comprehensive Plan from Residential Conservation (RC) to Recreation (R) and Conservation (C) for property located on South Harbor Drive, Harbor Course South Section One, Ocean Reef, Key Largo, having real estate number 00573690.003900.

Existing FLUM Designation



Proposed FLUM Designation



II. BACKGROUND INFORMATION

Site Information

Location: Ocean Reef, Key Largo
Address: South Harbor Drive
Description: A portion of Tract A, Harbor Course South, Section One, Ocean Reef Plat No.14 (PB7-9), Key Largo
Real Estate Number: 00573690.003900
Owner/Applicant: Ocean Reef Club Inc.
Agent: Joel Reed
Size of Site: 11.16 acres
Land Use District: Native Area (NA)
FLUM Designation: Residential Conservation (RC)
Tier Designation: no tier (Ocean Reef is not subject to the tier system)
Flood Zones: AE (EL 8); AE (EL 9)
Existing Use: Vacant land
Existing Vegetation/Habitat: Hammock, Buttonwood, and Mangrove
Community Character of Immediate Vicinity: Adjacent land has FLUM designations of Mixed Use/Commercial (MC) and Residential Medium (RM) to the east, Conservation (C) to the west, Residential Conservation (RC) to the north and Recreation (R) to the south. Adjacent uses include uses offices, a school, and single family residences to the east; vacant land to the west and north; and a golf course to the south.

The subject property currently has a Future Land Use Map (FLUM) designation of Residential Conservation (RC) and a Land Use District (LUD) designation of Native Area (NA). The property was within an RU-1 (Single Family Residential) district prior to September 15, 1986 when it was re-designated as NA (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcel was given its current FLUM designation of RC. The subject property is currently undeveloped, and contains hammock in the central and eastern portions of the parcel, and buttonwood and mangroves in the western portion.

The applicant is also requesting a corresponding amendment to the LUD designation for the property from NA to Parks and Refuge (PR) and Conservation District (CD). The subject of this staff report is the proposed FLUM amendment.

III. AMENDMENT REVIEW

Maximum Allocated Density and Intensity by Future Land Use Map Designation

The table on the following page provides an approximation of the development potential for residential, transient and commercial development. Section 130-156(b) of the Land Development Code states: "The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of

development shall not exceed the cumulated permitted intensity of the parcel proposed for development."

Existing FLUM	Type	Adopted Standards	Development potential based upon density
Residential Conservation (RC) **11.16 acres (486,129 sf)**	Residential Allocated Density/Acre	0-0.25 du	2.8 du
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0-0.10 FAR	48,612 sf
Proposed FLUM	**Type**	**Adopted Standards**	**Development potential based upon density**
Conservation (C) **9.45 acres (411,642 sf)**	Residential Allocated Density/Acre	0 du	0 du
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.05 FAR	20,582 sf
Recreation (R) **1.71 acres (74,487 sf)**	Residential Allocated Density/Acre	0.25 du	0.4 du
	Transient Allocated Density/Acre	2 rooms/spaces	3.4 rooms/spaces
	Nonresidential Maximum Intensity	0.20 FAR	14,897 sf
Net Change in Development Potential Based on FLUM	**Residential: -2.4 dwelling units**		
	Transient: +3.4 rooms/spaces		
	Nonresidential: -13,133 sf		

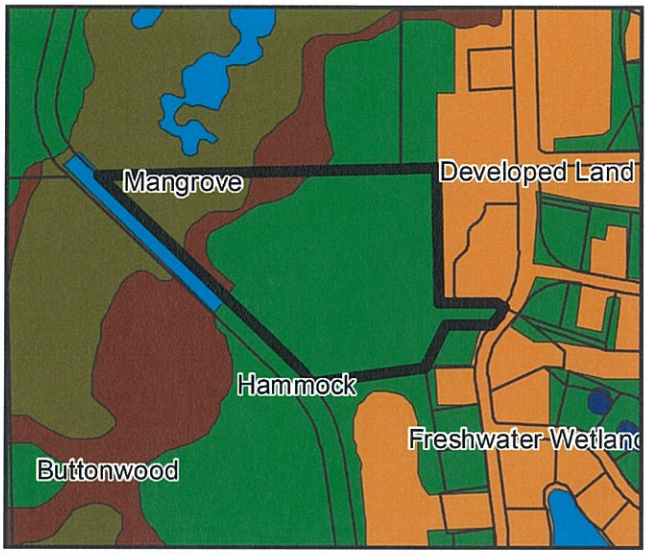
As shown in the table above, the proposed FLUM amendment would result in a decrease in residential development potential of 2.4 dwelling units, and a decrease in nonresidential development potential of 13,133 square feet. There would be an increase in transient unit development potential of 3.4 rooms/spaces. Within Ocean Reef Club, Monroe County currently does not permit new transient units beyond those included in the vested rights determination of the Ocean Reef master planned community.

Compliance with Comprehensive Plan Policy 101.4.20

Policy 101.4.20 (discouragement policy) of the Comprehensive Plan was adopted by the Board of County Commissioners (BOCC) on September 21, 2012, with an effective date of November 20, 2012. Private applications which propose increases in allocated density or intensity must comply with the Policy requirements. Based on the above analysis of net change in development potential,

and the vested rights determination for the Ocean Reef community, the proposed FLUM amendment does not increase the allocated density or intensity of the site, and therefore is not subject to the mitigation requirements of Policy 101.4.20.

Compatibility with the Surrounding Area



a. Existing Vegetation/Habitat: Hammock, Buttonwood, Mangrove
b. Existing Tier Designation: no tier (Ocean Reef)
c. Endangered Species Habitat:
    - Schaus' Swallowtail Butterfly Focus Area
    - Key Largo Woodrat Focus Area and Buffer
    - Eastern Indigo Snake Focus Area
    - Stock Island Tree Snail Focus Area
    - Key Largo Cotton Mouse Focus Area and Buffer
    - Keys Tree Cactus Focus Area
d. Existing Use: Vacant Land
e. Community Character of Immediate Vicinity: Adjacent uses include uses offices, a school, and single family residences to the east; vacant land to the west and north; and a golf course to the south.

The proposed change in FLUM designation is consistent with the character of surrounding undeveloped land, reduces density and intensity, and adds additional lands with habitat and resources to the Conservation FLUM.

The subject property is located within the Ocean Reef master planned community, and is adjacent to residential development and a school. It is anticipated that the proposed FLUM amendment for the site will not result in an adverse community change to the surrounding area. The applicant is proposing the FLUM amendment to allow the development of a park and a passive recreation trail on the site. The site's existing Residential Conservation FLUM category is mainly for the purpose of very low intensity residential development and does not allow parks as a permitted use. The

Recreation FLUM category is intended to provide for activity-based and resource-based recreational facilities. The Conservation FLUM category is intended primarily for the preservation of natural and historic resources and compatible passive recreational uses. The proposed change would potentially: 1) reduce the potential development impact on the existing land; 2) allow for the creation of outdoor recreation space for the Ocean Reef Club community within the Recreation FLUM; and 3) Enhance the quality of life of the community by preserving habitat and resources in the Conservation FLUM.

The applicant has submitted information from the Ocean Reef Club Membership 2010 and 2013 Data files showing that the Ocean Reef community has had an increase in the number of families with children in recent years. There is an increased need for parks and recreational open space within the community, particularly park space including passive recreational opportunities, as opposed to the extensive active recreational space (golf courses, tennis courts, etc.) already existing within the community. The applicant has submitted current standards developed by the American Planning Association showing a need for recreational space in the form of open, flexible play fields. The proposed FLUM amendment would allow for such a use on the subject property.

Concurrency Analysis (Comprehensive Plan Policy 101.1.1)

Traffic Circulation (Comprehensive Plan Policy 301.1.1)

The subject property is located on Harbor Drive within Ocean Reef, which is accessed by County Road 905. The 2013 URS Arterial Travel Time and Delay Study for Monroe County indicated a level of serve (LOS) of "B" for the C-905 segment providing access to Ocean Reef. U.S 1 is required to maintain a LOS of "C" in order to support development.

The proposed FLUM amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential traffic generation. Therefore, the proposed FLUM amendment is not anticipated to adversely impact the Traffic Circulation LOS.

Potable Water (Comprehensive Plan Policy 701.1.1)

FKAA's Water Treatment Facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD). This consists of 23.8 MGD from the Biscayne Aquifer through the primary conventional water treatment process and 6 MGD from the brackish Floridan Aquifer through the secondary Reverse Osmosis (RO) treatment plant. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The 2012 projection for annual average daily demand is 17.62 MGD which is well below FKAA's Water Use Permit amount of 23.98 MGD. In addition, within the Ocean Reef Club itself, there is a distribution pump station and three distribution storage tanks which hold a combined total of 2 MG of potable water.

The proposed FLUM amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential potable water demand. Therefore, the proposed FLUM amendment is not anticipated to adversely impact the Potable Water LOS.

Solid Waste (Comprehensive Plan Policy 801.1.1)

Monroe County has a contract with Waste Management through September 30, 2024. The contract authorizes the use of in-state facilities; thereby, providing the County with approximately ten years

of guaranteed capacity for the haul out and disposal of 95,000 tons/year of solid waste not including yard waste.

The proposed FLUM amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential solid waste demand. Therefore, the proposed FLUM amendment is not anticipated to adversely impact the Solid Waste LOS.

Sanitary Sewer (Comprehensive Plan Policy 901.1.1

The subject property would be served by the Ocean Reef Club sewer system, which is managed by the North Key Largo Utility Corporation. The proposed FLUM amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential sanitary sewer collection demand. Therefore, the proposed FLUM amendment is not anticipated to adversely impact the Sanitary Sewer LOS.

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE PRINCIPLES FOR GUIDING DEVELOPMENT, AND THE FLORIDA STATUTES

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.1

Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development.

Objective 101.4: Monroe County shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.4.9

The principal purpose of the Recreation land use category is to provide for public and private activity-based and resource-based recreational facilities.

Policy 101.4.15

The principal purpose of the Conservation land use category is to provide for publicly owned lands held primarily for the preservation of natural and historic resources and compatible passive recreational uses. Public uses consistent with the purpose of this category shall be allowed.

Objective 101.11: Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

B. The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statutes.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m)Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a postdisaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with Part II of Chapter 163, Florida Statutes (F.S.). Specifically, the amendment furthers:

163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3161(6), F.S. - It is the intent of this act that adopted comprehensive plans shall have the legal status set out in this act and that no public or private development shall be permitted except in conformity with comprehensive plans, or elements or portions thereof, prepared and adopted in conformity with this act.

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

163.3177(6)(a)2., F.S. - The future land use plan and plan amendments shall be based upon surveys, studies, and data regarding the area, as applicable, including:
a. The amount of land required to accommodate anticipated growth.
b. The projected permanent and seasonal population of the area.
c. The character of undeveloped land.
d. The availability of water supplies, public facilities, and services.
e. The need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community.
f. The compatibility of uses on lands adjacent to or closely proximate to military installations.
g. The compatibility of uses on lands adjacent to an airport as defined in s. 330.35 and consistent with s. 333.02.
h. The discouragement of urban sprawl.
i. The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.
j. The need to modify land uses and development patterns within antiquated subdivisions.

163.3177(6)(a)8., F.S. - Future land use map amendments shall be based upon the following analyses:
a. An analysis of the availability of facilities and services.
b. An analysis of the suitability of the plan amendment for its proposed use considering the character of the undeveloped land, soils, topography, natural resources, and historic resources on site.
c. An analysis of the minimum amount of land needed to achieve the goals and requirements of this section.

V. PROCESS

Comprehensive Plan Amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the State Land Planning Agency. If the amendment is transmitted to State Land Planning Agency, they review the proposal and issue an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VI. STAFF RECOMMENDATION

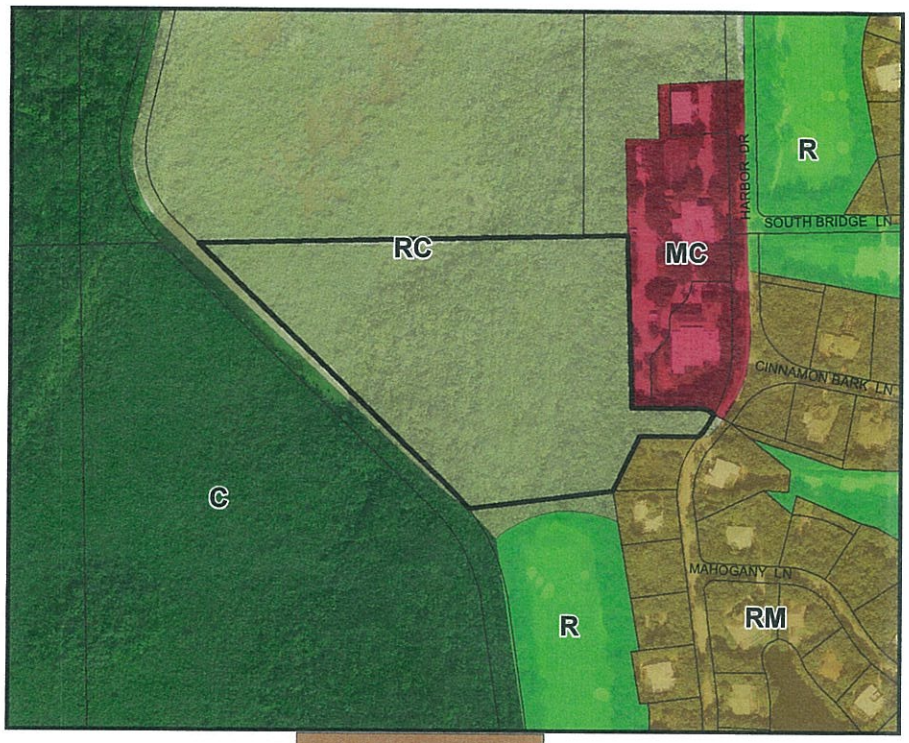
Staff recommends approval of the proposed amendment to the Future Land Use Map of the Monroe County Year 2010 Comprehensive Plan from Residential Conservation (RC) to Recreation (R) and Conservation (C), as described in this staff report and attached as Exhibit 1, for property located on South Harbor Drive, Harbor Course South Section One, Ocean Reef, Key Largo, having real estate number 00573690.003900.

VII. EXHIBITS

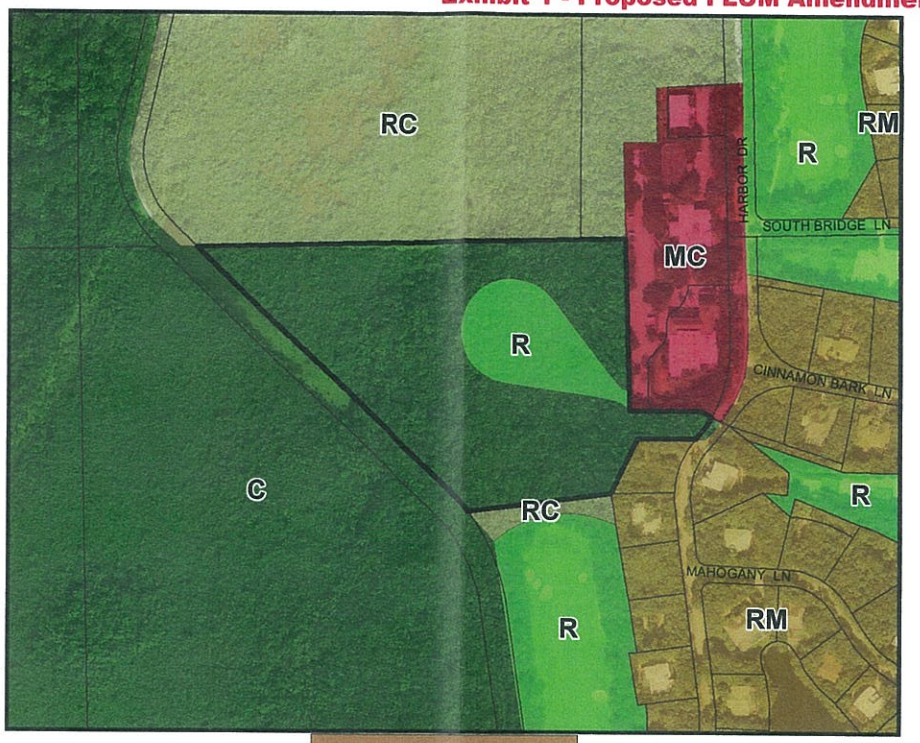
1. Proposed FLUM Map Amendment.
2. Applicant's supporting information, including information from the Ocean Reef Club Membership 2010 and 2013 Data files.

Exhibit 1 - Proposed FLUM Amendment

Monroe County Future Land Use Amendment

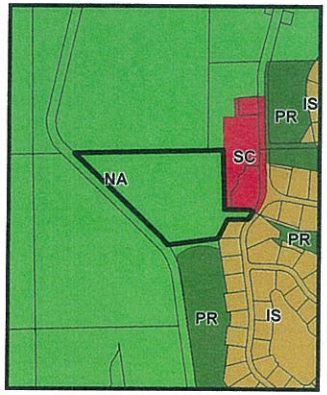


Existing Conditions



Proposed Conditions

Future Land Use Designations: A = Agriculture; AD = Airport District; C = Conservation; E = Education; I = Industrial; M = Military; MC = Mixed Use/Commercial; MCF = Mixed Use/Commercial Fishing; MN = Mainland Native; PB = Public Buildings/Grounds; PF = Public Facilities; R = Recreation; RC = Residential Conservation; RH = Residential High; RL = Residential Low; RM = Residential Medium



Land Use District

Tier Designation

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Future Land Use Map is proposed to be amended as indicated above and briefly described as:

Key: Ocean Reef Mile Marker: N/A Map Amendment #:_____

Acreage: 11.16 Land Use District Map #: 63

Ordinance No.: _____

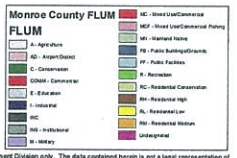
Date of Adoption: _____

Proposal:

Future Land Use change of one parcel from Residential Conservation (RC) to Recreation (R) and Conservation (C).

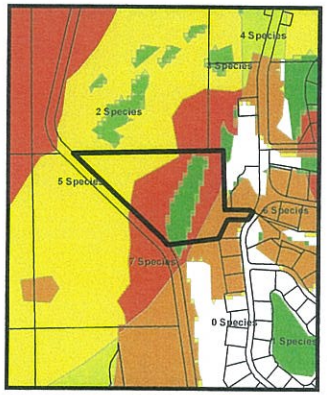
Property Description:

RE Number: 00573690-003900



This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.

Habitat Type



Number of Protected Species

8/10/2015

Exhibit 2 - Backup information submitted by Applicant

RESPONSE #1

Please describe the reason for the proposed FLUM amendment:

The Ocean Reef Club began as a modest fishing camp and 26-room lodge established by Morris Baker in 1945. The interests and expertise of our members have guided the growth of the private club into a community. Ocean Reef became a private club in 1993 following the buy-out from the former developer. Then as now, daily operation of the Club has been overseen by the board of directors, the club staff and committees. As the years have passed, the number of members who own their own homes in Ocean Reef has continued to grow. Close to four thousand members of ORC remain determined to preserve the private club's rich traditions and gracious lifestyle for future generations.

Today, nestled in 2,500 secluded, tropical acres on the northernmost tip of Key Largo in the Florida Keys, Ocean Reef Club is considered one of the country's most comprehensive communities. Offering 1,700 waterfront estates, private homes, condominiums and boat slips, Ocean Reef Club also features an oceanfront Inn, full-service spa and salon, and an array of dining and shopping options. Leisure amenities include a 175-slip marina for boating, fishing and diving; two 18-hole championship golf courses, world-class tennis and lawn sports, jogging and cycling paths, cooking school, nature center art league, cultural center, range of children's activities and programming and more.

The Club is also equipped with a fully-staffed Medical Center, fire station, landing strip, gourmet grocery store, veterinary care and The Academy, an independent Pre-K3-8th grade school. The Academy was conceived to accomplish a simple and important mission – to find a way for children to spend more time in the warm, Florida atmosphere where families spend time enjoying a healthy lifestyle in the Florida Keys.

Ocean Reef Club has grown to become a self-contained community and private club dedicated to a sense of well-being amid tranquility and the enjoyment of friends and family. Assurance of a wholesome lifestyle for its children has always been and continues to be foremost among its goals.

Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community. Parks and recreation have four values that make them essential services to communities: (1) Social Importance; (2) Health (3) Environmental Benefits and (4) Economic Value

(1) Social Importance
Parks are a tangible reflection of the quality of life in a community. They provide identity for citizens and are a major factor in the perception of quality of life in a given community. Parks and recreation services are often cited as one of the most important factors in surveys of how livable communities are.

Parks provide gathering places for families and social groups, as well as for individuals of all ages and economic status, regardless of their ability to pay for access. Parks and recreation programs provide places for health and well-being that are accessible by persons of all ages and abilities, especially to those with disabilities. In a 2007 survey of Fairfax County, VA, residents of 8 of 10 households rated a quality park system either very important or extremely important to their quality of life.

(2) Health
Parks are the places that people go to get healthy and stay fit.
Parks and recreation programs and services contribute to the health of children, youth, adults, and seniors. According to studies by the Centers for Disease Control and Prevention, creating, improving and promoting places to be physically active can improve individual and community health and result in a 25 percent increase of residents who exercise at least three times per week. A study by Penn State University showed significant correlations to reductions in stress, lowered blood pressure, and perceived physical health to the length of stay in visits to parks.

(3) Environmental Benefits
Parks and protected public lands are proven to improve water quality, protect groundwater, prevent flooding, improve the quality of the air we breathe, provide vegetative buffers to development, produce habitat for wildlife, and provide a place for children and families to connect with nature and recreate outdoors together.

(4) Economic Value
Parks improve the local tax base and increase property values. It is proven that private property values increase the value of privately owned land the closer such land is to parks. This increase in private property value due to the proximity to parks increases property tax revenues and improves local economies. The real estate market consistently demonstrates that many people are willing to pay a larger amount for property located close to parks and open space areas than for a home that does not offer this amenity.

RESPONSE #2

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

The proposed Future Land Use (FLU) Map amendments do not propose an increase to the allocated intensity. In addition the proposed change will reduce the residential density from 2.25 units to .5 units. However, the rooms|spaces density increases from 0 to 4. Based solely on the Comprehensive Plan it can not be determined whether or not there is a reduction to density, since there is no way to compare residential density to rooms|spaces density, although the net change to intensity is clearly reduced. Analysis of the zoning code shows that there is no allocated densities for rooms|spaces under Section 130-162 "maximum hotel-motel, recreational vehicle and institutional residential densities". By analyzing both the Comprehensive Plan and the zoning code it can be concluded that there is no increase in density as well on the site.

EXISTING

RESIDENTIAL CONSERVATION (RC) FLUM

INTENSITY (RC)

.1 FAR X 9.0 Upland Acres = 39,204 SF

DENSITY (RC)

.25 DU/ACRE X 9.0 Upland Acres = 2.25 Units

0 Rooms|Spaces/Acre X 9.0 Upland Acres = 0 Units

PROPOSED

CONSERVATION (C) FLUM

INTENSITY (C) RE-FLUM PORTION 7 ACRES

.05 FAR X 7.0 Upland Acres = 15,246 SF

DENSITY (C) RE-FLUM PORTION 7 ACRES

0 DU/ACRE X 7.0 Upland Acres = 0 Units

0 Rooms|Spaces/Acre X 7.0 Upland Acres = 0 Units

RECREATION (R) FLUM

INTENSITY (R) RE-FLUM PORTION 2.0 ACRES

.20 FAR X 2.0 Upland Acres = 17,424 SF

DENSITY (R) RE-FLUM PORTION 2.0 ACRES

.25 DU/ACRE X 2.0 Upland Acres = .5 Units

2 Rooms|Spaces/Acre X 2.0 Upland Acres = 4 Units

ANALYSIS:

Review of the Comprehensive Plan data indicates that based on the current Future Land Use (FLU) Map designation that the site with 9 upland acres could currently be developed at an intensity of 39,204 Square Feet (SF) and at a density of 2.25 units of residential density and 0 units of Rooms|Spaces. Based on the proposed Future Land Use (FLU) Map designations of 7 of the upland acres designated Conservation (C) and 2 acres designated Recreation the site could support 32,670 square feet of intensity and .5 units of residential density and 4 units of Room|Spaces.

RESPONSE #2 Cont.

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20?:

See analysis above No proposed net change in density/intensity.

Future Land Use Densities and Intensities

Future Land Use Category And Corresponding Zoning	Allocated Density [b] (per acre)	Maximum Net Density [a][b][c][d] (per buildable acre)	Maximum Intensity (floor area ratio)
Residential Conservation (RC) (OS and NA zoning)	0-0.25 du 0 rooms/spaces	N/A N/A	0-0.10
Conservation (C) (CD zoning)	0 du 0 rooms/spaces	N/A N/A	0.05
Recreation (R) (PR zoning)	0.25 du 2 rooms/spaces	N/A N/A	0.20

Proposed FLU

Notes:

(a) "N/A" means that maximum net density bonuses shall not be available.

(b) The allocated densities for submerged lands, salt ponds, freshwater ponds, and mangroves shall be 0 and the maximum net densities bonuses shall not be available.

(c) The allocated density for CFV zoning shall be 1 dwelling unit per lot and the maximum net density bonuses shall not be available.

(d) Maximum net density bonuses shall not be available to the SS district.

RESPONSE #3

(1) Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with the Florida Statutes, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following:

1) The proposed amendment is consistent with Part II of Chapter 163, Florida Statute. *(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)* Specifically the amendment furthers:

Answer: *The proposed amendment is consistent with the following sections of 163.3177*

163.3177(3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Answer: *The amendment will result in the ability to create a facility which will fulfill the needed park space to be used by all of Ocean Reef club. This facility is also beneficial to the County in that Ocean Reef club will be incurring all costs related to the construction and maintenance of the facility. Although in the 2014 Monroe County Public Facilities Capacity Assessment Report states that there are adequate facilities for Parks and Recreation the report fails to address the proximity of those facilities to population centers. For example the closet public park/ greenspace to Ocean Reef club is at mile marker 104. The amendment and subsequent creation of the park/greenspace will allow for public recreation space at Ocean Reef Club without requiring residents of the County to drive over a half hour to the next closest facility at Mile Marker 104.*

163.3177(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:
(6)(a.)(2.)(i.) The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

RESPONSE #3 Cont.

Answer: *Ocean Reef club continues to have a large economic impact on the economy providing employment opportunities and pumping dollars into the local economy through patronizing of businesses for goods and services as well as through the tax base generated by the real estate at the club. Allowing for apple park/open space at the Club will continue to enhance the club and further strengthen its position in the market.*

Sections 163.3177(g). Provide for the compatibility of adjacent land uses.

Answer: *The map change amendment will provide for the compatibility of adjacent land uses. The property to the East of the subject site has a designation of MixedUse Commercial and is developed with the Academy at Ocean Reef a K-8 school. To the north and west the land is undeveloped and owned by the state with a designation of Residential Conservation and Conservation. To the south there is a golf course with a designation of Recreation and residential homes with a Residential Medium Designation. Changing the FLUM to a mix of Conservation and Recreation would be extremely compatible in that the conservation portion would abut a majority of the Conservation and Recreation Conservation land to the north and west whereas the Recreation classification along with the proposed use as open green space would be compatible with the school to the east and provide for recreational space to the residential neighborhood to the south.*

(6) (a.)(4. and 9.)
4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

ANSWER: *By allowing for additional lands to be used for parklands it mitigates potential environmental impacts by providing for recreational facilities within Ocean Reef Club without requiring residents to have to travel over 20 miles to the south for recreational facilities. The park and recreation space also fosters the vibrancy and viability of Ocean Reef Club as a community by enhancing it as a complete self supporting community with all the amenities and services necessary in a complete community.*

6. b. (VI and VII) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

Preserves open space and natural lands and provides for public open space and recreation needs.

RESPONSE #3 Cont.

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: *Providing for an open greenspace will provide space not for children and young adults but will provide opportunity to meet the recreational needs of all residents.*

163.3178 Coastal Management
Answer: *Section 163.3178 is not applicable N/A to the proposed amendment.*

163.3180 and 163.3184
Concurrency Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. Additional public facilities and services may not be made subject to concurrency on a statewide basis without approval by the Legislature; however, any local government may extend the concurrency requirement so that it applies to additional public facilities within its jurisdiction.

Answer: *Creation of a greenspace with remain consistent with concurrency for sanitary sewer, solid waste, drainage and potable water as required per Sections 163.3180 and 163.3184.*

RESPONSE #3 Cont.

(2) The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:

Objective 1201.2 that "Monroe County shall secure additional acreage for use an/or development of resource-based and activity-based neighborhood and community parks consistent with the adopted level of service standards"

The Monroe County Year 2010 Comprehensive Plan states in objective 1201.2 that "Monroe County shall secure additional acreage for use and/or development of resource-based and activity-based neighborhood and community parks consistent with the adopted level of service standards."

Response: Proposed change is consistent with Objective 1201.2 in that it provides for additional acreage to be used for activity-based neighborhood and community parks.

(3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

Response: The proposed amendment does not result in any impact to intensity or density that would require any change to the level of service. Although there is no proposed impact to the level of service there are existing adequate utilities provided to the site by means of: Florida

Keys Electric Co-op (FKEC) (Electrical Service); Florida Keys Aqueduct Authority (FKAA) (Water Service); and North Key Largo Utility Corp. (Wastewater).

(4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

Response: The proposed amendment is consistent with items a-n as outlined in Section 380.0552 (7).

RESPONSE #4

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary)**:**

1) Changed projections (e.g. regarding public service needs) from those on which the text was based:

Response: Ocean Reef has continued to grow into a complete community offering opportunities for both full time and seasonal residents. In addition Ocean Reef has more residents that are families with young children that have a needs for park space.

Parks were not contemplated in the original master plan Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community.

2) Changed assumptions (e.g. regarding demographic trends):

Response: The population in Ocean Reef club is trending to more younger families with children. Therefore the need for additional park space for recreating.

1. Age Groups: Age group of the respondents showed an average increase of 4% between the ages of 23–39, with the largest percentage of increase in the age group 23-29 being 5%. The age groups from 40 and above showed an average decrease of 4.25% with the largest percentage of decrease occurring in the age group of 65-69 at 7.7%; ages 40-45 showed the second largest percentage of decrease at 6%.

2. Household size: Households with one and two family members living in the home showed an average decrease of 8.5%; those households with three or more family members showed an average increase of 4.9%, with the largest increase being 9.5% with household sizes consisting of four family members.

3. Age of Children: Respondents with children under 18 showed an average increase of 12.5% with the largest percentage of increase occurring with children below 10 years of age being 17.2%; respondents with children 19 and over also showed an average increase of 1.7%.

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

Response: N/A

4) New issues:

Response: Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community. Although Ocean Reef has several golf courses and other active recreational facilities there is a lack of passive park open space to recreate in. The location of a passive greenspace or park adjacent to the Academy (Ocean Reef School) would provide for an ideal opportunity for recreation and outdoor activity area for children at Ocean Reef as well as the rest of the community.

5) Recognition of a need for additional detail or comprehensiveness:

Response: The American Planning Association (APA) has collected and established some standards to be used as a guide for different types of park space. The most similar type of space as proposed through this amendment would be for a "Playfield" as defined by the APA below.

Playfield

	Min. Acreage Per 1,000 Pop.	Desired Size for Best Results	Age Group Served	Population Served	Location	Service Radius	Parking
National Recreation Association	1.25 acres	20 to 25 acres	Young people and adults	Not more than 20,000	Central 3 to 5 neighborhoods preferred adjoining a school	1 mile or less from every home (varies with pop. Density in some cases)	Parking area required
Local Planning Admin.	1.25 acres	18 to 32 acres	15 years and over	15,000 to 25,000	Central adjoining a school convenient to local transportation	1/2 to 1 mile travel distance or 20 minutes by car or trans.	1 to 2 acres
Recreation & the Town Plan (Conn.)	1.3 acres	12 to 20 acres	15 to 24 years and family groups		Central 4 to 5 neighborhoods adjacent to Jr. or Sr. high schools	1/2 to 1 mile travel distance	
Rockland Co. (N.Y.)		20 acres super playground	Adults and children over 12 years	9,000 min.	In connection with a school site when possible	1 1/2 miles from playfield	Parking should be provided
Detroit	2 1/2 acres playfield parks	20 acres adequate shape for major activities	Older children & adults		Central and when possible near or adjoining a school site	1 to 1 1/2 miles in a low density area	Parking should be provided

The playfield provides varied forms of recreational activity for young people and adults, although a section may be developed as a children's playground (Table 5). The playfield provides for popular forms of recreation that require more space than would be available in the playground, The playfield is a multi-purpose area to provide activities and facilities for all age groups and to serve as a recreation center for several neighborhoods.(American Planning Association, PAS Publication)

6) Data updates:

Response: See Response #2 Above.

RESPONSE #5

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change:

Response: The proposed change would not only NOT result in any adverse impact to the community but would rather enhance the community. The proposed change would 1) Reduce the potential development impact on the existing land through the proposed amendment; 2) allow for the creation of outdoor recreation space for the Ocean Reef Club community; 3) Enhance the quality of life of the community; 4) Allow for additional educational opportunities of the natural environment by means of a proposed walkway through the hammock portion of the land to be placed under conservation.

File #: **2015-047**

Owner's Name: Ocean Reef Club Inc.

Applicant: Ocean Reef Club Inc.

Agent: Joel C. Reed

Type of Application: FLUM/Map Amendment

Key: Ocean Reef

RE: 00573690.003900

Additional Information added to File 2015-047

RESPONSE #1

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Answer: *The proposed amendment is consistent with the following sections of 163.3177*

163.3177(3)(a) The comprehensive plan shall contain a capital improvements element designed to consider the need for and the location of public facilities in order to encourage the efficient use of such facilities and set forth:

1. A component that outlines principles for construction, extension, or increase in capacity of public facilities, as well as a component that outlines principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The components shall cover at least a 5-year period.
2. Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities, and projected revenue sources to fund the facilities.
3. Standards to ensure the availability of public facilities and the adequacy of those facilities to meet established acceptable levels of service.
4. A schedule of capital improvements which includes any publicly funded projects of federal, state, or local government, and which may include privately funded projects for which the local government has no fiscal responsibility. Projects necessary to ensure that any adopted level-of-service standards are achieved and maintained for the 5-year period must be identified as either funded or unfunded and given a level of priority for funding.

Answer: *The amendment will result in the ability to create a facility which will fulfill the needed park space to be used by all of Ocean Reef club. This facility is also beneficial to the County in that Ocean Reef club will be incurring all costs related to the construction and maintenance of the facility. Although in the 2014 Monroe County Public Facilities Capacity Assessment Report states that there are adequate facilities for Parks and Recreation the report fails to address the proximity of those facilities to population centers. For example the closet public park/ greenspace to Ocean Reef club is at mile marker 104. The amendment and subsequent creation of the park/greenspace will allow for public recreation space at Ocean Reef Club without requiring residents of the County to drive over a half hour to the next closest facility at Mile Marker 104.*

163.3177(6) In addition to the requirements of subsections (1)-(5), the comprehensive plan shall include the following elements:
(6)(a.)(2.)(i.) The need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy.

RESPONSE #3 Cont.

Answer: *Ocean Reef club continues to have a large economic impact on the economy providing employment opportunities and pumping dollars into the local economy through patronizing of businesses for goods and services as well as through the tax base generated by the real estate at the club. Allowing for apple park/open space at the Club will continue to enhance the club and further strengthen its position in the market.*

Sections 163.3177(g). Provide for the compatibility of adjacent land uses.

Answer: *The map change amendment will provide for the compatibility of adjacent land uses. The property to the East of the subject site has a designation of MixedUse Commercial and is developed with the Academy at Ocean Reef a K-8 school. To the north and west the land is undeveloped and owned by the state with a designation of Residential Conservation and Conservation. To the south there is a golf course with a designation of Recreation and residential homes with a Residential Medium Designation. Changing the FLUM to a mix of Conservation and Recreation would be extremely compatible in that the conservation portion would abut a majority of the Conservation and Recreation Conservation land to the north and west whereas the Recreation classification along with the proposed use as open green space would be compatible with the school to the east and provide for recreational space to the residential neighborhood to the south.*

(6) (a.)(4. and 9.)
4. The amount of land designated for future planned uses shall provide a balance of uses that foster vibrant, viable communities and economic development opportunities and address outdated development patterns, such as antiquated subdivisions. The amount of land designated for future land uses should allow the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business and may not be limited solely by the projected population. The element shall accommodate at least the minimum amount of land required to accommodate the medium projections as published by the Office of Economic and Demographic Research for at least a 10-year planning period unless otherwise limited under s. 380.05, including related rules of the Administration Commission.

9. The future land use element and any amendment to the future land use element shall discourage the proliferation of urban sprawl.

ANSWER: *By allowing for additional lands to be used for parklands it mitigates potential environmental impacts by providing for recreational facilities within Ocean Reef Club without requiring residents to have to travel over 20 miles to the south for recreational facilities. The park and recreation space also fosters the vibrancy and viability of Ocean Reef Club as a community by enhancing it as a complete self supporting community with all the amenities and services necessary in a complete community.*

6. b. (VI and VII) The future land use element or plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

Preserves open space and natural lands and provides for public open space and recreation needs.

RESPONSE #3 Cont.

Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

Response: *Providing for an open greenspace will provide space not for children and young adults but will provide opportunity to meet the recreational needs of all residents.*

163.3178 Coastal Management
Answer: *Section 163.3178 is not applicable N/A to the proposed amendment.*

163.3180 and 163.3184
Concurrency Sanitary sewer, solid waste, drainage, and potable water are the only public facilities and services subject to the concurrency requirement on a statewide basis. Additional public facilities and services may not be made subject to concurrency on a statewide basis without approval by the Legislature; however, any local government may extend the concurrency requirement so that it applies to additional public facilities within its jurisdiction.

Answer: *Creation of a greenspace with remain consistent with concurrency for sanitary sewer, solid waste, drainage and potable water as required per Sections 163.3180 and 163.3184.*

RESPONSE #3 Cont.

(2) The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:

Objective 1201.2 that "Monroe County shall secure additional acreage for use an/or development of resource-based and activity-based neighborhood and community parks consistent with the adopted level of service standards"

The Monroe County Year 2010 Comprehensive Plan states in objective 1201.2 that "Monroe County shall secure additional acreage for use and/or development of resource-based and activity-based neighborhood and community parks consistent with the adopted level of service standards."

Response: Proposed change is consistent with Objective 1201.2 in that it provides for additional acreage to be used for activity-based neighborhood and community parks.

(3) Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:

Response: The proposed amendment does not result in any impact to intensity or density that would require any change to the level of service. Although there is no proposed impact to the level of service there are existing adequate utilities provided to the site by means of: Florida

Keys Electric Co-op (FKEC) (Electrical Service); Florida Keys Aqueduct Authority (FKAA) (Water Service); and North Key Largo Utility Corp. (Wastewater).

(4) The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:

Response: The proposed amendment is consistent with items a-n as outlined in Section 380.0552 (7).

RESPONSE #4

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary)**:**

1) Changed projections (e.g. regarding public service needs) from those on which the text was based:

Response: Ocean Reef has continued to grow into a complete community offering opportunities for both full time and seasonal residents. In addition Ocean Reef has more residents that are families with young children that have a needs for park space.

Parks were not contemplated in the original master plan Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community.

2) Changed assumptions (e.g. regarding demographic trends):

Response: The population in Ocean Reef club is trending to more younger families with children. Therefore the need for additional park space for recreating.

1. Age Groups: Age group of the respondents showed an average increase of 4% between the ages of 23–39, with the largest percentage of increase in the age group 23-29 being 5%. The age groups from 40 and above showed an average decrease of 4.25% with the largest percentage of decrease occurring in the age group of 65-69 at 7.7%; ages 40-45 showed the second largest percentage of decrease at 6%.

2. Household size: Households with one and two family members living in the home showed an average decrease of 8.5%; those households with three or more family members showed an average increase of 4.9%, with the largest increase being 9.5% with household sizes consisting of four family members.

3. Age of Children: Respondents with children under 18 showed an average increase of 12.5% with the largest percentage of increase occurring with children below 10 years of age being 17.2%; respondents with children 19 and over also showed an average increase of 1.7%.

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

Response: N/A

4) New issues:

Response: Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community. Although Ocean Reef has several golf courses and other active recreational facilities there is a lack of passive park open space to recreate in. The location of a passive greenspace or park adjacent to the Academy (Ocean Reef School) would provide for an ideal opportunity for recreation and outdoor activity area for children at Ocean Reef as well as the rest of the community.

5) Recognition of a need for additional detail or comprehensiveness:

Response: The American Planning Association (APA) has collected and established some standards to be used as a guide for different types of park space. The most similar type of space as proposed through this amendment would be for a "Playfield" as defined by the APA below.

Playfield

	Min. Acreage Per 1,000 Pop.	Desired Size for Best Results	Age Group Served	Population Served	Location	Service Radius	Parking
National Recreation Association	1.25 acres	20 to 25 acres	Young people and adults	Not more than 20,000	Central 3 to 5 neighborhoods preferred adjoining a school	1 mile or less from every home (varies with pop. Density in some cases)	Parking area required
Local Planning Admin.	1.25 acres	18 to 32 acres	15 years and over	15,000 to 25,000	Central adjoining a school convenient to local transportation	1/2 to 1 mile travel distance or 20 minutes by car or trans.	1 to 2 acres
Recreation & the Town Plan (Conn.)	1.3 acres	12 to 20 acres	15 to 24 years and family groups		Central 4 to 5 neighborhoods adjacent to Jr. or Sr. high schools	1/2 to 1 mile travel distance	
Rockland Co. (N.Y.)		20 acres super playground	Adults and children over 12 years	9,000 min.	In connection with a school site when possible	1 1/2 miles from playfield	Parking should be provided
Detroit	2 1/2 acres playfield parks	20 acres adequate shape for major activities	Older children & adults		Central and when possible near or adjoining a school site	1 to 1 1/2 miles in a low density area	Parking should be provided

The playfield provides varied forms of recreational activity for young people and adults, although a section may be developed as a children's playground (Table 5). The playfield provides for popular forms of recreation that require more space than would be available in the playground, The playfield is a multi-purpose area to provide activities and facilities for all age groups and to serve as a recreation center for several neighborhoods.(American Planning Association, PAS Publication)

6) Data updates:

Response: See Response #2 Above.

RESPONSE #5

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change:

Response: The proposed change would not only NOT result in any adverse impact to the community but would rather enhance the community. The proposed change would 1) Reduce the potential development impact on the existing land through the proposed amendment; 2) allow for the creation of outdoor recreation space for the Ocean Reef Club community; 3) Enhance the quality of life of the community; 4) Allow for additional educational opportunities of the natural environment by means of a proposed walkway through the hammock portion of the land to be placed under conservation.

PROPOSED ZONING
LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying In Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded In Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTIH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

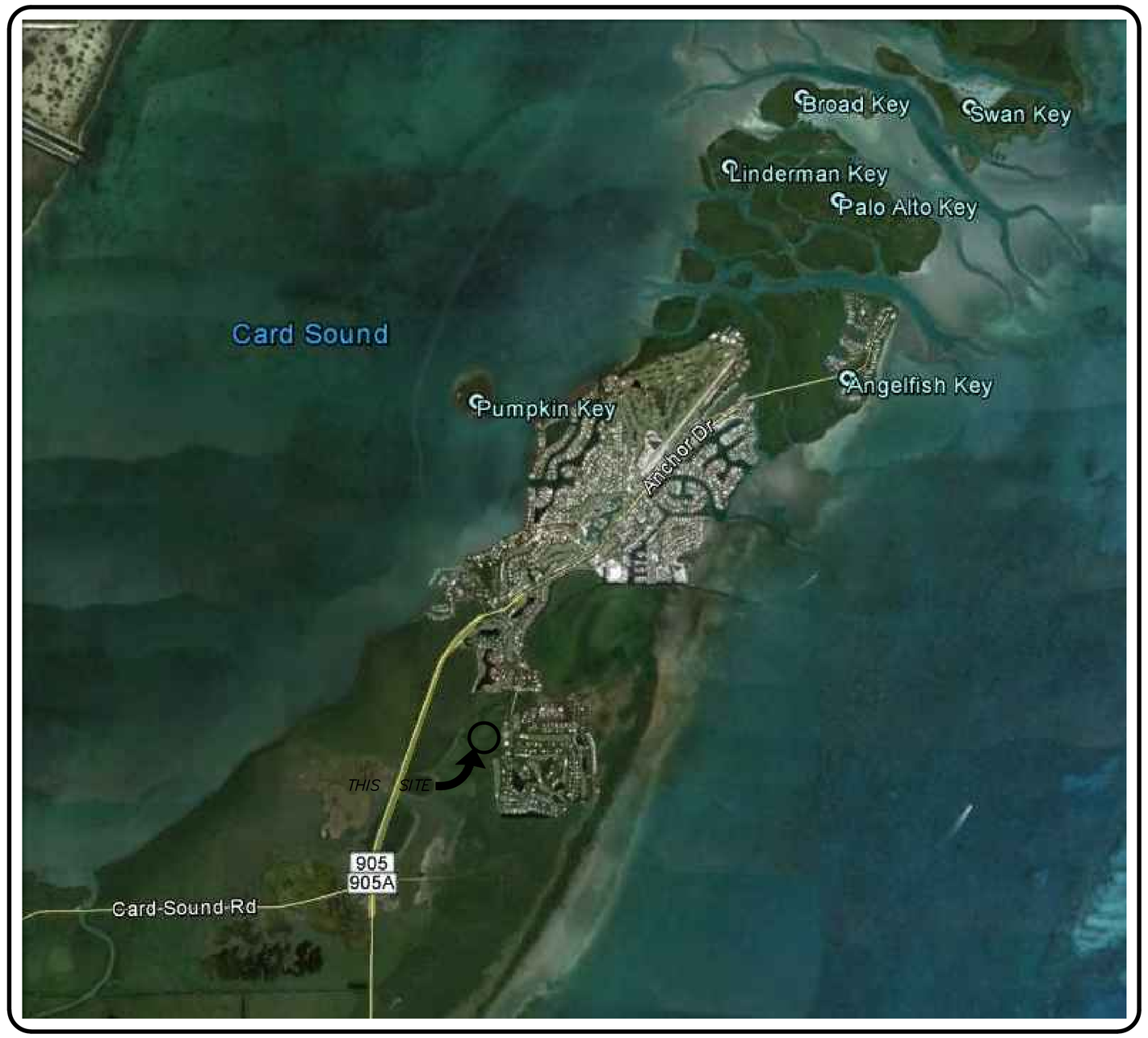
Commence at the SW comer of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

(C)	=	Calculated From Field Measurements
C/L	=	Center Line
Conc.	=	Concrete
(D)	=	Deed
Δ	=	Delta (Central Angle)
x 0.00	=	Existing Elevation
Fnd.	=	Found
Elev.	=	Elevation
L	=	Length of Arc
LB	=	Licensed Business
MCR	=	Monroe County Records
NGS	=	National Geodetic Survey
NGVD	=	National Geodetic Vertical Datum
ORB	=	Official Records Book
(P)	=	Plat
Pg.	=	Page
PRM	=	Permanent Reference Monument
PB	=	Plat Book
R	=	Radius
R/W	=	Right-of-Way
UE	=	Utility Easement

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Sketch of Survey



LOCATION/KEY MAP
(NOT TO SCALE)
N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. *The survey date is October 09, 2014.*
2. *This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.*
3. *This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
4. *Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.*
5. *Copyright © 2015 by Wantman Group, Inc.*
6. *Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.*
7. *Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).*
8. *The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.*
9. *This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.*
10. *Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.*
11. *The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.*
12. *This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.*
13. *Underground improvements, if any, were not located except as shown.*
14. *The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.*

For the Firm:
Wantman Group, Inc.

_____*DATE*_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ❖ Planning ❖ Surveying ❖ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 3055
ORLANDO ❖ PORT ST. LUCIE ❖ TAMPA
www.wantmangroup.com

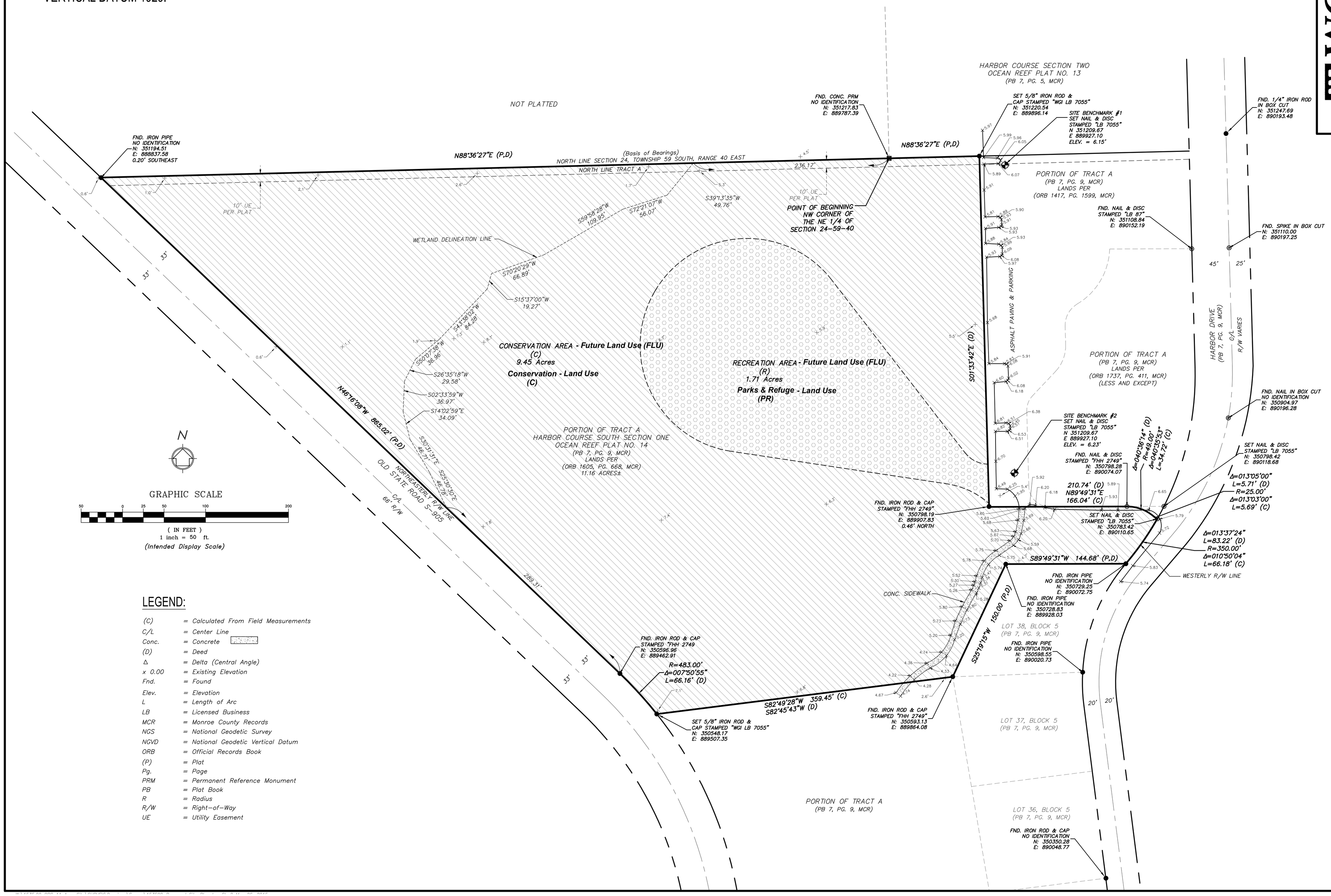
DATE:	REVISIONS:	BY:
5/22/15	ADD CONSERVATION & RECREATION AREAS	PBT
05/01/15	ADD PROPOSED PATHS & OPEN FIELD	MRG

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MG01
FLD SM | FB./PG. 539/23-39 | JOB 31411535.00
OFF MRG | DATE 10/17/14
CKD EM | SHEET 1 OF 2 | DWG 153500_Proposed Site Plan

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

PROPOSED LAND USE (ZONING) & FUTURE LAND USE (FLU)

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.



N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.
(Intended Display Scale)

LEGEND:

(C)	=	Calculated From Field Measurements
C/L	=	Center Line
Conc.	=	Concrete
(D)	=	Deed
Δ	=	Delta (Central Angle)
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(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
PORT ST. LUCIE | TAMPA
www.wantmangroup.com

BY:	REVISIONS:	DATE:
PBT	ADD CONSERVATION & RECREATION AREAS	5/22/15
MRG	ADD PROPOSED PATHS & OPEN FIELD	05/01/15

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MG01
FLD SM | FB./PG. 539/23-39 | JOB 31411535.00
OFF MRG | DATE 10/17/14
CKD EM | DWG 15.3500_Proposed Site Plan
SHEET 2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

OCEAN REEF CLUB®

VIA PICKUP
CONFIDENTIAL

RECEIVED
JUN 16 2015
MONROE CO. PLANNING DEPT

TO: **JOEL REED**

FROM: **SHELLEY SAUNDERS**
Ocean Reef Club, Inc.
35 Ocean Reef Drive, Suite 200
Key Largo, FL 33037
305 367 6508

DATE: **MAY 29, 2015**

SUBJECT: **HARBOR COURSE – 11-ACRE PARCEL**

Per your request, enclosed is the following:

Five (5) original signed and sealed Boundary and Topo Surveys prepared by WGI showing the acreage within the Proposed Zones. It is our understanding Monroe County has requested these as our FLUM and LUD Amendment Applications are being reviewed.

Thank you.
Shelley

ec: John E. Duncan

Any and all information obtained or provided by the Ocean Reef Club, Inc. to Joel Reed/RC3World is to be used solely for the purpose of the Ocean Reef Club, Inc. and/or the specific project outlined above.

PROPOSED ZONING

LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E

MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

- (C) = Calculated From Field Measurements
- C/L = Center Line
- Conc. = Concrete
- (D) = Deed
- Δ = Delta (Central Angle)
- x 0.00 = Existing Elevation
- Fnd. = Found
- Elev. = Elevation
- L = Length of Arc
- LB = Licensed Business
- MCR = Monroe County Records
- NGS = National Geodetic Survey
- NGVD = National Geodetic Vertical Datum
- ORB = Official Records Book
- (P) = Plat
- Pg = Page
- PRM = Permanent Reference Monument
- PB = Plat Book
- R = Radius
- R/W = Right-of-Way
- UE = Utility Easement

INDEX OF SHEETS:

Sheet 1 Cover
Sheet 2 Sketch of Survey

LOCATION/KEY MAP N
(NOT TO SCALE)

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. The survey date is October 09, 2014.
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Copyright © 2015 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).
8. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.
11. The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.
12. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
13. Underground improvements, if any, were not located except as shown.
14. The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

[signature] DATE 5/26/15

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

RECEIVED JUN 16 2015
2015-047
MONROE CO. PLANNING DEPT

WGI
Wantman Group, Inc.
Engineering ❖ Planning ❖ Surveying ❖ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

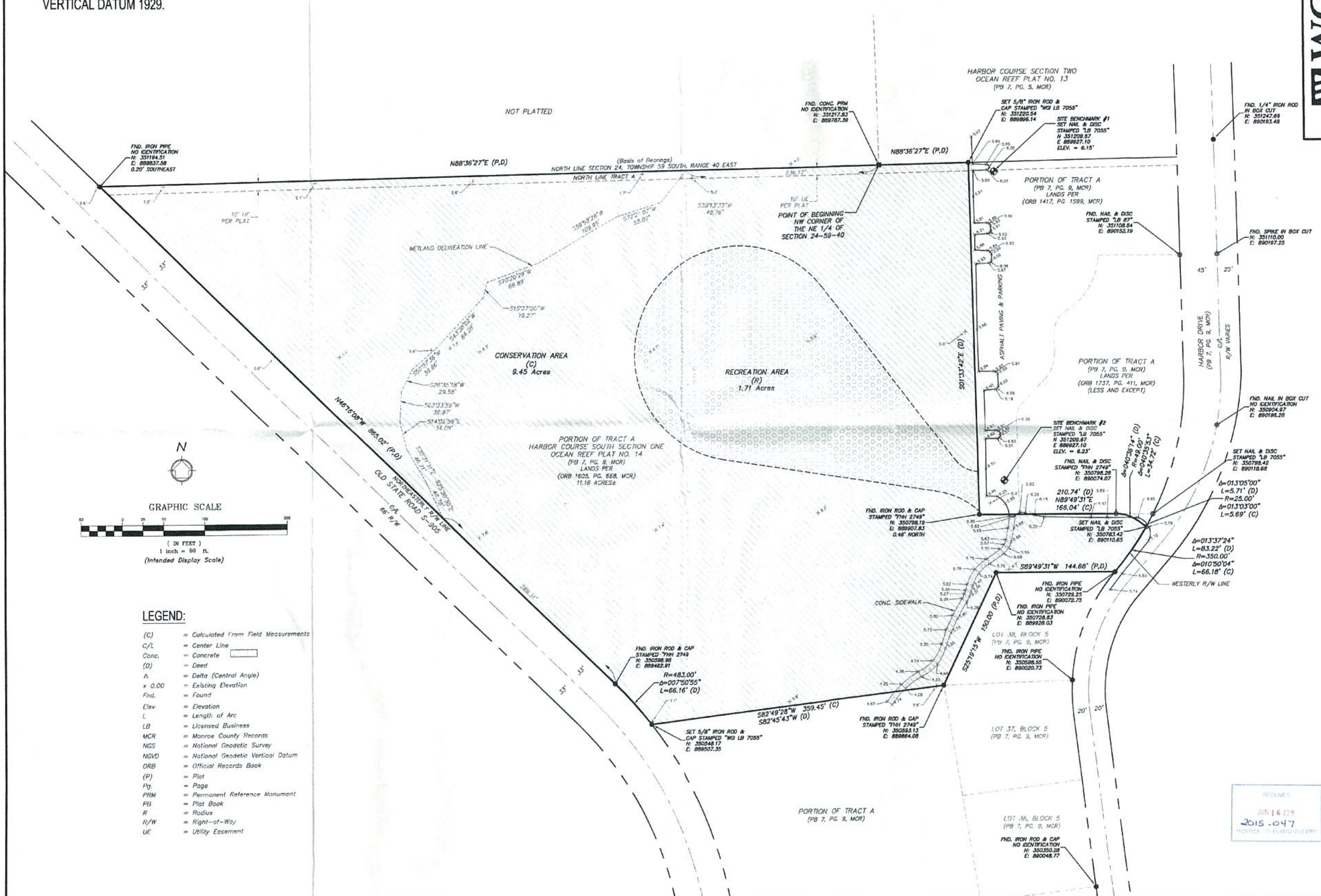
DATE:	REVISIONS:	BY:
5/22/15	ADD CONSERVATION & RECR...	AS
05/01/15	ADD PROPOSED PATHS & OP...	PBT
		MRG

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\		
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\WGI01		
FLD SM	FB./PG. 539/23-39	JOB 3141535.00
OFF MRG		DATE 10/17/14
CKD EM	SHEET 1 OF 2	DWG 153500_Proposed Site Plan

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

PROPOSED ZONING



LEGEND:

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CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

DATE:	REVISIONS:	BY:
5/22/15	ADD CONSERVATION & REC AREAS	DBI
05/01/15	ADD PROPOSED PATHS &	MRG

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\WGOI

FLD SM	FB/PG. 539/23-39	JOB 314153.00	
OFF MRG	DATE 10/17/14		
CKD EM	SHEET 2 OF 2	DWG 153500_Proposed Site Plan	

RECEIVED JUN 16 2015 2015-047 MONROE CO. PLANNING DEPT

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: 3.09.15
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for FLUM/Map Amendment
Type of application

Ocean Reef Club Inc. to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Zoom In
- Full
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print

- Legend
- Layers

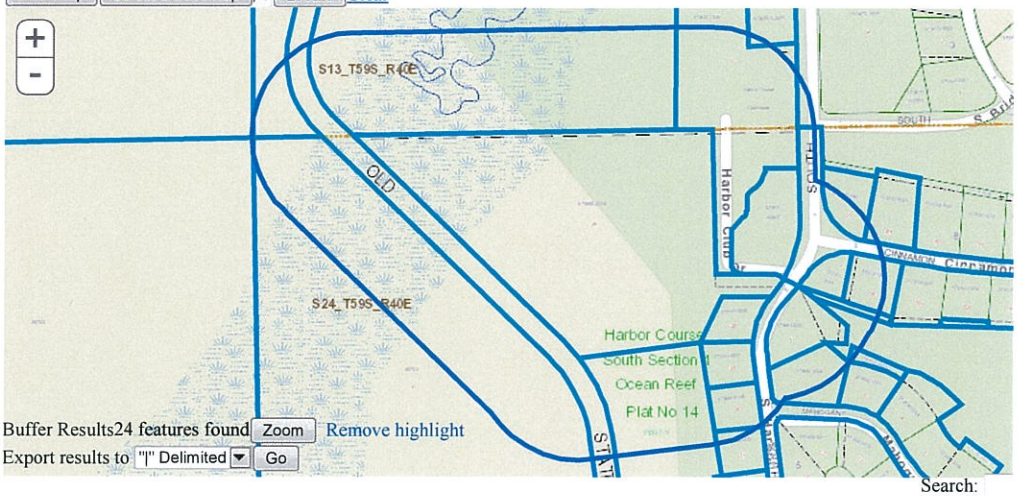
MCPA GIS Public Portal
Major Road
Monroe Outline
Subdivisions
Section Lines
SECTION TEXT
Parcels
Shoreline
Lot Lines
Hooks Leads
Easements
2015 Condo
2014 Condo
2013 Condo
2012 Condo
2011 Condo
2010 Condo
2009 Condo
2008 Condo
2015 Sales
2014 Sales
2013 Sales
2012 Sales
2011 Sales
2010 Sales
2009 Sales
2008 Sales
Road Centerline
Road Block Name

Help
Check out our Getting Started tutorial!

Expand All

- MCPA GIS Public Portal
  - Monroe Overlay
    - Subdivisions
    - Section Lines
    - Parcels
    - Shoreline
    - Lot Lines
    - Hooks Leads
    - Easements
    - Text Displays
    - Qualified Condo Sales
    - Qualified Sales
    - Transportation

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:45513 Latitude: 24.598096 Longitude: -80.297502
Basemap Select a basemap , o Locate Clear



Buffer Results24 features found Zoom Remove highlight
Export results to "|" Delimited Go

Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
12979	573700.0027	00573700-002700	44523 2459 40 0(
71086	573690.0002	00573690-000200	106924 2459 40 0(
70846	573630.002601	00573630-002601	106867 1359 40 0(

Verified GC

ACADEMY AT OCEAN REEF INC THE
395 S HARBOR DR
KEY LARGO, FL 33037

BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL-NEW MAHOGANY HAMMOCK
3900 COMMONWEALTH BLVD MAIL STA 108
TALLAHASSEE, FL 32399

BERG ROBERT S
3 CINNAMON BARK KN
KEY LARGO, FL 33037

CINNAMON CAY II LLC
1548 BRICKELL AVE
MIAMI, FL 33129-1219

DRISCOLL PROPERTIES INC
30 7TH ST E STE 2000
ST PAUL, MN 55101-1394

MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996
4 CINNAMON BARK LN
KEY LARGO, FL 33037-5119

OCEAN REEF CLUB INC
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

OCEAN REEF COMMUNITY ASSOCIATION INC
33 OCEAN REEF DR
KEY LARGO, FL 33037-5221

ORCAT INC
C/O OCEAN REEF COMMUNITY ASSOC INC 97 SOUTH HARBOR DR
KEY LARGO, FL 33037

REEF RETREAT LLC
123 COULTER AVE STE 200
ARDMORE, PA 19003-2425

SCHMIDT SANFORD V
5 LONGCREEK CT
KINGSVILLE, MD 21087

THE DUKE GROUP
C/O DAY AND ZIMMERMANN
1500 SPRING GARDEN ST
PHILADELPHIA, PA 19130

TIITF
C/O DEP 3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE, FL 32399-3000

Verified GC

End of Additional File 2015-047

RC3WORLD INC

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

Monroe County
Planning & Environmental Resources Department
Attn: Mayte Santamaria, Director
2798 Overseas Highway
Suite 400
Marathon FL 33050

RECEIVED
MAR - 9 2015
MONROE CO. PLANNING DEPT

Ms. Santamaria,

Please find the enclosed application and appropriate fee for the Future Land Use (FLU) Map Amendment application for a parcel of land owned by Ocean Reef Club Inc. and located within the Ocean Reef Club Community on the Island of Key Largo, FL. If you have any questions or concerns please do not hesitate to contact myself.

Sincerely,

Joel C. Reed

Joel C. Reed

RC3WORLD Inc.

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

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Future Land Use (FLU) Map Amendment Application
Ocean Reef Club, Inc.

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2. Applicable Fees
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    2. Warranty Deed
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5. Location Map
6. Photographs
7. Future Land Use Map (FLU)
8. Land Use District Map
9. Disclosure of Interest Form
10. Proposed Changes Map
    1. Existing Survey
    2. Concept Map
11. 300' Radius Report
    1. Map
    2. List of Owners
12. Mailing Labels of property owners within 300'

Additional Submittals
13. Agent Authorization Form
14. Habitat Map

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
MAR - 9 2015
MONROE CO. PLANNING DEPT

Future Land Use Map (FLUM) Amendment Application

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

Application Fee: $5,531.00

The base fee includes two internal staff meetings with applicants; one Development Review Committee meeting, one Planning Commission public hearing; and one Board of County Commission public hearing. If this minimum number of meetings/hearings is exceeded, additional fees shall be charged pursuant to Fee Schedule Resolution and paid prior to the private application proceeding through public hearings.

Advertisement Fee: $245.00
Surrounding Property Owner Notification Fee: $3.00 per each property owner
Transportation Study Review: $5,000.00 Deposit (any unused funds will be returned upon approval)

Submittal Date: March 6, 2015

Applicant/Agent Authorized to Act for Applicant:

Ocean Reef Club Inc.	RC3WORLD INC. - Joel C. Reed
Applicant (Name of Person, Business or Organization)	Name of Contact Person/Agent

RC3WORLD, C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

Contact Person/Agent Mailing Address (Street, City, State and Zip Code)

Joel Reed/404.403.2925	joelreed55@gmail.com
Contact Person/Agent Phone #	Contact Person/Agent Email Address

Property Owner:

Ocean Reef Club Inc.	Shelley Saunders, Director of Capital Projects
Owner Name (Name of Person, Business or Organization)	Name of Contact Person

35 Ocean Reef Drive, Suite 200, Key Largo FL 33037

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

305-367-6508	ssaunders@oceanreef.com
Owner Phone #	Owner Email Address

Legal Description of Property (if in metes and bounds, please attach separate sheet):

Block	Lot	Subdivision	Key Name
Harbor Course South Sec One Ocean Reef Plat No 14 PB7-9 Key Largo Pt Tract A			Key Largo

Real Estate (RE) Number	Alternate Key Number
00573690-003900	1712060

Street Address	Approximate Mile Marker
N/A	Ocean Reef Club

Current Future Land Use Map Designation(s): Residential Conservation (RC)

Proposed Future Land Use Map Designation(s): Recreation (R) and Conservation (C)

Current Land Use District Designation(s): Native Area

Total Land Area Affected by Proposed FLUM (in acres): 11.06 Acres

Tier Designation(s): N/A - No Tier Designation for Ocean Reef Club

Is the property located within the Military Installation Area of Impact (MIAI): ☐ **Yes** ☑ **No**

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any nonresidential development):

Undeveloped

Please describe the reason for the proposed FLUM amendment (attach additional sheets if necessary):

See Attached Response

The Board of County Commissioners adopted Policy 101.4.20 (Ordinance 028-2012) with an effective date of November 20, 2012. Pursuant to Policy 101.4.20, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity, must be designated as Tier III and have existing public facilities and services, including central wastewater facilities. Additionally, any private application requesting a future land use map amendment after this effective date which proposes an increase in allocated density and intensity shall be required to purchase and donate land to offset the proposed increase (includes the requirement to donate acreage or Improved Subdivision lots).

Provide the net change in density and intensity for the proposed FLUM amendment. Is there a proposed increase? What steps would be taken to comply with Policy 101.4.20? (attach additional sheets if necessary):

See Attached Response

Pursuant Chapters 163 and 380, Florida Statutes, an amendment to the Comprehensive Plan must be consistent with the Florida Statutes, with the Monroe County Comprehensive Plan, and with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute. Please describe how the proposed text amendment is consistent with each of the following (attach additional sheets if necessary):

1) **The proposed amendment is consistent with Part II of Chapter 163, Florida Statute.** ***(At a minimum, please review and address Sections 163.3177, 163.3178, 163.3180, and 163.3184, F.S.)*** **Specifically the amendment furthers:**

   See Attached Response

2) **The proposed amendment is internally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan:**

   See Attached Response

3) **Does the proposed amendment meet adopted level of service standards of the Monroe County Year 2010 Comprehensive Plan (see Policy 101.1.1)? Provide an analysis of the availability of facilities and services corresponding to the proposed amendment. Please attach any Letters of Coordination from utility providers as well:**

See Attached Response

4) **The proposed amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute:**

See Attached Response

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g. regarding public service needs) from those on which the text was based:**

See Attached Response

2) **Changed assumptions (e.g. regarding demographic trends):**

See Attached Response

3) **Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:**

See Attached Response

4) **New issues:**

See Attached Response

5) **Recognition of a need for additional detail or comprehensiveness:**

See Attached Response

6) **Data updates:**

See Attached Response

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change (attach additional sheets if necessary)**:**

See Attached Response

Has a previous application for a FLUM amendment been submitted for this site within the past 2 years?

☐ **Yes** **If yes, Date:** _____

☑ **No**

* * * * * * *

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

☑ Applicable fees (check or money order to Monroe County Planning & Environmental Resources)

☑ Proof of Ownership & Ownership Disclosure Form

☑ Current Property Record Card

☑ Location map

☑ Photograph(s) of site from adjacent roadway(s)

☑ Copy of current Future Land Use Map

☑ Copy of current Land Use District Map

☑ Disclosure of Interest form

☑ Sealed Boundary Survey, prepared by a Florida registered surveyor, depicting proposed Future Land Use Map changes with acreage – five (5) sets

☑ 300' Radius report, prepared by the Monroe County Property Appraiser's Office

☑ Typed mailing labels (name and address) of all property owners within 300' of the boundaries of the affected property

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

☑ Agent Authorization form (*required if application is submitted on behalf of another party*)

N/A Traffic Study, prepared by a licensed traffic engineer

N/A 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 approval)

If deemed necessary to complete a full review of the application, within reason, the Planning & Environmental Resources Department reserves the right to request additional information. Additional fees may apply pursuant to the approved fee schedule.

* * * * * * *

By signing this application, the Applicant certifies themselves as a person who is familiar with the information contained in application, and that to the best of their knowledge such information is true, complete and accurate.

Signature of Applicant: Joel C. Rud 3/6/15

State of Florida, County of Monroe County

The foregoing instrument was acknowledged before me this 6 day of March, by _____. He/she is personally known to me or has produced G-ADL 053091417 as identification.

Notary Public
My Commission Expires 9/18/2016

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

RC3WORLD INC

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

APPLICABLE FEES

Please find the enclosed fee in the amount of **$5,815** for the Future Land Use (FLU) Map Amendment application. The application fee associated with this application is comprised of the following:

FLU Amendment Application	$5,531
Advertisement Fee	$245.00
Surrounding Property Owner Notice Mailings ($3/per notice x 13)	$39.00
Total	$5,815

2015 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N92000000498

Entity Name: OCEAN REEF CLUB, INC.

Current Principal Place of Business:

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Current Mailing Address:

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

FEI Number: 65-0371142

FILED
Jan 05, 2015
Secretary of State
CC3467252383

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BOGDAN, ROBERT A
35 OCEAN REEF DR
STE 200 EO
KEY LARGO, FL 33037 US

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

SIGNATURE: ROBERT A. BOGDAN 01/05/2015

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CTD
Name	WAITE, III, DONALD C
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

Title	P
Name	LEEMHUIS, MICHAEL G
Address	35 OCEAN REEF DR STE 200 EO
City-State-Zip:	KEY LARGO FL 33037

Title	VP
Name	DUNCAN, JOHN E
Address	35 OCEAN REEF DRIVE, STE EO 200
City-State-Zip:	KEY LARGO FL 33037

Title	VC
Name	SCHMETTERER, ROBERT A
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

Title	VP, SECRETARY, TREASURER
Name	FRANKLIN, RUFORD DII
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RUFORD D. FRANKLIN, II VP 01/05/2015

MONROE COUNTY
OFFICIAL RECORDS

RCD Nov 19 1999 10:46AM
DANNY L KOLHAGE, CLERK

FILE #1152826
BK#1605 PG#668

DEED DOC STAMPS 2800.00
11/19/1999 DEP CLK

WARRANTY DEED

This Indenture made this 1st day of November, 1999, between **DRISCOLL PROPERTIES, INC., a Florida corporation**, whose address is 332 Minnesota Street, Ste. 2100, St. Paul, MN 55101-0935, GRANTOR*, and **OCEAN REEF CLUB, INC., a Florida non-profit corporation**, GRANTEE*, whose address is 31 Ocean Reef Drive, C-300, Key Largo, Florida 33037.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

Parcel Account No. 00573690-003900; Alternate No. 1712060.

SUBJECT TO:

1. Zoning and/or restrictions and prohibitions imposed by government authority. 2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision. 3. Taxes for the year 1999, and thereafter. 4. Public utility easements of record. 5. Covenant to run with the land, restricting the Property from being used as a for-rent storage facility for so long as there shall exist a for-rent storage facility owned by Grantor, or any of its affiliates, successors or assigns, on the property owned by Grantor located at Barracuda Lane within in the Ocean Reef community known as Barret Storage, Inc. d/b/a Reef Storage.

FILE #1152826
BK#1605 PG#670

CONSENT

RE: Pt. of Tract A, Harbor Course So. Section One
(South Harbor Drive)

SELLER(S): DRISCOLL PROPERTIES, INC.

PURCHASER(S): OCEAN REEF CLUB, INC.

ORCA MEMBER NO. 99999

In connection with the captioned sales transaction, the above named purchaser(s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION.

DATED this 26th day October, A.D., 1999.

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: Ivonne M. Ramirez
IVONNE M. RAMIREZ, TREASURER

(SEAL)

STATE OF FLORIDA
: ss.
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 26 day of October, 1999 by Ivonne M. Ramirez, as Treasurer, of OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me.

My Commission Expires:

Glenda Vizzo
Notary Public

GLENDA VIZZO
MY COMMISSION # CC 624999
EXPIRES: February 20, 2000
Bonded Thru Notary Public Underwriters

(SEAL)

MONROE COUNTY
OFFICIAL RECORDS

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

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

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

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

Alternate Key: 1712060 Parcel ID: 00573690-003900

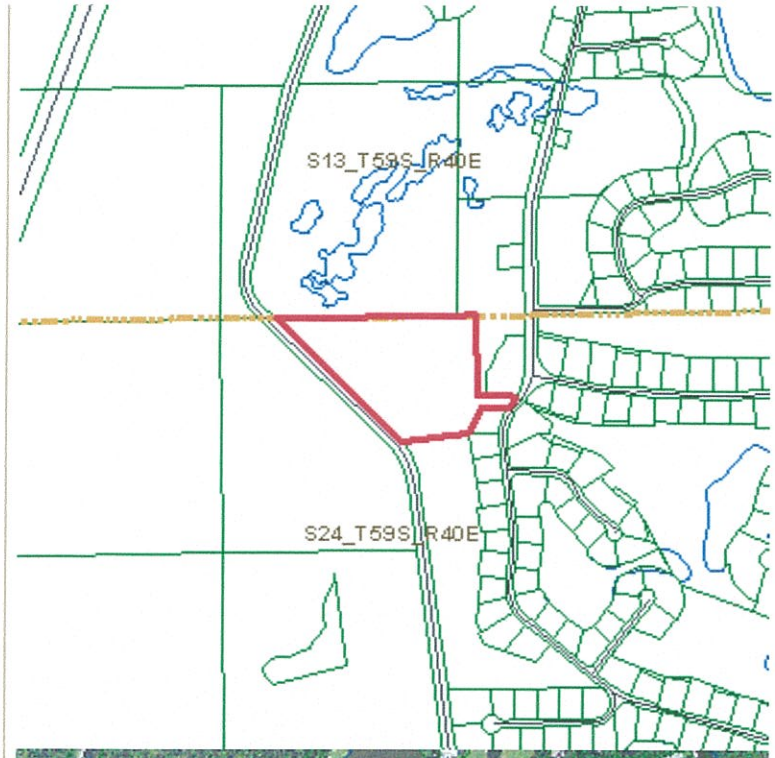
Ownership Details

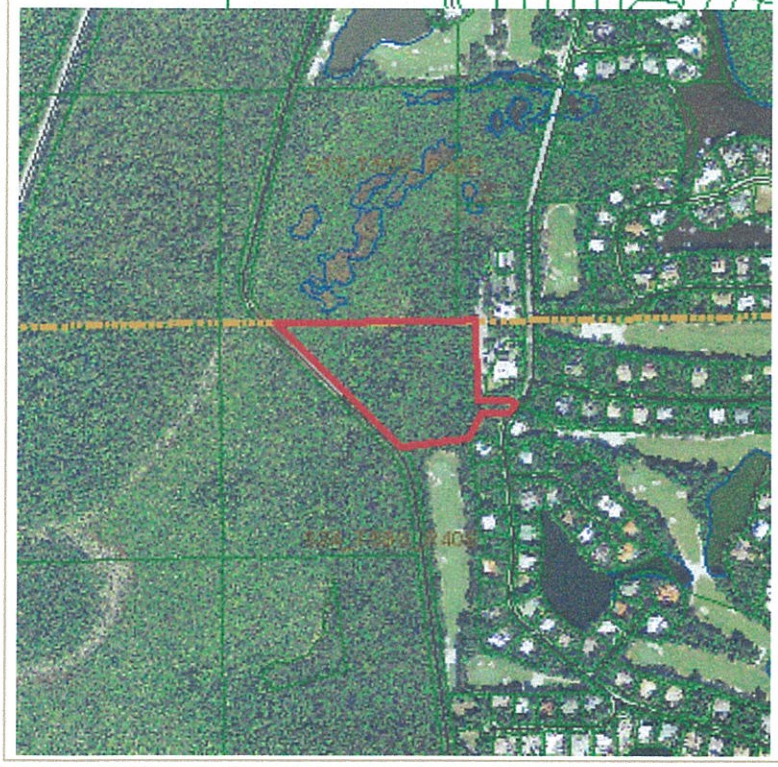
Mailing Address:
OCEAN REEF CLUB INC
C/O ACCOUNTING DEPARTMENT
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

Property Details

PC Code:	38 - GOLF COURSES (PC/LIST)
Millage Group:	500R
Affordable Housing:	No
Section-Township-Range:	24-59-40
Property Location:	VACANT LAND OCEAN REEF
Subdivision:	HARBOR COURSE SOUTH SEC 1 O.R. #14
Legal Description:	HARBOR COURSE SOUTH SEC ONE OCEAN REEF PLAT NO 14 PB7-9 KEY LARGO PT TRACT A OR881-1985/1988E OR881-1958/73(LEASE) OR881-2002/13(SUB-LEASE) OR1130-2197/2200(ASSN) OR1247-1891/1894(ASSN)(LG) OR1605-668/70(CW)

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
3800 - GOLF COURSE	0	0	11.06 AC

Appraiser Notes

HARBOR COURSE GOLF CLUB

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
2014	0	0	165,900	165,900	165,900	0	165,900
2013	0	0	165,900	165,900	165,900	0	165,900
2012	0	0	165,900	165,900	152,075	0	165,900
2011	0	0	138,250	138,250	138,250	0	138,250
2010	0	0	138,250	138,250	138,250	0	138,250
2009	0	0	165,900	165,900	165,900	0	165,900
2008	0	0	165,900	165,900	165,900	0	165,900
2007	0	0	165,900	165,900	165,900	0	165,900
2006	0	0	165,900	165,900	165,900	0	165,900
2005	0	0	165,900	165,900	165,900	0	165,900
2004	0	0	165,900	165,900	165,900	0	165,900
2003	0	0	165,900	165,900	165,900	0	165,900
2002	0	0	165,900	165,900	165,900	0	165,900
2001	0	0	165,900	165,900	165,900	0	165,900
2000	0	0	165,900	165,900	165,900	0	165,900
1999	0	0	165,900	165,900	165,900	0	165,900
1998	0	0	165,900	165,900	165,900	0	165,900
1997	0	0	165,900	165,900	165,900	0	165,900
1996	0	0	165,900	165,900	165,900	0	165,900
1995	0	0	202,050	202,050	202,050	0	202,050
1994	0	0	202,050	202,050	202,050	0	202,050
1993	0	0	202,050	202,050	202,050	0	202,050
1992	0	0	202,050	202,050	202,050	0	202,050
1991	0	0	202,050	202,050	202,050	0	202,050
1990	0	0	202,050	202,050	202,050	0	202,050
1989	0	0	2,249	2,249	2,249	0	2,249
1988	0	0	2,249	2,249	2,249	0	2,249
1987	0	0	106,693	106,693	106,693	0	106,693
1986	0	0	106,977	106,977	106,977	0	106,977
1985	0	0	107,594	107,594	107,594	0	107,594
1984	0	0	107,594	107,594	107,594	0	107,594
1983	0	0	107,583	107,583	107,583	0	107,583
1982	0	0	107,583	107,583	107,583	0	107,583

Ocean Reef Club Park Site

Untitled layer

Park Location

Proposed Park Site

Location of proposed greenspace

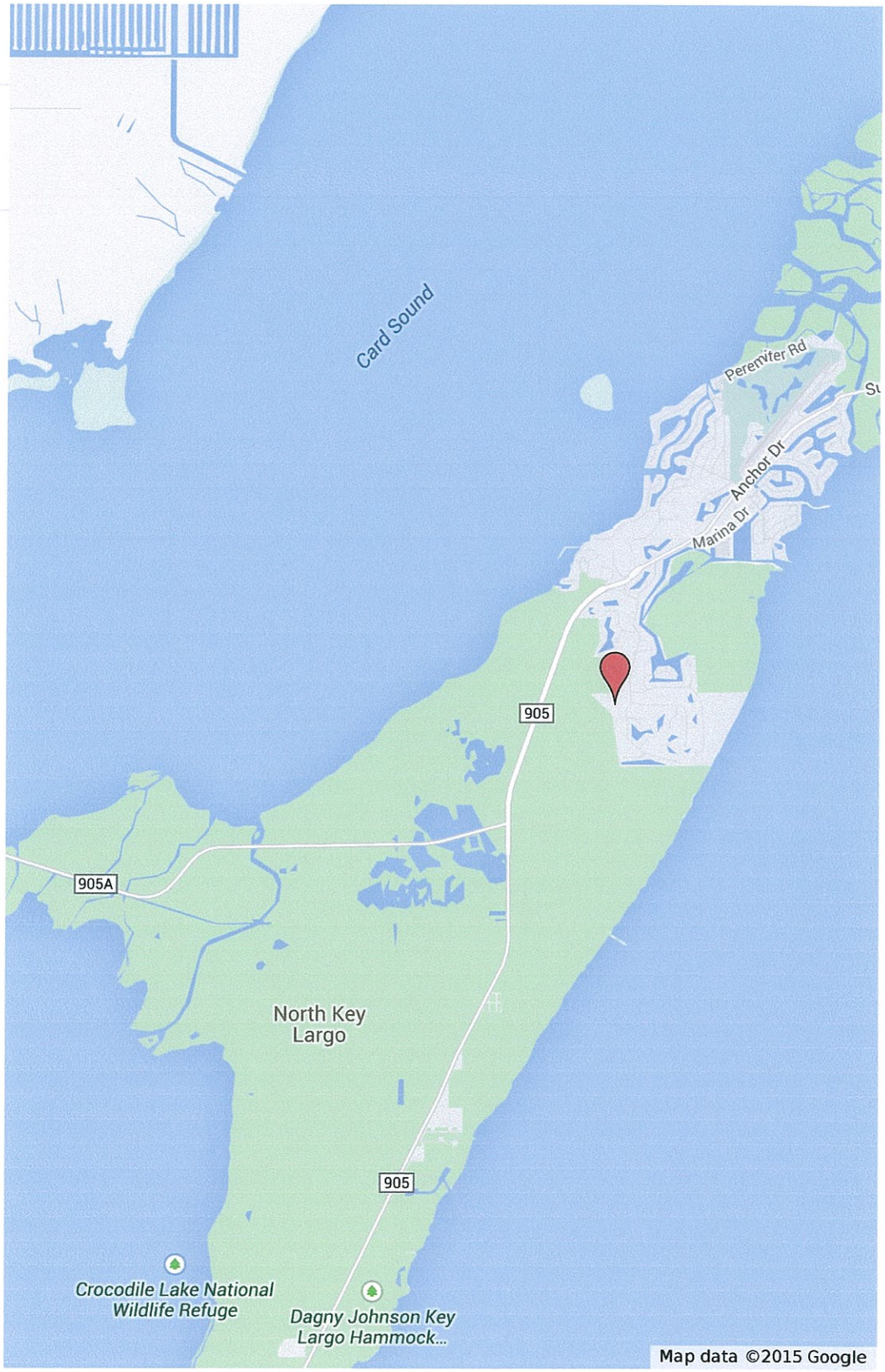


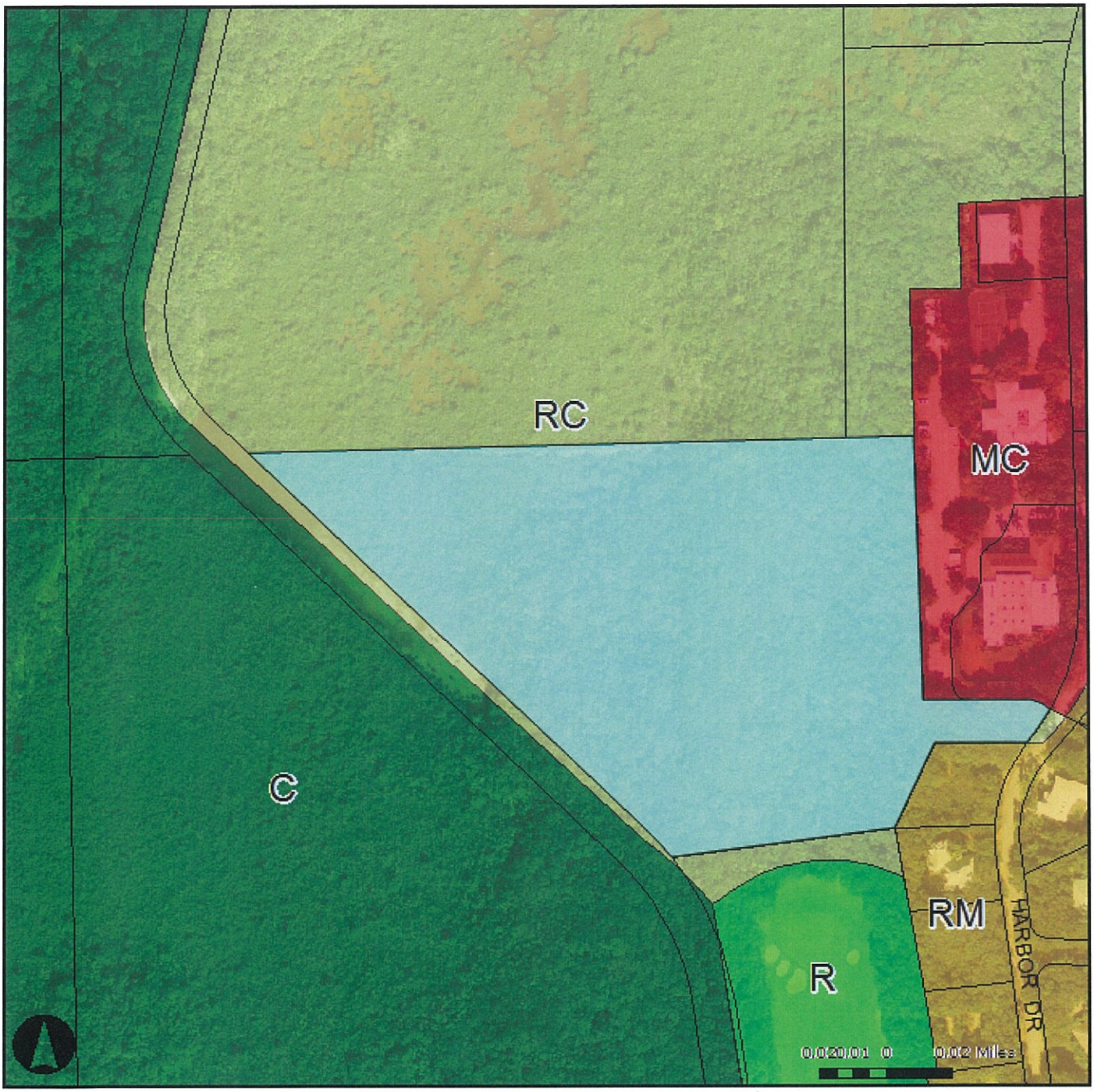
Image #1

Photograph of Hammock

Image #2
Adjacent Property Hammock Trail

Image #3
Looking West down Academy Parking Drive at property
Standing on Harbor Course Drive

FLUM



Parcels

MileMarker

Roads

Parcels

Future Land Use Map (FLUM)

- A - Agriculture
- AD - Airport District
- C - Conservation

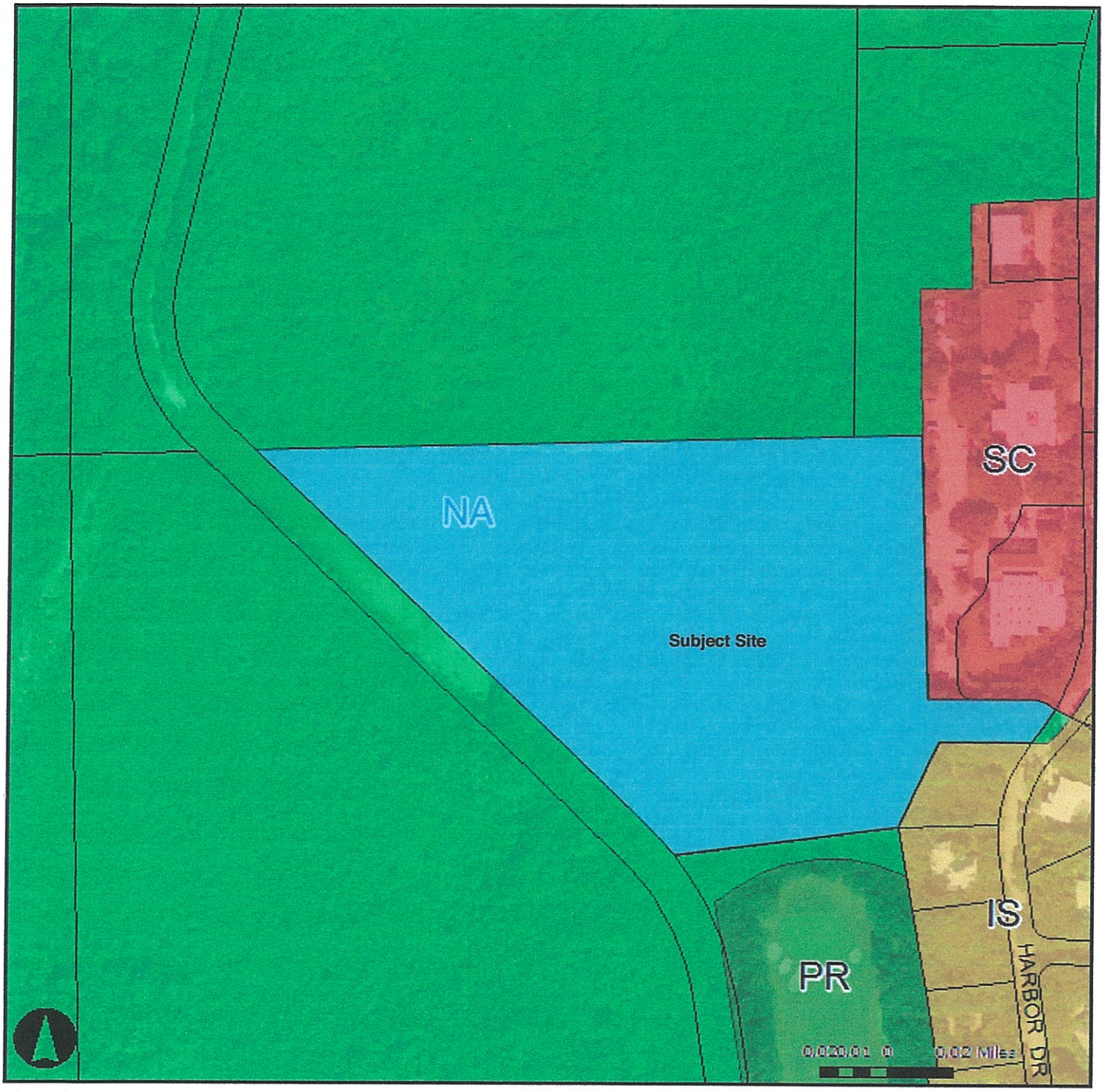
Future Land Use Map (FLUM) (continued)

- E - Education
- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial
- MCF - Mixed Use/Commercial Fishing
- MN - Mainland Native
- PB - Public Buildings/Grounds

Future Land Use Map (FLUM) (continued)

- PF - Public Facilities
- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium
- UNDS -Undesginated

Zoning



Parcels

MileMarker

Roads

Parcels

Zoning

- Airport
- Area of County Critical Concern
- Commercial Fish Areas

Zoning (continued)

- Commercial Fishing Special District
- Commercial Fishing Village
- Conservation District
- Destination Resort
- Incorporated
- Industrial
- Improved Subdivision -/Duplex/Masonry
- Maritime Industries
- Military Facilities

Zoning (continued)

- Native Area
- Offshore Island
- Park and Refuge
- Resolution 277-1986
- Research Park
- Recreational Vehicle
- Sparsely Settled
- Suburban Commercial
- Suburban Residential -/Limited
- Urban Commercial

Zoning (continued)

- Urban Residential
- Urban Residential Mobile Home
- Urban Residential Mobile Home Limited

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Ownership Disclosure

Pursuant to Section 101-6 of the Land Development Code, this form shall accompany land-use related applications. The intent is to disclose the identity of true parties in interest to the public, thereby enabling the public to ascertain which parties will potentially benefit.

Any person or entity holding real property in the form of a partnership, limited partnership, corporation, assignment of interest, trust, option, assignment of beneficial or contractual interest, or any form of representative capacity whatsoever for others, except as otherwise provided, shall, during application submittal for a specified application types, make a public disclosure, in writing, under oath, and subject to the penalties prescribed for perjury. Exemptions to the requirements of this section include the beneficial interest which is represented by stock in corporations registered with the federal securities exchange commission or in corporations registered pursuant to Chapter 517, Florida Statutes, whose stock is for sale to the general public.

This written disclosure shall be made to the planning director at the time of application. The disclosure information shall include the name and address of every person having a beneficial or contractual interest in the real property, however small or minimal.

- If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each. (Use additional sheets if necessary):

Name and Address	*% of Ownership*
OCEAN REEF CLUB, INC. 35 Ocean Reef Drive Suite 200 Key Largo FL 33037	100%
Waite, III, Donald C; CTD	
Schmetterer, Robert A; VC	
Leemhuis, Michael G; P	
Franklin, Ruford DII; VP, Secretary, Treasurer	
Duncan, John E; VP	

- If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* In the case of a trust, the four largest beneficiaries must also sign the affidavit.

- If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

- If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners. (Use additional sheets if necessary):

Name and Address	*% of Ownership*

* Please provide date of contract _____

- If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust. (Use additional sheets if necessary):

Name and Address

By signing this form, the signer certifies that he or she is a person who is familiar with the information contained in the form, and that to the best of his or her knowledge such information is true, complete and accurate.

Printed Name / Signature of Person Completing Form: _____

John E. Duncan
Senior Vice President
Ocean Reef Club, Inc.

State of Florida, County of Monroe

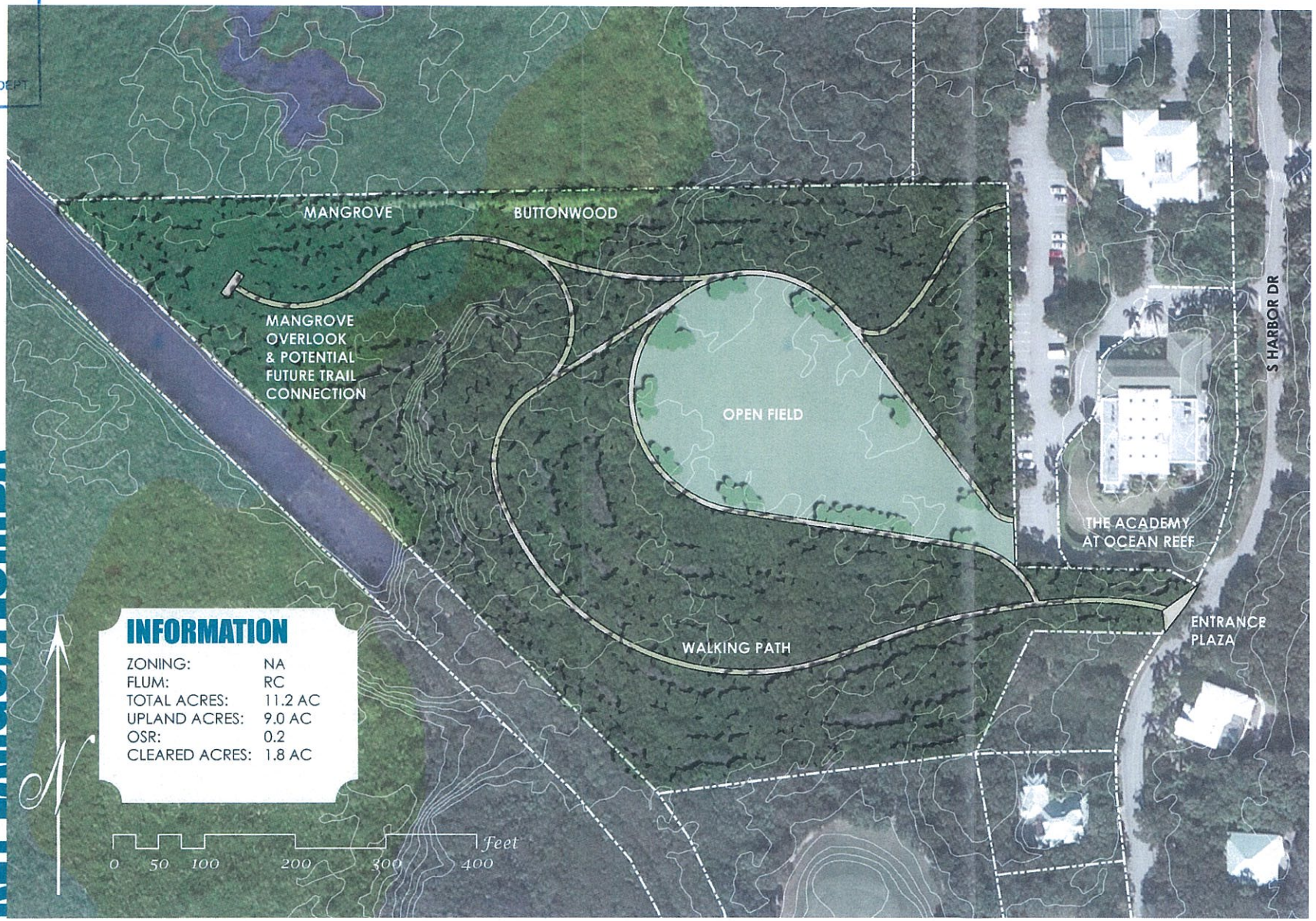
The foregoing instrument was acknowledged before me this 30 day of January, 2015, by John E. Duncan. He/she is personally known to me or has produced _____ as identification.

LuAnn V. Lowen
Notary Public
My Commission Expires

Notary Public State of Florida
LuAnn V Lowen
My Commission EE 201055
Expires 06/23/2016

RECEIVED
MAR - 9 2015
2015-047
MONROE CO. PLANNING DEPT

OCEAN REEF CLUB
KEY LARGO, FLORIDA



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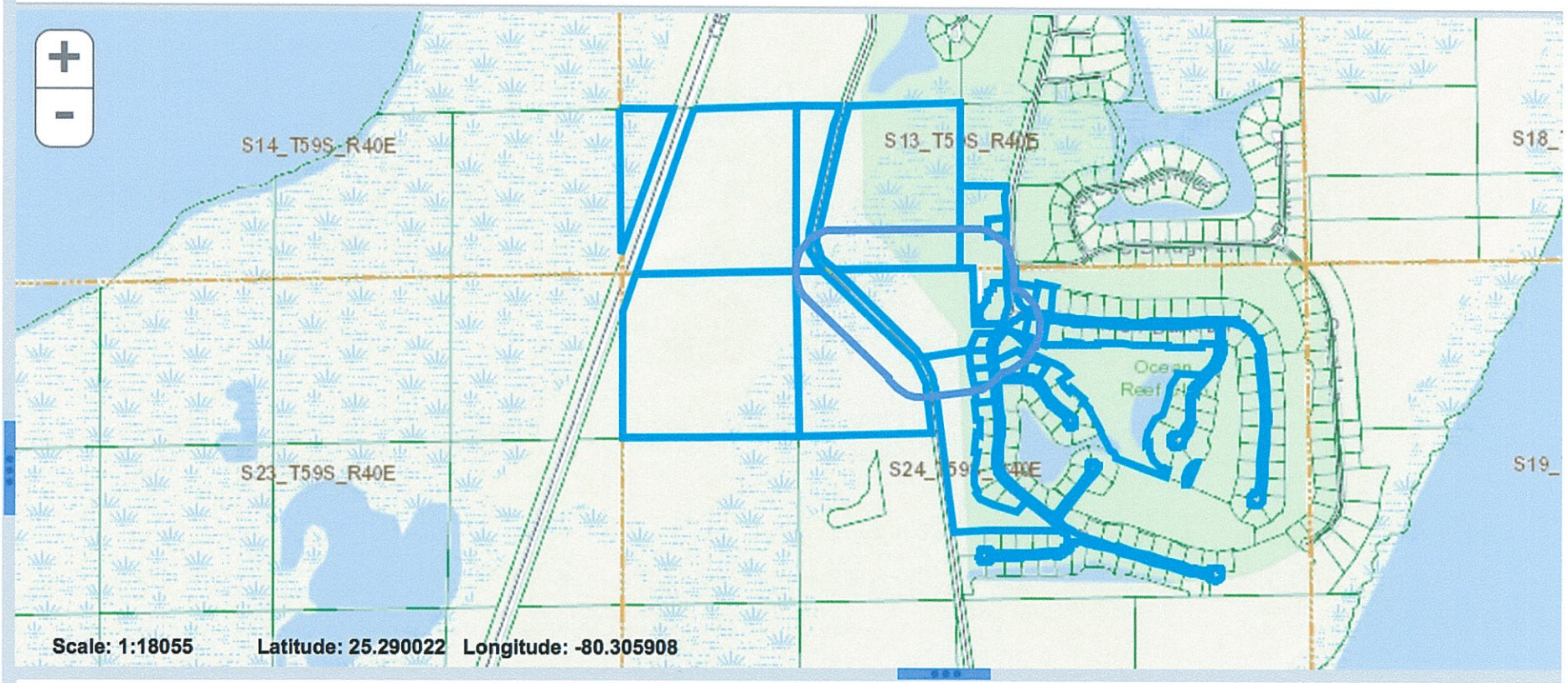

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12979	573700.0027	00573700-002700	44523	2459 40 0057
19326	573700.002703	00573700-002703	44524	2459 40 0057

SPON 300' COMPLETE LIST w/ DUPLICATE NAMES

RE NUMBER	NAME	ADD1	ADD2	ADD3	ADD4	ADD5	ADD6
00573690-003800	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573720-006100	DRISCOLL PROPERTIES INC		30 7TH ST E STE 2000		SAINT PAUL	MN	55101-1394
00573720-004900	BERG ROBERT S		3 CINNAMON BARK KN		KEY LARGO	FL	33037
00573720-006300	OCEAN REEF COMMUNITY ASSOCIATION INC		33 OCEAN REEF DR		KEY LARGO	FL	33037-5221
00080030-000000	TIITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL	32399-3000
00573700-002702	DRISCOLL PROPERTIES INC		30 7TH ST E	STE 2000	ST PAUL	MN	55101-1394
00573700-002703	DRISCOLL PROPERTIES INC		30 7TH ST E	STE 2000	ST PAUL	MN	55101-1394
00080740-000000	BD OF TR'S OF THE INT IMP TR FUND OF THE ST	OF FL-NORTH KEY LARGO DRISCOLL TR (NO	3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL	32399
00573690-003901	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPARTMENT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573720-005600	MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996		4 CINNAMON BARK LN		KEY LARGO	FL	33037-5119
00573720-006000	DRISCOLL PROPERTIES INC		30 7TH ST E STE 2000		SAINT PAUL	MN	55101-1394
00080700-000000	BD OF TR'S OF THE INT IMP TR FUND OF THE ST	OF FL-NEW MAHOGANY HAMMOCK	3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL	32399
00573690-000300	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00080190-000000	TIITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL	32399-3000
00573690-003500	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573630-002602	ORCAT INC	C/O OCEAN REEF COMMUNITY ASSOC INC	97 SOUTH HARBOR DR		KEY LARGO	FL	33037
00573630-002601	ACADEMY AT OCEAN REEF INC THE		395 S HARBOR DR		KEY LARGO	FL	33037
00573690-003900	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPARTMENT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573690-003600	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573630-002600	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573700-002700	OCEAN REEF CLUB INC		35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573690-000100	REEF RETREAT LLC		123 COULTER AVE STE 200		ARDMORE	PA	19003-2425
00573690-003700	THE DUKE GROUP	C/O DAY AND ZIMMERMANN	1500 SPRING GARDEN ST		PHILADELPHIA	PA	19130
00573690-000200	SCHMIDT SANFORD V		5 LONGCREEK CT		KINGSVILLE	MD	21087

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ACADEMY AT OCEAN REEF INC
395 S HARBOR DR
KEY LARGO, FL 33037

BD OF TR'S OF THE INT IMP TR FUND
OF THE ST OF FL
3900 COMMONWEALTH BLVD MAIL
STA 108
TALLAHASSEE, FL 32399

BERG ROBERT S
3 CINNAMON BARK LN
KEY LARGO, FL 33037

CINNAMON CAY II LLC
1548 BRICKELL AVE
MIAMI, FL 33129-1219

DRISCOLL PROPERTIES INC
30 7TH ST E STE 2000
SAINT PAUL, MN 55101-1394

MARCHESE JOSEPH F REVOCABLE
TRUST 6/4/1996
4 CINNAMON BARK LN
KEY LARGO, FL 33037-5119

OCEAN REEF CLUB INC C/O
ACCOUNTING DEPARTMENT
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

OCEAN REEF COMMUNITY
ASSOCIATION INC
33 OCEAN REEF DR
KEY LARGO, FL 33037-5221

ORCAT INC C/O OCEAN REEF COMMUNITY
ASSOC INC
97 SOUTH HARBOR DR
KEY LARGO, FL 33037

REEF RETREAT LLC
123 COULTER AVE STE 200
ARDMORE, PA 19003-2425

SCHMIDT SANFORD V
5 LONGCREEK CT
KINGSVILLE, MD 21087

THE DUKE GROUP C/O DAY AND
ZIMMERMANN
1500 SPRING GARDEN ST
PHILADELPHIA, PA 19130

TIITF C/O DEP
3900 COMMONWEALTH BLVD MAIL
STATION 115
TALLAHASSEE, FL 32399-3000

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3/17/14
(Date)

I hereby authorize JOEL REED be listed as authorized agent
(Name of Agent)

for OCEAN REEF CLUB, INC. FKA OCEAN REEF ACQUISITION CO. for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: PT of TRACT A, Block _____,

Subdivision: Harbor Course South Sec 1 of #14, Key (island): LARGO

and Real Estate number: 00573690-003900.

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

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

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

Property Owner(s) Signature

John Duncan
Printed Name of Owner(s)
John E. Duncan
Senior Vice President
Ocean Reef Club, Inc.

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 17 **day of** March, **20**14.

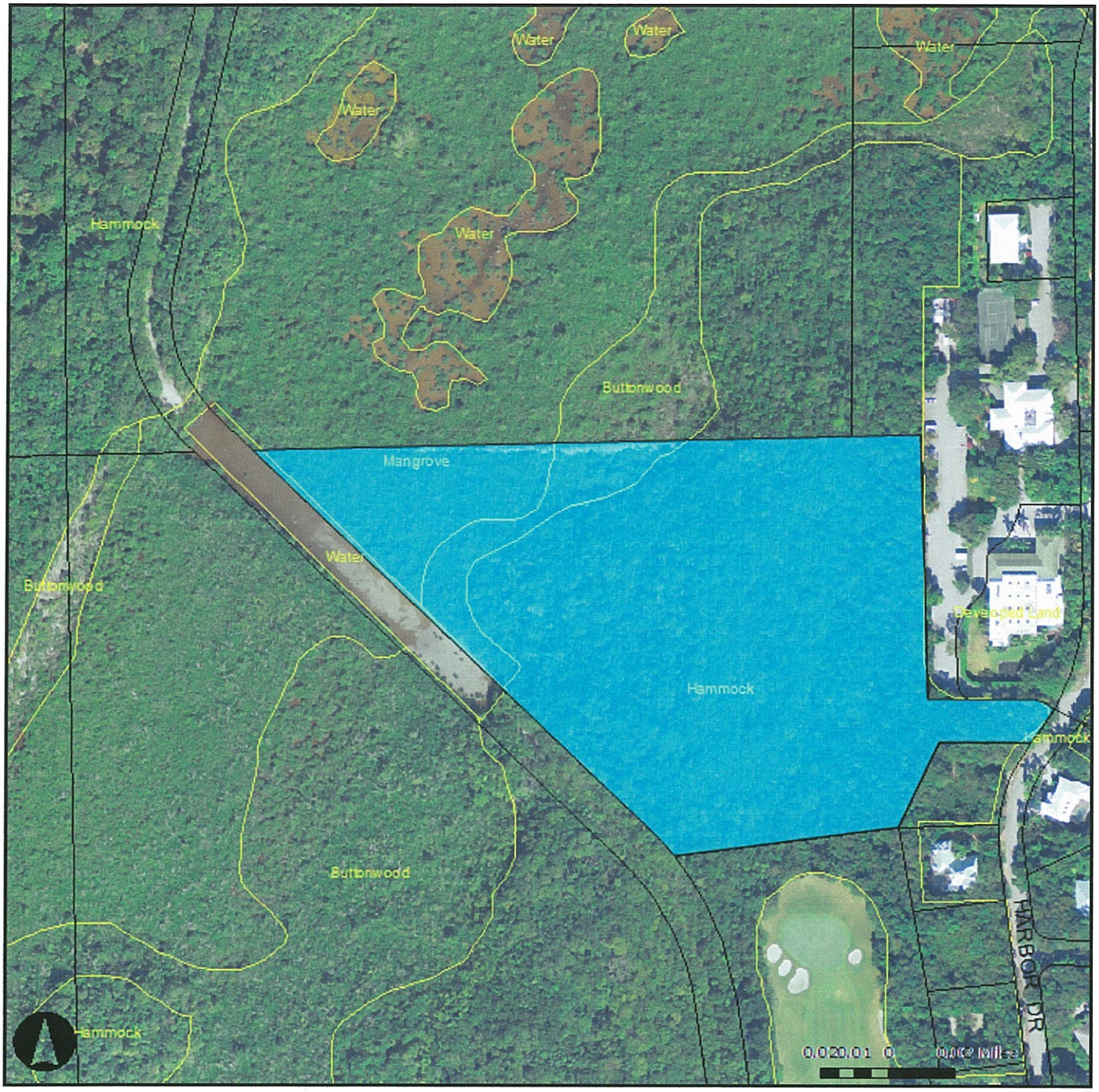
John E. Duncan **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

LuAnn V. Lowen
Notary

Notary Public State of Florida
LuAnn V Lowen
My Commission EE 201055
Expires 06/23/2016

Habitat



Parcels

MileMarker

Roads

Parcels

Habitat 2009

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTIH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW corner of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

(C)	= Calculated From Field Measurements
C/L	= Center Line
Conc.	= Concrete
(D)	= Deed
Δ	= Delta (Central Angle)
x 0.00	= Existing Elevation
Fnd.	= Found
Elev.	= Elevation
L	= Length of Arc
LB	= Licensed Business
MCR	= Monroe County Records
NGS	= National Geodetic Survey
NGVD	= National Geodetic Vertical Datum
ORB	= Official Records Book
(P)	= Plat
Pg.	= Page
PRM	= Permanent Reference Monument
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
UE	= Utility Easement

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Sketch of Survey

LOCATION/KEY MAP
(NOT TO SCALE)
N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. The survey date is October 09, 2014.
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).
8. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.
11. The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.
12. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
13. Underground improvements, if any, were not located except as shown.
14. The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

DATE 1/20/15

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

RECEIVED
MAR - 9 2015
2015-047
MONROE CO PLANNING DEPT

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2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

DATE:	REVISIONS:	BY:
DATE	-----	-----

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\		
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MOD1		
FLD SM	FB./PG. 539/23-39	JOB 31411535.00
OFF MRG		DATE 10/17/14
CKD EM	SHEET 1 OF 2	DWG 153500_Survey

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC
VERTICAL DATUM 1929.

SKETCH OF SURVEY

RECEIVED
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CERT. NO. EB 0000635 LB 7055
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NO.	REVISIONS:	BY:	DATE:

CAD #\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF #\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MAP
FLD SM FB/PG: 538/23-39 JOB 31411535.00
OFF MRC DATE 10/17/14
CKD EM SHEET 2 OF 2 DWG 1535.00_Survey

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

#\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\1535.00_Survey.dwg Tue, 9 Jun 30, 2015

PROPOSED ZONING

LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E

MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying In Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded In Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

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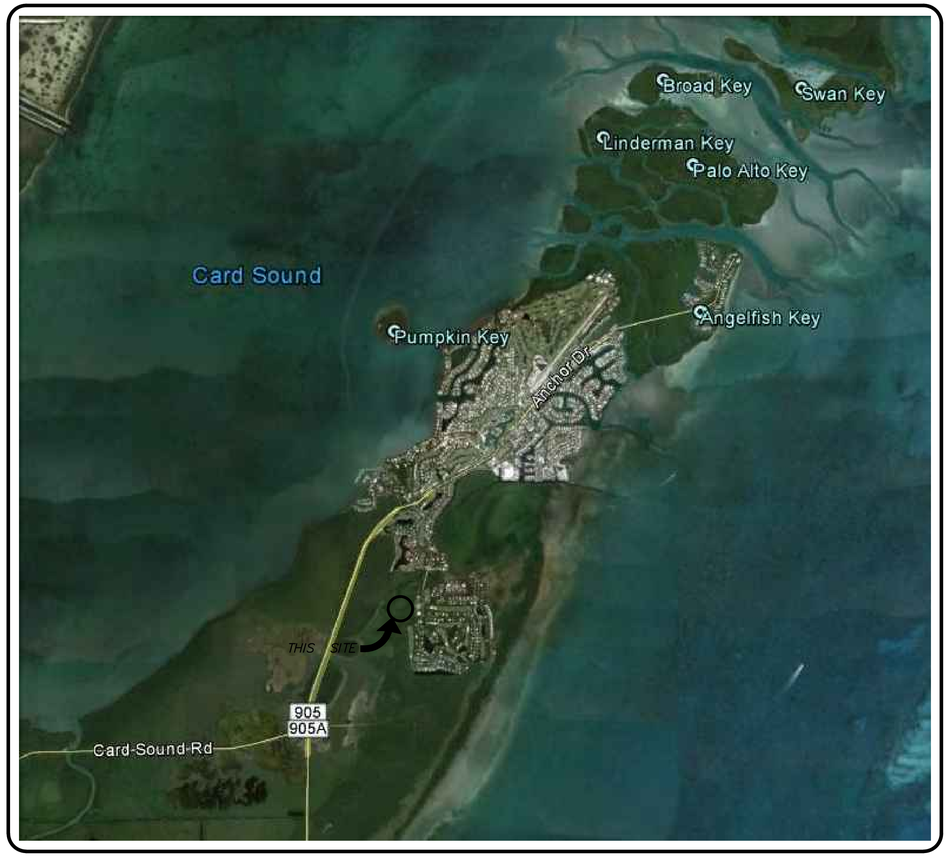
INDEX OF SHEETS:

Sheet 1	*Cover*
Sheet 2	*Sketch of Survey*



LOCATION/KEY MAP
(NOT TO SCALE)
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ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. *The survey date is October 09, 2014.*
2. *This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.*
3. *This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
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5. *Copyright © 2015 by Wantman Group, Inc.*
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For the Firm:
Wantman Group, Inc.

_____*DATE*_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

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CERTIFICATE OF AUTHORIZATION No. LB 7255
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www.wantmangroup.com

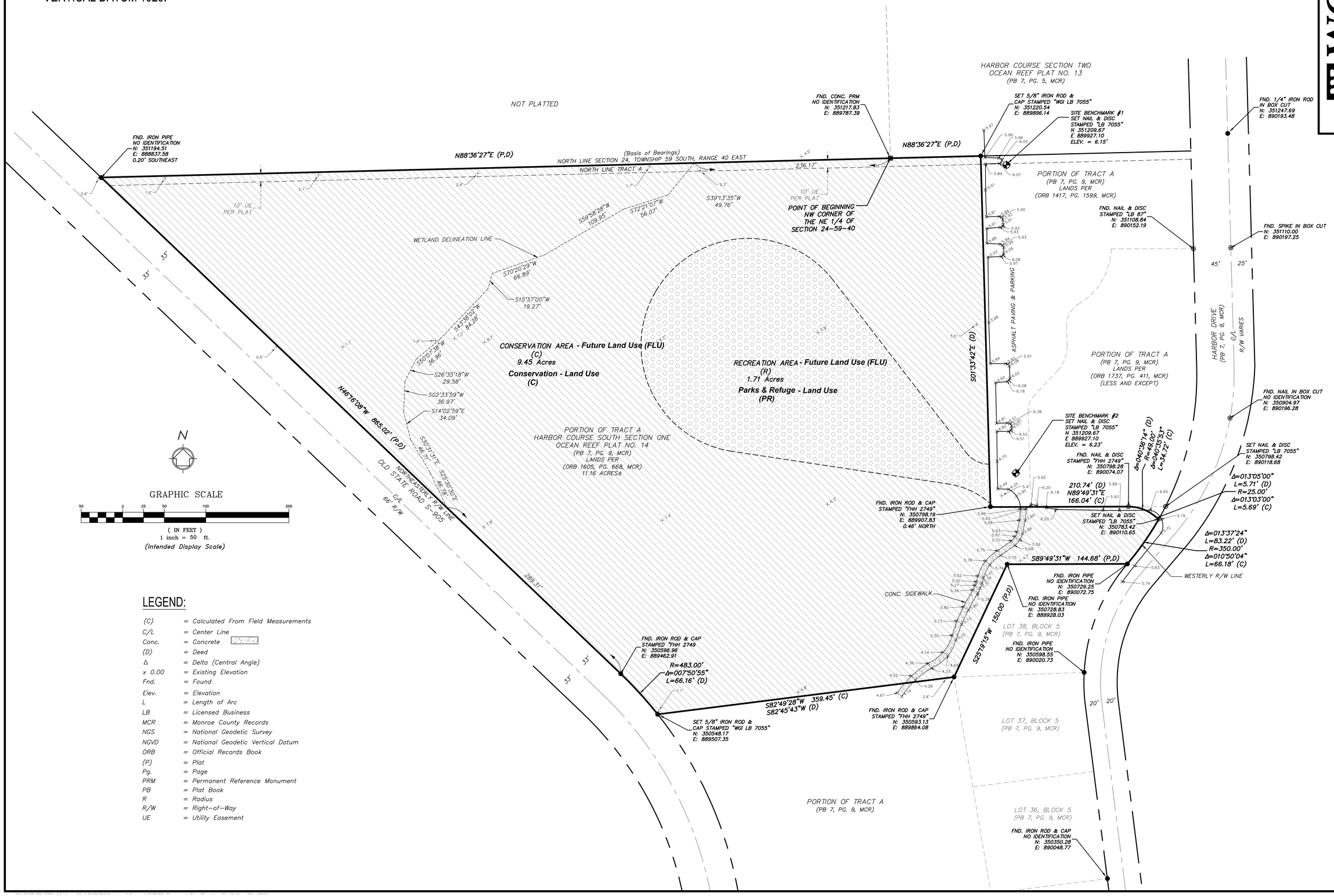
REVISIONS:	DATE:	BY:
ADD CONSERVATION & RECREATION AREAS	5/22/15	PBT
ADD PROPOSED PATHS & OPEN FIELD	05/01/15	MRG

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MG01
FLD SM | FB./PG. 539/23-39 | JOB 31411535.00 | DATE 10/17/14 | DWG 153500_Proposed Site Plan
OFF MRG | CKD EM | SHEET 1 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

PROPOSED LAND USE (ZONING) & FUTURE LAND USE (FLU)



N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.
(Intended Display Scale)

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CERTIFICATE OF AUTHORIZATION No. LB 7055
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PORT ST. LUCIE | TAMPA | ORLANDO
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BY:	REVISIONS:	DATE:
MRG	ADD CONSERVATION & RECREATION AREAS	5/22/15
PBT	ADD PROPOSED PATHS & OPEN FIELD	05/01/15

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\W001

FLD	SM	JOB	314/1535.00
OFF	MRG	DATE	10/17/14
CKD	EM	DWG	1535OO_Proposed Site Plan
		SHEET	2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Development Review Committee, and
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: August 17, 2015

Subject: REQUEST BY OCEAN REEF CLUB INC. TO AMEND THE LAND USE DISTRICT (LUD) MAP OF THE MONROE COUNTY LAND DEVELOPMENT CODE FROM NATIVE AREA (NA) TO PARK AND REFUGE (PR) AND CONSERVATION DISTRICT (CD) FOR A PARCEL OF LAND LOCATED IN OCEAN REEF, KEY LARGO.

Meeting: August 25, 2015

I. REQUEST

On March 9, 2015, Ocean Reef Club Inc. submitted an application requesting to amend the Land Use (Zoning) District (LUD) Map of the Monroe County Land Development Code from Native Area (NA) to Park and Refuge (PR) and Conservation District (CD) for property located on South Harbor Drive, Harbor Course South Section One, Ocean Reef, Key Largo, having real estate number 00573690.003900.

Existing LUD (Zoning)

Proposed LUD (Zoning)

II. BACKGROUND INFORMATION

Site Information

Location: Ocean Reef, Key Largo
Address: South Harbor Drive
Description: A portion of Tract A, Harbor Course South, Section One, Ocean Reef Plat No.14 (PB7-9), Key Largo
Real Estate Number: 00573690.003900
Owner/Applicant: Ocean Reef Club Inc.
Agent: Joel Reed
Size of Site: 11.16 acres
Land Use District: Native Area (NA)
FLUM Designation: Residential Conservation (RC)
Tier Designation: no tier (Ocean Reef is not subject to the tier system)
Flood Zones: AE (EL 8); AE (EL 9)
Existing Use: Vacant land
Existing Vegetation/Habitat: Hammock, Buttonwood, and Mangrove
Community Character of Immediate Vicinity: Adjacent land has LUD designations of Suburban Commercial (SC) and Improved Subdivision (IS) to the east, Native Area (NA) to the north and west, and Parks and Refuge (PR) to the south. Adjacent uses include uses offices, a school, and single family residences to the east; vacant land to the west and north; and a golf course to the south.

The subject property currently has a LUD designation of Native Area (NA), and a Future Land Use Map (FLUM) designation of Residential Conservation (RC). The property was within an RU-1 (Single Family Residential) district prior to September 15, 1986 when it was re-designated as NA (the final adoption of the LUD map was in 1992). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcel was given its current FLUM designation of RC.

The subject property is currently undeveloped, and contains hammock in the central and eastern portions of the parcel, and buttonwood and mangroves in the western portion.

The applicant is also requesting a corresponding amendment to the FLUM designation for the property from RC to Conservation (C) and Recreation (R). The subject of this staff report is the proposed LUD map amendment.

III. AMENDMENT REVIEW

Maximum Allocated Density and Intensity by Land Use District

The table on the following page provides an approximation of the development potential for residential, transient and commercial development. Section 130-156(b) of the Land Development Code states: "The density and intensity provisions set out in this section are intended to be applied cumulatively so that no development shall exceed the total density limits of this article. For example, if a development includes both residential and commercial development, the total gross amount of

development shall not exceed the cumulated permitted intensity of the parcel proposed for development."

Existing LUD	Type	Adopted Standards	Development potential based upon density
Native Area (NA) **11.16 acres (486,129 sf)**	Residential Allocated Density/Acre	0.25 du	2.8 du
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0.10 FAR (Per CP Policy 101.4.22)	48,612 sf
Proposed LUD	**Type**	**Adopted Standards**	**Development potential based upon density**
Conservation District (CD) **9.45 acres (411,642 sf)**	Residential Allocated Density/Acre	0 du	0 du
	Transient Allocated Density/Acre	0 rooms/spaces	0 rooms/spaces
	Nonresidential Maximum Intensity	0 FAR	0 sf
Park and Refuge (PR) **1.71 acres (74,487 sf)**	Residential Allocated Density/Acre	0.25 du	0.4 du
	Transient Allocated Density/Acre	2 rooms/spaces (Per CP Policy 101.4.22)	3.4 rooms/spaces
	Nonresidential Maximum Intensity	0.20 FAR	14,897 sf
Net Change in Development Potential Based on LUD	**Residential: -2.4 dwelling units**		
	Transient: +3.4 rooms/spaces		
	Nonresidential: -33,715 sf		

As shown in the table above, the proposed LUD amendment would result in a decrease in residential development potential of 2.4 dwelling units, and a decrease in nonresidential development potential of 33,715 square feet. There would be an increase in transient unit development potential of 3.4 rooms/spaces. Within Ocean Reef Club, Monroe County currently does not permit new transient units beyond those included in the vested rights determination of the Ocean Reef master planned community.

Compatibility with the Surrounding Area and Impact on Community Character

a. Existing Vegetation/Habitat: Hammock, Buttonwood, Mangrove
b. Existing Tier Designation: no tier (Ocean Reef)
c. Endangered Species Habitat:
    - Schaus' Swallowtail Butterfly Focus Area
    - Key Largo Woodrat Focus Area and Buffer
    - Eastern Indigo Snake Focus Area
    - Stock Island Tree Snail Focus Area
    - Key Largo Cotton Mouse Focus Area and Buffer
    - Keys Tree Cactus Focus Area
d. Existing Use: Vacant Land
e. Community Character of Immediate Vicinity: Adjacent uses include uses offices, a school, and single family residences to the east; vacant land to the west and north; and a golf course to the south.

The proposed change in LUD designation is consistent with the character of surrounding undeveloped land, reduces density and intensity, and adds additional lands with habitat and resources to the Conservation LUD.

The subject property is located within the Ocean Reef master planned community, and is adjacent to residential development and a school. It is anticipated that the proposed LUD map amendment for the site will not result in an adverse community change to the surrounding area. The applicant is proposing the LUD map amendment to allow the development of a park and a passive recreation trail on the site. The site's existing Native Area (NA) LUD does not allow parks as a permitted use. The Park and Refuge (PR) LUD is intended to establish and protect areas as parks, recreational areas and wildlife refuges. The Conservation District (CD) LUD is intended to provide an area acquired for conservation purposes. The proposed change would potentially: 1) reduce the potential development impact on the existing land; 2) allow for the creation of outdoor recreation space for the

Ocean Reef Club community within the Park and Refuge LUD; and 3) Enhance the quality of life of the community by preserving habitat and resources in the Conservation District LUD.

The applicant has submitted information from the Ocean Reef Club Membership 2010 and 2013 Data files showing that the Ocean Reef community has had an increase in the number of families with children in recent years (see Exhibit 2). There is an increased need for parks and recreational open space within the community, particularly park space including passive recreational opportunities, as opposed to the extensive active recreational space (golf courses, tennis courts, etc.) already existing within the community. The applicant has submitted current standards developed by the American Planning Association showing a need for recreational space in the form of open, flexible play fields. The proposed LUD map amendment would allow for such a use on the subject property.

Effects on Public Facilities

Traffic Circulation (Comprehensive Plan Policy 301.1.1)

The subject property is located on Harbor Drive within Ocean Reef, which is accessed by County Road 905. The 2013 URS Arterial Travel Time and Delay Study for Monroe County indicated a level of serve (LOS) of "B" for the C-905 segment providing access to Ocean Reef. U.S 1 is required to maintain a LOS of "C" in order to support development.

The proposed LUD map amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential traffic generation. Therefore, the proposed LUD map amendment is not anticipated to adversely impact the Traffic Circulation LOS.

Potable Water (Comprehensive Plan Policy 701.1.1)

FKAA's Water Treatment Facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD). This consists of 23.8 MGD from the Biscayne Aquifer through the primary conventional water treatment process and 6 MGD from the brackish Floridan Aquifer through the secondary Reverse Osmosis (RO) treatment plant. There are also two saltwater Reserve Osmosis (RO) plants, located on Stock Island and Marathon, which are able to produce potable water under emergency conditions. The RO desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. The 2012 projection for annual average daily demand is 17.62 MGD which is well below FKAA's Water Use Permit amount of 23.98 MGD. In addition, within the Ocean Reef Club itself, there is a distribution pump station and three distribution storage tanks which hold a combined total of 2 MG of potable water.

The proposed LUD map amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential potable water demand. Therefore, the proposed LUD map amendment is not anticipated to adversely impact the Potable Water LOS.

Solid Waste (Comprehensive Plan Policy 801.1.1)

Monroe County has a contract with Waste Management through September 30, 2024. The contract authorizes the use of in-state facilities; thereby, providing the County with approximately ten years of guaranteed capacity for the haul out and disposal of 95,000 tons/year of solid waste not including yard waste.

The proposed LUD map amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential solid waste collection demand. Therefore, the proposed LUD map amendment is not anticipated to adversely impact the Solid Waste LOS.

Sanitary Sewer (Comprehensive Plan Policy 901.1.1

The subject property would be served by the Ocean Reef Club sewer system. The proposed LUD map amendment would result in a decrease in both residential and nonresidential development potential, and subsequently a decrease in potential sanitary sewer collection demand. Therefore, the proposed LUD map amendment is not anticipated to adversely impact the Sanitary Sewer LOS.

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN AND THE MONROE COUNTY LAND DEVELOPMENT CODE

A. The proposed amendment is generally consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, it furthers:

Goal 101

Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.1

Monroe County shall ensure that at the time a development permit is issued, adequate public facilities are available to serve the development at the adopted level of service standards concurrent with the impacts of such development.

Objective 101.4

Monroe County shall regulate future development and redevelopment to maintain the character of the community and protect the natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.4.9

The principal purpose of the Recreation land use category is to provide for public and private activity-based and resource-based recreational facilities.

Policy 101.4.15

The principal purpose of the Conservation land use category is to provide for publicly owned lands held primarily for the preservation of natural and historic resources and compatible passive recreational uses. Public uses consistent with the purpose of this category shall be allowed.

Objective 101.11

Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

B. The proposed amendment is consistent with the provisions and intent of the Monroe County Code Land Development Code.

In accordance with MCC §102-158(d)(5)b., the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of the following factors:

1. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;

As stated by the applicant, based on information from the Ocean Reef Club Membership 2010 and 2013 Data files, the Ocean Reef community has had an increase in the number of families with children, and there is an increased need for parks and recreational open space within the community (see Exhibit 2).

2. Changed assumptions (e.g., regarding demographic trends);

As stated by the applicant, based on information from the Ocean Reef Club Membership 2010 and 2013 Data files, the population in Ocean Reef club is trending towards younger families with children. Therefore, the need for additional park space for recreating has increased.

3. Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan;

N/A

4. New issues;

The applicant has proposed a corresponding FLUM amendment changing the FLUM designation on the site from Residential Conservation to Conservation and Recreation. The proposed LUD map amendment is necessary to be consistent with the proposed FLUM amendment. Note, Sections 163.3194 and 163.3201, F.S., require land development regulations to be consistent with and implement the Comprehensive Plan.

5. Recognition of a need for additional detail or comprehensiveness; or

The applicant has submitted current standards developed by the American Planning Association showing a need for recreational space in the form of open, flexible play fields (see Exhibit 2). The proposed LUD amendment would allow for such a use on the subject property.

6. Data updates;

As stated by the applicant, based on information from the Ocean Reef Club Membership 2010 and 2013 Data files, the population in Ocean Reef club is trending towards younger families with children. Therefore, the need for additional park space for recreating has increased.

In accordance with MCC §102-158(d)(5)c., in no event shall an amendment be approved which will result in an adverse community change to the planning area in which the proposed development is located or to any area in accordance with a livable communikeys master plan pursuant to findings of the board of county commissioners.

The subject property is located within the Ocean Reef master planned community, and is adjacent to residential development and a school. It is anticipated that the proposed LUD map amendment for the site will not result in an adverse community change to the surrounding area.

V. STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Land Use (Zoning) District (LUD) Map of the Monroe County Land Development Code from Native Area (NA) to Park and Refuge (PR) and Conservation District (CD) for property located on South Harbor Drive, Harbor Course South Section One, Ocean Reef, Key Largo, having real estate number 00573690.003900, contingent on adoption and effectiveness of the corresponding FLUM amendment.

VI. EXHIBITS

1. Proposed LUD Map Amendment.
2. Applicant's supporting information, including information from the Ocean Reef Club Membership 2010 and 2013 Data files.

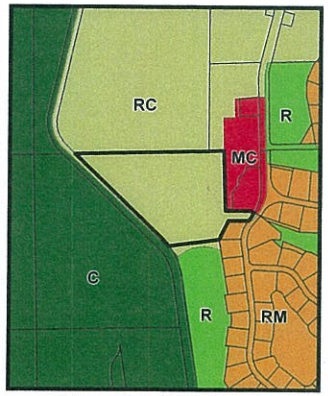
Exhibit 1 - Proposed LUD Amendment

Monroe County Land Use Amendment

Existing Conditions

Proposed Conditions

Land Use Designations: AD = Airport District; CD = Conservation District; CFA = Commercial Fishing Area; CFSD = Commercial Fishing Special District; DR = Destination Resort; I = Industrial; IS = Improved Subdivision; MF = Military Facilities; MI = Maritime Industries; MN = Mainland Native Area; MU = Mixed Use; NA = Native Area; OS = Offshore Island; PR = Park and Refuge; RV = Recreational Vehicle; SC = Suburban Commercial; SR = Suburban Residential; SS = Sparsely Settled; UC = Urban Commercial; UR = Urban Residential; URM = Urban Residential Mobile Home



Future Land Use

Tier Designation

Growth Management Division

We strive to be caring, professional, and fair.

The Monroe County Land Use District is proposed to be amended as indicated above and briefly described as:

Key: Ocean Reef Mile Marker: N/A Map Amendment #: _____

Acreage: 11.16 Land Use District Map #: 63

Ordinance No.: _____

Date of Adoption: _____

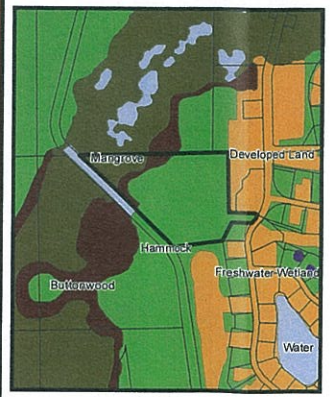
Proposal:

Land Use change of one parcel from Native Area (NA) to Parks and Recreation (PR) and Conservation District (CD).

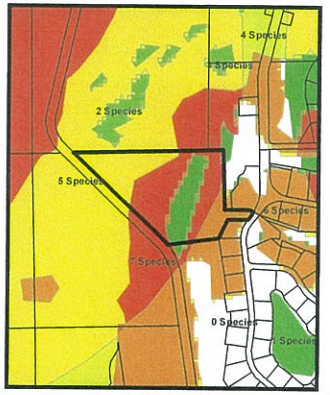
Property Description:

RE Number: 00573690-003900

This map is for use by the Monroe County Growth Management Division only. The data contained herein is not a legal representation of boundaries, parcels, roads right of ways or other geographical data.



Habitat Type



Number of Protected Species

8/10/2015

Exhibit 2 - Backup information submitted by Applicant

Pursuant Section 102-158 of the Land Development Code, the Board of County Commissioners may consider an ordinance to transmit to the State Land Planning Agency an amendment to the FLUM if the change is based on one or more of the following factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary)**:**

1) Changed projections (e.g. regarding public service needs) from those on which the text was based:

Response: Ocean Reef has continued to grow into a complete community offering opportunities for both full time and seasonal residents. In addition Ocean Reef has more residents that are families with young children that have a needs for park space.

Parks were not contemplated in the original master plan Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community.

2) Changed assumptions (e.g. regarding demographic trends):

Response: The population in Ocean Reef club is trending to more younger families with children. Therefore the need for additional park space for recreating.

1. Age Groups: Age group of the respondents showed an average increase of 4% between the ages of 23–39, with the largest percentage of increase in the age group 23-29 being 5%. The age groups from 40 and above showed an average decrease of 4.25% with the largest percentage of decrease occurring in the age group of 65-69 at 7.7%; ages 40-45 showed the second largest percentage of decrease at 6%.

2. Household size: Households with one and two family members living in the home showed an average decrease of 8.5%; those households with three or more family members showed an average increase of 4.9%, with the largest increase being 9.5% with household sizes consisting of four family members.

3. Age of Children: Respondents with children under 18 showed an average increase of 12.5% with the largest percentage of increase occurring with children below 10 years of age being 17.2%; respondents with children 19 and over also showed an average increase of 1.7%.

3) Data errors, including errors in mapping, vegetative types and natural features described in the Comprehensive Plan Technical Document:

Response: N/A

4) New issues:

Response: Parks and greenspace is essential in meeting the Ocean Reef community objectives of being able to be a self-contained community that provides amenities and recreational opportunities for the community. Although Ocean Reef has several golf courses and other active recreational facilities there is a lack of passive park open space to recreate in. The location of a passive greenspace or park adjacent to the Academy (Ocean Reef School) would provide for an ideal opportunity for recreation and outdoor activity area for children at Ocean Reef as well as the rest of the community.

5) Recognition of a need for additional detail or comprehensiveness:

Response: The American Planning Association (APA) has collected and established some standards to be used as a guide for different types of park space. The most similar type of space as proposed through this amendment would be for a "Playfield" as defined by the APA below.

Playfield

	Min. Acreage Per 1,000 Pop.	Desired Size for Best Results	Age Group Served	Population Served	Location	Service Radius	Parking
National Recreation Association	1.25 acres	20 to 25 acres	Young people and adults	Not more than 20,000	Central 3 to 5 neighborhoods preferred adjoining a school	1 mile or less from every home (varies with pop. Density in some cases)	Parking area required
Local Planning Admin.	1.25 acres	18 to 32 acres	15 years and over	15,000 to 25,000	Central adjoining a school convenient to local transportation	1/2 to 1 mile travel distance or 20 minutes by car or trans.	1 to 2 acres
Recreation & the Town Plan (Conn.)	1.3 acres	12 to 20 acres	15 to 24 years and family groups		Central 4 to 5 neighborhoods adjacent to Jr. or Sr. high schools	1/2 to 1 mile travel distance	
Rockland Co. (N.Y.)		20 acres super playground	Adults and children over 12 years	9,000 min.	In connection with a school site when possible	1 1/2 miles from playfield	Parking should be provided
Detroit	2 1/2 acres playfield parks	20 acres adequate shape for major activities	Older children & adults		Central and when possible near or adjoining a school site	1 to 1 1/2 miles in a low density area	Parking should be provided

The playfield provides varied forms of recreational activity for young people and adults, although a

section may be developed as a children's playground (Table 5). The playfield provides for popular forms of recreation that require more space than would be available in the playground, The playfield is a multi-purpose area to provide activities and facilities for all age groups and to serve as a recreation center for several neighborhoods.(American Planning Association, PAS Publication)

6) Data updates:

Response: See Response #2 Above.

RESPONSE #5

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the amendment would not result in an adverse community change:

Response: The proposed change would not only NOT result in any adverse impact to the community but would rather enhance the community. The proposed change would 1) Reduce the potential development impact on the existing land through the proposed amendment; 2) allow for the creation of outdoor recreation space for the Ocean Reef Club community; 3) Enhance the quality of life of the community; 4) Allow for additional educational opportunities of the natural environment by means of a proposed walkway through the hammock portion of the land to be placed under conservation.

File #: **2015-048**

Owner's Name: Ocean Reef Club Inc.

Applicant: Ocean Reef Club Inc.

Agent: Joel C. Reed

Type of Application: Map Amendment - LUD

Key: Ocean Reef

RE: 00573690.003900

Additional Information added to File 2015-048

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Response: N/A

4) New issues:

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Response: The proposed change would not only NOT result in any adverse impact to the community but would rather enhance the community. The proposed change would 1) Reduce the potential development impact on the existing land through the proposed amendment; 2) allow for the creation of outdoor recreation space for the Ocean Reef Club community; 3) Enhance the quality of life of the community; 4) Allow for additional educational opportunities of the natural environment by means of a proposed walkway through the hammock portion of the land to be placed under conservation.

PROPOSED ZONING
LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying In Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded In Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTIH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

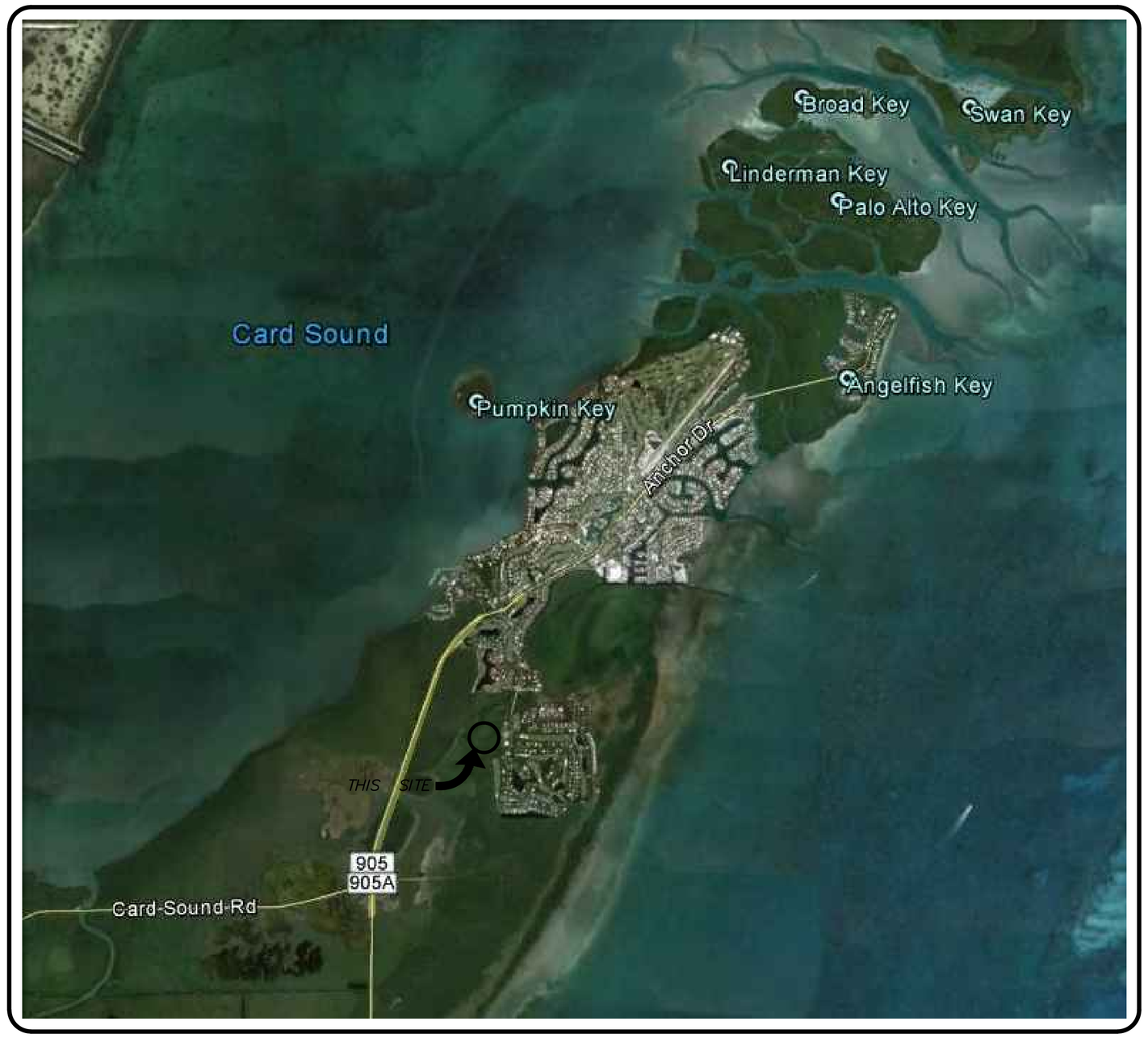
Commence at the SW comer of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

(C)	=	Calculated From Field Measurements
C/L	=	Center Line
Conc.	=	Concrete
(D)	=	Deed
Δ	=	Delta (Central Angle)
x 0.00	=	Existing Elevation
Fnd.	=	Found
Elev.	=	Elevation
L	=	Length of Arc
LB	=	Licensed Business
MCR	=	Monroe County Records
NGS	=	National Geodetic Survey
NGVD	=	National Geodetic Vertical Datum
ORB	=	Official Records Book
(P)	=	Plat
Pg.	=	Page
PRM	=	Permanent Reference Monument
PB	=	Plat Book
R	=	Radius
R/W	=	Right-of-Way
UE	=	Utility Easement

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Sketch of Survey



LOCATION/KEY MAP
(NOT TO SCALE)
N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. *The survey date is October 09, 2014.*
2. *This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.*
3. *This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.*
4. *Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.*
5. *Copyright © 2015 by Wantman Group, Inc.*
6. *Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.*
7. *Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).*
8. *The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.*
9. *This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.*
10. *Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.*
11. *The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.*
12. *This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.*
13. *Underground improvements, if any, were not located except as shown.*
14. *The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.*

For the Firm:
Wantman Group, Inc.

_____*DATE*_____

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ❖ Planning ❖ Surveying ❖ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 3055
ORLANDO ❖ PORT ST. LUCIE ❖ TAMPA
www.wantmangroup.com

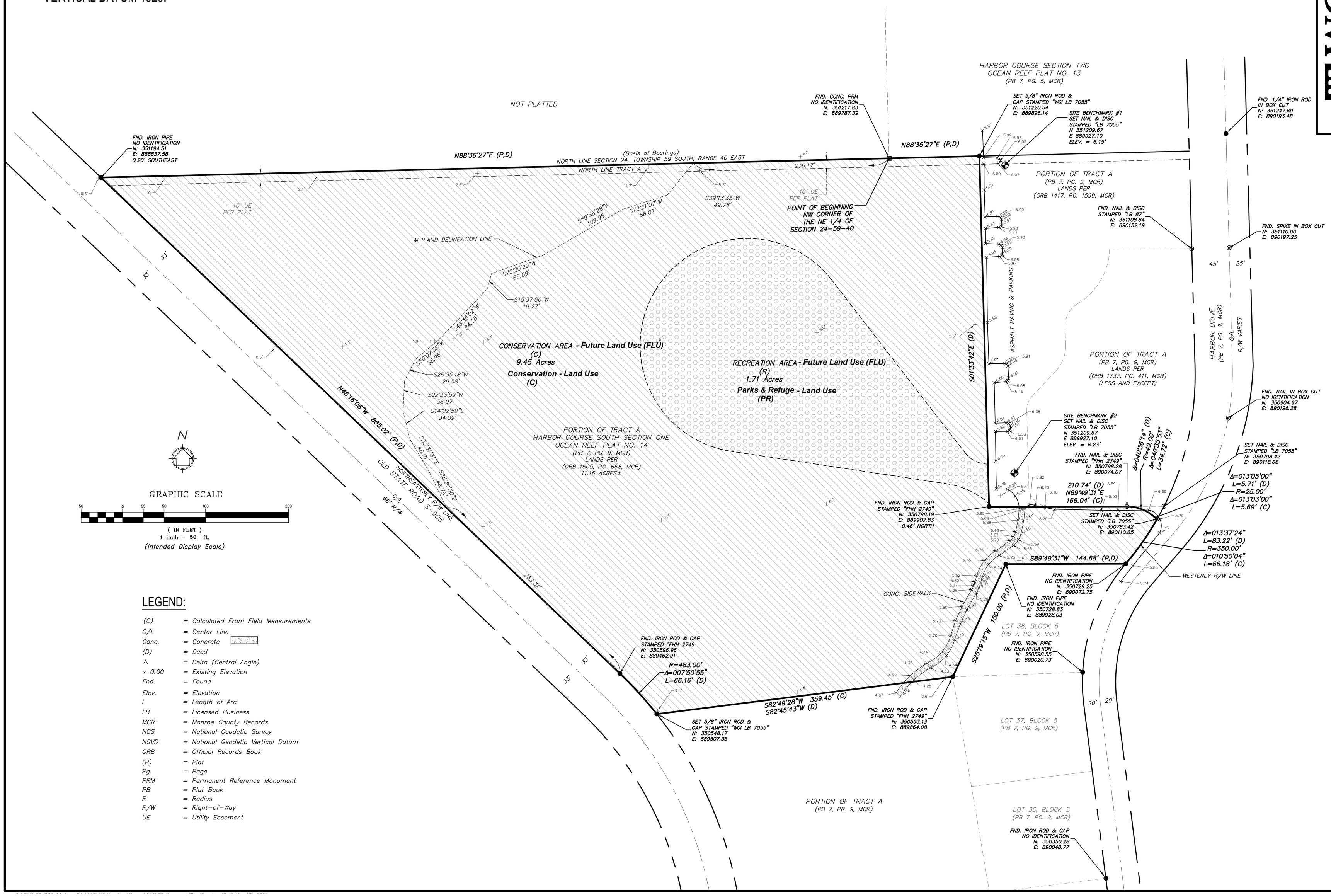
DATE:	REVISIONS:	BY:
5/22/15	ADD CONSERVATION & RECREATION AREAS	PBT
05/01/15	ADD PROPOSED PATHS & OPEN FIELD	MRG

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MG01
FLD SM | FB./PG. 539/23-39 | JOB 31411535.00
OFF MRG | DATE 10/17/14
CKD EM | SHEET 1 OF 2 | DWG 153500_Proposed Site Plan

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

PROPOSED LAND USE (ZONING) & FUTURE LAND USE (FLU)

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.



N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.
(Intended Display Scale)

LEGEND:

(C)	=	Calculated From Field Measurements
C/L	=	Center Line
Conc.	=	Concrete
(D)	=	Deed
Δ	=	Delta (Central Angle)
x 0.00	=	Existing Elevation
Fnd.	=	Found
Elev.	=	Elevation
L	=	Length of Arc
LB	=	Licensed Business
MCR	=	Monroe County Records
NGS	=	National Geodetic Survey
NGVD	=	National Geodetic Vertical Datum
ORB	=	Official Records Book
(P)	=	Plat
Pg.	=	Page
PRM	=	Permanent Reference Monument
PB	=	Plat Book
R	=	Radius
R/W	=	Right-of-Way
UE	=	Utility Easement

WGI
Wantman Group, Inc.
Engineering ❖ Planning ❖ Surveying ❖ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
PORT ST. LUCIE | TAMPA
www.wantmangroup.com

BY:	REVISIONS:	DATE:
PBT	ADD CONSERVATION & RECREATION AREAS	5/22/15
MRG	ADD PROPOSED PATHS & OPEN FIELD	05/01/15

CAD W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\
REF W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MG01
FLD SM | FB./PG. 539/23-39 | JOB 31411535.00
OFF MRG | DATE 10/17/14
CKD EM | DWG 15.3500_Proposed Site Plan
SHEET 2 OF 2

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

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: 3.09.15
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Map Amendment - LUD
Type of application

Ocean Reef Club Inc. to the Monroe County Planning Department.
Project / Name

Thank you.

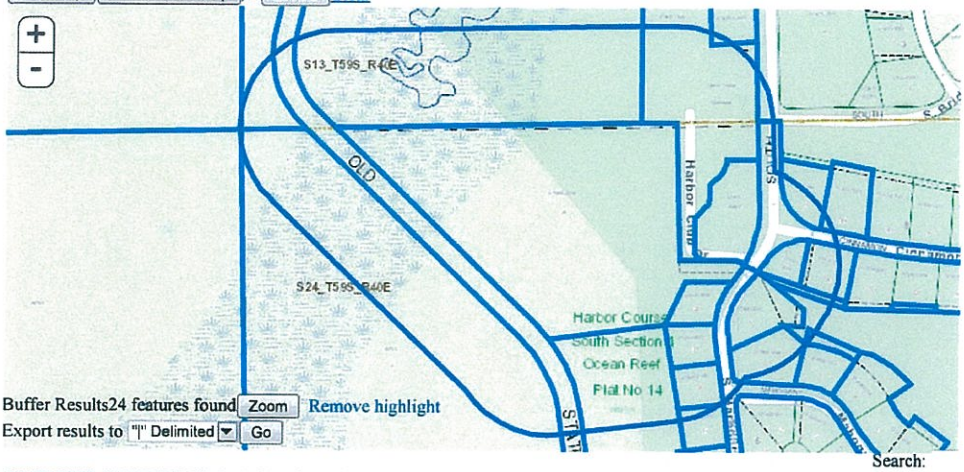
Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- Pan
- Legend
- Zoom In
- Full
- Zoom Out
- Address
- Find
- Identify
- Select
- Buffer
- Measure
- Print

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Latitude: 24.598096 Longitude: -80.297502
Basemap | Select a basemap | o | Locate | Clear



Buffer Results24 features found | Zoom | Remove highlight
Export results to "|" Delimited | Go

Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT
12979	573700.0027	00573700-002700	44523	2459 40 0(
71086	573690.0002	00573690-000200	106924	2459 40 0(
70846	573630.002601	00573630-002601	106867	1359 40 0(

MCPA GIS Public Portal
Major Road
Monroe Outline
Subdivisions
Section Lines
SECTION TEXT
Parcels
Shoreline
Lot Lines
Hooks Leads
Help
Easements
Check our Getting Started tutorial!

2015 Condo
2014 Condo
2013 Condo
2012 Condo
2011 Condo
2010 Condo
2009 Condo
2008 Condo

Expand All

- MCPA GIS Public Portal
  - Monroe Overlay
    - Subdivisions
    - Section Lines
    - Parcels
    - Shoreline
    - Lot Lines
    - Hooks Leads
    - Easements
    - Text Displays
    - Qualified Condo Sales
    - Qualified Sales
    - Transportation

2015 Sales
2014 Sales
2013 Sales
2012 Sales
2011 Sales
2010 Sales
2009 Sales
2008 Sales
Road Centerline
Road Block Name

Verified GC

ACADEMY AT OCEAN REEF INC THE
395 S HARBOR DR
KEY LARGO, FL 33037

BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL-NEW MAHOGANY HAMMOCK
3900 COMMONWEALTH BLVD MAIL STA 108
TALLAHASSEE, FL 32399

BERG ROBERT S
3 CINNAMON BARK KN
KEY LARGO, FL 33037

CINNAMON CAY II LLC
1548 BRICKELL AVE
MIAMI, FL 33129-1219

DRISCOLL PROPERTIES INC
30 7TH ST E STE 2000
ST PAUL, MN 55101-1394

MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996
4 CINNAMON BARK LN
KEY LARGO, FL 33037-5119

OCEAN REEF CLUB INC
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

OCEAN REEF COMMUNITY ASSOCIATION INC
33 OCEAN REEF DR
KEY LARGO, FL 33037-5221

ORCAT INC
C/O OCEAN REEF COMMUNITY ASSOC INC 97 SOUTH HARBOR DR
KEY LARGO, FL 33037

REEF RETREAT LLC
123 COULTER AVE STE 200
ARDMORE, PA 19003-2425

SCHMIDT SANFORD V
5 LONGCREEK CT
KINGSVILLE, MD 21087

THE DUKE GROUP
C/O DAY AND ZIMMERMANN
1500 SPRING GARDEN ST
PHILADELPHIA, PA 19130

TIITF
C/O DEP 3900 COMMONWEALTH BLVD
MAIL STATION 115
TALLAHASSEE, FL 32399-3000

Verified GC

End of Additional File 2015-048

RC3WORLD INC

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

March 6, 2015

RECEIVED
MAR - 9 2015
MONROE CO. PLANNING DEPT

Monroe County
Planning & Environmental Resources Department
Attn: Mayte Santamaria, Director
2798 Overseas Highway
Suite 400
Marathon FL 33050

Ms. Santamaria,

Please find the enclosed application and appropriate fee for the Land Use District Map Amendment (zoning) application for a parcel of land owned by Ocean Reef Club Inc. and located within the Ocean Reef Club Community on the Island of Key Largo, FL. If you have any questions or concerns please do not hesitate to contact myself.

Sincerely,

Joel C. Reed

Joel C. Reed

RC3WORLD Inc.

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

Table of Contents

Land Use District (Zoning) Map Amendment Application
Ocean Reef Club, Inc.

1. Application
2. Applicable Fees
3. Proof of Ownership
    1. 2015 Corporation Annual Report
    2. Warranty Deed
4. Current Property Record Card
5. Location Map
6. Land Use District Map
7. Future Land Use Map (FLU)
8. 300' Radius Report
    1. Map
    2. List of Owners
9. Mailing Labels of property owners within 300'
10. Photographs of Site
11. Existing Survey

Additional Submittals

12. Agent Authorization Form
13. Habitat Map
14. Proposed Changes Map

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

RECEIVED
MAR - 9 2015
MONROE CO. PLANNING DEPT

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

Amendment to Land Use Map District (Residential) Application Fee: $4,131.00
Amendment to Land Use District Map (Non-Residential) Application Fee: $4,929.00

In addition to the above application fees, the following fees also apply to each application:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Technology Fee: $20.00

Date: 03 / 06 / 2015
Month Day Year

Property Owner:

Ocean Reef Club Inc.
Name

35 Ocean Reef Drive, Suite 200 Key Largo FL 33037
Mailing Address

305-367-6508 Shelly Saunders, Director of Capital Projects
Daytime Phone

ssaunders@oceanreef.com
Email Address

Agent (if applicable):

RC3WORLD, INC. (Joel Reed)
Name

C/O Plaza Executive Center,
31 Ocean Reef Drive, Suite 200 Key Largo FL 33037
Mailing Address

404-403-2925
Daytime Phone

joelreed55@gmail.com
Email Address

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

Block	Lot	Subdivision	Key
		Harbor Course South Sec One Ocean Reef Plat No 14 PB7-9 Key Largo Pt Tract A	Key Largo

Real Estate (RE) Number	Alternate Key Number
00573690-003900	1712060

Street Address	Approximate Mile Marker
N/A	Ocean Reef Club

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

Current Land Use District Designation(s): Native Area (NA)

Proposed Land Use District Designation(s): Parks and Refuge (PR) and Conservation (C)

Current Future Land Use Map Designation(s): Residential Conservation (RC)

Tier Designation(s) N/A - No Tier Designation for Ocean Reef Club

Total Land Area Affected in acres: 11.06 Acres

Existing Use of the Property (If the property is developed, please describe the existing use of the property, including the number and type of any residential units and the amount and type of any commercial development):

Undeveloped

In accordance with Sec. 102-158, the BOCC may consider the adoption of an ordinance enacting the proposed change based on one or more of six factors. Please describe how one or more of the following factors shall be met (attach additional sheets if necessary):

1) **Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based:**

   See Attached Response

2) **Changed assumptions (e.g., regarding demographic trends):**

   See Attached Response

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

   See Attached Response

4) **New issues:**

   See Attached Response

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

5) **Recognition of a need for additional detail or comprehensiveness:**

See Attached Response

6) **Data updates:**

See Attached Response

In no event shall an amendment be approved which will result in an adverse community change of the planning area in which the proposed development is located. Please describe how the map amendment would not result in an adverse community change (attach additional sheets if necessary):

See Attached Response

Has a previous Land Use District Map amendment application been submitted for this site within the past two years?

Yes ____ Date: ____

No X

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- ☑ **Complete Land Use District Map amendment application** (unaltered and unbound); and
- ☑ **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and
- ☑ **Proof of ownership (i.e. Warranty Deed)**; and
- ☑ **Current Property Record Card(s) from the Monroe County Property Appraiser**; and
- ☑ **Location map from Monroe County Property Appraiser**; and
- ☑ **Copy of current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- ☑ **Copy of current Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and
- ☑ **300 foot radius map from Monroe County Property Appraiser Office**
- ☑ **List of surrounding property owners from 300 foot radius map**
- ☑ **Photograph(s) of site from adjacent roadway(s)**; and

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

☑ **Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets** (at a minimum survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage marked with land use district; and total acreage shown with vegetative habitat); and

☑ **Typed name and address mailing labels of all property owners within a 300 foot radius of the property (two (2) sets).** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

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

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

☑ **Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment**

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

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

Signature of Applicant: Joel C Reed **Date:** 3/6/15

Sworn before me this 6 day of March, 2015

KEISHA ADAMS NOTARY PUBLIC STATE OF FLORIDA COMMISSION EXPIRES SEPTEMBER 18, 2016 BONDED THRU NOTARY PUBLIC UNDERWRITERS MONROE COUNTY

Notary Public
My Commission Expires
9/18/2016

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

RC3WORLD INC

404-403-2925 joelreed55@gmail.com C/O Plaza Executive Center, 31 Ocean Reef Drive, Suite A-301, Key Largo FL 33037

APPLICABLE FEES

Please find the enclosed fee in the amount of **$5,233** for the Land Use District (Zoning) Map Amendment application. The application fee associated with this application is comprised of the following:

Zoning Amendment Application	$4,929.00
Advertisement Fee	$245.00
Surrounding Property Owner Notice Mailings ($3/per notice)	$39.00
Technology Fee	$20.00
Total	$5,233.00

2015 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

FILED
Jan 05, 2015
Secretary of State
CC3467252383

DOCUMENT# N92000000498

Entity Name: OCEAN REEF CLUB, INC.

Current Principal Place of Business:

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

Current Mailing Address:

35 OCEAN REEF DRIVE
SUITE 200
KEY LARGO, FL 33037

FEI Number: 65-0371142

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

BOGDAN, ROBERT A
35 OCEAN REEF DR
STE 200 EO
KEY LARGO, FL 33037 US

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

SIGNATURE: ROBERT A. BOGDAN 01/05/2015

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CTD
Name	WAITE, III, DONALD C
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

Title	P
Name	LEEMHUIS, MICHAEL G
Address	35 OCEAN REEF DR STE 200 EO
City-State-Zip:	KEY LARGO FL 33037

Title	VP
Name	DUNCAN, JOHN E
Address	35 OCEAN REEF DRIVE, STE EO 200
City-State-Zip:	KEY LARGO FL 33037

Title	VC
Name	SCHMETTERER, ROBERT A
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

Title	VP, SECRETARY, TREASURER
Name	FRANKLIN, RUFORD DII
Address	35 OCEAN REEF DRIVE SUITE 200
City-State-Zip:	KEY LARGO FL 33037

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: RUFORD D. FRANKLIN, II VP 01/05/2015

MONROE COUNTY
OFFICIAL RECORDS

RCD Nov 19 1999 10:46AM
DANNY L KOLHAGE, CLERK

FILE #1152826
BK#1605 PG#668

DEED DOC STAMPS 2800.00
11/19/1999 DEP CLK

WARRANTY DEED

This Indenture made this 1st day of November, 1999, between **DRISCOLL PROPERTIES, INC., a Florida corporation**, whose address is 332 Minnesota Street, Ste. 2100, St. Paul, MN 55101-0935, GRANTOR*, and **OCEAN REEF CLUB, INC., a Florida non-profit corporation**, GRANTEE*, whose address is 31 Ocean Reef Drive, C-300, Key Largo, Florida 33037.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs, successors and assigns, forever the following described land located in the County of Monroe, State of Florida, to-wit:

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 56 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

Parcel Account No. 00573690-003900; Alternate No. 1712060.

SUBJECT TO:

1. Zoning and/or restrictions and prohibitions imposed by government authority. 2. Restrictions, easements and other matters appearing on the plat and/or common to the subdivision. 3. Taxes for the year 1999, and thereafter. 4. Public utility easements of record. 5. Covenant to run with the land, restricting the Property from being used as a for-rent storage facility for so long as there shall exist a for-rent storage facility owned by Grantor, or any of its affiliates, successors or assigns, on the property owned by Grantor located at Barracuda Lane within in the Ocean Reef community known as Barret Storage, Inc. d/b/a Reef Storage.

FILE #1152826
BK#1605 PG#669

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever. *Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

WITNESSES

DRISCOLL PROPERTIES, INC.

Signature of Witness No. 1

By: _____

MICHAEL J. GIEFER, as Secretary,

Kim M. Mertens
Printed Name of Witness No. 1

MKM-Capocasa
Signature of Witness No. 2

MKM-CAPOCASA
Printed Name of Witness No. 2

(Corporate Seal)

GRANTEE SOCIAL SECURITY NUMBER: [redacted]

STATE OF Minnesota

COUNTY OF Ramsey

The foregoing instrument was acknowledged before me this 1st day of November, 1999, by **MICHAEL J. GIEFER, as Secretary,** of **DRISCOLL PROPERTIES, INC., a Florida corporation,** on behalf of the corporation. He/she/they is/are (X) personally known to me or ( ) has produced a driver's license as identification.

Cheryl M. McNary
NOTARY PUBLIC

Print Name: Cheryl M. McNary

COMMISSION EXPIRATION: Jan. 31, 2000

(SEAL/STAMP)

CHERYL M. McNARY
NOTARY PUBLIC - MINNESOTA
DAKOTA COUNTY
My Commission Expires Jan. 31, 2000

Prepared by:
CHARTER TITLE COMPANY, INC.
Joan G. Kaiser
31 Ocean Reef Drive, B208
Key Largo, FL 33037

FILE #1152826
BK#1605 PG#670

CONSENT

RE: Pt. of Tract A, Harbor Course So. Section One
(South Harbor Drive)

SELLER(S): DRISCOLL PROPERTIES, INC.

PURCHASER(S): OCEAN REEF CLUB, INC.

ORCA MEMBER NO. 99999

In connection with the captioned sales transaction, the above named purchaser(s) has/have been approved for membership in the OCEAN REEF COMMUNITY ASSOCIATION.

DATED this 26th day October, A.D., 1999.

OCEAN REEF COMMUNITY ASSOCIATION, INC.

BY: Ivonne M. Ramirez
IVONNE M. RAMIREZ, TREASURER

(SEAL)

STATE OF FLORIDA
: ss.
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 26 day of October, 1999 by Ivonne M. Ramirez, as Treasurer, of OCEAN REEF COMMUNITY ASSOCIATION, INC., a Florida corporation, on behalf of the corporation. She is personally known to me.

My Commission Expires:

Glenda Vizzo
Notary Public

GLENDA VIZZO
MY COMMISSION # CC 634669
EXPIRES: February 20, 2003
Bonded Thru Notary Public Underwriters

(SEAL)

MONROE COUNTY
OFFICIAL RECORDS

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

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

Website tested on IE8, IE9, & Firefox.
Requires Adobe Flash 10.3 or higher

The Offices of the Property Appraiser will be closed Monday the 19th for Martin Luther King Jr. Day.

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

Alternate Key: 1712060 Parcel ID: 00573690-003900

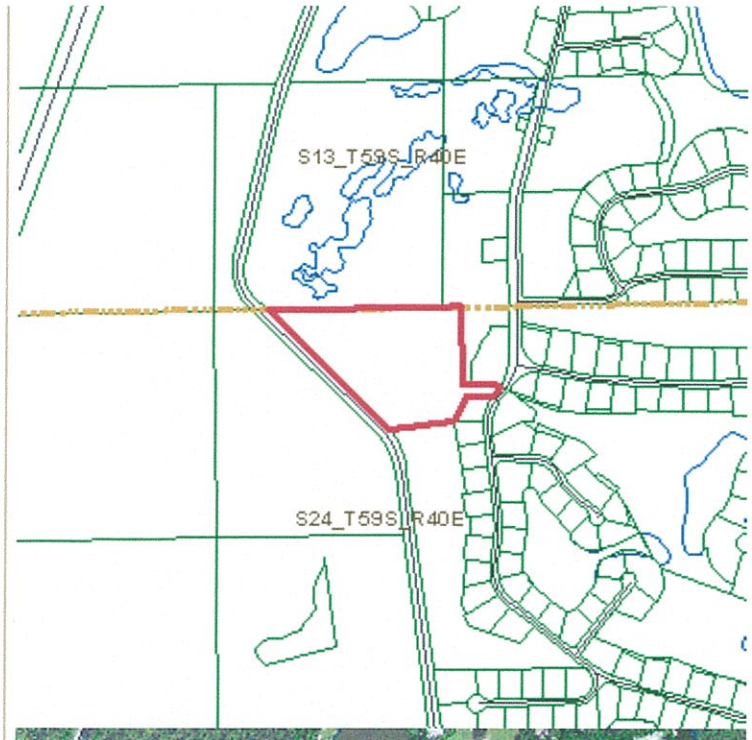
Ownership Details

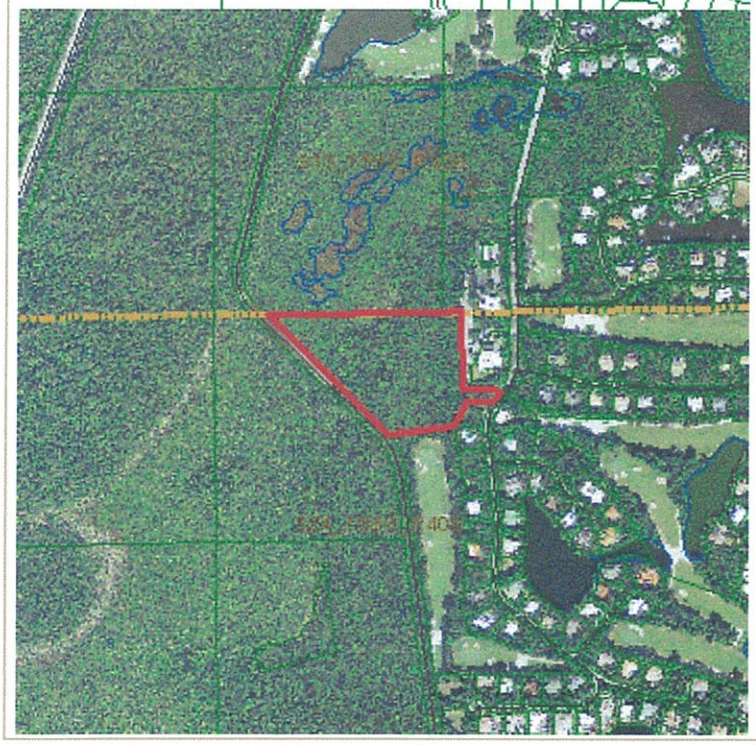
Mailing Address:
OCEAN REEF CLUB INC
C/O ACCOUNTING DEPARTMENT
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

Property Details

PC Code:	38 - GOLF COURSES (PC/LIST)
Millage Group:	500R
Affordable Housing:	No
Section-Township-Range:	24-59-40
Property Location:	VACANT LAND OCEAN REEF
Subdivision:	HARBOR COURSE SOUTH SEC 1 O.R. #14
Legal Description:	HARBOR COURSE SOUTH SEC ONE OCEAN REEF PLAT NO 14 PB7-9 KEY LARGO PT TRACT A OR881-1985/1988E OR881-1958/73(LEASE) OR881-2002/13(SUB-LEASE) OR1130-2197/2200(ASSN) OR1247-1891/1894(ASSN)(LG) OR1605-668/70(CW)

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
3800 - GOLF COURSE	0	0	11.06 AC

Appraiser Notes

HARBOR COURSE GOLF CLUB

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
2014	0	0	165,900	165,900	165,900	0	165,900
2013	0	0	165,900	165,900	165,900	0	165,900
2012	0	0	165,900	165,900	152,075	0	165,900
2011	0	0	138,250	138,250	138,250	0	138,250
2010	0	0	138,250	138,250	138,250	0	138,250
2009	0	0	165,900	165,900	165,900	0	165,900
2008	0	0	165,900	165,900	165,900	0	165,900
2007	0	0	165,900	165,900	165,900	0	165,900
2006	0	0	165,900	165,900	165,900	0	165,900
2005	0	0	165,900	165,900	165,900	0	165,900
2004	0	0	165,900	165,900	165,900	0	165,900
2003	0	0	165,900	165,900	165,900	0	165,900
2002	0	0	165,900	165,900	165,900	0	165,900
2001	0	0	165,900	165,900	165,900	0	165,900
2000	0	0	165,900	165,900	165,900	0	165,900
1999	0	0	165,900	165,900	165,900	0	165,900
1998	0	0	165,900	165,900	165,900	0	165,900
1997	0	0	165,900	165,900	165,900	0	165,900
1996	0	0	165,900	165,900	165,900	0	165,900
1995	0	0	202,050	202,050	202,050	0	202,050
1994	0	0	202,050	202,050	202,050	0	202,050
1993	0	0	202,050	202,050	202,050	0	202,050
1992	0	0	202,050	202,050	202,050	0	202,050
1991	0	0	202,050	202,050	202,050	0	202,050
1990	0	0	202,050	202,050	202,050	0	202,050
1989	0	0	2,249	2,249	2,249	0	2,249
1988	0	0	2,249	2,249	2,249	0	2,249
1987	0	0	106,693	106,693	106,693	0	106,693
1986	0	0	106,977	106,977	106,977	0	106,977
1985	0	0	107,594	107,594	107,594	0	107,594
1984	0	0	107,594	107,594	107,594	0	107,594
1983	0	0	107,583	107,583	107,583	0	107,583
1982	0	0	107,583	107,583	107,583	0	107,583

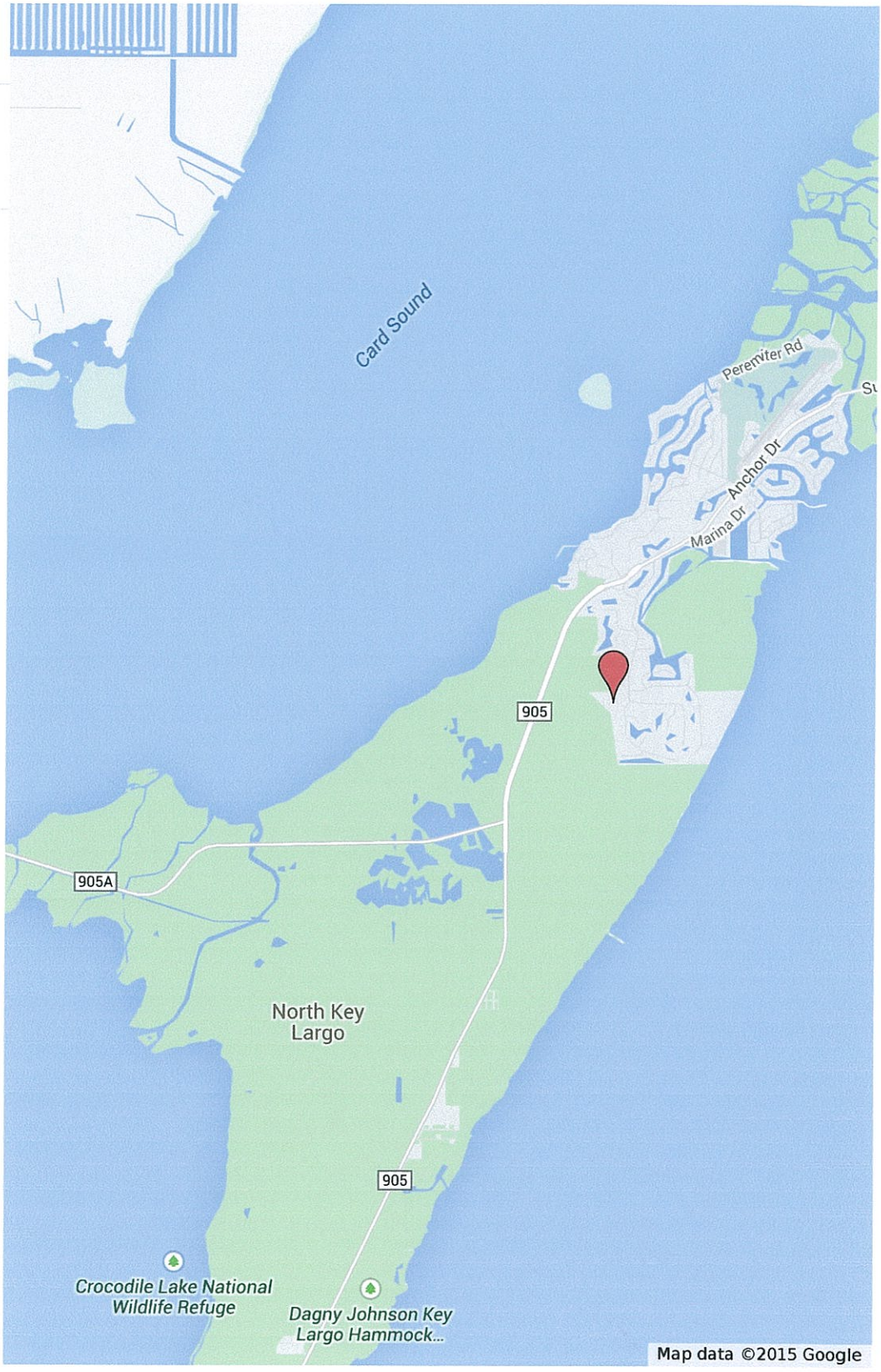
Ocean Reef Club Park Site

Untitled layer

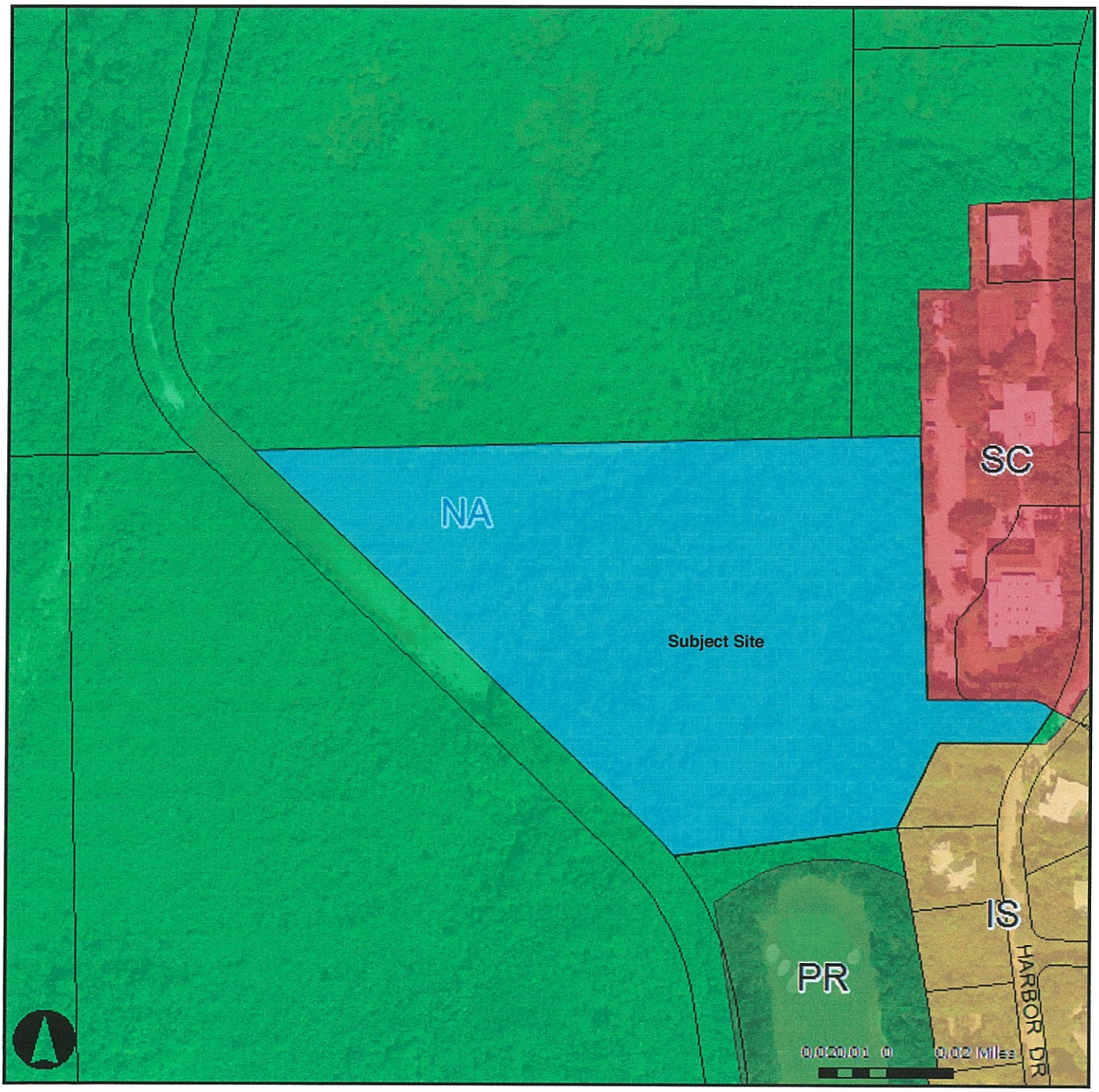
Park Location

Proposed Park Site

Location of proposed greenspace



Zoning



Parcels

MileMarker

Roads

Parcels

Zoning

- Airport
- Area of County Critical Concern
- Commercial Fish Areas

Zoning (continued)

- Commercial Fishing Special District
- Commercial Fishing Village
- Conservation District
- Destination Resort
- Incorporated
- Industrial
- Improved Subdivision -/Duplex/Masonry
- Maritime Industries
- Military Facilities

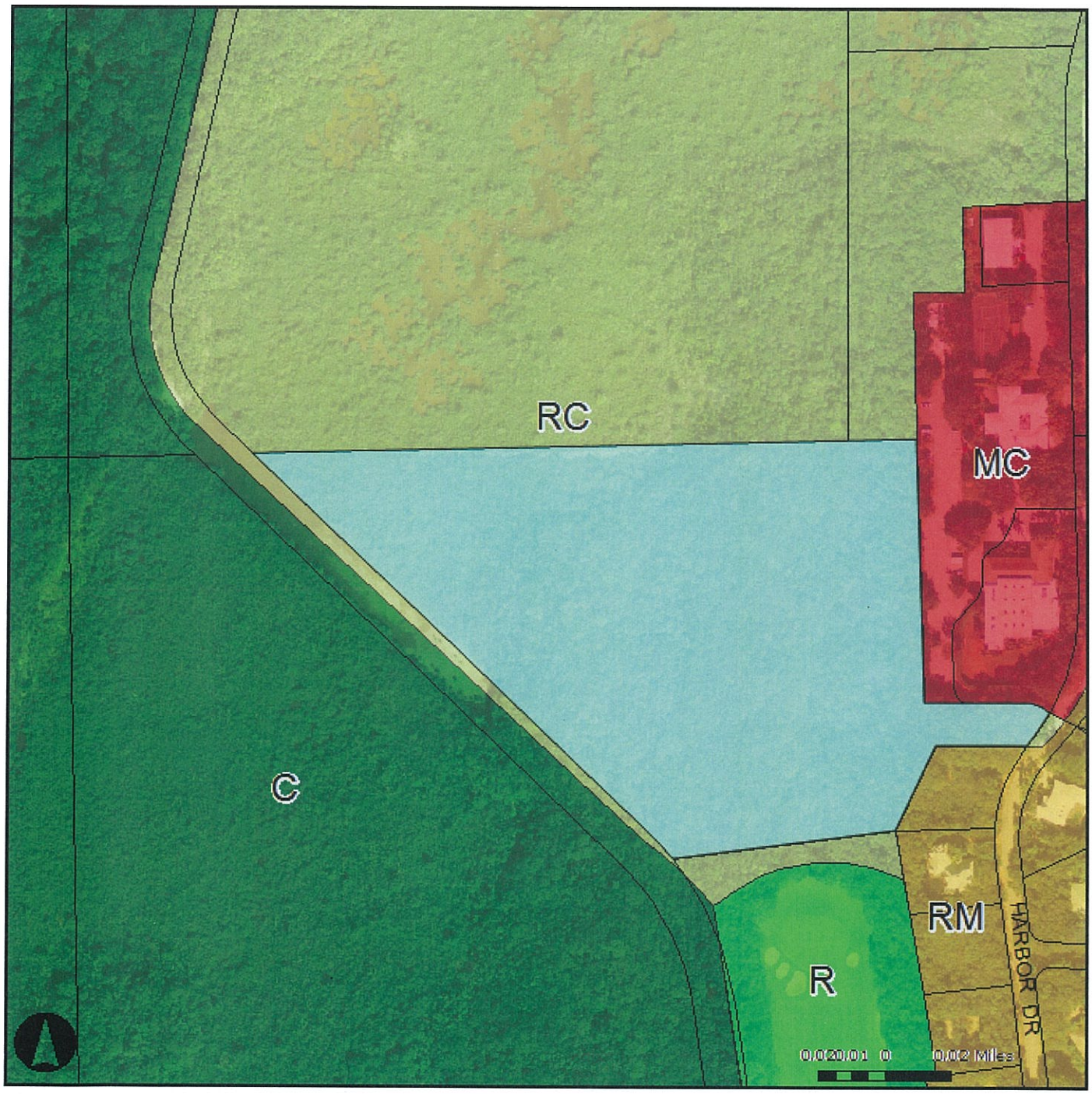
Zoning (continued)

- Native Area
- Offshore Island
- Park and Refuge
- Resolution 277-1986
- Research Park
- Recreational Vehicle
- Sparsely Settled
- Suburban Commercial
- Suburban Residential -/Limited
- Urban Commercial

Zoning (continued)

- Urban Residential
- Urban Residential Mobile Home
- Urban Residential Mobile Home Limited

FLUM



Parcels

MileMarker

Roads

Parcels

Future Land Use Map (FLUM)

- A - Agriculture
- AD - Airport District
- C - Conservation

Future Land Use Map (FLUM) (continued)

- E - Education
- I - Industrial
- INS - Institutional
- M - Military
- MC - Mixed Use/Commercial
- MCF - Mixed Use/Commercial Fishing
- MN - Mainland Native
- PB - Public Buildings/Grounds

Future Land Use Map (FLUM) (continued)

- PF - Public Facilities
- R - Recreation
- RC - Residential Conservation
- RH - Residential High
- RL - Residential Low
- RM - Residential Medium
- UNDS -Undesginated

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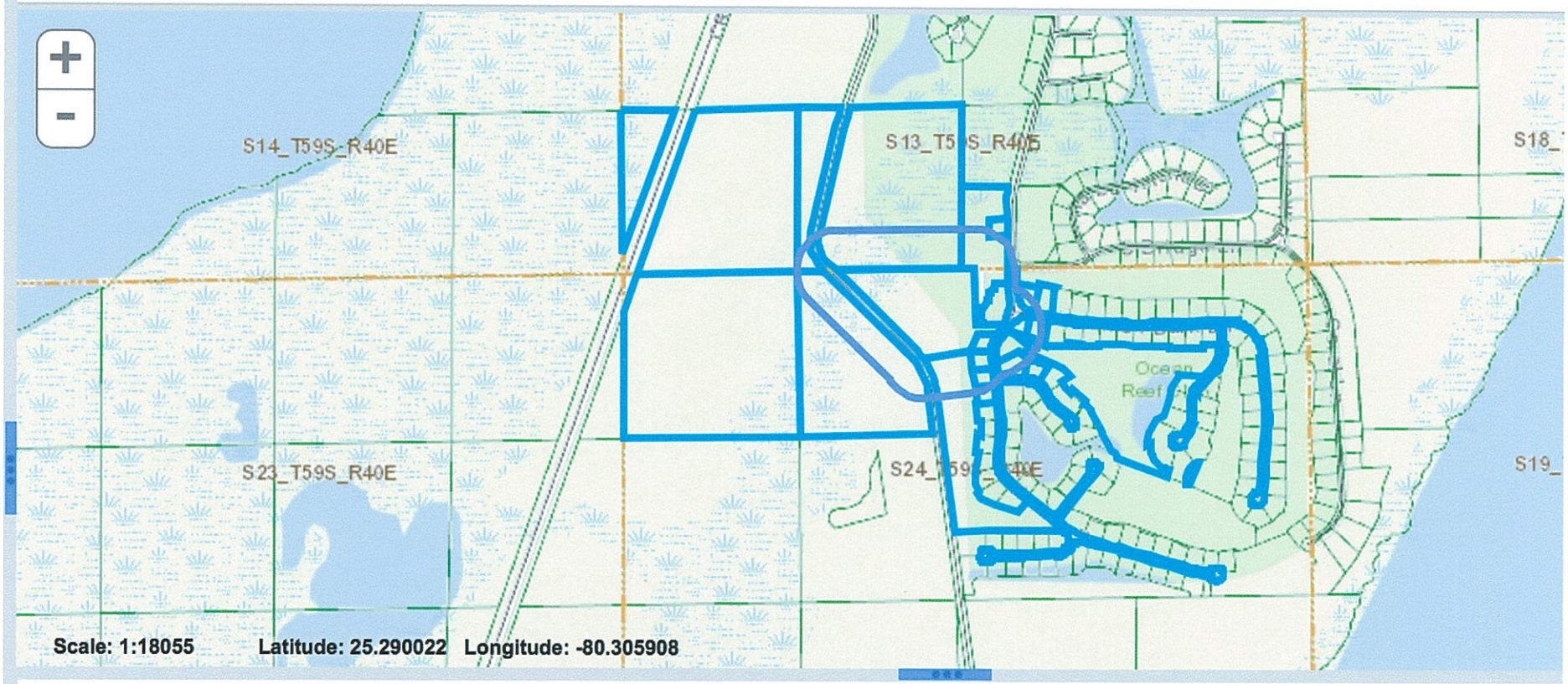
Print Title: Ocean Reef Park Subtitle: My subtitle Print Clear



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Search:

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12979	573700.0027	00573700-002700	44523	2459 40 0057
19326	573700.002703	00573700-002703	44524	2459 40 0057

SPON 300' COMPLETE LIST w/ DUPLICATE NAMES

RE NUMBER	NAME	ADD1	ADD2	ADD3	ADD4	ADD5	ADD6
00573690-003800	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573720-006100	DRISCOLL PROPERTIES INC		30 7TH ST E STE 2000		SAINT PAUL	MN	55101-1394
00573720-004900	BERG ROBERT S		3 CINNAMON BARK KN		KEY LARGO	FL	33037
00573720-006300	OCEAN REEF COMMUNITY ASSOCIATION INC		33 OCEAN REEF DR		KEY LARGO	FL	33037-5221
00080030-000000	TIITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL	32399-3000
00573700-002702	DRISCOLL PROPERTIES INC		30 7TH ST E	STE 2000	ST PAUL	MN	55101-1394
00573700-002703	DRISCOLL PROPERTIES INC		30 7TH ST E	STE 2000	ST PAUL	MN	55101-1394
00080740-000000	BD OF TR'S OF THE INT IMP TR FUND OF THE ST	OF FL-NORTH KEY LARGO DRISCOLL TR (NO	3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL	32399
00573690-003901	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPARTMENT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573720-005600	MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996		4 CINNAMON BARK LN		KEY LARGO	FL	33037-5119
00573720-006000	DRISCOLL PROPERTIES INC		30 7TH ST E STE 2000		SAINT PAUL	MN	55101-1394
00080700-000000	BD OF TR'S OF THE INT IMP TR FUND OF THE ST	OF FL-NEW MAHOGANY HAMMOCK	3900 COMMONWEALTH BLVD MAIL STA 108		TALLAHASSEE	FL	32399
00573690-000300	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00080190-000000	TIITF	C/O DEP	3900 COMMONWEALTH BLVD MAIL STATION 115		TALLAHASSEE	FL	32399-3000
00573690-003500	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573630-002602	ORCAT INC	C/O OCEAN REEF COMMUNITY ASSOC INC	97 SOUTH HARBOR DR		KEY LARGO	FL	33037
00573630-002601	ACADEMY AT OCEAN REEF INC THE		395 S HARBOR DR		KEY LARGO	FL	33037
00573690-003900	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPARTMENT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573690-003600	CINNAMON CAY II LLC		1548 BRICKELL AVE		MIAMI	FL	33129-1219
00573630-002600	OCEAN REEF CLUB INC	C/O ACCOUNTING DEPT	35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573700-002700	OCEAN REEF CLUB INC		35 OCEAN REEF DR STE 200		KEY LARGO	FL	33037-5259
00573690-000100	REEF RETREAT LLC		123 COULTER AVE STE 200		ARDMORE	PA	19003-2425
00573690-003700	THE DUKE GROUP	C/O DAY AND ZIMMERMANN	1500 SPRING GARDEN ST		PHILADELPHIA	PA	19130
00573690-000200	SCHMIDT SANFORD V		5 LONGCREEK CT		KINGSVILLE	MD	21087

Name Add1
Add2
Add3, Add4 Add5

ACADEMY AT OCEAN REEF INC
395 S HARBOR DR
KEY LARGO, FL 33037

BD OF TR'S OF THE INT IMP TR FUND OF THE ST OF FL
3900 COMMONWEALTH BLVD MAIL STA 108
TALLAHASSEE, FL 32399

BERG ROBERT S
3 CINNAMON BARK LN
KEY LARGO, FL 33037

CINNAMON CAY II LLC
1548 BRICKELL AVE
MIAMI, FL 33129-1219

DRISCOLL PROPERTIES INC
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MARCHESE JOSEPH F REVOCABLE TRUST 6/4/1996
4 CINNAMON BARK LN
KEY LARGO, FL 33037-5119

OCEAN REEF CLUB INC C/O ACCOUNTING DEPARTMENT
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

OCEAN REEF COMMUNITY ASSOCIATION INC
33 OCEAN REEF DR
KEY LARGO, FL 33037-5221

ORCAT INC C/O OCEAN REEF COMMUNITY ASSOC INC
97 SOUTH HARBOR DR
KEY LARGO, FL 33037

REEF RETREAT LLC
123 COULTER AVE STE 200
ARDMORE, PA 19003-2425

SCHMIDT SANFORD V
5 LONGCREEK CT
KINGSVILLE, MD 21087

THE DUKE GROUP C/O DAY AND ZIMMERMANN
1500 SPRING GARDEN ST
PHILADELPHIA, PA 19130

TIITF C/O DEP
3900 COMMONWEALTH BLVD MAIL STATION 115
TALLAHASSEE, FL 32399-3000

Image #1

Photograph of Hammock

Image #2
Adjacent Property Hammock Trail

Image #3
Looking West down Academy Parking Drive at property
Standing on Harbor Course Drive

BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTIH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW comer of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

(C)	= Calculated From Field Measurements
C/L	= Center Line
Conc.	= Concrete
(D)	= Deed
Δ	= Delta (Central Angle)
x 0.00	= Existing Elevation
Fnd.	= Found
Elev.	= Elevation
L	= Length of Arc
LB	= Licensed Business
MCR	= Monroe County Records
NGS	= National Geodetic Survey
NGVD	= National Geodetic Vertical Datum
ORB	= Official Records Book
(P)	= Plat
Pg.	= Page
PRM	= Permanent Reference Monument
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
UE	= Utility Easement

INDEX OF SHEETS:

Sheet 1	Cover
Sheet 2	Sketch of Survey

LOCATION/KEY MAP
(NOT TO SCALE)
N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. The survey date is October 09, 2014.
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).
8. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.
11. The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.
12. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
13. Underground improvements, if any, were not located except as shown.
14. The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

______________________________DATE__________

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
www.wantmangroup.com

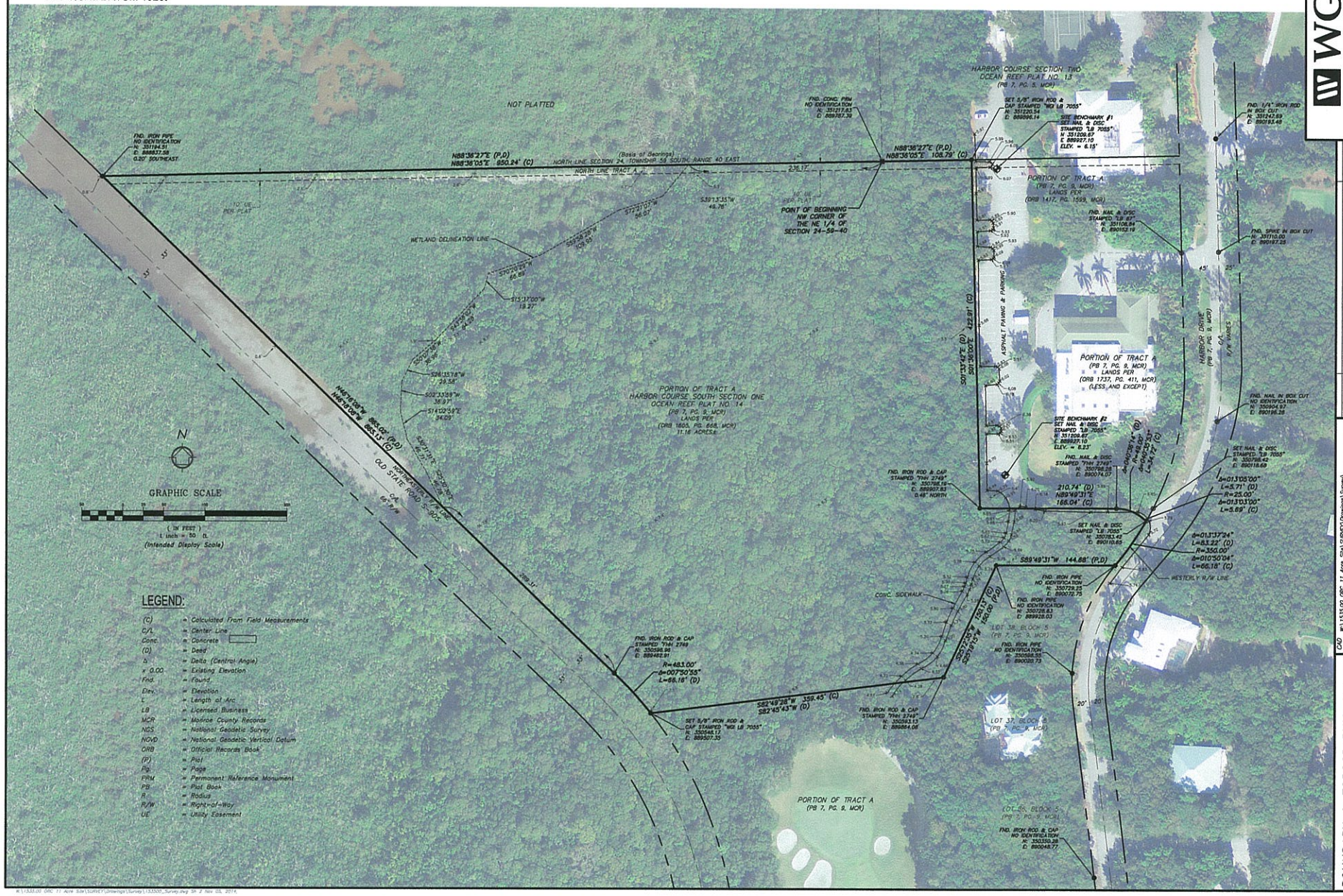
DATE:	REVISIONS:	BY:
DATE+	----	----

CAD	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\	
REF	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\M001	
FLD SM	FB./PG. 539/23-39	JOB 31411535.00
OFF MRG		DATE 10/17/14
CKD EM	SHEET 1 OF 2	DWG 153500_Survey

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC
VERTICAL DATUM 1929.

SKETCH OF SURVEY



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R/W	= Right-of-Way
UE	= Utility Easement

WGI
Wantman Group, Inc.
Engineering ❖ Planning ❖ Surveying ❖ Environmental
2035 Vista Parkway, Suite 200 West Palm Beach, FL 33411
(888) 926-2200 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION NO. LC 3911
ORLANDO ~ PORT ST. LUCIE ~ MIAMI
www.wantmangroup.com

CAD	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\		
REF	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MXD\		
FLD	SM	FB./PG. 339/23-39	JOB 31411535.00
OFF	MRG		DATE 10/17/14
CKD	EM	SHEET 2 OF 2	DWG 153500_Survey

REVISIONS:	DATE:	BY:

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

3/17/14
(Date)

I hereby authorize JOEL REED be listed as authorized agent
(Name of Agent)

for OCEAN REEF CLUB, INC. FKA OCEAN REEF ACQUISITION CO. for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: PT of TRACT A, Block _____,

Subdivision: Harbor Course South Sec 1 of #14, Key (island): LARGO

and Real Estate number: 00573690-003900.

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

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

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

_____
Property Owner(s) Signature

John Duncan
Printed Name of Owner(s)
John E. Duncan
Senior Vice President
Ocean Reef Club, Inc.

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 17 **day of** March, **20**14.

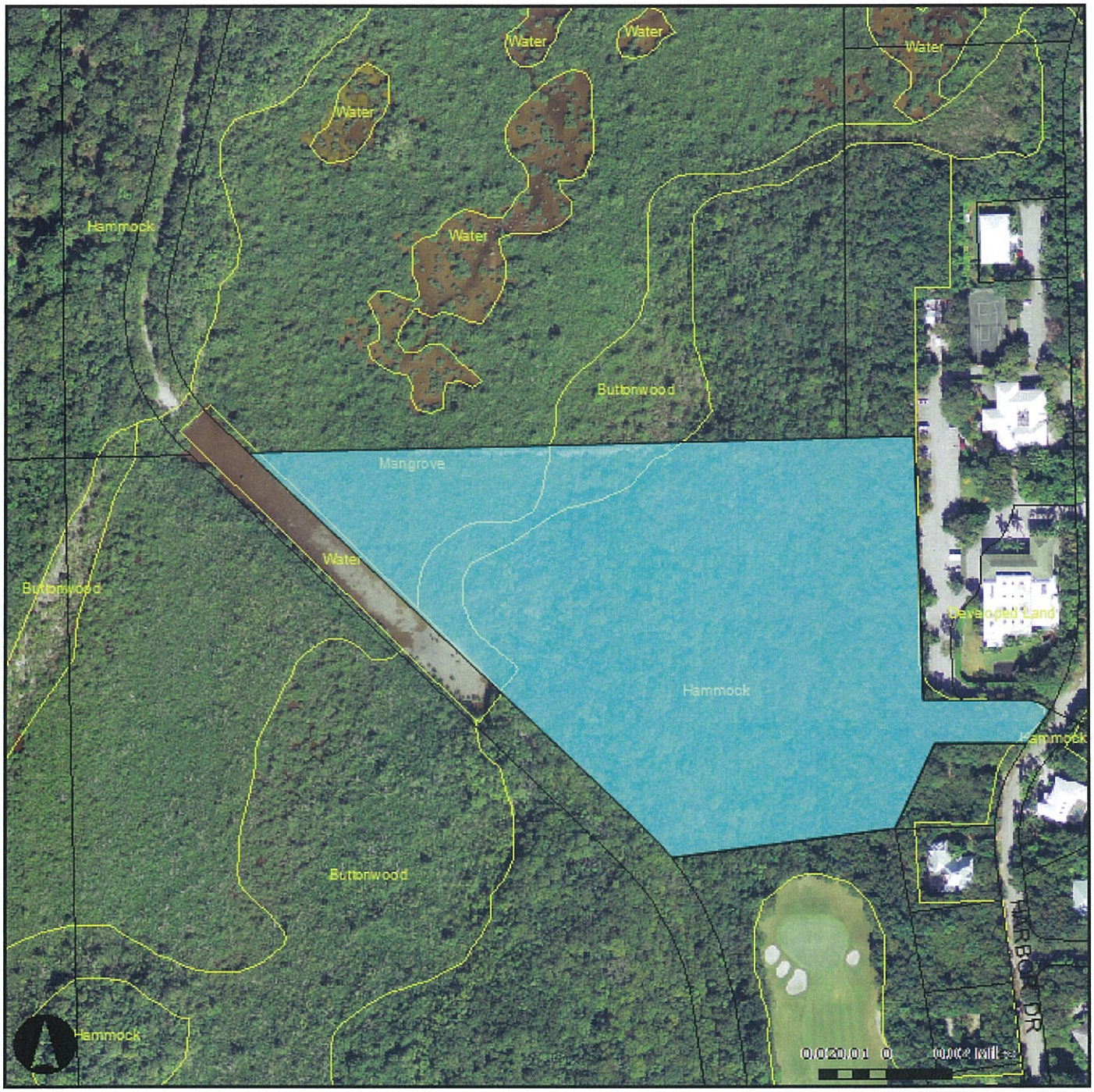
John E. Duncan **is** ✓ **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

LuAnn V. Lowen
Notary

Notary Public State of Florida
LuAnn V Lowen
My Commission EE 201055
Expires 06/23/2016

Habitat



Parcels

MileMarker

Roads

Parcels

Habitat 2009

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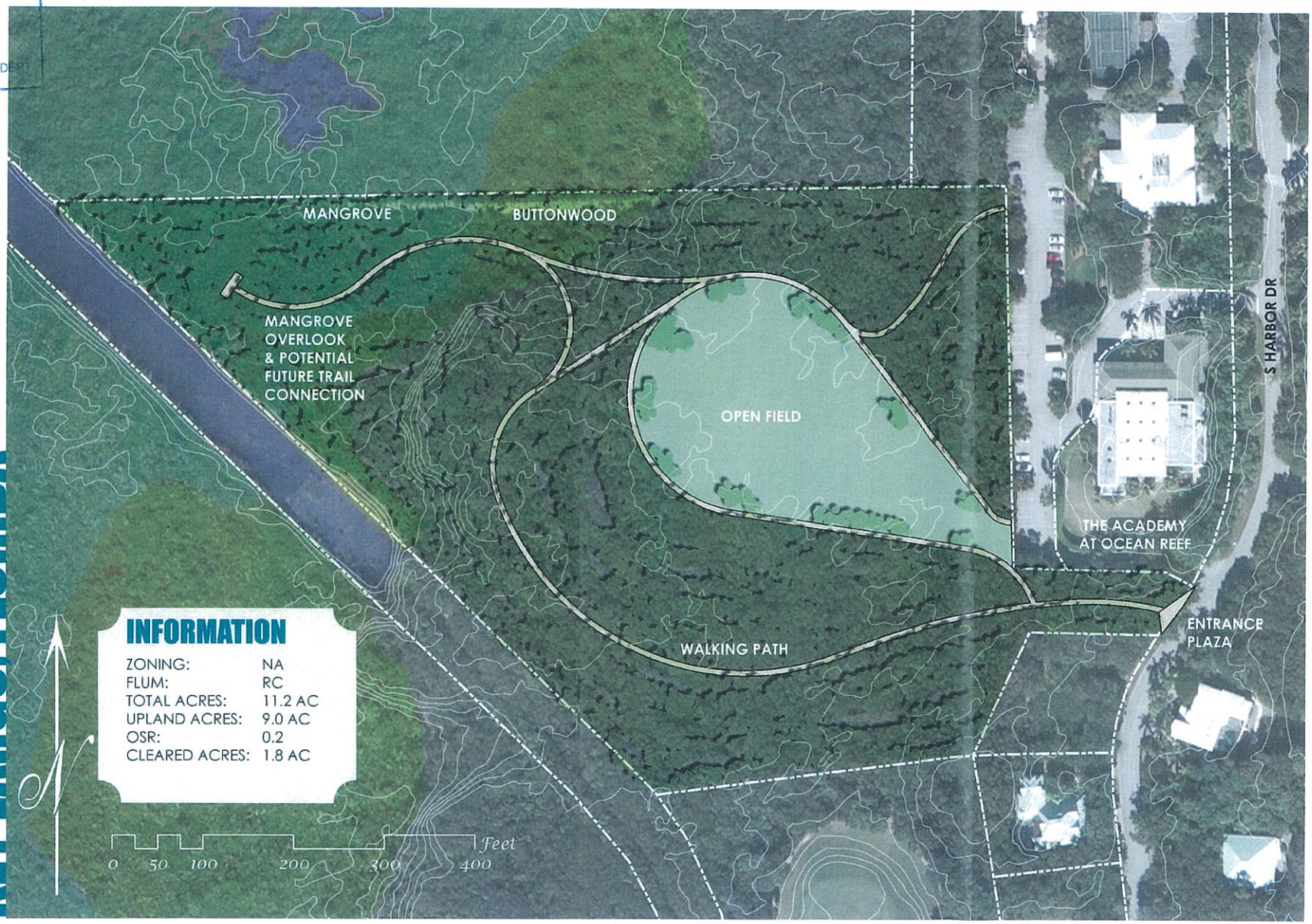
MAR - 9 2015
2015-048
MONROE CO. PLANNING DEPT

OCEAN REEF CLUB
KEY LARGO, FLORIDA



BOUNDARY & TOPOGRAPHIC SURVEY
LOCATED IN SECTION 24, TOWNSHIP 59 S, RANGE 40 E
MONROE COUNTY, FLORIDA

LEGAL DESCRIPTION:

(ORB 1605, PG. 668, MCR)

A parcel of land lying in Section 24, Township 59 South, Range 40 East, Key Largo, Monroe County, Florida, and also being a portion of Tract A, "HARBOR COURSE SOUTH, SECTION ONE, OCEAN REEF PLAT NO. 14," according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the public Records of Monroe County, Florida, and being more particularly described as follows: Commence at the Northwest corner of the Northeast 1/4 of said Section 24 thence N 88 degrees 36 minutes 27 seconds E, (bearings derived from the Florida Coordinate System, East Zone) along the North line of said Tract A and the North Line of Section 24 a distance of 108.79 feet; thence S 01 degrees 33 minutes 42 seconds E, a distance of 422.91 feet; thence N 89 degrees 49 minutes 31 seconds E, a distance of 210.74 feet to the Westerly Right-of-Way Line of South Harbor Drive to a point on a curve to the right, having: a radius of 350.00 feet, a central angle of 13 degrees 37 minutes 24 seconds, a chord bearing of S 33 degrees 37 minutes 03 seconds W, and a chord length of 83.02 feet; thence along the arc of said curve, an arc length of 83.22 feet to the end of said curve; thence S 89 degrees 49 minutes 31 seconds W, and leaving the said Westerly Right-of-Way Line of South Harbor Drive a distance of 144.68 feet; thence S 25 degrees 19 minutes 15 seconds W, a distance of 150.00 feet; thence S 82 degrees 45 minutes 43 Seconds W, a distance of 359.45 feet to the Northeasterly Right-of-Way line of Old State Road S-905 to a point on a curve to the left, having: a radius of 483.00 feet, a central angle of 07 degrees 50 minutes 55 seconds, a chord bearing of N 42 degrees 20 minutes 41 seconds W, and a chord length of 66.11 feet; thence along the arc of said curve, an arc length of 66.16 feet to the point of tangency of said curve; thence N 46 degrees 16 minutes 08 seconds W, and continuing along the said Northeasterly Right-of-Way Line of Old Sate Road S-905 a distance of 865.02 feet; thence N 88 degrees 36 minutes 27 seconds E, and leaving the said Northeasterly Right-of-Way Line of Old State Road S-905 a distance of 950.24 feet and along the said North Line of Tract A and the North Line of Section 24 to the Point of Beginning.

LESS AND EXCEPT:

(ORB 1737, PG. 411, MCR)

A portion of Tract A of HARBOR COURSE SOUTIH, SECTION ONE, OCEAN REEF PLAT NO. 14, according to the plat thereof, as recorded in Plat Book 7, at Page 9, of the Public Records of Monroe County, Florida, more particularly described as follows:

A parcel of land lying in the NE 1/4 of Section 24, Township 59 South, Range 40 East, Monroe County, Florida, more particularly described as follows:

Commence at the SW comer of the SE 1/4 of Section 13, Township 59 South, Range 40 East; thence N 88° 36' 27" E along the South line of Section 13, 361.49 feet to a point of intersection with the Westerly right of way line of South Harbor Drive; thence Southerly along said right of way line S 1° 33' 42" E, 117.79 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said right of way line, S 1° 33' 42" E, 143.18 feet to a point of curvature with a circular curve concave to the Northwest having a radius of 350.00 feet and a central angle of 31° 09' 22"; thence along the arc of said curve 190.32 feet to a point of intersection with a circular curve concave to the North, the center of which bears N 27° 20' 45" E; thence Northwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 13° 05' 00" for 5.71 feet to a point of reverse curvature with a circular curve concave to the Southwest having a radius of 49.00 feet and a central angle of 40° 36' 14"; thence along the arc of said curve for 34.72 feet; thence S 89° 49' 31" W, 93.11 feet to a point of curvature with a circular curve concave to the Northeast having a radius of 25.00 feet and a central angle of 88° 36' 47"; thence along the arc of said curve, 38.66 feet; thence N 1° 33' 42" W, 91.44 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 25.00 feet and a central angle of 44° 54' 36"; thence along the arc of said curve 19.60 feet; thence N 43° 20' 54" E, 40.52 feet to a point of curvature with a circular curve concave to the Northwest, having a radius of 45.00 feet and a central angle of 45° 00' 00"; thence along the arc of said curve 35.34 feet; thence N 01° 39' 06" W, 22.50 feet to a point of curvature with a circular curve concave to the Southeast having a radius of 30.00 feet and a central angle of 60° 53' 24"; thence along the arc of said curve 31.88 feet to a point of reverse curvature with a circular curve concave to the Northwest having a radius of 80.00 feet and a central angle of 57° 27' 56"; thence along the arc of said curve for 80.24 feet; thence N 89° 49' 31" E, 99.03 feet to a point of intersection with the aforementioned Westerly right of way line of South Harbor Drive and the POINT OF BEGINNING.

LEGEND:

(C)	= Calculated From Field Measurements
C/L	= Center Line
Conc.	= Concrete
(D)	= Deed
Δ	= Delta (Central Angle)
x 0.00	= Existing Elevation
Fnd.	= Found
Elev.	= Elevation
L	= Length of Arc
LB	= Licensed Business
MCR	= Monroe County Records
NGS	= National Geodetic Survey
NGVD	= National Geodetic Vertical Datum
ORB	= Official Records Book
(P)	= Plat
Pg.	= Page
PRM	= Permanent Reference Monument
PB	= Plat Book
R	= Radius
R/W	= Right-of-Way
UE	= Utility Easement

INDEX OF SHEETS:

Sheet 1 Cover
Sheet 2 Sketch of Survey

LOCATION/KEY MAP
(NOT TO SCALE)

N

ELEVATIONS SHOWN HEREON ARE ON NATIONAL GEODETIC VERTICAL DATUM 1929.

FOR THE BENEFIT OF:

Ocean Reef Club, Inc.

SURVEYORS NOTES:

1. The survey date is October 09, 2014.
2. This is a Boundary and Topographic Survey, as defined in Chapter 5J-17.050(10)(a)-(k) of the Florida Administrative Code.
3. This survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
5. Copyright © 2014 by Wantman Group, Inc.
6. Bearings shown hereon are based on Grid North, and are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment. The bearing base for this survey is the North line of Section 24, Township 59 South, Range 40 East, Monroe County, Florida being North 88°36'05" East and all other bearings are relative thereto.
7. Elevations shown hereon are referenced to the National Geodetic Vertical Datum (NGVD) of 1929, as established by National Geodetic Survey (NGS) Point "M 327" (PID AC1057) a Second Order Vertical Point having a published elevation of 5.97' (NGVD).
8. The coordinate system utilized hereon is relative to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment as established using Real-Time Kinematic Global Positioning System ("RTK GPS") survey methods using a local base station and the private Lengemann of Florida L-Net Network of fixed base stations. The corrected positions computed were verified through a redundancy of measurements on located survey control as well as consistent horizontal checks to established control points to verify their accuracies and meet or exceed closure for Suburban: Linear: 1 foot in 7,500 feet. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. Wetlands shown hereon were delineated and located by this office on October 8, 2014 using a hand-held DGPS unit with sub-meter accuracy. This does not constitute a binding jurisdictional determination by either the SFWMD, FDEP, or USACE.
11. The description of the land contained in this boundary survey was compiled from ORB 1605, PG. 668 and ORB 1737, PG. 411, as recorded in the Public Records of Monroe County, Florida.
12. This survey delineates the locations of the legal descriptions on the ground, but does not determine ownership or property rights.
13. Underground improvements, if any, were not located except as shown.
14. The aerial imagery shown hereon was saved from Google Earth and is not part of this survey and shown for informational purposes only.

For the Firm:
Wantman Group, Inc.

[signature] DATE 1/20/15

ERIC MATTHEWS, P.S.M.
Professional Surveyor and Mapper
State of Florida License No. 6717

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BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

CAD	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\		
REF	W:\1535.00 ORC 11 Acre Site\SURVEY\Drawings\Survey\MGO1		
FLD SM	FB./PG. 539/23-39	JOB 31411535.00	
OFF MRG		DATE 10/17/14	
CKD EM	SHEET 1 OF 2	DWG 153500_Survey	

DATE:	REVISIONS:	BY:
DATE:	-----	

WGI
Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO – PORT ST. LUCIE – TAMPA
www.wantmangroup.com

ELEVATIONS SHOWN HEREON
ARE ON NATIONAL GEODETIC
VERTICAL DATUM 1929.

SKETCH OF SURVEY

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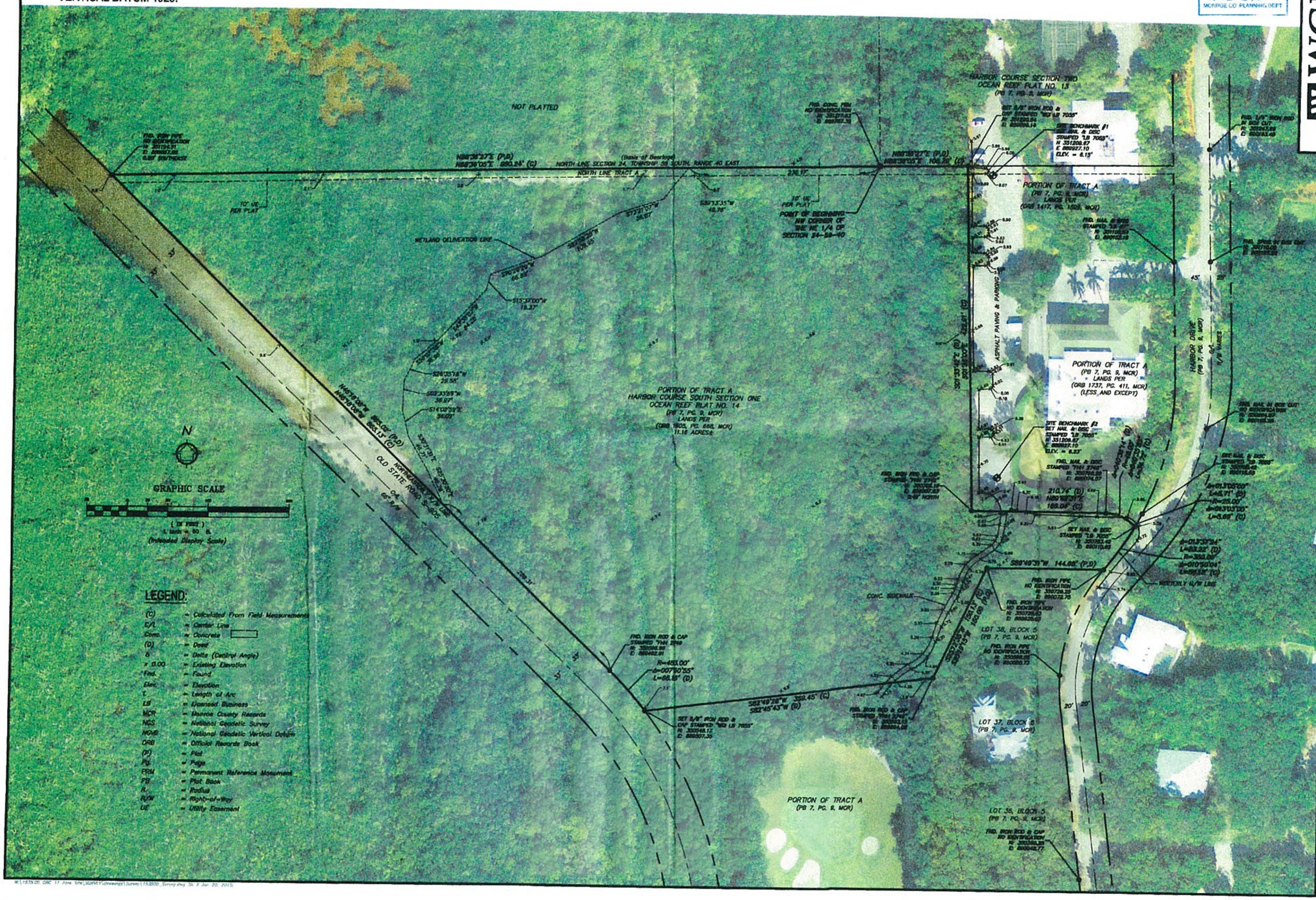
2015-048
MONROE CO PLANNING DEPT



WGI Wantman Group, Inc.
Engineering ◆ Planning ◆ Surveying ◆ Environmental

BOUNDARY & TOPOGRAPHIC SURVEY
SECTION 24, TOWNSHIP 59 S, RANGE 40 E
AS PREPARED FOR
OCEAN REEF CLUB, INC.

FLD SM	FB/PG. 539/23-39	JOB 31411535.00	
OFF MRG	DATE 10/17/14		
CKD EM	SHEET 2 OF 2	DWG 153500_Survey	

DATE:	REVISIONS:	BY:

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: The Development Review Committee and
Mayté Santamaria, Senior Director of Planning & Environmental Resources

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

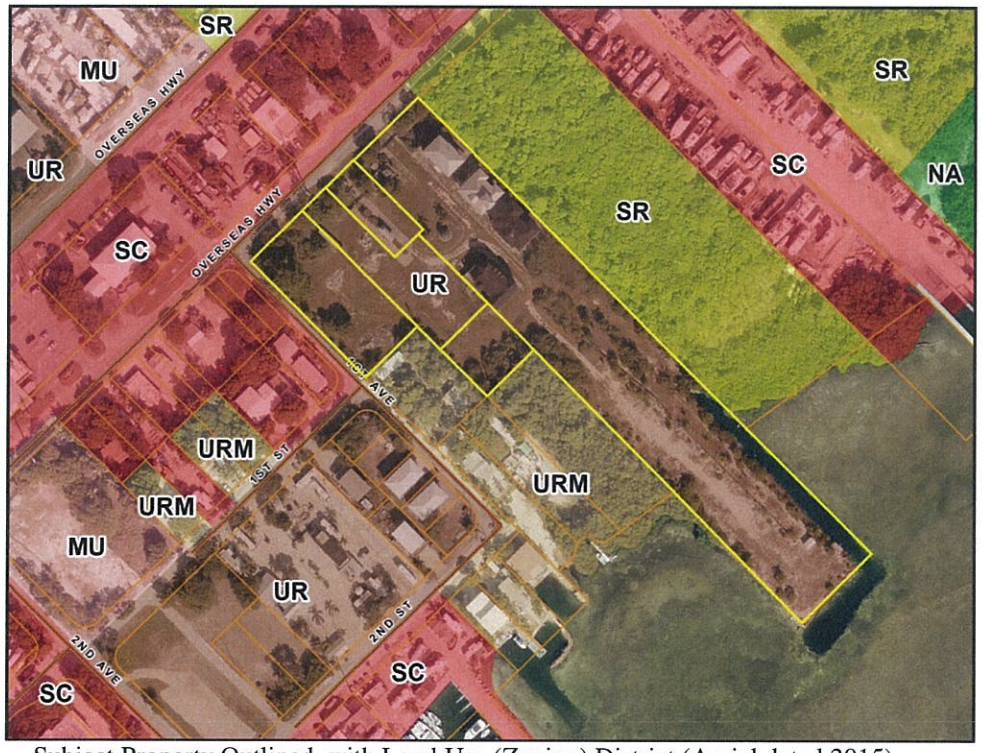
Date: August 17, 2015

Subject: *Request for a Minor Conditional Use Permit in to develop 24 attached dwelling units as affordable housing and 28 detached dwelling units as market rate housing on property located at 97801 Overseas Highway (US 1), Key Largo, approximate mile marker 98, Real Estate #s 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000 (File #2015-049)*

Meeting: August 25, 2015

I REQUEST:

The requested minor conditional use permit is required for the development of 24 attached dwelling units as affordable housing. As part of the development, the applicant is also proposing 28 detached dwelling units as market rate housing and associated amenities.



Subject Property Outlined, with Land Use (Zoning) District (Aerial dated 2015)

The applicant is proposing to redevelop the site by constructing two 12-unit buildings with a total of 24 attached dwelling units as affordable employee housing; 28 detached dwelling units as market rate housing; and accessory amenities, including a function room, bathhouse, boat ramp (existing), and swimming pool.

II BACKGROUND INFORMATION:

Location: MM 98, Key Largo, Oceanside
Address: 97801 Overseas Highway
Description: Parcels of land located in Sections 5 and 6, Township 62 South, Range 39 East
Real Estate Numbers: 00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100, and 00090860.000000
Owner/Applicant: PL Ocean Residence Holdings, LLC
Agent: Jorge Cepero, PMG Asset Services
Size of Site: 4.60 acres upland (200,265 SF) (per boundary and mean high water survey by William Herryman, dated 06-19-2015)
Land Use District: Urban Residential (UR)
FLUM Designation: Residential High (RH)
Tier Designation: III
Flood Zones: AE (EL 8); AE (EL 9); AE (EL 10); VE (EL 11)
Existing Use: Vacant
Existing Vegetation/Habitat: Scarified
Community Character of Immediate Vicinity: Adjacent land has Suburban Commercial zoning to the north and west, developed with commercial businesses and single family residences; Urban Residential zoning to the southwest, developed with single family residences; and vacant Suburban Residential land to the northeast.

III RELEVANT PRIOR COUNTY ACTIONS:

On June 7, 2002, a Letter of Understanding (LOU) was issued concerning the property. The LOU provided information related to a previous proposal for redevelopment of the site.

On October 15, 2002, a letter was issued by the Planning Director establishing that 20 permanent residential units, derived from 19 mobile homes and a single-family residence, had been lawfully-established on the property and their redevelopment would not be subject to the ROGO permit allocation system.

Beginning in 2002, several conditional use permits and associated deviations and extensions were granted for development on the subject property. The most recent was a minor conditional use permit issued by the Planning Commission (Resolution #P17-07) in 2007 to develop the property with 20 detached residential dwellings and accessory structures to replace 20 mobile homes previously on the site. Construction was initiated on several

buildings, which were never completed. On November 27, 2010, the conditional use permit expired due to the developer not meeting completion date requirements, and the approval granted by Resolution #P17-07 is now considered null and void. All remaining structures have been demolished; the site is currently vacant.

On July 3, 2014, an LOU was issued concerning proposed redevelopment of the property with both residential and commercial uses. A detailed scope of work was not provided for the LOU, but the letter indicated that the parcels' zoning designation at the time of Urban Residential Mobile Home (URM) would not allow attached dwelling units or commercial uses on the site. The LOU also confirmed that up to 20 permanent dwelling units may be constructed on the site without the need for ROGO allocations, and, subject to the inclusionary housing requirements of Monroe County Code (MCC) §130-161, six (6) of the 20 units must be deed restricted as affordable housing.

On March 18, 2015, the Monroe County BOCC adopted Ordinance 008-2015, amending the subject property's Land Use (Zoning) District from URM to Urban Residential (UR). The map amendment became effective upon the State of Florida Department of Economic Opportunity's waiver of appeal on May 14, 2015.

On April 27, 2015, building permit #153-0659 was issued for the removal of invasive exotic vegetation on the site as shown in the vegetation survey on file. The permit remains open.

IV REVIEW OF APPLICATION:

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

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

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

   > Policy 101.4.4: The principal purpose of the Residential High category is to provide for high-density single-family, multi-family, and institutional residential development, including mobile homes and manufactured housing, located near employment centers. In addition, Monroe County shall adopt Land Development Regulations which allow nonresidential uses that were listed as a permitted use in the Land Development Regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan, and that lawfully existed on such lands on January 4, 1996 to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996 or limited to what the pre-2010 LDR's allowed, whichever is more restricted.

Policy 101.4.25: 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.

Policy 101.5.3: In order to encourage a compact form of nonresidential growth, the Permit Allocation System shall limit and direct new non-residential development primarily to areas designated as Tier III under Goal 105 not located within a designated Special Protection Area and provide incentives for redevelopment of existing developed and vacant infill sites.

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

Consistency with the land development regulations is addressed later in this report.

2. *The conditional use is consistent with the community character of the immediate vicinity:*

Parcels surrounding the subject property currently have zoning designations of Suburban Commercial, Urban Residential, Urban Residential–Mobile Home, and Suburban Residential. Land uses surrounding the subject property include a mixture of residential, office, light industrial, commercial retail and vacant land.

The parcel has a tier designation of Tier III. The majority of the site is scarified, consisting of pea-rock gravel, grassy areas, and some construction remains from building demolition currently in progress. There is also a small area of mangroves in the southeast portion of the site.

Although the subject property is currently vacant of structures, a 19-unit mobile home park and one additional single family dwelling unit existed on the property for many years and have been recognized as lawfully established.

The proposed residential development is consistent with the community character of the immediate vicinity.

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

   The proposed building designs include architectural features that provide visual interest and break up the mass of the structures, and use an architectural style similar in design to other existing buildings in Key Largo and throughout the Florida Keys. Additionally, as required by the Land Development Code, the applicant will be installing native trees and landscaping along the perimeter of the property as a district boundary buffer, along US1 as a major street buffer, and in parking areas within the site. The applicant is also proposing to place a decorative wall along the property boundary, and plant street trees throughout the site. These landscaped areas will provide screening and give the site a more appealing, natural appearance.

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

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

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

5. *The adequacy of public facilities and services, including, but not limited to, roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Land Development Code:*

   A. Roads:

      Localized Impacts & Access Management: If applicable to their respective jurisdiction, access to and from the development shall be approved by the Public Works Division and the Florida Department of Transportation (FDOT). The applicant has submitted a letter of coordination from FDOT, dated May 15, 2015, which states that an access permit will be required for the proposed entrance on US1. The Public Works Department shall review any proposed work within County public rights-of-way, including the proposed access on First Avenue. The Department maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work. In addition, new access drives must be designed in accordance with the Land Development Code (Land Development Code requirements are addressed later in this report).

      Level of Service (LOS): The projected trip generation and level of service of US 1 directly affect whether or not the redevelopment may be permitted or prohibited. According to the 2013 US 1 Arterial Travel Time and Delay Study, Segment 22 of US 1 had a level of service of "A." The County's traffic consultant (URS) must

approve the additional vehicle trips and their impact on the LOS along US 1. As of the date of this report, the County's traffic consultant was reviewing the traffic analysis submitted with the application.

B. Stormwater: A surface water management plan shall be approved by the Planning & Environmental Resources Department and if applicable, the South Florida Water Management District (SFWMD) (Land Development Code requirements are addressed later in this report). The applicant has submitted a surface water management plan. This plan will be reviewed for compliance as part of the building permit application(s) for the proposed development.

C. Sewer: The applicant has submitted letters of coordination from Key Largo Wastewater Treatment District, email dated April 28, 2015, and from the Florida Department of Environmental Protection, email dated May 29, 2015, regarding the sewer system for the proposed development.

D. Water: The applicant has submitted a letter of coordination from the Florida Keys Aqueduct Authority, dated May 20, 2015, regarding potable water service to the proposed development.

E. Refuse Disposal: The applicant has submitted a letter of coordination from Monroe County Solid Waste Management, dated April 30, 2015, indicating there is sufficient capacity available to provide for the waste disposal needs of the proposed development.

F. Emergency Management: The applicant has submitted a letter of coordination from the Office of the Fire Marshal, dated June 9, 2015. The development shall be in compliance with the Florida Fire Prevention Code and the life safety requirements within the Florida Building Code.

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

   There is no evidence to support or disprove the applicant's financial and technical capacity.

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

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

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

The proposed redevelopment will not have an adverse impact on public access to a waterfront area. The property, including the shoreline area, is under private ownership, and there is no evidence that the waterfront area has historically provided any access to the public.

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

   A. Residential Rate of Growth Ordinance (ROGO) (§138-19–§138-28): *Compliance to be determined at time of building permit issuance.*

      Pursuant to MCC §138-21, the residential Rate of Growth Ordinance (ROGO) shall apply to all residential dwelling units for which a building permit is required by the Land Development Code and for which building permits have not been issued prior to July 13, 1992, except as otherwise provided.

      Pursuant to MCC §138-22(1), the ROGO permit allocation system shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established dwelling unit that does not increase the number of dwelling units that existed on the site. Therefore, the property owner is entitled to one dwelling unit allocation, exempt from the ROGO permit allocation system, for each existing dwelling unit or previously existing dwelling unit that was lawfully-established.

      As stated in the LOU dated July 3, 2014, 20 permanent dwelling units have been recognized as exempt from ROGO on the subject property. The applicant may construct up to 20 permanent dwelling units on the site without the requirement for ROGO allocations. The applicant is proposing to development 28 market rate units. Prior to the issuance of a building permit for any of the additional 8 proposed permanent, market rate dwelling units, a ROGO allocation must be obtained for each unit. Similarly, prior to the issuance of any building permit for the proposed 24 affordable housing dwelling units, a ROGO allocation (affordable ROGO allocations may be available) must be obtained for each unit.

   B. Nonresidential Rate of Growth Ordinance (NROGO) (§138-47–§138-56): *Not applicable.*

      The proposed clubhouse is considered an accessory use to the principal residential use. Such buildings will not be counted as nonresidential floor area, provided they are reserved for the exclusive use of the residents of the property and not open for use by the public.

   C. Purpose of the UR District (§130-43): *In compliance.*

Pursuant to MCC §130-43, *The purpose of the UR district is to provide areas appropriate for high-density residential uses designed and intended for occupancy by persons gainfully employed in the Florida Keys and to create areas to provide for vacation rental use of detached dwellings, duplexes, and multifamily dwellings. This district should be established at or near employment centers.*

The proposed attached dwelling units are intended to serve as affordable housing for employees of the Playa Largo hotel, which is under construction nearby, at 97450 Overseas Highway. The proposed development is in compliance with the purpose of the UR zoning district.

D. Permitted Uses (§130-98): *Not in compliance.*

The proposed uses include 28 detached dwelling units; 24 attached dwelling units; and accessory uses including a clubhouse, gazebo, pool, and other site amenities.

Pursuant to §130-98, in the UR district:

- Detached dwelling units are permitted as of right;
- Accessory uses are permitted as of right; and
- Attached residential dwelling units are permitted as minor conditional uses, provided that:
    a. *sufficient common areas for recreation are provided to serve the number of dwelling units proposed to be developed;*
    b. *all entryways are designed and lighted to allow safe and secure access to all structures from walks and parking areas; and*
    c. *access to U.S. 1 is by way of:*
        1. *an existing curb cut;*
        2. *a signalized intersection; or*
        3. *a curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.*

The proposed site plan shows the attached dwelling units separated from the rest of the development site by a solid fence/privacy wall, with no pedestrian or vehicle gate. Based on this site plan, the recreational facilities (pool, clubhouse, boat ramp) appear to be inaccessible to the residents of the attached dwelling units, and there are no other common areas shown on the site for recreation serving the attached dwelling units. Therefore the proposed development is not in compliance with requirement a.: *sufficient common areas for recreation are provided to serve the number of attached dwelling units proposed to be developed.*

Prior to approval of a development order, the applicant must revise the site plan to show sufficient common areas for recreation to serve the proposed 24 attached dwelling units.

Lighting of entryways will be reviewed at the time of building permit approval.

Access to US1 from the attached dwelling units will be by way of First Avenue, which has an existing curb cut on US1.

E. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Compliance to be determined at time of building permit issuance.*

Allocated Density					
Land Use	Allocated Density	Size of Site (upland)	Maximum Allowed	Proposed	Potential Used
Detached dwellings	6 du/ acre	4.60 acres	27.6 du	28 du	101.4% See max net
Attached dwellings	6 du/ acre	4.60 acres	27.6 du	24 du	87.0% See max net
Maximum Net Density					
Land Use	Maximum Net Density	Buildable Area (subtract 0.20 open space ratio)	Maximum Allowed	Proposed	Potential Used
Detached dwellings – market rate with use of TDRs	12 du/ buildable acre	3.68 buildable acres	44.2 du	28 du	**63.3% with 7.6 TDRs**
Attached dwelling units - affordable	25 du/ buildable acre	3.68 buildable acres	92 du	24 du	**26.1% as affordable housing**
				Cumulative total	**89.4%**

As shown in the table above, the site is in compliance with the density requirements of §130-157 with the use of transferable development rights (TDRs) for the detached dwelling units, and with the deed restriction of the attached dwelling units as affordable housing pursuant to §130-161. The applicant is using 26.1% of the site for the attached, affordable dwelling units. Therefore, 73.9% of the site is available for calculations of allocated density for the detached, market rate dwelling units. As shown in the table below, 73.9% of the site would yield a maximum of 20.4 dwelling units under the site's allocated density. Under the site's maximum net density (see table above), 73.9% of the site would yield a maximum of 32 dwelling units. The applicant is proposing 28 market rate dwelling units. In order to make up the difference between 20.4 allocated dwelling units, and the proposed 28 market rate units, the applicant will need to transfer 7.6 TDRs to the site prior to the issuance of a building permit for more than 20 detached market rate units.

TDRs Needed							
Land Use	Allocated Density	Size of Site (upland)	Total Allocated	Percentage Available (subtract 26.1% used by AFH)	Total allocated based on % available (73.9% x 27.6 du)	Proposed	**TDRs needed**
Detached dwellings – market rate	6 du/ acre	4.60 acres	27.6	73.9%	20.4 du	28	**7.6**

F. Required Open Space (§118-9 & §130-157): *Compliance to be determined.*

There is a required open space ratio of 0.20 or 20% in the UR land use district. In total, the property consists of 200,265 SF of upland area. Therefore, at least 40,053 SF of the total upland area must remain open space. The site data table on the proposed site plan indicates that there will be 87,504 SF of pervious area on the site. However, the site data table on the site plan uses the surveyed area of the site including non-upland areas. Even with this discrepancy, the site appears to be in compliance with the required open space.

In addition, along altered shorelines adjacent to manmade canals, channels, and basins, there is a required open space ratio of 40%. Along open water shorelines that have been altered by the legal placement of fill, there is a required open space ratio of 70%. The proposed site plan does not include a calculation of the shoreline setback open space provided.

Prior to the granting of a development order, revisions to the site plan must be submitted updating the site data table to reflect the correct upland area figures, the upland open space area provided on the site, the total shoreline setback area, the shoreline open space calculations, and compliance with both non-shoreline and shoreline open space requirements.

G. Setbacks (§118-10, §118-12 & §130-186): *Compliance to be determined.*

Non-shoreline setbacks (§130-186)(*Compliance to be determined*):
The required non-shoreline setbacks in the UR district are as follows:

- Primary front yard: 15'
- Secondary front yard: 15'
- Primary side yard: 10'
- Secondary side yard: 5'
- Rear yard: 10'

The Site Plan provided: Sheet C-1, by Consulting Engineering & Science, Inc. (CES), dated 4/27/15, revised 6/12/2015, signed and sealed on 6/22/2015 by Nelson H. Ortiz, indicates a 20' setback line along the western property line adjacent to US1; a 15' setback line along the southern property line adjacent to First Avenue; a 10' setback along the northern property line, and a 10' setback along the south and southeast property lines (in areas not adjacent to First Avenue or the shoreline).

The non-shoreline setback lines shown on the site plan by CES either meet or exceed the required setbacks per §130-186. However, upon comparison of the CES site plan with the submitted site plan drawn by the architect (Sheet A002, "Reference Site Plan," by Mayer S. Abbo), the building footprints on the CES site plan do not appear to include roof overhangs or stairways. All portions of the proposed buildings are subject to the required setbacks and must be shown on the site plan.

Despite the inaccurate setback lines and missing roof overhang and stairway information, it appears that the proposed structures, when measured, may be in compliance with the correct required setback lines.

The site plan must be updated to indicate the following correct minimum required setback lines, and compliance of all structures, including roof overhangs, stairways, etc.:

- 15' primary front yard setback line along the western property line adjacent to US1;
- 15' secondary front yard setback line along the southern property line adjacent to First Avenue;
- 10' primary side yard setback along the northern property line; and
- 5' secondary side yard setback along the south and southeast property lines (in areas not adjacent to First Avenue or the shoreline).

Prior to the approval of a development order, the site plan must be revised to show the correct required setback lines as described above, and to clearly show that all structures, including any roof overhangs, stairways, porches, balconies, or any other portion of the structure, are in compliance with the correct required setbacks.

Shoreline setbacks (§118-12)(*Compliance to be determined*):
Shoreline setback requirements were addressed in the LOU dated July 3, 2014 as follows:

The southeastern and northeastern portions of the shoreline of RE# 00090820.000000 are altered and adjacent to dredged areas. Pursuant to MCC §118-12(b)(1), *along lawfully altered shorelines including manmade canals, channels, and basins, principal structures shall be set back at least 20' as measured from the mean high water (MHW) line.*

The southwestern portion of the shoreline of RE# 00090820.000000 is an open water shoreline that appears to have been altered by the legal placement of fill. Therefore, pursuant to MCC §118-12(b)(3) *Along open water shorelines not adjacent to manmade canals, channels, or basins, and which have been altered by the legal placement of fill:*

i. And where a mangrove fringe of at least ten feet in width occurs across the entire shoreline of the property, principal structures shall be set back at least 30

feet as measured from the mean high water (MHW) line or the landward extent of the mangroves, whichever is further inland.
ii. And where no mangrove fringe exists, principal structures shall be set back at least 30 feet from the mean high water (MHW) line, provided that native vegetation exists or is planted and maintained in a ten-foot width across the entire shoreline as approved by the county biologist, and is placed under conservation easement; otherwise the setback shall be 50 feet as measured from the mean high water (MHW) line.

The proposed site plan by CES shows a 20' shoreline setback along the southwestern portion of the shoreline (however, it appears stairways encroach this setback), a 10' shoreline setback along the southeastern portion of the shoreline, and does not show a shoreline setback line along the northeastern portion of the shoreline. The site plan also does not depict the landward extent of any mangroves, from which the open water shoreline setback may be measured, if applicable. Therefore, compliance with the shoreline setback requirements could not be determined.

Prior to issuance of a development order, the site plan shall be revised to show the required shoreline setback lines as described above, the extent of any mangroves, and that all structures, including any roof overhangs, stairways, porches, balconies, or any other portion of the structure, are in compliance with the correct required shoreline setbacks

Wetland Setbacks (§118-10)(*Compliance to be determined)*:
The mangrove wetlands extending landward of the MHW line are subject to the wetland open space requirements of MCC §118-4 which states no development activities, except as provided for in the Land Development Code, are permitted in mangroves, freshwater wetlands and in undisturbed saltmarsh and buttonwood wetlands; the open space requirement is 100%. In addition to the open space requirements, pursuant to MCC §118-10(4)(g) a vegetated buffer is required between development and wetlands. *Except as allowed in MCC §118-7 (general environmental design criteria), a minimum vegetated setback of 50' shall be maintained as an open space buffer for development occurring adjacent to all types of wetlands, with the following exceptions:*
1. If a 50' setback results in a less than 2,000 SF of principal structure footprint of reasonable configuration, then the setback may be reduced to allow for 2,000 SF of principal structure footprint of reasonable configuration, provided that the setback is not reduced to less than 25'.
2. On properties classified as scarified adjacent to wetlands, the wetland setback may be reduced to 25', without regard to buildable area, if the entire setback area: i) is planted and maintained in native vegetation meeting the standards of a class "D" bufferyard or a bufferyard providing similar protection (MCC §114-128 Bufferyard standards) with the exception that understory trees may be substituted for canopy trees; ii) contains a site-suitable stormwater management plan approved by the county biologist; and iii) Is placed under conservation easement.

The proposed site plan by CES does not show the required wetland setback lines, nor does it depict the landward extent of mangroves, from which the wetland setback is measured. Therefore, compliance with the wetland setback requirements could not be determined.
Prior to issuance of a development order, the site plan shall be revised to show the landward extent of mangrove wetlands; the correct wetland setback lines; and the required Class D bufferyard if the setback is to be reduced in accordance with §118-10(4)(g)2.

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

No structure or building shall be developed that exceeds a maximum height of 35'-0", as measured from grade (unless a listed exception in MCC §130-187).

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

Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. To confirm the natural elevation of the ground surface, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007. In the event 2007 LiDAR data is not available for a given parcel, the county shall use the best available data, including, but not limited to, pre-construction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.
Based on the topographic boundary survey submitted with the application, by William Herryman, "Sheet No. 3 of 4," dated 06-06-2015, the elevation of the crown of road on US 1 adjacent to the site is +10.71' NGVD. According to the building elevations submitted for all proposed buildings on the site, no structure will have a height exceeding +45.71' NGVD, and therefore the proposed development is in compliance with the 35' height limit.

I. Surface Water Management Criteria (§114-3): *Full compliance to be determined upon building permit application review.*

The applicant has submitted drainage and stormwater plans, as well as a Surface Water Management Report by CES. The submitted plans and surface water management report do not depict the proposed depth to the seasonal water table, therefore staff cannot confirm the post-development on-site retention volumes.

J. Wastewater Treatment Criteria (§114-5): *Full compliance to be determined by KLWTD, DEP, and Building Department prior to the issuance of a building permit.*

The applicant has submitted letters of coordination from Key Largo Wastewater Treatment District, email dated April 28, 2015, and from the Florida Department of Environmental Protection, email dated May 29, 2015, regarding the sewer system for the proposed development.

K. Fencing (§114-20): *Compliance to be determined.*

The architect's site plan indicates a "privacy wall" along several areas of the property line and at various locations in the interior of the property. According to the submitted elevation drawings, the privacy wall is proposed to be solid up to 3'6" in height, a "decorative aluminum rail" from 3'6" to 5' in height, and have piers that are 6' in height. However, various site plans throughout the submitted documents indicate that the privacy wall will be 7' tall. Further, detailed drawings of the privacy wall indicate that several of the wall's piers will exceed 6' in height, with some exceeding 8' in height. Per MCC Section 114-20(1), *In general, all fences shall be measured from the finished elevation adjacent to the fence and shall not exceed six feet in height.* At the time of building permit approval, all plans must consistently indicate that the privacy wall is in compliance with all requirements of MCC §114-20.

The site plan also shows a fence and privacy wall surrounding the affordable housing portion of the site, separating it entirely from the detached dwelling unit portion of the site. Per MCC §130-166. - Aggregation of development, *any development that has or is a part of a common plan or theme of development or use, including, but not limited to, an overall plan of development, common or shared amenities, utilities or facilities, shall be aggregated for the purpose of determining permitted or authorized development and compliance with each and every standard of this chapter and for the purpose of determining the appropriate form of development review.*

If the applicant wishes to combine all land area for the purposes of calculating density, open space, parking, and other requirements of the land development code, the site may not be split entirely between two areas. The site plan must show that there are common or shared amenities, utilities, or facilities. If not, each separate area of development will be evaluated independently and must meet all requirements of the Land Development Code as an individual development site. Additionally, as discussed in paragraph D on page 8 of this staff report, the fence/wall eliminates access from the attached dwelling units to recreational space, which is required by MCC §130-98. Prior to issuance of a development order, the site plan must be revised to allow access between the attached and detached dwelling unit areas of the site, or revised so that each separate area meets all requirements of the Land Development Code individually.

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

The site is designated within AE-EL 8, AE-EL 9, AE-EL 10, and VE-EL 11 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps. All new structures must be built to floodplain management standards that meet those for flood protection.

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

The development proposal includes the following required energy conservation measures: the installation of native plants in required landscaping, which will reduce the requirements for water and maintenance; the installation of shade trees, which will provide shade for residential and parking areas; and the provision of structural shading.

Not enough information was provided to determine if the development proposal includes the following required energy conservation measures: reduced coverage by asphalt, concrete, rock and similar substances in streets, parking lots and other areas to reduce local air temperatures and reflected light and heat; use of energy-efficient feature in window design; use of operable windows and ceiling fans; installation of energy-efficient appliances and equipment; prohibition of deed restrictions or covenants that would prevent or unnecessarily hamper energy conservation efforts; installation of energy-efficient lighting for streets, parking areas, recreation areas, and other interior and exterior public areas; and orientation of structures, as possible, to reduce solar heat gain by walls and to use the natural cooling effects of the wind.

N. Potable Water Conservation Standards (§114-46): *Full compliance to be determined by FKAA and Building Department prior to the issuance of a building permit.*

O. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8): *Full compliance to be determined upon building permit application review.*

In accordance with MCC §118-7(1), to the maximum extent practicable, development shall be sited so as to preserve all listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than 4".

A Vegetative Assessment & Map, dated March 4, 2015, prepared by Harry DeLashmutt, was submitted with the application. However the plans submitted with the application do not depict which trees are proposed to be removed. In accordance with §118-2, an Existing Conditions Report must be submitted with the building permit application. The existing conditions report must include a list of species found in the survey provided in a matrix of the following five columns:

a. Column 1, Removed: estimates the number of that plant will be removed.

b. Column 2, Retained: indicates that one or more of that plant will remain.
c. Column 3, Common plant name.
d. Column 4, Scientific name.
e. Column 5, Status: threatened, endangered, or regionally important and other native species four inches or greater in diameter at four feet in height and exotic or pest plant status.

In accordance with §118-8, the removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis. The number, species, and sizes of trees and plants to be mitigated shall be identified in the existing conditions report approved by the county biologist in accordance with the minimum size requirements set forth in section 114-101.

P. Required Parking (§114-67): *Not in compliance.*

Specific Use	Multiplier	Proposed	Required
Single family dwelling units	2 spaces / dwelling unit	28 du	56 spaces
Multifamily residential developments	2.0 spaces per each 1-bedroom dwelling unit; 2.0 spaces per each 2-bedroom dwelling unit; 3.0 spaces per each 3 or more bedroom dwelling unit	12 1-bedroom units; 12 2-bedroom units	48 spaces
		Total Required Spaces	104 spaces

As set forth in the preceding table, 104 off-street parking spaces are required. The proposed site plan indicates 116 off-street parking spaces in total:

- 31 parking spaces located next to the attached dwelling units (29 regular 9'-0" x 18'-0" and 2 ADA 12'-0" x 18'-0")
- 78 spaces located on the detached dwelling unit lots (dimensions not shown on main site plan; first floor plan shows: all regular 8'-6" x 18'-0")
- 7 spaces at the clubhouse (6 regular 9'-0" x 18'-0" and 1 ADA 12'-0" x 18'-0")

The site plan drawn by CES does not show the location or dimensions of the proposed parking spaces associated with the detached dwelling units. Based on comparison with the architect's drawings, the site as a whole appears to meet the off-street parking requirements. However, the attached dwelling unit area of the site does not have adequate parking for the 24 units on that portion of the site (48 spaces required; only 31 provided). As discussed earlier in this staff report, fencing and a wall separates the attached dwelling units entirely from the rest of the site,

eliminating access to additional parking spaces by residents of the attached dwelling units. Prior to issuance of a development order, the site plan must be revised to show all parking spaces on the site and redesigned to include adequate parking for the attached dwelling units.

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

Loading spaces are required for nonresidential development only.

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

Since the parking areas next to the attached dwelling units and the clubhouse each contain six or more spaces and are within a UR district, a class "C" landscaping standard is required.

(Note: Scale is wrong on Sheet L-3)

S. Required Bufferyards (§114-124 – §114-130): *Not in compliance.*

A major street bufferyard is required along the US 1 right-of-way. In the UR district, the required major street bufferyard is a class "D" bufferyard. The minimum class "D" bufferyard is 20' in width. The submitted site plan and landscaping plan both show a 20' class "D" bufferyard along US 1.

Land use district bufferyards are required. Along the northeastern property line, there is a Suburban Residential (SR) district. Along the northwestern and southwestern property lines, there is a Suburban Commercial (SC) district. Along a UR/SR boundary line, a class "C" district boundary bufferyard is required. Along a UR/SC boundary line, a class "C" district boundary bufferyard is required.

A class "C" bufferyard has a minimum width of 10' and its planting requirements are described/illustrated in MCC §114-128. The submitted site plan indicates a 5' wide class "C" buffer along the northeastern property line, and does not indicate any district boundary buffers along the southwestern property line. The landscaping plan shows a 10' class "D" bufferyard along the northeastern property line; a 10' class "C" buffer along the southwestern property line adjacent to First Avenue; and a mixture of 10' and 20' class "C" buffers along the remaining segments of the southeastern property line.

The landscaping plans incorrectly identify the site as having URM zoning. In May of 2015, the zoning for the site was amended to UR.

In several locations, roof overhangs, stairways, and/or other appurtenances appear to encroach the required bufferyards. Prior to approval of a development order, the site plan shall be revised to remove all structures from the required bufferyards and show the correct required district boundary buffers.

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

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

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

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

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

There is one existing vehicular access point to and from the development along US 1, which was partially completed under a previous development approval. Based on the traffic analysis, additional improvements to this access may be required by FDOT. The applicant has submitted a letter of coordination from FDOT, dated May 15, 2015, which states that an access permit will be required for the proposed entrance on US1. Prior to issuance of a building permit, the applicant must show a letter of intent from FDOT for the access permit, or a letter stating that no improvements are necessary.

The proposal also includes a new access onto First Avenue. The Public Works Department shall review any proposed work within County public rights-of-way. The Department maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

The applicant has submitted a traffic study, which is currently under review by the County's traffic consultant (URS). Prior to the approval of a development order, the traffic study must be approved by URS and the Planning Director.

W. Recycling Area (§114-21): *In compliance.*

Per §114-21, a recycling collection area of at least 240 square feet is required for the attached dwelling units. The site plan indicates a 240 square foot recycling area with 5' fence screening on all sides.

X. Inclusionary Housing (§130-161(b)): *Compliance to be determined upon issuance of building permit.*

Pursuant to MCC §130-161, the 20 redeveloped dwelling units are subject to the inclusionary housing requirements. The inclusionary housing requirements will be

initiated when a building permit application is submitted for the tenth market rate dwelling unit on the subject property.

The subject property was last developed with a mobile home park (the project approved in 2003 and 2007 was never completed). Pursuant to MCC §130-161(b)(2)b., *the removal and replacement with other types of dwelling units of 10 or more mobile homes that are located on a parcel or contiguous parcels and/or the conversion of mobile home spaces located on a parcel or contiguous parcels into a use other than mobile homes shall be required to include in the development or redevelopment a number of affordable housing units equal to at least 30% of the number of existing units being removed and replaced or converted from mobile home use.* Under this requirement, 6 of the 20 redeveloped units must be deed restricted as affordable housing. The applicant is proposing 24 affordable housing units, which is in compliance, but actual compliance will be determined at the time of building permit based on the cumulative number of building permits issued for market rate and affordable dwelling units.

Affordable housing means residential dwelling units that meet the following requirements: a) meet all applicable requirements of the US Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building materials, when not in conflict with applicable laws of the county; and b) dwelling unit whose monthly rent, not including utilities, does not exceed 30% of that amount which represents either 50% (very low income) or 80% (low income) or 100% (median income) or 120% (moderate income) of the monthly median adjusted household income for the county.

Pursuant to Section 130-161(b)(5)c.6., each affordable housing unit provided pursuant to the inclusionary housing requirements *shall contain a minimum of 400 square feet of habitable floor area and the average enclosed habitable floor area of all units so provided shall be at least 700 square feet.*

The attached dwelling units on the proposed site plan each have at least 1000 square feet of enclosed floor area, and are therefore in compliance with this requirement.

Pursuant to Section 130-161(b)(5)c.10., *the county will not issue certificates of occupancy for market rate units associated with development or redevelopment projects subject to the provisions of this subsection (b) unless and until certificates of occupancy have been issued for required affordable housing units, lot donations are complete, or in-lieu fees have been paid as provided herein.*

Prior to issuance of a certificate of occupancy for the tenth market rate dwelling unit, a certificate of occupancy must be issued for at least one of the affordable units.

V RECOMMENDED ACTION:

Staff recommends APPROVAL if all of the following conditions are met:

1. Prior to the issuance of a development order approving the minor conditional use permit, the traffic analysis shall be approved by the County's traffic consultant (URS) and the Senior Director of Planning & Environmental Resources.

2. Prior to the issuance of a development order approving the minor conditional use permit, the applicant shall provide the following revisions to the site plan (all to be shown on a single site plan to be approved with the development order):
   a. add mean high water line, matching the mean high water survey line;
   b. remove the note "future development" from the attached dwelling unit portion of the site;
   c. clearly indicate the number of proposed dwelling units of each type in the site data table;
   d. show location and dimensions of all required parking spaces and redesign to include adequate parking for the attached dwelling units;
   e. show correct required non-shoreline, shoreline and wetland setbacks;
   f. revise so that all structures, including roof overhangs, do not encroach the required setbacks or bufferyards;
   g. update site data table with accurate zoning information, setbacks, upland site area, upland open space, shoreline setbacks, shoreline setback area and open space;
   h. revise to allow access between attached and detached units on the site, in order to be compliant with density and parking requirements for the entire site;
   i. provide sufficient common area for recreation for the attached dwelling units;
   j. remove fence and signage from approved site plan or revise to be compliant with all requirements of the land development code;
   k. revise to show the landward extent of mangrove wetlands; the correct wetland setback lines; and the required Class D bufferyard if the setback is to be reduced in accordance with §118-10(4)(g)2.

3. Prior to the issuance of a development order approving this minor conditional use permit, the applicant shall provide the following revisions to the landscape plan:
   a. All class "C" bufferyards must be shown with a minimum width of 10'.
   b. Data table must be updated to reflect current zoning designation of Urban Residential (UR).

4. Prior to the issuance of a building permit, the surface water management plans and calculations shall be revised to accurately depict the depth to groundwater in both the pre and post conditions.

5. Prior to issuance of a building permit for any permanent market rate dwelling units beyond the 20 that are ROGO exempt, the applicant must obtain the necessary ROGO allocations for market rate dwelling units.

6. Prior to issuance of a building permit for the 21st -28th detached dwelling units, applicant shall complete the transfer of 7.6 TDRs, or the proportional amount needed for each individual building permit.

7. Prior to issuance of a building permit for the 10th detached market rate dwelling unit and all following detached market rate dwelling units, the applicant must have a certificate of occupancy for the necessary number of affordable housing unit(s) to be in compliance with inclusionary housing requirements of §130-161.

8. Prior to issuance of a building permit for any proposed affordable housing dwelling units, the applicant must obtain the necessary ROGO allocations for affordable housing units.

9. Prior to issuance of a building permit for the attached dwelling units, the applicant must submit an approved affordable housing deed restriction, as required by MCC 130-161.

10. Prior to building permit, all building designs must match dimensions of approved site plan.

11. Prior to building permit, landscape plans must match approved site plan and comply with MCC landscaping and bufferyard standards.

12. Mitigation for the removal of native vegetation is required prior to the issuance of building permits.

13. Prior to issuance of a building permit, the applicant must provide a letter of intent from FDOT for the required access permit, or a letter stating no additional improvements are necessary.

14. The subject property and proposed development is receiving approval as an aggregated site combined for the purposes of development review. Fencing shall not be allowed to separate the affordable housing portion of the site from the detached dwellings and amenities.

15. Prior to the issuance of a certificate of occupancy for any new building, all required landscaping shall be formally approved by a Building Permit, planted and pass a final inspection by the County Biologist or his or her designee.

16. Prior to issuance of a certificate of occupancy, the applicant must provide a permit issued by FDOT for access or a letter stating no improvements are necessary.

17. A minor conditional use permit is not a final approval for certain development. The applicant shall obtain a building permit(s) for any improvement requiring such an approval.

18. The scope of work has not been reviewed for compliance with Florida Building Code. Prior to the issuance of Building Permits, new development and structures shall be found

in compliance by the Monroe County Building Department, Floodplain Administrator, and the Office of the Fire Marshal.

19. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

20. The proposed architectural style and design of the buildings - as illustrated in the proposed floor plans and building elevations included in the application - has been reviewed and conceptually approved by this minor conditional use permit. Any modifications shall be reviewed by the Planning & Environmental Resources for consistency with this approval. Any modification of consistent design shall be approved by the Senior Director of Planning & Environmental Resources.

21. The clubhouse shall be for the exclusive use of the residents of the detached and attached dwelling units on the site.

22. The development is approved as an aggregated development and shall be reviewed as such for any future development approvals. The parcels shall not be split or separated in a way that creates a nonconforming use or structure in the future.

VI PLANS REVIEWED:

Surveys:

A. Topographic Boundary Survey, Sheets 1-4, by William Herryman, dated 06/06/2014.
B. Boundary and Mean High Water Line Survey, by William Herryman, dated 06/19/2015.

Architecture – Site Plan Information:

C. Reference Site Plan, Sheet A002, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
D. Reference Site Plan – First Floor, Sheet A002.1, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 6/12/2015.
E. Site Views & Perspectives, Sheet A003, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
F. Apartment Building Partial Site Plan, Sheet A004, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 6/12/2015.
G. Club House Partial Site Plan, Sheet A005, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
H. Entrance Site Plan and Details, Sheet A006, by Mayer S. Abbo, Prime Design Associates, dated 04-27-2015, revised 6/12/2015.

Civil:

I. Layout Plan & Notes, Sheet C-1, by Nelson H. Ortiz, Consulting Engineering & Science (CES), dated 04/27/2015, revised 6/12/2015.
J. Paving Grading Drainage Plan & Notes, Sheet C-2, by Nelson H. Ortiz, Consulting Engineering & Science (CES), dated 04/27/2015, revised 6/12/2015.
K. Site/Drainage Details, Sheet C-3, by Nelson H. Ortiz, Consulting Engineering & Science (CES), dated 04/27/2015, revised 6/12/2015.
L. Stormwater Pollution Prevention Plan and Notes, Sheets SWPPP-1 and SWPPP-2, by Nelson H. Ortiz, Consulting Engineering & Science (CES), dated 04/27/2015, revised 6/12/2015.

Landscape:

M. West Landscape Plan, Sheet L-1, by Witkin Hults Design Group, dated 3/25/2015, revised 6/18/2015.
N. East Landscape Plan, Sheet L-2, by Witkin Hults Design Group, dated 2/24/2015, revised 6/18/2015.
O. Residential Lot Landscape Plan, Sheet L-3, by Witkin Hults Design Group, dated 2/24/2015, revised 6/18/2015.
P. Club House Landscape Plan, Sheet L-4, by Witkin Hults Design Group, dated 3/25/2015, revised 6/18/2015.

Architecture – Model "A":

Q. First and Second Floor Plans, Sheet A100, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 06/20/2015.
R. Third Floor Plan, Sheet A101, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
S. Roof Plan, Sheet A102, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
T. Elevations, Sheets A200, A201, A202, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 06/20/2015.

Architecture – Model "B":

U. First and Second Floor Plans, Sheet A100, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 06/20/2015.
V. Third Floor Plan, Sheet A101, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
W. Roof Plan, Sheet A102, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.
X. Elevations, Sheets A200, A201, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015..

Architecture – "Club House":

Y. First Floor Plan, Sheet A200, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 06/20/2015.
Z. Roof Plan, Sheet A201, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015.

AA. Building Elevations, Sheets A400, A401, by Mayer S. Abbo, Prime Design Associates, dated 04/27/2015, revised 06/20/2015.

Architecture – Apartments "Building 1":

BB. First Floor Building Plan, Sheet A200, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

CC. Second Floor Building Plan, Sheet A201, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

DD. Third Floor Building Plan, Sheet A202, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

EE. Roof Plan, Sheet A203, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

FF. Elevations, Sheets A300, A301, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

Architecture – Apartments "Building 2":

GG. First Floor Building Plan, Sheet A200, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

HH. Second Floor Building Plan, Sheet A201, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

II. Third Floor Building Plan, Sheet A202, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

JJ. Roof Plan, Sheet A203, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

KK. Elevations, Sheets A300, A301, by Mayer S. Abbo, Prime Design Associates, dated 06/15/2015.

File #: **2015-049**

Owner's Name: PL Ocean Residence Holdings LLC

Applicant: PL Ocean Residence Holdings LLC

Agent: Jorge Cepero/PMG Asset Services, LLC

Type of Application: Minor

Key: Key Largo

RE: 00090810.000000, 00090820.000000
00090840.000000, 00090840.000100
00090860.000000

Additional Information added to File 2015-049

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: 3.09.15
Time: _____

Dear Applicant:

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

PL Ocean Residence Holdings, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff

PRIMEHOSPITALITYGROUP

RECEIVED
MAY 22 2015
MONROE CO. PLANNING DEPT

TRANSMITTAL LETTER

To: Gail Creech, Planning and Environmental Resource Department

From Jorge Cepero

Date: May 21, 2015

Ref.: PL Ocean Residences- Minor Conditional Use Permit Application- Supplemental Docs

---

Dear Gail:

Enclosed please find the following application for a Minor Conditional Use Permit:

I. Application package for Minor Conditional Use Permit containing:
   A. Site Plan, Fl. Plan, Elevations and Landscape Architecture
   B. Traffic Review Fee Check: $5,000
   C. Written Description of the Project
   D. Stormwater/Surface Water Management Plan
   E. Proof of Coordination with
      1. FKAA
      2. KLSTD
      3. FKEC
      4. Fire Marshall
      5. Solid Waste
      6. FDEP
   F. Vegetation Plan

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

Thank you,

Jorge S. Cepero
Prime Hospitality Group
4651 Sheridan Street, Suite 480
Phone: 954-392-8788 ext 319

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Minor Conditional Use Permit Application

Supplemental Submittal

5-21-15

Document Index-

Section I- Revised Site Plan, Fl. Plans, Elevations & Landscape Architecture Plans

Section L- Traffic Review Fee of $5,000

Section M- Written Description of the Project with Number of Buildings

Section N- Stormwater/Surface Water Management Plans

Section O- Proof of Coordination with:

- FKAA
- KLSTD
- FKEC
- Fire Marshall
- Solid Waste
- FDEP

Section P- Vegetation Plan

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Minor Conditional Use Permit Application

Project Narrative:

Playa Largo Ocean Residences will essentially be 2 projects working as one. One portion of the site will contain 28 market rate single family homes, 20 of which are ROGO exempt, a clubhouse with a pool, and a guardhouse. The project will have a driveway on US-1.

The second part of the project will consist of two apartment buildings containing 24 apartments. These apartments will primarily be used to house the employees of the Playa Largo Resort, located just across overseas highway. The apartments will have an entry of 1st avenue.

The property had some existing water, sewer and drainage installed, and we are attempting to recycle as much of this system as possible. Both properties will share the water and sewer system.

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

J. Robert Dean
Chairman
District 3

Antoinette M. Appell
Vice-Chairman
District 4

Melva G. Wagner
Secretary/Treasurer
District 2

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

May 20, 2015

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

RE: Playa Largo Residences(Ciudad Mar)-Interstate Property Holdings
97801 Overseas Highway-Key Largo
RE#:00090810-000000, 00090820-000000, 00090840-000000, 00090840-000100 & 00090860-000000
Location # 014172-5/8" Meter

Dear Mr. Cepero,

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

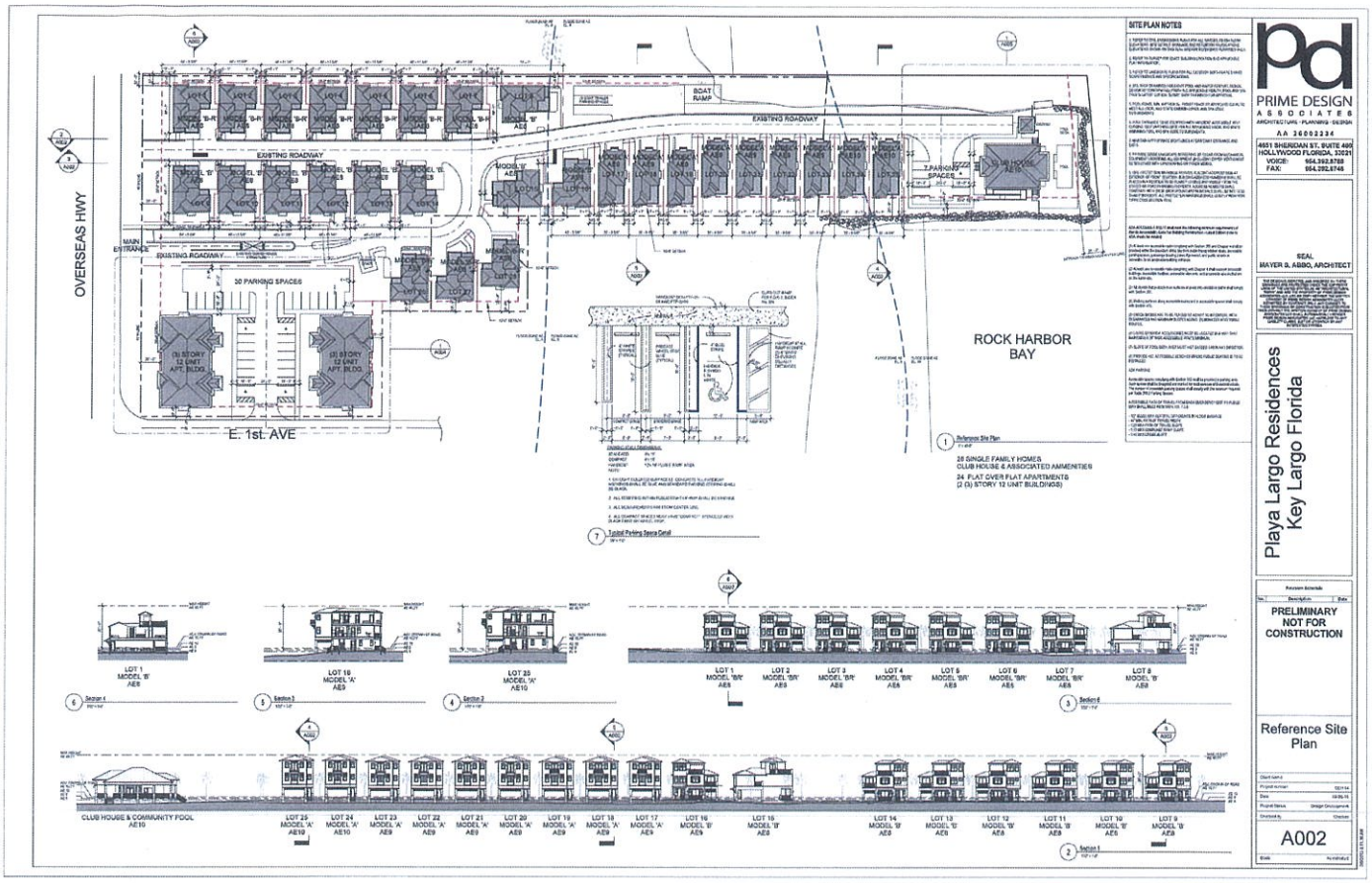
There are 8" water main located on Overseas Highway in front of the proposed site which appears feasible for 28 single family units, 24 apartment units with a club house. A complete set of Civil and Architectural plans are required prior to determining if the 8" water main is feasible for proposed development.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Sue Reich, Customer Service Manager Tavernier
Yusi Bonachea, Customer Service Manager Marathon
Christie Martin, Customer Service Manager Key West



PRIME DESIGN ASSOCIATES
ARCHITECTURE · PLANNING · DESIGN
AA 26002334
4651 SHERIDAN ST, SUITE 400
HOLLYWOOD FLORIDA, 33021
VOICE: 954.392.8788
FAX: 954.292.6746

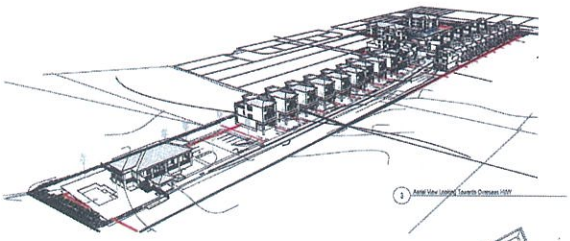
SEAL
MAYER S. ABBO, ARCHITECT

Playa Largo Residences
Key Largo Florida

PRELIMINARY
NOT FOR CONSTRUCTION

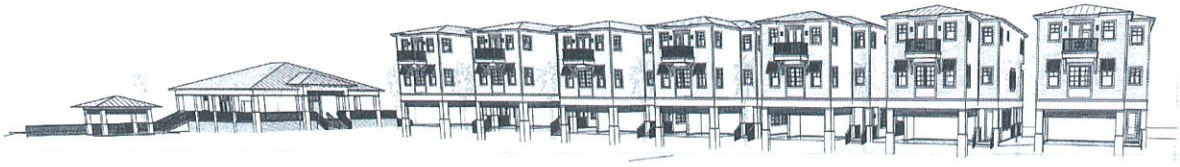
Reference Site Plan

A002



3 Aerial View Looking Towards Overseas HWY

2 3D View 2



1 3D View 1

PRIME DESIGN
ASSOCIATES
ARCHITECTURE, PLANNING, DESIGN
AA 26002234
4651 SHERIDAN ST. SUITE 460
HOLLYWOOD FLORIDA, 33021
VOICE: 954.392.8784
FAX: 954.392.8746

SEAL
MAYER S. ABBO, ARCHITECT

Playa Largo Residences
Key Largo Florida

Revision Schedule

No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

Site Views &
Perspectives

Client name	
Project number	15214
Date	10-05-15
Phase Status	Design Development
Checked by	Checker

A003

Date

HDR | INFRASTRUCTURE CORPORATION OF AMERICA

LETTER OF COORDINATION

May 15, 2015

Mr. Jorge Cepero
Prime Group

RE: Playa Largo Ocean Residence
RE #s 00090810-, 00090820-, 00090840-, 00090840-000100 & 00090860

Mr. Cepero:

Per the Florida Administrative Code, Chapters 14-96 and 14-86, the proposed improvements to the above-captioned parcels require both an Access and Drainage Permit from the Florida Department of Transportation. Any other changes or work related to the property, such as landscaping, for example, within the Department's Right-of-Way may require other permits from the Department accordingly.

Current applications are available online at: (https://gis.dot.state.fl.us/OneStopPermitting/Permits).

Should you have any questions or concerns, please do not hesitate to contact me at (305) 289-4360.

Sincerely,

M. Lee

Michelle Lee
Permit Coordinator

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

April 29, 2015

Prime Group US
Jorge Cepero
4651 Sheridan St Suite 480
Hollywood, Fl 33021

Re: Letter of Coordination – Proposed construction of 28 homes, 24 apartments and club house located at 97801 Overseas Hwy formerly known as Ciudadmar & Rock Harbor RE: 00090810-000000, 00090820-000000, 00090840-000000, 00090840-000100, 00090860-000000

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,

Keith Kropf, PE
Director of Engineering

VEGETATIVE ASSESSMENT &MAP

of

Acreage Parcel of 5 Tracts – Mandalay Subdivision, 97801 Overseas Highway, Key Largo Monroe County - Parcel #s 00090810-; 00090820-; 00090840-; 00090840-000100; & 00090860-000000
Sec 06-Twn 62-Rge 39

for

Prime Group – Development Corp.
c/o Jorge Cepero
4651 Sheridan St., Suite 480
Hollywood, FL 33021

Field Assessment & Marking Conducted – March 4, 2015

Report Prepared by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Proposed Re-development Project –"PL Ocean Residences"

The vegetative assessment, marking & mapping report was conducted on the subject parcel by the undersigned on March 4, 2015. This parcel consists of five (5) tracts with contiguous boundaries located in the Mandalay Subdivision of Key Largo, Monroe County. According to the Monroe County Appraiser's office the total size of the five tract parcel is approximately 4.33 acres. The elevation of the land is a consistent grade and there is upland fill placed throughout the five tracts. The fill extends to all property boundary lines and the shoulders drop immediately to the lower elevations surrounding some of the parcel. A long peninsula of filled land extends south into the Atlantic Ocean with rip rap armor along the shorelines. In addition, a dredged channel is immediately adjacent to the southeast side and end of the peninsula providing water access and a concrete boat ramp.

This assessment and report considered and referenced protocols of the Monroe County Land Development Regulations and is consistent with vegetation/habitat documentation. The purpose of the assessment is to provide the developer guidance for avoiding impact to native trees and listed (protected status) plants during any pre-construction land clearing and grounds maintenance of the parcel. The assessment focused on measurements and locations of native and invasive exotic vegetation found growing on the parcel. All native and listed plants have been marked in red tree marking paint and documented by maps. See Vegetative Maps in this report below:

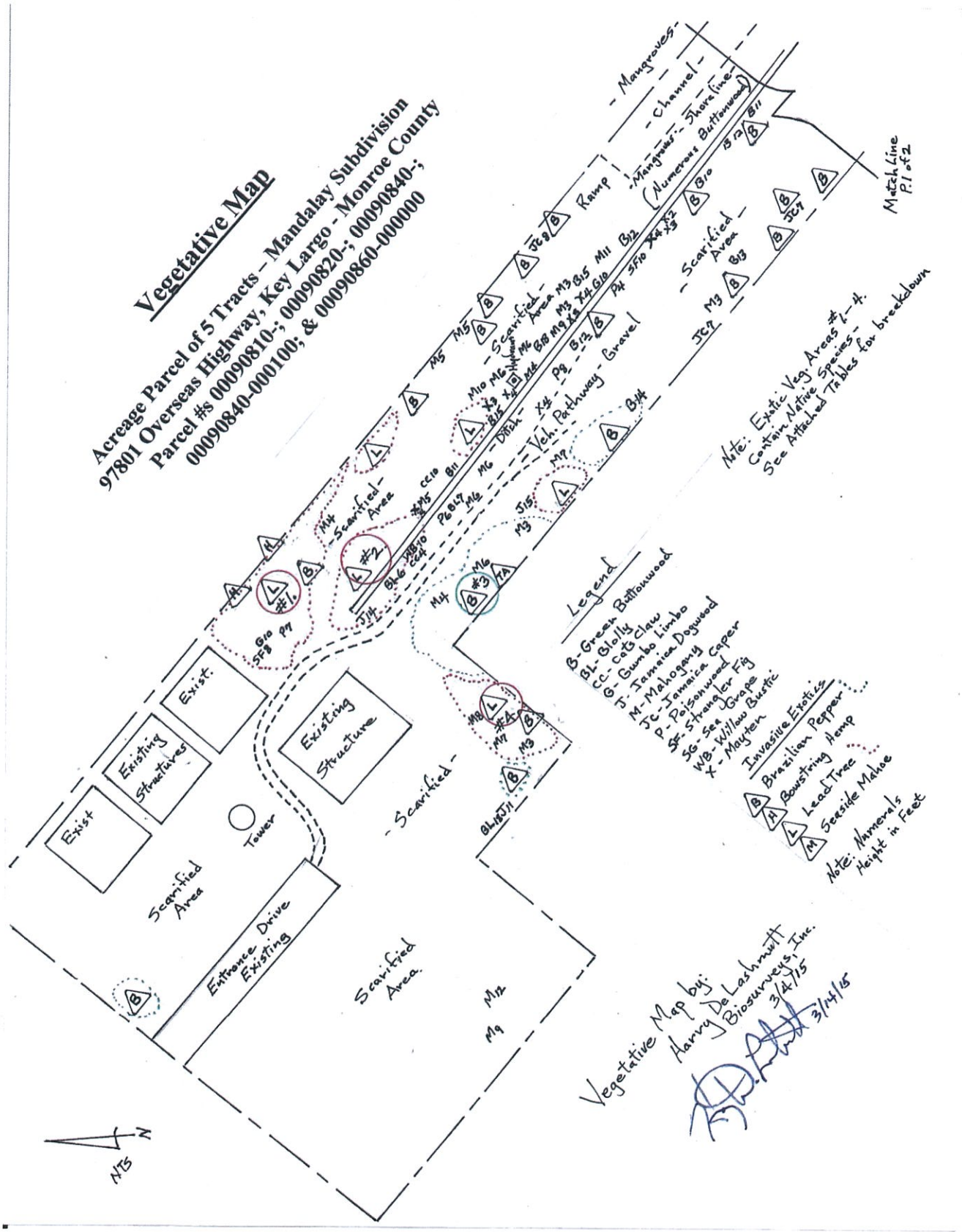
Parcel (PL Ocean Residences Project) boundaries as Depicted by the Monroe County Land Appraisal Website Aerial Photo taken in 2012 – MC Palmis Photo

Methodology:
Native regulated trees and listed (protected) plants were identified, measured in height, marked in red tree marking paint, and mapped to relative locations using the reference resources of *Native Trees and Shrubs of the Florida Keys* by J. Paul Scurlock, and *Trees of Everglades National Park and the Florida Keys* by George Stevenson. The State of Florida statute Chapter 62-340, *Delineation of the Landward Extent of Wetlands and Surface Waters* provided the strategy or methodology used for locating and separating any transitional ecotone between upland habitat and the any wetlands (there are no wetlands found on this parcel). All invasive exotic vegetation was identified, located and mapped using the references of the State of Florida *Exotic Pest Plant Council's List of Invasive Plant Species* and the *Identification & Biology of Non-Native Plants in Florida's Natural Areas* by K. Langeland & K. C. Burkes. Due to the heavy infestation by these plants and ease of identification by a clearing contractor, the pest plants were not marked in the field but located on the attached map with triangle symbols and species alpha characters.

Vegetative Analysis of Property
The land fronting the Overseas Highway is mostly scarified with scattered and sparse natural trees with exotic landscape plants. Invasive exotic plants are beginning to establish their presence. This area of the parcel is partially developed and can be described as "Disturbed" land – 740. The adjacent parcel on the Overseas Highway to the immediate east and bordering on the subject parcel is high Tropical Hardwood Hammock – 426. With the prevailing winds from the southeast, this adjacent high hammock provides natural airborne plant seeding into this parcel across its boundary line. The high numbers of Mahogany saplings and Green Buttonwood may be the result of this hammock presence. There is also a hammock habitat remnant located in tracts 00090840-000100 and adjacent 00091180-000000. This hammock habitat is severely disturbed with invasive exotic plants particularly along the outside edges. Due to this disturbance and the reduced size of the remnant, the habitat is classified as "Disturbed with Hardwood Hammock – 740.1. The remnant has 35 – 40% invasive exotic area involved. The edges of this habitat provide exotic seed source to the subject parcel - a concern to this re-development in the future following any "on parcel" eradication of the exotics. Seeding of the Brazilian Pepper along the areas of the man-made peninsula is probably from bird and small animal sources.

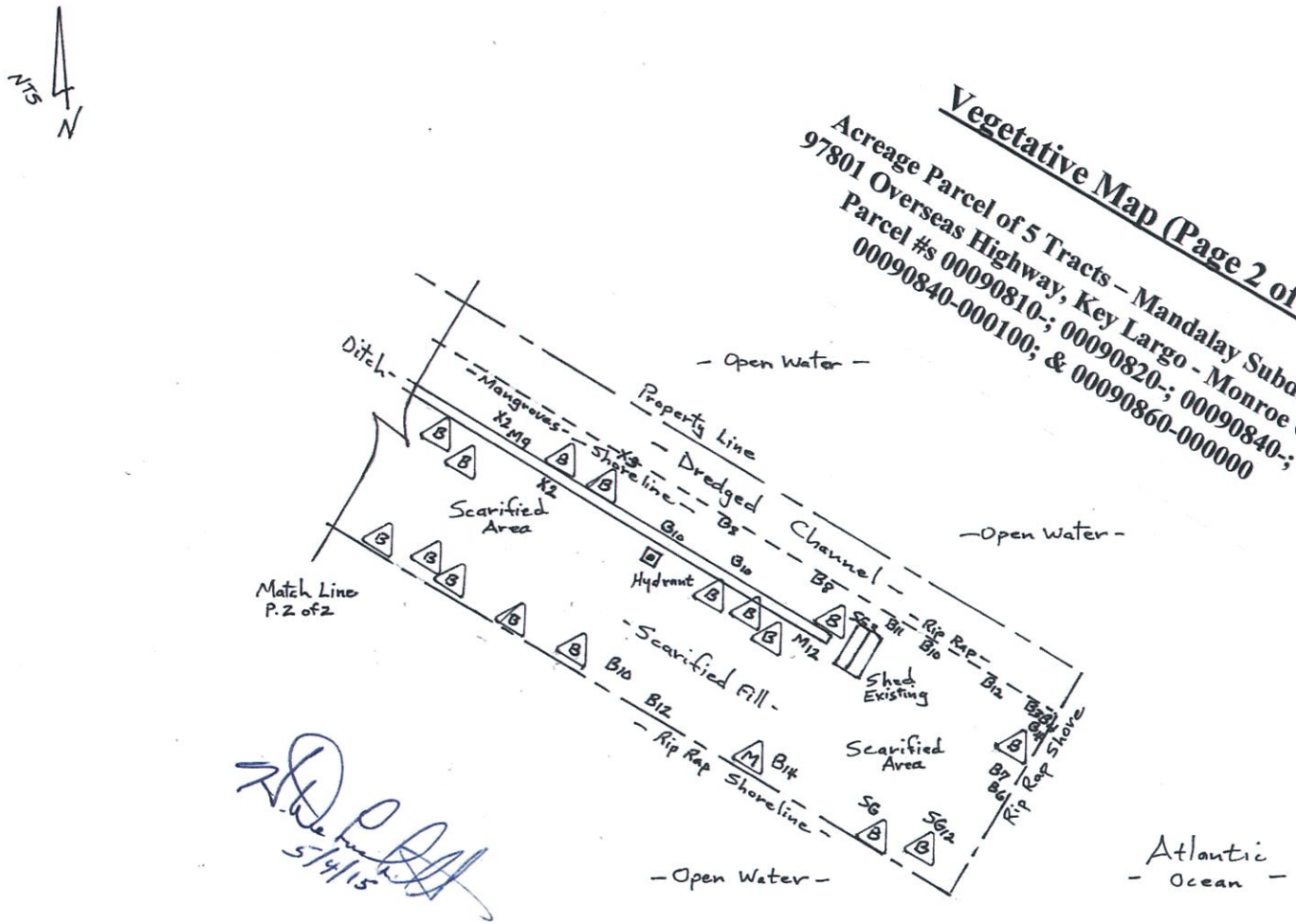
There are fringing mangroves found along the shoreline of the cut-in access channel along the northeast side of the parcel. These are tidally sustained and are mixed with Green Buttonwood trees that are typical in Keys shorelines. Mangrove species here are the Red, White, and Black mangroves. The narrow transition between the upland fill area of the peninsula and the tidal waters of the channel support the several dominant wetland species of Buttonwood (*Conocarpus erectus),* Saltwort (*Batis maritima*), Sea Daisy (*Borrichia frutuscens*), Salt grass (*Distichlis spicata*), and Sea Purslane (*Sesuvium spp.*) The trees in this ecotone range in size from five to 14 feet in height.

The shoreline (Atlantic Ocean) of the subject parcel is classified as "altered" due to the upland fill with rip rap and adjacent waterward dredging on two sides. The dredged channel is approximately 30 feet wide on the east side and 45 feet wide on the south end. Total linear feet along the eastern shoreline measures approximately 428 feet with 163 feet dredged along the south end of the land.


Vegetative Map
Acreage Parcel of 5 Tracts – Mandalay Subdivision
97801 Overseas Highway, Key Largo - Monroe County
Parcel #s 00090810-; 00090820-; 00090840-;
00090840-000100; & 00090860-000000
Legend
B-Green Buttonwood
BL-Blolly
CC-Cats Claw
G-Gumbo Limbo
J-Jamaica Dogwood
M-Mahogany
JC-Jamaica caper
P-Poisonwood
SF-Strangler Fig
SG-Sea Grape
WB-Willow Bustic
X-Mayten
Invasive Exotics
Brazilian Pepper
Bowstring Hemp
Lead Tree
Seaside Mahoe
Note: Numerals Height in Feet
Note: Exotic Veg. Areas #1-4. Contain Native Species - See Attached Tables for breakdown
Match Line P.1 of 2
Mangroves
Channel
Shoreline
Numerous Buttonwood
Ramp
Scarified Area
Ditch
Veh. Pathway - Gravel
Existing Structure
Existing Structures
Exist.
Exist
Tower
Entrance Drive Existing
#1
#2
#3
#4
N
NTS
Vegetative Map by:
Harry DeLashmutt
Biosurveys, Inc.
3/14/15
3/14/15

Vegetative Map (Page 2 of 2)

Acreage Parcel of 5 Tracts – Mandalay Subdivision
97801 Overseas Highway, Key Largo - Monroe County
Parcel #s 00090810-; 00090820-; 00090840-; 00090840-000100; & 00090860-000000



Invasive Exotic Areas 1 – 4 Marked in Red on Overall Aerial Photo of Parcel
There are four areas with concentrated cover of exotic vegetation found on the parcel. While there are other smaller clusters of the pest plants, these are depicted since they also contain native vegetation mix. The native trees have been marked with red tree paint facing the Overseas Hwy. The breakdown of the native trees by area is tabulated below:

Invasive Exotic Plant Areas – Native Plant Inventory

	Mahogany Saplings – by Area				
Tree Ht. Category	**Area #1**	**Area #2**	**Area #3**	**Area #4**	
0-3 Feet	22	2	1	0	
3-6 Feet	6	7	2	1	
6-10 Feet	17	13	0	2	
10+ Feet	7	5	0	0	
Total Mahogany Trees	52	27	3	3	Four Areas – 85 total

Other Native Trees – by Area

Tree Ht. Category	Area #1	Area #2	Area #3	Area #4	
0-3 Feet	0	0	0	0	
3-6 Feet	0	CC4	0	0	
6-10 Feet	P7,SF8	BL6	0	0	
10+ Feet	G10	J14,SF13,WB10	0	0	
Total Other Native Trees	3	5	0	0	Four Areas – 8 total

Note: The dominant and listed vegetation found outside of the four areas are also marked in red paint and depicted separately on the map attached to this report with a species symbol and overall height numeral beside it. Any mowing or clearing would avoid these plants and they would remain until a final re-development site plan with clearing is authorized by the County. At that time these marked plants added to the 93 listed above would be considered for either transplantation into planned landscaping or mitigated by monetary donation to the County.

Marked and mapped separate plants include – 12 Mayten (*Maytenus phyllanthoides)* shrubs that are listed as a "threatened species", 16 Mahogany Saplings also "threatened", 3 Sea Grape bushes, 3 Jamaica Caper shrubs, 3 Poisonwood Saplings, 2 Blolly, 2 Jamaica Dogwood, 1 Gumbo Limbo, 2 Strangler Fig, and 1 Cats Claw Bush. Green Buttonwood saplings and the above trees and un-listed plants are all smaller than regulated size (4" of greater DBH). The Buttonwood saplings are scattered and numerous over the peninsula area and most are marked for clearing avoidance.

Conclusion:

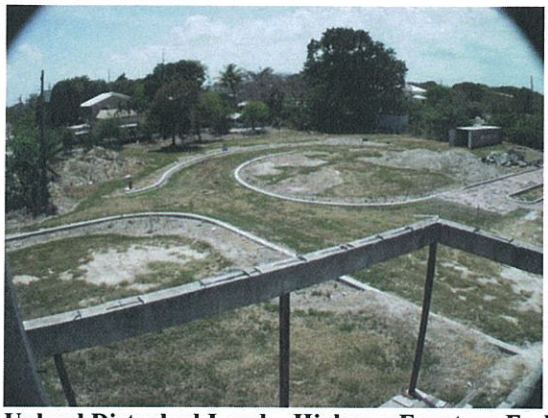
I would recommend the maintenance mowing and clearing of this five tract parcel and particularly the eradication of the invasive exotic plants identified in this report. It would be easy to identify these pest plants in the field - from the existing native trees and shrubs in order to avoid them in the clearing process. The native trees and shrubs are marked with red tree paint and mapped for any clearing contractor guidance.

Vegetation Inventory and Mapping conducted by Harry DeLashmutt

Consulting Biologist March 4, 2015
Biosurveys, Inc.

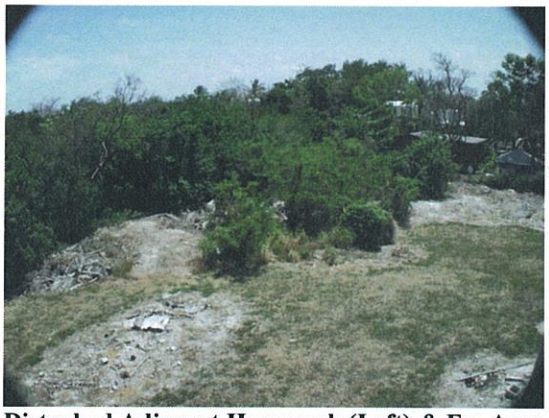
Attachments: Field Photos by Biosurveys, Inc. and Recent Aerial of Veg. Cover on Parcel

Field Photos of Vegetative Habitat (Taken by Biosurveys, Inc.-HD)



Upland Disturbed Land – Highway Frontage End

View South – Center of Peninsula to Ocean



Disturbed Adjacent Hammock (Left) & Ex. Area #4

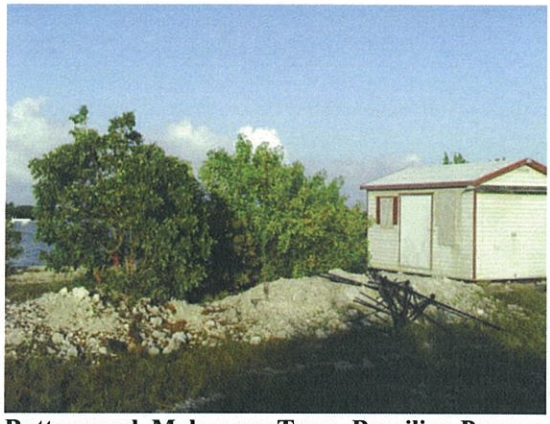
Adjacent Boundary Hammock - Northeast Side

Exotic Area #1 – Note Mahogany Saplings Marked

Area #1 – Lead Tree Dominant - Adjacent East Side Boundary Hammock in Background

Lead Tree Area #2 – Mahogany Trees on Perimeter

View of Exotic Area #2 Center and Area 3 Right



Buttonwood, Mahogany Trees, Brazilian Pepper At Shed Location Near End of Parcel Peninsula

View of Dredged Channel Along SE Side of Peninsula Buttonwood Shrubs Line the Shoreline w/Mangroves

Typical Mayten Plant – "Threatened Species"

14' Jamaica Dogwood in Lead Tree Patch-Area #2

Note: All photos above taken by Biosurveys, Inc. on March 4, 2015.

Aerial of Vegetative Cover – "PL Ocean Residences" Parcel – fm Google taken 12/14

Creech-Gail

From: Davisson-Bryan
Sent: Monday, March 16, 2015 9:44 AM
To: Creech-Gail
Subject: RE: Need 300' spon list please
Attachments: SPONs.xlsx

Follow Up Flag: Follow up
Flag Status: Flagged

Attached is the spreadsheet.

Bryan

Bryan Davisson
Monroe County – Growth Management – Geographic Information Systems
2798 Overseas Highway
Marathon, Fl 33050

Phone: 305-289-2533
Fax: 305-289-2536

Monroe County - GIS

Under Florida law, e-mail addresses are public records. If you do not want your
e-mail address released in response to a public records request, do not send electronic mail to this entity.
Instead, contact this office by phone or in writing. F.S. 668.6076

This message sent from the Monroe County Growth Management Office,
2798 Overseas Highway, Suite 410, Marathon, FL 33050. Telephone - (305) 289-2500

From: Creech-Gail
Sent: Wednesday, March 11, 2015 12:17 PM
To: Davisson-Bryan
Subject: Need 300' spon list please

Bryan,
I need a 300' surrounding property owner list for the following RE #'s:
00090810.000000, 00090820.000000, 00090840.000000, 00090840.000100
and 00090860.000000

Thanks for your help.

Best Regards,
Gail Creech
Planning Commission Coordinator

Monroe County Planning & Environmental Resources

ADAMS JAMES HARVEY
18404 SW 87TH CT
CUTLER BAY, FL 33157-7226

BELL LLOYD F JR REVOCABLE TRUST OF 2011
1008 HIGHWAY 98 E OFC BOX B
DESTIN, FL 32541-2962

CARLTON CLAY M AND ALLISON SIRICA
218 SE 14TH ST APT TS106
MIAMI, FL 33131-3342

CARMEL ASSETS LLC
100 ALMERIA AVE STE 350
CORAL GABLES, FL 33134-6031

CARTER JOHN E SR REV TR 7/25/2005
9155 S DADELAND BLVD STE 1718
MIAMI, FL 33156-2742

FIRST STATE BANK OF THE FLORIDA KEYS
3406 N ROOSEVELT BLVD
KEY WEST, FL 33040-4266

GO FOR IT ADVENTURES LLC
P O BOX 282
TAVERNIER, FL 33070

GUENTHER ROBERT D AND DEBRA L
110 PUEBLO ST
TAVERNIER, FL 33070-2125

HABER ADELINE ESTATE
9 E 2ND ST
KEY LARGO, FL 33037-4005

HABITAT FOR HUMANITY OF THE UPPER KEYS INC
PO BOX 372151
KEY LARGO, FL 33037-7151

HARMONY HEALING CENTERINC
97840 OVERSEAS HWY
KEY LARGO, FL 33037

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

HARRINGTON GERALD I
30 EAST 1ST STREET
KEY LARGO, FL 33037

HART LAUREN
2811 KIRK ST
MIAMI, FL 33133-3916

HERNANDEZ MAYKE
PO BOX 372394
KEY LARGO, FL 33037-7394

HERNANDEZ-CASTRO NOYDE
114 FIRST AVE
KEY LARGO, FL 33037-4003

JOHNSON GREG
105 FIRST AVE
KEY LARGO, FL 33037-4037

LAMB WILLIAM R AND CHERYL L
34 E 2ND ST
KEY LARGO, FL 33037

LANDRY BONNIE LAVONNE
24 E FIRST ST
KEY LARGO, FL 33037-4013

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

MY FAMILY TRUST 12/4/2012
PO BOX 370888
KEY LARGO, FL 33037-0888

PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

SANTE CHRIS D
PO BOX 373006
KEY LARGO, FL 33037-3006

SMITH MICHAEL J AND DONNA
515 CARIBBEAN BLVD
KEY LARGO, FL 33037-4342

STOKY & STOKY LLC
103900 B OVERSEAS HWY
KEY LARGO, FL 33037

THE CONCH HEADQUARTERS INC
PO BOX 371012
KEY LARGO, FL 33037-1012

UPPER KEYS MARINE CONSTRUCTION INC
PO BOX 372790
KEY LARGO, FL 33037-7790

VALDES CARLOS AND ELOINA
97675 OVERSEAS HWY
KEY LARGO, FL 33037

Verified by
Labels - Bryan Davisson

1 of 1

MCPA GIS Public Portal
Scott P. Russell, CFA

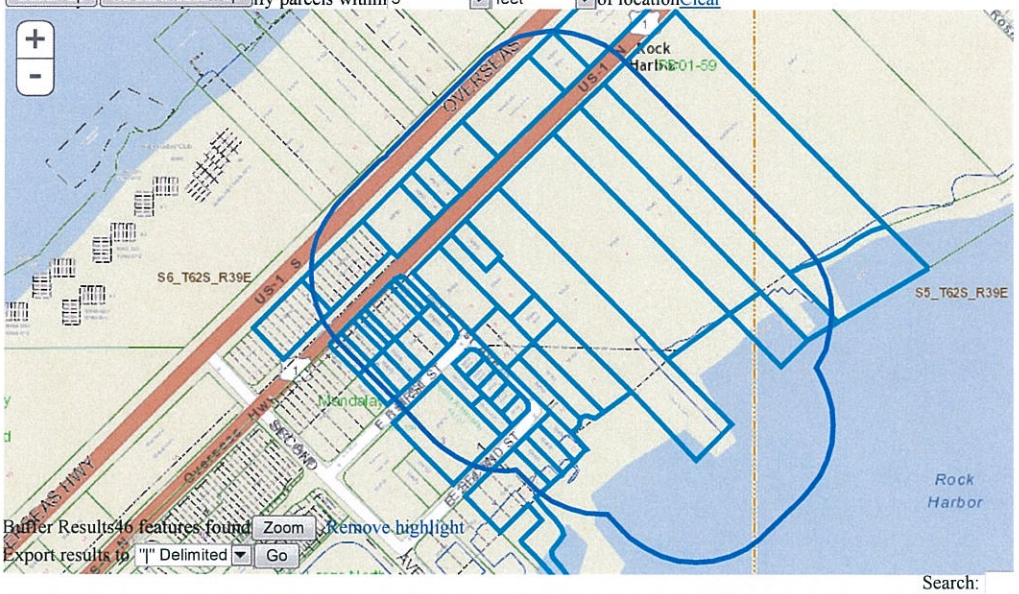
- **Pan**
- Legend
- **Zoom In**
- Zoom
- **Full**
- **Zoom Out**
- **Address**
- **Find**
- **Identify**
- **Select**
- **Buffer**
- **Measure**
- **Print**

Help
Check out our Getting Started tutorial!

Expand All
- MCPA GIS Public Portal
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
  - Transportation

MCPA GIS Public Portal
Major Road
Monroe Outline
Subdivisions
Section Lines
SECTION TEXT
Parcels
Shoreline
Lot Lines
Hooks Leads
Easements
2015 Condo
2014 Condo
2013 Condo
2012 Condo
2011 Condo
2010 Condo
2009 Condo
2008 Condo
2015 Sales
2014 Sales
2013 Sales
2012 Sales
2011 Sales
2010 Sales
2009 Sales
2008 Sales
Road Centerline
Road Block Name

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:4,513
Address: Address, city, zip code or Locate | Clear
Basemap | Select a basemap | Identify parcels within 5 feet of location Clear



Buffer Results46 features found Zoom | Remove highlight
Export results to "|" Delimited Go
Search:

OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT

Verified GC

End of Additional File 2015-049

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
MAR - 9 2015
MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit

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

Minor Conditional Use Permit Application Fee: $8,484.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00

Date of Submittal: 3 / 6 / 15
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

PMG Asset Services, LLC — Jorge Cepero
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

4651 Sheridan St. #480, Hollywood Fl.
Mailing Address (Street, City, State and Zip Code)

(954) 392-8788 — jorgec@primegroupus.com
Daytime Phone — Email Address

Property Owner:

PL Ocean Residence Holdings, LLC — Jorge Cepero
(Name/Entity) — Contact Person

4651 Sheridan St. #480, Hollywood Fl. 33021
Mailing Address (Street, City, State and Zip Code)

(954) 392-8788 — jorgec@primegroupus.com
Daytime Phone — Email Address

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

Block — Lot — Subdivision — Key Largo
Key

00090810/00090820/00090840/00090860 and 6 zeros and 00090840-000100
Real Estate (RE) Number — Alternate Key Number

97801 Overseas HWY., Key Largo — Mile Marker 98
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Land Use District Designation of Property: URM

Present Land Use of Property: Vacant

Proposed Land Use of Property: Residential market rate & workforce housing

Total Area of Property: 4.91 acres

Total Upland Area within Property: 3.87 acres

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

1- Clubhouse Total number of non-residential buildings

2,733 SF Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

52 Total number of residential buildings

28 Total number of permanent, market-rate units

24 Total number of permanent, affordable units

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

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

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

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

- ☐ 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 – 6 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☐ Date, north point and graphic scale
- ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☐ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☐ Open space preservation areas
- ☐ Existing natural features
- ☐ Size and type of buffer yards including the species, size and number of plants
- ☐ Parking lot landscaping including the species, size and number of plants
- ☐ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☐ Transplantation plan (if required)

☐ Stormwater/ Surface Water Management Plan – 6 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☐ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets (drawn at an appropriate standard architectural scale)

☒ Building Elevations for all proposed structures and for any existing structures to be modified – 6 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☐ Traffic Study, prepared by a licensed traffic engineer

☐ 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)

☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

APPLICATION

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

☐ Proof of Coordination are required from the following:

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

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

☒ Notarized Agent Authorization

☐ Vegetation Survey or Habitat Evaluation Index

☐ Construction Phasing Plan

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

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

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

* * * * * * *

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

PL Ocean Residence Holdings, LLC, by: PHG at PL Ocean Residences, LLC,
by: Prime Hospitality Group III, LLC, by PMG Asset Services, LLC

Signature of Applicant: _____ **Date:** 03.06.2015

Sworn before me this _____ day of _____

PATTI J. CHLVANY
MY COMMISSION # FF 058561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

_____
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.

Doc# 1999408 09/30/2014 9:09AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

This Instrument was Prepared By,

Interstate Property Holdings, LLC
1111 Brickell Avenue, 29th Floor
Miami, Florida 33131
Contact: Arlene M. Rasile

09/30/2014 9:09AM
DEED DOC STAMP CL: Krys $35,000.00

Doc# 1999408
Bk# 2705 Pg# 395

Record and Return to:

Shore to Shore Title, LLC
6111 Broken Sound Parkway
Suite 350
Boca Raton, Florida 33487

Parcel IDs: 00090810-000000; 00090820-000000; 00090840-000000; 00090840-000100; 00090860-000000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17 day of September, 2014 between Interstate Property Holdings, LLC, a Florida limited liability company (the "Grantor"), whose mailing address is 1111 Brickell Avenue, 29th Floor, Miami, Florida 33131, and PL Ocean Residence Holdings, LLC, a Florida limited liability company, (the "Grantee"), whose mailing address is 4651 Sheriden Street, Suite 480, Hollywood, Florida 33021.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS ($ 10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, transfer, release, convey and confirm unto Grantee and Grantee's successors, heirs and assigns the real property (the "Property") located in Monroe County, Florida, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: See Exhibit "B" attached hereto and made a part hereof by reference as if fully set forth herein.

TOGETHER with all the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the Property,

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby specially warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION, OR ANY OTHER

MATTER AFFECTING OR RELATED TO THE PROPERTY OR ANY IMPROVEMENTS THEREON (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY AND ANY IMPROVEMENTS THEREON ARE CONVEYED "AS IS" AND "WITH ALL FAULTS," AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTEES, OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN ABOVE PROVIDED AND LIMITED), CONCERNING THE PROPERTY AND ANY IMPROVEMENTS THEREON, INCLUDING WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY AND ANY IMPROVEMENTS THEREON, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION OR MATERIALS INCORPORATED INTO ANY SUCH IMPROVEMENTS, AND (iii) THE MANNER OF REPAIR, QUALITY, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

WITNESSES:

Print Name: Juan M. Gonzalez

Print Name: Arlene M. Rasile

GRANTOR:

INTERSTATE PROPERTY HOLDINGS, LLC, a Florida limited liability company

By: _____
Julian L. Mesa, President

[CORPORATE SEAL]

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 17th day of September, 2014 by Julian L. Mesa, as President of Interstate Property Holdings, LLC, a Florida limited liability company, on behalf of the company.

Personally Known ✓ OR Produced Identification _____

Type of Identification Produced _____

ARLENE M. RASILE
Notary Public - State of Florida
My Comm. Expires Feb 3, 2018
Commission # FF 062380
Bonded Through National Notary Assn.

Print or Stamp Name: Arlene M. Rasile
Notary Public, State of Florida at Large
Commission No.: _____
Commission Expires: 2/3/2014

EXHIBIT "A"

A portion of Lots 8 and 15, according to the Plat of Government 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, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J.B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of Old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 148.6 feet, thence North 44°22' West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run South easterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning.

EXHIBIT "B"

1. All assessments and real estate property taxes for the year **2014** and all subsequent years, which are not yet due and payable.

2. Easements or claims of easements not shown by the public records.

3. All matters contained on the Plat of Plat of Macdonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.

4. Riparian and littoral rights are not insured.

5. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

6. The 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, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.

7. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

8. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.

9. Any portion of the insured parcel lying waterward of an established Erosion Control Line.

MONROE COUNTY
OFFICIAL RECORDS

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

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

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

Alternate Key: 1103730 **Parcel ID:** 00090810-000000

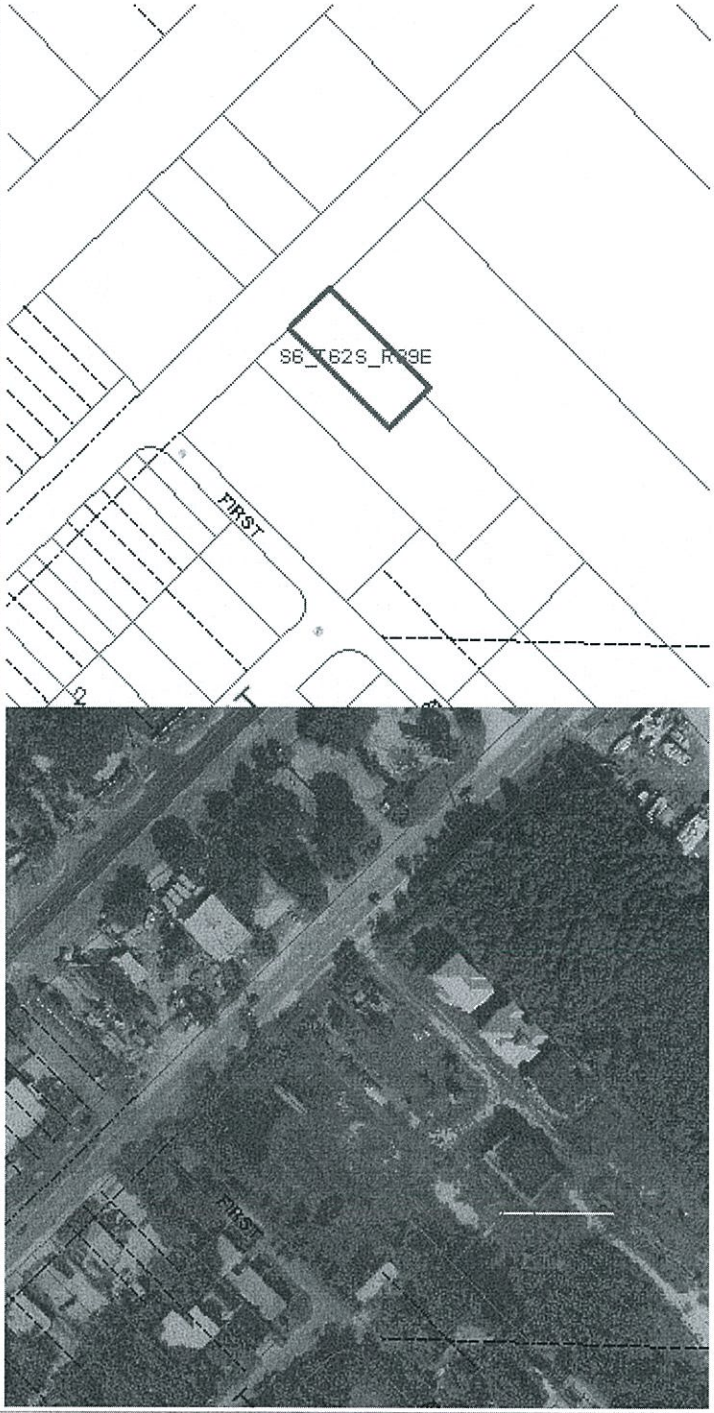
Ownership Details

Mailing Address:
PL OCEAN RESIDENCE HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code:	00 - VACANT RESIDENTIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	06-62-39
Property Location:	97801 OVERSEAS HWY KEY LARGO
Legal Description:	6 62 39 ISLAND OF KEY LARGO PT LOT 8 CHANCERY 16-866 OR242-43/45 CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21PET OR1346-1533/34 OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T OR2705-395/98

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	9,000.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. I UNIT ON THIS PARCEL. BA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04303195	01/03/2005	11/18/2005	1		DEMO MOBILE HOME
	04305031	11/23/2004		1		FENCE & GATES TEMPORARY
	05302491	02/21/2006		1		REPLACE MH W/SFR, UNIT #13, MODEL C
	05302496	02/21/2006		1		REPLACE MH W/SFR, UNIT 3 MODEL B
	05302498	02/21/2006		1		REPLACE MH W/SFR, UNIT #2, MODEL D
	05302502	02/21/2006		1		REPLACE MH W/SFR UNIT #1 MODEL A
	06300902	03/27/2006		1		GUARDHOUSE
	06300545	03/27/2006		1		GAZABEO
	06300904	08/01/2006		1		CLUBHOUSE

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
2014	0	0	262,829	262,829	262,829	0	262,829
2013	0	0	240,759	240,759	240,759	0	240,759
2012	0	0	240,759	240,759	108,900	0	240,759
2011	0	0	240,759	240,759	99,000	0	240,759
2010	0	0	90,000	90,000	90,000	0	90,000
2009	0	0	90,000	90,000	90,000	0	90,000
2008	0	0	135,000	135,000	135,000	0	135,000
2007	0	0	135,000	135,000	135,000	0	135,000
2006	21,289	2,452	78,750	102,491	102,491	0	102,491
2005	175,484	2,536	78,750	256,770	256,770	0	256,770
2004	199,285	2,628	78,750	280,663	280,663	0	280,663
2003	104,887	2,712	78,750	186,349	186,349	0	186,349
2002	51,705	2,195	47,250	101,150	101,150	0	101,150
2001	43,966	2,288	30,057	76,311	76,311	0	76,311
2000	34,196	1,067	11,500	46,763	46,763	0	46,763
1999	34,196	1,108	11,500	46,804	46,804	0	46,804
1998	34,196	1,149	11,500	46,845	46,845	0	46,845
1997	34,196	1,190	11,500	46,886	46,886	0	46,886
1996	34,196	1,231	11,500	46,927	46,927	0	46,927
1995	34,196	1,272	11,500	46,968	46,968	0	46,968
1994	34,196	1,313	11,500	47,009	47,009	0	47,009
1993	34,196	1,354	11,500	47,050	47,050	0	47,050
1992	34,196	650	11,500	46,346	46,346	0	46,346
1991	34,196	650	11,500	46,346	46,346	0	46,346

1990	34,196	650	11,500	46,346	46,346	0	46,346
1989	33,170	650	11,500	45,320	45,320	0	45,320
1988	27,144	650	11,500	39,294	39,294	0	39,294
1987	26,809	650	11,500	38,959	38,959	0	38,959
1986	26,952	650	1,940	29,542	29,542	0	29,542
1985	26,131	650	1,940	28,721	28,721	0	28,721
1984	24,160	650	1,940	26,750	26,750	0	26,750
1983	24,160	650	1,940	26,750	26,750	0	26,750
1982	24,751	650	1,940	27,341	27,341	0	27,341

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
9/17/2014	2705 / 395	5,000,000	WD	12
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1,690,000	WD	M
5/1/1995	1353 / 0019	700,000	WD	M

This page has been visited 233,937 times.

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

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

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

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

Alternate Key: 1103748 Parcel ID: 00090820-000000

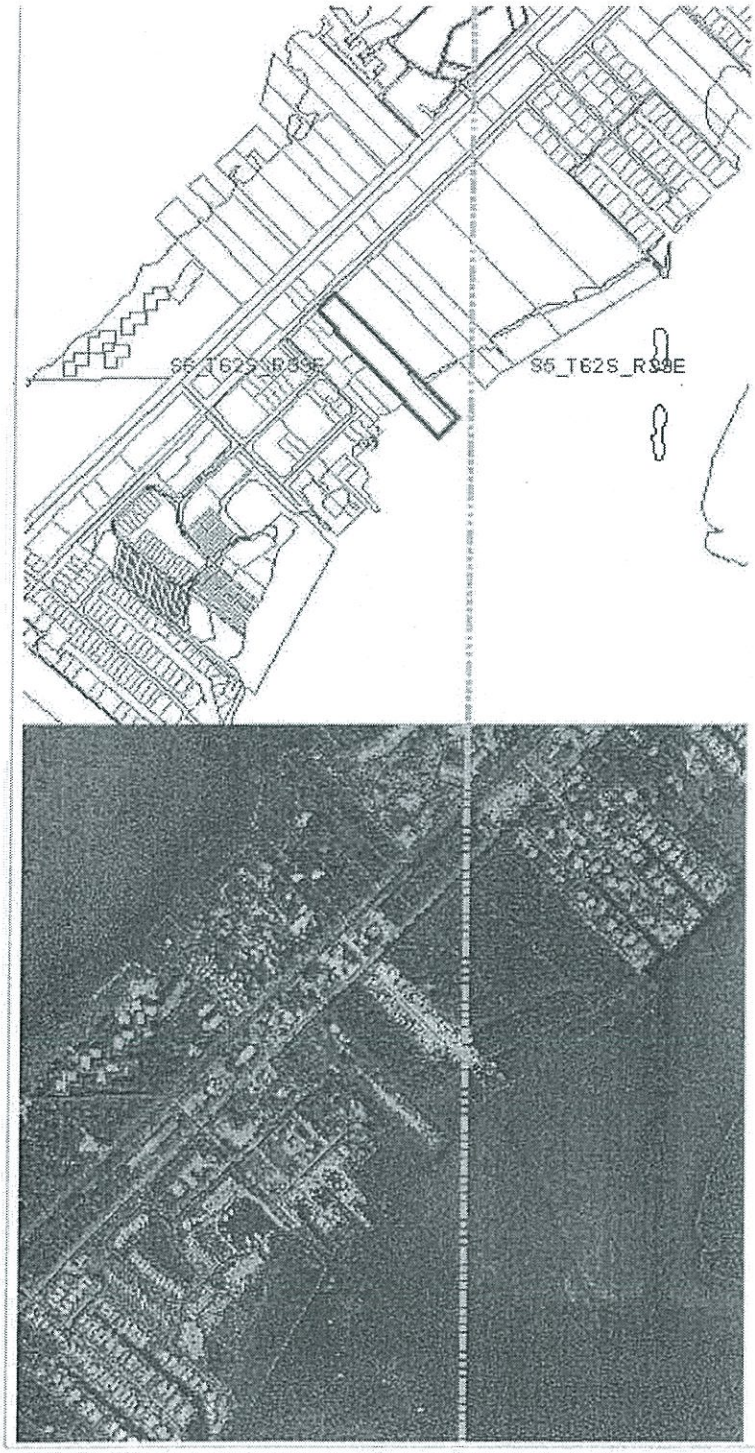
Ownership Details

Mailing Address:
INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code:	00 - VACANT RESIDENTIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	06-62-39
Property Location:	97801 OVERSEAS HWY KEY LARGO
Legal Description:	6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 AND. BAY BTM (II DEED 24410) CHANCERY 16-866 OR242-43/45 OR383-745II CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
P10W - PERMITTED SFR WATER	0	0	128,200.00 SF
000X - ENVIRONMENTALLY SENS	0	0	0.30 AC

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	500 SF	100	5	1998	1999	3	30

2	SW2:SEAWALL	2,085 SF	695	3	1975	1976	1	60
3	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
4	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
5	DK4:WOOD DOCKS	160 SF	0	0	1984	1985	2	40
6	FD2:FLOATING DOCK	1 UT	0	0	1984	1985	2	20

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. 20 UNITS PLUS TEMP SITES ALSO INCLUDES AK#1103730 .23AC AK#1103764 .51AC.AK#1103799 .62 AC. ALL TRACKS IN USE. UNITS #10 THRU #19 ON THIS PARCEL. BA

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	2304706	11/14/2002	07/10/2003	1		DEMOLITION OF MOBIL HOME
	2305192	12/19/2002	07/10/2003	1		DEMO/SCREEN PORCH

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	20,146	1,492,278	1,512,424	1,512,424	0	1,512,424
2012	0	20,189	274,706	294,895	263,453	0	294,895
2011	0	21,055	218,448	239,503	239,503	0	239,503
2010	0	21,504	468,037	489,541	489,541	0	489,541
2009	0	22,381	702,056	724,437	724,437	0	724,437
2008	0	23,434	1,404,056	1,427,490	1,427,490	0	1,427,490
2007	0	16,871	2,340,093	2,356,964	2,356,964	0	2,356,964
2006	0	15,277	1,316,343	1,331,620	1,331,620	0	1,331,620
2005	0	15,856	560,710	576,566	576,566	0	576,566
2004	0	16,274	560,710	576,984	576,984	0	576,984
2003	0	16,861	560,710	577,571	577,571	0	577,571
2002	0	17,488	560,710	578,198	578,198	0	578,198
2001	0	17,856	512,763	530,619	530,619	0	530,619
2000	0	0	146,513	146,513	146,513	0	146,513
1999	0	0	146,513	146,513	146,513	0	146,513
1998	0	0	146,513	146,513	146,513	0	146,513
1997	0	0	146,513	146,513	146,513	0	146,513

1996	0	0	146,513	146,513	146,513	0	146,513
1995	0	0	146,513	146,513	146,513	0	146,513
1994	0	0	146,513	146,513	146,513	0	146,513
1993	0	0	146,513	146,513	146,513	0	146,513
1992	0	0	146,513	146,513	146,513	0	146,513
1991	0	0	146,513	146,513	146,513	0	146,513
1990	0	0	146,513	146,513	146,513	0	146,513
1989	0	0	146,513	146,513	146,513	0	146,513
1988	0	0	146,513	146,513	146,513	0	146,513
1987	0	0	146,539	146,539	146,539	0	146,539
1986	0	0	101,654	101,654	101,654	0	101,654
1985	0	0	101,654	101,654	101,654	0	101,654
1984	0	0	101,654	101,654	101,654	0	101,654
1983	0	0	101,654	101,654	101,654	0	101,654
1982	0	0	101,654	101,654	101,654	0	101,654

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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

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

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

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

Alternate Key: 1103764 Parcel ID: 00090840-000000

Ownership Details

Mailing Address:
INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code:	00 - VACANT RESIDENTIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	06-62-39
Property Location:	VACANT LAND KEY LARGO
Legal Description:	6-62-39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 OR112-92/93 OR534-866E CASE81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/36PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer

Land Details

Land Use Code	Frontage	Depth	Land Area
000H - VACANT HIGHWAY	0	0	22,320.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. ENTRANCE AND UNIT#7 AND UNIT #8 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	85,635	85,635	85,635	0	85,635
2012	0	0	380,601	380,601	270,072	0	380,601
2011	0	0	380,601	380,601	245,520	0	380,601
2010	0	0	223,200	223,200	223,200	0	223,200
2009	0	0	223,200	223,200	223,200	0	223,200
2008	0	0	334,800	334,800	334,800	0	334,800
2007	0	0	334,800	334,800	334,800	0	334,800
2006	0	0	66,960	66,960	66,960	0	66,960
2005	0	0	66,960	66,960	66,960	0	66,960
2004	0	0	66,960	66,960	66,960	0	66,960
2003	0	0	66,960	66,960	66,960	0	66,960
2002	0	0	66,960	66,960	66,960	0	66,960
2001	0	0	66,648	66,648	66,648	0	66,648
2000	0	0	25,500	25,500	25,500	0	25,500
1999	0	0	25,500	25,500	25,500	0	25,500
1998	0	0	25,500	25,500	25,500	0	25,500
1997	0	0	25,500	25,500	25,500	0	25,500
1996	0	0	25,500	25,500	25,500	0	25,500
1995	0	0	25,500	25,500	25,500	0	25,500
1994	0	0	25,500	25,500	25,500	0	25,500
1993	0	0	25,500	25,500	25,500	0	25,500
1992	0	0	25,500	25,500	25,500	0	25,500
1991	0	0	25,500	25,500	25,500	0	25,500
1990	0	0	25,500	25,500	25,500	0	25,500
1989	0	0	25,500	25,500	25,500	0	25,500
1988	0	0	25,500	25,500	25,500	0	25,500
1987	0	0	25,500	25,500	25,500	0	25,500
1986	0	0	13,375	13,375	13,375	0	13,375
1985	0	0	13,375	13,375	13,375	0	13,375
1984	0	0	13,375	13,375	13,375	0	13,375
1983	0	0	13,375	13,375	13,375	0	13,375
1982	0	0	13,375	13,375	13,375	0	13,375

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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

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

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

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

Alternate Key: 1103772 Parcel ID: 00090840-000100

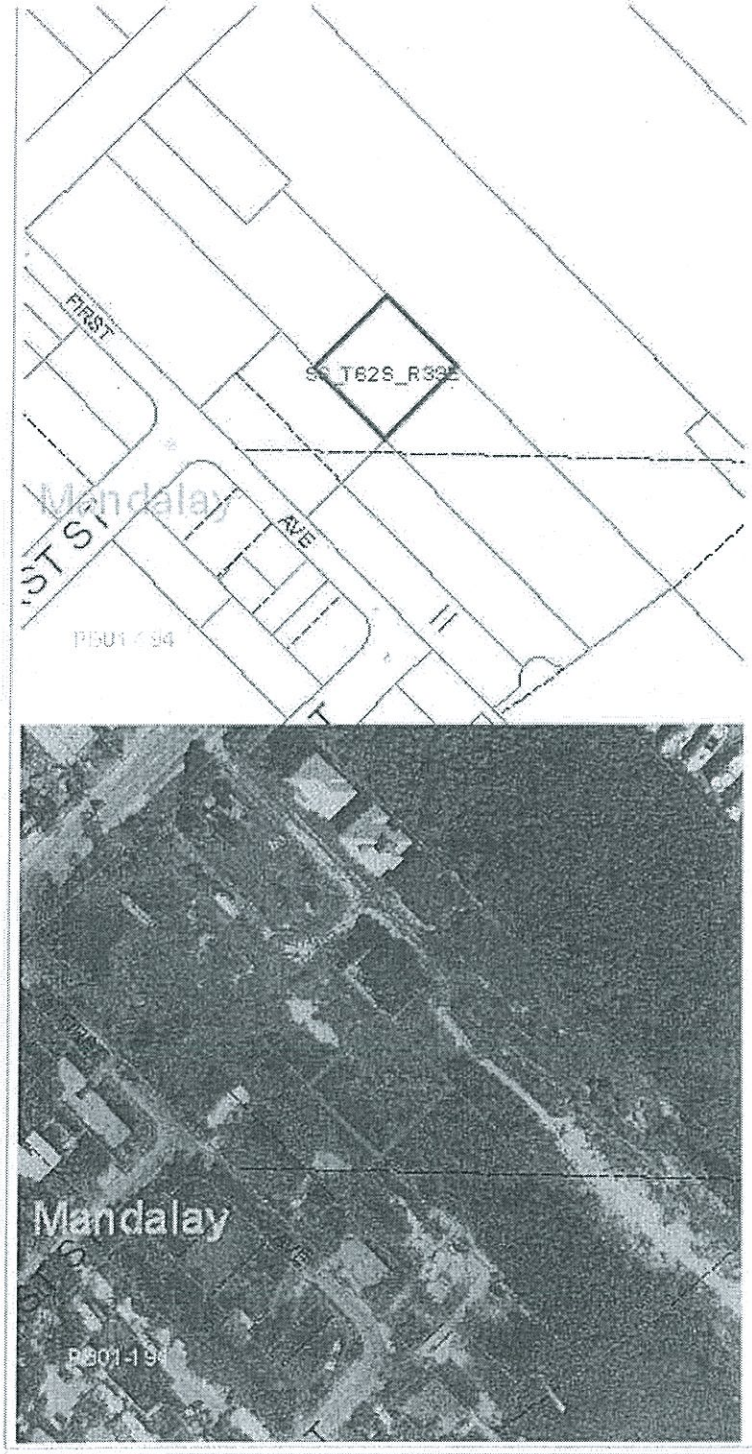
Ownership Details

Mailing Address:
INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: VACANT LAND KEY LARGO
Legal Description: 6 62 39 ISLAND OF KEY LARGO PB1-59 PT LOT 8 (PARCEL 8-B) OR757-224 OR1223-309 OR1353-21/22 OR1765-42/43 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	10,000.00 SF

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	400 SF	0	0	1971	1972	3	50

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	1,600	25,125	26,725	26,725	0	26,725
2012	0	1,600	10,039	11,639	4,440	0	11,639
2011	0	1,600	10,057	11,657	4,037	0	11,657
2010	0	1,600	2,070	3,670	3,670	0	3,670
2009	0	1,600	3,105	4,705	4,705	0	4,705
2008	0	1,600	69,000	70,600	70,600	0	70,600
2007	0	1,600	115,000	116,600	116,600	0	116,600
2006	0	1,600	46,000	47,600	47,600	0	47,600
2005	0	1,600	34,500	36,100	36,100	0	36,100
2004	0	1,600	11,500	13,100	13,100	0	13,100
2003	0	1,600	11,500	13,100	13,100	0	13,100
2002	0	1,600	11,500	13,100	13,100	0	13,100
2001	0	1,680	11,500	13,180	13,180	0	13,180
2000	0	704	11,500	12,204	12,204	0	12,204
1999	0	736	11,500	12,236	12,236	0	12,236
1998	0	768	11,500	12,268	12,268	0	12,268
1997	0	800	11,500	12,300	12,300	0	12,300
1996	0	832	11,500	12,332	12,332	0	12,332
1995	20,572	0	11,500	32,072	32,072	0	32,072
1994	20,572	0	11,500	32,072	32,072	0	32,072
1993	20,572	0	11,500	32,072	32,072	0	32,072
1992	20,572	0	11,500	32,072	32,072	0	32,072
1991	20,572	0	11,500	32,072	32,072	0	32,072
1990	20,572	0	11,500	32,072	32,072	0	32,072
1989	20,801	0	11,500	32,301	32,301	0	32,301
1988	14,954	0	11,500	26,454	26,454	0	26,454
1987	14,744	0	11,500	26,244	26,244	0	26,244
1986	14,825	0	6,029	20,854	20,854	0	20,854
1985	14,314	0	6,029	20,343	20,343	0	20,343
1984	13,287	0	6,029	19,316	19,316	0	19,316
1983	13,287	0	6,029	19,316	19,316	19,316	0
1982	13,588	0	6,029	19,617	19,617	19,617	0

Parcel Sales History

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Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2012	2558 / 800	100	CT	12
5/1/1995	1353 / 0021	40,000	WD	V
5/1/1992	1223 / 309	5,000	WD	U

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

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

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

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

Alternate Key: 1103799 Parcel ID: 00090860-000000

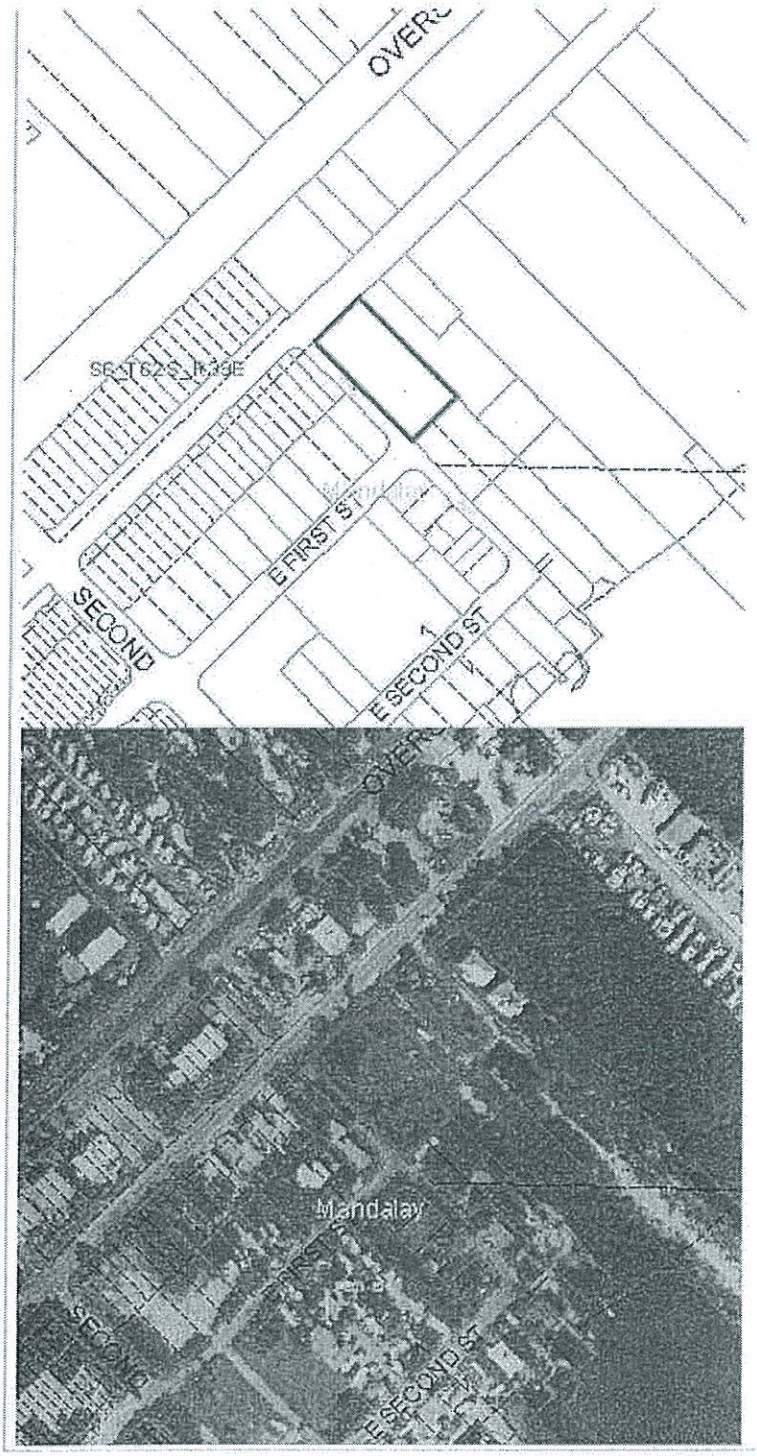
Ownership Details

Mailing Address:
INTERSTATE PROPERTY HOLDINGS LLC
1111 BRICKELL AVE STE 2910
MIAMI, FL 33131-3156

Property Details

PC Code: 00 - VACANT RESIDENTIAL
Millage Group: 500K
Affordable Housing: No
Section-Township-Range: 06-62-39
Property Location: 109 1ST AVE KEY LARGO
Legal Description: 6-62-39 ISLAND OF KEY LARGO PT LOT 8 PB1-59 OR73-169 CASE 81-233-CP-12 OR974-843/46P/R OR1346-1520/21 OR1346-1533/34PET OR1346-1536DC OR1353-19/20 OR1353-44/45C OR1765-40/41 OR2558-800/03C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	27,344.00 SF

Appraiser Notes

2001/04/25 ROCK HARBOR PARK INC. UNITS 1 THRU 6 ON THIS PARCEL. BA

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2013	0	0	43,338	43,338	43,338	0	43,338
2012	0	0	43,338	43,338	43,338	0	43,338
2011	0	0	43,338	43,338	40,605	0	43,338
2010	0	0	36,914	36,914	36,914	0	36,914
2009	0	0	36,914	36,914	36,914	0	36,914
2008	0	0	300,784	300,784	300,784	0	300,784
2007	0	0	300,784	300,784	300,784	0	300,784
2006	0	0	300,784	300,784	300,784	0	300,784
2005	0	0	218,752	218,752	218,752	0	218,752
2004	0	0	82,032	82,032	82,032	0	82,032
2003	0	0	82,032	82,032	82,032	0	82,032
2002	0	0	82,032	82,032	82,032	0	82,032
2001	0	0	81,021	81,021	81,021	0	81,021
2000	0	0	31,000	31,000	31,000	0	31,000
1999	0	0	31,000	31,000	31,000	0	31,000
1998	0	0	31,000	31,000	31,000	0	31,000
1997	0	0	31,000	31,000	31,000	0	31,000
1996	0	0	31,000	31,000	31,000	0	31,000
1995	0	0	31,000	31,000	31,000	0	31,000
1994	0	0	31,000	31,000	31,000	0	31,000
1993	0	0	31,000	31,000	31,000	0	31,000
1992	0	0	31,000	31,000	31,000	0	31,000
1991	0	0	31,000	31,000	31,000	0	31,000
1990	0	0	31,000	31,000	31,000	0	31,000
1989	0	0	31,000	31,000	31,000	0	31,000
1988	0	0	31,000	31,000	31,000	0	31,000
1987	0	0	31,000	31,000	31,000	0	31,000
1986	0	0	23,719	23,719	23,719	0	23,719
1985	0	0	23,719	23,719	23,719	0	23,719
1984	0	0	23,719	23,719	23,719	0	23,719
1983	0	0	23,719	23,719	23,719	0	23,719
1982	0	0	23,719	23,719	23,719	0	23,719

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
3/2/2012	2558 / 800	100	CT	12
2/15/2002	1765 / 40	1	WD	M
5/1/1995	1353 / 0019	1	WD	M

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

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Overseas Highway, looking towards the northeast

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Overseas Highway, looking towards the east

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Overseas Highway, looking towards the southeast

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Overseas Highway, looking towards the southeast

PL Ocean Residences

97801 Overseas Hwy, Key Largo

Overseas Highway, looking towards the south

PL Ocean Residences

97801 Overseas Hwy, Key Largo

First Avenue, looking towards E. First Street

PL Ocean Residences

97801 Overseas Hwy, Key Largo

First Avenue and E. First Street

PL Ocean Residences

97801 Overseas Hwy, Key Largo

First Avenue, looking towards Overseas Highway

MARINADR
SECONDAVE
FIRSTST
FIRSTAVE
SECONDST
OVERSEASHWY
OVERSEASHWY
T12S_R39E
S5_T12S_R39E
S5_T62S_R39E
Marina
Mandalay Trailer Park
Flint State Bank
Seafarer Motel
Bay Harbor Lodge
Ballyhoo's Grill
Mandalay Marina
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91010
91020
91000
L.I. Deed No. 22446
L.I. Deed No. 24410
L.I. Deed No. 22392
L.I. Deed No. 22315
L.I. Deed No. 22305

PMG Asset Services, LLC.

November 7, 2014

Monroe County
Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050

RE: PL Ocean Residences- Owner's Agent Authorization

To Whom it May Concern,

PMG Asset Services, LLC, consents to Jorge Cepero acting as agent for any Public Hearing or Administrative Application process for the PL Ocean Residences, Located on 97801 Overseas Highway, Key Largo.

PMG Asset Services, LLC.

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Larry M. Abbo of PMG Asset Services, LLC., this 7 day of November, 2014 who is personally known to me or who produced _____ as identification.

Notary Public, State of Florida

PATTI J. CHLVANY
MY COMMISSION # FF 058561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

Print Name: _____

Commission Expires: _____

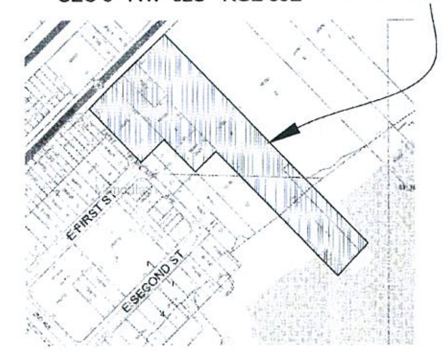
TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT

America Layout Corp

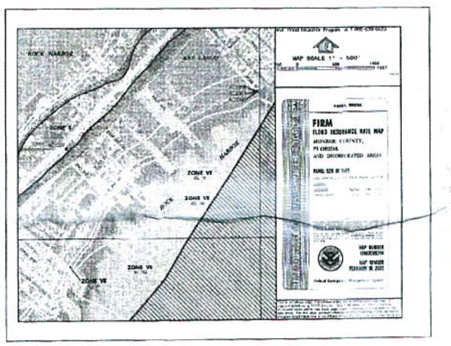
RECEIVED
MAR - 9 2015
2015-049
MONROE CO. PLANNING DEPT

VICINITY MAP
NOT TO SCALE
SEC 6 -TWP 62S - RGE 39E

SUBJECT PROPERTY



FLOOD INSURANCE RATE MAP



Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

CERTIFY TO: PMG Asses Services, LLC

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 Y-275
#12 Bearing base is indicated elsewhere on this Survey
#13 Easement shown on the recorded subdivision plat are shown hereon.
#14 Subsurface and enviromental conditions were not examined nor considered as part of this survey
#15 Parcel is in Flood Zone,
Map Number: 12087C0929K
Community Name: MONROE COUNTY.
Number :125129
Panel : 125129
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 8,9 &10
Suffix: "k"
Elev. Reference to NGVD 1929
#16 There is no visible surface or overhead encroachment, other than shown on this survey.
#17 Total Gross Land Area calculated to be 213737.527 SQ. FT or 4.91 Acres more or less.
#18 Completed Field Survey: 05-30-2014

NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARS (5J-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 NORTHEASTERLY PROPERTY LINE ALSO KNOWN
SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A (OVERSEAS HWY) MONROE, MIAMI-DADE COUNTY.

2011 ALTA/ACSM CERTIFICATION

To: PMG Asses Services, LLC, Old Republic National Title Insurance Company. :
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 06-06-2014.
Date of Map : 06-06-2014

WILLIAM,HERRYMAN
Registration/License Number # 2804

LEGAL DESCRIPTION
A portion of Lots 8 and 15, according to the Plat of Government 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, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J. B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22 '30" West, a distance of 148.6 feet, thence North 44°22'West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run Southeasterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning. Subject to conditions, restrictions and reservations of record; easements for Public Utilities, if any; zoning ordinances; and taxes for current subsequent years.

CONTAINING 213737.527 SQUARE FEET, 4.91 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

"The undesigned hereby certifies to: PMG Asses Services, LLC , Borrower ----------------------, and the Title Insurer Old Republic National 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. (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(1)improvement, 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 the 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 5J-17 Florida Administrative Code."

Dated this ; 06 day of JUNE 2014

By: WILLIAM HERRYMAN

SCHEDULE B SECTION II
EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: Old Republic National Title Insurance Company
FILE NO.: 14030087LP
Agent File # S140687
County: Monroe
Effective Date: April 2, 2014 at 8:00am

SCHEDULE B - SECTION II

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 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.Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
3.Rights or claims of parties in possession.
4.Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5.Easements or claims of easements not shown by the public records.
6.General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

8. All matters contained on the Plat of Plat of Macdonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.

9. Riparian and littoral rights are not insured.

10. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

11. The 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, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.

12. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

13. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.

14. The policy does not insure any portion of the insured parcel lying waterward of an established Erosion Control Line.

15. The insured land shall not include any mobile home or manufactured housing unit which may be affixed to the land unless, as of the effective date hereof, the mobile home or manufactured housing unit is so affixed to the land as to be part of the real property under the terms of the policy and laws of the State of Florida. The burden of proof to establish that said mobile home or manufactured housing unit is a fixture shall be on the insured hereunder.

16. Terms, covenants, conditions and other matters contained in any unrecorded lease(s) and all rights thereunder of the lessee(s) and of any party claiming by, through or under the lessee(s).

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Monroe County, unless otherwise noted.

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $2,637.41 are paid. Tax Account Number 1103730

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $14,406.80 are paid. Tax Account Number 1103748

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $1,201.74 are paid. Tax Account Number 1103764

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $656.50 are paid. Tax Account Number 1103772

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $8,486.26 are paid. Tax Account Number 1103799

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 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- PALM
- PINE TREE

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B COR = BLOCK CORNER
CAL = CALCULATED
C.B. = CATCH BASIN
CH. = CHORD
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
COMP. = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS. = EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D.= NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H = OVERHANGING ROOF
O/S = OFF SET
P= PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL. = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC.
=CENTER LINE
=EASEMENT
+0.00' =DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

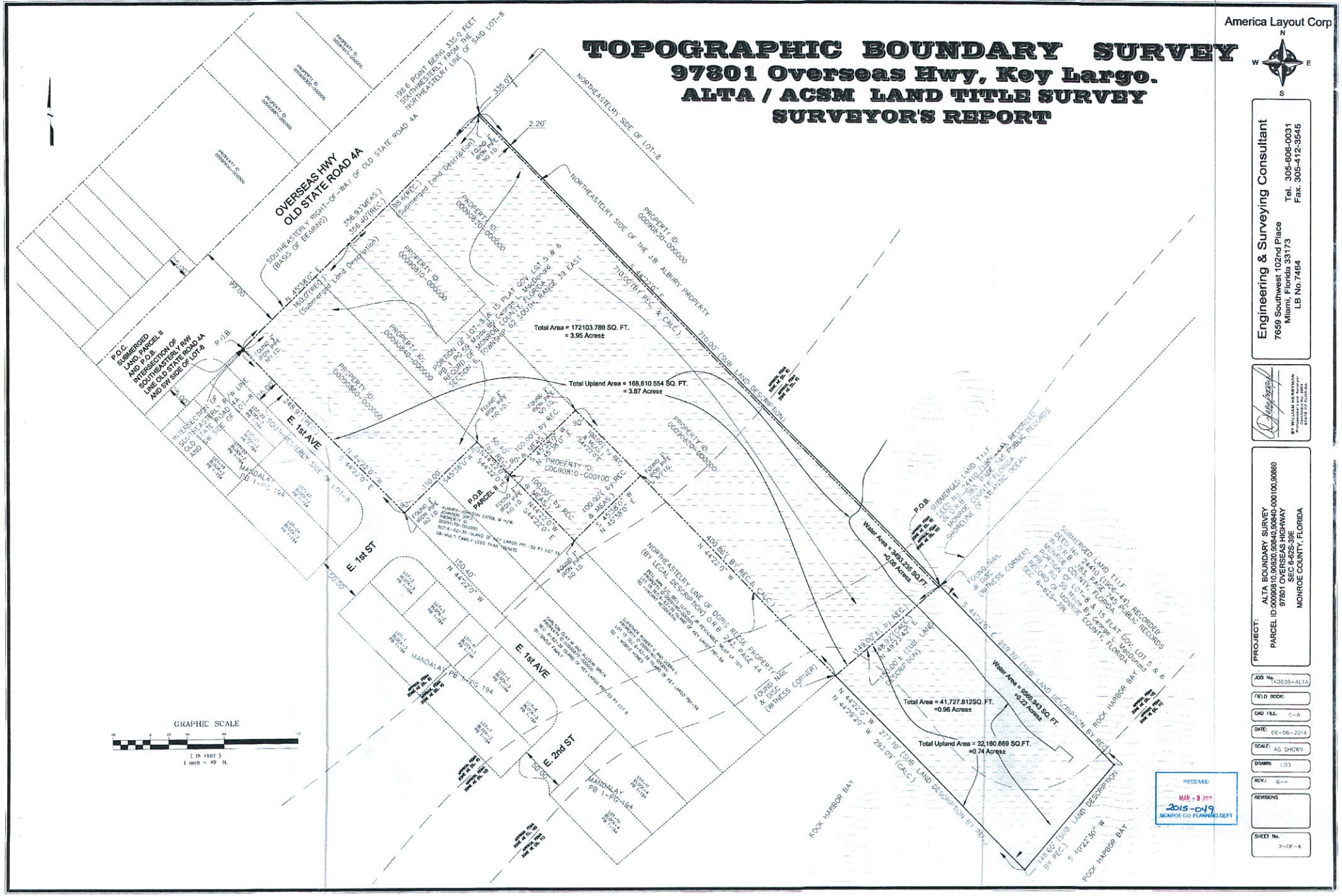
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No.	140606-ALTA
FIELD BOOK:	
CAD FILE.	LD-8
DATE:	06-06-2014
SCALE:	AS SHOWN
DRAWN:	LDD
REV.:	W-H
REVISIONS	
SHEET No.	1-OF-4

TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT



America Layout Corp

N
W E
S

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

BY WILLIAM HERRYMAN
REGISTERED LAND SURVEYOR
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90860-000100,90880
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 140835-ALTA
FIELD BOOK:
CAD FILE: 0-8
DATE: 06-06-2014
SCALE: AS SHOWN
DRAWN: LDJ
REV.: W--
REVISIONS
SHEET No. 1-OF-4

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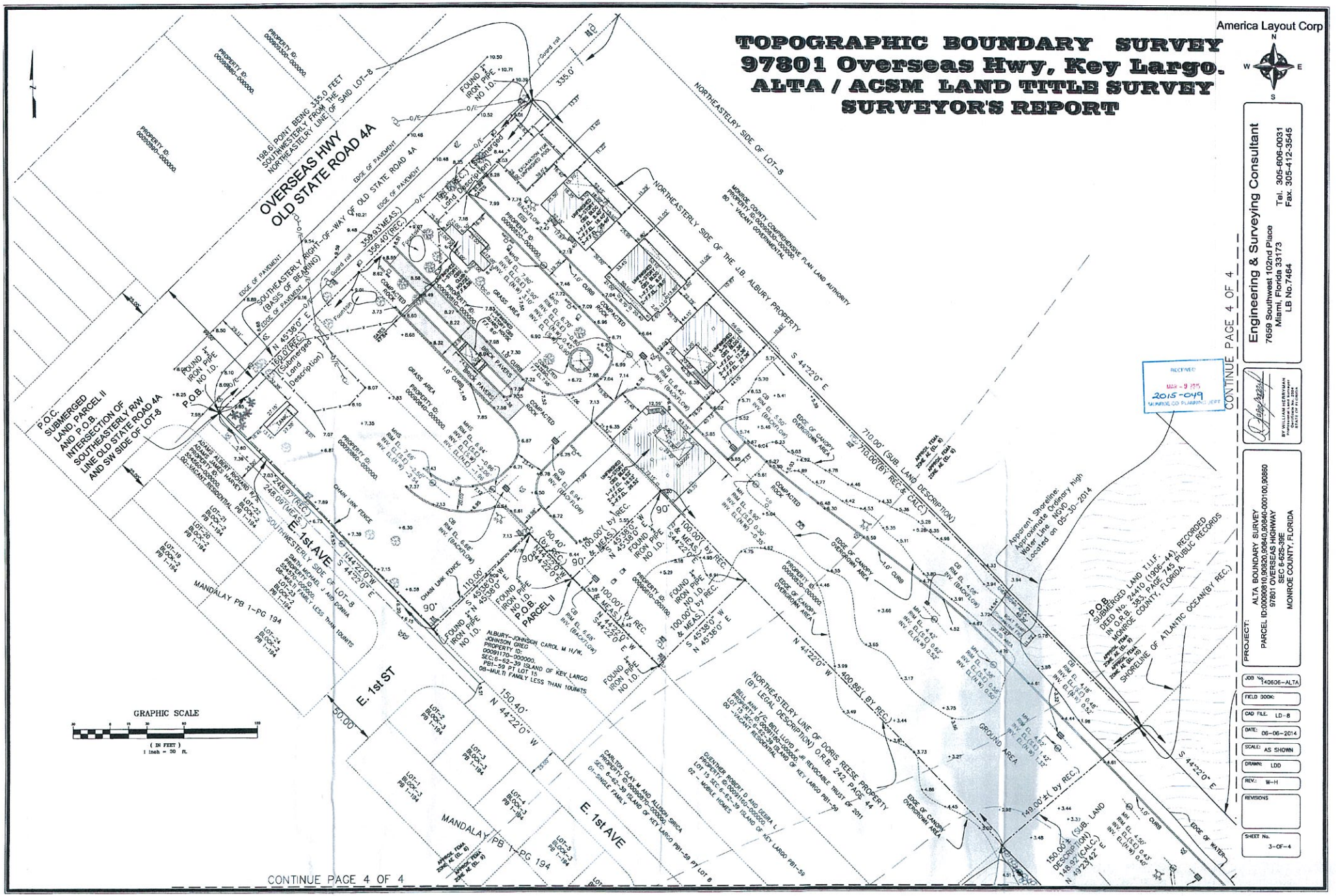
MAR - 9 2015
2015-049
MONROE CO. PLANNING DEPT


TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
America Layout Corp
OVERSEAS HWY
OLD STATE ROAD 4A
SOUTHEASTERLY RIGHT-OF-WAY OF OLD STATE ROAD 4A
(BASIS OF BEARING)
N 45°38'0" E
150.0'(REC.)
(Submerged Land Description)
P.O.C. SUBMERGED LAND PARCEL II AND P.O.B. INTERSECTION OF SOUTHEASTERLY R/W LINE OLD STATE ROAD 4A AND SW SIDE OF LOT-8
P.O.B.
198.6' PONT BEING 335.0 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT-8
NORTHEASTERLY SIDE OF LOT-8
NORTHEASTERLY SIDE OF THE J.B. ALBURY PROPERTY
MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
60' VACANT GOVERNMENTAL
S 44°22'0" E
710.00' (SUB. LAND DESCRIPTION)
710.00'(BY REC. & CALC.)
E. 1st AVE
E. 1st ST
SOUTHWESTERLY SIDE OF LOT-8
S 44°22'0" E
245.05'(MEAS.)
245.97'(REC.)
MANDALAY PB 1-PG 194
N 44°22'0" W
150.40'
50.00'
100.00' by REC. & MEAS.
S 45°38'0" W
110.00'
90°
50.40' (by REC.)
FOUND 1" IRON PIPE NO I.D.
P.O.B. PARCEL II
ALBURY-JOHNSON, CAROL M H/W, JOHNSON, GREG
PROPERTY ID: 00091170-000000,
SEC:6-62-39 ISLAND OF KEY LARGO
PB1-59 PT LOT 15
08-MULTI FAMILY LESS THAN 10UNITS
NORTHEASTERLY LINE OF DORIS REESE PROPERTY (BY LEGAL DESCRIPTION) O.R.B. 242, PAGE 44
BELL ANN T.O.D. BELL LLOYD E JR REVOCABLE TRUST OF 2011
PROPERTY ID: 00091160-000000,
SEC:6-62-39 ISLAND OF KEY LARGO PB1-59
00 -VACANT RESIDENTIAL
400.86'(BY REC.)
N 44°22'0" W
GROUND AREA
P.O.B.
SUBMERGED LAND T.I.I.F. 44) RECORDED DEED No. 24410 (1906-44) RECORDED IN O.R.B. 383, PAGE 745 PUBLIC RECORDS MONROE COUNTY, FLORIDA
SHORELINE OF ATLANTIC OCEAN(BY REC.)
Apparent Shoreline, Approximate Ordinary high Water Line MGVD Located on 05-30-2014
149.00'±(by REC.)
150.00'± (SUB. LAND DESCRIPTION) 148.92'(CALC.) N 43°23'42" E
EDGE OF WATER
CONTINUE PAGE 4 OF 4
CONTINUE PAGE 4 OF 4
RECEIVED
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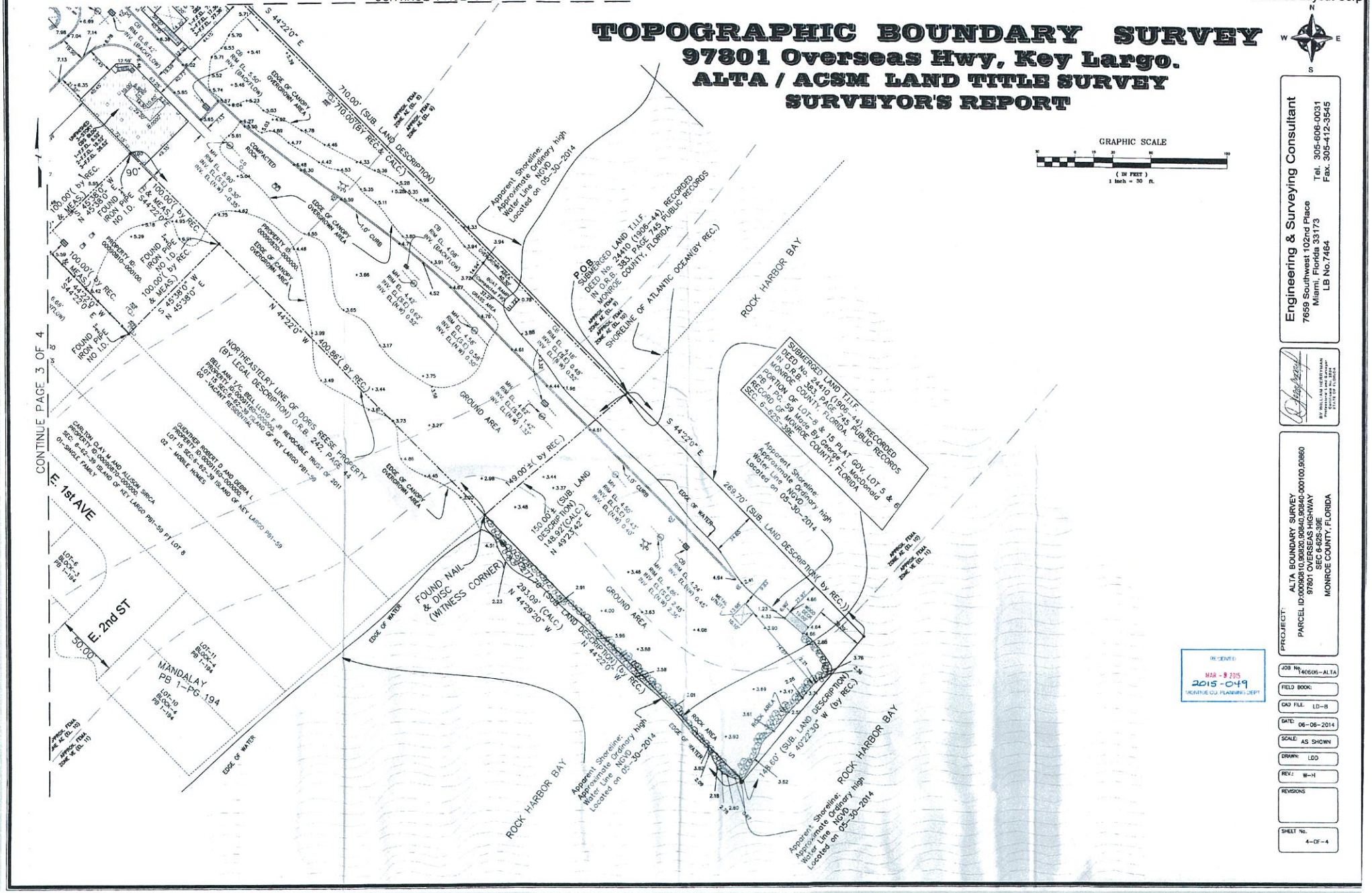
2015-049
MONROE CO PLANNING DEPT.
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545
BY WILLIAM HERRMANN
PROFESSIONAL ENGINEER
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90850
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA
JOB No. 140606-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 06-06-2014
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 3-OF-4
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

CONTINUE PAGE 3 OF 4

America Layout Corp

TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

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

BY WILLIAM HERSTMANN Professional Surveyor and Mapper License No. 6824 STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY
SEC 8-62S-39E
MONROE COUNTY, FLORIDA

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SHEET No. 4-OF-4

RECEIVED
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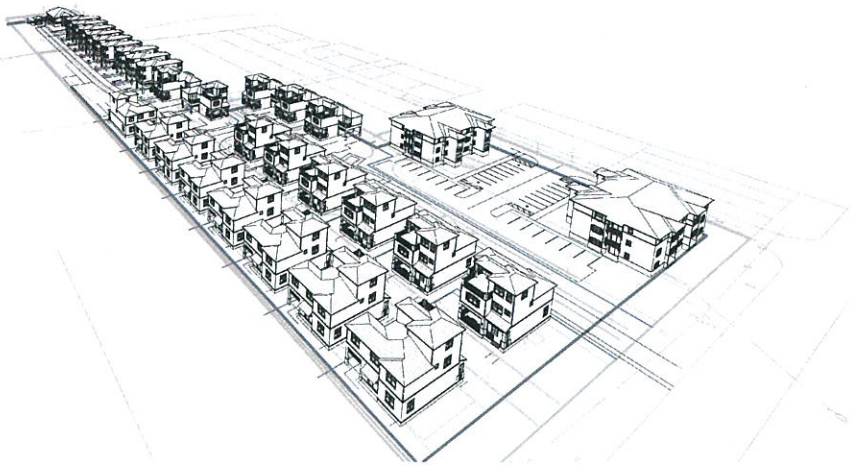
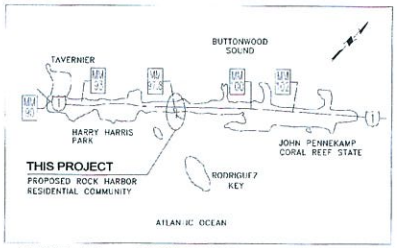
2015-049
MONROE CO. PLANNING DEPT



PLAYA LARGO OCEAN RESIDENCES

SITE PLAN SUBMITTAL

KEY LARGO FLORIDA



SECTIONS 5 & 6 TOWNSHIP 62 SOUTH RANGE 39 EAST

LOCATION MAP

N.T.S.

RECEIVED
MAR - 9 2015
2015-049
MONROE CO. PLANNING DEPT

PRIME DESIGN
ASSOCIATES
ARCHITECTURE · PLANNING · DESIGN
AA 26002234
4651 SHERIDAN ST. SUITE 460
HOLLYWOOD FLORIDA, 33021
VOICE: 954.392.8765
FAX: 954.392.8748

SEAL
MAYER S. ABBO, ARCHITECT

THE DESIGN(S) DEPICTED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AS AN "ARCHITECTURAL WORK" AND MAY NOT BE USED BY PRIME DESIGN ASSOCIATES LLC. USE OR COPY WITHOUT THE WRITTEN CONSENT OF PRIME DESIGN ASSOCIATES LLC IS PERMITTED BY CONTRACT ONLY. ANY CHANGES TO THE CONSTRUCTION EXECUTED FROM THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF PRIME DESIGN ASSOCIATES LLC SHALL AUTOMATICALLY RELEASE PRIME DESIGN ASSOCIATES LLC FROM ANY AND ALL LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES.

Playa Largo Residences
Key Largo Florida

Revision Schedule		
No.	Description	Date

PRELIMINARY
NOT FOR
CONSTRUCTION

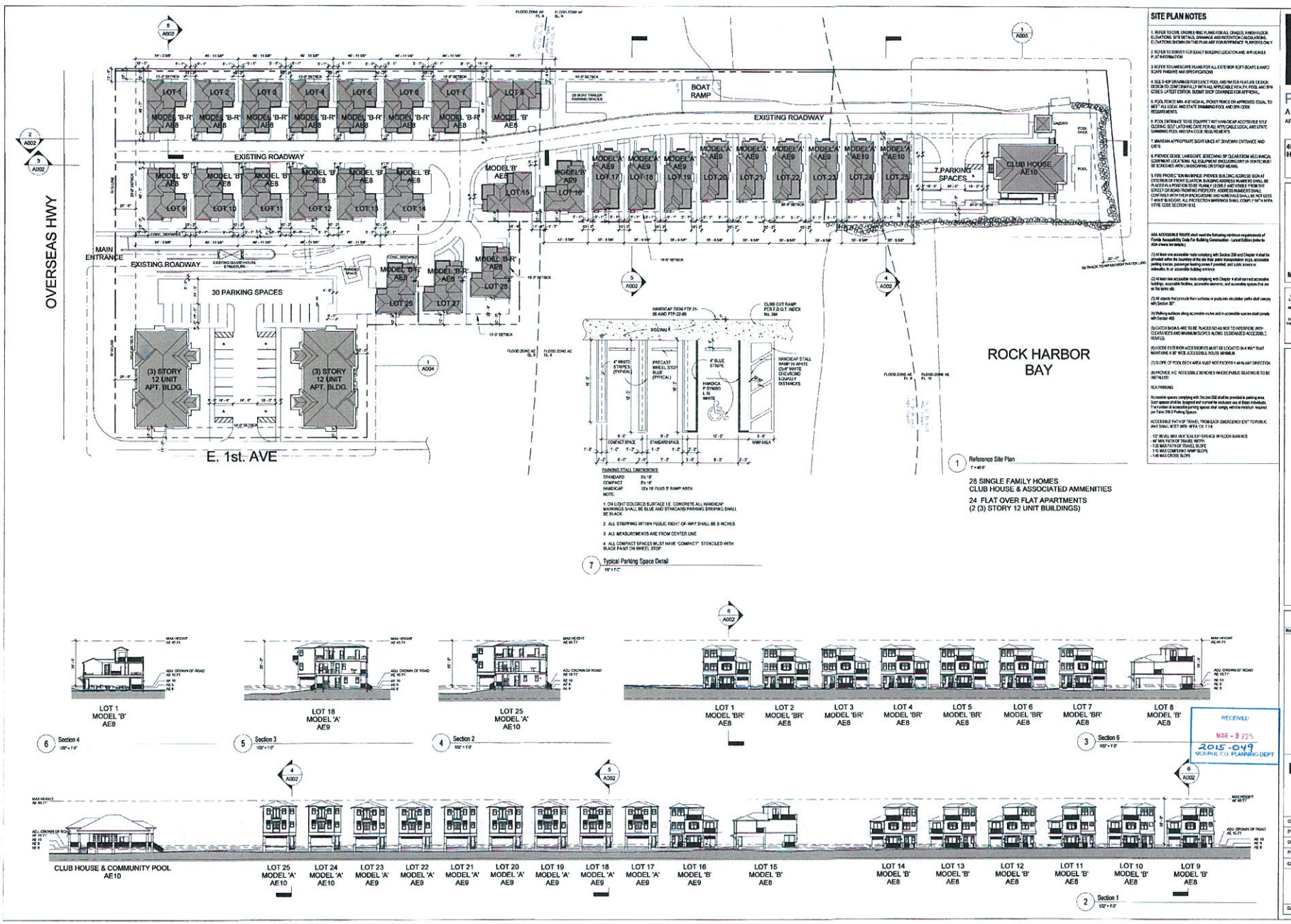
Cover Sheet

Client Name	
Project number	083114
Date	03-06-15
Project Status	Design Development
Checked by	

A001

Scale 1" = 40'-0"

3/6/2015 3:14:43 PM



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1" = 40'-0"

28 SINGLE FAMILY HOMES
CLUB HOUSE & ASSOCIATED AMMENITIES

24 FLAT OVER FLAT APARTMENTS
(2 (3) STORY 12 UNIT BUILDINGS)

PARKING STALL DIMENSIONS:

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COMPACT	8'x 16'
HANDICAP	12'x 18' PLUS 5' RAMP AREA

NOTE:

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1/8" = 1'-0"

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- 1:20 MAX PATH OF TRAVEL SLOPE
- 1:10 MAX CONTINU WAP SLOPE
- 1:48 MAX CROSS SLOPE

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MAR - 9 2015
2015-049
MONROE CO PLANNING DEPT

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 S. ABBO, ARCHITECT

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Playa Largo Residences
Key Largo Florida

Revision Schedule

No.	Description	Date

PRELIMINARY NOT FOR CONSTRUCTION

Reference Site Plan

Client Name	
Project number	DE3114
Date	03-06-15
Project Status	Design Development
Checked by	Checker

A002

Scale: As indicated

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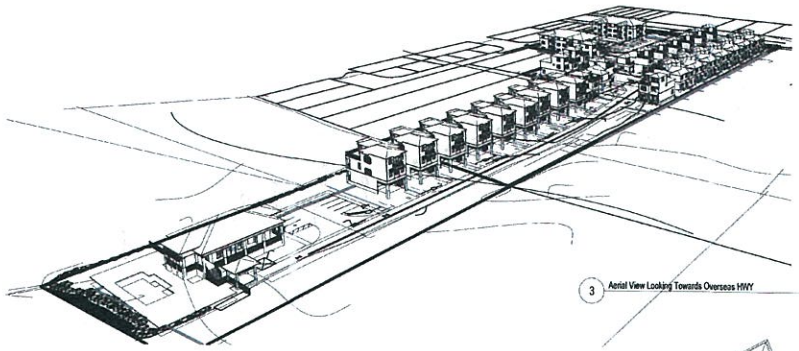

3 Aerial View Looking Towards Overseas HWY

2 3D View 2

1 3D View 1

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MAR - 9 2015
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Playa Largo Residences
Key Largo Florida

Revision Schedule

No.	Description	Date

PRELIMINARY NOT FOR CONSTRUCTION

Site Views & Perspectives

Client Name	
Project number	083114
Date	03-05-15
Project Status	Design Development
Checked by	Checker

A003

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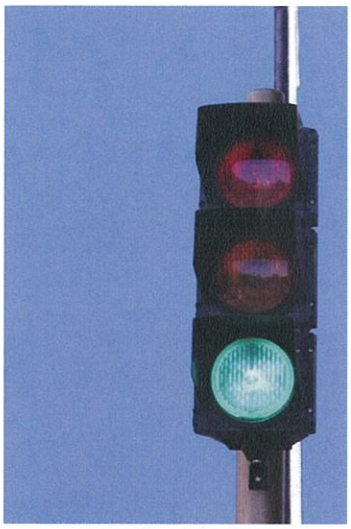
Playa Largo Ocean Residences



traffic study

prepared for:
Prime Group US

Traf Tech
ENGINEERING, INC.

May 2015

Updated July 2015

Traf Tech
ENGINEERING, INC.

July 12, 2015

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

Re: Playa Largo Ocean Residences – Key Largo, Florida
Updated Traffic Engineering Study

Dear Jorge:

Traf Tech Engineering, Inc. is pleased to provide you with the results of the updated traffic study undertaken for the proposed Playa Largo Residences located near Mile Marker 98 in Monroe County, Florida. The revised report addresses the traffic comments provided by the County's transportation Consultant.

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

Sincerely,

TRAF TECH ENGINEERING, INC.

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

JOAQUIN E. VARGAS
LICENSE
No 44174
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

July 28, 2015

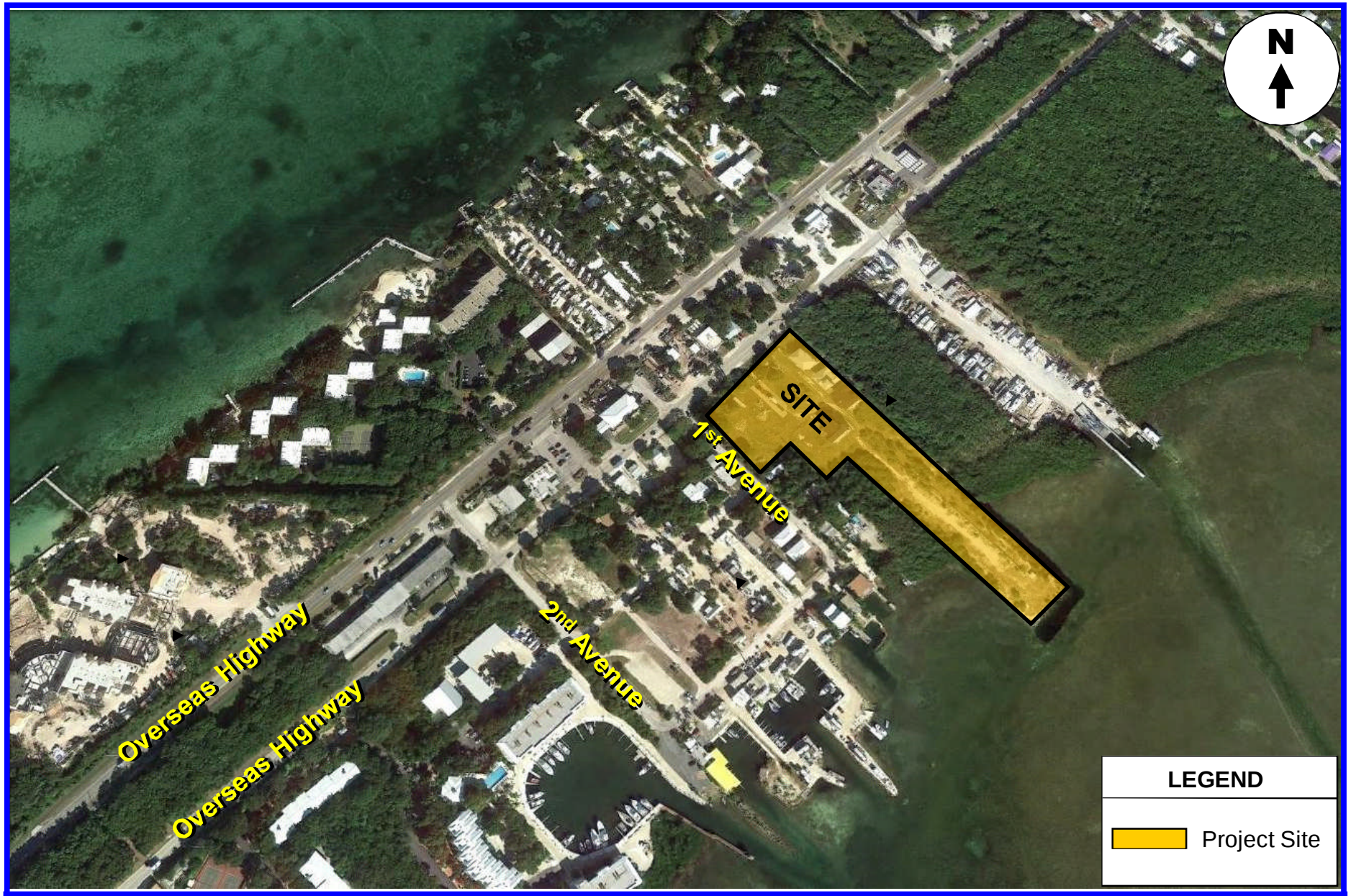
8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 582-0988 Fax: (954) 582-0989

INTRODUCTION

Playa Largo Residences is a proposed residential development located on the Ocean side of US 1 / Overseas Highway near Mile Marker 98 in Key Largo, Florida. More specifically, the subject site is located off of the northbound lanes of US 1, just north of E. 1st Avenue. Access to the site is to be provided through East 1st Avenue and two additional curb cuts located north of E. 1st Avenue. A Site Location Map is presented in Figure 1 on the following page.

The Playa Largo Residences will have a total of 28 single-family homes and 24 apartments.

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 anticipated project traffic impacts along US 1 by mile marker and site access.



Traf Tech
ENGINEERING, INC.

PROJECT LOCATION MAP

FIGURE 1
Playa Largo Residences
Monroe County, Florida

INVENTORY

Existing Use

The project site currently has several multi-stories residential buildings. The residential buildings are currently unoccupied and will be part of the proposed development, as described below.

Proposed Land Uses

The subject parcel has a Future Land Use Map designation Urban Residential Mobile Home (URM). The development for the subject site is proposed to include 28 single-family units and 24 apartments. Appendix A contains a copy of the site plan for the Playa Largo Residences project.

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 Grand Street.

Traf Tech Engineering, Inc. has selected the section of US 1 between Second Avenue and Grand Street 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 B contains the historical traffic data from FDOT's Count Station #900064.

Table 1
Playa Largo Residences
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)

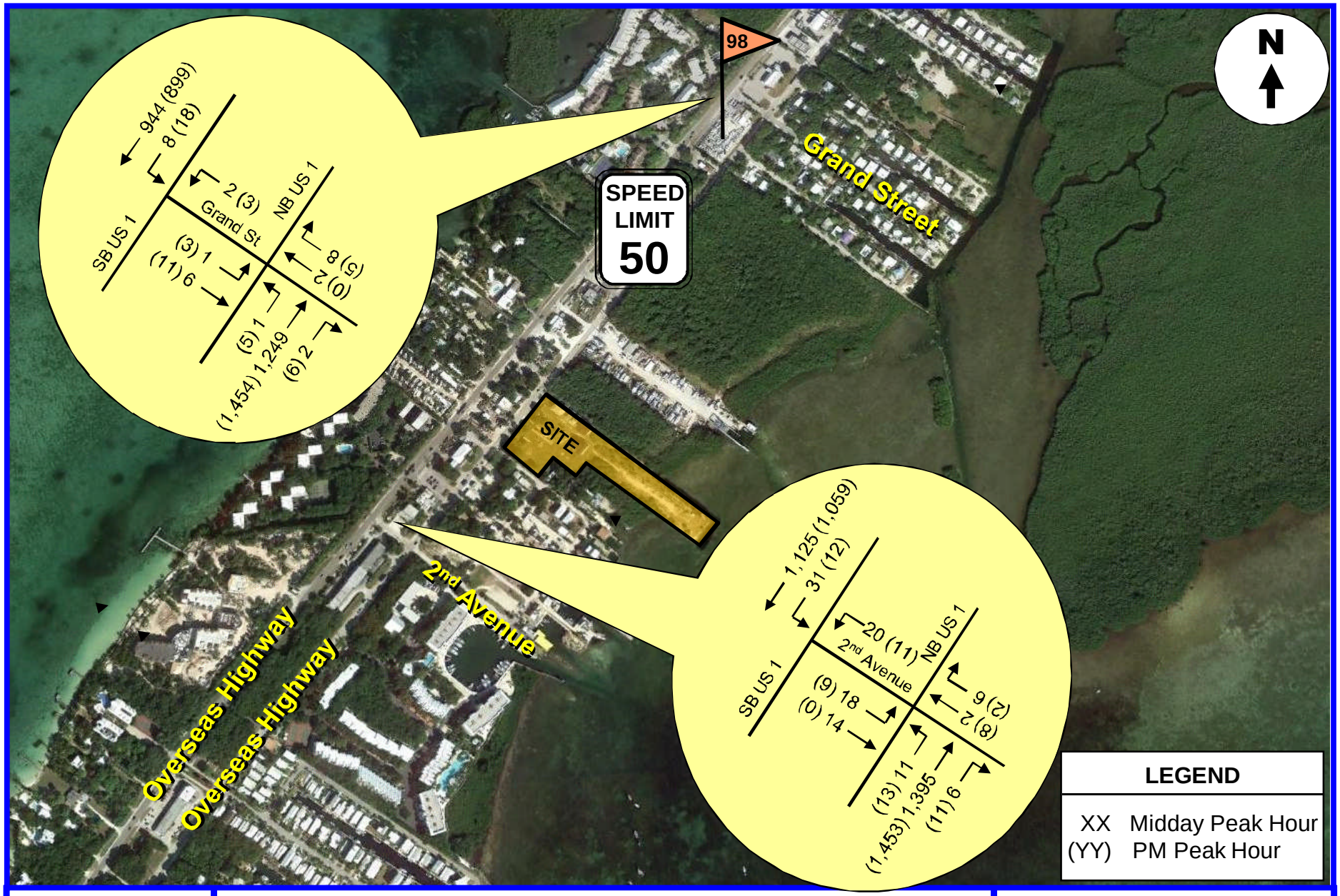
In association with Crossroads Engineering Data, Inc., midday (11:00 AM to 1:00 PM) and PM (4:00 – 6:00) peak period turning movement counts were collected at the two (un-signalized) significant intersections defining the study area:

- US 1 and Second Avenue
- US 1 and Grand Street

Figure 2 on the following page documents the turning movement counts at the two study intersections. Appendix C contains the results of the turning movement counts.

Existing Traffic Signals

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



TrafTech ENGINEERING, INC.

EXISTING TRAFFIC COUNTS
(April 2015)

FIGURE 2
Playa Largo Residences
Monroe County, Florida

TRIP GENERATION

The trip generation for the Playa Largo Residences development 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

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

- Weekday Trip Generation Rate: T = 9.52 (X)
  where T = number of trips and X = number of dwelling units
- Saturday Trip Generation Rate: T = 9.91 (X)
  where T = number of trips and X = number of dwelling units
- Sunday Trip Generation Rate: T = 8.62 (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)

Apartment (ITE Land Use #220)

- Weekday Trip Generation Rate: T = 6.65 (X)
  where T = number of trips and X = number of dwelling units
- Saturday Trip Generation Rate: T = 6.39 (X)
  where T = number of trips and X = number of dwelling units
- Sunday Trip Generation Rate: T = 5.86 (X)
  where T = number of trips and X = number of dwelling units
- PM Peak Hour Trip Generation Rate: T = 0.62 (X) (65% in / 35% out)

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

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

Land Use	Size	Basis	Trips	PM Peak Hour Trips				Total
				In		Out		
				%	#	%	#	
Proposed								
Apartment (Land Use #220)	24 units	Daily	156	*65%*	10	*35%*	5	15
Single-Family Detached Housing (Land Use #210)	28 units	Daily	265	*63%*	18	*37%*	10	28
Total			**421**		**28**		**15**	**43**

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

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

[1] The daily number of trips for the apartment 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 Residences project is projected to generate 421 trips on a daily basis and 43 additional trips during the PM peak hour (28 inbound and 15 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 Residences project.

Table 3
Playa Largo Residences
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

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

Driveway Assignment

Based on the above trip distribution, the maximum inbound right-turn volume (conservatively assuming all inbound vehicles enter via the first entrance, is 28 vehicles in a one hour period. Similarly, all exiting vehicles will be forced to execute a right-turn movement with a maximum hourly volume of 15 vehicles.

The need for a northbound right-turn lane will be addressed with the FDOT once a driveway connection permit is requested as part of the development of the project. The posted speed limit through this segment of US 1 is 50 miles per hour and therefore, the high speed and the projected northbound right-turn volume will be evaluated with the State relative to the need of a deceleration lane at the project entrance off of Overseas Highway.

Queuing at the Entrance

The guardhouse is planned to be located at least 100 feet from the US 1 property line (stacking for 4 to 5 cars). With only 28 inbound vehicles, and assuming 10% visitor traffic (3 cars), per ULI and 25 residents, a processing time of approximately 26.25 seconds per vehicles is estimated (2 minutes per visitor and 15 seconds per resident). Since the arrival rate is approximately one vehicle every 128 seconds, and an average processing time at the guardhouse of approximately 26.25 seconds per vehicle, queueing is not anticipated to be a problem at this development.

TRAFFIC IMPACT ANALYSIS

This section of the report is divided into two parts: 1) link analysis and 2) US 1 impacts by mile marker.

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 211 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 D), 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 Residences 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 one 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 4 summarizes the number of primary trips by segment on US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 421 daily trips. The trip dissipation was based on the population located within each US Segment and taking into consideration the average trip length.

Table 4
Playa Largo Residences
Arterial Trip Assignment Summary
US 1 - Key Largo, Florida

Project: Playa Largo Residences

US 1 Mile Marker: 98

Location: Key Largo

ITE Land Use Category: Apartment - *ITE Land Use #220*
Single-Family Detached Housing - *ITE Land Use #210*

Type of Development: Residential

Daily Trip Generation Rate / Formula: Apt. 6.50 trips/D.U.
SF - 9.45 trips / D.U.

Project Size: 24 Apartments and 28 Single-Family Dwelling Units

Average Trip Length: 8 Miles to the North, 12 Miles to the South

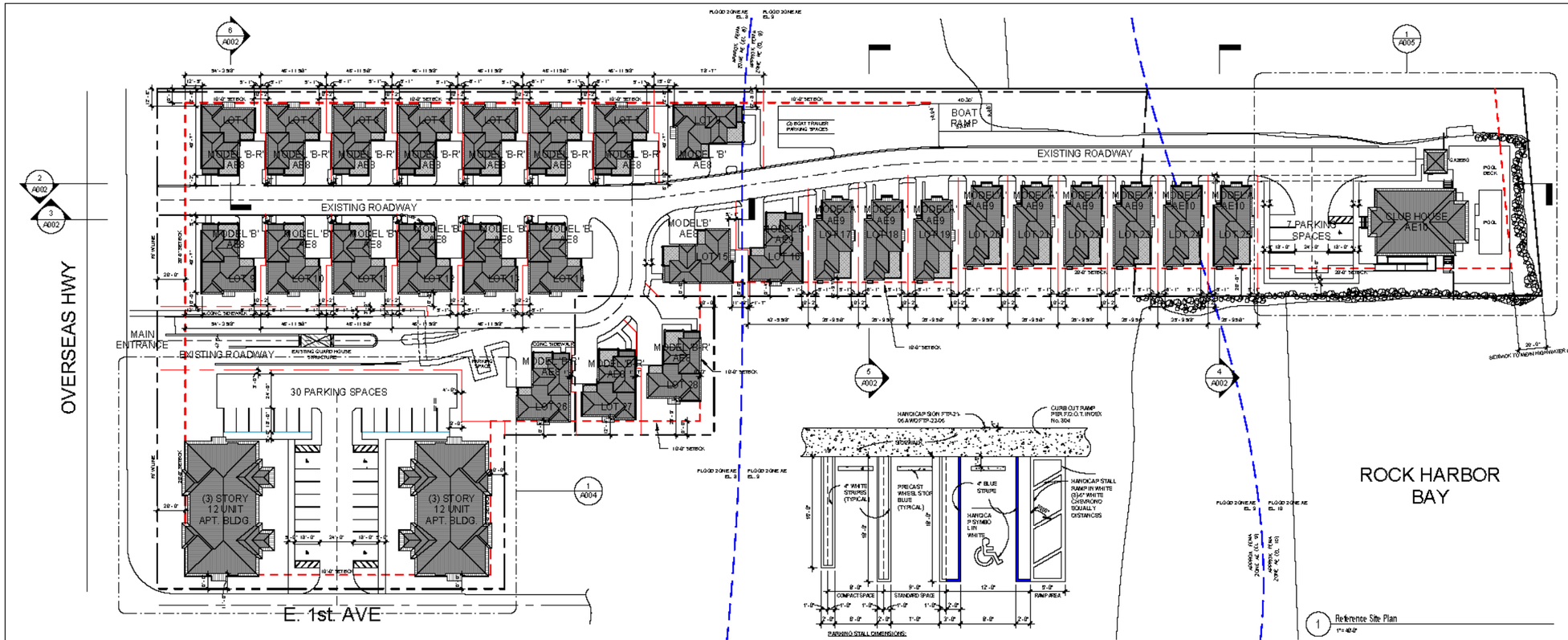
Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2013 Reserve Capacity
			19	50%	0%	0	-1,154
			20	50%	30%	63	220
			21	50%	70%	147	4,226
421	0%	100%	22	50% / 50%	100%	211	8,214
			23	50%	75%	158	7,432
			24	50%	0%	0	6,058

CONCLUSIONS

Based upon the results of the analyses performed for the Playa Largo Residences project, the proposed development of 28 single family homes and 24 apartments 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.

APPENDIX A

Site Plan – Playa Largo Residences



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Playa Largo Residences
Key Largo Florida

Revision Schedule

No.	Description	Date

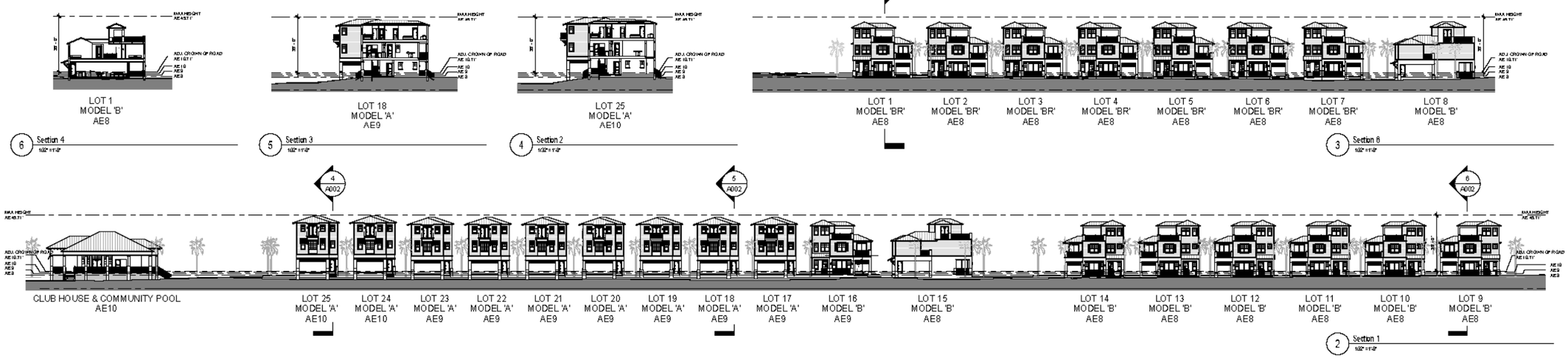
PRELIMINARY
NOT FOR
CONSTRUCTION

Reference Site Plan

Client Name	
Project number	DEO114
Date	03-06-15
Project Status	Design Development
Checked by	Checker

A002

Scale: As Indicated



6 Section 4 1/32" = 1'-0"
5 Section 3 1/32" = 1'-0"
4 Section 2 1/32" = 1'-0"
3 Section 8 1/32" = 1'-0"
2 Section 1 1/32" = 1'-0"

APPENDIX B

Historical Traffic Data

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 C

Intersection Turning Movement Counts

Crossroads Engineering

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

CLIENT:TRAFTECH
JOB NO.:2015-027
PROJECT:KEY LARGO TMCS
COUNTY:MONROE

File Name : NB Overseas Hwy @ Grand St
Site Code : 00000000
Start Date : 4/30/2015
Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

	NB Overseas Hwy From North				Grand St From East				Overseas Hwy From South				Grand St From West				
Start Time	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	0	0	0	2	264	1	0	0	1	0	0	270
11:15 AM	0	0	0	0	1	1	0	0	1	316	0	0	0	1	0	0	320
11:30 AM	0	0	0	0	0	0	0	0	0	336	1	0	0	2	0	0	339
11:45 AM	0	0	0	0	5	1	0	0	1	293	0	0	0	3	1	0	304
Total	0	0	0	0	8	2	0	0	4	1209	2	0	0	7	1	0	1233
12:00 PM	0	0	0	0	2	0	0	0	0	304	0	0	0	0	0	0	306
12:15 PM	0	0	0	0	2	1	0	0	1	298	0	0	0	3	0	0	305
12:30 PM	0	0	0	0	2	0	0	0	1	279	0	0	0	1	0	0	283
12:45 PM	0	0	0	0	1	1	0	0	1	347	0	0	0	2	0	1	353
Total	0	0	0	0	7	2	0	0	3	1228	0	0	0	6	0	1	1247
*** BREAK ***																	
04:00 PM	0	0	0	0	1	0	0	0	2	445	1	0	0	1	0	0	450
04:15 PM	0	0	0	0	1	0	0	0	0	440	0	0	0	4	1	2	448
04:30 PM	0	0	0	0	2	0	0	0	2	275	3	0	0	1	2	1	286
04:45 PM	0	0	0	0	1	0	0	0	2	294	1	0	0	5	0	0	303
Total	0	0	0	0	5	0	0	0	6	1454	5	0	0	11	3	3	1487
05:00 PM	0	0	0	0	0	1	0	0	1	309	1	0	0	5	1	1	319
05:15 PM	0	0	0	0	1	1	0	0	0	304	0	0	0	2	2	0	310
05:30 PM	0	0	0	0	0	1	0	0	1	303	1	0	0	4	0	0	310
05:45 PM	0	0	0	0	0	0	0	0	0	242	1	0	0	3	5	4	255
Total	0	0	0	0	1	3	0	0	2	1158	3	0	0	14	8	5	1194
Grand Total	0	0	0	0	21	7	0	0	15	5049	10	0	0	38	12	9	5161
Apprch %	0	0	0	0	75	25	0	0	0.3	99.5	0.2	0	0	64.4	20.3	15.3	
Total %	0	0	0	0	0.4	0.1	0	0	0.3	97.8	0.2	0	0	0.7	0.2	0.2	
AUTOS	0	0	0	0	20	7	0	0	15	4916	10	0	0	38	11	9	5026
% AUTOS	0	0	0	0	95.2	100	0	0	100	97.4	100	0	0	100	91.7	100	97.4
HEAVY VEHICLES	0	0	0	0	1	0	0	0	0	133	0	0	0	0	1	0	135
% HEAVY VEHICLES	0	0	0	0	4.8	0	0	0	0	2.6	0	0	0	0	8.3	0	2.6

Crossroads Engineering

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786-236-2857

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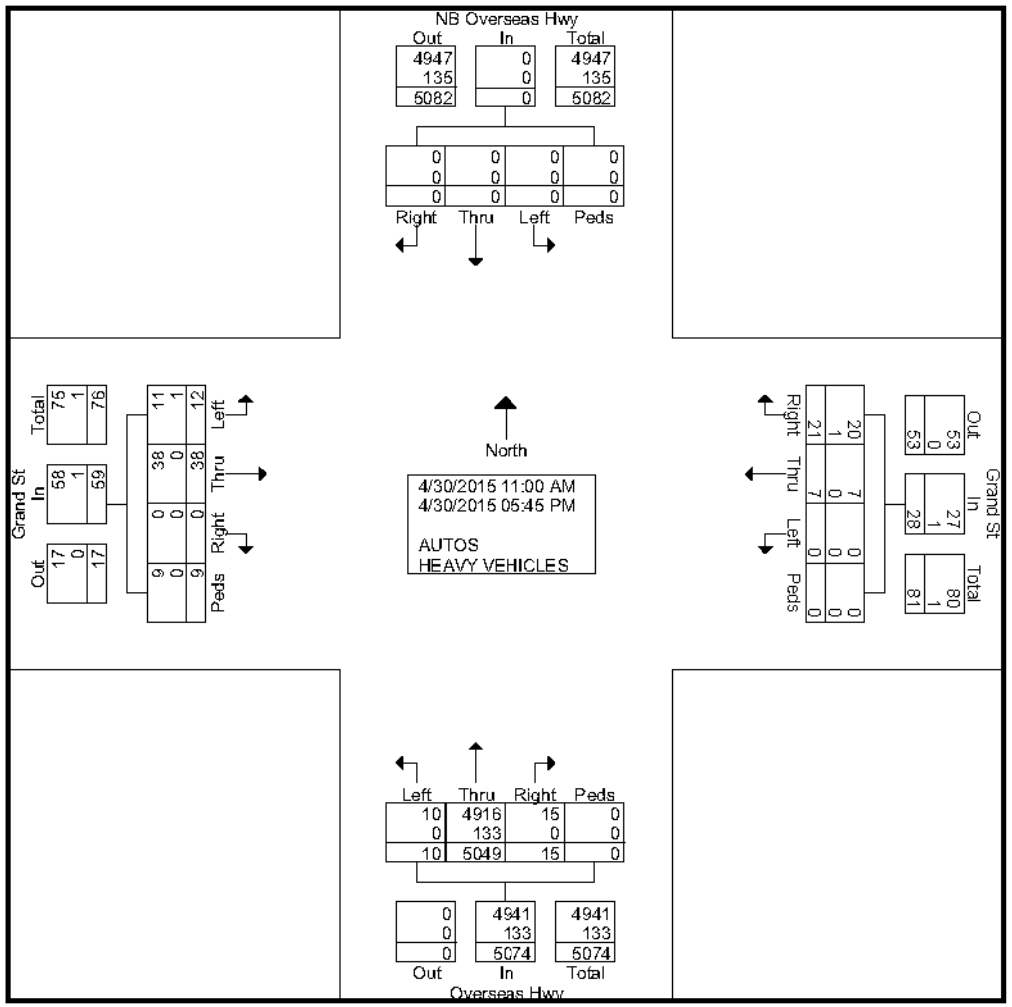
File Name : NB Overseas Hwy @ Grand St
Site Code : 00000000
Start Date : 4/30/2015
Page No : 2



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Start Date : 4/30/2015
Page No : 3

	NB Overseas Hwy From North					Grand St From East					Overseas Hwy From South					Grand St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:15 AM																					
11:15 AM	0	0	0	0	0	1	**1**	0	0	2	**1**	316	0	0	317	0	1	0	0	1	320
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	**336**	**1**	0	**337**	0	2	0	0	2	**339**
11:45 AM	0	0	0	0	0	**5**	1	0	0	**6**	1	293	0	0	294	0	**3**	**1**	0	**4**	304
12:00 PM	0	0	0	0	0	2	0	0	0	2	0	304	0	0	304	0	0	0	0	0	306
Total Volume	0	0	0	0	0	8	2	0	0	10	2	1249	1	0	1252	0	6	1	0	7	1269
% App. Total	0	0	0	0		80	20	0	0		0.2	99.8	0.1	0		0	85.7	14.3	0		
PHF	.000	.000	.000	.000	.000	.400	.500	.000	.000	.417	.500	.929	.250	.000	.929	.000	.500	.250	.000	.438	.936

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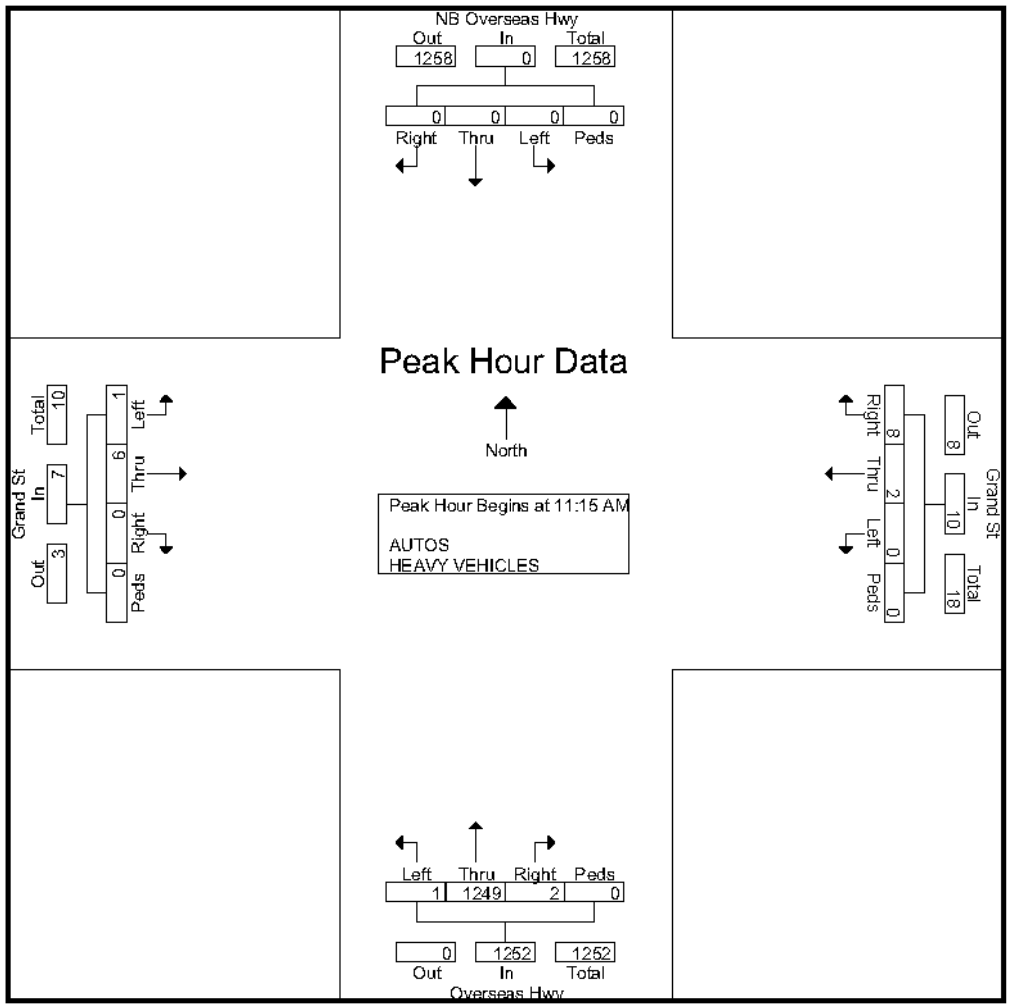

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Page No : 5

	NB Overseas Hwy From North					Grand St From East					Overseas Hwy From South					Grand St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 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	1	0	0	0	1	**2**	**445**	1	0	**448**	0	1	0	0	1	**450**
04:15 PM	0	0	0	0	0	1	0	0	0	1	0	440	0	0	440	0	**4**	1	**2**	**7**	448
04:30 PM	0	0	0	0	0	**2**	0	0	0	**2**	2	275	**3**	0	280	0	1	**2**	1	4	286
04:45 PM	0	0	0	0	0	1	0	0	0	1	2	294	1	0	297	0	**5**	0	0	5	303
Total Volume	0	0	0	0	0	5	0	0	0	5	6	1454	5	0	1465	0	11	3	3	17	1487
% App. Total	0	0	0	0		100	0	0	0		0.4	99.2	0.3	0		0	64.7	17.6	17.6		
PHF	.000	.000	.000	.000	.000	.625	.000	.000	.000	.625	.750	.817	.417	.000	.818	.000	.550	.375	.375	.607	.826

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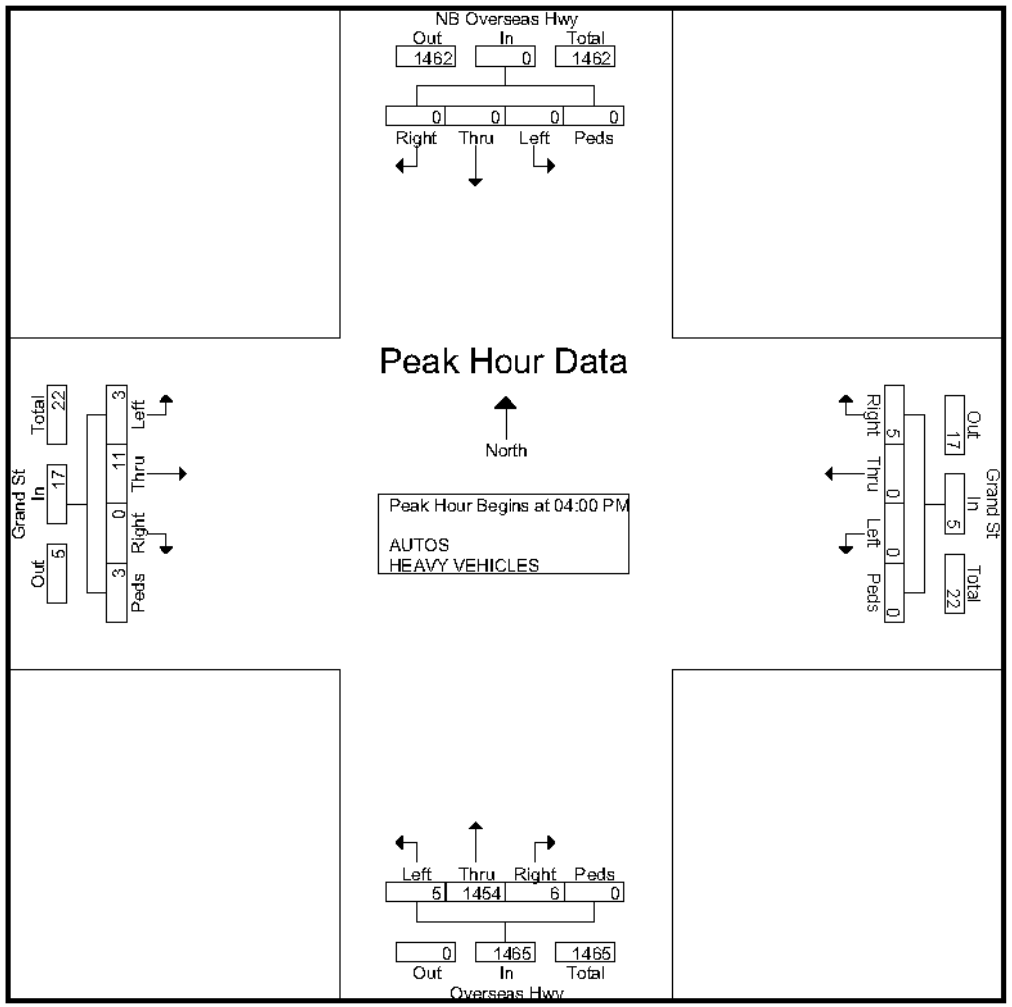
File Name : NB Overseas Hwy @ Grand St
Site Code : 00000000
Start Date : 4/30/2015
Page No : 6



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Site Code : 00000000
Start Date : 4/30/2015
Page No : 1

Groups Printed- HEAVY VEHICLES

	NB Overseas Hwy From North				Grand St From East				Overseas Hwy From South				Grand St From West				
Start Time	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	1	0	0	0	0	12	0	0	0	0	0	0	13
11:15 AM	0	0	0	0	0	0	0	0	0	11	0	0	0	0	0	0	11
11:30 AM	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
11:45 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10
Total	0	0	0	0	1	0	0	0	0	40	0	0	0	0	0	0	41
12:00 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14
12:15 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
12:30 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	16
12:45 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
Total	0	0	0	0	0	0	0	0	0	40	0	0	0	0	0	0	40
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	9
04:15 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
04:30 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	0	1	0	10
04:45 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
Total	0	0	0	0	0	0	0	0	0	30	0	0	0	0	1	0	31
05:00 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
05:15 PM	0	0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	7
05:30 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	8
05:45 PM	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	3
Total	0	0	0	0	0	0	0	0	0	23	0	0	0	0	0	0	23
Grand Total	0	0	0	0	1	0	0	0	0	133	0	0	0	0	1	0	135
Apprch %	0	0	0	0	100	0	0	0	0	100	0	0	0	0	100	0	
Total %	0	0	0	0	0.7	0	0	0	0	98.5	0	0	0	0	0.7	0	

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File Name : SB Overseas Hwy @ Grand St
Site Code : 00000000
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Page No : 1

Groups Printed- AUTOS - HEAVY VEHICLES

	SB Overseas Hwy From North				Grand St From East				SB Overseas Hwy From South				Grand St From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
11:00 AM	0	209	1	0	0	0	1	0	0	0	0	0	0	0	0	0	211
11:15 AM	0	220	1	0	0	0	1	2	0	0	0	0	0	0	0	0	224
11:30 AM	0	228	3	0	0	0	1	1	0	0	0	0	0	0	0	0	233
11:45 AM	0	195	2	0	0	0	1	0	0	0	0	0	0	0	0	0	198
Total	0	852	7	0	0	0	4	3	0	0	0	0	0	0	0	0	866
12:00 PM	0	247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	247
12:15 PM	0	242	3	0	0	0	1	0	0	0	0	0	0	0	0	0	246
12:30 PM	0	252	1	0	0	0	0	0	0	0	0	0	0	0	0	0	253
12:45 PM	0	203	4	0	0	0	1	0	0	0	0	0	0	0	0	0	208
Total	0	944	8	0	0	0	2	0	0	0	0	0	0	0	0	0	954
*** BREAK ***																	
04:00 PM	0	228	1	0	0	0	1	0	0	0	0	0	0	0	0	0	230
04:15 PM	0	266	5	0	0	0	0	0	0	0	0	0	0	0	0	0	271
04:30 PM	0	202	2	0	0	0	0	0	0	0	0	0	0	0	0	0	204
04:45 PM	0	208	5	0	0	0	1	0	0	0	0	0	0	0	0	0	214
Total	0	904	13	0	0	0	2	0	0	0	0	0	0	0	0	0	919
05:00 PM	0	223	6	0	0	0	2	0	0	0	0	0	0	0	0	0	231
05:15 PM	0	213	3	0	0	0	1	0	0	0	0	0	0	0	0	0	217
05:30 PM	0	181	4	0	0	0	2	0	0	0	0	0	0	0	0	0	187
05:45 PM	0	174	4	0	0	0	1	0	0	0	0	0	0	0	0	0	179
Total	0	791	17	0	0	0	6	0	0	0	0	0	0	0	0	0	814
Grand Total	0	3491	45	0	0	0	14	3	0	0	0	0	0	0	0	0	3553
Apprch %	0	98.7	1.3	0	0	0	82.4	17.6	0	0	0	0	0	0	0	0	
Total %	0	98.3	1.3	0	0	0	0.4	0.1	0	0	0	0	0	0	0	0	
AUTOS	0	3418	44	0	0	0	14	3	0	0	0	0	0	0	0	0	3479
% AUTOS	0	97.9	97.8	0	0	0	100	100	0	0	0	0	0	0	0	0	97.9
HEAVY VEHICLES	0	73	1	0	0	0	0	0	0	0	0	0	0	0	0	0	74
% HEAVY VEHICLES	0	2.1	2.2	0	0	0	0	0	0	0	0	0	0	0	0	0	2.1

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File Name : SB Overseas Hwy @ Grand St
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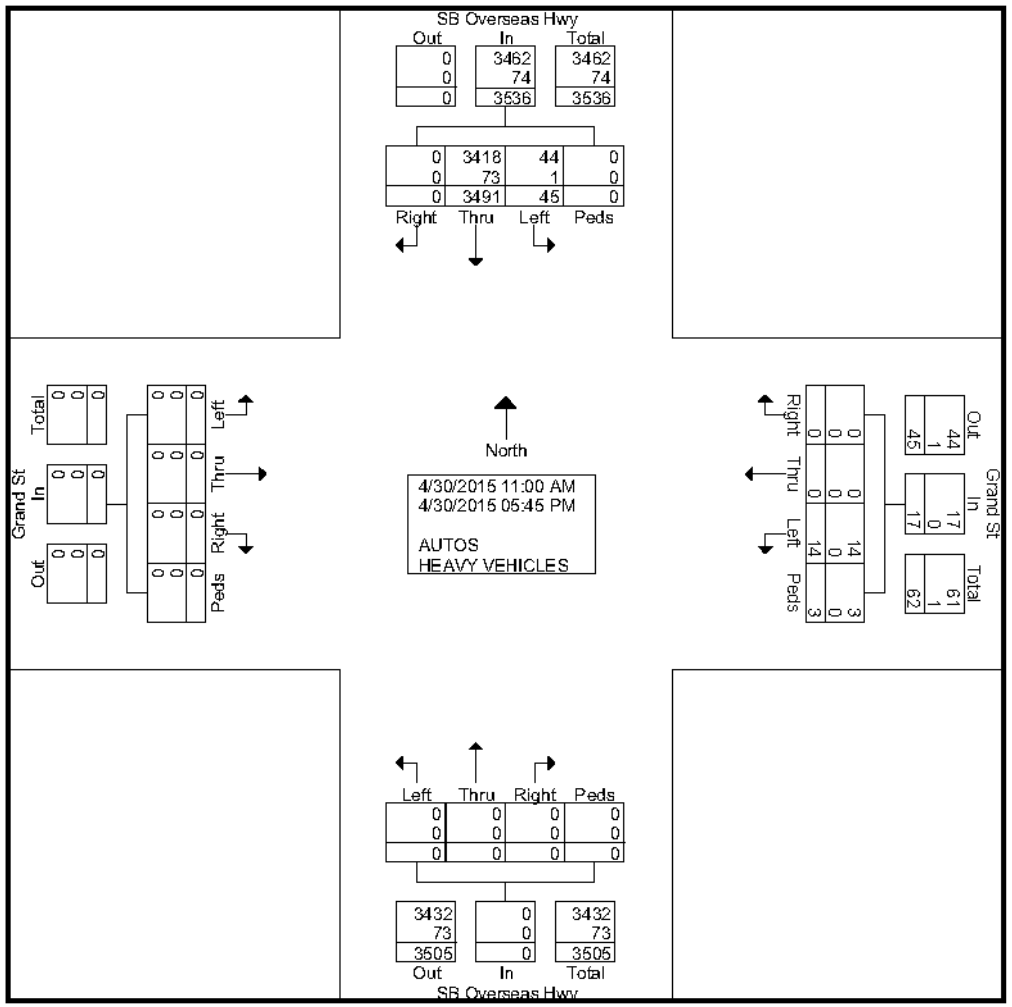

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	SB Overseas Hwy From North					Grand St From East					SB Overseas Hwy From South					Grand St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 12:00 PM																					
12:00 PM	0	247	0	0	247	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	247
12:15 PM	0	242	3	0	245	0	0	**1**	0	**1**	0	0	0	0	0	0	0	0	0	0	246
12:30 PM	0	**252**	1	0	**253**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**253**
12:45 PM	0	203	**4**	0	207	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	208
Total Volume	0	944	8	0	952	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	954
% App. Total	0	99.2	0.8	0		0	0	100	0		0	0	0	0		0	0	0	0		
PHF	.000	.937	.500	.000	.941	.000	.000	.500	.000	.500	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.943

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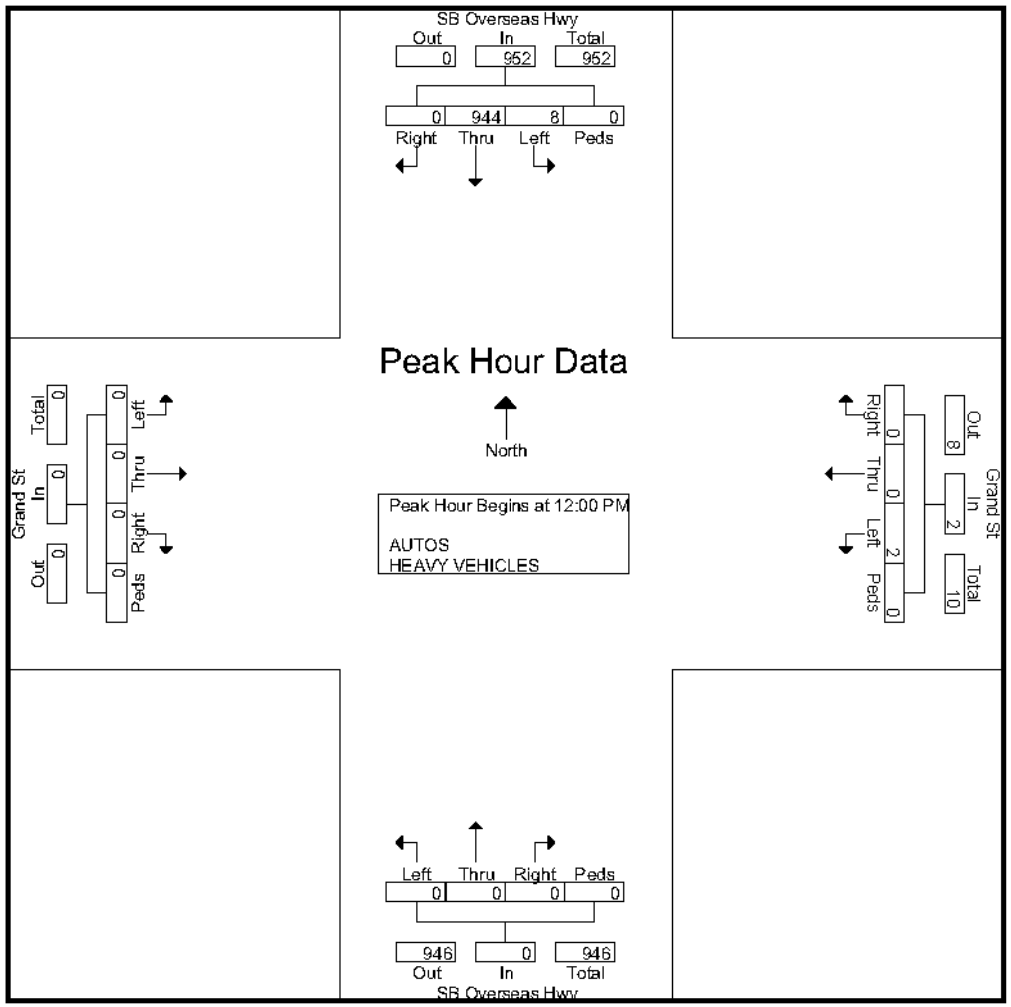

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	SB Overseas Hwy From North					Grand St From East					SB Overseas Hwy From South					Grand St From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 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	**265**	5	0	**271**	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	**271**
04:30 PM	0	202	2	0	204	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	204
04:45 PM	0	208	5	0	213	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	214
05:00 PM	0	223	**6**	0	229	0	0	**2**	0	**2**	0	0	0	0	0	0	0	0	0	0	231
Total Volume	0	899	18	0	917	0	0	3	0	3	0	0	0	0	0	0	0	0	0	0	920
% App. Total	0	98	2	0		0	0	100	0		0	0	0	0		0	0	0	0		
PHF	.000	.845	.750	.000	.846	.000	.000	.375	.000	.375	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.849

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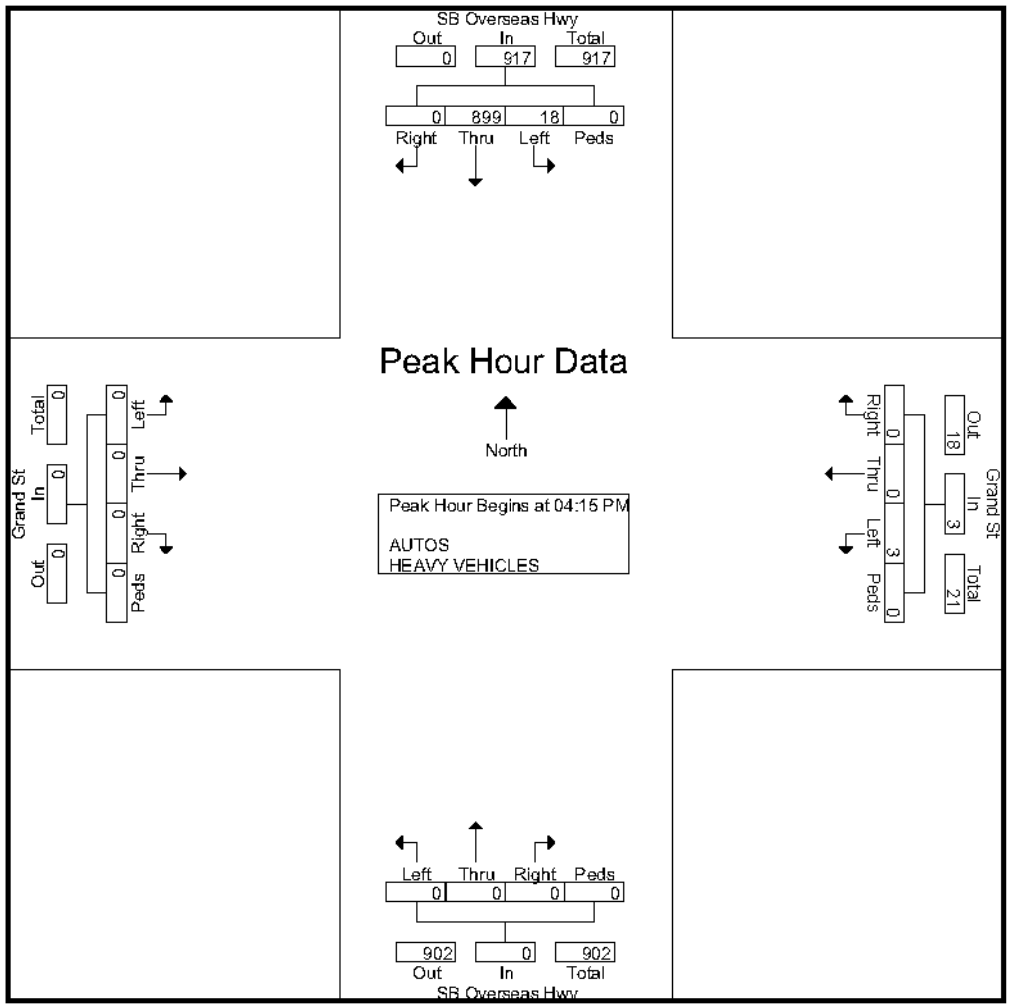
Start Date : 4/30/2015
Page No : 6



Crossroads Engineering

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

CLIENT:TRAFTECH
JOB NO.:2015-027
PROJECT:KEY LARGO TMCS
COUNTY:MONROE

File Name : SB Overseas Hwy @ Grand St
Site Code : 00000000
Start Date : 4/30/2015
Page No : 1

Groups Printed- HEAVY VEHICLES

	SB Overseas Hwy From North				Grand St From East				SB Overseas Hwy From South				Grand St From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
11:00 AM	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
11:15 AM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
11:30 AM	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
11:45 AM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
Total	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27
12:00 PM	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10
12:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
12:30 PM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
12:45 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Total	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21
*** BREAK ***																	
04:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
04:15 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
04:30 PM	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5
04:45 PM	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
Total	0	19	1	0	0	0	0	0	0	0	0	0	0	0	0	0	20
05:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:15 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																	
05:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Grand Total	0	73	1	0	0	0	0	0	0	0	0	0	0	0	0	0	74
Apprch %	0	98.6	1.4	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total %	0	98.6	1.4	0	0	0	0	0	0	0	0	0	0	0	0	0	

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

Groups Printed- AUTOS - HEAVY VEHCILES

	NB US 1 From North				SECOND ST From East				NB US 1 From South				SECOND ST From West				
Start Time	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	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
Apprch %	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 VEHCILES	0	0	0	0	0	0	0	0	0	148	1	0	0	0	0	0	149
% HEAVY VEHCILES	0	0	0	0	0	0	0	0	0	2.8	2.1	0	0	0	0	0	2.7

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 : 2

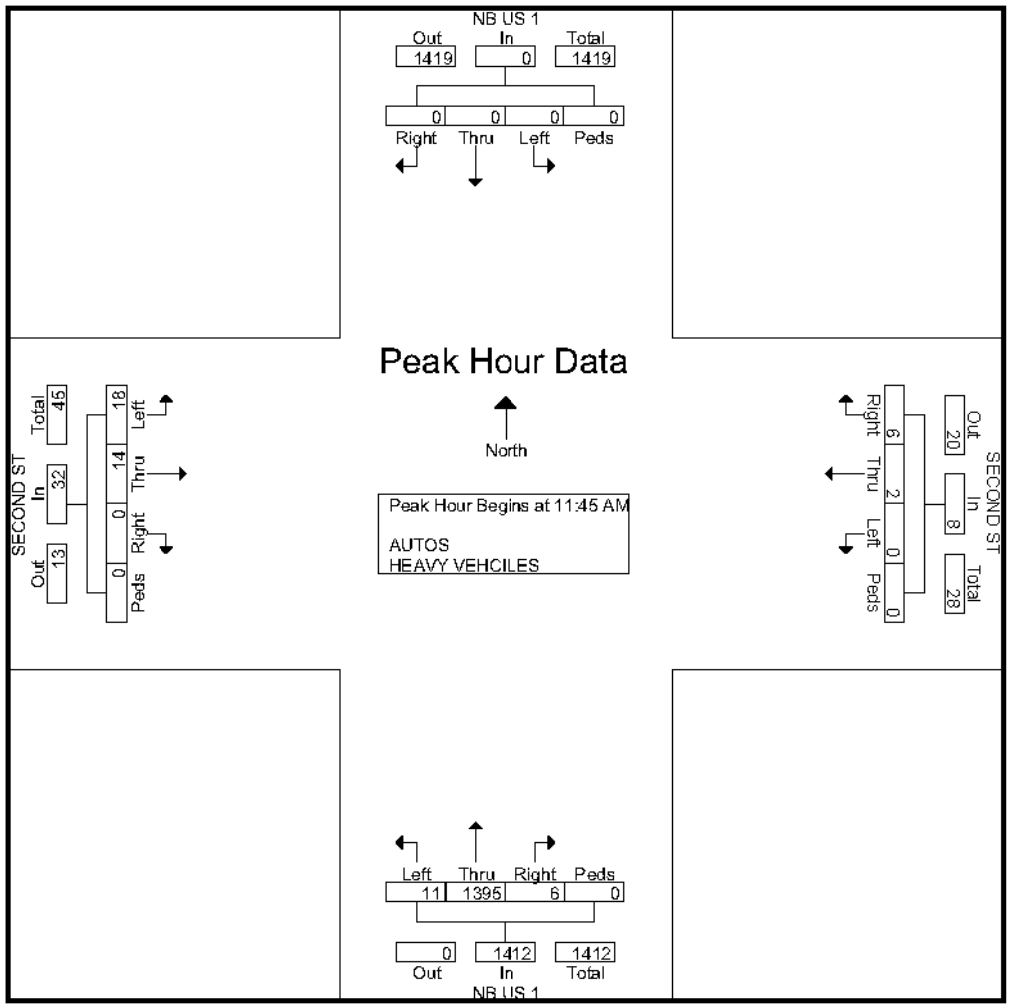
	NB US 1 From North					SECOND ST From East					NB US 1 From South					SECOND ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:45 AM																					
11:45 AM	0	0	0	0	0	0	0	0	0	0	1	350	1	0	352	0	1	**10**	0	**11**	363
12:00 PM	0	0	0	0	0	1	**1**	0	0	2	**3**	335	3	0	341	0	3	3	0	6	349
12:15 PM	0	0	0	0	0	**4**	0	0	0	**4**	0	**375**	1	0	**376**	0	**7**	2	0	9	**389**
12:30 PM	0	0	0	0	0	1	1	0	0	2	2	335	**6**	0	343	0	3	3	0	6	351
Total Volume	0	0	0	0	0	6	2	0	0	8	6	1395	11	0	1412	0	14	18	0	32	1452
% App. Total	0	0	0	0		75	25	0	0		0.4	98.8	0.8	0		0	43.8	56.2	0		
PHF	.000	.000	.000	.000	.000	.375	.500	.000	.000	.500	.500	.930	.458	.000	.939	.000	.500	.450	.000	.727	.933

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 : 3



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8320 SW 90th Street
Miami, FL 33186
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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 : 4

	NB US 1 From North					SECOND ST From East					NB US 1 From South					SECOND ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 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	2	**410**
04:30 PM	0	0	0	0	0	0	2	0	0	2	**4**	369	2	0	375	0	0	**5**	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	350
05:00 PM	0	0	0	0	0	1	0	0	0	1	1	347	3	0	351	0	0	2	0	2	354
Total Volume	0	0	0	0	0	2	8	0	0	10	11	1453	13	0	1477	0	0	9	0	9	1496
% App. Total	0	0	0	0		20	80	0	0		0.7	98.4	0.9	0		0	0	100	0		
PHF	.000	.000	.000	.000	.000	.500	.500	.000	.000	.500	.688	.910	.542	.000	.916	.000	.000	.450	.000	.450	.912

Crossroads Engineering

8320 SW 90th Street
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CLIENT: TRAFTECH
JOB NO.:2015-023
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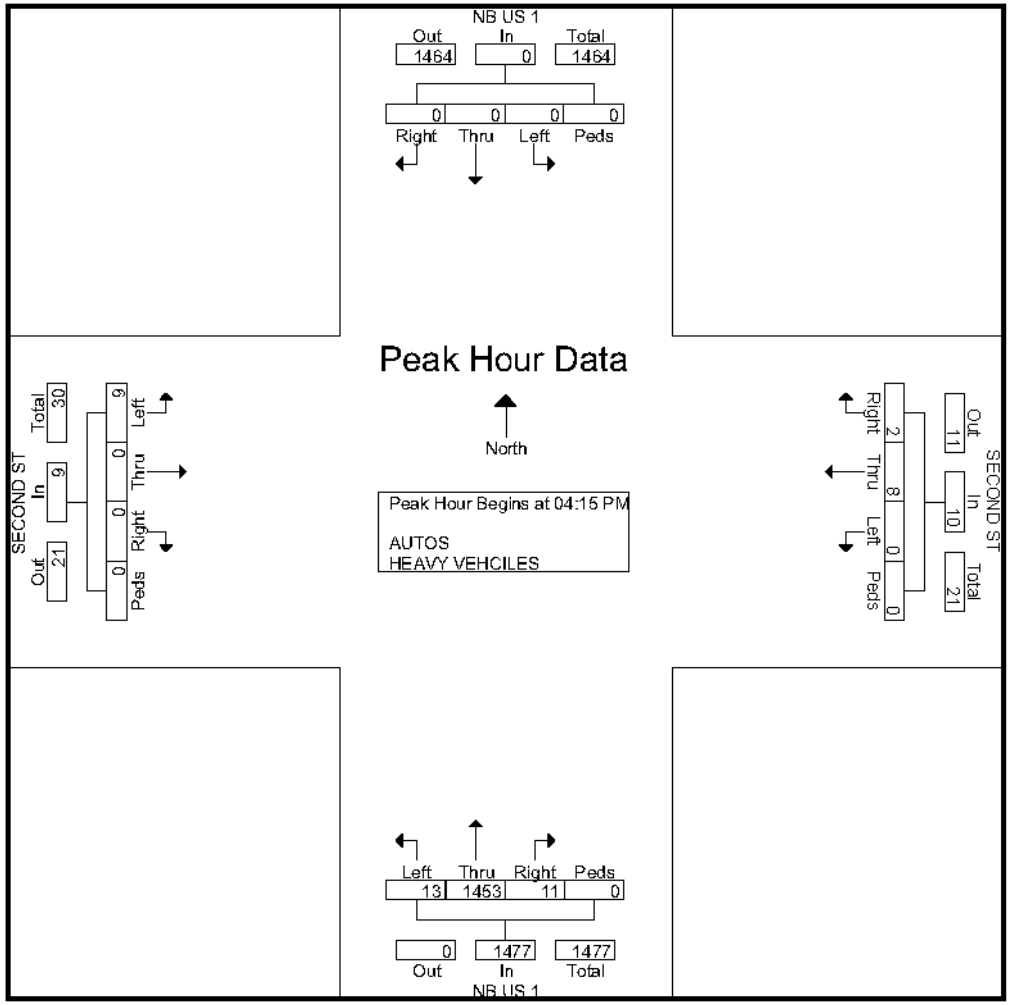
COUNTY: MONROE

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



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

Groups Printed- HEAVY VEHCILES

	NB US 1 From North				SECOND ST From East				NB US 1 From South				SECOND ST From West				
Start Time	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	10	0	0	0	0	0	0	10
11:15 AM	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	8
11:30 AM	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	9
11:45 AM	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10
Total	0	0	0	0	0	0	0	0	0	37	0	0	0	0	0	0	37
12:00 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10
12:15 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14
12:30 PM	0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	9
12:45 PM	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	10
Total	0	0	0	0	0	0	0	0	0	43	0	0	0	0	0	0	43
*** BREAK ***																	
04:00 PM	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	15
04:15 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
04:30 PM	0	0	0	0	0	0	0	0	0	16	0	0	0	0	0	0	16
04:45 PM	0	0	0	0	0	0	0	0	0	3	1	0	0	0	0	0	4
Total	0	0	0	0	0	0	0	0	0	39	1	0	0	0	0	0	40
05:00 PM	0	0	0	0	0	0	0	0	0	14	0	0	0	0	0	0	14
05:15 PM	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	8
05:30 PM	0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	5
05:45 PM	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	2
Total	0	0	0	0	0	0	0	0	0	29	0	0	0	0	0	0	29
Grand Total	0	0	0	0	0	0	0	0	0	148	1	0	0	0	0	0	149
Apprch %	0	0	0	0	0	0	0	0	0	99.3	0.7	0	0	0	0	0	
Total %	0	0	0	0	0	0	0	0	0	99.3	0.7	0	0	0	0	0	

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 @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 1

Groups Printed- AUTOS - HEAVY VEHCILES

	SB US 1 From North				SECOND ST From East				SB US 1 From South				SECOND ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
11:00 AM	0	311	5	0	0	0	3	4	0	0	0	0	0	0	0	0	323
11:15 AM	0	269	7	0	0	0	8	0	0	0	0	0	0	0	0	0	284
11:30 AM	0	265	9	0	0	0	5	2	0	0	0	0	0	0	0	0	281
11:45 AM	0	280	10	0	0	0	4	4	0	0	0	0	0	0	0	0	298
Total	0	1125	31	0	0	0	20	10	0	0	0	0	0	0	0	0	1186
12:00 PM	0	274	7	0	0	0	6	0	0	0	0	0	0	0	0	0	287
12:15 PM	0	266	8	0	0	0	4	5	0	0	0	0	0	0	0	0	283
12:30 PM	0	258	3	0	0	0	4	1	0	0	0	0	0	0	0	0	266
12:45 PM	0	250	7	0	0	0	5	1	0	0	0	0	0	0	0	0	263
Total	0	1048	25	0	0	0	19	7	0	0	0	0	0	0	0	0	1099
*** BREAK ***																	
04:00 PM	0	231	4	0	0	0	4	3	0	0	0	0	0	0	0	0	242
04:15 PM	0	75	2	0	0	0	3	4	0	0	0	0	0	0	0	0	84
04:30 PM	0	41	4	0	0	0	7	0	0	0	0	0	0	0	0	0	52
04:45 PM	0	194	0	0	0	0	7	10	0	0	0	0	0	0	0	0	211
Total	0	541	10	0	0	0	21	17	0	0	0	0	0	0	0	0	589
05:00 PM	0	219	2	0	0	0	2	4	0	0	0	0	0	0	0	0	227
05:15 PM	0	198	2	0	0	0	1	3	0	0	0	0	0	0	0	0	204
05:30 PM	0	230	0	0	0	0	3	1	0	0	0	0	0	0	0	0	234
05:45 PM	0	412	8	0	0	0	5	7	0	0	0	0	0	0	0	0	432
Total	0	1059	12	0	0	0	11	15	0	0	0	0	0	0	0	0	1097
Grand Total	0	3773	78	0	0	0	71	49	0	0	0	0	0	0	0	0	3971
Apprch %	0	98	2	0	0	0	59.2	40.8	0	0	0	0	0	0	0	0	
Total %	0	95	2	0	0	0	1.8	1.2	0	0	0	0	0	0	0	0	
AUTOS	0	3708	77	0	0	0	71	49	0	0	0	0	0	0	0	0	3905
% AUTOS	0	98.3	98.7	0	0	0	100	100	0	0	0	0	0	0	0	0	98.3
HEAVY VEHCILES	0	65	1	0	0	0	0	0	0	0	0	0	0	0	0	0	66
% HEAVY VEHCILES	0	1.7	1.3	0	0	0	0	0	0	0	0	0	0	0	0	0	1.7

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 @ SB US1
Site Code : 00000000
Start Date : 4/9/2015

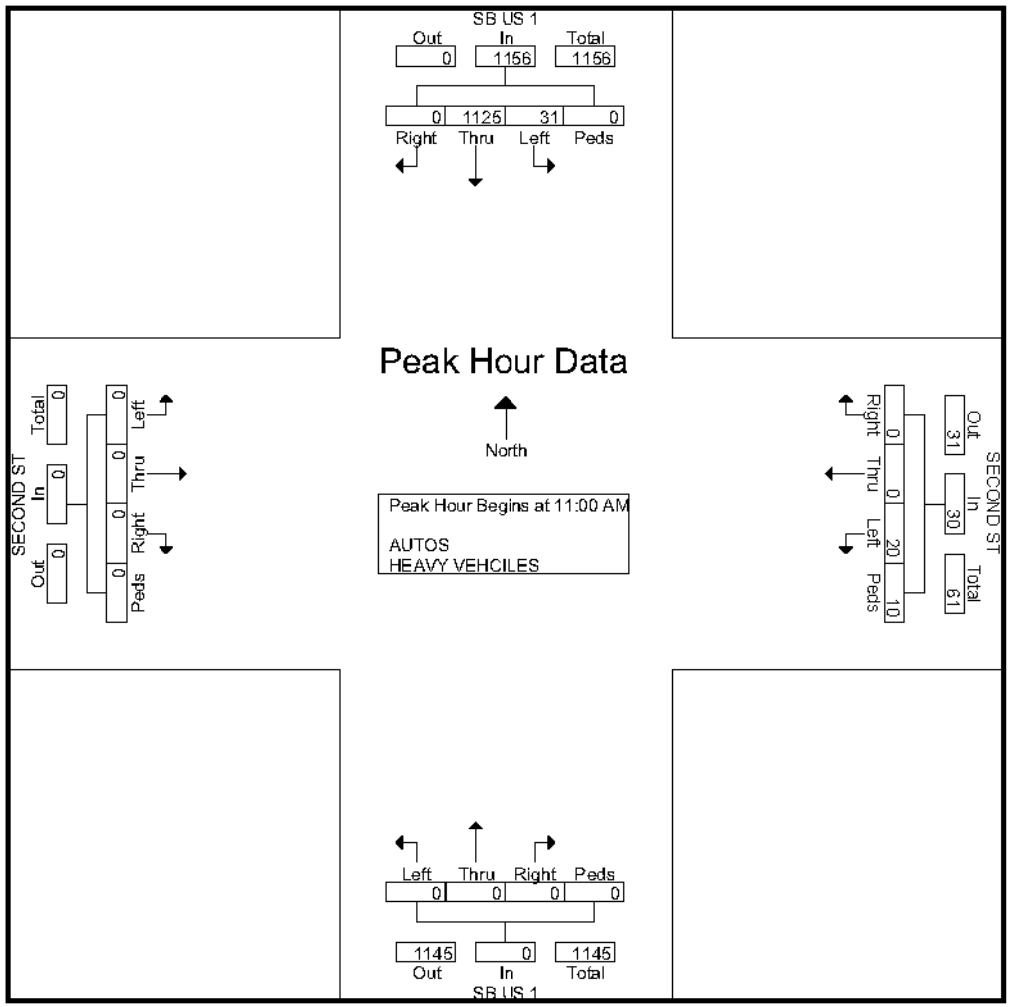
	SB US 1 From North					SECOND ST From East					SB US 1 From South					SECOND ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 11:00 AM to 12:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 11:00 AM																					
11:00 AM	0	**311**	5	0	**316**	0	0	3	**4**	**7**	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	284
11:30 AM	0	265	9	0	274	0	0	**5**	2	**7**	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	298
Total Volume	0	1125	31	0	1156	0	0	20	10	30	0	0	0	0	0	0	0	0	0	0	1186
% App. Total	0	97.3	2.7	0		0	0	66.7	33.3		0	0	0	0		0	0	0	0		
PHF	.000	.904	.775	.000	.915	.000	.000	.625	.625	.938	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.918

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 @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 3



Crossroads Engineering

8320 SW 90th Street
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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 : 4

	SB US 1 From North					SECOND ST From East					SB US 1 From South					SECOND ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	219	2	0	221	0	0	2	4	6	0	0	0	0	0	0	0	0	0	0	227
05:15 PM	0	198	2	0	200	0	0	1	3	4	0	0	0	0	0	0	0	0	0	0	204
05:30 PM	0	230	0	0	230	0	0	3	1	4	0	0	0	0	0	0	0	0	0	0	234
05:45 PM	0	**412**	**8**	0	**420**	0	0	**5**	**7**	**12**	0	0	0	0	0	0	0	0	0	0	**432**
Total Volume	0	1059	12	0	1071	0	0	11	15	26	0	0	0	0	0	0	0	0	0	0	1097
% App. Total	0	98.9	1.1	0		0	0	42.3	57.7		0	0	0	0		0	0	0	0		
PHF	.000	.643	.375	.000	.638	.000	.000	.550	.536	.542	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.635

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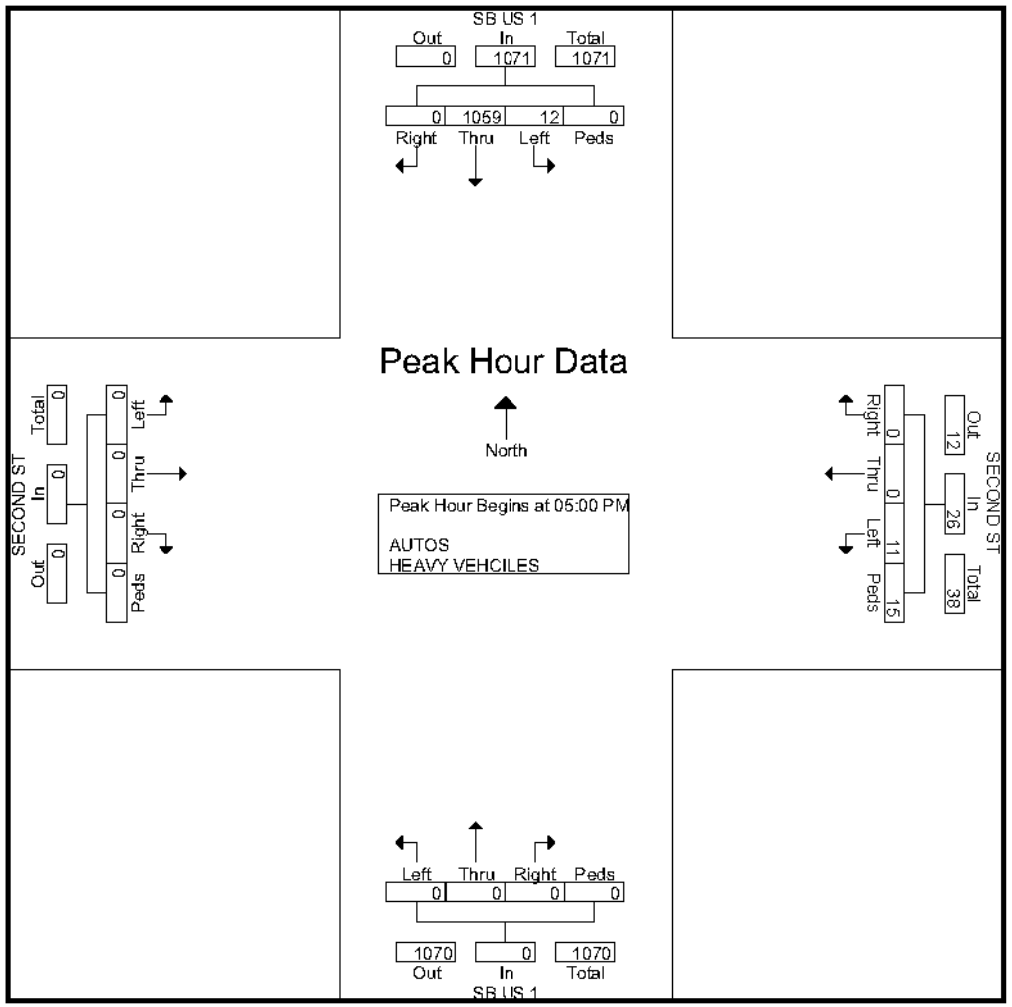
Miami, FL 33186
786-236-2857

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 : 5



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 @ SB US1
Site Code : 00000000
Start Date : 4/9/2015
Page No : 1

Groups Printed- HEAVY VEHCILES

	SB US 1 From North				SECOND ST From East				SB US 1 From South				SECOND ST From West				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
11:00 AM	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9
11:15 AM	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13
11:30 AM	0	11	1	0	0	0	0	0	0	0	0	0	0	0	0	0	12
11:45 AM	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
Total	0	40	1	0	0	0	0	0	0	0	0	0	0	0	0	0	41
12:00 PM	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
12:15 PM	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
12:30 PM	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
12:45 PM	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
Total	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
*** BREAK ***																	
04:00 PM	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8
04:15 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
04:30 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
04:45 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Total	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14
05:00 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:15 PM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:30 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:45 PM	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
Total	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12
Grand Total	0	91	1	0	0	0	0	0	0	0	0	0	0	0	0	0	92
Apprch %	0	98.9	1.1	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total %	0	98.9	1.1	0	0	0	0	0	0	0	0	0	0	0	0	0	

APPENDIX D

Reserve Capacity on US 1

2013 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL	ADJUSTED LOS C CRITERIA	MEDIAN TRAVEL SPEED	LOS	RESERVE SPEED	2013		2012	
			Limits (mph)	Average (mph)	(mph)	(mph)	(mph)		(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	2,022	N/A	1,822	N/A
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	4,521	N/A	4,779	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	1,118	N/A	373	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	2,017	N/A	2,881	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	7,298	N/A	1,938	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	3,105	N/A	1,822	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	1,603	N/A	1,530	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	2,019	N/A	2,019	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	2,573	N/A	2,400	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	1,302	N/A	1,182	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	6,723	N/A	6,839	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	5,518	N/A	3,378	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	16,683	N/A	17,771	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	2,650	N/A	2,756	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	(1,207)	4	1,118	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	3,771	N/A	5,902	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	(447)	4	(969)	950
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55	55.0	N/A	50.5	47.4	E	-3.1	(1,129)	4	(1,785)	0
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	(1,154)	3	136	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	N/A	40.5	41.2	C	0.7	220	N/A	252	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	4,226	N/A	4,898	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	8,214	N/A	10,863	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	7,432	N/A	11,936	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	6,058	N/A	8,727	N/A
Overall	108.3					45.0	45.9	C	0.9	16,692			

File:T:\MonroeCounty\2013\2013TTDS\APPENDIX\13CPCITY

BOUNDARY AND MEAN HIGH WATER LINE SURVEY

America Layout Corp

97801 OVERSEAS HWY.
KEY LARGO FL, 33037-4026

VICINITY MAP
NOT TO SCALE
SEC 6 -TWP 62S - RGE 39E

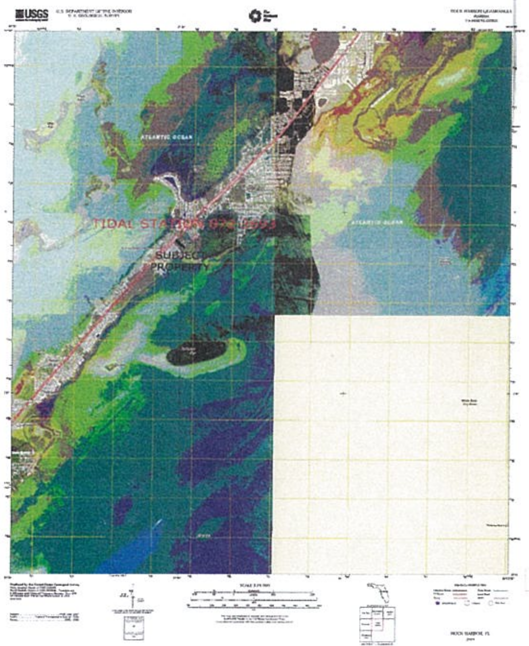
BENCHMARK & DATUM ELEVATIONS
TIDE STATION NUMBER: 872-3683
DATE: 23-31-1554

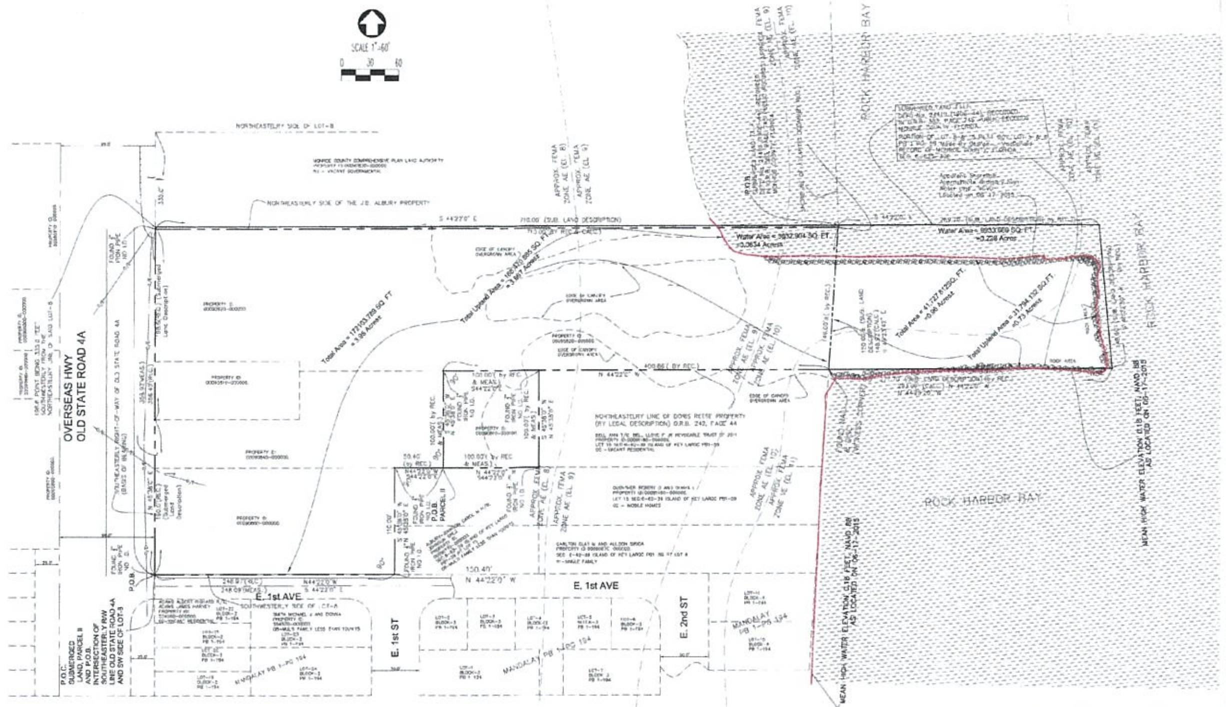
STA. NAME	NGVD 29 FEET	NGVD 29 METERS	NAVD 88 FEET	NAVD 88 METERS
E 275 1966	+13.01	+3.964	+11.46	[illegible]
NO 1 1975	+5.02	+1.530	+3.48	+1.032
NO 2 1975	+2.97	+0.914	+1.18	[illegible]
NO 3 1975	+5.18	+1.566	+3.57	+1.088
3492 E 1982 RBM	+13.97	+4.158	+12.40	+3.780

BENCH MARK ELEVATIONS
DATE: 23-31-2034
TIDE STATION NUMBER: 872-3693
TIDE STATION NAME: CAMP A - POINT CHARLES - ROCK LARGO
TIDAL EPOCH: 1983-2001

ELEV OF TIDAL DATUMS BASED ON 1929 & 1988 DATUMS

TIDAL DATUM	NGVD 29 FEET	NGVD 29 METERS	NAVD 88 FEET	NAVD 88 METERS
MHHW	+1.84	+0.562	+0.28	+0.084
MHW	+1.75	+0.532	+0.18	+0.054
MSL	+0.76	+0.232	-0.81	-0.246
MTL	+0.74	+0.231	-0.91	0.247
MLW	-0.23	-0.072	-1.80	-0.548
MLLW	-0.36	-0.110	-1.91	-0.583
MN =	1.98 29/ft	0.432 29/m	1.98 88/ft	0.602 88/m





Point Identification Number: 3048 — County: Monroe

USGS 7.5-Minute Quad Map Name: ROCK HARBOR

Mean High Water (MHW) : 0.11 ft — Mean Low Water (MLW): -1.92 ft

Datum: NAVD 88

Unit of measurement: Feet — Tidal Epoch: 1983 - 2001

Procedure: Extend the above MHW height to job site.
Source of Data: The Land Boundary Information System internet web site (www.labins.org)

THIS MEAN HIGH WATER LINE SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUES

THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT No. 3048)

ELEVATIONS SHOWN IN THE BOUNDARY SURVEY ARE REFERENCED TO NGVD - 29 DATUM
THE ELEVATION FOR THE MEAN HIGH WATER LINE AS SHOWN IS REFERENCED TO NAVD - 88 DATUM

LEGEND & ABBREVIATIONS:

CENTER LINE
POWER POLE
OAK TREE
LIGHT POLE
STOP SIGN
FIRE HYDRANT
WATER VALVE
SIGN
BELLSOUTH BOX
WATER METER
COCONUT
MAIL BOX
TREE
SANITARY SEWER
MANHOLE
GAS VALVE
CLEANOUT
PALM
PINE TREE

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. COR = BLOCK CORNER
CAL = CALCULATED
C.B. = CATCH BASIN
CH = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COL = COLUMN
COMP = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS = EASEMENT
ENC = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS. = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H. = OVERHANGING ROOF
O/S = OFF SET
P = PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SDWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W/F = WOOD FENCE
W/S = WOOD SHED
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVERHEAD ELEC
=CENTER LINE
=EASEMENT
±8.28' =DENOTES ELEVATIONS
=BUILDING
=DISTANCE

Parcel Is In Flood Zone:
Map Number: 12087C0929K
Community Name: MONROE COUNTY,
Number :125129
Panel : 125129
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 8,9 &10
Suffix: "k"
Elev. Reference To NGVD 1929

LEGAL DESCRIPTION

A portion of Lots 8 and 15, according to the Plat of Government 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, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J. B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22'30" West, a distance of 148.6 feet, thence North 44°22'West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run Southeasterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning. Subject to conditions, restrictions and reservations of record; easements for Public Utilities, if any; zoning ordinances; and taxes for current subsequent years.

CONTAINING 213737.527 SQUARE FEET, 4.91 ACRES MORE OR LESS.

CERTIFY TO: PMG Asses Services, LLC

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS BOUNDARY & MEAN HIGH WATER 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 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON

By: WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

RECEIVED JUL 13 2015 2015-049 MONROE CO PLANNING DEPT

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

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

BY WILLIAM HERRYMAN Professional Land Surveyor Certificate No. 2804 STATE OF FLORIDA

PROJECT:
MEAN HIGH WATER SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037
MONROE COUNTY, FLORIDA

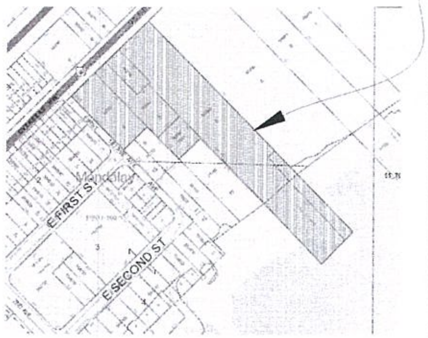
JOB No. 140606-ALTA
FIELD BOOK
CAD FILE: LD-8
DATE: 06-19-2015
SCALE: AS SHOWN
DRAWN: LDD
REV. W-H
REVISIONS
SHEET No. 1-OF-1

TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT

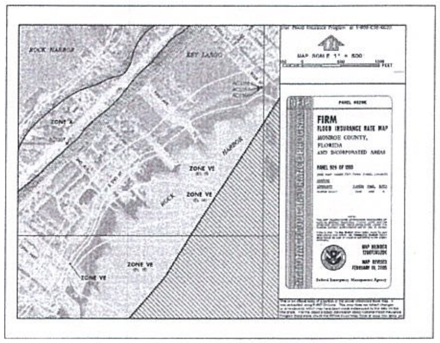
America Layout Corp

VICINITY MAP
NOT TO SCALE
SEC 6 -TWP 62S - RGE 39E

SUBJECT PROPERTY



FLOOD INSURANCE RATE MAP



Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing are prohibited without the written consent of the signing party.

CERTIFY TO: PMG Asses Services, LLC

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 Y-275
#12 Bearing base is indicated elsewhere on this Survey
#13 Easement shown on the recorded subdivision plat are shown hereon.
#14 Subsurface and enviromental conditions were not examined nor considered as part of this survey
#15 Parcel is in Flood Zone,
Map Number: 12087C0929K
Community Name: MONROE COUNTY.
Number :125129
Panel : 125129
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 8,9 &10
Suffix: "k"
Elev. Reference to NGVD 1929
#16 There is no visible surface or overhead encroachment, other than shown on this survey.
#17 Total Gross Land Area calculated to be 213737.527 SQ. FT or 4.91 Acres more or less.
#18 Completed Field Survey: 05-30-2014

NOTES:
ACCURACY:
THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-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 NORTHEASTERLY PROPERTY LINE ALSO KNOWN
SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A (OVERSEAS HWY) MONROE, MIAMI-DADE COUNTY.

2011 ALTA/ACSM CERTIFICATION

To: PMG Asses Services, LLC, Old Republic National Title Insurance Company. :
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 06-06-2014.
Date of Map : 06-06-2014

WILLIAM HERRYMAN
Registration/License Number # 2804

LEGAL DESCRIPTION
A portion of Lots 8 and 15, according to the Plat of Government 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, made by George L. MacDonald and recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, more particularly described as follows:

Begin at the intersection of the Southeasterly right-of-way line of Old State Road 4A and the Southwesterly side of said Lot 8, thence run Northeasterly along the said Southeasterly right-of-way line, a distance of 356.40 feet to the Northeasterly side of the J.B. Albury property; thence Southeasterly along the said Northeasterly side of the J. B. Albury property, a distance of 710 feet, more or less, to the shoreline of the Atlantic Ocean as described in Official Records Book 242, Page 44 of the Public Records of Monroe County, Florida; thence Southwesterly along said shoreline, a distance of 149 feet, more or less, to the Northeasterly line of the Doris Reese property, as described in said Official Record Book 242, Page 44; thence Northwesterly along said Northeasterly line, a distance of 400.86 feet; thence proceed at right angles to the last described course and parallel with the said Southeasterly right-of-way line, a distance of 100.00 feet; thence proceed Northwesterly at right angles to the last described course, a distance of 50.40 feet; thence proceed Southwesterly at right angles to the last described course, a distance of 110.00 feet to the Southwesterly line of said Lot 8; thence proceed Northwesterly along said Southwesterly line of Lot 8, a distance of 248.97 feet to the point of Beginning.

Together with that certain parcel of submerged land, described in T.I.I.F. Deed No. 24410 (1906-44), recorded in Official Records Book 383, Page 745 of the Public Records of Monroe County, Florida, and described verbatim hereinafter:

A parcel of submerged land in the Straits of Florida, in Section 6, Township 62 South, Range 39 East, Key Largo, Monroe County, Florida, fronting a portion of Lots 8 and 15 (PB 1, PG 59) more particularly described as follows:

From the intersection of the Southeasterly side of the right-of-way of Old State Road 4-A and the Southwesterly side of said Lot 8, George L. MacDonald's Plat recorded in Plat Book 1 at Page 59, Public Records of Monroe County, Florida, run North 45°38' East along the said Southeasterly side of Old State Road 4-A, a distance of 160 feet; thence continue North 45°38' East along the said Southeasterly side of old State Road 4-A, for a distance of 198.6 feet to a point (said point being 335.0 feet Southwesterly from the Northeasterly line of said Lot 8); thence run South 44°22' East along a line parallel with and 335.0 feet Southwesterly from the Northeasterly line of said Lot 8, a distance of 710 feet, more or less, to the mean high tide line on the shore of the straits of Florida and the Point of Beginning of the parcel hereinafter described; thence continue South 44°22' East, a distance of 269.7 feet; thence South 40°22 '30" West, a distance of 148.6 feet, thence North 44°22'West, a distance of 277.7 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line, a distance of 150 feet, more or less, to the Point of Beginning.

Parcel II:

A portion of Lot 8, according to the Plat of Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Sections 5 and Lots 1 and 2 of Section 6, Township 62 South Range 39 East, made by George L MacDonald and recorded in Plat Book 1 at Page 59 of the Public Records of Monroe County, Florida, more particularly described as follows: Commence at the A Point of intersection of the Southeasterly Right-of-Way line of Old State Road 4-A and the Southwesterly line of said Lot 8, and run Southeasterly along said Southwesterly line of Lot 8 for 248.97 feet; thence deflect 90° left and run 110.00 feet; thence deflect 90° right and run Southeasterly for 50.4 feet along the line common to the J.B. Albury and the Richard C. Albury properties to the Point of Beginning of the hereinafter described parcel; thence continue Southeasterly along the last described course for 100.00 feet; thence deflect 90° left and run Northeasterly along the Northwesterly line of the now or formerly Doris Reese property for 100.00 feet; thence deflect 90° left and run Northwesterly for 100.00 feet; thence deflect 90° left and run Southwesterly for 100.00 feet to the Point of Beginning. Subject to conditions, restrictions and reservations of record; easements for Public Utilities, if any; zoning ordinances; and taxes for current subsequent years.

CONTAINING 213737.527 SQUARE FEET, 4.91 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: PMG Asses Services, LLC , Borrower -------------------------, and the Title Insurer Old Republic National 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. (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(1)improvement, 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 the 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 5J-17 Florida Administrative Code."

Dated this ; 06 day of JUNE 2014

By: WILLIAM HERRYMAN

SCHEDULE B SECTION II
EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE

ISSUED BY: Old Republic National Title Insurance Company
FILE NO.: 14030087LP
Agent File # S140687
County: Monroe
Effective Date: April 2, 2014 at 8:00am

SCHEDULE B - SECTION II

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 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.Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
3.Rights or claims of parties in possession.
4.Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
5.Easements or claims of easements not shown by the public records.
6.General or special taxes and assessments required to be paid in the year 2014 and subsequent years.

7. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

8. All matters contained on the Plat of Plat of Macdonald's Survey for Lots 5 and 6 and the Northwest Quarter of the Northwest Quarter of Section 5-62S-39E, and Lots 1 and 2 of Section 6-62S-39E, as recorded in Plat Book 1, page 59-T, of the Public Records of Monroe County, Florida.

9. Riparian and littoral rights are not insured.

10. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce.

11. The 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, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.

12. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands.

13. The Coastal Construction Control Line affecting the insured land established pursuant to Section 161.052 and Section 161.053, Florida Statutes, together with the statutory restrictions and requirements imposed in connection therewith, including the disclosure and survey requirements pursuant to Section 161.57, Florida Statutes.

14. The policy does not insure any portion of the insured parcel lying waterward of an established Erosion Control Line.

15. The insured land shall not include any mobile home or manufactured housing unit which may be affixed to the land unless, as of the effective date hereof, the mobile home or manufactured housing unit is so affixed to the land as to be part of the real property under the terms of the policy and laws of the State of Florida. The burden of proof to establish that said mobile home or manufactured housing unit is a fixture shall be on the insured hereunder.

16. Terms, covenants, conditions and other matters contained in any unrecorded lease(s) and all rights thereunder of the lessee(s) and of any party claiming by, through or under the lessee(s).

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Monroe County, unless otherwise noted.

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $2,637.41 are paid. Tax Account Number 1103730

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $14,406.80 are paid. Tax Account Number 1103748

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $1,201.74 are paid. Tax Account Number 1103764

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $656.50 are paid. Tax Account Number 1103772

Note: Taxes for the year 2014 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2013 in the amount of $8,486.26 are paid. Tax Account Number 1103799

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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 5J-17 THROUGH 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472 OF THE FLORIDA STATUTES AND THAT THE SKETCH THEREON IS TRUE AN CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- COCONUT
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- PALM
- PINE TREE

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/W = ANCHORED WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. LUM = BLOCK LUMBER
CAL = CALCULATED
C.B. = CATCH BASIN
CH = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
COL = COLUMN
COMP = COMPUTED
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS = CONCRETE BLOCK STRUCTURE
C.M.E. = CANAL MAINTENANCE EASEMENT
D = DELTA
D/W = DRIVEWAY
D.M.E. = DRAINAGE & MAINTENANCE EASEMENT
EAS = EASEMENT
ENC = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.F. = FINISH FLOOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F/D = FOUND DISC
F/N = FOUND NAIL
I/F = IRON FENCE
L = LENGHT
L.F.E. = LOWEST FLOOR ELEVATION
L.P. = LIGHT POLE
MEAS = MEASURED
M.H. = MAN HOLE
M/L = MONUMENT LINE
N.G.V.D = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O/L = ON LINE
O.H. = OVERHANGING ROOF
O/S = OFF SET
P = PLAT
P.C. = POINT OF CURVATURE
P.T. = POINT OF TERMINATION
P.R.C. = POINT OF REVERSE CURVATURE
P.C.C. = POINT OF COMPOUND CURVATURE
P.C.P. = PERMANENT CONTROL POINT
PL = PLANTER
P.M. = PARKING METER
P.R.M. = PERMANENT REFERENCE MONUMENT
P/W = PARKWAY
R = RADIUS
RES = RESIDENCE
R/W = RIGHT OF WAY
S.D.H. = SET DRILL HOLE
S.I.P. = SET IRON PIPE
S/N = SET NAIL
SWLK = SIDEWALK
T = TANGENT
U.E. = UTILITY EASEMENT
W = WIDTH
W.F. = WOOD FENCE
W/S = WOOD DECK
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CHICKEN FENCE
=CBS WALL
=OVER-HEAD ELEC
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

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

BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

PROJECT: ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY, KEY LARGO, FLORIDA, 33037
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No.	140530-ALTA
FIELD BOOK:	
CAD FILE:	LD-8
DATE:	05-06-2014
SCALE:	AS SHOWN
DRAWN:	LDD
REV.:	W-H
REVISIONS	
SHEET No.	1-OF-4

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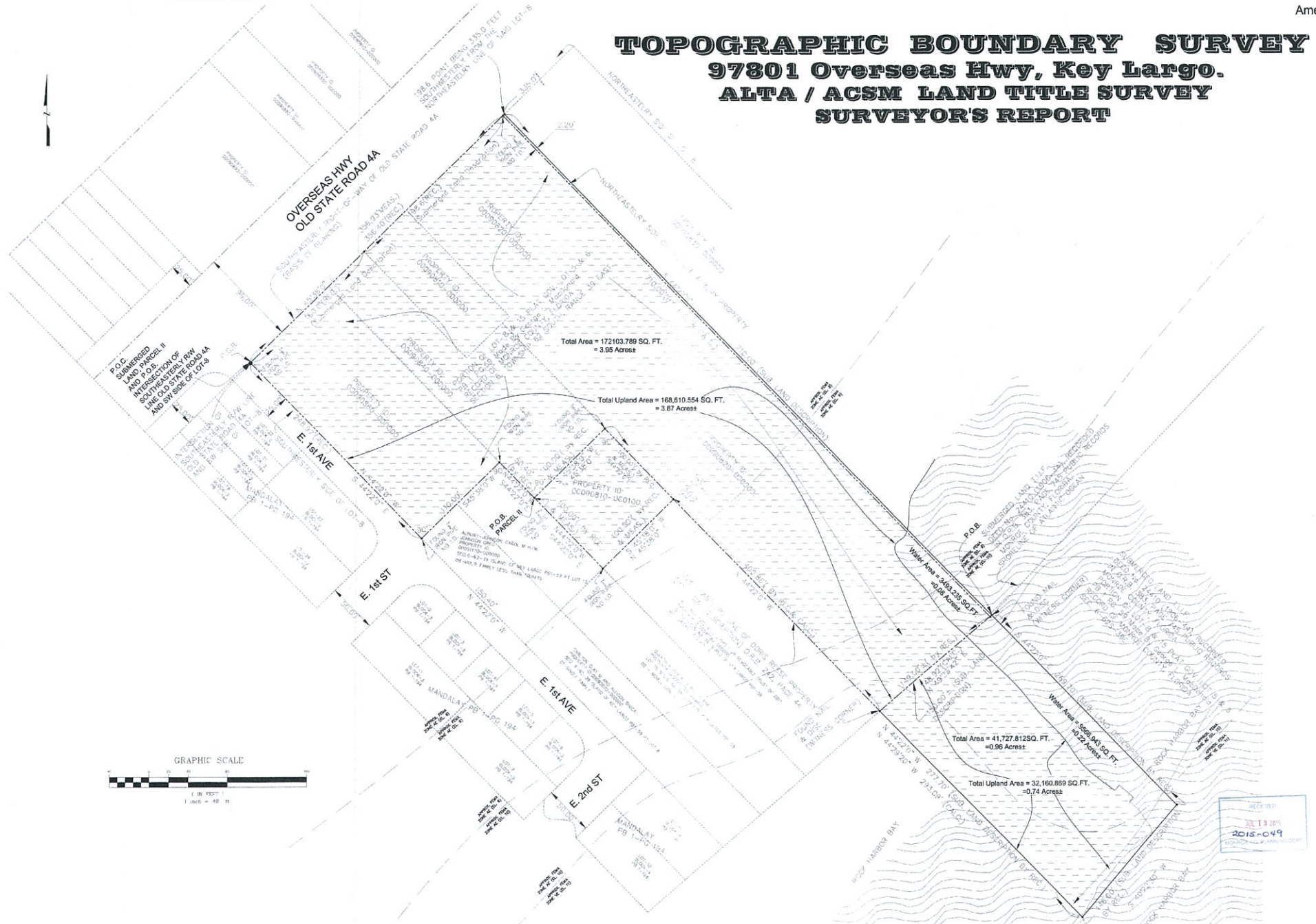
TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT



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

BY WILLIAM HERSTMAN
Professional Surveyor
Certificate No. 3924
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00090810.90820.90840.90860-000100.90860
97801 OVERSEAS HIGHWAY
SEC 6-62S-38E
MONROE COUNTY, FLORIDA

JOB No.	140606-ALTA
FIELD BOOK:	
CAD FILE:	LD-8
DATE:	06-02-2014
SCALE:	AS SHOWN
DRAWN:	LFD
REV.:	W-H
REVISIONS	
SHEET No.	2-OF-4

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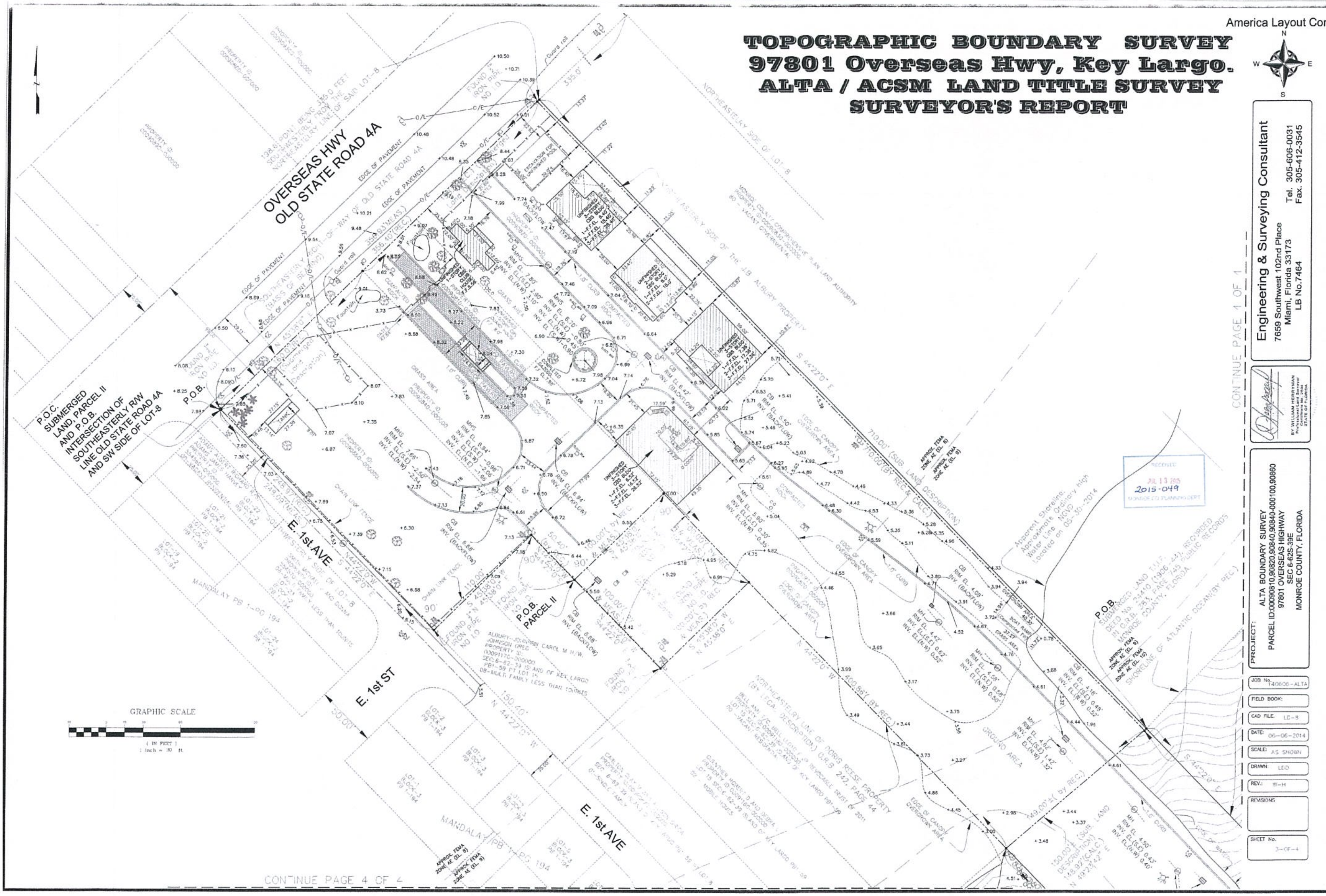
America Layout Corp
TOPOGRAPHIC BOUNDARY SURVEY
97801 Overseas Hwy, Key Largo.
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
Engineering & Surveying Consultant
7659 Southwest 102nd Place
Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545
CONTINUE PAGE 1 OF 1
PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00090810,90820,90840,90840-000100,90860
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA
JOB No. 140606-ALTA
FIELD BOOK:
CAD FILE: LC-8
DATE: 06-06-2014
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 3-OF-4
OVERSEAS HWY
OLD STATE ROAD 4A
EDGE OF PAVEMENT
P.O.C. SUBMERGED LAND, PARCEL II AND P.O.B. INTERSECTION OF SOUTHEASTERLY R/W LINE OLD STATE ROAD 4A AND SW SIDE OF LOT-8
P.O.B.
P.O.B. PARCEL II
GRASS AREA
E. 1st AVE
E. 1st ST
E. 1st AVE
MANDALAY PB 1-PG 194
GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.
NORTHEASTERLY SIDE OF LOT-8
NORTHEASTERLY LINE OF DORIS REESE PROPERTY
EDGE OF CANOPY OVERGROWN AREA
GROUND AREA
SHORELINE OF ATLANTIC OCEAN (BY REC.)
APPROX. FEMA ZONE AE (EL. 9)
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2015-049
CONTINUE PAGE 4 OF 4

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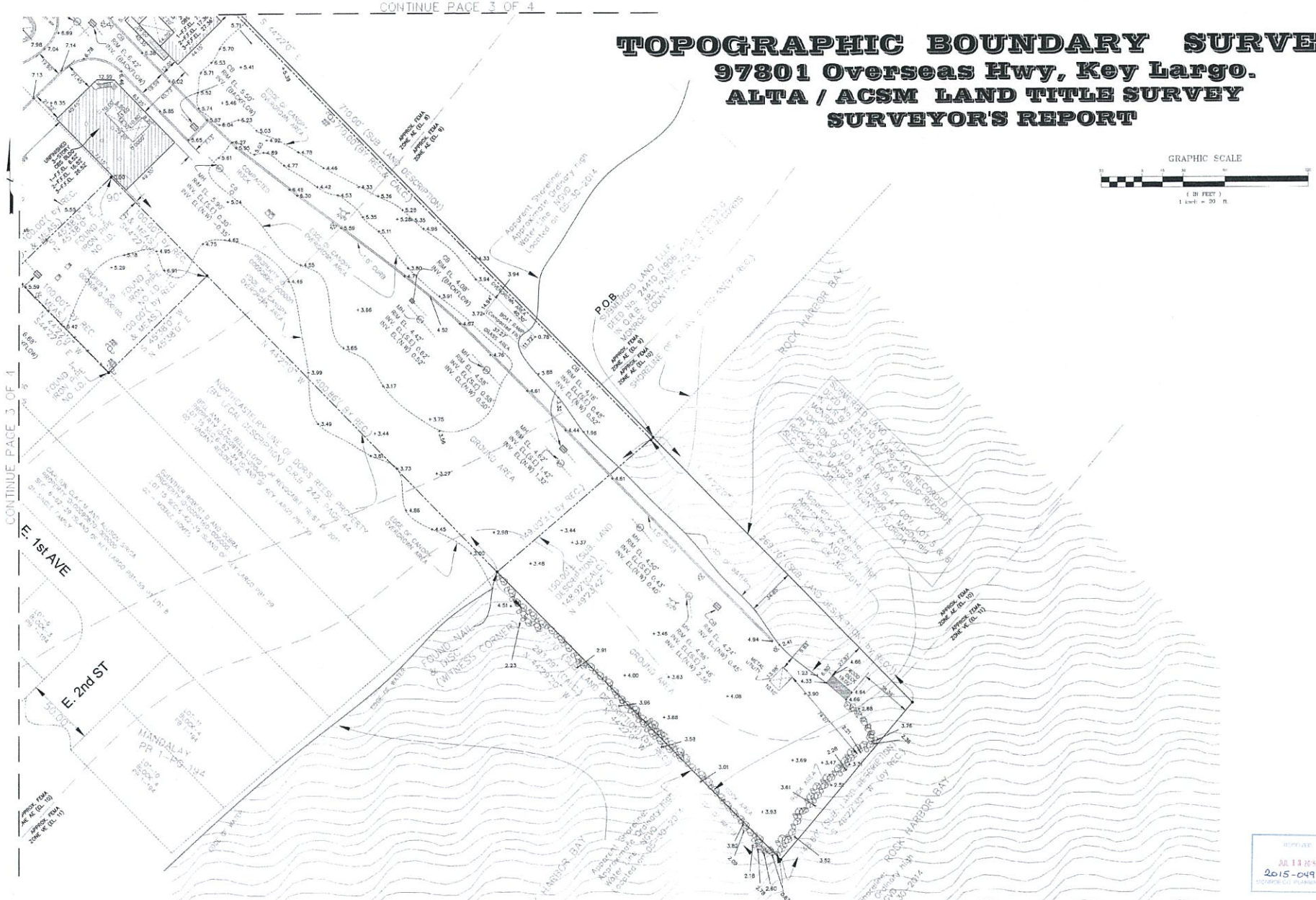
TOPOGRAPHIC BOUNDARY SURVEY

97801 Overseas Hwy, Key Largo.

ALTA / ACSM LAND TITLE SURVEY

SURVEYOR'S REPORT



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

BY WILLIAM HERRYMAN
Professional Land Surveyor
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
PARCEL ID:00099810,99820,90840,90840-000100,99860
97801 OVERSEAS HIGHWAY
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No.	140606-ALTA
FIELD BOOK:	
CAD FILE:	LC-S
DATE:	06-06-2014
SCALE:	AS SHOWN
DRAWN:	LDD
REV.:	
REVISIONS	
SHEET No.	4-OF-4

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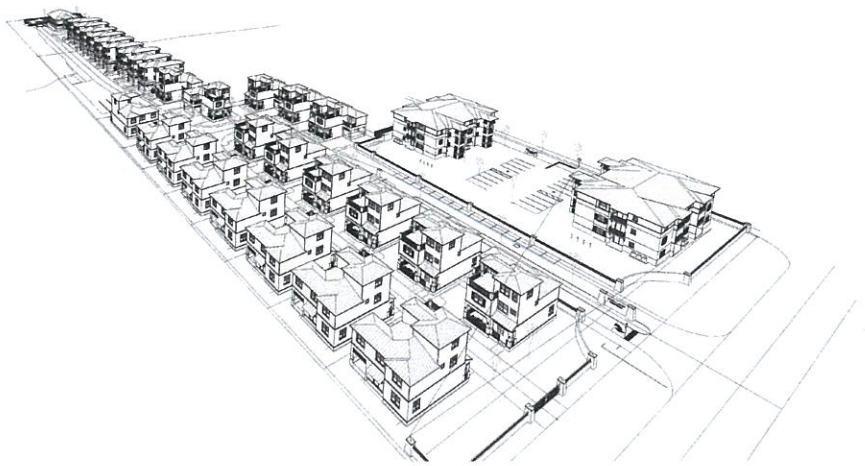
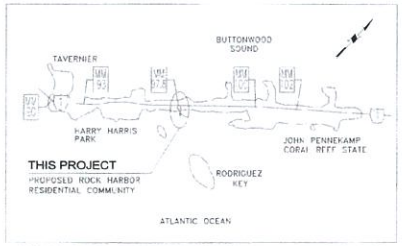


PLAYA LARGO OCEAN RESIDENCES

SITE PLAN SUBMITTAL

97801 OVERSEAS HIGHWAY, KEY LARGO FLORIDA



SECTIONS 5 & 6 TOWNSHIP 62 SOUTH RANGE 39 EAST

LOCATION MAP

N.T.S.

DRAWING INDEX:

ARCHITECTURE (SITE PLAN INFORMATION):

A001 - COVER SHEET
A002 - REFERENCE SITE PLAN
A002.1 - REFERENCE SITE PLAN - FIRST FLOOR
A003 - SITE VIEWS & PERSPECTIVES
A004 - APARTMENT BUILDING PARTIAL SITE PLAN
A005 - CLUB HOUSE PARTIAL SITE PLAN
A006 - ENTRANCE SITE PLAN & DETAILS

CIVIL:

C-1 LAYOUT PLAN & NOTES
C-2 PAVING GRADING DRAINAGE PLAN & NOTES
C-3 SITE/ DRAINAGE DETAILS

SWPPP-1 STORM WATER POLLUTION PREVENTION NOTES
SWPPP-2 STORM WATER POLLUTION PREVENTION PLAN

LANDSCAPE:

L-1 WEST LANDSCAPE PLAN
L-2 EAST LANDSCAPE PLAN
L-3 RESIDENTIAL LOT LANDSCAPE PLAN
L-4 CLUB HOUSE LANDSCAPE PLAN

ARCHITECTURE (BUILDING COMPONENTS FOR REFERENCE):

PLAYA LARGO OCEAN RESIDENCES MODEL "A"
A100 FIRST AND SECOND FLOOR PLANS
A101 THIRD FLOOR PLAN
A102 ROOF PLAN
A200 ELEVATIONS
A201 ELEVATIONS
A202 ELEVATIONS

PLAYA LARGO OCEAN RESIDENCES MODEL "B"
A100 FIRST AND SECOND FLOOR PLANS
A101 THIRD FLOOR PLAN
A102 ROOF PLAN
A200 ELEVATIONS
A201 ELEVATIONS

PLAYA LARGO OCEAN RESIDENCES "CLUB HOUSE"
A200 FIRST FLOOR PLAN
A201 ROOF PLAN
A400 BUILDING ELEVATIONS
A401 BUILDING ELEVATIONS

PLAYA LARGO OCEAN APARTMENTS "BUILDING 1"
A200 FIRST FLOOR BUILDING PLAN
A201 SECOND FLOOR BUILDING PLAN
A202 THIRD FLOOR BUILDING PLAN
A203 ROOF PLAN
A300 ELEVATIONS
A301 ELEVATIONS

PLAYA LARGO OCEAN APARTMENTS "BUILDING 2"
A200 FIRST FLOOR BUILDING PLAN
A201 SECOND FLOOR BUILDING PLAN
A202 THIRD FLOOR BUILDING PLAN
A203 ROOF PLAN
A300 ELEVATIONS
A301 ELEVATIONS

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Andrew Witkin, ASLA, President
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F (954) 923 9689
andyw@witkindesign.com
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PME , ENGINEERING CORP.
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Carlos Morales
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Fax:954-680-9266

CIVIL ENGINEER:
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Fax: 305-279-4553
Email:nortiz@cesmiami.com
Website: www.cesmiami.com

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750 Wiles Road, Suite 106B
Coral Springs, Florida 33067
Tel: 954-227-1512 Ext:202
Fax: 954-227-6633

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HOLLYWOOD FLORIDA, 33021
TEL: 954.392.8788
FAX: 954.241.7479
EDWARD ABBO, edward@abbo.net

ARCHITECT:
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4651 SHERIDAN ST, SUITE 480
HOLLYWOOD FL 33021
TEL: 954.392.8788 EXT. 309
FAX: 954.392.8748
EMAIL: mayera@primegroupus.com

OWNER:
PL OCEAN RESIDENCES HOLDINGS LLC.
Larry Abbo
4651 Sheridan Street, Suite 480
Hollywood Florida 33021
Tel:954-392-8788
Fax: 954-241-7479

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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 S. ABBO, ARCHITECT

THE DESIGN(S) DEPICTED AND SPECIFIED ON THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT LAWS OF THE UNITED STATES AS AN "ARCHITECTURAL WORK" AND ARE THE PROPERTY OF PRIME DESIGN ASSOCIATES LLC. ANY USE OF THESE DRAWINGS WITHOUT THE CONSENT OF PRIME DESIGN ASSOCIATES LLC IS PROHIBITED BY CONTRACT ONLY. ANY CHANGES TO THESE DRAWINGS OR CONSTRUCTION EFFECTED FROM THEM WITHOUT THE WRITTEN CONSENT OF PRIME DESIGN ASSOCIATES LLC SHALL RELIEVE THE ARCHITECT OF PRIME DESIGN ASSOCIATES LLC HARMLESS TO ANY LIABILITY CLAIMS, SUIT OR LITIGATION BY ANY INTERESTED PARTIES.

Playa Largo Ocean Residences
97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date
1	Site Plan Comments	06.12.15

Cover Sheet

Client Name	
Project number	063114
Date	04.27.15
Project Status	Permit Plans
Checked by	

A001

Scale 1" = 40'-0"

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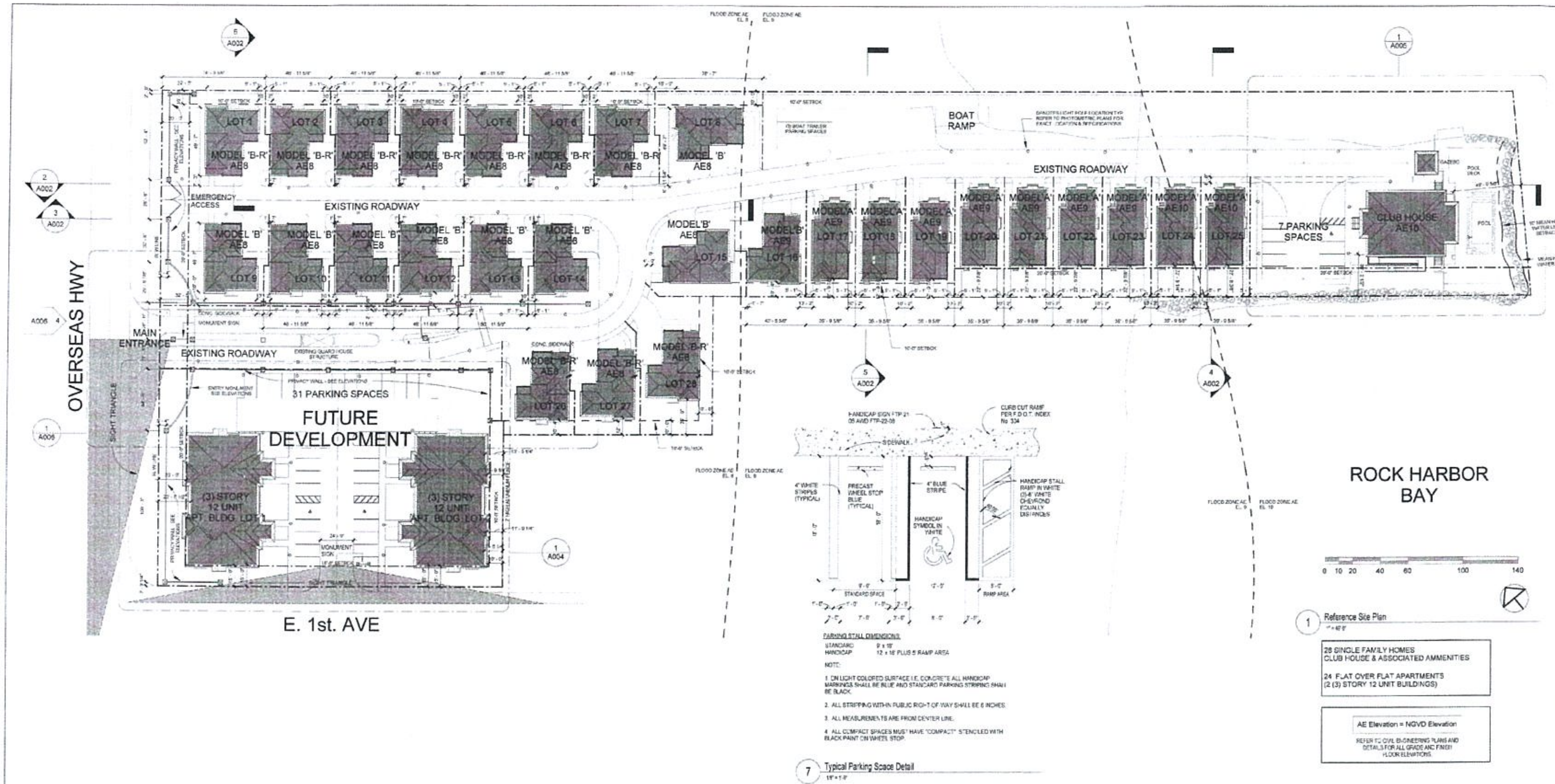

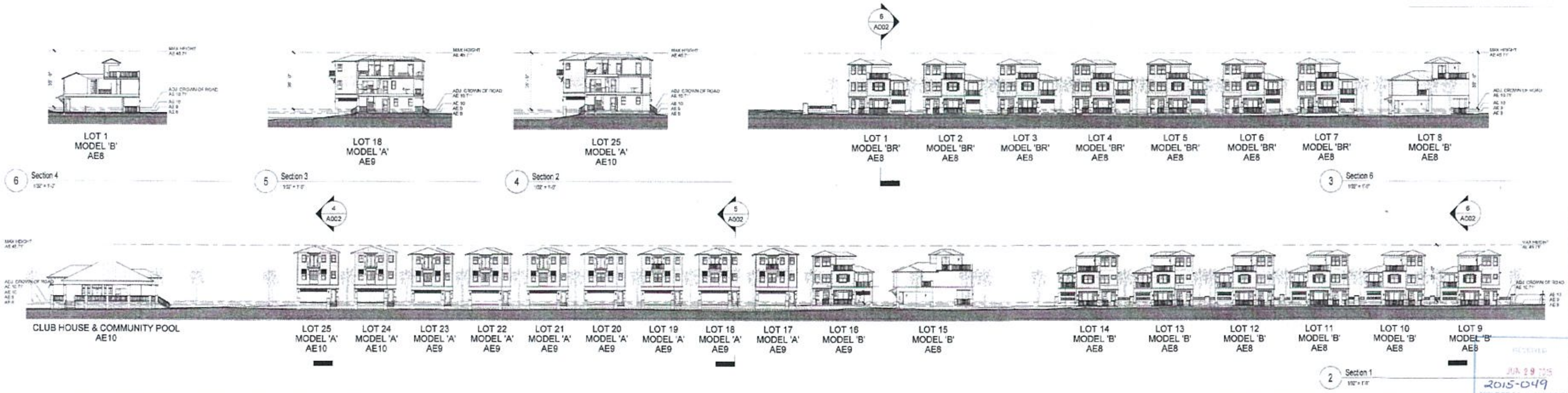

SITE PLAN NOTES

FUTURE LAND USE MAP (FLUM) DESIGNATION (S) OF THE SITE:
RESIDENTIAL HIGH (RH)

LAND USE (ZONING) DISTRICT DESIGNATION (S) OF SITE:
URBAN RESIDENTIAL (RM)

TIER DESIGNATION(S) OF THE SITE:
TIER III

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. SEE APPROVED SITE PLAN BY C.E.S. ENGINEERING FOR ALL SITE DEVELOPMENT INFORMATION, DETAILS AND REQUIREMENTS.

1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADES, FINISH FLOOR ELEVATIONS, SITE DETAILS, DRAINAGE AND RETENTION CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY.

2. REFER TO SURVEY FOR EXACT BUILDING LOCATION AND APPLICABLE PLAT INFORMATION.

3. REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR SOFT-SCAPE & HARD SCAPE FINISHES AND SPECIFICATIONS.

4. SEE SHOP DRAWINGS FOR EXACT POOL AND WATER FEATURE DESIGN. DESIGN TO CONFORM FULLY WITH ALL APPLICABLE HEALTH, POOL AND SPA CODES- LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. POOL FENCE: MIN. 4'-0" HIGH AL. PICKET FENCE OR APPROVED EQUAL TO MEET ALL LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

6. POOL ENTRANCE TO BE EQUIPPED WITH HANDICAP ACCESSIBLE SELF CLOSING, SELF LATCHING GATE PER ALL APPLICABLE LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

7. MAINTAIN APPROPRIATE SIGHT-LINES AT DRIVEWAY ENTRANCE AND EXITS.

8. PROVIDE DENSE LANDSCAPE SCREENING 36" CLEAR FROM MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRYER VENTS) MUST BE SCREENED WITH LANDSCAPING OR OTHER MEANS.

9. FIRE PROTECTION MARKINGS: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.

ADA ACCESSIBLE ROUTE shall meet the following minimum requirements of Florida Accessibility Code For Building Construction - Latest Edition (refer to ADA sheets for details).

[illegible]

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SEAL
MAYER S. ABBO, ARCHITECT

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Playa Largo Ocean Residences
97801 Overseas Highway
Key Largo Florida

Revision Schedule

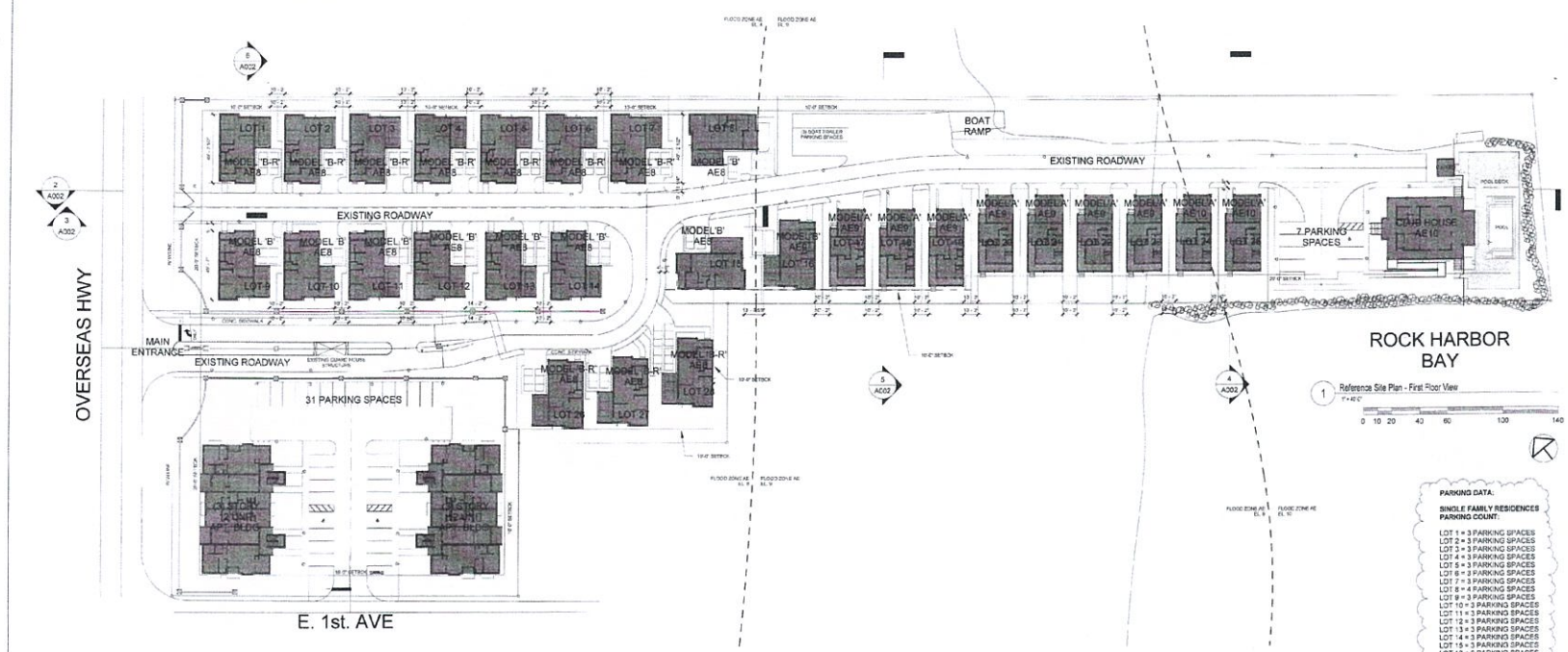
No.	Description	Date

Reference Site Plan

Client Name	
Project number	082114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker
Scale	As indicated

A002

2015-049



SITE PLAN NOTES

FUTURE LAND LSE MAP (FLUM) DESIGNATION (S) OF THE SITE:
RESIDENTIAL HIGH (RH)

LAND USE (ZONING) DISTRICT DESIGNATION (S) OF SITE:
URBAN RESIDENTIAL (RM)

TIER DESIGNATION(S) OF THE SITE:
TIER III

THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. SEE APPROVED SITE PLAN BY C.E.S. ENGINEERING FOR ALL SITE DEVELOPMENT INFORMATION, DETAILS AND REQUIREMENTS.

1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADES, FINISH FLOOR ELEVATIONS, SITE DETAILS, DRAINAGE AND RELATED CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY.

2. REFER TO SURVEY FOR EXACT BUILDING LOCATION AND APPLICABLE PLAT INFORMATION.

3. REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR SOFT SCAPE & HARD SCAPE LIMITATIONS AND SPECIFICATIONS.

4. SEE SHOP DRAWINGS FOR EXACT POOL AND WATER FEATURE DESIGN. DESIGN TO CONFORM FULLY WITH ALL APPLICABLE HEALTH, POOL AND SPA CODES. LATEST EDITION. SUBMIT SHOP DRAWINGS FOR APPROVAL.

5. POOL FENCE MIN. 4' 6" HIGH, 4" PICKET FENCE OR APPROVED EQUAL, TO MEET ALL LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

6. POOL ENTRANCE TO BE EQUIPPED WITH HANDICAP ACCESSIBLE SELF CLOSING SELF LATCHING GATE PER ALL APPLICABLE LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

7. MAINTAIN APPROPRIATE SIGHT LINES AT DRIVEWAY ENTRANCE AND EXITS

8. PROVIDE DENSE LANDSCAPE SCREENING 10' O.C. FAR FROM MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT INCLUDING DRYER VENTS MUST BE SCREENED WITH LANDSCAPING OR STRUCTURE.

9. FIRE PROTECTION MARKINGS PROVIDE EU. SING ADDRESS SIGN AT ENTRANCE OF FRONT DOOR. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARK NOS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 16.12.

ADA ACCESSIBLE ROUTE shall meet the following minimum requirements of Florida Accessibility Code For Building Construction - Latest Edition (refer to ADA sheets for details):

(1) At least one accessible route complying with Section 206 and Chapter 4 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.

(2) At least one accessible route complying with Chapter 4 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

(3) All objects that protrude from surfaces or posts into circulation paths shall comply with Section 307.

(4) Walking surfaces along accessible routes and in accessible spaces shall comply with Section 403.

(5) CLOTH BARRIERS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH CLEARANCES AND MINIMUM SLOPES ALONG DESIGNATED ACCESSIBLE ROUTES

(6) EXISTING EXTERIOR ACCESS ROUTE MUST BE LOCATED IN A PATH THAT MAINTAINS A 36" WIDE ACCESSIBLE ROUTE MINIMUM.

(7) % (24) OF POOL DECK AREA MUST NOT EXCEED 1:48 IN ANY DIRECTION

(8) PROVIDE (4) ACCESSIBLE BENCHES WHERE PUBLIC SEATING IS TO BE INSTALLED

ADA PARKING:

Accessible spaces complying with Section 502 shall be provided in parking area. Such spaces shall be designed and marked for exclusive use of the handicapped. The number of accessible parking spaces shall comply with the minimum required per Table 208.2 Parking Spaces.

ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET WITH NFPA NO. 1-10

- 1/2" BEVEL MAX VERTICAL DIFFERENCE IN FLOOR SURFACE
- 44" MIN. PATH OF TRAVEL WIDTH
- 1:20 MAX PATH OF TRAVEL SLOPE
- 1:12 MAX COMPLIANT RAMP SLOPE
- 1:48 MAX CROSS SLOPE

PARKING DATA:

SINGLE FAMILY RESIDENCES PARKING COUNT:

LOT 1 = 3 PARKING SPACES
LOT 2 = 3 PARKING SPACES
LOT 3 = 3 PARKING SPACES
LOT 4 = 3 PARKING SPACES
LOT 5 = 3 PARKING SPACES
LOT 6 = 3 PARKING SPACES
LOT 7 = 3 PARKING SPACES
LOT 8 = 4 PARKING SPACES
LOT 9 = 3 PARKING SPACES
LOT 10 = 3 PARKING SPACES
LOT 11 = 3 PARKING SPACES
LOT 12 = 3 PARKING SPACES
LOT 13 = 3 PARKING SPACES
LOT 14 = 3 PARKING SPACES
LOT 15 = 3 PARKING SPACES
LOT 16 = 3 PARKING SPACES
LOT 17 = 2 PARKING SPACES
LOT 18 = 2 PARKING SPACES
LOT 19 = 2 PARKING SPACES
LOT 20 = 2 PARKING SPACES
LOT 21 = 2 PARKING SPACES
LOT 22 = 2 PARKING SPACES
LOT 23 = 2 PARKING SPACES
LOT 24 = 2 PARKING SPACES
LOT 25 = 2 PARKING SPACES
LOT 26 = 3 PARKING SPACES
LOT 27 = 3 PARKING SPACES
LOT 28 = 5 PARKING SPACES

78 PARKING PROVIDED

APARTMENT BUILDING PARKING COUNT:

12 (1) BEDROOMS APARTMENTS
12 (2) BEDROOM APARTMENTS
(24) TOTAL APARTMENTS

31 PARKING SPACES PROVIDED

CLUB HOUSE:

7 PARKING SPACES PROVIDED

28 SINGLE FAMILY HOMES
CLUB HOUSE & ASSOCIATED AMMENITIES

24 FLAT OVER FLAT APARTMENTS
(2 (3) STORY 12 UNIT BUILDINGS)

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS

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JUN 29 2015
2015-049
MONROE CO. PLANNING DEPT

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Playa Largo Ocean Residences
97801 Overseas Highway
Key Largo Florida

Revision Schedule

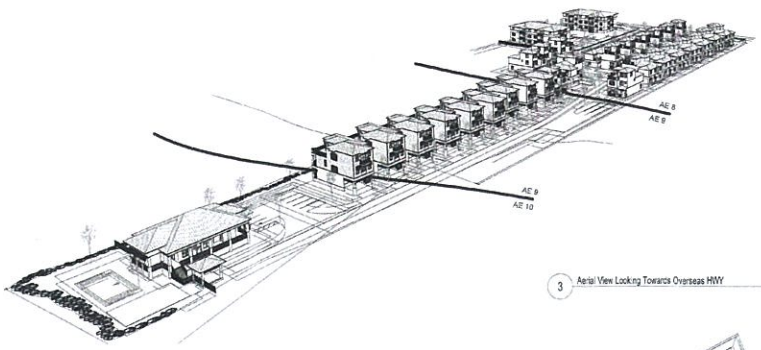
No.	Description	Date
1	Site Plan Comments	06-12-15

Referenece Site Plan - First Floor

Client Name
Project number 09.3114
Date 04-27-15
Project Status Permit Plans
Checked by

A002.1

Scale 1" = 40'-0"



3 Aerial View Looking Towards Overseas HWY

2 3D View 2

1 3D View 1

JUN 29 2015
2015-049

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Playa Largo Ocean Residences

97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date

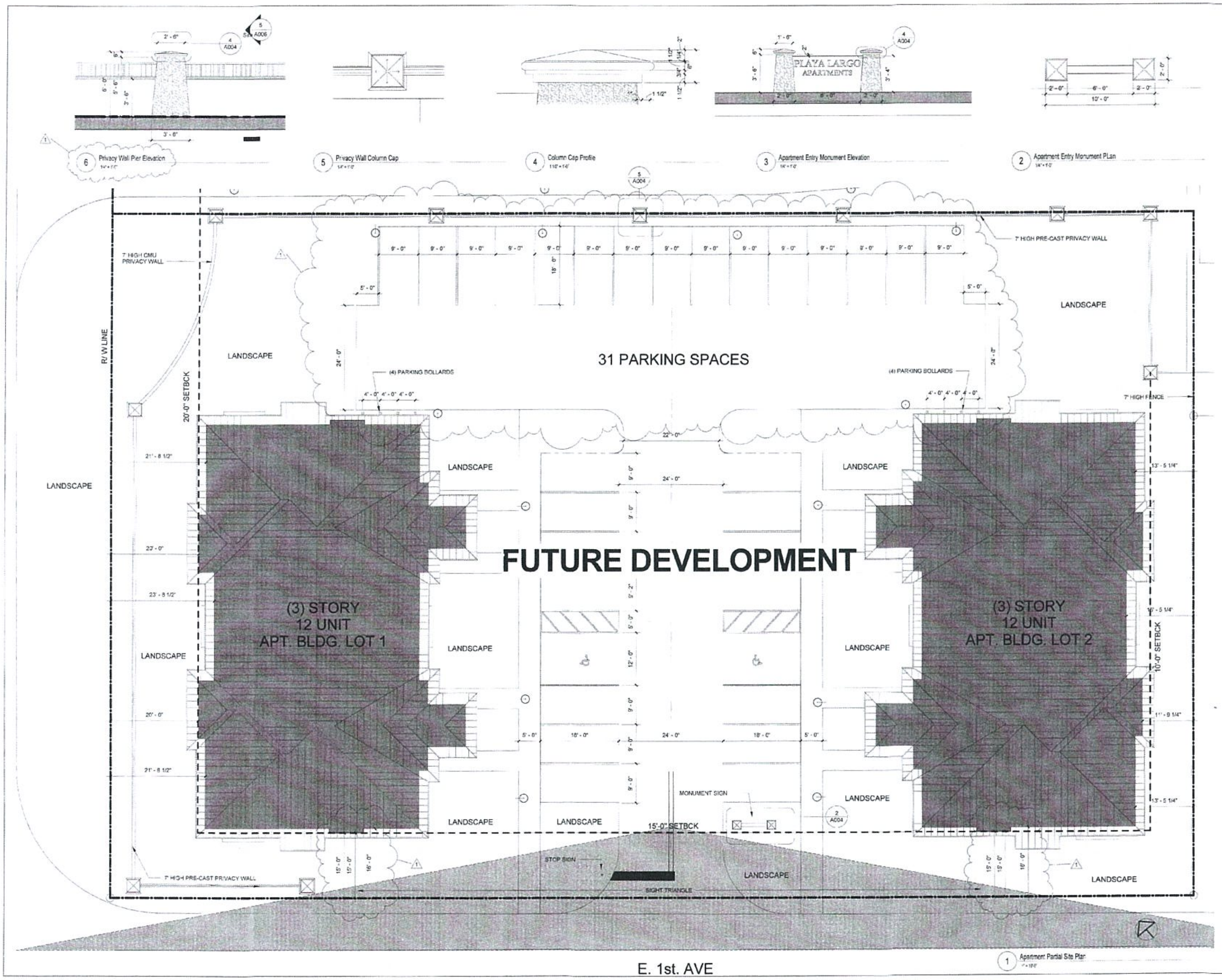
Site Views & Perspectives

Client Name	
Project number	083114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

A003

Scale

6/22/2015 11:27:35 AM



SITE PLAN NOTES

1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADES, FINISH FLOOR ELEVATIONS, SITE DETAILS, DRAINAGE AND RETENTION CALCULATIONS. ELEVATIONS SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY.

2. REFER TO SURVEY FOR EXACT BUILDING LOCATION AND APPLICABLE PLAT INFORMATION.

3. REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR SOFT-SCAPE & HARD SCAPE FINISHES AND SPECIFICATIONS.

4. MAINTAIN APPROPRIATE SIGHT-LINES AT DRIVEWAY ENTRANCE AND EXITS.

5. PROVIDE DENSE LANDSCAPE SCREENING 30" CLEAR FROM MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRYER VENTS) MUST BE SCREENED WITH LANDSCAPING OR OTHER MEANS.

6. FIRE PROTECTION MARKINGS: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.

ADA ACCESSIBLE ROUTE shall meet the following minimum requirements of Florida Accessibility Code For Building Construction - Latest Edition (refer to ADA sheets for details):

(1) At least one accessible route complying with Section 206 and Chapter 4 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.

(2) At least one accessible route complying with Chapter 4 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

(3) All objects that protrude from surfaces or posts into circulation paths shall comply with Section 307.

(4) Walking surfaces along accessible routes and in accessible spaces shall comply with Section 403.

(5) Catch basins are to be placed so as not to interfere with clearances and maximum slopes along designated accessible route.

(6) Loose exterior accessories must be located in a way that maintains a 36" wide accessible route minimum.

(7) Provide H.C. accessible benches where public seating is to be installed.

ADA PARKING

Accessible spaces complying with Section 502 shall be provided in parking area. Such spaces shall be designed and marked for exclusive use of these individuals. The number of accessible parking spaces shall comply with the minimum required per Table 208.2 Parking Spaces.

ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET WITH NFPA '01 7.1.6

- 1/2" BEVEL MAX VERTICAL DIFFERENCE IN FLOOR SURFACE
- 44" MIN. PATH OF TRAVEL WIDTH
- 1:20 MAX PATH OF TRAVEL SLOPE
- 1:12 MAX COMPLIANT RAMP SLOPE
- 1:48 MAX CROSS SLOPE

NOTE:
THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. SEE APPROVED SITE PLAN BY C.E.S. ENGINEERING FOR ALL SITE DEVELOPMENT INFORMATION, DETAILS AND REQUIREMENTS.

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Playa Largo Ocean Residences

97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date
1	Site Plan Comments	06-12-15

Apartment Building Partial Site PLan

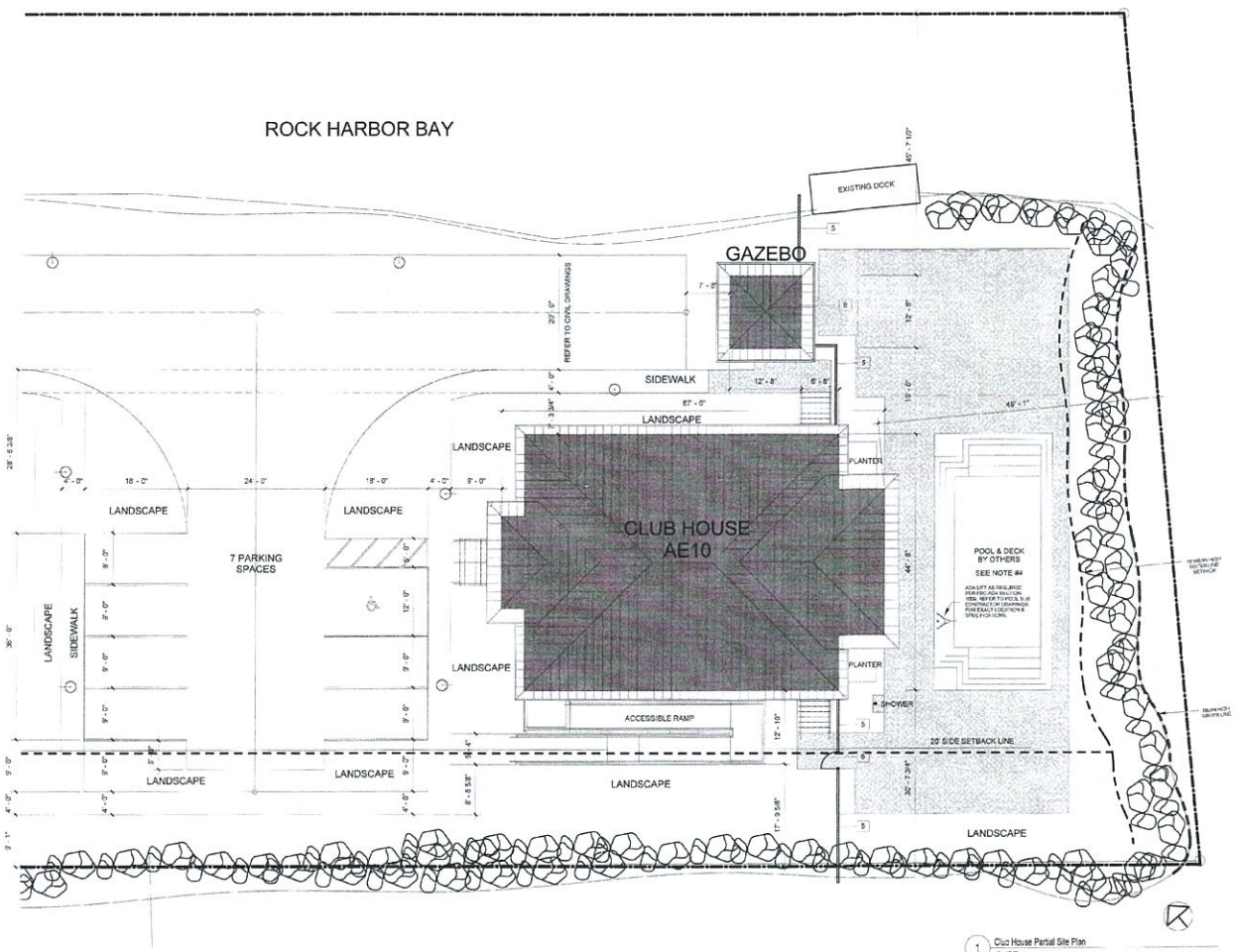
Client Name	
Project number	053114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

A004

Scale: As Indicated

6/22/2015 11:27:44 AM

2015-049



1 Club House Partial Site Plan
1" = 10'-0"

SITE PLAN NOTES

FUTURE LAND USE MAP (FLUM) DESIGNATION (S) OF THE SITE:
RESIDENTIAL HIGH (RH)

LAND USE (ZONING) DISTRICT DESIGNATION (S) OF SITE:
URBAN RESIDENTIAL (RM)

TIER DESIGNATION(S) OF THE SITE:
TIER III

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1. REFER TO CIVIL ENGINEERING PLANS FOR ALL GRADES, FINISH FLOOR ELEVATIONS, SITE DETAILS, DRAINAGE, UNDERGROUND OR CALCULATIONS REFERENCED SHOWN ON THIS PLAN ARE FOR REFERENCE PURPOSES ONLY.

2. REFER TO SURVEY FOR EXACT BUILDING LOCATION AND APPLICABLE PLAT INFORMATION.

3. REFER TO LANDSCAPE PLANS FOR ALL EXTERIOR HARD SCAPE & HARD SCAPE FINISHES AND SPECIFICATIONS.

4. SEE SHEET DRAWINGS FOR EXACT POOL AND WATER FEATURE DESIGN. SUBMIT TO COMPLY FULLY WITH ALL APPLICABLE HEALTH, POOL AND SPA CODES. LATEST EDITION. SUBMIT SHEET DRAWINGS FOR APPROVAL.

5. POOL FENCE: MIN 4'-0" HIGH. ALL POOL FENCE OR APPROVED EQUAL TO MEET ALL LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

6. POOL ENTRANCE TO BE EQUIPPED WITH HANDICAP ACCESSIBLE SELF CLOSING, SELF LATCHING GATE PER ALL APPLICABLE LOCAL AND STATE SWIMMING POOL AND SPA CODE REQUIREMENTS.

7. MAINTAIN APPROPRIATE SIGHT LINES AT DRIVEWAY PER TRAFFIC AND CIVIL

8. PROVIDE STAND, LANDSCAPE SCREENING, OR CLEAR FROM MECHANICAL EQUIPMENT LOCATIONS. ALL EQUIPMENT (INCLUDING DRIP VENTS) TO BE SCREENED WITH LANDSCAPING OR OTHER MEANS.

9. FIRE PROTECTION MARKING: PROVIDE BUILDING ADDRESS SIGN AT EXTERIOR OF FRONT ELEVATION. BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND MATERIALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 18.2.3.

ADA ACCESSIBLE ROUTE shall meet the following min mean requirements of Florida Accessibility Code for Building Construction - Latest Edition(refer to ADA sheets for details)

(1) At least one accessible route complying with Section 206 and Chapter 4 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets or sidewalks, to an accessible building entrance.

(2) At least one accessible route complying with Chapter 4 shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.

(3) All objects that protrude from surfaces or posts into circulation paths shall comply with Section 307.

(4) Walking surfaces along accessible routes and in accessible spaces shall comply with Section 403.

(5) CATCH BASINS ARE TO BE PLACED SO AS NOT TO INTERFERE WITH CLEARANCES AND MAXIMUM SLOPES ALONG DESIGNATED ACCESSIBLE ROUTES.

(6) ALL USE EXTERIOR ACCESSORIES MUST BE LOCATED IN A WAY THAT MAINTAINS A 36" WIDE ACCESSIBLE ROUTE MINIMUM.

(7) SLOPE OF POOL DECK AREA MUST NOT EXCEED 5 MEN ANY DIRECTION.

(8) PROVIDE HC ACCESSIBLE BENCHES WHERE PUBLIC SEATING IS TO BE INSTALLED.

ADA PARKING

Accessible spaces complying with Section 502 shall be provided in parking areas. Such spaces shall be designated and marked for exclusive use of the individuals. The number of accessible parking spaces shall comply with the minimum requirements Table 208.2 Parking Spaces.

ACCESSIBLE PATH OF TRAVEL FROM EACH EMERGENCY EXIT TO PUBLIC WAY SHALL MEET 4th NFPA 101: 7.1.5

- 1/2" (13MM) MAX VERTICAL DIFFERENCE IN FLOOR SURFACE AT MIN 3% OF PATH OF TRAVEL TO EXIT
- 4.33 MAX PATH OF TRAVEL SLOPE
- 1:10 MAX CURB CUT AT RAMP SLOPES
- 1:48 MAX CROSS SLOPE

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Playa Largo Ocean Residences
97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date

PLANNING
JAN 29 2015
2015-049

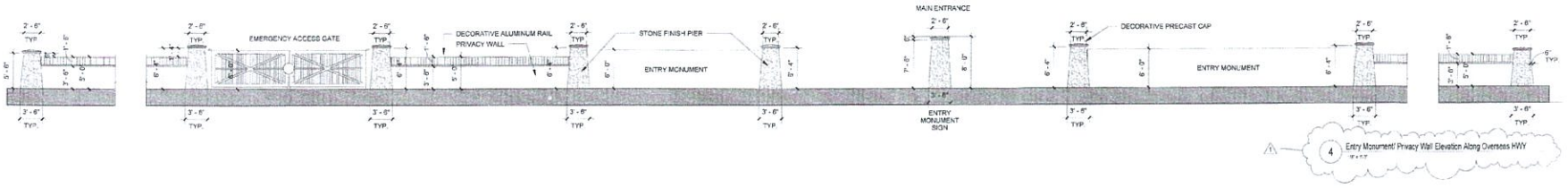
Club House Partial Site Plan

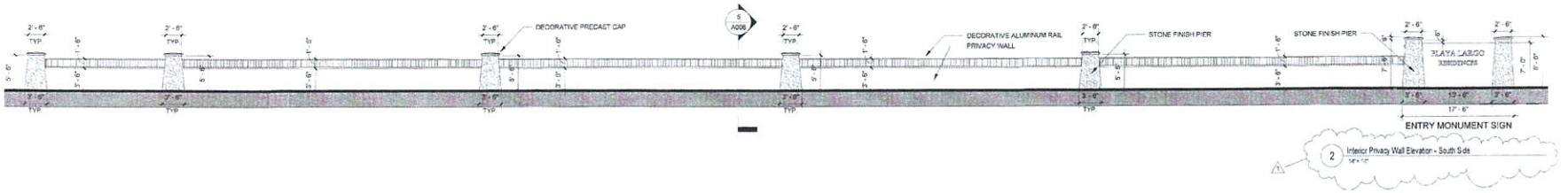
Client Name	
Project number	0E3114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

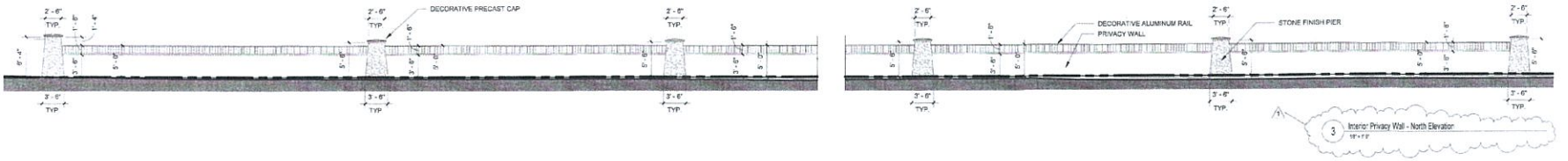
A005

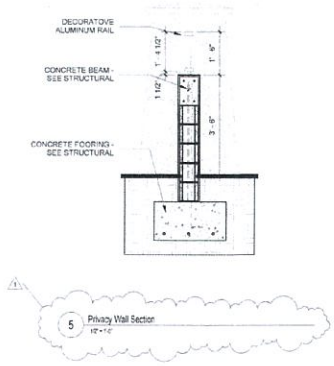
Scale 1" = 10'-0"

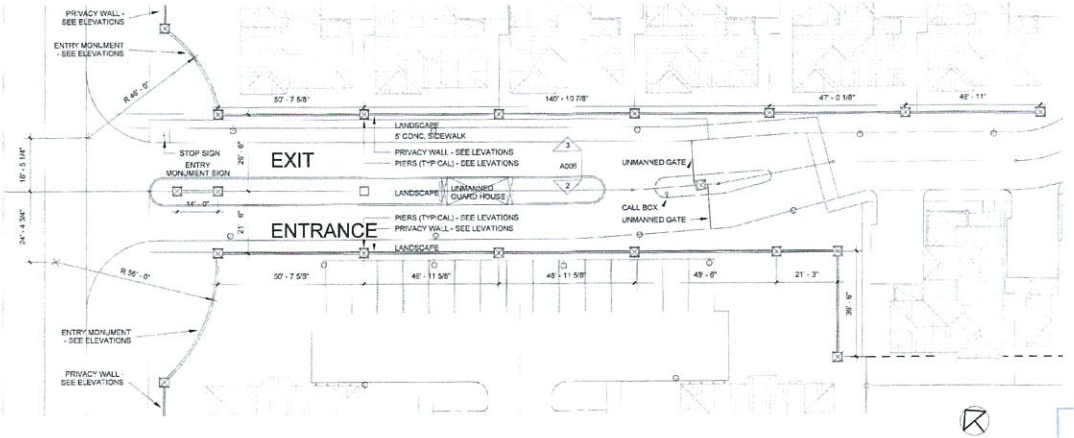
6/22/2015 11:01:47 AM











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JUN 29 2015
2015-049

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Playa Largo Ocean Residences
97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date
1	Site Plan Comments	06-12-15

Entrance Site Plan & Details

Client Name	
Project number	083114
Date	04.27.15
Project Status	Permit Plans
Checked by	Checker

A006

Scale: As indicated

WALL TYPE LEGEND:

W1 — **2 HOUR RATED EXTERIOR CMU WALL:**
ONE LAYER OF 5/8" GYPSUM BOARD ON 1/2" P.T. FURRING @ 24" O.C. W/ R-11 FOIL BACKED INSULATION ON INTERIOR AND MIN. 2" x 2" COAT LT. CEMENTITIOUS FINISH ON 8" CMU WALL EXTERIOR. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.

W2 — **2 HOUR RATED EXTERIOR CMU WALL:**
MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.

W3 — **2 HOUR RATED EXTERIOR CMU WALL:**
MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SEE ARCHITECTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.

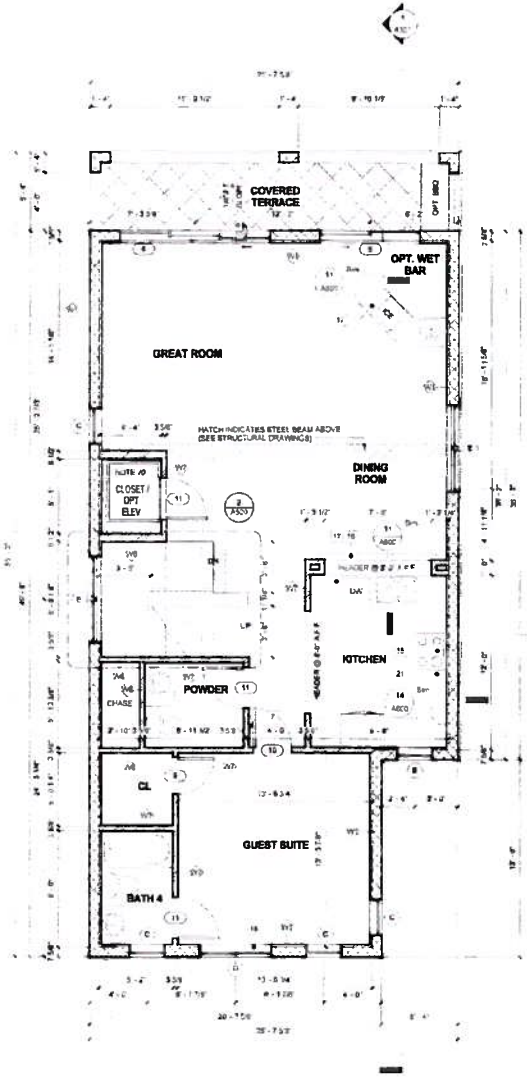
W4 — **EXTERIOR 6" WOOD FRAME WALL:**
MIN. 1/2" 3-COAT CEMENTITIOUS FINISH ON PAPER BACKED LATH ON 1" AIR SPACE OVER 5/8" EXTERIOR GRADE PLYWOOD ON 6" O.C. SPACING OF 2" x 6" WOOD FRAMING @ 16" O.C. SHEATHED W/ LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR TIE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.

W5 — **EXTERIOR 6" WOOD FRAME WALL:**
ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR AND MIN. 1/2" 3-COAT CEMENTITIOUS FINISH ON PAPER BACKED METAL LATH ON 1" AIR SPACE OVER EXTERIOR GRADE PLYWOOD ON EXTERIOR SIDE OF 2" x 6" WOOD FRAMING @ 16" O.C. SHEATHED W/ LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR TIE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.

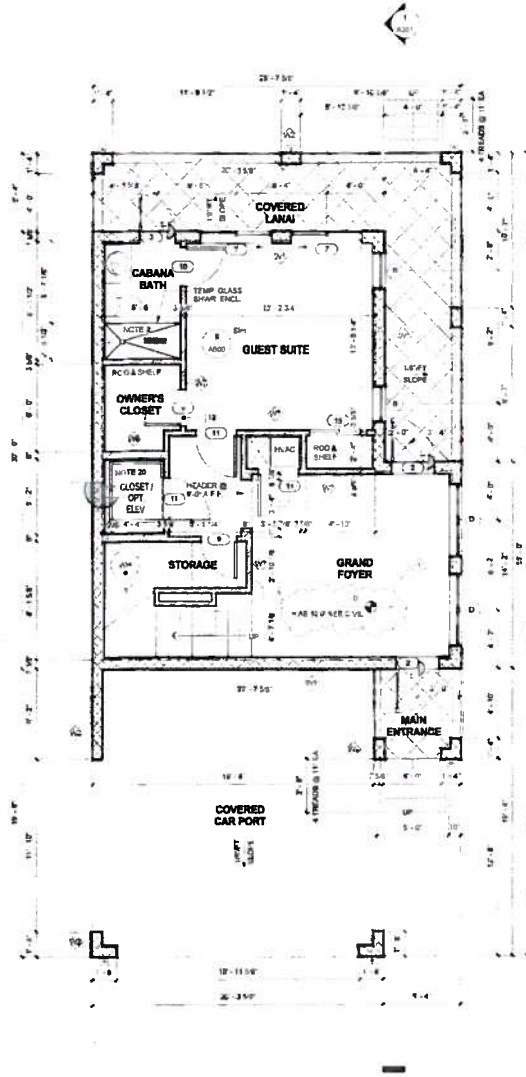
W6 — **INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:**
ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDE OF 6" 25 GAUGE METAL STUDS @ 24" O.C.

W7 — **INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:**
ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDE OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.

W8 — **W1 WORK 2 5/8" MTL STUD NON-LOAD BEARING WALL:**
ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.



2 Second Floor Plan



1 First Floor Plan

AF Elevator + NEMA Elevation

FLOOR PLAN NOTES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD WALL UNLESS NOTED OTHERWISE. ALL WALLS ADJACENT TO NEW CONSTRUCTION TO BE FURRED AND GYPSUM BOARDED AS REQUIRED. VERIFY EXISTING CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. ALL DIMENSIONS SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF STUD AND MASONRY WALLS.

3. ALL DIMENSIONS SHOWN ARE APPROXIMATE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF STUD AND MASONRY WALLS.

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FLOOR PLAN KEY NOTES

KEY NOTE 1
KEY NOTE 2
KEY NOTE 3
KEY NOTE 4
KEY NOTE 5
KEY NOTE 6
KEY NOTE 7
KEY NOTE 8
KEY NOTE 9
KEY NOTE 10
KEY NOTE 11
KEY NOTE 12
KEY NOTE 13
KEY NOTE 14
KEY NOTE 15

2015 CHG

PRIME DESIGN ASSOCIATES
ARCHITECTURE PLANNING INTERIOR
AA 26002234
4851 SHERIDAN ST. SUITE 460
HOLLYWOOD FLORIDA, 33021
VOICE: 954.392.8768
FAX: 954.392.8748

SEAL
MAYER S. ABBO, ARCHITECT

Playa Largo Ocean Residences
Model "A"
97801 Overseas Highway
Key Largo Florida

Revision Schedule

No	Description	Date
1	PER Revision	10.09.15

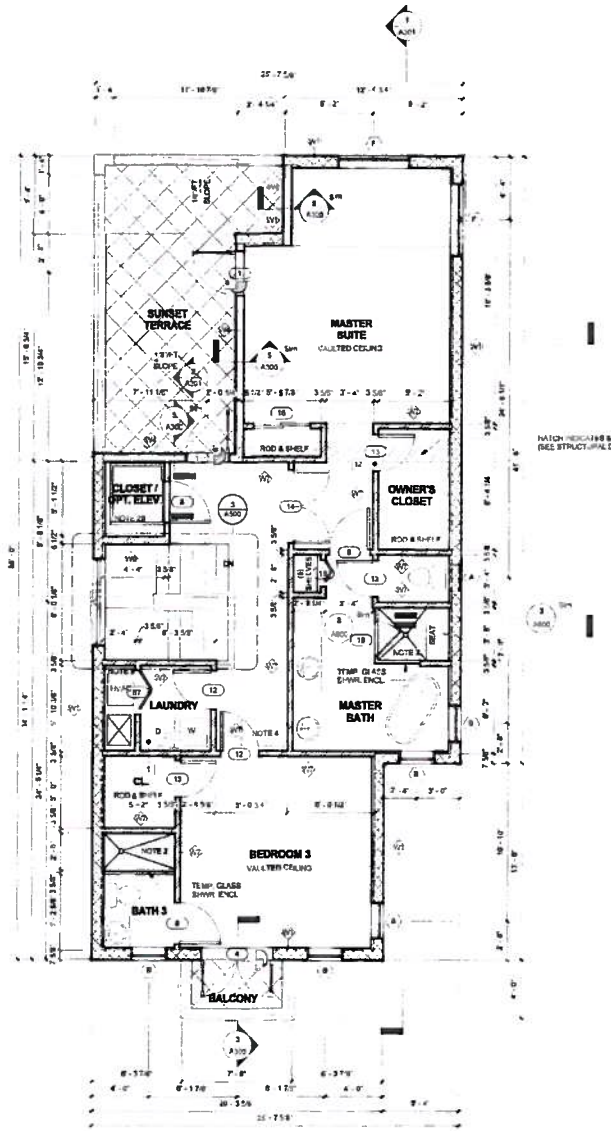
First & Second Floor Plans

Drawn by: [illegible]
Checked by: [illegible]

A100

WALL TYPE LEGEND

W1		**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR SIDE W/ 3/4" RSIC WOOD FURRING @ 24" O.C. W/ R-11 FOIL BACKED INSULATION ON INTERIOR SIDE OF WOOD FURRING AND FILLED CELLS. 8" NEWTITO OR EQUIVALENT CMU WALL W/ EXTERIOR 3 COAT CEMENTITIOUS FINISH ON BOTH SIDES OF WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W2		**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 3 COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 5/8" EXTERIOR GRADE PLYWOOD ON 2"x4" WOOD FRAMING @ 16" O.C. W/ R-13 BATT INSULATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
A2		**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 3 COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 5/8" EXTERIOR GRADE PLYWOOD ON 2"x4" WOOD FRAMING @ 16" O.C. W/ R-13 BATT INSULATION. 1"x4" WOOD STRAPPING @ 16" O.C. HORIZONTAL W/ 1/2" HORIZONTAL LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W4		**EXTERIOR 6" WOOD FRAME WALL:** MIN. 1/2" 3 COAT CEMENTITIOUS FINISH ON PAPER BACKED METAL LATH OVER 5/8" EXTERIOR GRADE PLYWOOD ON BOTH SIDES OF 2"x 6" WOOD FRAMING @ 16" O.C. W/ R-19 BATT INSULATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W5		**EXTERIOR 6" WOOD FRAME WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR SIDE W/ 1/2" 3 COAT CEMENTITIOUS FINISH ON PAPER BACKED METAL LATH OVER 5/8" EXTERIOR GRADE PLYWOOD ON EXTERIOR SIDE OF 2"x 6" WOOD FRAMING @ 16" O.C. SIMULATED LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR TIE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W6		**INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.
W7		**INTERIOR 3-5/8" MTL STUD NON LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25GAUGE METAL STUDS @ 24" O.C.
A6		**INTERIOR 3-5/8" MTL STUD NON LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE OF 3-5/8" 25GAUGE METAL STUDS @ 24" O.C.



1 Third Floor Plan

FLOOR PLAN NOTES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD WHERE ALL MASONRY AND INTERIOR PARTITIONS ARE TO BE CONTINUOUS UNLESS NOTED OTHERWISE. VERIFY HEIGHT OF EACH TYPE.
2. ALL SITE WORK, PROPERTY LINE, SETBACKS, ETC. TO BE VERIFIED BY A LICENSED SURVEYOR PRIOR TO FABRICATION. ARCHITECT IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS RESULTING FROM INACCURATE SURVEY.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES. ALL MATERIALS SHALL BE NEW AND FREE FROM DEFECTS. ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND PERFORMED BY SKILLED WORKMEN.
4. ALL CONSTRUCTION SHALL COMPLY WITH THE FLORIDA BUILDING CODE 2010 EDITION AND ALL OTHER APPLICABLE LOCAL CODES AND ORDINANCES.
5. ALL EXTERIOR WALLS SHALL BE CONSTRUCTED OF CONCRETE BLOCK AND STUCCO FINISH. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
6. ALL INTERIOR WALLS SHALL BE CONSTRUCTED OF CONCRETE BLOCK AND STUCCO FINISH OR METAL STUDS AND GYPSUM BOARD. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. ALL FLOOR SLABS SHALL BE 4" THICK CONCRETE REINFORCED WITH WIRE MESH OVER 6 MIL VAPOR BARRIER OVER COMPACTED FILL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8. ALL ROOF SLABS SHALL BE 6" THICK CONCRETE REINFORCED WITH WIRE MESH. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
9. ALL BALCONY SLABS SHALL BE 6" THICK CONCRETE REINFORCED WITH WIRE MESH. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
10. ALL STAIRS SHALL BE CONSTRUCTED OF CONCRETE AND STEEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
11. ALL RAILINGS SHALL BE 42" HIGH ALUMINUM PICKET RAILING. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
12. ALL GLASS SHALL BE IMPACT RESISTANT GLASS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
13. ALL SLIDING GLASS DOORS SHALL BE IMPACT RESISTANT GLASS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
14. ALL ENTRY DOORS SHALL BE SOLID CORE WOOD DOORS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
15. ALL INTERIOR DOORS SHALL BE SOLID CORE WOOD DOORS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
16. ALL CLOSET DOORS SHALL BE BIFOLD DOORS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
17. ALL BATHROOM DOORS SHALL BE SOLID CORE WOOD DOORS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
18. ALL KITCHEN CABINETS SHALL BE WOOD CABINETS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
19. ALL BATHROOM CABINETS SHALL BE WOOD CABINETS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
20. ALL KITCHEN COUNTERTOPS SHALL BE GRANITE. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
21. ALL BATHROOM COUNTERTOPS SHALL BE GRANITE. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
22. ALL KITCHEN SINKS SHALL BE STAINLESS STEEL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
23. ALL BATHROOM SINKS SHALL BE PORCELAIN. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
24. ALL KITCHEN FAUCETS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
25. ALL BATHROOM FAUCETS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
26. ALL KITCHEN APPLIANCES SHALL BE STAINLESS STEEL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
27. ALL BATHROOM APPLIANCES SHALL BE PORCELAIN. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
28. ALL KITCHEN LIGHTING SHALL BE RECESSED LIGHTING. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
29. ALL BATHROOM LIGHTING SHALL BE RECESSED LIGHTING. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
30. ALL KITCHEN FLOORING SHALL BE TILE. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
31. ALL BATHROOM FLOORING SHALL BE TILE. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
32. ALL KITCHEN WALLS SHALL BE PAINTED DRYWALL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
33. ALL BATHROOM WALLS SHALL BE PAINTED DRYWALL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
34. ALL KITCHEN CEILINGS SHALL BE PAINTED DRYWALL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
35. ALL BATHROOM CEILINGS SHALL BE PAINTED DRYWALL. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
36. ALL KITCHEN ACCESSORIES SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
37. ALL BATHROOM ACCESSORIES SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
38. ALL KITCHEN MIRRORS SHALL BE FRAMELESS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
39. ALL BATHROOM MIRRORS SHALL BE FRAMELESS. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
40. ALL KITCHEN TOWEL BARS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
41. ALL BATHROOM TOWEL BARS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
42. ALL KITCHEN TOILET PAPER HOLDERS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
43. ALL BATHROOM TOILET PAPER HOLDERS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
44. ALL KITCHEN ROBE HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
45. ALL BATHROOM ROBE HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
46. ALL KITCHEN SOAP DISPENSERS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
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89. ALL BATHROOM TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
90. ALL KITCHEN TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
91. ALL BATHROOM TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
92. ALL KITCHEN TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
93. ALL BATHROOM TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
94. ALL KITCHEN TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
95. ALL BATHROOM TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
96. ALL KITCHEN TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
97. ALL BATHROOM TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
98. ALL KITCHEN TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
99. ALL BATHROOM TOWEL HOOKS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
100. ALL KITCHEN TOWEL RINGS SHALL BE CHROME. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.

FLOOR PLAN KEY NOTES

NOTE 1
NOTE 2
NOTE 3
NOTE 4
NOTE 5
NOTE 6
NOTE 7
NOTE 8
NOTE 9
NOTE 10
NOTE 11
NOTE 12
NOTE 13
NOTE 14
NOTE 15
NOTE 16
NOTE 17
NOTE 18
NOTE 19
NOTE 20
NOTE 21

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SEAL
MAYER S. ABBO. ARCHITECT

Playa Largo Ocean Residences

Model "A"
97801 Overseas Highway
Key Largo Florida

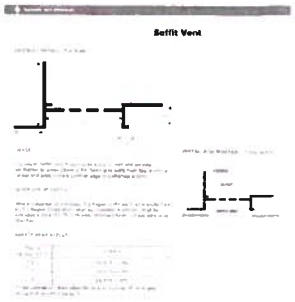
Revision Schedule

No.	Description	Date

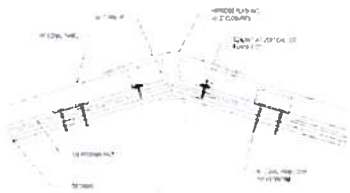
Third Floor Plan

2015 049

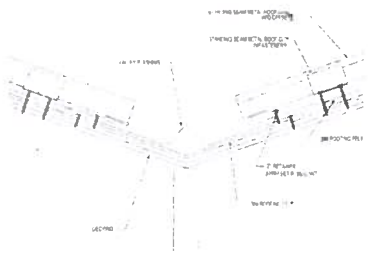
A101



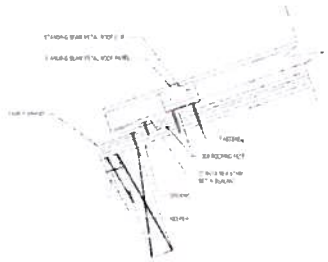
5 Fr. Regal Soffit Vent



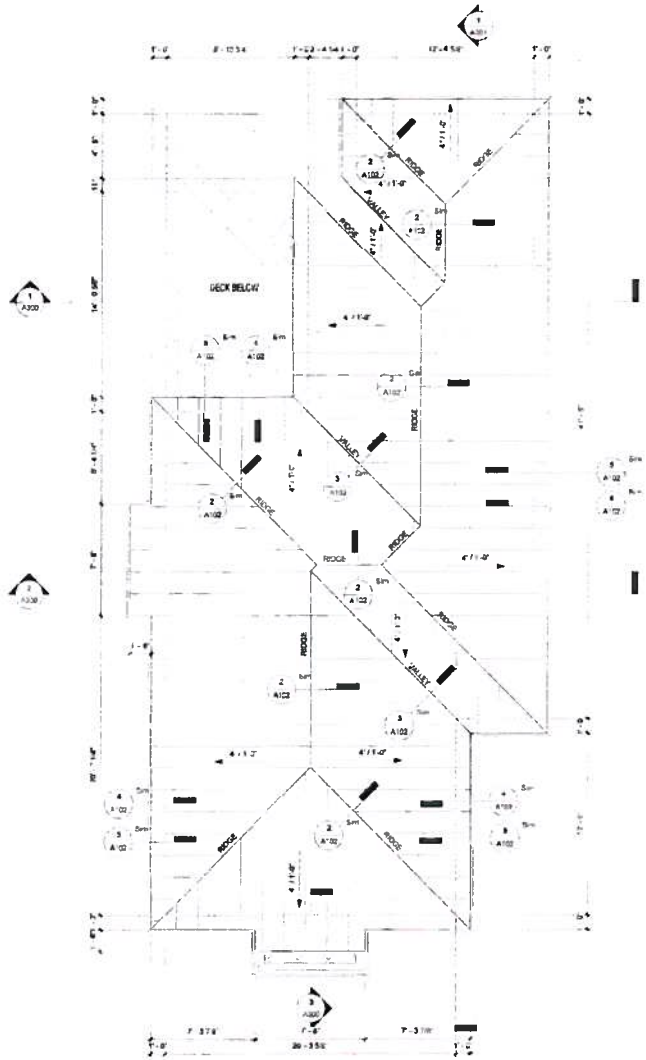
2 Meta Roof Ridge Flashing Detail



3 Metal Roof Valley Flashing Detail



4 Metal Roof Eave Flashing Detail



1 Roof Plan

ROOF PLAN NOTES

1 PROVIDE 5" AND 6" SLOPE ROOF DRAINS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR ROOF DRAIN DETAIL.

2 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

3 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

4 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

5 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

6 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

7 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

8 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

9 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

10 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

11 PROVIDE 4" ROOF OVERFLOW SCUPPERS AS SHOWN ON PLAN. SEE DETAIL 1/A102 FOR SCUPPER DETAIL.

2013-044

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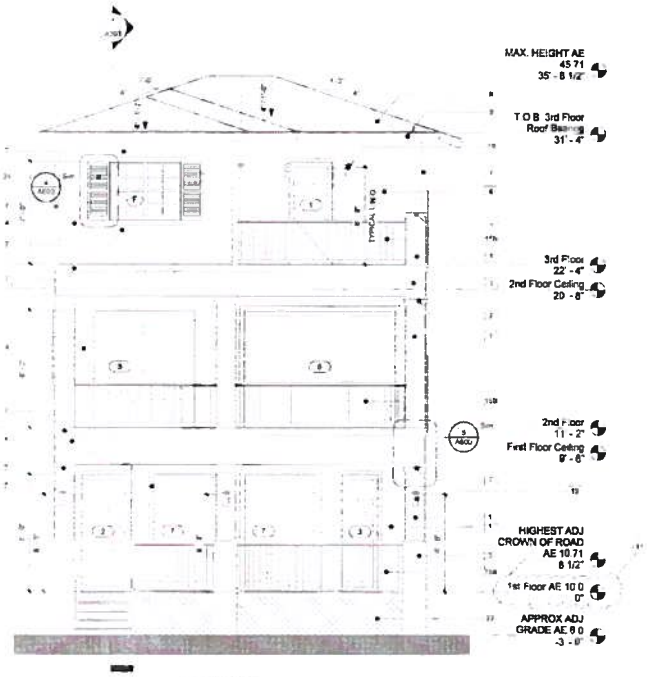
Playa Largo Ocean Residences
Model "A"
97801 Overseas Highway
Key Largo Florida

Revision Schedule

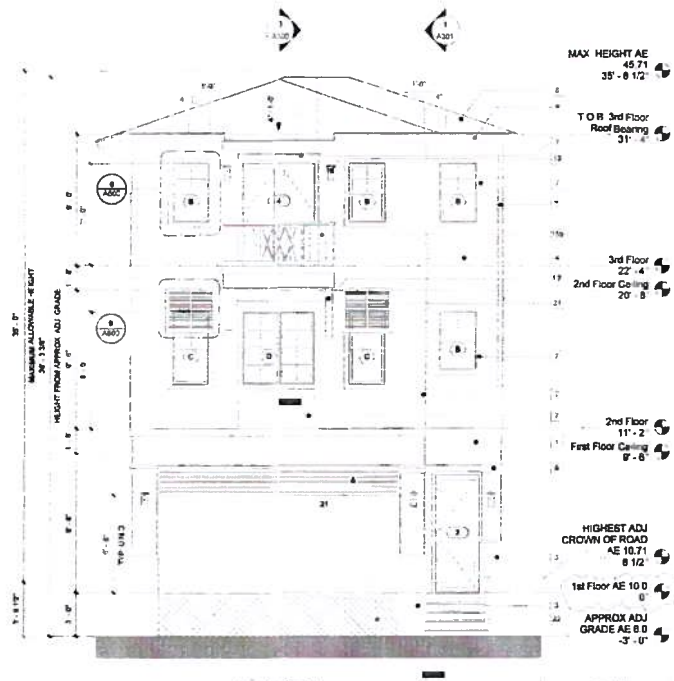
No	Description	Date

Roof Plan

A102

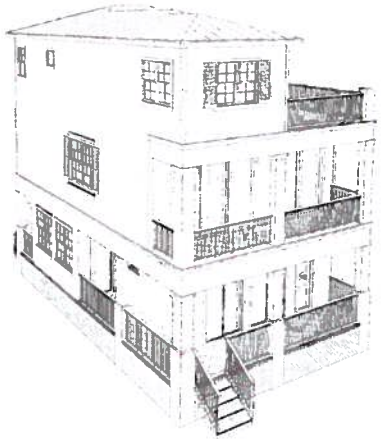


2 Rear Elevation



1 Front Elevation

AE Elevation = NGVD Elevation



4 Rear Perspective

3 Front Perspective

2015-049

ELEVATION / SECTION NOTES

ELEVATION / SECTION KEY NOTES

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Playa Largo Ocean Residences

Model "A"

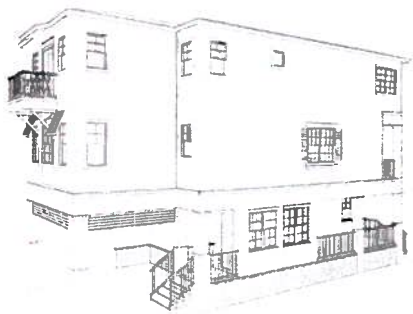
97801 Overseas Highway
Key Largo Florida

Revision Schedule

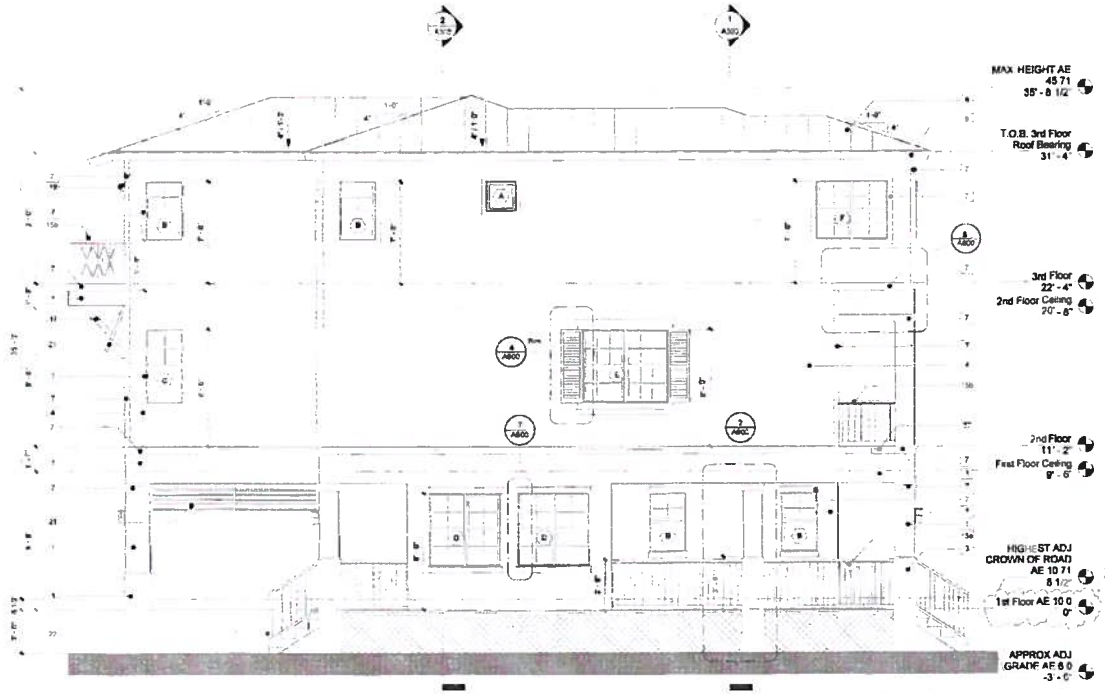
No	Description	Date
1	Fire revision	09-22-15

Elevations

A200



4 Right Side Perspective



2 Right Side Elevation

2015-049

AE Elevation = NGVD Elevation

ELEVATION / SECTION NOTES

ELEVATION / SECTION KEY NOTES

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Playa Largo Ocean Residences

Model "A"

97801 Overseas Highway
Key Largo Florida

Revisions Schedule

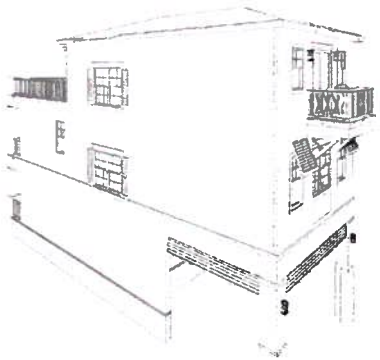
No	Description	Date
1	RFP Revisions	Month / Y

Elevations

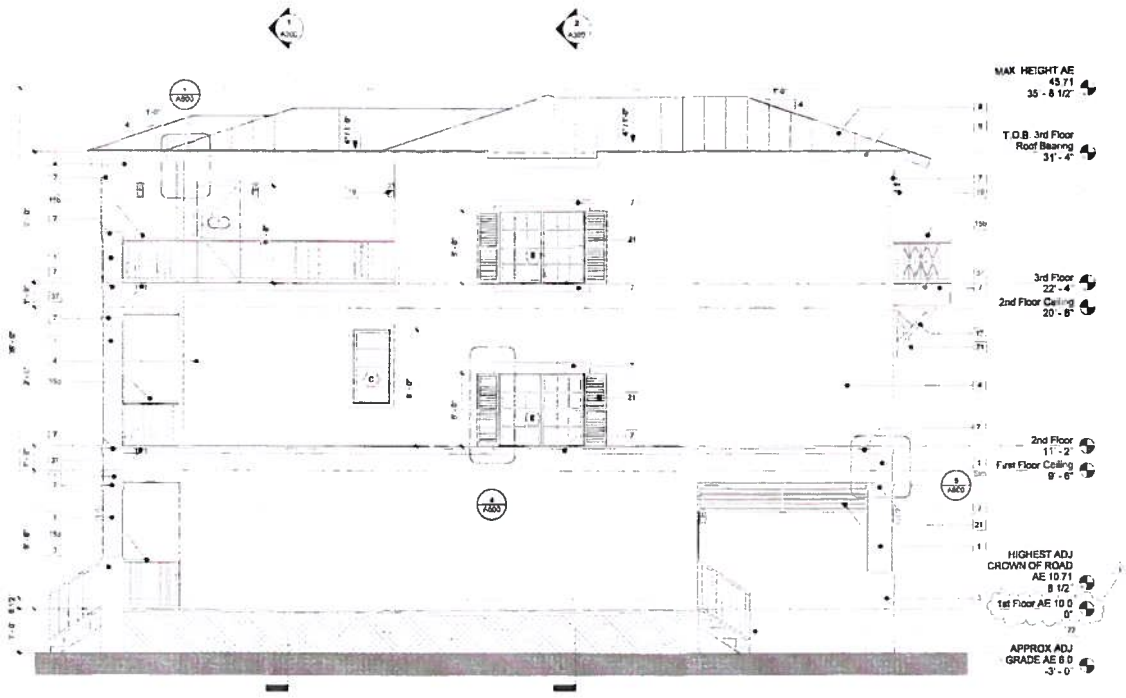
Client Name
Project Number 0631.06
Date 04.21.15
Project Status Permit Plans
Reviewed by Checked

A201

Scale



1 Left Side Perspective



2 Left Side Elevation

AE Elevation = NGVD Elevation

2015-049

ELEVATION / SECTION NOTES

ELEVATION / SECTION KEY NOTES

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Playa Largo Ocean Residences
Model "A"
97801 Overseas Highway
Key Largo Florida

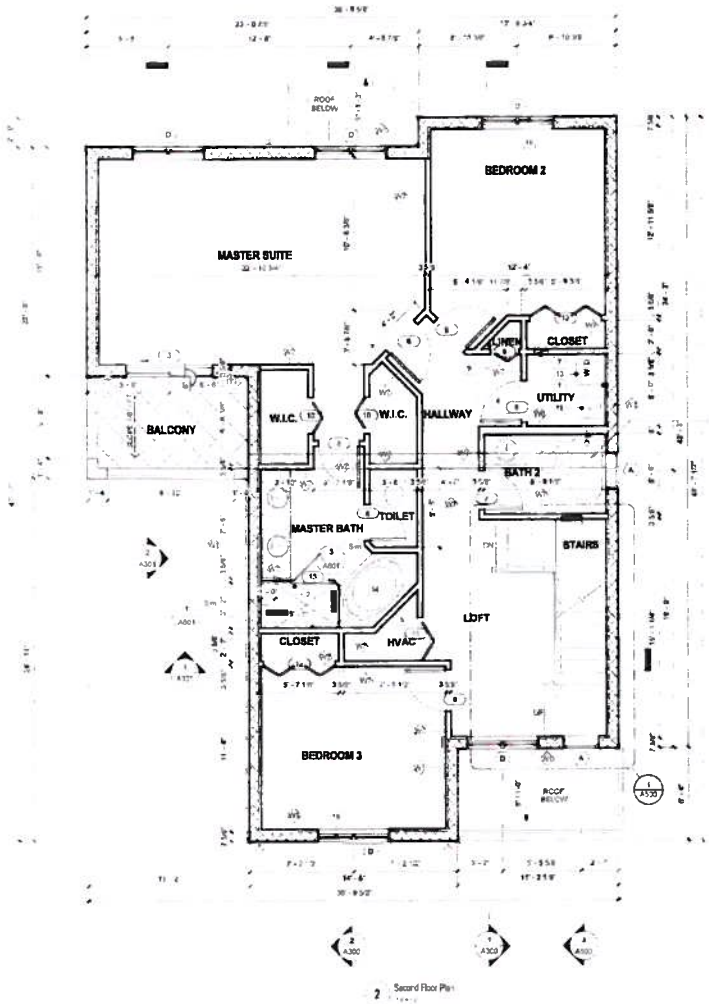
Revision Schedule

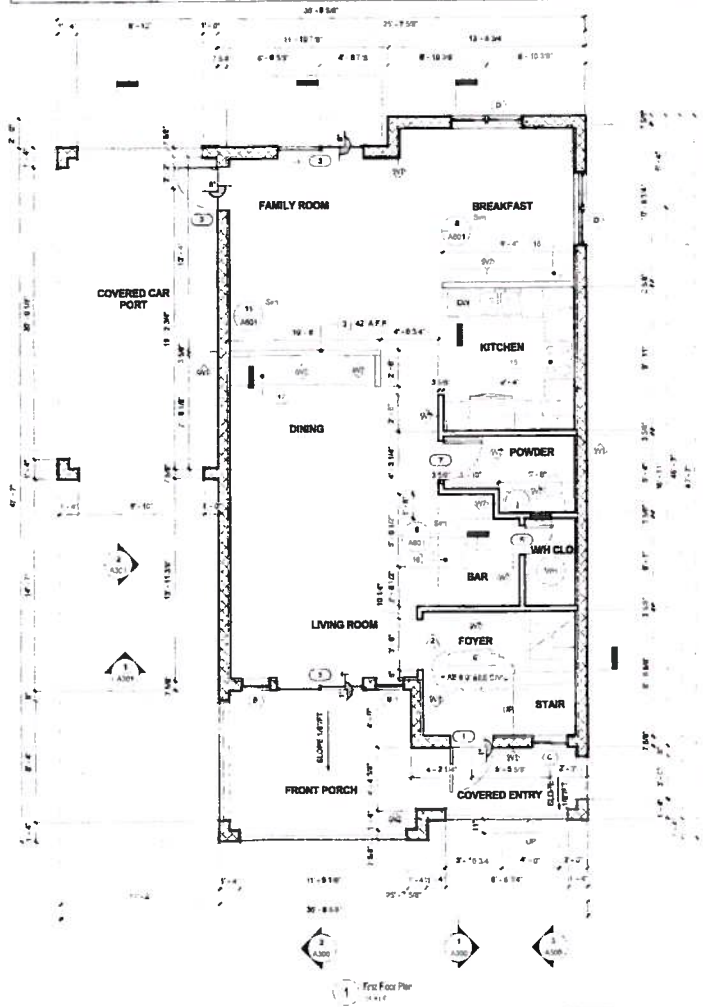
No	Description	Date
1	FPE Revision	08.26.15

Elevations

Project number 2014
Date 04.27.15
Drawn by Author
Checked by Checker

A202





WALL LEGEND:

W1	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1"x3" P.T. FURRING @ 24" O.C. W/ R-11 FOIL BACKED INSULATION ON INTERIOR AND 5/8" 3/4" 3-COAT LT. CEMENTITIOUS FINISH ON 8" CMU WALL. EXTERIOR SIDE STRUCTURAL FRAMINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS	W5	**EXTERIOR 6" WOOD FRAME WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR AND MIN. 7/8" 3 COAT CEMENTITIOUS FINISH ON PAPER BACKED WIRE LATH ON 5/8" BASE NOR GRADE PLYWOOD ON EXTERIOR SIDE OF 4 x 6" WOOD FRAMING @ 16" O.C. SIMULATED 6" LAP SIDING OR EQUAL FINISH. SEE STRUCTURAL DRAWINGS FOR THE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W2	**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 3-COAT LT. CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W6	**INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" x 25 GAUGE METAL STUDS @ 24" O.C.
W3	**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SIMULATED 6" LAP SIDING FINISH. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS	W7	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**EXTERIOR 6" WOOD FRAME WALL:** MIN. 7/8" 3-COAT CEMENTITIOUS FINISH ON PAPER BACKED WIRE LATH ON 5/8" EXTERIOR GRADE PLYWOOD ON BOTH SIDES OF 2" x 6" WOOD FRAMING @ 16" O.C. SIMULATED 6" LAP SIDING FINISH. SEE STRUCTURAL DRAWINGS FOR THE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W8	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.

FLOOR PLAN NOTES

FLOOR PLAN KEY NOTES

2015-049

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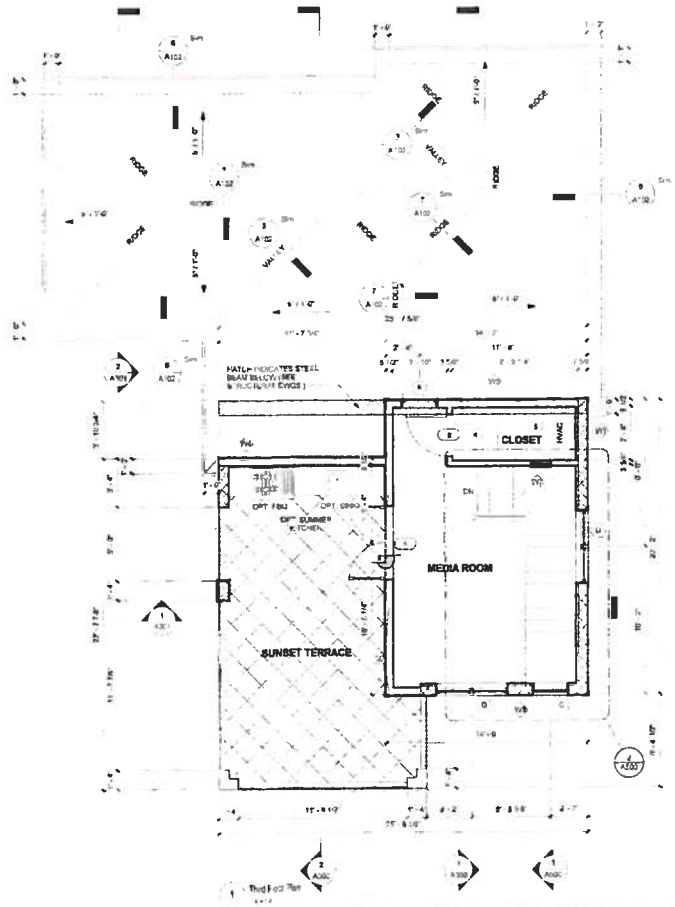
Playa Largo Ocean Residences
Model "B"
97801 Overseas Highway
Key Largo Florida

First and Second Floor Plans

A100

WALL LEGEND:

W1	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1"x2" F.T. FURRING @ 24" O.C. ON #4 1 POLY BACKED INSULATION ON INTERIOR AND MIN. 2" 2-COAT LT. CEMENTITIOUS FINISH ON 8" CMU WALL EXTERIOR. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS	W5	**EXTERIOR 6" WOOD FRAME WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON INTERIOR AND MIN. 7/8" 3-COAT CEMENTITIOUS FINISH ON PAPER BACKED WIRE LATH ON 1/2" EXTERIOR GRADE PLYWOOD ON EXTERIOR SIDE OF 2" x 6" WOOD FRAMING @ 16" O.C. SIMULATED 6" LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR TIE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS
W2	**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT LT. CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS	W6	**INTERIOR 6" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.
W3	**2 HOUR RATED EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 8" CMU WALL. SIMULATED 6" LAP SIDING FINISH. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS	W7	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**EXTERIOR 8" WOOD FRAME WALL:** MIN. 7/8" 3-COAT CEMENTITIOUS FINISH ON PAPER BACKED WIRE LATH ON 3/8" EXTERIOR GRADE PLYWOOD ON BOTH SIDES OF 2" x 8" WOOD FRAMING @ 16" O.C. SIMULATED 6" LAP SIDING CEMENTITIOUS FINISH. SEE STRUCTURAL DRAWINGS FOR TIE DOWN SPECIFICATIONS AND ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W8	**INTERIOR 8-3/4" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.



FLOOR PLAN NOTES

FLOOR PLAN KEY NOTES

2015-047

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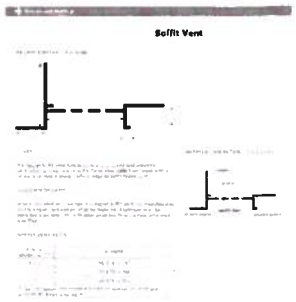
Playa Largo Ocean Residences
Model "B"
97801 Overseas Highway
Key Largo Florida

Revision Schedule
No. Description Date

Third Floor Plan

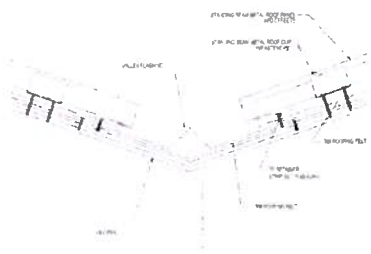
A101



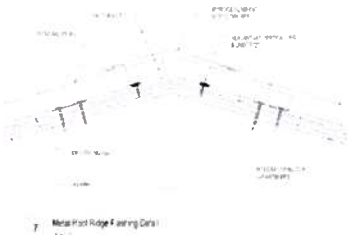
5 Fry-Reger Soffit vent

2 Metal Roof Counter Flashing Detail

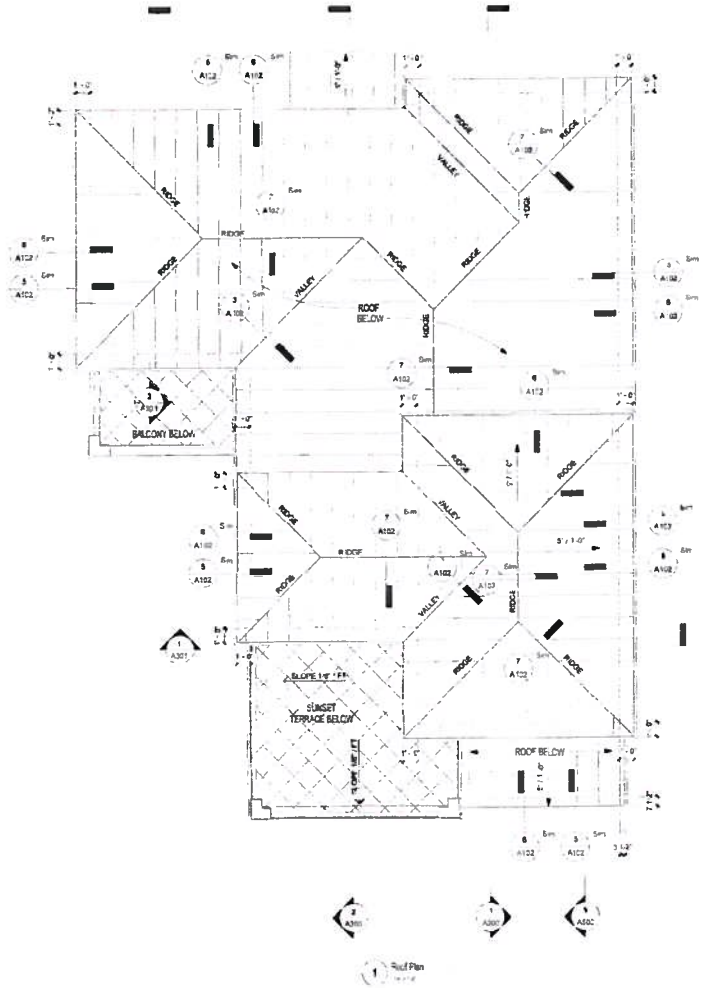
6 Metal Roof Eave Flashing Detail



3 Metal Roof Valley Flashing Detail



7 Metal Roof Ridge Flashing Detail



1 Roof Plan

ROOF PLAN NOTES

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Playa Largo Ocean Residences
Model "B"
97801 Overseas Highway
Key Largo Florida

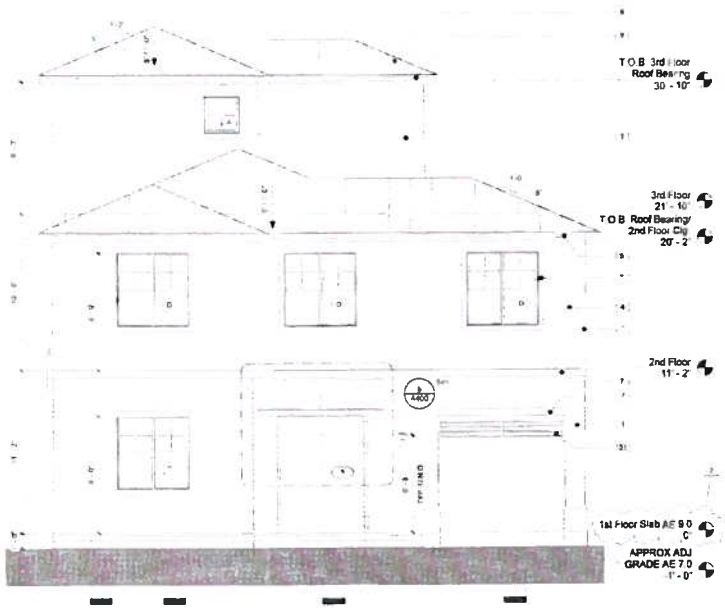
Revision Schedule

No.	Description	Date

Roof Plan

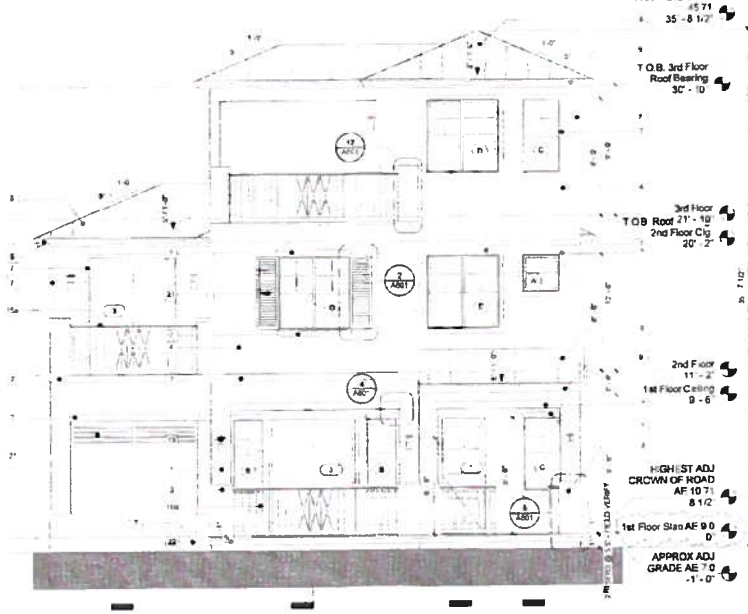
A102

2015 049



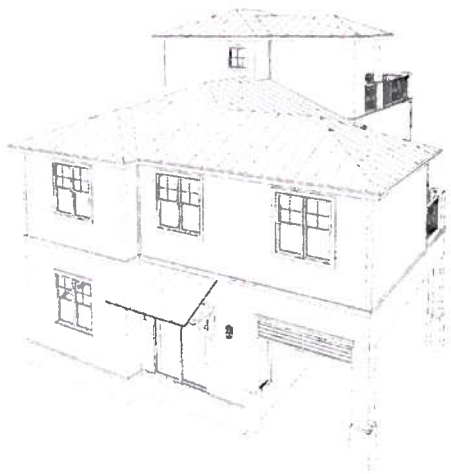
2 Rear Elevation

AE Elevation = NGVD Elevation



1 Front Elevation

AE Elevation = NGVD Elevation



3 Rear Perspective

4 Front Perspective

2015-044

ELEVATION / SECTION NOTES

ELEVATION / SECTION KEY NOTES

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Playa Largo Ocean Residences

Model "B"

97801 Overseas Highway
Key Largo Florida

Revision Schedule

No.	Description	Date

Elevations

Client Name

Project Number 0831 - B

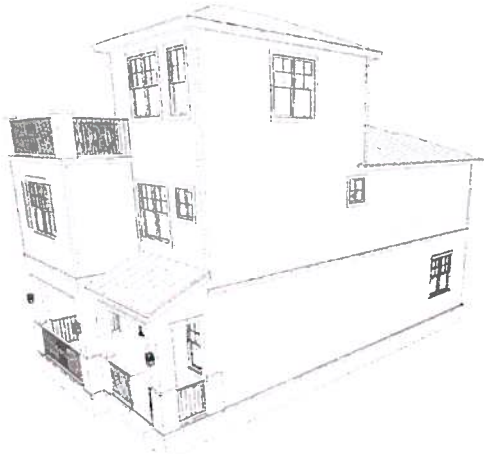
Date 10.27.15

Drawn By Author

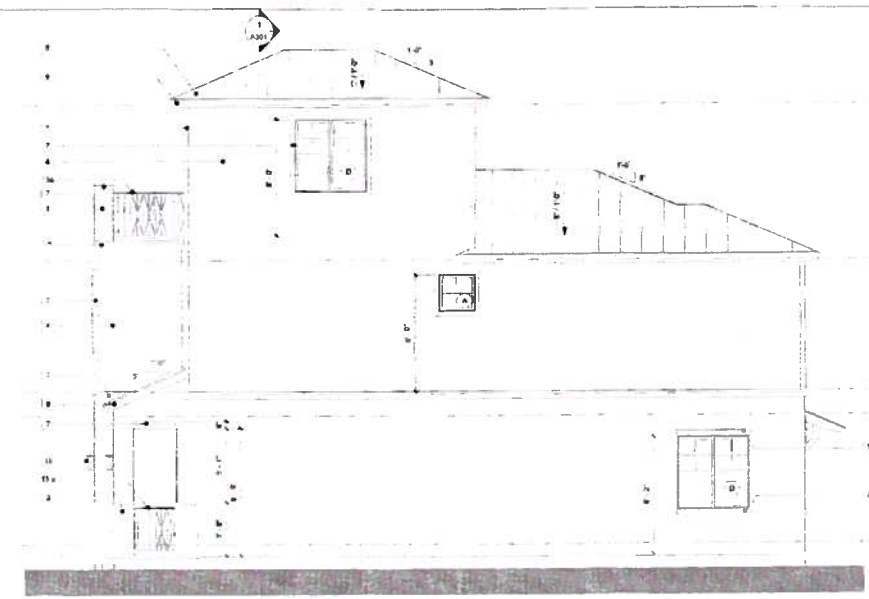
Checked By Checker

A200

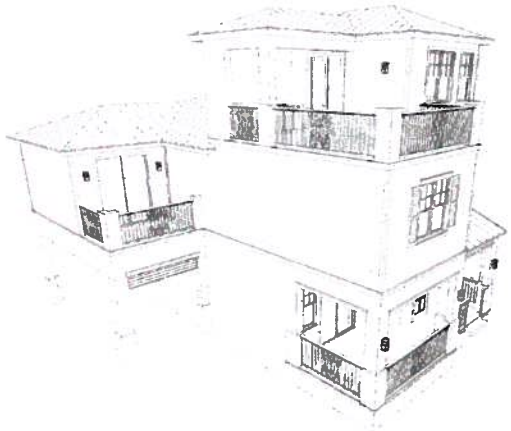
Scale 1/4" = 1'-0"



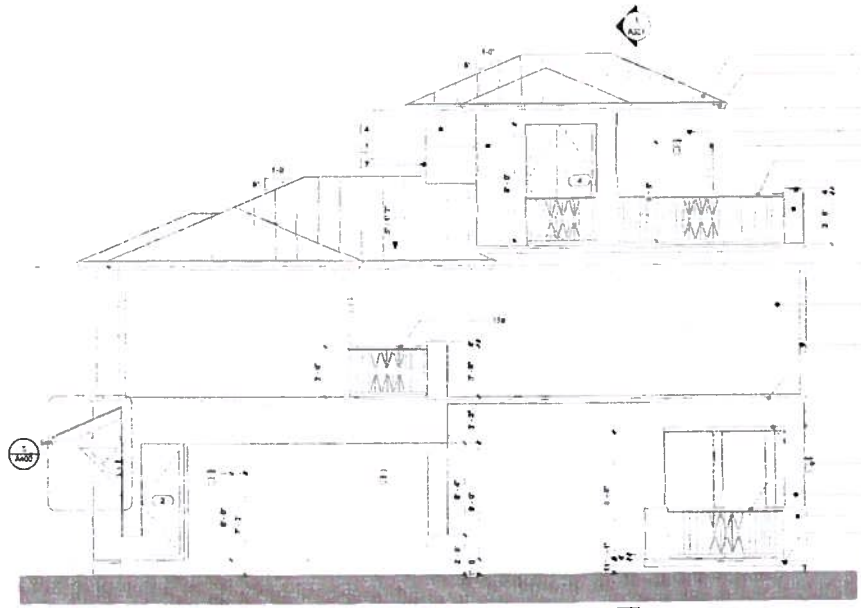
3 Right Side Perspective



1 Right Side Elevation



4 Left Side Perspective



2 Left Side Elevation

ELEVATION / SECTION NOTES

ELEVATION / SECTION KEY NOTES

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MAYER S. ASBO, ARCHITECT

Playa Largo Ocean Residences

Model "B"
97801 Overseas Highway
Key Largo Florida

Revision Schedule

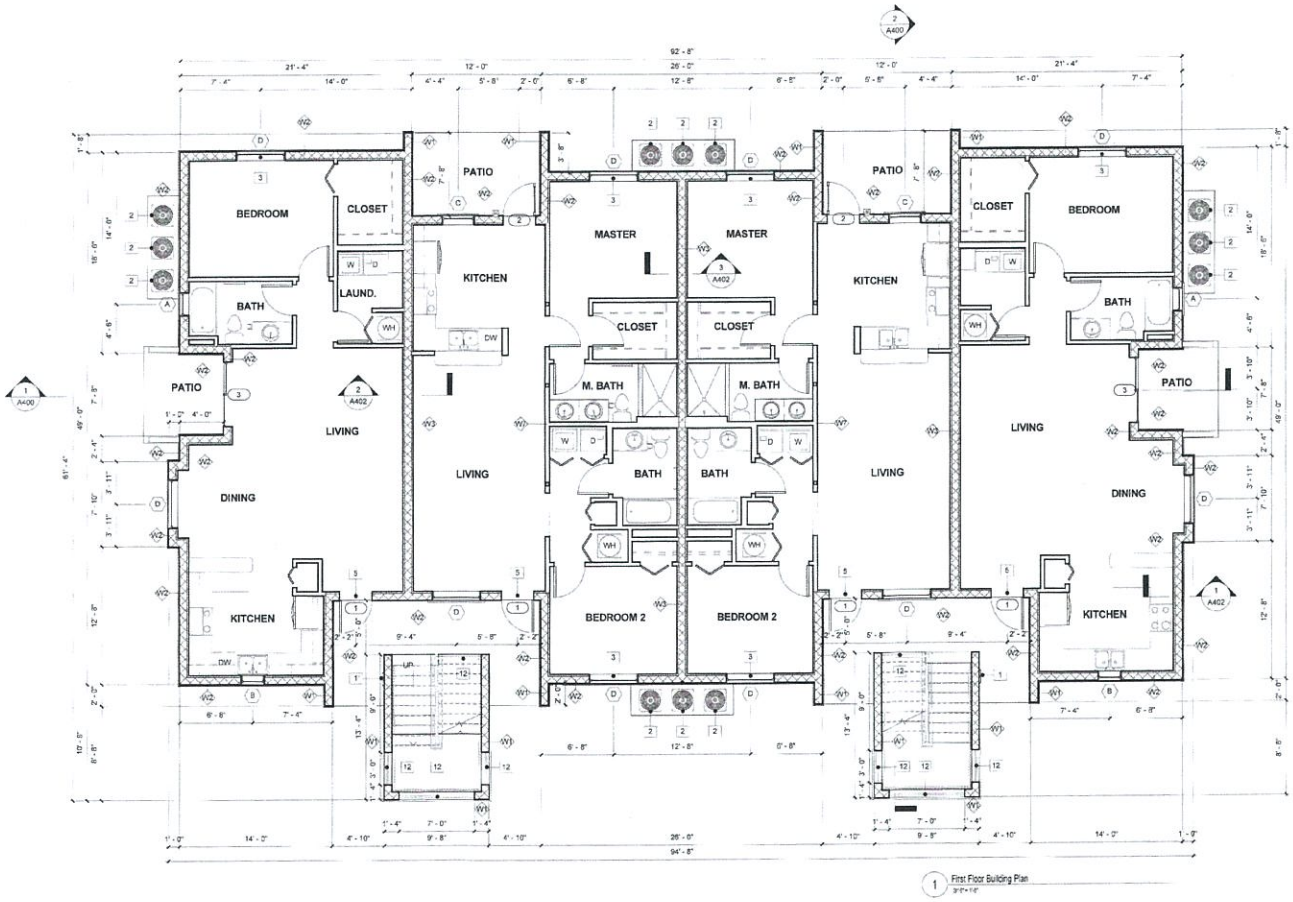
No	Description	Date
2	FPE Revision	08.29.15

Elevations

2015-049

A201

WALL LEGEND:			
W1	**EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT, CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W5	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W2 UL Design No. U906	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS	W6	**INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.
W3 UL Design No. U505	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. INSTALL INSULAT ON BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION.	W7	**INTERIOR 4" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.		



1 First Floor Building Plan
3/16"=1'-0"

BUILDING FLOOR PLAN NOTES

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD VERIFY ALL WINDOW AND DOOR ROUGH OPENING SIZES TO FIT. COORDINATE ALL WINDOWS BEFORE CONSTRUCTION. NOTIFY ARCHITECT IF CONFLICT EXISTS

2. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND ON SHOP DRAWINGS, OR ARE MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF BLOCK AND OR WALLS.

3. USE PAINTED SYSTEM 1 SHEAN ELEY GYPSUM BOARD OR APPROVED EQUAL IN ALL BATHROOMS AND KITCHENS. PROVIDE VAPOR BARRIER BEHIND ALL CONCRETE AND OR STUD WALLS AND WATER RESISTANT GYPSUM BOARD.

4. MINIMUM R-VALUE RATINGS AT ALL ELECTRICAL PANEL LOCATIONS.

5. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION

6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, FILLED CELLS AND REINFORCING PLACEMENT

7. REFER TO MEP PLANS FOR CHASE SIZE AND LOCATIONS

8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE LATEST EDITION. SEE FAIR HOUSING ACT PLANS FOR MORE INFORMATION

9. SLOPE BALCONY SLABS 1/8" PER 1-0" TOWARD RAILING

10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS.

11. 42" H OR HIGHER PAINT FINISH ALUMINUM GUARD RAIL WITH 5" x 5" POSTS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC. 915.0 OF THE FBC. ALL JOINTS TO BE WELDED, GROUND AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT

12. REFER TO MP-PROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION

13. ATTIC VENTILATION TO COMPLY WITH FBC 2505.1.2.7

14. PROVIDE FIRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH F.B.C. R.318.3 AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY

15. BUILDING SHALL BE PROVIDED WITH APPROVED FIRE SPRINKLER SYSTEM TO COMPLY WITH HVAC WITH & LOCAL ORDINANCES (ENGINEERS SHOP DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES FOR APPROVAL)

16. ALL DOORS TO STAIR LANDING TO BE 20 MINUTE RATED WITH SELF CLOSER

17. MAXIMUM STEP AT ALL EXTERIOR DOORS TO BE 1/2"

BUILDING FLOOR PLAN KEY NOTES

NOTE 1
PORTABLE FIRE EXTINGUISHER, 3A, 10B:C TYPE, MIN WEIGHED MOUNTED @ 44" A.F.F. INSTALLED IN SEMI-RECESSED CABINET W/ 4" MAX PROJECTION FROM WALL.

NOTE 2
A/C CONDENSING UNITS ON CONCRETE PAD VERIFY SIZE AND LOCATION

NOTE 3
WINDOW OPENING SHALL BE 5 MIN. OF 5.7 SQ. FT. AND SHALL HAVE A CLEAR OPENING OF MIN. 24" WIDTH AND SHALL COMPLY WITH ALL REQUIREMENTS OF EMERGENCY ESCAPE AND RESCUE AS PER SECTION 310 OF THE FBC

NOTE 4
22" x 30" FIRE RATED ATTIC ACCESS

NOTE 5
20 MIN. FIRE RATED DOOR WITH SELF C. CLOSER

NOTE 12
42" H OR HIGHER PAINT FINISH ALUMINUM GUARD RAIL WITH 5" x 5" POSTS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC. 915.0 OF THE FBC. ALL JOINTS TO BE WELDED, GROUND AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT

JUN 29 2015
2015-049

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

No.	Description	Date

First Floor Building Plan

Client Name	
Project number	351114
Date	05-15-15
Project Status	Permit Plans
Checked by	Checker

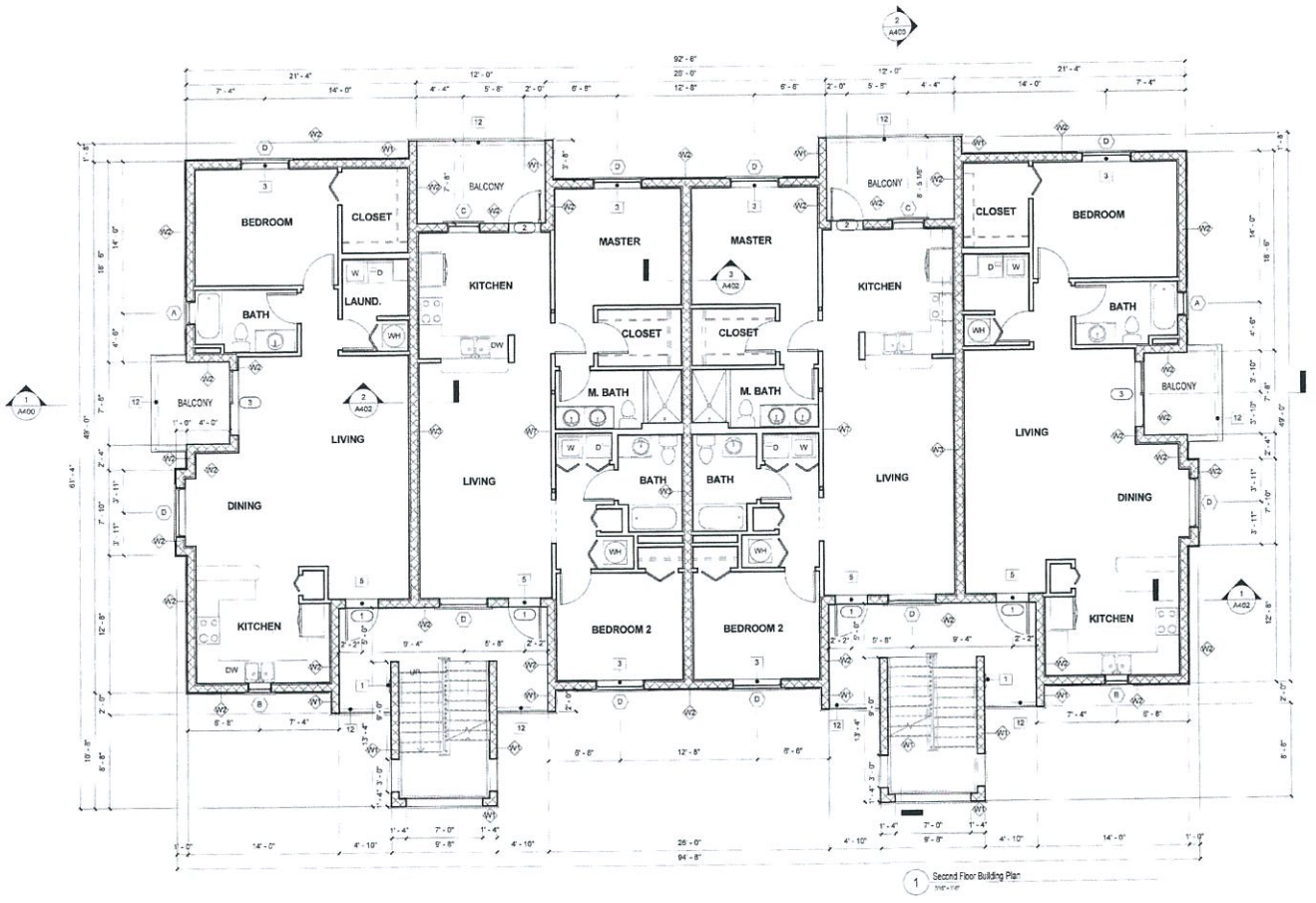
A200

Scale: As indicated

9/15/2015 4:29:21 PM

WALL LEGEND:

W1	**EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W5	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W2	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL, EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS. UL Design No. U906	W6	**INTERIOR 6" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C
W3	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. INSTALL INSULATION BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION. UL Design No. U806	W7	**INTERIOR 4" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C
W4	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C		



1 Second Floor Building Plan

BUILDING FLOOR PLAN NOTES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD WHERE ALL MASONRY AND WOOD FRAME OPENING SIZES TO FIT DOORS AND FRAMES BEFORE CONSTRUCTION. - NOTIFY ARCHITECT IF DISCREPANCY EXISTS.

2. ALL SITE MEASUREMENTS ARE TO BE FIELD VERIFIED BY THE CONTRACTOR AND OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF R. OR AND OR WALLS.

3. USE WATER RESISTANT GYPSUM BOARD OR APPROVED EQUAL IN ALL BATH AND WET AREAS, PROVIDE VAPOR BARRIER BETWEEN CONCRETE AND ON STUD WALL AND WIRE GYPSUM BOARD

4. PAINT ALL EXTERIOR WOOD TRIM, DOORS AND ALL ELECTRICAL PANEL LOCATIONS

5. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION.

6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, PILASTER AND FOOTING PLACEMENT.

7. REFER TO UNIT PLANS FOR DOOR SIZE AND LOCATIONS.

8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE, LATEST EDITION. SEE FAIR HOUSING PLAT PLANS FOR MORE INFORMATION.

9. SLOPE BALCONY SLABS 1/8" PER 1'-0" TOWARD RAILING.

10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS.

11. 42" HIGH (TYP.) PAINT FINISH ALUMINUM GUARD RAIL WITH 4" x 4" POSTS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1607.7 OF THE FBC. ALL JOINTS TO BE WELDED, GROUND, AND GRINDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

12. REFER TO APPROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.

13. ATTIC VENTILATION TO COMPLY WITH FBC 2006 3.2.7.

14. PROVIDE FIRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH F.B.C. RULES AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY

15. BUILDING SHALL BE PROVIDED WITH APPROVED NFPC SPRINKLER SYSTEM TO COMPLY WITH FBC NFPA 5 LOCAL ORDINANCES AS ENFORCED BY SHOP DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES OF APPROVAL

16. ALL DOORS TO STAIR LANDING TO BE 20 MINUTE FIRE RATED WITH SELF CLOSER

17. MAXIMUM STEP AT ALL EXTERIOR DOORS TO BE 1/2"

BUILDING FLOOR PLAN KEY NOTES

NOTE 1
PORTABLE FIRE EXTINGUISHER, 2A, 10B:C TYPE, SEMI-RECESSED MOUNTED @ +4'-0" A.F.F. INSTALLED IN SEMI-RECESSED CABINET W/ MAX. PROJECTION FROM WALL.

NOTE 2
A/C CONDENSING UNITS ON CONCRETE PAD (VERIFY SIZE AND LOCATION)

NOTE 3
EGRESS OPENING SHALL BE A MIN. OF 5.7 SQ.FT. AND SHALL HAVE A CLEAR OPENING OF MIN 24" IN HEIGHT AND MIN. 20" IN WIDTH AND SHALL COMPLY WITH ALL REQUIREMENTS OF "EMERGENCY ESCAPE AND RESCUE" AS PER SECTION 310 OF THE FBC

NOTE 4
22" x 36" FIRE RATED ATTIC ACCESS

NOTE 5
20 MIN. FIRE RATED DOOR WITH SELF CLOSER

NOTE 12
42" HIGH (TYP.) PAINT FINISH ALUMINUM GUARD RAIL WITH 4" x 4" POSTS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1607.7 OF THE FBC. ALL JOINTS TO BE WELDED, GROUND, AND BLENDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

No.	Description	Date

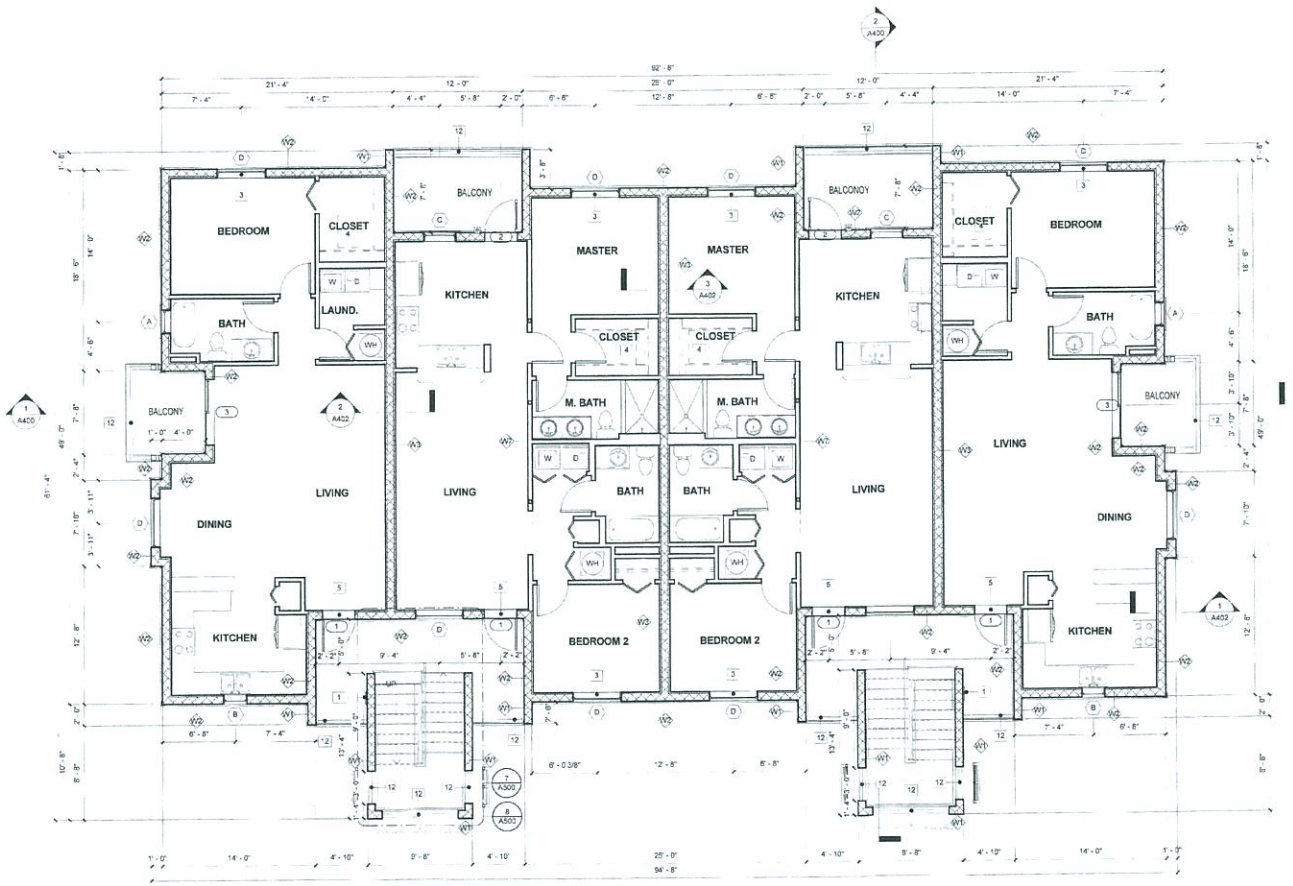
Second Floor Building Plan

Client Name	
Project number	083114
Date	05-15-15
Project Status	Permit Plans
Checked by	Checker

A201

Scale: As indicated

WALL LEGEND:			
W1	**EXTERIOR CMU WALL:** MIN. 1/2" 3-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELLL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS	W5	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W2	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS. UL Design No. U905	W6	**INTERIOR 6" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C
W3	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. INSTALL INSULATION BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION. UL Design No. U906	W7	**INTERIOR 4" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C		



1 Third Floor Building Plan
3/16" = 1'-0"

BUILDING FLOOR PLAN NOTES

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR FACE OF STUD. VERIFY ALL MASONRY R.O. WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CURB INSTALL. NOTIFY ARCHITECT IF CONFLICT EXISTS.
2. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR PERFORMING ANY OF ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF BLOCK OR DRYWALL.
3. USE WATER RESISTANT GEN-SHIELD TYPE GYPSUM BOARD OR APPROVED EQUAL IN ALL BATH AND WET AREAS. PROVIDE 3 INCH BARRIER BETWEEN CONCRETE AND TOP OF STUD WALL AND GYPSUM BOARD.
4. MAINTAIN 1 HR. RATING AT ALL E.C.T.R.ICAL PANEL LOCATIONS
5. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, FILLED CELLS AND REINFORCING AGENCY.
7. REFER TO MEP PLANS FOR GRADE SIZE AND LOCATIONS
8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE, LATEST EDITION. SEE FAIR HOUSING ACT PLANS FOR MORE INFORMATION.
9. SLOPE BALCONY SLABS 1/8" PER 1'-0" TOWARD RAILING
10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS
11. 42" HIGH GUARD PAINT FINISH ALUMINUM GUARD RAIL WITH 4" SPHERE PICKETS & CONFORMISTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC. 1015 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED AND BRACED SMOOTH. INSTALL AS PER SHOP DRAWINGS AND SHOP DRAWINGS TO BE APPROVED BY ARCHITECT
12. REFER TO APPROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.
13. ATTIC VENTILATION TO COMPLY WITH FBC 2326.2.2.7
14. PROVIDE PRE-CONSTRUCTION TREATMENT FOR TERMITE PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH FBC RULES AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY.
15. BUILDING SHALL BE PROVIDED WITH APPROVED FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13D. IN PUBLICATION, DRAWINGS ENGINEERING FOR DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES FOR APPROVAL.
16. ALL DOORS TO STAIR LANDING TO BE 20 MIN. FIRE RATED WITH SELF CLOSER
17. MAXIMUM STEP AT ALL EXTERIOR DOORS TO BE 7.5"

BUILDING FLOOR PLAN KEY NOTES

NOTE 1
PORTABLE FIRE EXTINGUISHER, 2A, 10BC TYP., SEMI-RECESSED MOUNTED @ 44" (3'-8") A.F.F. INSTALLED IN SEMI-RECESSED CABINET OR APPROVED EQUAL OR PROVIDE WALL.

NOTE 2
AC CONDENSING UNITS ON CONCRETE PAD VERIFY SIZE AND LOCATION

NOTE 3
WINDOW OPENING SHALL BE A MIN. OF 5.7 SQ. FT. AND SHALL HAVE A CLEAR OPENING OF MIN. 24" IN HEIGHT AND MIN. 20" IN WIDTH AND SHALL COMPLY WITH ALL REQUIREMENTS OF "EMERGENCY ESCAPE AND RESCUE" AS PER SECT ON 310 OF THE FBC

NOTE 4
22" x 36" FIRE RATED ATTIC ACCESS

NOTE 5
20 MIN. FIRE RATED DOOR WITH SELF CLOSER

NOTE 12
42" HIGH (36" PAINT FINISH ALUMINUM GUARD RAIL WITH 4" x 4" POKETS & CONFORMISTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC. 1015 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED AND BRACED SMOOTH. INSTALL AS PER SHOP DRAWINGS AND SHOP DRAWINGS TO BE APPROVED BY ARCHITECT

2015-049

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

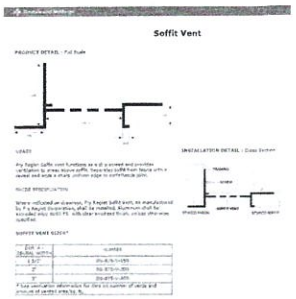
No.	Description	Date

Third Floor Building Plan

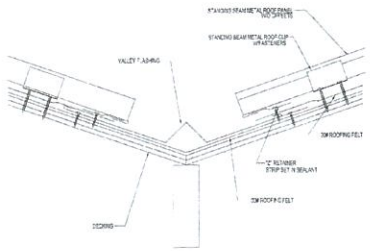
Client Name	
Project number	08.11.14
Date	05-15-15
Project Status	Permit Plans
Checked by	Checker

A202

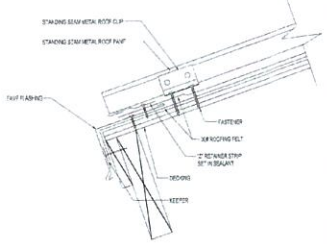
Scale: As indicated



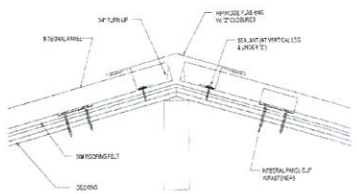
5 Fry-Reglet Soffit Vent Detail
12" = 1'-0"



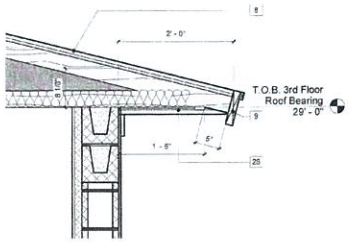
4 Metal Roof Valley Flashing Detail
3" = 1'-0"



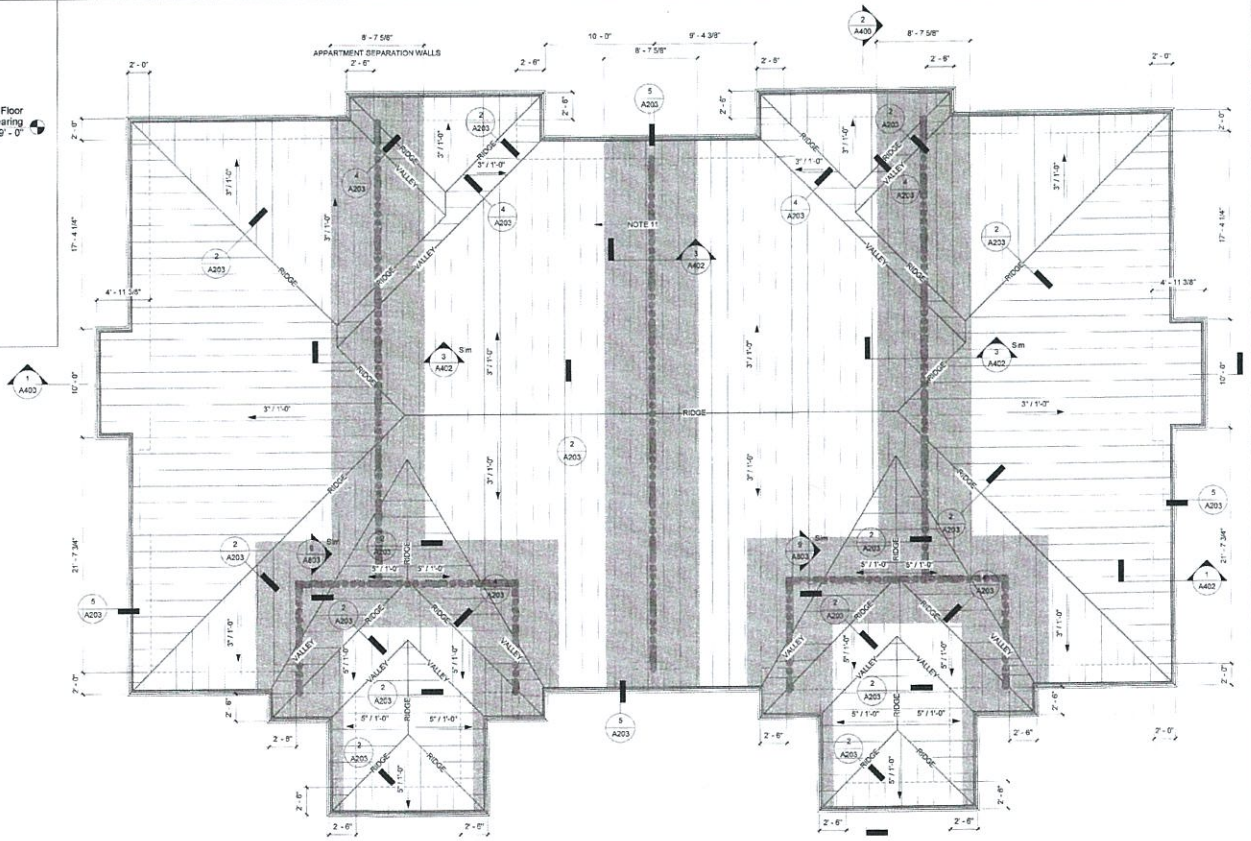
3 Metal Roof Eave Flashing Detail
3" = 1'-0"



2 Metal Roof Ridge Flashing Detail
3" = 1'-0"



6 Typical Overhang Detail
1" = 1'-0"



1 Roof Plan
3/16" = 1'-0"

ROOF PLAN NOTES

1. 16" WIDE STANDING SEAM METAL ROOF ON 30# ITK UNDERLAYMENT FELT OVER WOOD DECKING AS PER PLYWOOD SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. SEE SHEATHING SCHEDULE IN STRUCTURAL PLANS FOR NAILING PATTERN. INSTALL PLYWOOD WITH LONG DIMENSION PERPENDICULAR TO TRUSSES AND WITH END JOINTS STAGGERED. APPLICATION TO MEET ALL MANUFACTURERS SPECIFICATIONS AND COMPLY WITH ALL LOCAL BUILDING CODES AND AMENDMENTS LATEST EDITION.

2. INSTALL FLASHING AND SHEET METAL IN ACCORDANCE WITH SMACNA TYP.

3. BACK PAINT FLASHINGS WITH BITUMINOUS PAINT. WHERE SUBJECTED TO BE IN CONTACT WITH DISSIMILAR METALS INSULATE WITH 30 MIL TAPE OR PAINT.

4. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONNECTIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, DRYWALL OPENINGS, AND ELECTRICITY AS REQUIRED TO PROVIDE WATERTIGHT / WEATHERPROOF BUILDING ENVELOPE.

5. ROOF VALLEY FLASHINGS SHALL BE PROVIDED OF NOT LESS THAN NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL FIT TIGHT AT LEAST 17" FROM THE CENTER LINE EACH WAY AND SHALL HAVE AN ALUMINUM FORMED ASPHALT OR TAR FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 8". ALL FLASHING TO BE INSTALLED PER SECTION R905 OF THE FLORIDA BUILDING CODE LATEST EDITION.

6. PROVIDE SEALANT AND CAULKING MEETING APPLICABLE SPECIFICATIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.

7. PROVIDE ALUMINUM RAIN GUTTER AT ALL EXTERIOR LOCATIONS WITH ALUMINUM LEADERS AND DOWNSPOUTS. FINISH AND LOCATION OF GUTTERS AND DOWNSPOUTS TO BE APPROVED BY ARCHITECT.

8. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. NECESSARY FLASHING SHALL BE INSTALLED AT THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONSTRUCTION. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.

9. REFER TO PLUMBING DRAWINGS FOR ALL VENT STACK LOCATIONS. PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY PENETRATIONS WITH ROOF CONTRACTOR. REFER TO "ROOF FLANGE FOR TYPICAL VENT STACK DETAIL.

10. THE ROOF CONTRACTOR SHALL PROTECT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS TO PREVENT DEBRIS CREATED DURING CONSTRUCTION. THE ROOF CONTRACTOR SHALL INSPECT AND CLEAN ALL DRAINS, SCUPPERS, AND DOWNSPOUTS PRIOR TO THE COMPLETION OF WORK AND TO ENSURE THAT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY.

11. CRAWLSPACE: 1/300 SQ.FT. MINIMUM SPACING

ATTIC VENT CALCULATIONS

INDICATES 9" CONTINUOUS PVC VENT SOFFITS

ROOF AREA = 4,855 SQ.FT.

PER FLORIDA RESIDENTIAL CODE SECTION R806.2 MINIMUM NET FREE VENTILATION AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE

4,855 SQ.FT. / 150 = 32 SQ.FT.

32 SQ.FT. X 144 = 4,608 SQ. IN. / 4,856 SQ. IN. / 12 IN. = 192 LF. MIN. REQD.

AREA PROVIDED
192 L.F. = 8,856 SQ. IN. OR 61.5 SQ.FT.

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

No.	Description	Date

Roof Plan

Client Name	
Project number	063114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

A203

Scale: As indicated

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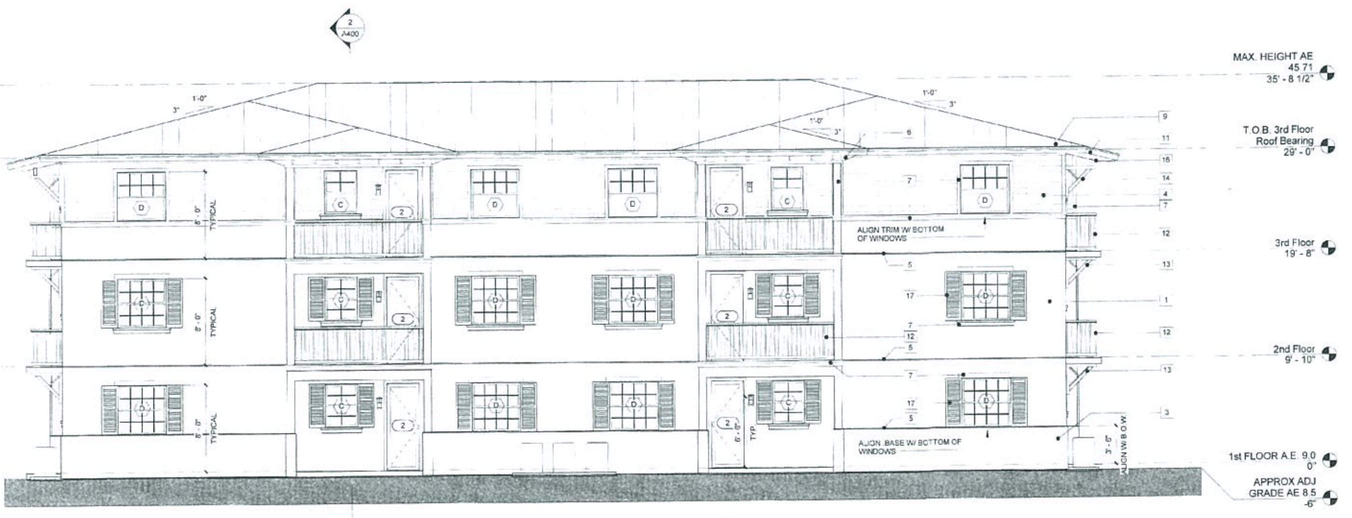
2015-049

6/22/2015 9:40:17 AM

1 Front Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS



2 Rear Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS

ELEVATION / SECTION NOTES

1. COORDINATE FIRST FINISH FLOOR ELEVATION WITH CIVIL ENGINEERING PLANS. ELEVATION TO MEET OR EXCEED MINIMUM FLOOD PLAIN CRITERIA.
2. FIRE PROTECTION MARKINGS: BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.
3. ALL EXTERIOR FOAM MUST BE PLACED BEFORE EXTERIOR PAINTING.
4. ALL NECESSARY TRIM ACCESSORIES SUCH AS SCREEDS, VENTS, CORNER BEADS ECT. TO BE VINYL.
5. FRAMED HORIZONTAL SURFACES TO RECEIVE SHEATHING WITH SYNTHETIC FINISH.
6. FRAMED AND SHEATHED CEMENTITIOUS FINISH SURFACES TO BE MIN. 3 COATS OF 7/8" IN ACCORDANCE WITH ASTM C 926 APPLIED AS PER FBC 25.1 OVER GALVANIZED HIGH-RIB METAL LATH.
7. ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES TO RECEIVE MIN. 1/2" TWO COAT LIGHT TEXTURED CEMENTITIOUS FINISH U.N.O.
8. ALL DECORATIVE MOLDINGS, AND BANDS SHALL BE SMOOTH CEMENTITIOUS FINISH OVER COATED FOAM. REFER TO MOLDING PROFILE DETAILS FOR EACH TYPE.
9. ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HEATING, VENTILATING, AIR CONDITIONING MACHINERY SHALL BE SCREENED FROM PUBLIC VIEW.

ELEVATION / SECTION KEY NOTES

NOTE 1: TWO COATS, MINIMUM 1/2" THICK LIGHT TEXTURED CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 2: PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. ON 3/4" P.T. FURRING STRIPS OVER 6" CONCRETE DECK. SEE STRUCTURAL PLANS AND TRUSS MANUF. DRAWINGS FOR LAYOUT AND ANCHORAGE.

NOTE 3: 1/2" THREE COAT SMOOTH CEMENTITIOUS FINISH BASE OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 4: MINIMUM TWO COATS, 1/2" THICK 6" WIDE LAT BOARD SMOOTH CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 5: CEMENTITIOUS CONTROL JOINT. JOINTS TO BE PROVIDED AS NECESSARY TO PREVENT CRACKING. LOCATIONS TO BE APPROVED BY ARCHITECT.

NOTE 6: FOAM FORMED DECORATIVE OUTRIGGERS WITH HARDENED POLYURETHANE FINISH @ 24" O.C. SEE DETAIL FOR DIMENTIONS AND PROFILE.

NOTE 7: SMOOTH PAINTED CEMENTITIOUS TRIM / BAND. REFER TO DETAILS FOR SIZE AND PROFILE. TYPICAL.

NOTE 8: 16" WIDE STANDING SEAM METAL ROOF OVER SPECIFIED WATERPROOFING MEMBRANE, SUBSTRATE, AND CDX PLYWOOD DECKING. APPLICATION TO MEET MANUFACTURERS SPECIFICATIONS AND MEET ALL BUILDING CODE REQUIREMENTS. MANUFACTURER, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.

NOTE 9: 26 ga. METAL DRIP EDGE OVER 1"x2" PRIMED AND PAINTED FASCIA OVER 2"x8" PRIMED AND PAINTED SUB FASCIA.

NOTE 10: INSULATION AS SPECIFIED BY ENGINEER AND AS PER ENERGY CODE CALCULATIONS. TYPICAL AT ALL ROOF TRUSS AREAS.

NOTE 11: EXPOSED PAINT GRADE P.T. STRUCTURAL RAFTERS. SEE STRUCTURAL DRAWINGS FOR SIZE AND ALL CONNECTION DETAILS.

NOTE 12: 42" HIGH ESP PAINT FINISH ALUMINUM GUARD RAIL WITH 1" x 1" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC 1013 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

NOTE 13: ESP PAINT FINISH ALUMINUM DECORATIVE BRACKET. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS.

NOTE 14: ESP PAINT FINISH ALUMINUM STRUCTURAL BRACKET. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS AND STRUCTURAL PLANS FOR SPECIFICATIONS AND ATTACHMENTS.

NOTE 15: EXTERIOR LIGHT FIXTURE TO BE APPROVED BY ARCHITECT.

NOTE 16: P.T. WOOD BEAM. SEE STRUCTURAL FOR SIZE AND DETAIL CONNECTIONS.

NOTE 17: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE ARCHITECTURAL SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 18: 1/2" DENS GLASS OR APPROVED EQUAL CEILING ON 1 5/8" 25 GA GALVANIZED METAL STUD @ 24" O.C.

NOTE 19: CONCRETE SILL. SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 20: CONCRETE HEADER - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 21: CONCRETE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 22: CONCRETE DECK - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 23: CONCRETE PILING - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 24: CONCRETE GRADE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 25: CONCRETE SLAB - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS. REFER TO WATERPROOFING CONSULTANT SPECS FOR SLABS REQUIRING WATERPROOFING.

NOTE 26: EXTERIOR NON-SLIP WATERPROOFING APPLICATION OVER CONC. DECK - SLOPE LIGHT WEIGHT CONC. 1/8" PER FOOT AS INDICATED ON PLANS. SUBMIT SPECIFICATION TO ARCHITECT FOR APPROVAL.

NOTE 27: 3/4" CMU RECESS

NOTE 28: CEMENTITIOUS SOFFIT - MINIMUM 7/8" (3 COAT) CEMENTITIOUS FINISH APPLIED AS PER FBC 2010 OVER PAPER BACKED GALVANIZED HIGH-RIB METAL LATH ATTACHED TO UNDERSIDE OF ROOF TRUSSES @ 24" O.C.

NOTE 29: 2" CONTINUOUS PVC SOFFIT VENT

NOTE 30: 1" x 6" T&G PAINT GRADE WOOD CEILING INSTALLED BOTTOM 2 OF OF TRUSSES @ 24" O.C. (SEE STRUCTURAL DRAWINGS FOR METHOD OF ATTACHEMENT)

NOTE 31: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE "BAHAMA" STYLE LOUVERED SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 32: COMPOSITE LATTICE. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 33: PAINTED KNOCK DOWN FINISH DIRECT APPLIED

NOTE 34: HVAC SOFFIT. VERIFY SIZE WITH MECHANICAL DRAWINGS AND SPECIFICATIONS.

NOTE 35: DRAFTSTOP. CDX EXTERIOR GRADE PLYWOOD SHEATHING ON ONE SIDE OF TRUSS AT 3,000 SQ.FT. MAXIMUM SPACING. (FBC 717.4)

2015-049

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

No.	Description	Date

Elevations

Client Name	
Project number	083114
Date	08-15-15
Project Status	Permit Plans
Checked by	Checker

A300

Scale	3/16" = 1'-0"

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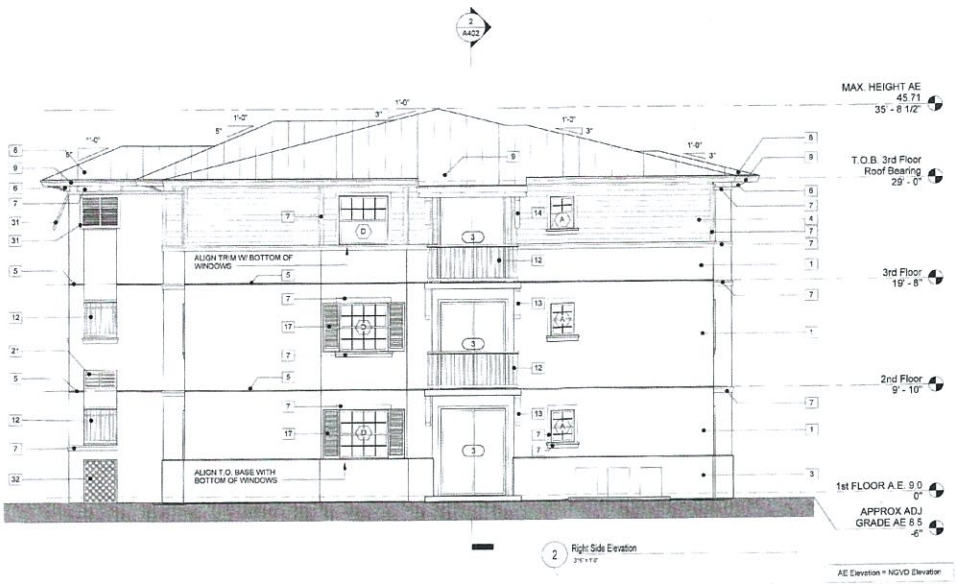

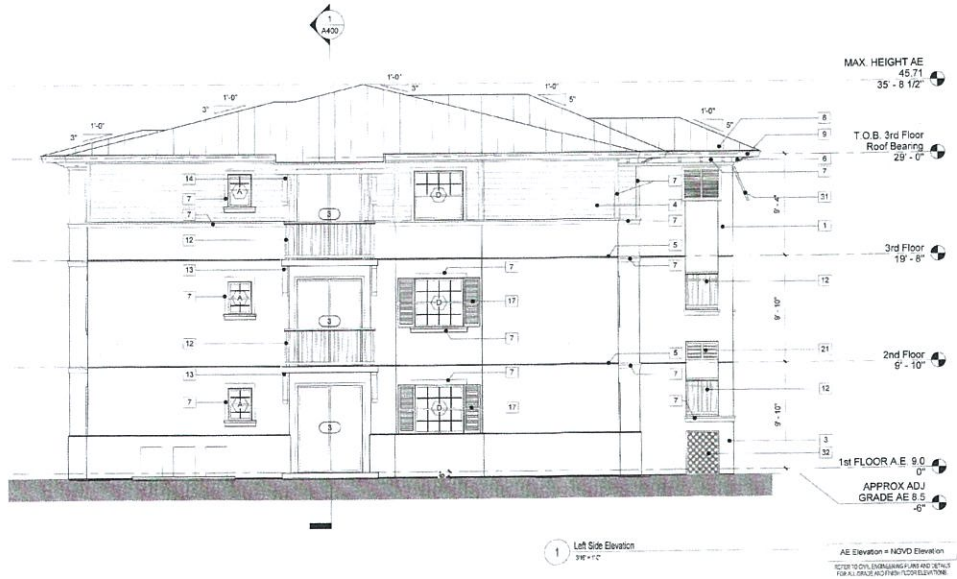

ELEVATION / SECTION NOTES

1. COORDINATE FIRST FINISH FLOOR ELEVATION WITH CIVIL ENGINEERING PLANS. ELEVATION TO MEET OR EXCEED MINIMUM FLOOD PLAIN CRITERIA.

2. FIRE PROTECTION WARNING, BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION WARNINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECT ON 10.10

3. ALL 6" SHOW FOAM MUST BE PLACED BEFORE EXTERIOR PAINTING.

4. ALL NECESSARY TRIM ACCESSORIES SUCH AS SCREEDS, VENTS, SCREED BEADS ECT. TO BE VINYL.

5. PAINTED HORIZONTAL SURFACES TO RECEIVE SKIDPROOFING WITH SYNTHETIC GRAIN.

6. FRAME AND SHEATHED CEMENTITIOUS FINISH SURFACES TO BE MIN. 3 COATS OR TYP. IN ACCORDANCE WITH ASTM C 926 APPLIED AS REFERENCED OVER GALVANIZED #26 GA METAL LATH.

7. ALL EXPOSED EXTERIOR CMU, MSC CONCRETE SHALL RECEIVE MIN. 100 THICK COAT LIGHT TEXTURED CEMENTITIOUS FINISH STUCCO

8. ALL DECORATIVE MOLDINGS AND BANDS SHALL BE SMOOTH CEMENTITIOUS FINISH OVER LOCATED FOAM. REFER TO MOLDING PROFILE DETAILS FOR EACH TYPE

9. ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HVAC, VENTILATING, AIR CONDITIONING AND HEATING SHALL BE SCREENED FROM PUBLIC VIEW.

ELEVATION / SECTION KEY NOTES

NOTE 1: TWO COATS, MINIMUM 1/2" THICK, LIGHT TEXTURED CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 2: PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. ON 2x6" P.T. FURRING STRIPS OVER 8" CONCRETE DECK. SEE STRUCTURAL PLANS AND TRUSS SHOP DRAWINGS FOR UNITS, TYP. AND ANCHORAGE.

NOTE 3: 1 1/2" THREE COAT SMOOTH CEMENTITIOUS FINISH STUCCO OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 4: MINIMUM TWO COATS, 1/2" THICK 8" WIDE LAP BOARD SMOOTH CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 5: CEMENT TITLE CONTROL JOINT. JOIN'S TO BE PLACED AS NECESSARY TO PREVENT CRACKING. LOCATIONS TO BE APPROVED BY AND ARCHITECT.

NOTE 6: FOAM FORMED DECORATIVE CUT-REVEALS WITH HARDENED POLYURETHANE FINISH @ 24" O.C. SEE DETAIL FOR DIMENTIONS AND PROFILE.

NOTE 7: SMOOTH PAINTED CEMENTITIOUS TRIM / BAND. REFER TO DETAILS FOR SIZE AND PROFILE TYPICAL.

NOTE 8: 16" WIDE STANDING SEAM METAL ROOF OVER SPECIFIED WATERPROOFING MEMBRANE, SUBSTRATE AND CORRUGATED WOOD DECKING APPLICATION TO MEET MANUFACTURERS SPECIFICATIONS AND MEET ALL BUILDING CODE REQUIREMENTS. MANUFACTURER, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.

NOTE 9: 26 GA. METAL OR PVC EDGE OVER WOOD FRAMES AND PAINTED FASCIA OVER 5/4" PRIMED AND PAINTED SUBSTRATE.

NOTE 10: INSULATION AS SPECIFIED BY ENGINEER AND AS PER ENERGY CODE CALCULATIONS. TYPICAL AT A. ROOF TRUSS AREAS.

NOTE 11: EXPOSED PAINT GRADE P.T. STRUCTURAL RAFTERS. SEE STRUCTURAL DRAWINGS FOR SIZE AND ALL CONNECTION DETAILS.

NOTE 12: 42" HIGH EIFF PAINT FINISH ALUMINUM GUARDRAIL WITH 1" x 1" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC 1012 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT

NOTE 13: EIFF PAINT FINISH ALUMINUM DECORATIVE BRACKET. ALL JOIN'S TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS.

NOTE 14: EIFF PAINT FINISH ALUMINUM STRUCTURAL BRACKET. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS AND STRUCTURAL PLANS FOR SPECIFICATIONS AND ATTACHMENTS.

NOTE 15: EXTERIOR LIGHT FIXTURE TO BE APPROVED BY ARCHITECT

NOTE 16: 8"x 1" WOOD BEAM. SEE STRUCTURAL FOR SIZE AND DETAIL CONNECTIONS

NOTE 17: EIFF PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE ARCHITECTURAL SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT

NOTE 18: 1/2" GENS GLASS OR APPROVED EQUAL CEILING ON 1 5/8" 20 GA GALVANIZED METAL STUDS @ 24" O.C.

NOTE 19: CONCRETE SILL - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 20: CONCRETE HEADER - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 21: CONCRETE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 22: CONCRETE DECK - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 23: CONCRETE RUNG - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS

NOTE 24: CONCRETE GRADE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS

NOTE 25: CONCRETE SLAB - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS. REFER TO ROOFING CONSULTANT SPECS FOR SLABS REQUIRING WATERPROOFING

NOTE 26: EXTERIOR NON-SLIP WATERPROOFING APPLICATION OVER CONC. DECK. SLOPE LIGHT WEIGHT CONC. MIX PER TOPP. AS INDICATED ON PLANS SUBMIT SPECIFICATION TO ARCHITECT FOR APPROVAL

NOTE 27: 5/4" CMU FASCIA

NOTE 28: CEMENTITIOUS SOFFIT - MINIMUM TWO COATS CEMENTITIOUS FINISH APPLIED AS PER THE OVER PAPER BACKED GALVANIZED HOG-TIE METAL LATH ATTACHED TO UNDERSIDE OF ROOF TRUSSES @ 16" O.C.

NOTE 29: 2" DIGNITY HOUSE PVC SOFFIT VENT

NOTE 30: 1" x 8" S4S PAINT GRADE WOOD BLOCKING INSTALLED BOTTOM SIDE OF TRUSSES @ 24" O.C. (SEE STRUCTURAL DRAWINGS FOR METHOD OF ATTACHMENT)

NOTE 31: EIFF PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE "BAHAMA" STYLE LOUVERED SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT

NOTE 33: SYMPOR 16" LATTICE. SAMPLE TO BE APPROVED BY ARCHITECT

NOTE 32: PAINTED WOOD SOFFIT FINISH GRADE APPLIED

NOTE 34: HVAC SOFFIT. VERIFY SIZE WITH MECHANICAL DRAWINGS AND SPECIFICATIONS

NOTE 35: "DRAFTSTOP" CDX PATTERN GRADE PLYWOOD SHEATHING ON ONE SIDE OF "TRUSS A" 1000 SQ.FT. MAXIMUM SPACING. (PBC 717.5)

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Playa Largo Ocean Apartments
Building 1
Key Largo, Florida

Revision Schedule

No.	Description	Date

Elevations

Client Name	
Project number	0831.14
Date	06.15.15
Project Status	Permit Plans
Checked by	Checker

A301

Scale 3/16" = 1'-0"

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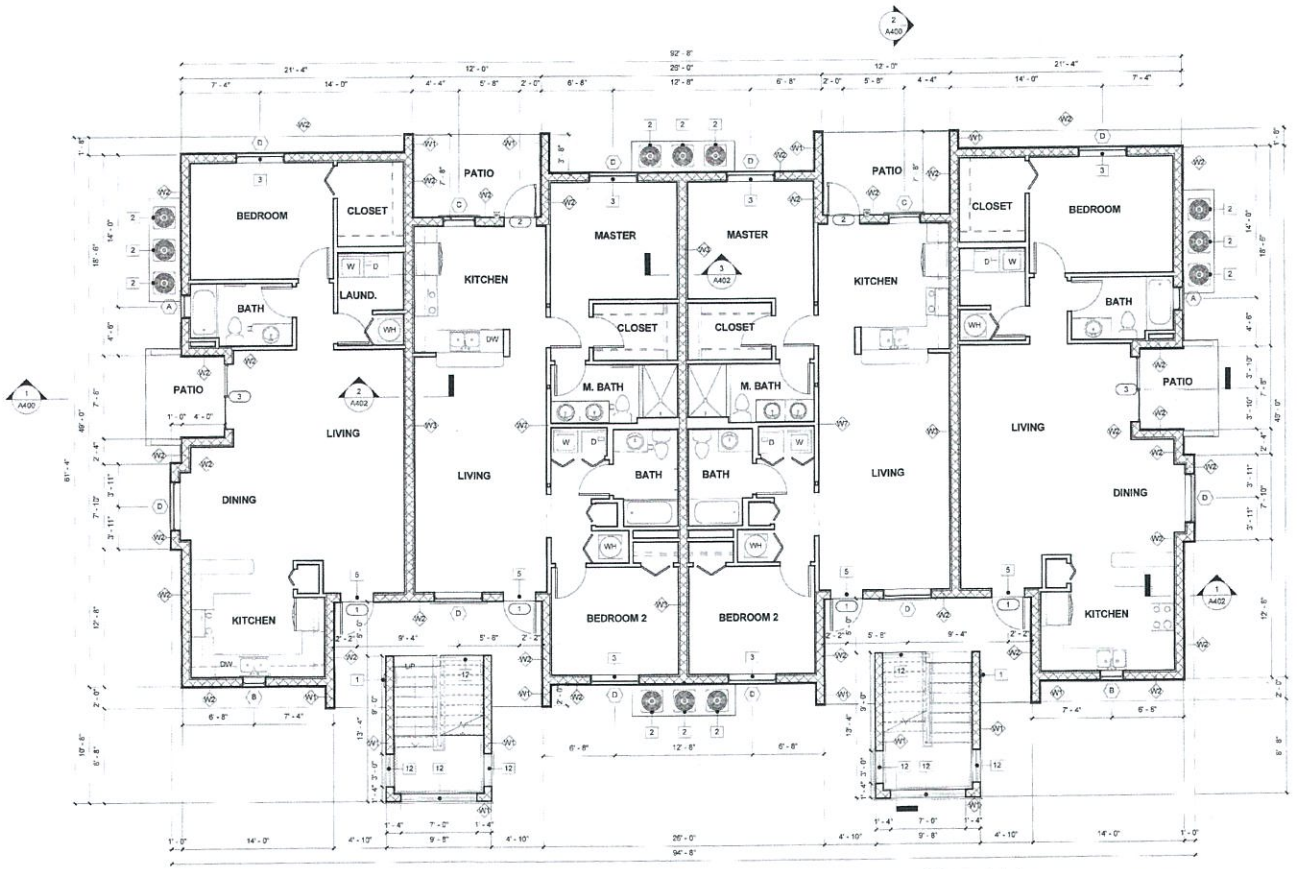
WALL LEGEND:			
W1	**EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W5	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W2	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS. UL Design No. U905	W6	**INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.
W3	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. INSTALL INSULATION BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION. UL Design No. U908	W7	**INTERIOR 4" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.		



1 First Floor Building Plan
3/16" = 1'-0"

BUILDING FLOOR PLAN NOTES

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD U.N.O.V. ALL MASONRY AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF CONFLICT EXISTS.
2. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO NOMINAL OF BLOCK AND OF WALLS.
3. USE WATER RESISTANT "GREENBOARD" GYPSUM BOARD OR APPROVED EQUAL IN ALL BATH AND WET AREAS. PROVIDE VAPOR BARRIER IN WALL CONSTR. IN SHOWER WALLS AND WET GYPSUM BOARD.
4. MAINTAIN 1 HR. RATING AT A.L. ELECTRICAL PANEL LOCATIONS.
5. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, FILLED CELLS, AND REINFORCING PLACEMENT.
7. REFER TO MEP PLANS FOR CHASE SIZES AND LOCATIONS.
8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE, LATEST EDITION. SEE FAIR HOUSING ACT PLANS FOR MORE INFORMATION.
9. SLOPE BALCONY SLABS 1/8" PER 1'-0" TOWARD RAILING.
10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS.
11. 42" HIGH ESP PAINT FINISH ALUMINUM GUARDRAIL WITH 4" x 4" POCKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC. 1015 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED AND DAMED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.
12. REFER TO APPROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.
13. ATTIC VENTILATION TO COMPLY WITH FBC 1509.12.1.
14. PROVIDE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH ALL RULES AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY.
15. BUILDING SHALL BE PROVIDED WITH APPROVED FIRE SPRINKLER SYSTEM TO COMPLY WITH FBC, NFPA & LOCAL ORDINANCES. ENGINEERED SHOP DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES FOR APPROVAL.
16. ALL DOORS TO STAIR LANDING TO BE 20 MINUTE FIRE RATED WITH SELF CLOSER.
17. MANSARD STEP AT ALL EXTERIOR DOORS TO SLOPE

BUILDING FLOOR PLAN KEY NOTES

NOTE 1
PORTABLE FIRE EXTINGUISHER, 2A, 10B:C TYPE, SEMI-RECESSED MOUNTED @ 4'-0" A.F.F. INSTALLED IN SEMI-RECESSED CABINET W/ 4" MAX. PROJECTION FROM WALL.

NOTE 2
AC CONDENSING UNITS ON CONCRETE PAD WITH 3' SIDE AND LOCATION.

NOTE 3
WINDOW OPENING SHALL BE A MIN. OF 5.7 SQ. FT. AND SHALL HAVE A CLEAR OPENING OF MIN. 24" (610 MM) MIN. 20" (510 MM) WIDTH AND SHALL COMPLY WITH ALL REQUIREMENTS OF "EMERGENCY ESCAPE AND RESCUE" AS PER SECT. ON 310 OF THE FBC.

NOTE 4
22" x 36" FIRE RATED ATTIC ACCESS

NOTE 5
20 MIN. H.M. RATED DOOR WITH SELF CLOSER

NOTE 12
42" HIGH ESP PAINT FINISH ALUMINUM GUARDRAIL WITH 4" x 4" POCKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC. 1015 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED AND DAMED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

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Playa Largo Ocean Apartments
Building 2
Key Largo, Florida

Revision Schedule

No.	Description	Date

First Floor Building Plan

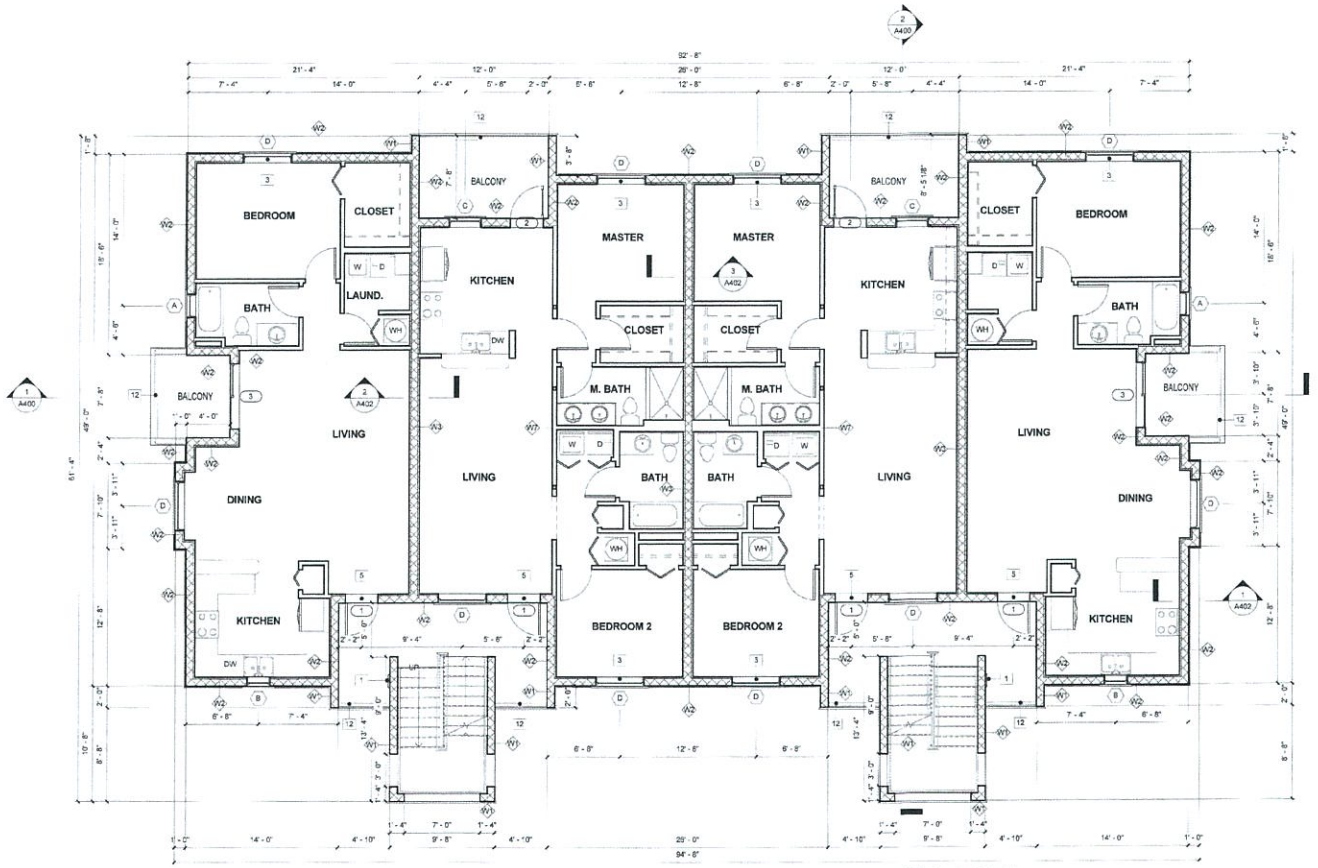
Client Name	
Project number	0831-4
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

A200

Scale: As indicated

9/15/2015 3:51:39 PM

WALL LEGEND:			
W1	**EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W5	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W2 UL Design No. U505	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL, EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	W6	**INTERIOR 6" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.
W3 UL Design No. U505	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS INSTALL INSULATION BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION	W7	**INTERIOR 4" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.
W4	**INTERIOR 3-5/8" MTL. STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.		



1 Second Floor Building Plan
3/16" = 1'-0"

BUILDING FLOOR PLAN NOTES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD VERIFY ALL MASONRY AND WOOD FRAME OPENING SIZES TO FIT DOORS & RO WINDOWS BEFORE CONSTRUCTION. NOTIFY ARCHITECT IF CONFLICT EXISTS.
2. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND OF SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS IN ALL SUBCONTRACTORS WORK FROM TRANSLATION AL...DIMENSIONS ARE TO FACE OF BLOCK AND OR WALLS
3. USE WATER RESISTANT "DURAHBLE" GYPSUM BOARD OR APPROVED EQUAL IN ALL WET/MOIST AREAS. PROVIDE WATERPROOFED DETAILS, CONCRETE, AND OR BLOCK WALL AND WR GYPSUM BOARD.
4. MAINTAIN 1-HR RATING AT ALL ELECTRICAL PANEL LOCATIONS
5. REFER TO JOINT PLANS FOR ADDITIONAL INFORMATION
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, FILLED CELLS, AND REINFORCING PLACEMENT
7. REFER TO MEP PLANS FOR CHASE SIZE AND LOCATIONS
8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE, LATEST EDITION. SEE FAIR HOUSING ACT PLANS FOR MORE INFORMATION
9. SLOPE BALCONY SLABS 1/8" PER 1'-0" TOWARDS RAILING
10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS
11. 42" HIGH 5/8" PAINT FINISH ALUMINUM GUARD RAIL WITH 4" x 1" PICKETS & 20 MAIN POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1015.3 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT
12. REFER TO APPROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION
13. A/C VENTILATION TO COMPLY WITH FBC 2525.3.2.1
14. PROVIDE FIRE CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH F.B.C. R.2.2.9 AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY
15. BUILDING SHALL BE PROVIDED WITH APPROVED FIRE SPRINKLER SYSTEM TO COMPLY WITH FBC 16 AFA & LOCAL ORDINANCES. ENGINEERED SHOP DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES FOR APPROVAL
16. ALL DOORS TO STAIR LANDING TO BE 20 MINUTE FIRE RATED WITH SELF CLOSER
17. MAXIMUM STEP AT ALL EXTERIOR DOORS TO BE 1/2"

BUILDING FLOOR PLAN KEY NOTES

NOTE 1:
FOR TABLE FIRE EXTINGUISHER. 2A 10B-C TYPE, SEMI-RECESSED MOUNTED @ +4'-0" A.F.F. INSTALLED IN ACCORDANCE WITH F.B.C. R.2.2.5 AND PROJECTION FROM WALL

NOTE 2:
A/C CONDENSING UNITS ON CONCRETE PAD (VERIFY SIZE AND LOCATION)

NOTE 3:
WINDOW OPENING SHALL BE A MIN. OF 4.7 SQ.FT. AND S.H.U. HAVE A CLEAR OPENING OF MIN. 24" IN HEIGHT AND MIN. 20" IN WIDTH AND S.H.U. COMPLY WITH ALL REQUIREMENTS OF "EMERGENCY ESCAPE AND RESCUE" AS PER SECTION 310 OF THE FBC

NOTE 4:
22" x 30" FIRE RATED ATTIC ACCESS

NOTE 5:
20 MIN. FIRE RATED DOOR WITH SELF CLOSER

NOTE 12:
42" HIGH ESTIMATE 5/8 SH ALUMINUM GUARDRAIL WITH 1" x 1" PICKETS & 42" HIGH POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1015.3 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. REFER ALL RAILING SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT

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Playa Largo Ocean Apartments
Building 2
Key Largo, Florida

Revision Schedule

No.	Description	Date

Second Floor Building Plan

Client Name	
Project number	363114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

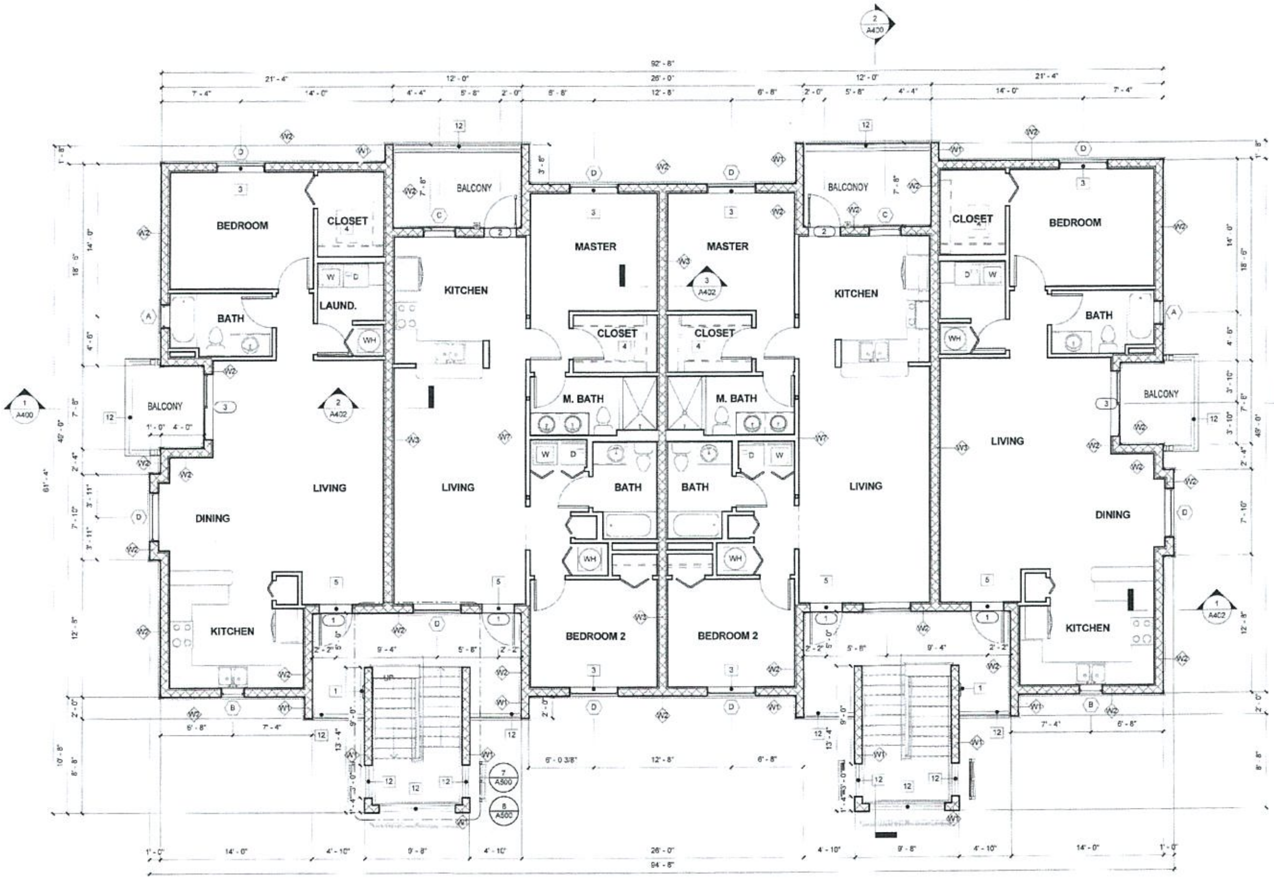
A201

Scale: As indicated

6/12/2015 01:43 PM

WALL LEGEND:

W1	**EXTERIOR CMU WALL:** MIN. 1/2" 2-COAT CEMENTITIOUS FINISH ON BOTH SIDES OF 7 5/8" CMU WALL. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELLL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	
W2 (UL Design No. U906)	**2 HOUR RATED EXTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. CEMENTITIOUS FINISH ON 7 5/8" CMU WALL EXTERIOR. REFER TO ELEVATIONS FOR FINISH SPECIFICATION. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. SEE ENERGY CALCS FOR INSULATION SPECIFICATIONS.	
W3 (UL Design No. U906)	**2 HOUR RATED INTERIOR CMU WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON 1 1/2" P.T. FURRING @ 24" O.C. BOTH SIDES OF 7 5/8" CMU WALL. SEE STRUCTURAL DRAWINGS FOR REINFORCING AND FILLED CELL LOCATIONS. INSTALL INSULATION BOARD BETWEEN FURRING STRIPS ON BOTH SIDES FOR SOUND ATTENUATION	
W4	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.	
W5	**INTERIOR 3-5/8" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON ONE SIDE ONLY OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C.	
W6	**INTERIOR 6" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 6" 25 GAUGE METAL STUDS @ 24" O.C.	
W7	**INTERIOR 4" MTL STUD NON-LOAD BEARING WALL:** ONE LAYER OF 1/2" GYPSUM BOARD ON BOTH SIDES OF 3-5/8" 25 GAUGE METAL STUDS @ 24" O.C	



1 Third Floor Building Plan
3/16" = 1'-0"

BUILDING FLOOR PLAN NOTES

GENERAL NOTES:

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR TO FACE OF STUD VERIFY ALL MASONRY AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT IF CONFLICT EXISTS.
2. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION. ALL DIMENSIONS ARE TO FACE OF BLOCK AND/OR WALLS.
3. USE WATER RESISTANT "GREENSHIELD" GYPSUM BOARD OR APPROVED EQUAL IN ALL BATH AND WET AREAS. PROVIDE VAPOR BARRIER BETWEEN CONCRETE AND/OR STUD WALL AND VR GYPSUM BOARD.
4. MAINTAIN 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
5. REFER TO UNIT PLANS FOR ADDITIONAL INFORMATION.
6. REFER TO STRUCTURAL DRAWINGS FOR COLUMN, FILLED CELLS AND REINFORCING PLACEMENT.
7. REFER TO MEP PLANS FOR CHASE SIZE AND LOCATIONS.
8. BUILDING TO COMPLY WITH THE GUIDELINES OF THE FAIR HOUSING ACT AND THE FLORIDA ACCESSIBILITY CODE, LATEST EDITION. SEE FAIR HOUSING ACT PLANS FOR MORE INFORMATION.
9. SLOPE BALCONY SLABS 1/8" PER 1'-0" TOWARD RAILING.
10. REFER TO STAIR PLANS & DETAILS FOR STAIR CONSTRUCTION SPECIFICATIONS.
11. 42" HIGH ESP PAINT FINISH ALUMINUM GUARD RAIL WITH 1" x 1" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1013 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.
12. REFER TO APPROVED SITE PLAN FOR BUILDING LOCATION AND ORIENTATION.
13. ATTIC VENTILATION TO COMPLY WITH FBC 2026.2.2.7
14. PROVIDE PRE-CONSTRUCTION TREATMENT PROTECTION AGAINST SUBTERRANEAN TERMITES IN ACCORDANCE WITH F.B.C. RULES AND REGULATIONS. TREATMENT SHALL BE BY LICENSED PEST CONTROL COMPANY.
15. BUILDING SHALL BE PROVIDED WITH APPROVED FIRE SPRINKLER SYSTEM TO COMPLY WITH FBC, NFPA & LOCAL ORDINANCES (ENGINEERED SHOP DRAWINGS SHALL BE SUBMITTED TO AUTHORITIES FOR APPROVAL).
16. ALL DOORS TO STAIR LANDING TO BE 20 MINUTE FIRE RATED WITH SELF CLOSER.
17. MAXIMUM STEP AT ALL EXTERIOR DOORS TO BE 1/2"

BUILDING FLOOR PLAN KEY NOTES

NOTE 1:
PORTABLE FIRE EXTINGUISHER, 2A: 10B:C TYPE, SEMI RECESSED MOUNTED @ +4'-6" A.F.F. INSTALLED IN SEMI-RECESSED CABINET W/ 4" MAX PROJECTION FROM WALL.

NOTE 2:
A/C CONDENSING UNITS ON CONCRETE PAD (VERIFY SIZE AND LOCATION)

NOTE 3:
WINDOW OPENING SHALL BE A MIN. OF 5.7 Sq. Ft. AND SHALL HAVE A CLEAR OPENING OF MIN. 24" IN HEIGHT AND MIN. 20" IN WIDTH AND SHALL COMPLY WITH ALL REQUIREMENTS OF "EMERGENCY ESCAPE AND RESCUE" AS PER SECTION 310 OF THE FBC.

NOTE 4:
22" x 30" FIRE RATED ATTIC ACCESS

NOTE 5:
20 MIN. FIRE RATED DOOR WITH SELF CLOSER

NOTE 12:
42" HIGH ESP PAINT FINISH ALUMINUM GUARD RAIL WITH 1" x 1" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH ALL RAILING COMPONENTS TO COMPLY WITH SEC 1013 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

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Playa Largo Ocean Apartments Building 2

Key Largo, Florida

Revision Schedule

No.	Description	Date

Third Floor Building Plan

Client Name	
Project number	083114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

RECEIVED
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2015-049

A202

Scale: As indicated

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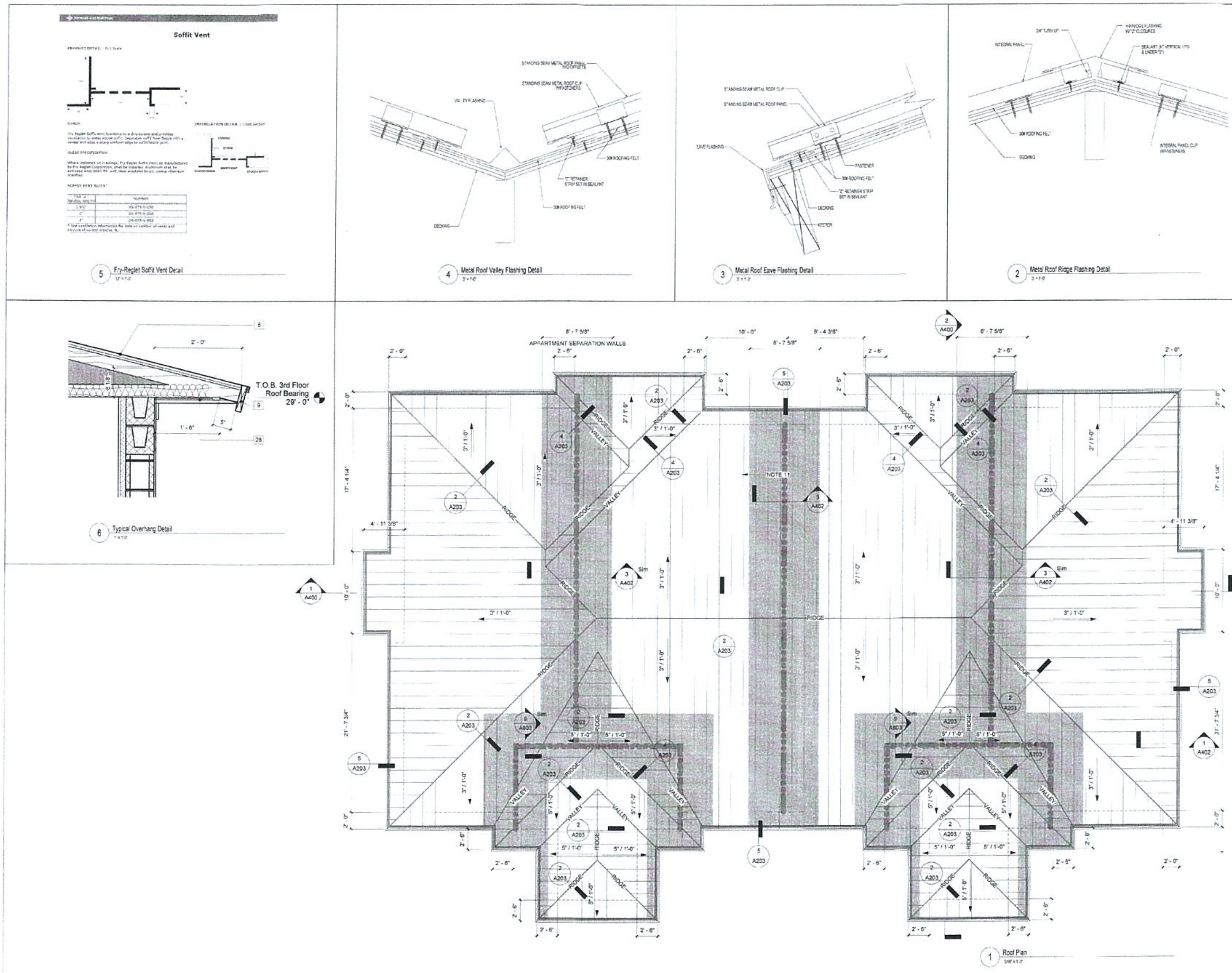

ROOF PLAN NOTES

1. 16" WIDE STANDING SEAM METAL ROOF ON 30# TIN TAGGED FELT OVER 19/32" CDX APA PLYWOOD SHEATHING OVER PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. SEE DIAPHRAGM SCHEDULE IN STRUCTURAL PLANS FOR NAILING PATTERN. INSTALL PLYWOOD WITH LONG DIMENTION PERPENDICULAR TO TRUSSES AND WITH END JOINTS STAGGERED. APPLICATION TO MEET ALL MANUFACTURERS SPECIFICATIONS AND COMPLY WITH ALL LOCAL BUILDING CODES AND AMENDMENTS LATEST ADDITION.

2. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA TYP.

3. BACK PAINT FLASHINGS WITH BITUMINOUS PAINT, WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR METAL TYP.

4. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONNECTIONS, PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT / WEATHER-PROOF BUILDING ENVELOPE.

5. ROOF VALLEY FLASHINGS SHALL BE PROVIDED OF NOT LESS THAN NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALL FLASHING TO BE INSTALLED PER SECTION 1503.2 OF THE FLORIDA BUILDING CODE/ LATEST EDITION.

6. PROVIDE SEALANT AND CAULKING MEETING APPLICABLE SPECIFICATIONS AS REQUIRED TO PROVIDE A POSITIVE BARRIER AGAINST MOISTURE AND PASSAGE OF AIR.

7. PROVIDE ALUMINUM RAIN GUTTER AT ALL ENTRY LOCATIONS WITH ALUMINUM LEADERS AND DOWNSPOUTS. FINISH AND LOCATION OF GUTTERS AND DOWNSPOUTS TO BE APPROVED BY ARCHITECT.

8. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. MECHANICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.

9. REFER TO PLUMBING DRAWINGS FOR ALL VENT STACK LOCATIONS. PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY PENETRATION WITH ROOF CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL VENT STACK DETAIL.

10. THE ROOF CONTRACTOR SHALL PROTECT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS FROM DEBRIS CREATED DURING CONTRUCTION. THE ROOF CONTRACTOR SHALL INSPECT AND CLEAR ALL DRAINS, SCUPPERS, AND DOWNSPOUTS PRIOR TO THE COMPLETION OF WORK AND TO ENSURE THAT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY.

11. DRAFTSTOP: CDX EXTERIOR GRADE PLYWOOD SHEATHING ON ONE SIDE OF TRUSS AT 3,000 SQ.FT. MAXIMUM SPACING.

ATTIC VENT CALCULATIONS

INDICATES 2" CONTINUOUS PVC VENT SCREED

ROOF AREA = 4,[illegible] SQ.FT.

REQUIRED TOTAL NET FREE VENTILATION AREA AS PER 2010 FBC 2[illegible]

(4,[illegible] S.F. / 150) = 32 SQ.FT.

32 SQ.FT. X 144 = 4,608 SQ. IN. (4,608 SQ. IN. / 2 IN. / 12 = [illegible] L.F. MIN. REQD.

AREA PROVIDED:
[illegible] L.F. = [illegible] SQ. IN. OR [illegible] SQ.FT.

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MAYER S. ABBO, ARCHITECT

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Playa Largo Ocean Apartments
Building 2
Key Largo, Florida

Revision Schedule

No.	Description	Date

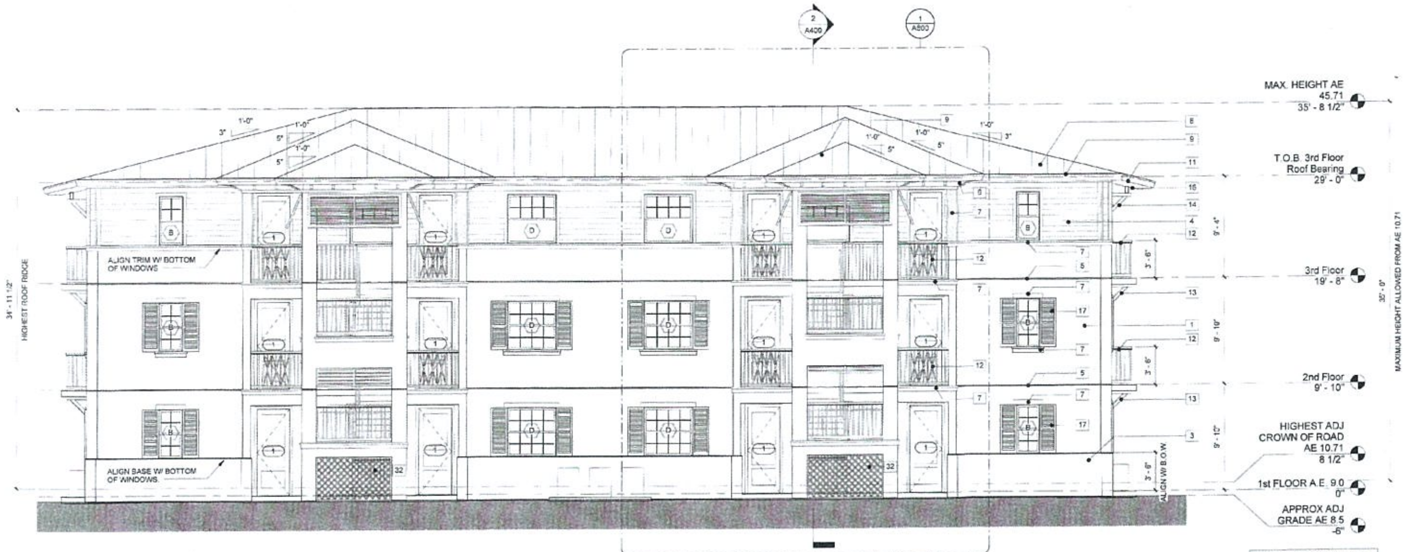
Roof Plan

Client Name	
Project number	051114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

A203

Scale: As indicated

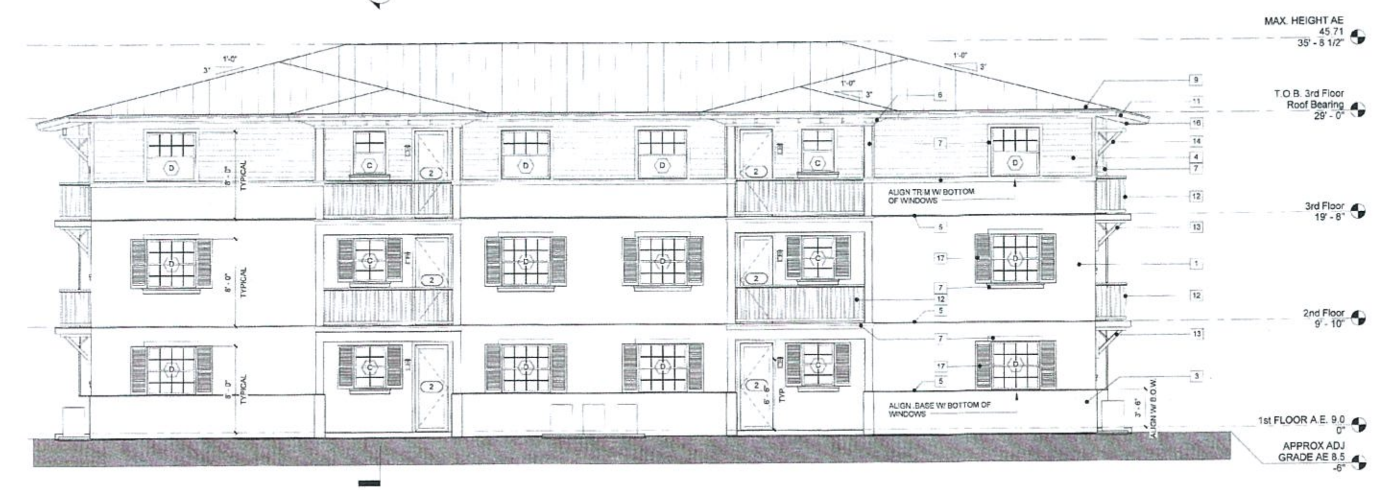
JUN 29 2015
2015-049



1 Front Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS



2 Rear Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS

ELEVATION / SECTION NOTES

1. COORDINATE FIRST FINISH FLOOR ELEVATION WITH CIVIL ENGINEERING PLANS. ELEVATION TO MEET OR EXCEED MINIMUM FLOOD PLAIN CRITERIA.

2. FIRE PROTECTION MARKINGS: BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 8" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.

3. ALL EXTERIOR FOAM MUST BE PLACED BEFORE EXTERIOR PAINTING.

4. ALL NECESSARY TRIM ACCESSORIES SUCH AS SCREEDS, VENTS, CORNER BEADS ECT. TO BE VINYL.

5. FRAMED HORIZONTAL SURFACES TO RECEIVE SHEATHING WITH SYNTHETIC FINISH.

6. FRAMED AND SHEATHED CEMENTITIOUS FINISH SURFACES TO BE MIN. 3 COATS OF 7/8" (IN ACCORDANCE WITH ASTM C 926) APPLIED AS PER FBC 2010 OVER GALVANIZED HIGH-RIB METAL LATH.

7. ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES TO RECEIVE MIN. 1/2" TWO COAT LIGHT TEXTURED CEMENTITIOUS FINISH U.N.O.

8. ALL DECORATIVE MOLDINGS AND BANDS SHALL BE SMOOTH CEMENTITIOUS FINISH OVER COATED FOAM. REFER TO MOLDING PROFILE DETAILS FOR EACH TYPE.

9. ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HEATING VENTILATING, AIR CONDITIONING MACHINERY SHALL BE SCREENED FROM PUBLIC VIEW.

ELEVATION / SECTION KEY NOTES

NOTE 1: TWO COATS, MINIMUM 1/2" THICK LIGHT TEXTURED CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 2: PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. ON 3/4" P.T. FURRING STRIPS OVER 8" CONCRETE DECK. SEE STRUCTURAL PLANS AND TRUSS MANUF. DRAWINGS FOR LAYOUT AND ANCHORAGE

[illegible]

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Playa Largo Ocean Apartments
Building 2
Key Largo, Florida

Revision Schedule

No.	Description	Date

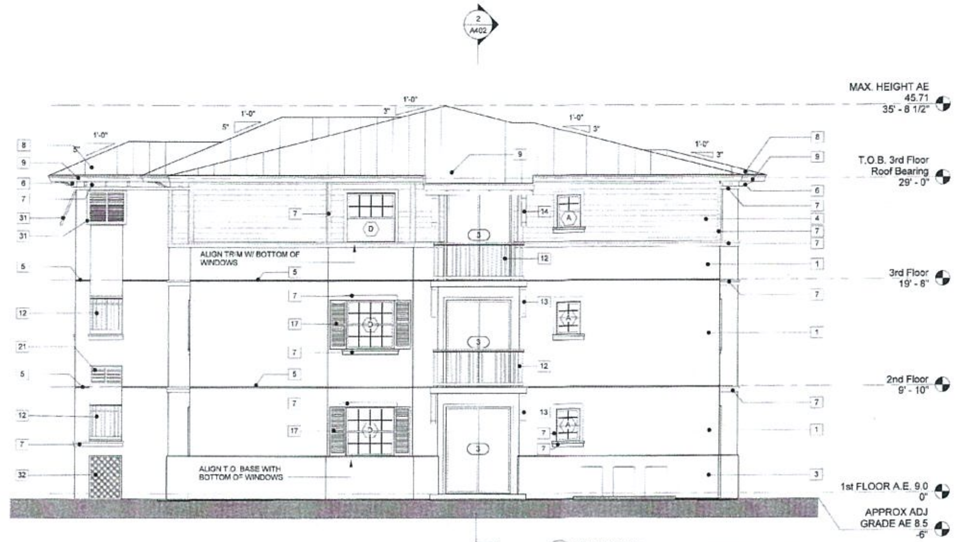
Elevations

Client Name	
Project number	083114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

A300

Scale 3/16" = 1'-0"

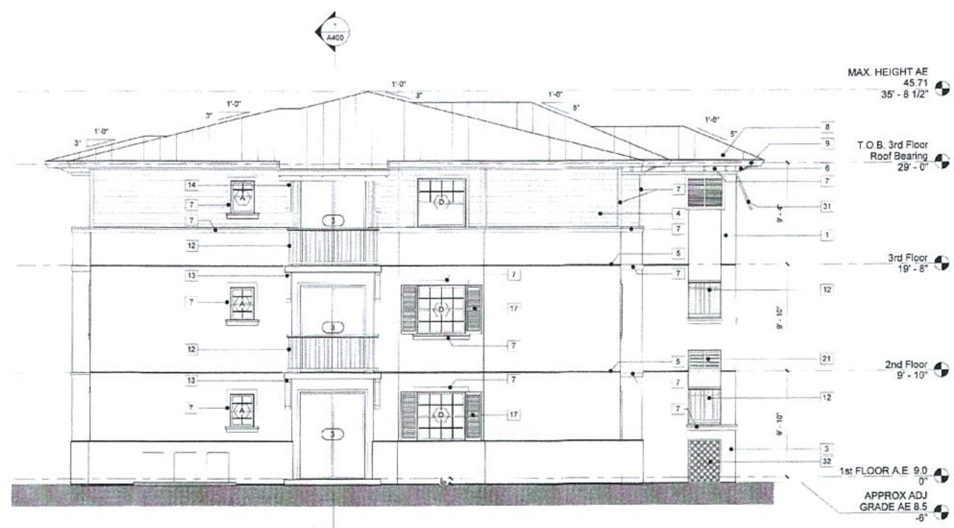
JUN 29 2015
2015-049



2 Right Side Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS



1 Left Side Elevation
3/16" = 1'-0"

AE Elevation = NGVD Elevation

REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS

ELEVATION / SECTION NOTES

1. COORDINATE FIRST FINISH FLOOR ELEVATION WITH CIVIL ENGINEERING PLANS. ELEVATION TO MEET OR EXCEED MINIMUM FLOOD PLAIN CRITERIA.

2. FIRE PROTECTION MARKINGS: BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.

3. ALL EXTERIOR FOAM MUST BE PLACED BEFORE EXTERIOR PAINTING.

4. ALL NECESSARY TRIM ACCESSORIES SUCH AS SCREED, VENTS, CORNER BEADS ECT. TO BE VINYL.

5. FRAMED HORIZONTAL SURFACES TO RECEIVE SHEATHING WITH SYNTHETIC FINISH.

6. FRAMED AND SHEATHED CEMENTITIOUS FINISH SURFACES TO BE MIN. 3 COATS OF 7/8" IN ACCORDANCE WITH ASTM C 926 APPLIED AS PER FBC 2010 OVER GALVANIZED HIGH RIB METAL LATH.

7. ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES TO RECEIVE MIN. 1/2" TWO COAT LIGHT TEXTURED CEMENTITIOUS FINISH U.N.O.

8. ALL DECORATIVE MOLDINGS AND BANDS SHALL BE SMOOTH CEMENTITIOUS FINISH OVER COATED FOAM. REFER TO MOLDING PROFILE DETAILS FOR EACH TYPE.

9. ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HEATING, VENTILATING, AIR CONDITIONING MACHINERY SHALL BE SCREENED FROM PUBLIC VIEW.

ELEVATION / SECTION KEY NOTES

NOTE 1: TWO COATS, MINIMUM 1/2" THICK, LIGHT TEXTURED CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 2: PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. ON 3/4" P.T. FURRING STRIPS OVER 6" CONCRETE DECK. SEE STRUCTURAL PLANS AND TRUSS MANUF. DRAWINGS FOR LAYOUT AND ANCHORAGE.

NOTE 3: 1 1/2" THREE COAT SMOOTH CEMENTITIOUS FINISH BASE OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 4: MINIMUM TWO COATS 1/2" THICK 6" WIDE LAP BOARD SMOOTH CEMENTITIOUS FINISH OVER APPLIED LIQUID BONDING AGENT ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 5: CEMENTITIOUS CONTROL JOINT. JOINTS TO BE PROVIDED AS NECESSARY TO PREVENT CRACKING. LOCATIONS TO BE APPROVED BY ARCHITECT.

NOTE 6: FOAM FORMED DECORATIVE OUTRIGGERS WITH HARDENED POLYURATHANE FINISH @ 24" O.C. SEE DETAIL FOR DIMENTIONS AND PROFILE.

NOTE 7: SMOOTH PAINTED CEMENTITIOUS TRIM / BAND. REFER TO DETAILS FOR SIZE AND PROFILE, TYPICAL.

NOTE 8: 16" WIDE STANDING SEAM METAL ROOF OVER SPECIFIED WATERPROOFING MEMBRANE, SUBSTRATE AND CDX PLYWOOD DECKING. APPLICATION TO MEET MANUFACTURERS SPECIFICATIONS AND MEET ALL BUILDING CODE REQUIREMENTS. MANUFACTURER, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.

NOTE 9: 26 ga. METAL DRIP EDGE OVER 1"x6" PRIMED AND PAINTED FASCIA OVER 2"x6" PRIMED AND PAINTED SUB FASCIA.

NOTE 10: INSULATION AS SPECIFIED BY ENGINEER AND AS PER ENERGY CODE CALCULATIONS. TYPICAL AT ALL ROOF TRUSS AREAS.

NOTE 11: EXPOSED PAINT GRADE P.T. STRUCTURAL RAFTERS. SEE STRUCTURAL DRAWINGS FOR SIZE AND ALL CONNECTION DETAILS.

NOTE 12: 42" HIGH ESP PAINT FINISH ALUMINUM GUARD RAIL WITH 1" x 1" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RALING COMPONENTS TO COMPLY WITH SEC 1012 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

NOTE 13: ESP PAINT FINISH ALUMINUM DECORATIVE BRACKET. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS.

NOTE 14: ESP PAINT FINISH ALUMINUM STRUCTURAL BRACKET. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. SEE DETAIL FOR DESIGN AND DIMENTIONS AND STRUCTURAL PLANS FOR SPECIFICATIONS AND ATTACHMENTS.

NOTE 15: EXTERIOR LIGHT FIXTURE TO BE APPROVED BY ARCHITECT.

NOTE 16: P.T. WOOD BEAM. SEE STRUCTURAL FOR SIZE AND DETAIL CONNECTIONS.

NOTE 17: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE ARCHITECTURAL SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 18: 1/2" DENS GLASS OR APPROVED EQUAL CEILING ON 1 5/8" 25 GA. GALVANIZED METAL STUD @ 24" O.C.

NOTE 19: CONCRETE SILL - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 20: CONCRETE HEADER - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 21: CONCRETE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 22: CONCRETE DECK - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 23: CONCRETE PILING - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 24: CONCRETE GRADE BEAM - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS.

NOTE 25: CONCRETE SLAB - SEE STRUCTURAL PLANS FOR SIZE AND SPECIFICATIONS. REFER TO WATERPROOFING CONSULTANT SPECS FOR SLABS REQUIRING WATERPROOFING.

NOTE 26: EXTERIOR NON SLIP WATERPROOFING APPLICATION OVER CONC. DECK - SLOPE LIGHT WEIGHT CONC. 1/8" PER FOOT AS INDICATED ON PLANS. SUBMIT SPECIFICATION TO ARCHITECT FOR APPROVAL.

NOTE 27: 3/4" CMU RECESS

NOTE 28: CEMENTITIOUS SOFFIT - MINIMUM 7/8" (3 COAT) CEMENTITIOUS FINISH APPLIED AS PER FBC 2010 OVER PAPER BACKED GALVANIZED HIGH-RIB METAL LATH ATTACHED TO UNDERSIDE OF ROOF TRUSSES @ 24" O.C.

NOTE 29: 2" CONTINUOUS PVC SOFFIT VENT

NOTE 30: 1" x 6" T&G PAINT GRADE WOOD CEILING INSTALLED BOTTOM SIDE OF TRUSSES @ 24" O.C. (SEE STRUCTURAL DRAWINGS FOR METHOD OF ATTACHMENT)

NOTE 31: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE "BAHAMA" STYLE LOUVERED SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 32: COMPOSITE LATTICE. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 33: PAINTED KNOCK DOWN FINISH DIRECT APPLIED

NOTE 34: HVAC SOFFIT. VERIFY SIZE WITH MECHANICAL DRAWINGS AND SPECIFICATIONS.

NOTE 35: DRAFTSTOP: CDX EXTERIOR GRADE PLYWOOD SHEATHING ON ONE SIDE OF TRUSS AT 1000 SQ FT. MAXIMUM SPACING. (FBC 717.4)

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JUN 29 2015
2015-049
MONROE CO. PLANNING DEPT

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Playa Largo Ocean Apartments
Building 2
Key Largo, Florida

Revision Schedule

No.	Description	Date

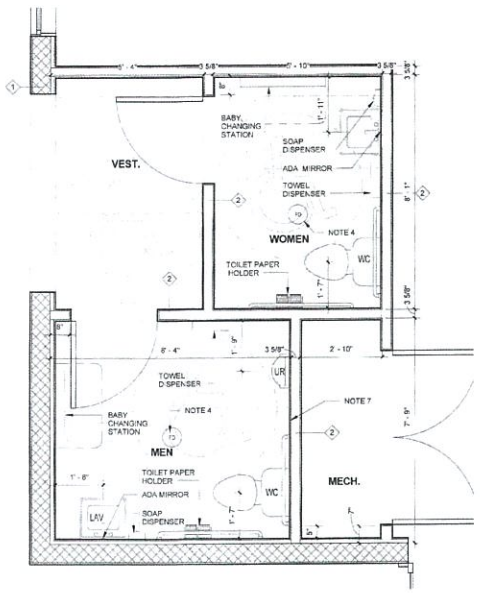
Elevations

Client Name	
Project number	083114
Date	06-15-15
Project Status	Permit Plans
Checked by	Checker

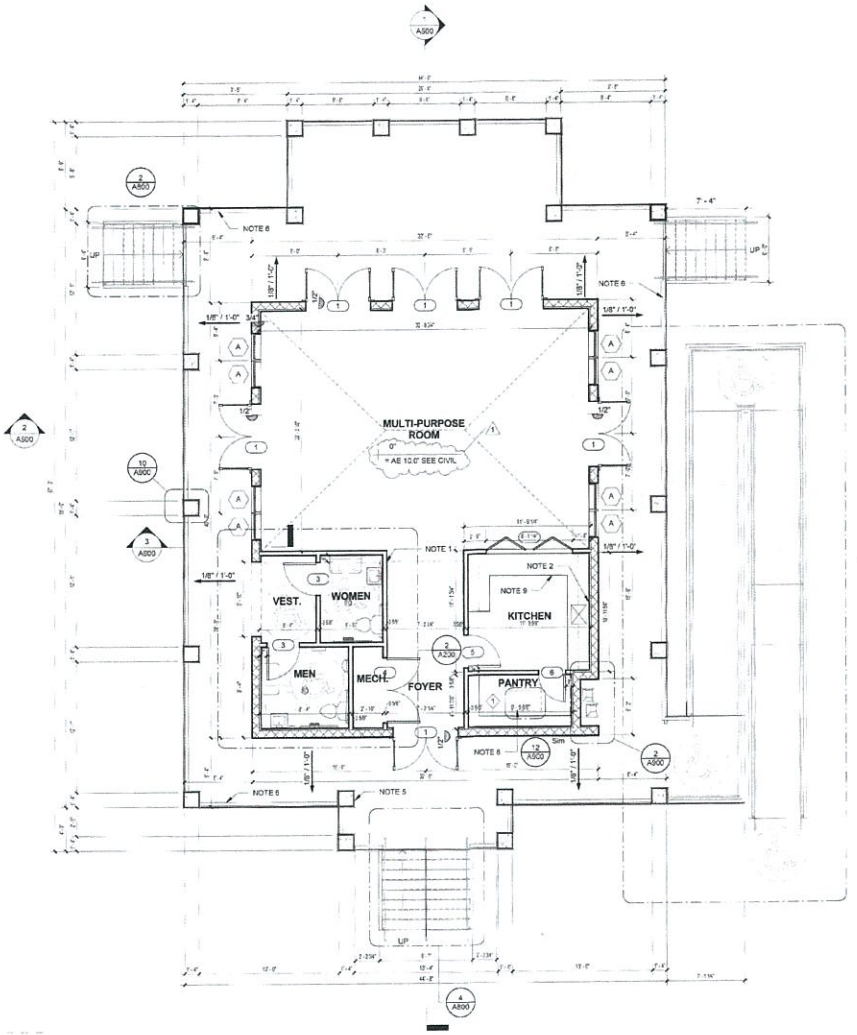
A301

Scale	3/16" = 1'-0"

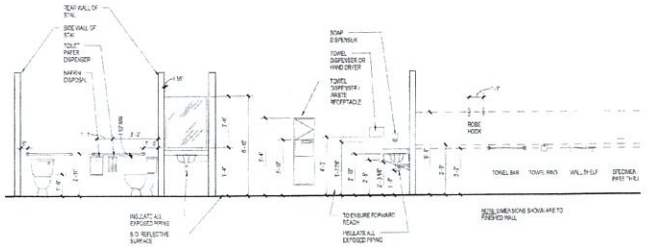
6/23/2015 9:42:15 AM



2 Enlarged Restroom Plan
1/2" = 1'-0"



1 First Floor
3/16" = 1'-0"



3 Accessory Clearances
1/4" = 1'-0"

GENERAL FLOOR PLAN NOTES

1. ALL PARTITIONS ARE FROM CENTER LINES, FACE OF CMU, OR FACE OF STUDS, UNLESS OTHERWISE NOTED. VERIFY ALL SIZES BY METAL AND WOOD FRAME OPENING SIZES TO FIT DOORS AND WINDOWS BEFORE CONSTRUCTION - NOTIFY ARCHITECT OF DISCREPANCIES. JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND SHALL BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
2. SEE STRUCTURAL SHEETS FOR ALL NOTES, DIMENSIONS AND DETAILS PERTAINING TO FOUNDATIONS, SLABS, WALLS AND COLUMNS.
3. ALL FURNITURE AND FIXTURES SHOWN ON ARCHITECTURAL PLANS ARE FOR REFERENCE PURPOSES ONLY. REFER TO OWNER'S DRAWINGS FOR ALL SPECIFIC SPECIFICATIONS AND LOCATIONS.
4. FOR WALL TYPES AND LISTINGS SEE LIFE SAFETY PLANS.
5. ALL CONCRETE BLOCK (CMU) TO BE 8" (N.O.).
6. PROVIDE FIRE RATED WOOD BLOCKING IN WALLS & ALL LOCATIONS, EQUAL FOR TOPS, SHELVING LOCATIONS & TOILET ACCESSORIES AS REQUIRED.
7. SEE REFLECTED CEILING PLANS FOR LOCATION OF CRITICAL SOFFITS.
8. ALL CEILING HEIGHTS ARE CALCULATED FROM T.O. CONC. SLAB ELEVATIONS AT EACH ROOM LOCATION. SEE STRUCTURAL PLANS FOR SLAB ELEVATIONS.
9. FLOORS TO SLOPE TO DRAIN 1/4" MIN IN ALL ROOMS WITH FLOOR DRAINS. FLOOR DRAINS TO BE LOCATED IN ALL WET AREAS.
10. REFER TO CIVIL ENGINEERING PLANS FOR LOWEST TOP OF SLAB ELEVATION (FINISH FLOOR).
11. SEE FOUNDATION PLAN FOR SLAB ELEVATIONS, STEPS, SLOPES, COLUMNS, FILLED CELLS, ETC. - SEE FRAMING PLAN FOR BEARING HEIGHTS.
12. LOW WATER RESISTANT SEMI-GLOSS APPROVED EQUAL IN ALL BATH AND WET AREAS. PROVIDE VAPOR BARRIER BETWEEN CONCRETE AND DRYWALL AND MR DRYWALL BOARD.
13. ALL DEMISING PARTITIONS ARE TO BE MIN. 1 HR. RATED FIRE CONSTRUCTION OR MIN. REQUIRED BY CODE.
14. MAINTAIN MIN. 1 HR. RATING AT ALL ELECTRICAL PANEL LOCATIONS.
15. PLASTIC LAMINATE CABINETS BY OTHERS. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
16. INSTALLATION OF ALL FINISHES SHALL COMPLY WITH THE 5.9% CABLE PROVISIONS OF CHAPTER 7 AND CHAPTER 35 OF THE FLORIDA BUILDING CODE LATEST EDITION.
17. FOR PARTIAL HEIGHT WALLS - SEE SECTIONS AND INTERIOR ELEVATIONS FOR PARTIAL HEIGHTS.
18. CLOTH SHELVING ARE BY OTHERS. VERIFY DIMENSIONS PRIOR TO FABRICATION.
19. ALL STAIR CONSTRUCTION AND COMPONENTS TO BE BUILT ACCORDING TO SECTION 1009 OF THE FLORIDA BUILDING CODE LATEST EDITION.
20. CONTRACTOR TO VERIFY FLOOR FINISH MATERIAL ON STAIR AND FLOOR LEVELS PRIOR TO FABRICATION TO ALLOW EQUAL TREAD HEIGHT BETWEEN FLOORS.
21. PLUMBING FIXTURES SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE FLORIDA BUILDING CODE PLUMBING LATEST EDITION.
22. ALL EGRESS CORRIDOR SWING/ROLLING DOORS, DOOR TO DOORS, WINDOWS, STAIRWAYS, HANDRAILS, GUARDRAILS AND CORRIDORS IN THIS BLDG. SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF CHAPTER 35 SECTION 3405 OF THE FLA. BLDG. CODE.
23. ALL FLOOR WALLS SHALL BE MIN. 42" HIGH. NO OPENINGS TO ALLOW A 6" SPHERE SHALL PASS PER SECTION 1015.8 OF THE FLORIDA BUILDING CODE LATEST EDITION. COLOR, DESIGN AND MFR. TO BE APPROVED BY THE ARCHITECT. REFER TO ELEVATIONS AND SECTIONS.
24. CONTRACTOR TO VERIFY SIZE, LOCATION AND SPECIFICATION OF ALL EQUIPMENT BEFORE INSTALLATION.
25. ALL WALLS IN WET AREAS SHALL BE MOISTURE RESISTANT GYPSUM BOARD, CEILING IN BATH SHALL BE EXTERIOR RATED GYPSUM BOARD.
26. ALL FLOORING FLOOR AREAS WITH TILE AND/OR HARD SURFACE MATERIAL FINISHES SHALL HAVE FLAT SOUND CONTROL UNDERLAYMENT.
27. KITCHEN & BAR EQUIPMENT SHOWN IS FOR REFERENCE ONLY. REFER TO FOOD AND EQUIPMENT DRAWINGS FOR ALL EQUIPMENT SPECS. AND LOCATION.

FLOOR PLAN KEY NOTES

NOTE 1: PLASTIC LAMINATE COUNTER - PROVIDE AT ALL OUTSIDE CORNERS TYP.

NOTE 2: FURR OUT WALL AS REQUIRED FOR PLUMBING TYP.

NOTE 3: 6" CONCRETE PAD

NOTE 4: FLOOR DRAIN - SEE PLUMBING

NOTE 5: CONC. COLUMN OR CMU BLOCK W/ 5/8" WOOD FINISH SEE STRUCTURAL PLANS.

NOTE 6: 5'6" HIGH FRP PANT GRADE WP-701 ALUMINUM PICKET FENCE OR APPROVED EQUAL WITH 2'-0" POSTS AND 5'-4" WIDE HEIGHTS. NO OPENINGS TO ALLOW A SPHERE TO PASS THROUGH PER FLORIDA BUILDING CODE LATEST EDITION, APPLICABLE SECTION. COLOR AND DESIGN TO BE APPROVED BY ARCHITECT. REFER TO SHOP DRAWINGS FOR SPECS AND INSTALLATION.

NOTE 7: ALL WET WALLS AND THOSE WALLS ADJACENT TO RATED CLOSETS AND LINENS TO RECEIVE TILE WAINSCOT 5'-0" HIGH (MIN.)

NOTE 8: 22" X 30" ATTIC ACCESS

NOTE 9: COUNTERTOP @ 34" A.F.F.

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Playa Largo Ocean Residences
Club House
Key Largo Florida

Revision Schedule

No.	Description	Date
1	FFE Revision	06-26-15

RECEIVED
JUN 29 2015
2015-049
PLANNING & ZONING

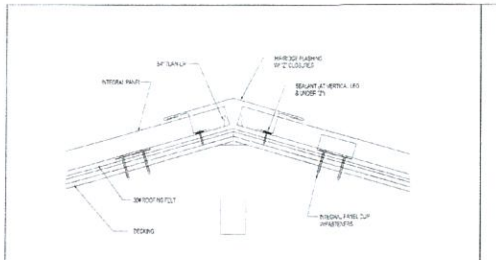
First Floor Plan

Client Name	
Project Number	082114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

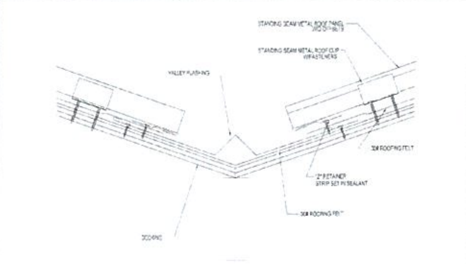
A200

Scale: As indicated

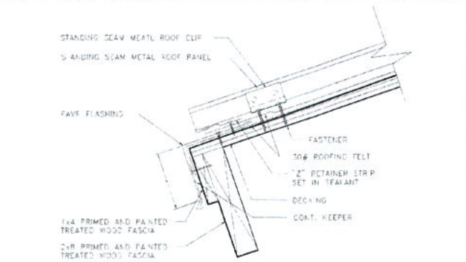
6/22/2015 10:57:39 AM



2 Metal Roof Ridge Flashing Detail

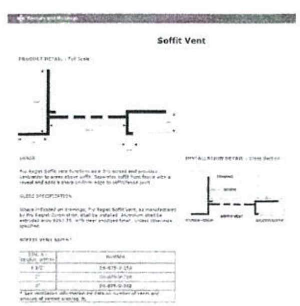


3 Metal Roof Valley Flashing Detail



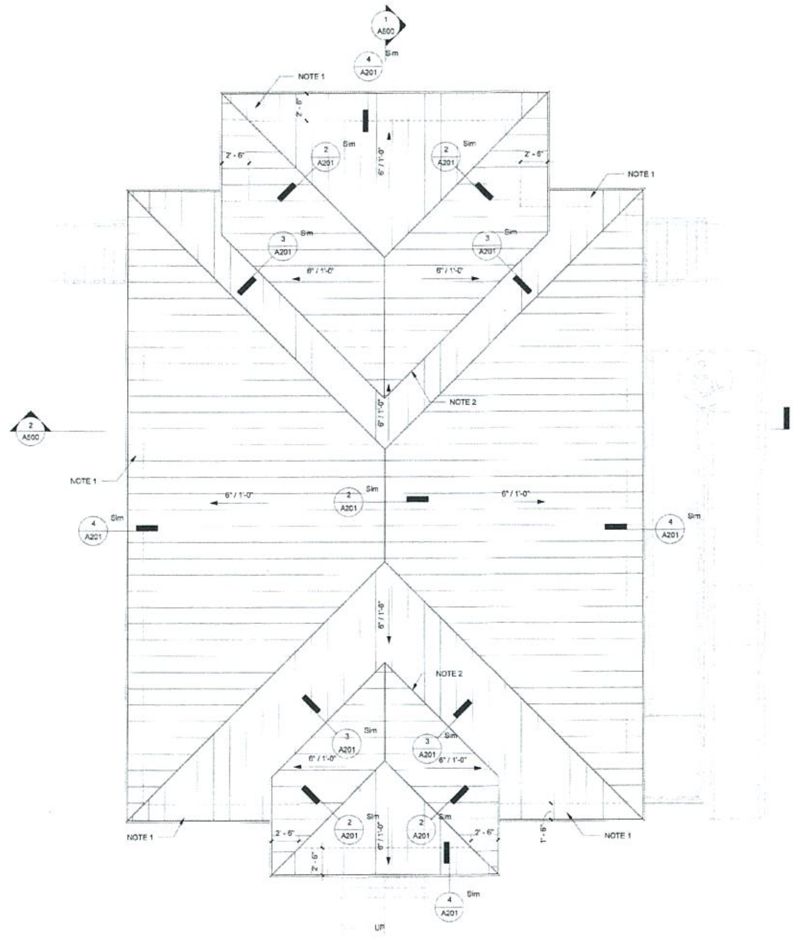
4 Eave Flashing Detail

NTS



5 Fry-Reglet Soffit vent

NTS



1 Roof Plan

ROOF PLAN GENERAL NOTES

1. ALL ROOF TOP EQUIPMENT, PLUMBING, VENTS, CONDENSING UNITS, EXHAUST FANS, BOILERS, FLUES ETC. ARE TO BE CONCEALED FROM VIEW BEHIND PARAPET WALLS.

2. KEEP ROOF MOUNTED EQUIPMENT AWAY FROM PARAPETS TO REDUCE SIGHT VISIBILITY LINES.

3. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. MECHANICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR. REFER TO ROOF DETAILS FOR TYPICAL MECHANICAL UNIT CURB DETAIL.

4. REFER TO PLUMBING DRAWINGS FOR ALL VENT STACK LOCATIONS. PLUMBING CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY PENETRATION WITH ROOF CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL VENT STACK DETAIL.

5. VERIFY FLUE LOCATIONS ON MECHANICAL DRAWINGS. THE MECHANICAL CONTRACTOR SHALL COORDINATE ANY ROOF PENETRATIONS WITH ROOFING CONTRACTOR. REFER TO MEP PLANS FOR TYPICAL FLUE DETAIL.

6. OPENINGS IN ROOF SHALL BE CUT BY CONTRACTOR RESPONSIBLE FOR ROOF. ELECTRICAL CONTRACTOR SHALL COORDINATE THE LOCATION OF ANY OPENINGS IN ROOF WITH ROOF CONTRACTOR.

7. THE ROOF CONTRACTOR SHALL PROTECT ALL ROOF DRAINS, SCUPPERS AND DOWNSPOUTS FROM DEBRIS CREATED DURING CONTRUCTION. THE ROOF CONTRACTOR SHALL INSPECT AND CLEAR ALL DRAINS, SCUPPERS, AND DOWNSPOUTS PRIOR TO THE COMPLETION OF WORK AND TO ENSURE THAT ALL ROOF DRAINS, SCUPPERS, AND DOWNSPOUTS ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY.

ROOF PLAN KEY NOTES

NOTE 1: FAC-CLAD HIGH WIND VELOCITY OR APPROVED EQUAL STANDING SEAM METAL ROOF ON A LAYER OF 90 LB. ASPHALT FELT HOT MOPPED OVER 30 LB. FELT WITH SCREWS ATTACHED SYSTEM TO FIRE RETARDANT CDX PLYWOOD SHEATHING AS PER STRUCTURAL PLANS, OVER PRE-ENGINEERED METAL ROOF TRUSSES 24" O.C. METAL ROOF TO MEET ALL FLORIDA BUILDING PRODUCT AND MIAMI-DADE HIGH VELOCITY HURRICANE ZONE (HVHZ) APPROVALS.

NOTE 2: ROOF VALLEY FLASHING SHALL BE CONSTRUCTED WITH NOT LESS THAN NO. 26 GALVANIZED SHEET GAUGE CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 11" FROM THE CENTER LINE EACH WAY AND SHALL HAVE THE FLOW LINE FORMED AS PART OF THE FLASHING. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALL FLASHING TO BE INSTALLED PER SECTION 1507 OF THE FLORIDA BUILDING CODE LATEST EDITION.

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Playa Largo Ocean Residences
Club House
Key Largo Florida

Revision Schedule

No.	Description	Date

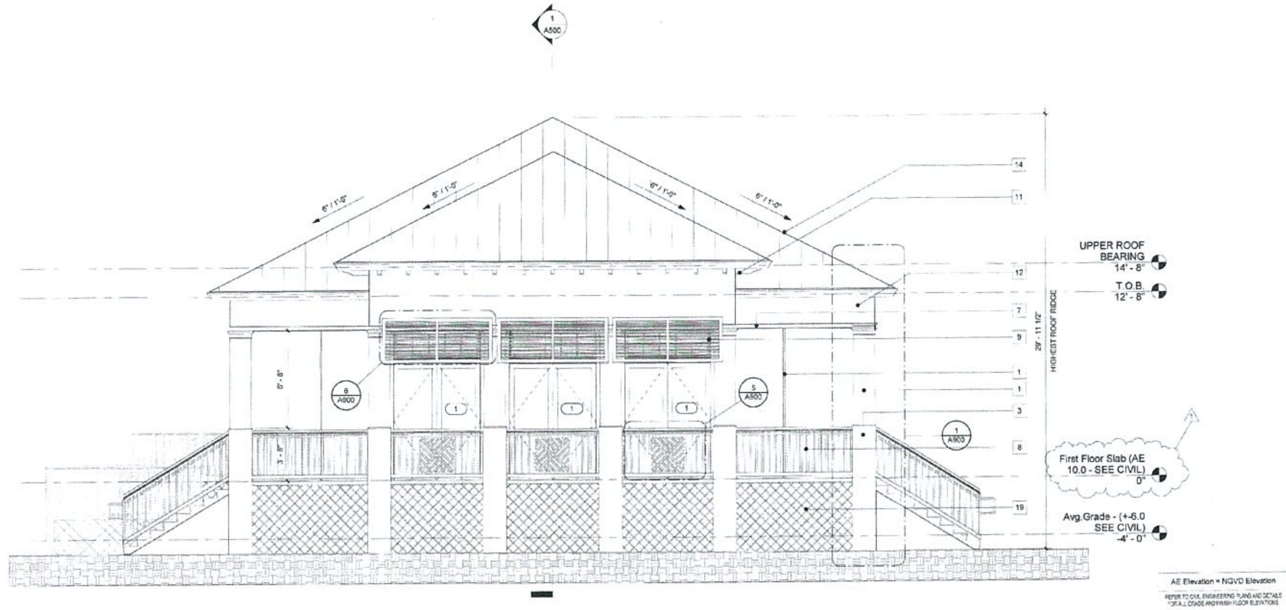
Roof Plan

Client Name	
Project number	063114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

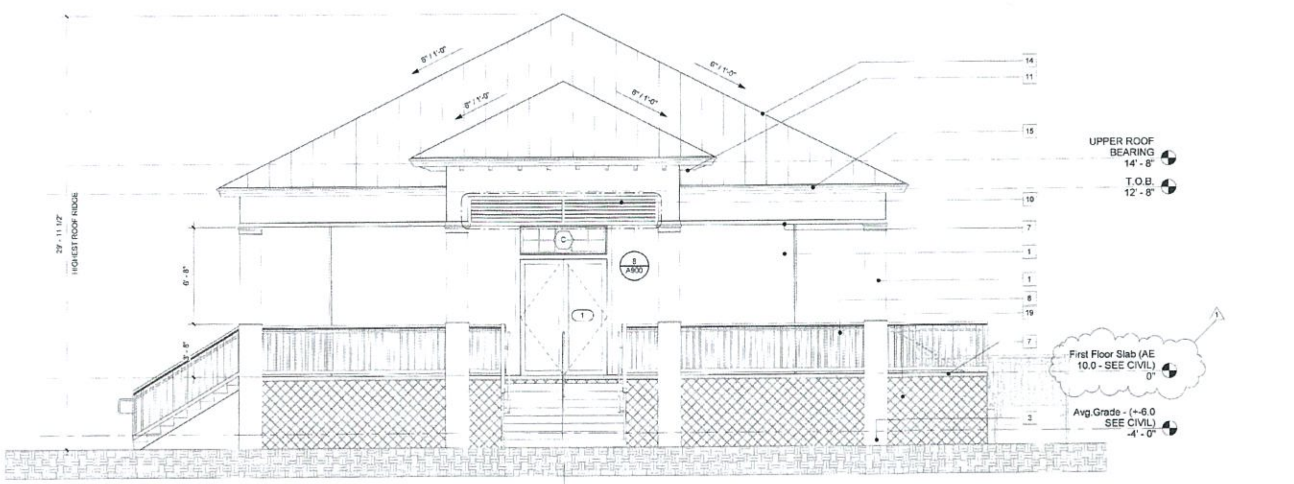
A201

Scale: As indicated

JUN 29 2015
2015-049



1 Front Elevation
1/4" = 1'-0"



2 Rear Elevation
1/4" = 1'-0"

ELEVATION / SECTION NOTES

FIRE PROTECTION MARKINGS: BUILDING ADDRESS NUMBERS SHALL BE PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND NUMERALS SHALL BE NOT LESS THAN 6" IN HEIGHT. ALL PROTECTION MARKINGS SHALL COMPLY WITH NFPA 1 FIRE CODE SECTION 10.12.

ALL EXTERIOR FOAM MUST BE PLACED BEFORE EXTERIOR PAINTING.

ALL NECESSARY TRIM ACCESSORIES SUCH AS SCREEDS, VENTS, CORNER BEADS ECT. TO BE VINYL.

FRAMED HORIZONTAL SURFACES TO RECEIVE SHEATHING WITH SYNTHETIC FINISH.

FRAMED AND SHEATHED STUCCO FINISHED SURFACES TO RECEIVE SELF FURRING SYNTHETIC PLASTIC LATH.

ALL EXPOSED EXTERIOR C.M.U. AND CONCRETE SURFACES TO RECEIVE 5/8" NOMINAL THICKNESS SKIP TROWEL LIGHT TEXTURED STUCCO FINISH U.N.O.

ALL STUCCO BANDING, MOLDINGS AND STUCCO REVEALS TO RECEIVE SMOOTH STUCCO FINISH U.N.O.

ALL EPS BANDS AND CORNICE TO BE FORMED FROM 1.5 # EPS.

ALL MECHANICAL EQUIPMENT INCLUDING BUT NOT LIMITED TO HEATING, VENTILATING, AIR CONDITIONING MACHINERY AND PLUMBING FIXTURES SHALL BE SCREENED FROM PUBLIC VIEW.

ELEVATION / SECTION KEY NOTES

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NOTE 2: SMOOTH CEMENTITIOUS FINISH ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 3: 1 1/2" CEMENTITIOUS STUCCO FINISH BASE ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

NOTE 4: TEXTURED CEMENTITIOUS FINISH ON CONCRETE OR CMU WALL. (SAMPLE TO BE APPROVED BY ARCHITECT)

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NOTE 6: FOAM FORMED DECORATIVE EXTERIOR MOLDING WITH HARDENED POLYURETHANE FINISH. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS AND PROVIDE A SEAMLESS INSTALLATION. ALL CORNERS TO BE MITERED, TYP. SEE MOLDING DETAILS FOR SIZE AND PROFILE. SAMPLES TO BE APPROVED BY ARCHITECT.

NOTE 7: SMOOTH CEMENTITIOUS TRIM / BAND. REFER TO DETAILS FOR SIZE AND PROFILE, TYPICAL.

NOTE 8: 42" HIGH ESP PAINT FINISH ALUMINUM GUARD RAIL WITH 1 1/2" x 1 1/2" PICKETS & CORNER POSTS. NO OPENINGS TO ALLOW A 4" SPHERE TO PASS THROUGH. ALL RAILING COMPONENTS TO COMPLY WITH SEC 1013 OF THE FBC. ALL JOINTS TO BE WELDED, GRINDED, AND SANDED SMOOTH. INSTALL AS PER SPECIFICATIONS AND SHOP DRAWINGS. SHOP DRAWINGS TO BE APPROVED BY ARCHITECT.

NOTE 9: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL BAHAMA STYLE SHUTTER. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SHOP DRAWINGS TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

NOTE 10: ESP PAINT FINISH ALUMINUM OR APPROVED EQUAL COMPOSITE MATERIAL DECORATIVE ARCHITECTURAL SHUTTERS. SEE DETAIL FOR NOMINAL SIZE AND DESIGN. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 11: FOAM FORMED DECORATIVE OUTRIGGERS WITH HARDENED POLYURETHANE FINISH @ 24" O.C. SEE DETAIL FOR DIMENTIONS AND PROFILE. NOTE THAT SLOPE VARIES AS PER LOCATION. SAMPLE TO BE APPROVED BY ARCHITECT.

NOTE 12: SMOOTH CEMENTITIOUS FINISHED CONCRETE BEAM. SEE DETAIL FOR END PROFILE.

NOTE 13: ESP PAINT FINISH COLUMNS. SEE DETAIL FOR SIZE AND DESIGN.

NOTE 14: STANDING SEAM METAL ROOF OVER SPECIFIED WATERPROOFING MEMBRANE, SUBSTRATE, AND DECKING. APPLICATION TO MEET MANUFACTURERS SPECIFICATIONS AND MEET ALL BUILDING CODE REQUIREMENTS. MANUFACTURER, COLOR, AND FINISH TO BE APPROVED BY ARCHITECT.

NOTE 15: 26 ga. METAL DRIP EDGE OVER 1"x4" PRIMED AND PAINTED FASCIA OVER 2"x8" PRIMED AND PAINTED SUB FASCIA.

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NOTE 18: CERAMIC TILE TO 5' A.F.F.

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NOTE 21: PRE-ENGINEERED TRUSSES. SEE STRUCTURAL.

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NOTE 23: TONGUE AND GROOVE CEILING.

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Playa Largo Ocean Residences
Club House
Key Largo Florida

Revision Schedule

No.	Description	Date
1	FFE Revision	06-20-15

Building Elevations

Client Name	
Project number	083114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

A400

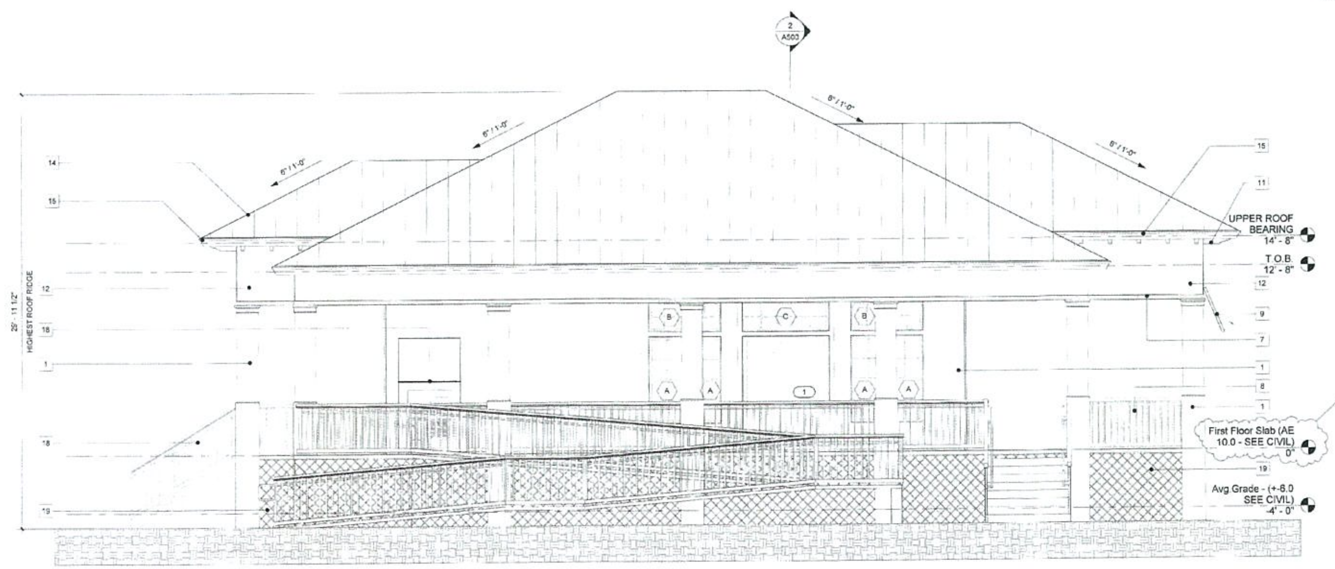
Scale 1/4" = 1'-0"

JUN 29 2015
2015-049

6/22/2015 10:57:33 AM

1 Right Side Elevation
1/4" = 1'-0"

AE Elevation = NGVD Elevation
REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS



2 Left Side Elevation
1/4" = 1'-0"

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REFER TO CIVIL ENGINEERING PLANS AND DETAILS FOR ALL GRADE AND FINISH FLOOR ELEVATIONS

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Playa Largo Ocean Residences
Club House
Key Largo Florida

Revision Schedule		
No.	Description	Date
1	FFE Revision	06-20-15

Building Elevations

Client Name	
Project number	032114
Date	04-27-15
Project Status	Permit Plans
Checked by	Checker

A401

Scale 1/4" = 1'-0"

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2015-049

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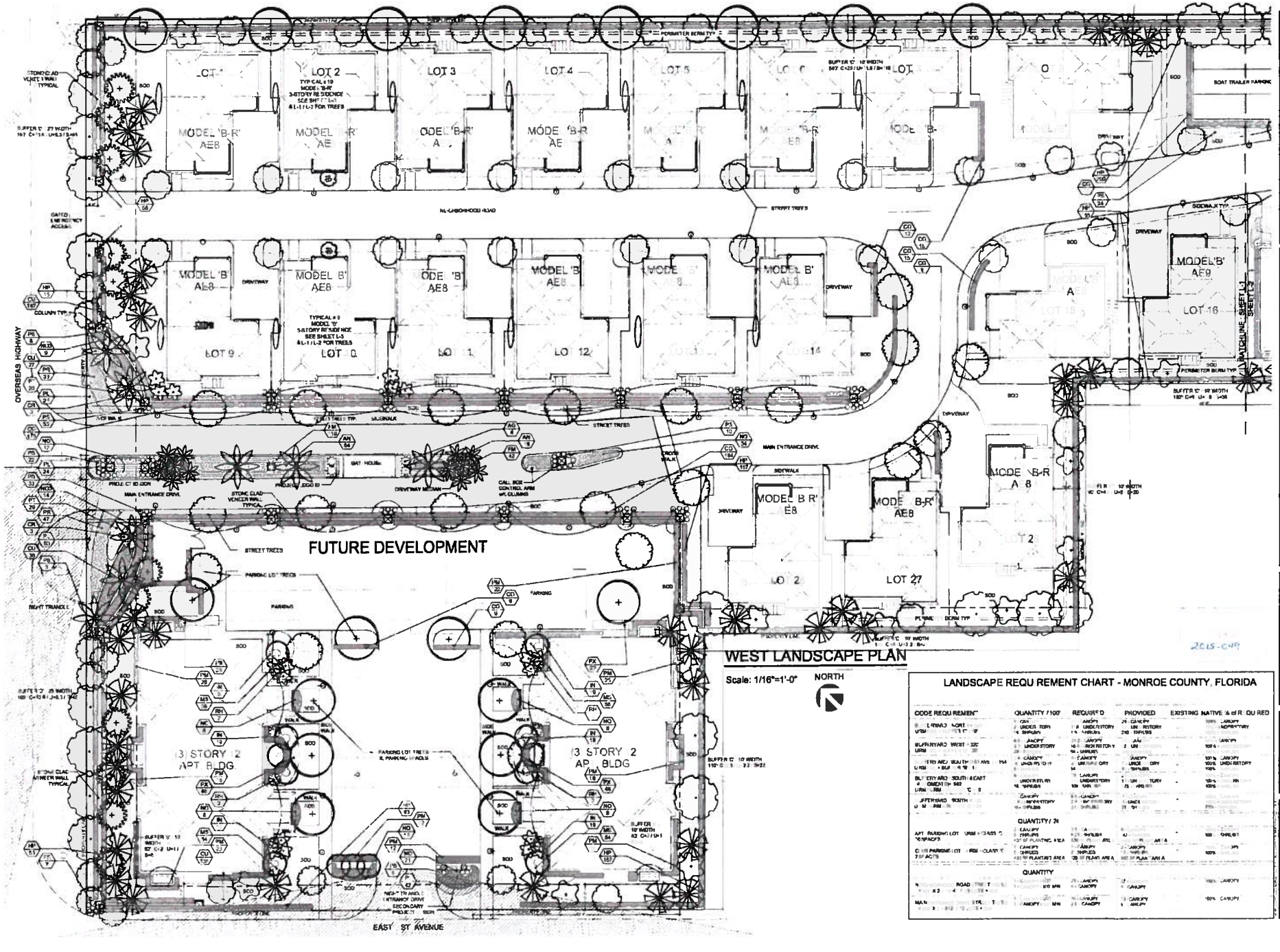

WEST LANDSCAPE PLAN

Scale: 1/16"=1'-0"

NORTH

LANDSCAPE REQUIREMENT CHART - MONROE COUNTY, FLORIDA

CODE REQUIREMENT	QUANTITY / 100'	REQUIRED	PROVIDED	EXISTING NATIVE AREA TO BE RETAINED
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BUFFERYARD WEST - 320 LINEAR	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BUFFERYARD SOUTH/EAST [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
BUFFERYARD SOUTH [illegible]	[illegible]	[illegible]	[illegible]	[illegible]
QUANTITY / 3K				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
QUANTITY				
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

WITKIN HULTS DESIGN GROUP

PLAYA LARGO RESIDENCES

KEY LARGO, MONROE COUNTY, FLORIDA

LANDSCAPE PLAN

04 2 15 Permit Plans
10-15 Site Plan

2015-049

Seal

Lic # LA0003888

Drawing: CONCEPT PERMIT
Date: 03/25/2015
Scale: 1/16" = 1'-0"
Drawn by: SCH
Sheet No

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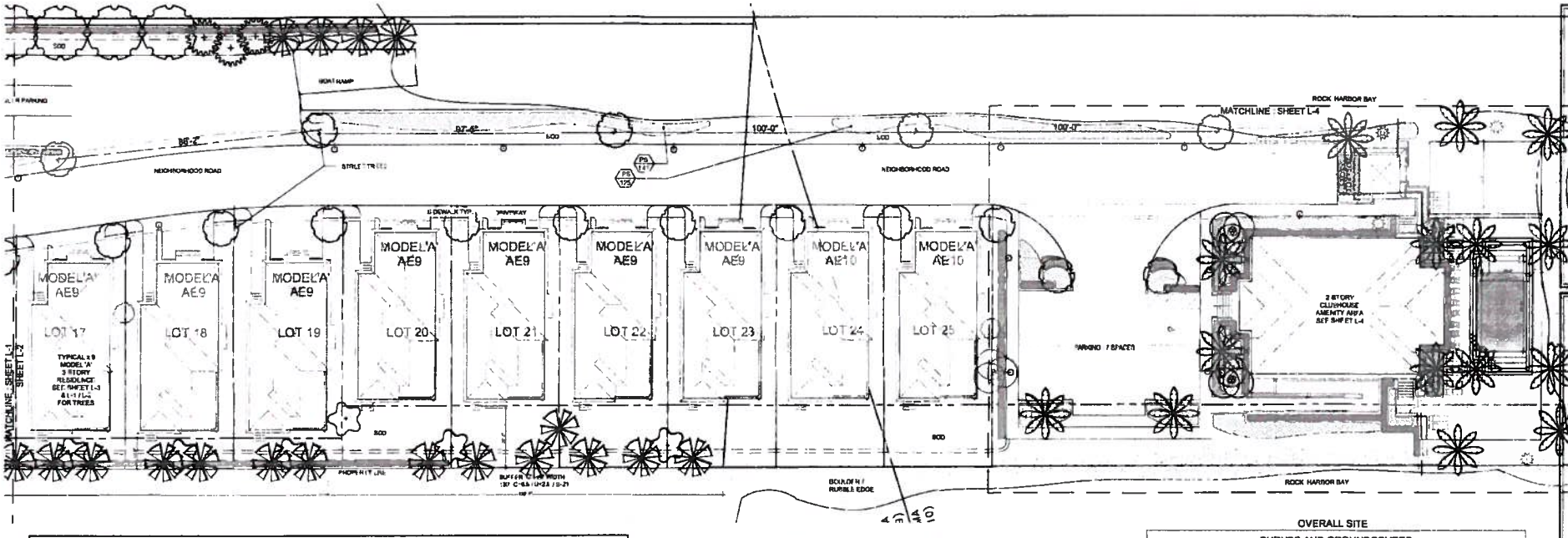


LANDSCAPE REQUIREMENT CHART - MONROE COUNTY, FLORIDA

CODE REQUIREMENT	QUANTITY / 100'	REQUIRED	PROVIDED	EXISTING NATIVE % of REQUIRED
BUFFERYARD : NORTH = 580' URM : SR = BUFFER 'C' - 10'	5 - CANOPY 2 - UNDERSTORY 18 - SHRUBS	29 - CANOPY 11.6 - UNDERSTORY 116 - SHRUBS	29 - CANOPY 12 - UNDERSTORY 280 - SHRUBS	100% - CANOPY 78% - UNDERSTORY 100% - SHRUBS
BUFFERYARD : WEST = 320' URM : SC = BUFFER 'D' - 20'	6.6 - CANOPY 3.3 - UNDERSTORY 29 - SHRUBS	21.2 - CANOPY 10.6 - UNDERSTORY 58 - SHRUBS	30 - CANOPY 12 - UNDERSTORY 280 - SHRUBS	66% - CANOPY 100% - UNDERSTORY 100% - SHRUBS
BUFFERYARD : SOUTH (1ST AVE.) = 164' URM : SC = BUFFER 'B' - 10'	2.6 - CANOPY .8 - UNDERSTORY 8 - SHRUBS	4 - CANOPY 2 - UNDERSTORY 16 - SHRUBS	4 - CANOPY 3 - UNDERSTORY 67 - SHRUBS	100% - CANOPY 100% - UNDERSTORY 100% - SHRUBS
BUFFERYARD : SOUTH & EAST (4.5' SEGMENTS) = 540' URM : URM = BUFFER 'C' - 10'	5 - CANOPY 2 - UNDERSTORY 18 - SHRUBS	29 - CANOPY 11 - UNDERSTORY 108 - SHRUBS	29 - CANOPY 11 - UNDERSTORY 275 - SHRUBS	100% - CANOPY 100% - UNDERSTORY 100% - SHRUBS
BUFFERYARD : SOUTH = 130' URM : URM = BUFFER 'C' - 20'	4 - CANOPY 1.8 - UNDERSTORY 16 - SHRUBS	8.5 - CANOPY 2.8 - UNDERSTORY 21 - SHRUBS	7 - CANOPY 3 - UNDERSTORY 21 - SHRUBS	100% - CANOPY 100% - UNDERSTORY 75% - SHRUBS
	QUANTITY / 24			
APT. PARK NG LOT : URM = CLASS 'C' 30 SPACES	2 - CANOPY 5 - SHRUBS 430 SF PLANTING AREA	2.5 - CANOPY 8.25 - SHRUBS 538 SF PLANT AREA	8 - CANOPY 142 - SHRUBS 2400 SF PLANT AREA	100% - CANOPY 100% - SHRUBS
CLUB PARKING LOT : URM = CLASS 'C' 7 SPACES	2 - CANOPY 5 - SHRUBS 430 SF PLANTING AREA	1 - CANOPY 2 - SHRUBS 125 SF PLANT AREA	2 - CANOPY 12 - SHRUBS 950 SF PLANT AREA	100% - CANOPY 100% - SHRUBS
	QUANTITY			
NEIGHBORHOOD ROAD STREET TREES = 902' X 2 = 1804' / 25 LOTS = 400'	1 - CANOPY / LOT 1 - CANOPY / 100' MIN	25 - CANOPY 4 - CANOPY	27 - CANOPY 5 - CANOPY	100% - CANOPY
MAIN ENTRANCE DRIVE STREET TREES =406' X 2 = 812' / 10 LOTS = 250'	1 - CANOPY / LOT 1 - CANOPY / 100' MIN	10 - CANOPY 2.5 - CANOPY	11 - CANOPY 4 - CANOPY	100% - CANOPY

EAST LANDSCAPE PLAN

NORTH

Scale: 1/16"=1'-0"

MASTER PLANT LIST

TREES/PALMS

SYMBOL	QUAN	PROPOSED MATERIAL		MITIGATION
	2	Acrocomia aculeata PALMOTTO PALM	15' O.A. HT. MIN F.G., 8 TRUNK MIN.	
	8	Bismarckia nobilis BISMARCK PALM	8' OF WOOD F.G.	
	2	*Bursera simaruba GUMBO LIMBO	12' HT. X 6" SPR. 3" DBH. F.G.	46"
	26	*Conocarpus erectus - 'Buffer Understory' Geiger Tree	8' HT. X 3' SPR. 2" DBH F.G.	
	21	*Chrysophyllum oliviforme SATINLEAF	12' HT. X 5' SPR. 3" DBH F.G.	121"
	49	*Coccoloba diversifolia PIGEON PLUM	12' HT. X 6' SPR. 3" DBH F.G.	
	14	*Conocarpus erectus - 'Buffer Understory' GREEN BUTTONWOOD	8' HT. X 3' SPR. 2" CA. F.G.	
	15	Cocos nucifera 'Maypan' MAYPAN COCONUT PALM	12'-15' O.W., Existing to Relocate SEE SHEET TD-1	
	13	Ipomoea pes-caprae JAPANESE PRIVET	10' HT. X 10' SPR., B.C.T. MULTI F.G.	
	18	Ilex cassine 'Medlycan' WILD AMARIND	12' HT. X 5' SPR. 3" DBH F.G.	
	13	Ravenala madagascariensis TRAVELER PALM	12' OA HT. - 10' WOOD F.G.	
	53	* Sabal palmetto SABAL PALM	20' O.A. HT. MIN. - 11" DBH F.G.	
	19	** Swietenia mahagoni MAHAGONY	12-16 HT. X 5' SPR. 3" DBH F.G.	40"
	14	Tabebuia heterophylla PINK TAB	12' HT. X 5' SPR. 3" DBH F.G.	
	3	Veitchia montgomeryana 'Triple' DOUBLE MONTGOMERY PALM	8' C.T. 10' C.T. 12' C.T. F.G. STAGGERED	
	18	Veitchia montgomeryana 'Single' SINGLE MONTGOMERY PALM	15' O.A. HT. MIN. - 12' C.T. F.G.	

* DENOTES NATIVE SPECIES

** NATIVE THREATENED OR ENDANGERED MITIGATION TREES
* DENOTES NATIVE SPECIES
100% OF CANOPY TREES ARE NATIVE / 80% DROUGHT TOLERANT LIST
50% OF PALM TREES ARE NATIVE / 95% ARE ON CITY NATIVE PALM LIST / 55% DROUGHT TOLERANT LIST

MITIGATION= 84 THATCH PALMS & 69 TREES (NCLUDES BARALS) = 273" DBH

OVERALL SITE

SHRUBS AND GROUNDCOVERS

SYMBOL	QUAN	PROPOSED MATERIAL	
AB	6	Aechmea blanchetiana BRIGHT YELLOW BROMELIAD	20" HT. X 10" SPR 10" POT
AG	9	Agave Americana 'Yellow Stripe' YELLOW STRIP CENTURY PLANT	3'HT X 3' SPR 15 GAL
AN	73	Allamanda neriifolia YELLOW ALLAMANDA	18" HT. X 20" SPR. / 24" O.C. 3 GAL
CG	509	Cluisia guttifera SMALL LEAF CLUSIA	24" HT. X 20" SPR. / 24" O.C. 3 GAL.
CR	12	*Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL
CU	490	*Coccoloba uvifera SEA GRAPE	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
FM	242	Ficus microcarpa 'Green Island' GREEN ISLAND FICUS	18" HT. X 15" SPR. / 15" O.C. 3 GAL.
HP	988	*Hamelia patens 'compact' DWARF FIREBUSH	24" HT. X 24" SPR. / 24" O.C. 3 GAL
HP2	2	*Hamelia patens FIREBUSH - Tree Standard	6' HT. X 4' SPR. F.G.
IN	100	Ixora 'Nora Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL
MS	220	Muhlenbergia capillaris WART FERN	12" HT. X 18" SPR. / 18" O.C. 3 GAL
NO	118	Nerium oleander 'Petite Pink' OLEANDER DWARF	24" HT. X 18" SPR. / 24" O.C. 3 GAL
NO2	2	Nerium oleander OLEANDER	6' HT. X 5' SPR. MULTI TRUNK 25 GAL.
NO3	23	Nerium oleander OLEANDER	4' HT. X 24" SPR. / 24" O.C. 7 GAL
PL	208	Podocarpus macrophyllus 'Nana Long Pink' DWARF PENTAS	8" HT. X 8" SPR. / 12" O.C. 1 GAL
PM	289	Podocarpus macrophyllus PODOCARPUS	24" HT. X 16" SPR. / 24" O.C. 3 GAL
PR	80	Pennisetum setaceum 'Cupreum' RED FOUNTAIN GRASS	24" HT. X 20" SPR. / 24" O.C. 3 GAL
PS	733	Pennisetum setaceum 'Alba' WHITE FOUNTAIN GRASS	24" HT. X 20" SPR. / 24" O.C. 3 GAL
PT	49	Philodendron 'Xanadu' JAPANESE PITTOSPORUM	18" HT. X 12" SPR. / 24" O.C. 3 GAL
PX	140	Philodendron selloum DWARF PHILODENDRON	18" HT. X 18" SPR. / 18" O.C. 3 GAL
RH	8	Rhapis excelsa LADY PALM	4' O.A. HT. 7 GAL
SOD	As Required	Stenotaphrum secundatum 'Floratam' ST. AUGUSTINE GRASS	SOLID SWEN SOD
TV	42	Trachelospermum jasminoides 'Variegated' CONFEDERATE JASMINE VARIEGATED	24" HT. X 24" SPR. / 24" O.C. 3 GAL
ZP	91	Zamia furfuracea COONTIE	18" HT. X 18" SPR. / 18" O.C. 3 GAL

WITKIN HULTS DESIGN GROUP

PLAYA LARGO RESIDENCES

KEY LARGO, MONROE COUNTY, FLORIDA

LANDSCAPE PLAN & OVERALL SCHEDULE

Revisions:
04-27-15 Per Hist Plans
06-19-15 Site Plan

Seal

Lic # LA0002488
Member A.S.L.A.

Drawing: PERMIT
Date: 03/24/2015
Scale: 1/16" = 1'-0"
Drawn by: SCH
Sheet No

L-2

Job No: 2015.000

TYPICAL UNIT 'A' x 9

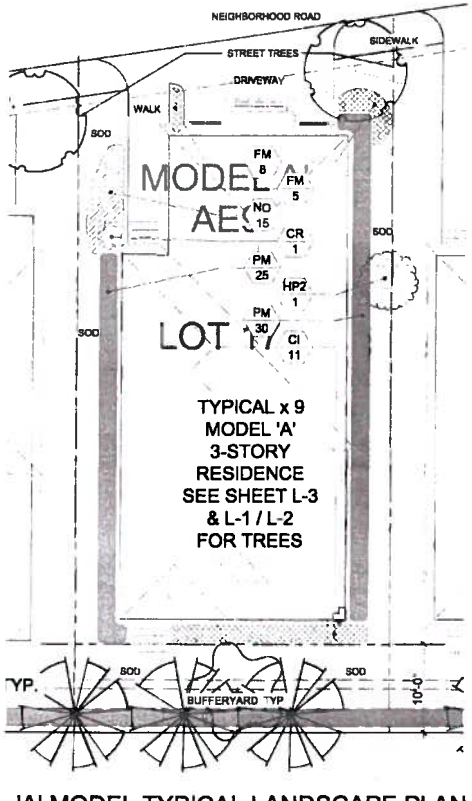
SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	x9 QUAN.	PROPOSED MATERIAL	
CI	11	99	"Chrysobalanus icaco 'Red Tip' RED TIP COCOPLUM	18" HT. X 24" SPR. / 24" O.C. 3 GAL
CR	1	9	"Crinum augustum 'Queen Emma' PURPLE CRINUM LILY	3' O.A. HT. 7 GAL
FM	13	117	Ficus macrocarpa 'Green Island' GREEN ISLAND FICUS	18" HT. X 15" SPR. / 18" O.C. 3 GAL
HP2	7	63	"Hamelia patens 'Tree Standard'	8' HT. X 4' SPR. 1 G
NO	15	135	Nerium oleander OLEANDER	24" HT. X 15" SPR. / 24" O.C. 3 GAL
PM	55	495	Podocarpus macrophyllus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL

TYPICAL UNIT 'B' x 9

SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	x9 QUAN.	PROPOSED MATERIAL	
IN	16	144	Ixora 'Nora Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL
NO2	1	9	Nerium oleander OLEANDER	8' HT. X 5' SPR. MULTI TRUNK 25 GAL.
PM	45	405	Podocarpus macrophyllus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PX	19	171	Philodendron selloum DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
RH	1	9	Rhapis excelsa LADY PALM	6' O.A. HT. 7 GAL.

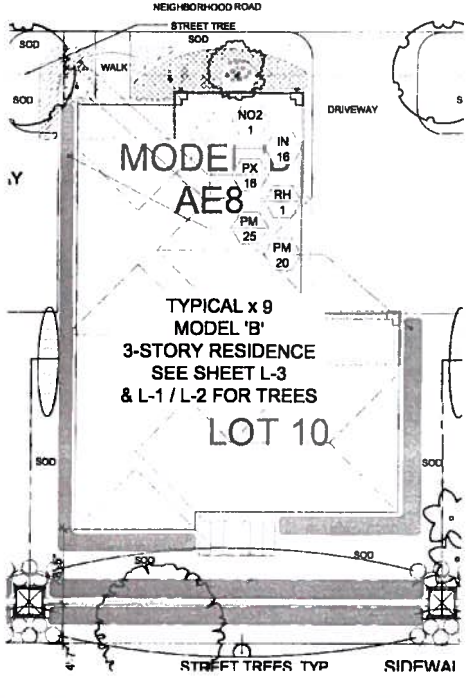
TYPICAL UNIT 'BR' x 10

SHRUBS AND GROUNDCOVERS				
SYMBOL	QUAN.	x10 QUAN.	PROPOSED MATERIAL	
IN	15	150	Ixora 'Nora Grant' IXORA	24" HT. X 24" SPR. / 24" O.C. 3 GAL
NO2	1	10	Nerium oleander OLEANDER	8' HT. X 5' SPR. MULT. TRUNK 25 GAL.
PM	45	450	Podocarpus macrophyllus PODOCARPUS	24" HT. X 24" SPR. / 24" O.C. 3 GAL.
PX	16	160	Philodendron selloum DWARF PHILODENDRON	18" HT. X 15" SPR. / 18" O.C. 3 GAL.
RH	1	10	Rhapis excelsa LADY PALM	6' O.A. HT. 7 GAL.



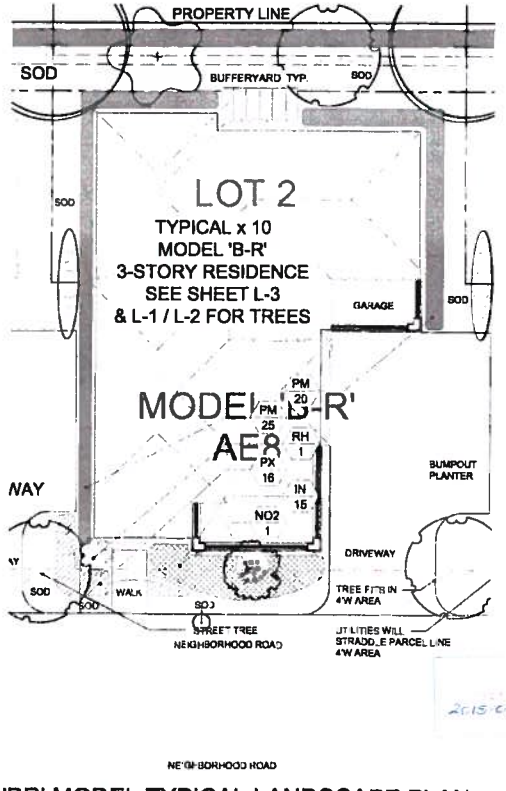
'A' MODEL TYPICAL LANDSCAPE PLAN

Scale: 1/8"=1'-0"



'B' MODEL TYPICAL LANDSCAPE PLAN

Scale: 1/8"=1'-0"



'BR' MODEL TYPICAL LANDSCAPE PLAN

Scale: 1/8"=1'-0"

NORTH

WITKIN HULTS DESIGN GROUP

PLAYA LARGO RESIDENCES

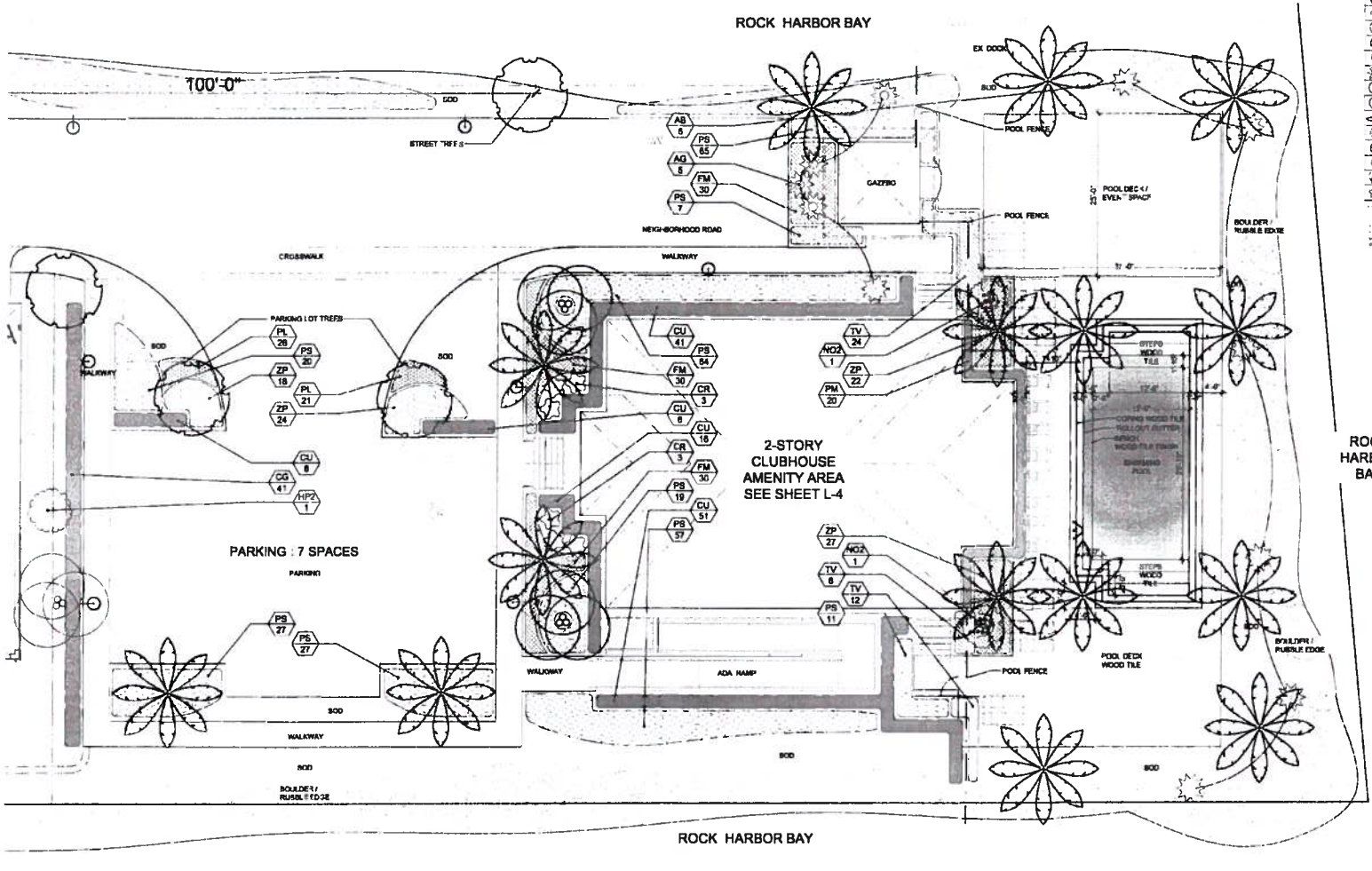
KEY LARGO, MONROE COUNTY, FLORIDA

TYPICAL MODELS: LANDSCAPE PLAN & SCHEDULE

Revisions
04-27-15 Permit Plans
09-18-15 Site Plan

Drawing: PERMIT
Date: 09/24/2015
Scale: 1/8" = 1'-0"
Drawn by: SCH
Sheet No.

L-3



MASTER PLANT LIST

TREES/PALMS

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	7			
	8			
	3			48"
	26			
	21			121
	48			
	14			
	18			
	13			
	19			
	13			
	50			
	11			67"
	14			
	1			
	19			

MITIGATION: 64 THATCH PALMS & 64 TREES (30 2.5" CAL. SABAL) 273" DBH

OVERALL SITE

SHRUBS AND GROUNDCOVERS

KEY	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
AB	6			
AG	9			
AN	10			
CG	509			
CR	12			
CU	499			
FM	242			
HP	199			
HP2	2			
N	100			
NO	229			
NO2	11			
NO3	2			
PL	230			
PM	276			
PR	10			
PS	733			
PT	45			
PX	141			
RH	8			
SOD				
TV	42			
ZP	81			

LANDSCAPE PLAN

Scale 1/8" = 1'-0"

NORTH

2015-049

WITKIN HULTS DESIGN GROUP

PLAYA LARGO RESIDENCES

KEY LARGO, MONROE COUNTY, FLORIDA

CLUBHOUSE : LANDSCAPE PLAN

Project

Revisions
04-27-15 Permit Plans
06-18-15 Site Plan

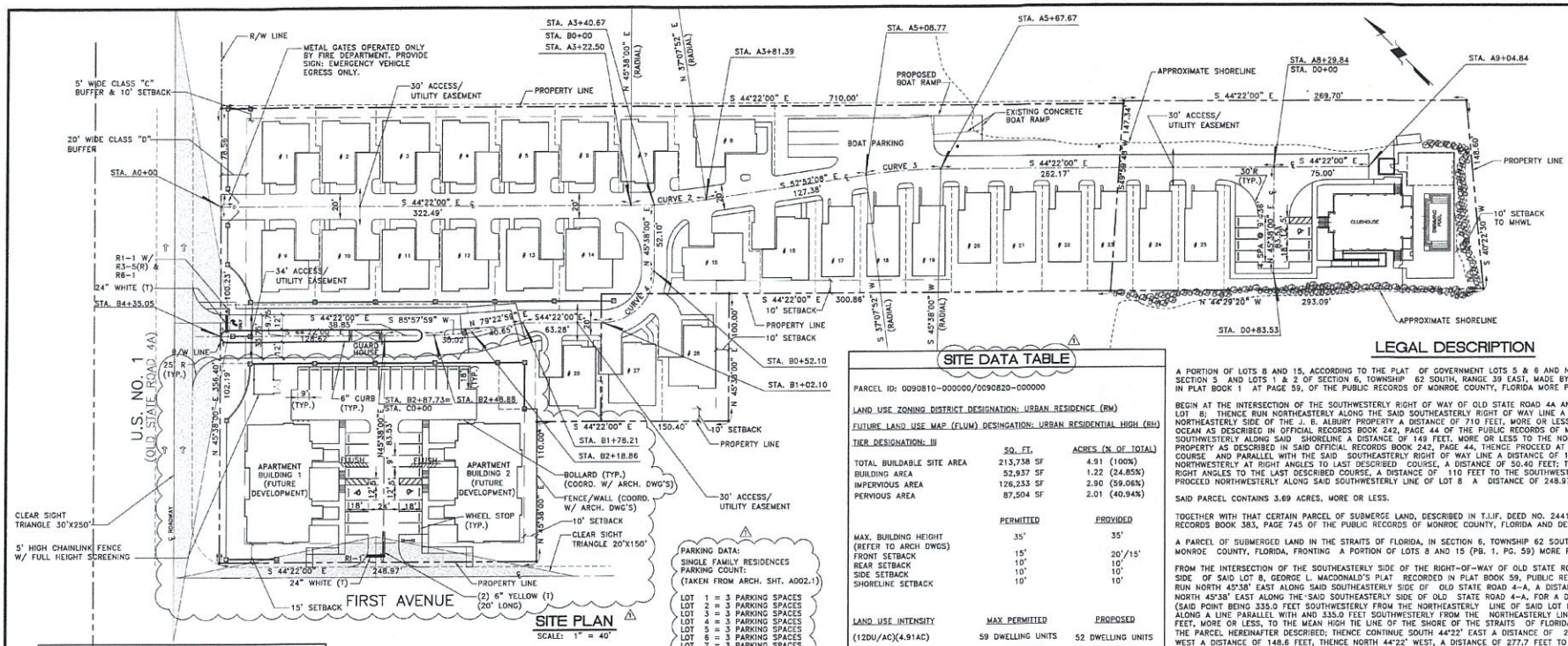
Seal

Lic. # AA0003881
Matthew A. Lee

Drawing CONCEPT / PERMIT
Date 03/25/2015
Scale 1/8" = 1'-0"
Drawn by BCH
Sheet No

L-4

Cad ID 2015-030



SITE PLAN

SCALE: 1" = 40'

SITE DATA TABLE

PARCEL ID: 0090810-000000/0090820-000000

LAND USE ZONING DISTRICT DESIGNATION: URBAN RESIDENCE (RM)

FUTURE LAND USE MAP (FLUM) DESIGNATION: URBAN RESIDENTIAL HIGH (RH)

TIER DESIGNATION: III

	SQ. FT.	ACRES (% OF TOTAL)
TOTAL BUILDABLE SITE AREA	213,738 SF	4.91 (100%)
BUILDING AREA	52,937 SF	1.22 (24.85%)
IMPERVIOUS AREA	126,233 SF	2.90 (59.06%)
PERVIOUS AREA	87,504 SF	2.01 (40.94%)

	PERMITTED	PROVIDED
MAX. BUILDING HEIGHT (REFER TO ARCH DWGS)	35'	35'
FRONT SETBACK	15'	20'/15'
REAR SETBACK	10'	10'
SIDE SETBACK	10'	10'
SHORELINE SETBACK	10'	10'

LAND USE INTENSITY	MAX PERMITTED	PROPOSED
(12DU/AC)(4.91AC)	59 DWELLING UNITS	52 DWELLING UNITS
OPEN SPACE RATIO W/ AFFORDABLE HOUSING (.25)(213,738 SF)	MAX PERMITTED 53,434 SF	PROPOSED 52,937 SF

PARKING SPACES	REQUIRED	PROVIDED
SINGLE-FAMILY DWELLING 2 SPACES FOR EVERY UNIT	56	78
AFFORDABLE HOUSE UNITS (1.29 SPACES PER UNIT PROVIDED)		31
CLUB HOUSE		7
BOAT RAMP		3

LEGAL DESCRIPTION

A PORTION OF LOTS 8 AND 15, ACCORDING TO THE PLAT OF GOVERNMENT LOTS 5 & 6 AND NW 1/4 OF OF THE NW 1/4 OF SECTION 5 AND LOTS 1 & 2 OF SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, MADE BY GEORGE L MACDONALD AND RECORDED IN PLAT BOOK 1 AT PAGE 59, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF OLD STATE ROAD 4A AND THE SOUTHWESTERLY SIDE OF SAID LOT 8; THENCE RUN NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 356.40 FEET TO THE NORTHEASTERLY SIDE OF THE J. B. ALBURY PROPERTY A DISTANCE OF 710 FEET, MORE OR LESS TO THE SHORELINE OF THE ATLANTIC OCEAN AS DESCRIBED IN OFFICIAL RECORDS BOOK 242, PAGE 44 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA THENCE SOUTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 149 FEET, MORE OR LESS TO THE NORTHEASTERLY LINE OF THE DORIS REESE PROPERTY AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 242, PAGE 44, THENCE PROCEED AT RIGHT ANGLES TO LAST DESCRIBED COURSE AND PARALLEL WITH THE SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE PROCEED NORTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 50.40 FEET; THENCE PROCEED SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF .110 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 8; THENCE PROCEED NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 8 A DISTANCE OF 248.97 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.69 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN PARCEL OF SUBMERGE LAND, DESCRIBED IN T.I.I.F. DEED NO. 24410 (1906-44), RECORDED IN OFFICIAL RECORDS BOOK 383, PAGE 745 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND DESCRIBED VERBATIM HEREINAFTER:

A PARCEL OF SUBMERGED LAND IN THE STRAITS OF FLORIDA, IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, FRONTING A PORTION OF LOTS 8 AND 15 (PB. 1, PG. 59) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE RIGHT-OF-WAY OF OLD STATE ROAD 4-A AND THE SOUTHWESTERLY SIDE OF SAID LOT 8, GEORGE L. MACDONALD'S PLAT RECORDED IN PLAT BOOK 59, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN NORTH 45°38' EAST ALONG SAID SOUTHEASTERLY SIDE OF OLD STATE ROAD 4-A, A DISTANCE OF 160 FEET; THENCE CONTINUED NORTH 45°38' EAST ALONG THE SAID SOUTHEASTERLY SIDE OF OLD STATE ROAD 4-A, FOR A DISTANCE OF 198.6' FEET TO A POINT (SAID POINT BEING 335.0 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 8); THENCE RUN SOUTH 44°22' EAST ALONG A LINE PARALLEL WITH AND 335.0 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 8, A DISTANCE OF 710 FEET, MORE OR LESS, TO THE MEAN HIGH TIE LINE OF THE SHORE OF THE STRAITS OF FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 44°22' EAST A DISTANCE OF 269.7 FEET; THENCE SOUTH 40°22'30" WEST A DISTANCE OF 148.6 FEET, THENCE NORTH 44°22' WEST, A DISTANCE OF 277.7 FEET TO THE SAID MEAN HIGH TIDE LINE; THENCE NORTHEASTERLY MEANDERING SAID MEAN HIGH TIDE LINE; THENCE NORTHEASTERLY MEANDERING SAID MEAN TIDE LINE, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.93 ACRES, MORE OR LESS.

AND,

A PORTION OF LOT 8, ACCORDING TO THE PLAT OF GOVERNMENT LOTS 5 AND 6 AND NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, MADE BY GEORGE L. MACDONALD AND RECORDED IN PLAT BOOK 1 PAGE 59 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A AND THE SOUTHWESTERLY LINE OF SAID LOT 8, AND RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 8 FOR 248.97 FEET; THENCE DEFLECT 90° RIGHT AND RUN SOUTHEASTERLY FOR 50.4 FEET ALONG THE LINE COMMON TO THE J.B. ALBURY AND THE RICHARD C. ALBURY PROPERTIES TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 100.00 FEET; THENCE DEFLECT 90° LEFT AND RUN NORTHEASTERLY ALONG THE NORTH WESTERLY LINE AND OF THE NOW OR FORMERLY DORIS REESE PROPERTY FOR 100.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO CONDITIONS, RESTRICTIONS AND RESERVATION OF RECORD; EASEMENTS FOR PUBLIC UTILITIES, IF ANY; ZONING ORDINANCES; AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS.

CURVE TABLE

I.D.	DELTA	RADIUS	TANGENT	ARC LENGTH
CURVE 1	REMOVED			
CURVE 2	08°26'14"	400.00'	40.71'	58.90'
CURVE 3	08°26'14"	400.00'	40.71'	58.90'
CURVE 4	90°00'00"	40.00'	56.57'	62.83'

SIGN LEGEND

R1-1	30" X 30" STOP SIGN
R3-5(R)	30" X 36" RIGHT TURN ONLY SIGN
R6-1	36" X 12" ONE WAY SIGN

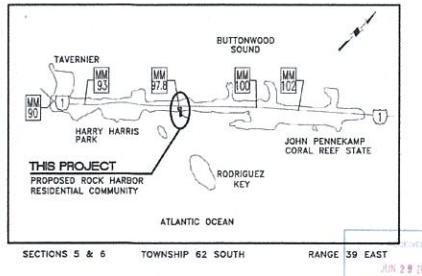
GENERAL NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929.
2. ELEVATIONS SHOWN HERE ARE RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, BASED ON MONROE COUNTY BENCHMARK No. Y-275, LOCATED ON JUNE 6, 2014.
3. LANDS SHOWN HEREON ARE LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AF BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12087C0929K, FOR COMMUNITY No. 125129, DATED FEBRUARY 18, 2005, AND IS RELATIVE TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
4. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
6. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
7. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
8. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDINGS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
10. EXISTING CONDITIONS WERE TAKEN FROM THE SURVEY PREPARED BY ENGINEERING & SURVEYING CONSULTANT, DATED JUNE 6, 2014.

Always call 811 two full business days before you dig
Sunshine811.com

INDEX OF DRAWINGS

DWG. NO.	DESCRIPTION
C-1	SITE PLAN & NOTES
C-2	PAVING-GRADING-DRAINAGE PLAN & NOTES
C-3	SITE/DRAINAGE DETAILS
D-1	DEMOLITION PLAN
SWPPP-1	STORMWATER POLLUTION PREVENTION NOTES
SWPPP-2	STORMWATER POLLUTION PREVENTION PLAN
W-1	WATER DISTRIBUTION PLAN
W-2	WATER NOTES & PROFILES
W-3	WATER DETAILS
SS-1	SANITARY SEWER PLAN & NOTES
SS-2	SANITARY SEWER PROFILES & DETAILS
SS-3	LIFT STATION PLAN & DETAILS
SS-4	LIFT STATION ELECTRICAL DETAIL & NOTES



SECTIONS 5 & 6 TOWNSHIP 62 SOUTH RANGE 39 EAST

LOCATION MAP

N.T.S.

RECEIVED JUN 29 2015 2015-049 BUILDING DEPARTMENT

PERMIT SET

DRAWN BY:	G.G.G./S.D.
CHECKED BY:	O.P.S.
APPROVED BY:	N.H.O.
DATE:	4/27/15
PROJECT NO.:	14082

PL OCEAN RESIDENCES HOLDINGS LLC
4651 SHERIDAN STREET, SUITE 480
HOLLYWOOD, FLORIDA 33021
(954) 392-8788

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

FOR THE FIRM NELSON H. ORTIZ PE-57558 (DWL)

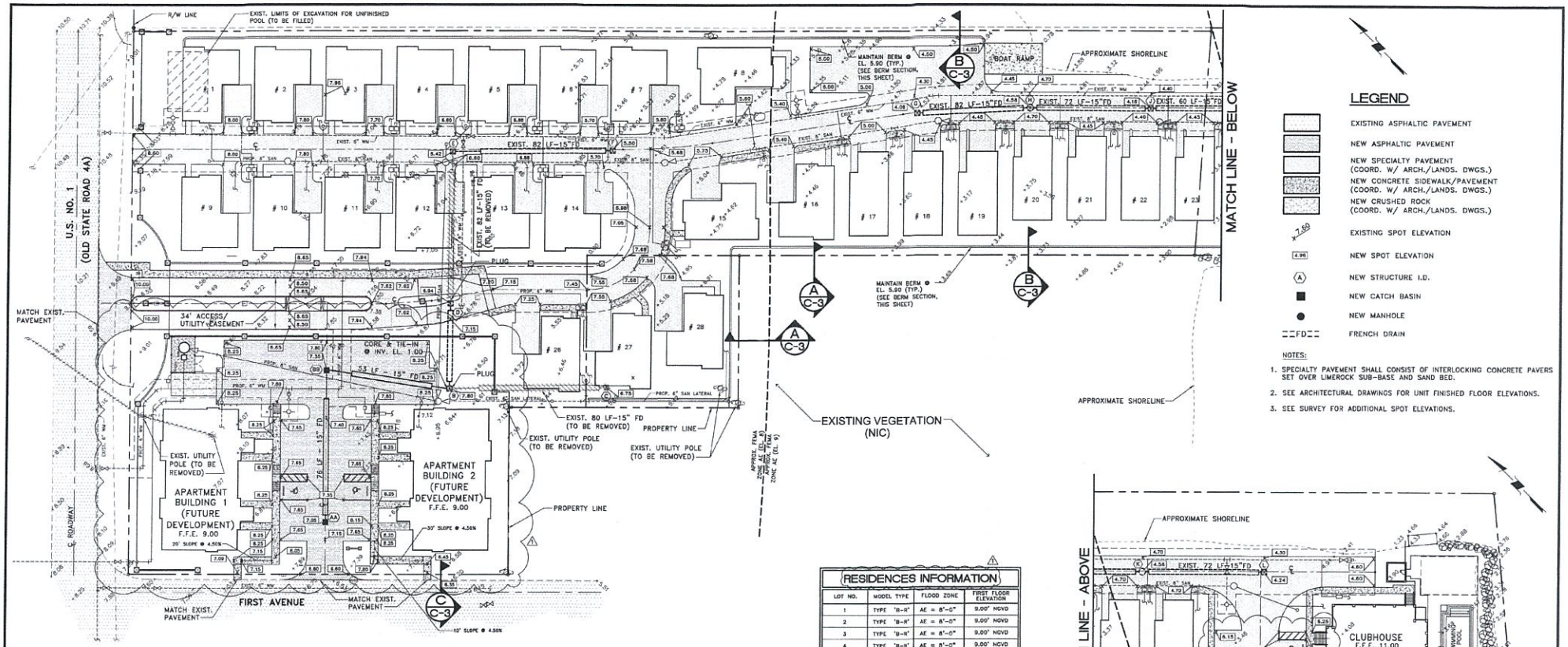
PLAYA LARGO OCEAN RESIDENCES
(FORMERLY KNOWN AS ROCK HARBOR RESIDENTIAL COMMUNITY)
97801 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA
SITE PLAN & NOTES

NO.	DATE	REVISION
1	06/12/15	SITE PLAN COMMENTS

SCALE: AS SHOWN

C-1

SH. NO. 1 OF 8

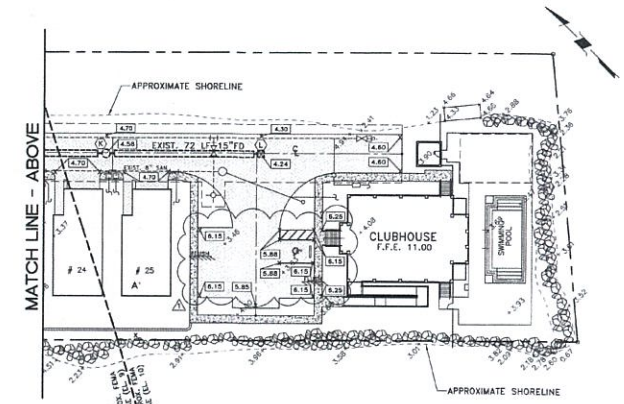


LEGEND

- EXISTING ASPHALTIC PAVEMENT
- NEW ASPHALTIC PAVEMENT
- NEW SPECIALTY PAVEMENT (COORD. W/ ARCH./LANDS. DWGS.)
- NEW CONCRETE SIDEWALK/PAVEMENT (COORD. W/ ARCH./LANDS. DWGS.)
- NEW CRUSHED ROCK (COORD. W/ ARCH./LANDS. DWGS.)
- 7.50 EXISTING SPOT ELEVATION
- 4.96 NEW SPOT ELEVATION
- (A) NEW STRUCTURE I.D.
- NEW CATCH BASIN
- NEW MANHOLE
- FD FRENCH DRAIN

NOTES:

1. SPECIALTY PAVEMENT SHALL CONSIST OF INTERLOCKING CONCRETE PAVERS SET OVER LIMEROCK SUB-BASE AND SAND BED.
2. SEE ARCHITECTURAL DRAWINGS FOR UNIT FINISHED FLOOR ELEVATIONS.
3. SEE SURVEY FOR ADDITIONAL SPOT ELEVATIONS.



PAVING-GRADING-DRAINAGE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MONROE COUNTY STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENTS AND GRADES SHOWN.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED. DRAINAGE PIPE TO BE HIGH DENSITY CORRUGATED POLYETHYLENE (HDPE), UNLESS OTHERWISE DESIGNATED.
4. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
5. ASPHALTIC PAVEMENT SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS DETAILED.
6. CONCRETE CURB, SIDEWALK AND SLABS, WHERE INDICATED, SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS DETAILED.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.

PAVING-GRADING-DRAINAGE PLAN

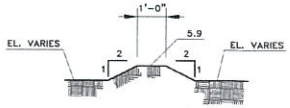
SCALE: 1" = 30'

DRAINAGE STRUCTURE TABLE

ID	TYPE	RIM/ GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	PROPOSED BUT NOT SHOWN ON SURVEY				
B	CATCH BASIN	6.68 EXIST. 7.80 NEW	1.00	(-)0.50	2
C	TO BE REMOVED				
D	CATCH BASIN	6.94	1.00	(-)0.50	1
E	CATCH BASIN	6.42	1.00	(-)0.50	1
F	CATCH BASIN	5.50	0.50	(-)1.00	1
G	CATCH BASIN	4.08	0.50	(-)1.00	1
H	MANHOLE	4.58	0.50	(-)1.00	0
J	CATCH BASIN	4.18	0.50	(-)1.00	2
K	MANHOLE	4.58	0.50	(-)1.00	0
L	CATCH BASIN	4.24	0.50	(-)1.00	1
AA	CATCH BASIN	7.05	1.00	(-)0.50	1
BB	CATCH BASIN	7.35	1.00	(-)0.50	2

RESIDENCES INFORMATION

LOT NO.	MODEL TYPE	FLOOD ZONE	FIRST FLOOR ELEVATION
1	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
2	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
3	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
4	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
5	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
6	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
7	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
8	TYPE 'B'	AE = 8'-0"	9.00' NGVD
9	TYPE 'B'	AE = 8'-0"	9.00' NGVD
10	TYPE 'B'	AE = 8'-0"	9.00' NGVD
11	TYPE 'B'	AE = 8'-0"	9.00' NGVD
12	TYPE 'B'	AE = 8'-0"	9.00' NGVD
13	TYPE 'B'	AE = 8'-0"	9.00' NGVD
14	TYPE 'B'	AE = 8'-0"	9.00' NGVD
15	TYPE 'B'	AE = 8'-0"	9.00' NGVD
16	TYPE 'B'	AE = 9'-0"	10.00' NGVD
17	TYPE 'A'	AE = 9'-0"	10.00' NGVD
18	TYPE 'A'	AE = 9'-0"	10.00' NGVD
19	TYPE 'A'	AE = 9'-0"	10.00' NGVD
20	TYPE 'A'	AE = 9'-0"	10.00' NGVD
21	TYPE 'A'	AE = 9'-0"	10.00' NGVD
22	TYPE 'A'	AE = 9'-0"	10.00' NGVD
23	TYPE 'A'	AE = 9'-0"	10.00' NGVD
24	TYPE 'A'	AE = 10'-0"	11.00' NGVD
25	TYPE 'A'	AE = 10'-0"	11.00' NGVD
26	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
27	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
28	TYPE 'B-R'	AE = 8'-0"	9.00' NGVD
APT. BLDG. 1	CUSTOM	AE = 8'-0"	9.00' NGVD
APT. BLDG. 2	CUSTOM	AE = 8'-0"	9.00' NGVD
CLUBHOUSE	CUSTOM	AE = 10'-0"	11.00' NGVD



TYPICAL BERM SECTION

SCALE: 1/2" = 1'-0"

RECEIVED JUN 29 2015 2015-049 COMMUNITY DEVELOPMENT

Always call 811 two full business days before you dig. Sunshine811.com

PERMIT SET

DRAWN BY:	G.G.G.
CHECKED BY:	O.P.S.
APPROVED BY:	N.H.O.
DATE:	4/27/15
PROJECT NO.:	14082

PL OCEAN RESIDENCES HOLDINGS LLC
4651 SHERIDAN STREET, SUITE 480
HOLLYWOOD, FLORIDA 33021
(954) 392-8788

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

FOR THE FIRM: NELSON H. ORTIZ PE-67568 (CIVIL)

PLAYA LARGO OCEAN RESIDENCES

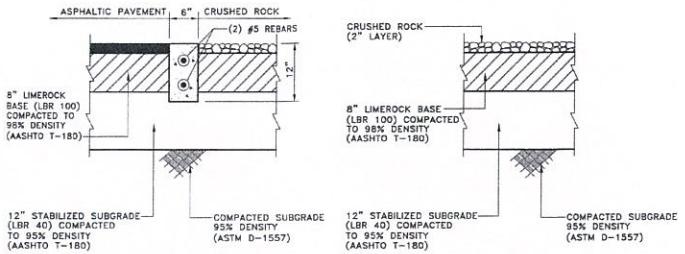
(FORMERLY KNOWN AS ROCK HARBOR RESIDENTIAL COMMUNITY)
97801 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA
PAVING-GRADING-DRAINAGE PLAN & NOTES

NO.	DATE	REVISION
1	05/12/15	SITE PLAN COMMENTS

SCALE: AS SHOWN

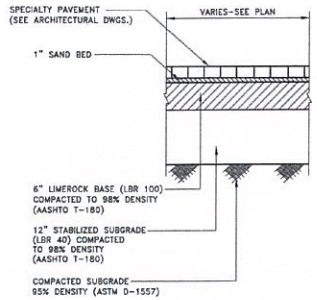
C-2

SH. NO. 2 OF 6

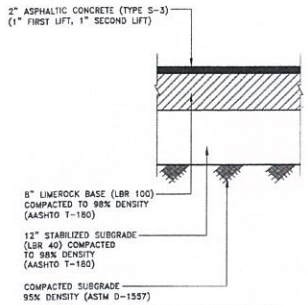


6" CONCRETE BAND
SCALE: 1" = 1'-0"

TYPICAL PARKING SURFACE SECTION
SCALE: 1" = 1'-0"



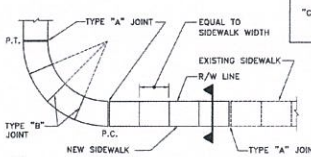
SPECIALTY PAVEMENT (TYPE 1) DETAIL
N.T.S.



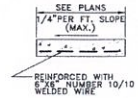
ASPHALTIC PAVEMENT DETAIL
N.T.S.

TABLE OF SIDEWALK THICKNESS "T"	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

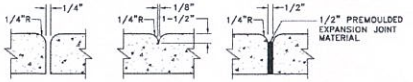
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	6'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



SIDEWALK PLAN

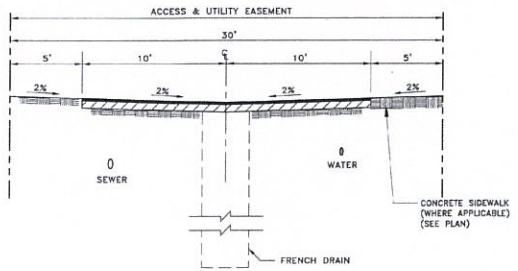


SECTION

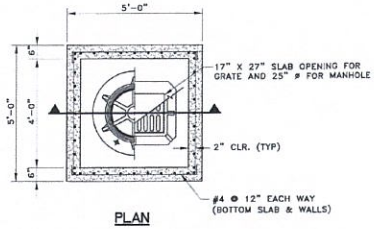


SIDEWALK JOINTS

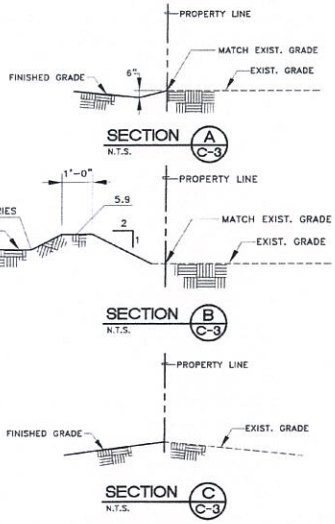
STANDARD SIDEWALK CONSTRUCTION
N.T.S.

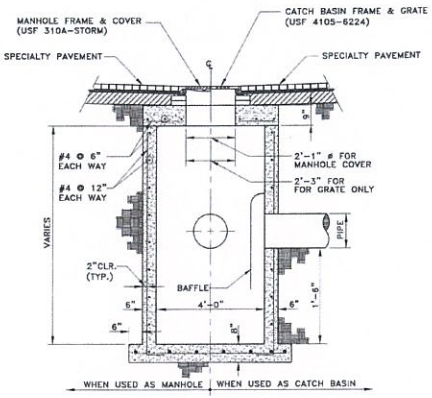


TYPICAL DRIVEWAY SECTION
N.T.S.



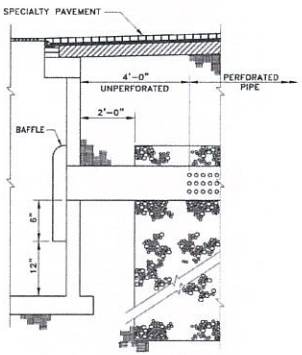
PLAN





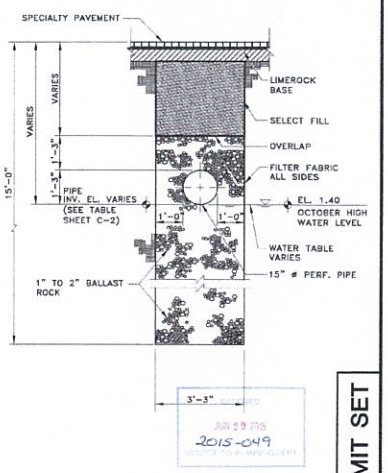
SECTION

CATCH BASIN/MANHOLE DETAIL
N.T.S.



NOTES:
1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

FRENCH DRAIN CONNECTION DETAIL
N.T.S.



FRENCH DRAIN SECTION
N.T.S.

JUN 29 '15
2015-049

PERMIT SET

DRAWN BY:	G.G.G.
CHECKED BY:	O.P.S.
APPROVED BY:	N.H.O.
DATE:	4/27/15
PROJECT NO.:	14082

PL OCEAN RESIDENCES HOLDINGS LLC
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EB-0003255

FOR THE FIRM NELSON H. ORTIZ PE-57568 (ONLY)

PLAYA LARGO OCEAN RESIDENCES
(FORMERLY KNOWN AS ROCK HARBOR RESIDENTIAL COMMUNITY)
97801 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA
SITE/DRAINAGE DETAILS

NO.	DATE	REVISION
1	06/12/15	SITE PLAN COMMENTS

SCALE: AS SHOWN

C-3

SH. NO. 3 OF 6

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP's NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
4. CONTRACTOR'S SUBMITTALS:
   THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
   a. IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
   b. SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
   c. HAZARDOUS MATERIAL SPILL CONTROL PLAN.
   d. STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
   e. BRIDGE CONSTRUCTION METHOD AND SEQUENCING.
   f. DEWATERING PLAN (IF APPLICABLE).
5. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
6. ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
8. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
9. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 104" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
10. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
11. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
12. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
13. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY:

   DRAINAGE AND UTILITY INSTALLATION, BUILDING AND ROAD CONSTRUCTION.

   PROJECT LIMITS:

   U.S. No. 1 ON THE WEST, FIRST AVENUE ON THE SOUTH, PRIVATE PROPERTY ON THE NORTH AND ATLANTIC OCEAN ON THE EAST.

   PROJECT DESCRIPTION:

   LAND DEVELOPMENT AT PLAYA LARGO OCEAN RESIDENCES PROJECT WILL INCLUDE THE CONSTRUCTION OF 28 NEW SINGLE FAMILY RESIDENCES A CLUB HOUSE AND 2 FUTURE APARTMENT BUILDINGS. THE PROPOSED DRAINAGE SYSTEM WILL BE EXFILTRATION TRENCHES.
2. MAJOR SOIL DISTURBING ACTIVITIES:

   CLEARING AND GRUBBING, REMOVAL OF EXISTING PAVEMENT, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES, PILE DRIVING, PLACEMENT OF FILL FOUNDATIONS.
3. TOTAL PROJECT AREA: 4.85 ACRES
   TOTAL AREA TO BE DISTURBED: 4.85 ACRES
4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS:

   SEE ATTACHED PLAN.
5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE THE ATLANTIC OCEAN AT LATITUDE AND LONGITUDE 25°04'27.34" N/80°27'31.96" W.
6. AREA OF DISCHARGE FOR THIS PROJECT IS 4.85 ACRES = 211,266 SF
7. SOILS ARE CLASSIFIED AS ST. LUCIE-PAOLA-URBAN LAND COMPLEX AND URBAN LAND. QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.
8. LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°04'32.80" N/80°27'36.47" W AND LATITUDE AND LONGITUDE OF THE ATLANTIC OCEAN IS 25°04'27.34" N/80°27'31.96" W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE PLAYA LARGO OCEAN RESIDENCES PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE INTERCONNECTED EXFILTRATION TRENCHES TO BE BOUNDED BY U.S. No. 1 ON THE WEST, FIRST AVENUE ON THE SOUTH, PRIVATE PROPERTY ON THE NORTH AND ATLANTIC OCEAN ON THE EAST.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS PERTAINING TO THAT MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

   (1) STABILIZATION PRACTICES:
   X TEMPORARY SODDING
   ___ TEMPORARY GRASSING
   X PERMANENT SODDING, SEEDING OR SEED & MULCH
   X TEMPORARY MULCHING
   ___ ARTIFICIAL COVERING
   ___ BUFFER ZONES
   ___ PRESERVATION OF NATURAL RESOURCES

   OTHER:

   (2) STRUCTURAL PRACTICES:
   ___ SAND BAGGING
   X SILT FENCES
   ___ ROCK BAGS
   X BERMS
   X DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
   ___ PIPE SLOPE DRAINS
   ___ FLUMES
   X ROCK BEDDING AT CONSTRUCTION EXIT
   ___ TIMBER BEDDING AT CONSTRUCTION EXIT
   ___ DITCH LINER
   ___ SEDIMENT TRAPS (DURING DE-WATERING)
   ___ SEDIMENT BASINS
   X STORM INLET SEDIMENT TRAP
   ___ STONE OUTLET STRUCTURES
   X CURBS AND GUTTERS
   X STORM SEWERS
   ___ VELOCITY CONTROL DEVICES
   ___ TURBIDITY BARRIER
   ___ RIP RAP
2. DESCRIPTION OF STORM WATER MANAGEMENT:

   THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS, GUTTER DRAINS, CROSS DRAINS AND STORM SEWERS THAT CONVEY STORMWATER INTO THE EXFILTRATION TRENCHES THAT TREAT THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS.
3. OTHER CONTROLS
   (1) WASTE DISPOSAL:
   IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

   (2) OFFSITE VEHICLE TRACKING:
   X HAUL ROADS DAMPENED FOR DUST CONTROL
   X LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
   X EXCESS DIRT ON ROAD REMOVED DAILY
   X STABILIZED CONSTRUCTION ENTRANCE

   OTHER:

   (3) SANITARY WASTE:
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

   (4) FERTILIZERS AND PESTICIDES:
   FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

   (5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING). THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MONROE COUNTY.

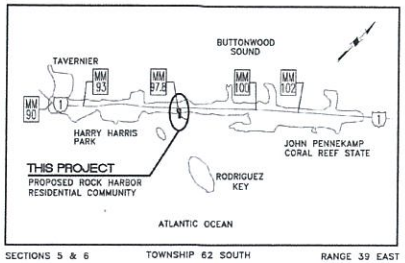
   REMARKS:
   IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION, THE MONROE COUNTY SHALL BE CONTACTED.
4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:
   MONROE COUNTY BUILDING PERMIT, FLORIDA DEPARTMENT OF TRANSPORTATION PERMITS AND SOUTH FLORIDA WATER MANAGEMENT DISTRICT.

D. MAINTENANCE

ITEM:	MAINTENANCE:
SILT FENCE	ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
CONSTRUCTION ENTRANCE GRAVEL BED	WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF, IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS. A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



SECTIONS 5 & 6 TOWNSHIP 62 SOUTH RANGE 39 EAST

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

A PORTION OF LOTS 8 AND 15, ACCORDING TO THE PLAT OF GOVERMENT LOTS 5 & 6 AND NW 1/4 OF OF THE NW 1/4 OF SECTION 5 AND LOTS 1 & 2 OF SECTION 6, TOWSHIP 62 SOUTH, RANGE 39 EAST, MADE BY GEORGE L MACDONALD AND RECORDED IN PLAT BOOK 1 AT PAGE 59, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF OLD STATE ROAD 4A AND THE SOUTHWESTERLY SIDE OF SAID LOT 8; THENCE RUN NORTHEASTERLY ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 356.40 FEET TO THE NORTHEASTERLY SIDE OF THE J. B. ALBURY PROPERTY A DISTANCE OF 710 FEET, MORE OR LESS TO THE SHORELINE OF THE ATLANTIC OCEAN AS DESCRIBED IN OFFICIAL RECORDS BOOK 242, PAGE 44 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA THENCE SOUTHWESTERLY ALONG SAID SHORELINE A DISTANCE OF 149 FEET, MORE OR LESS TO THE NORTHEASTERLY LINE OF THE DORIS REESE PROPERTY AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 242, PAGE 44, THENCE PROCEED AT RIGHT ANGLES TO LAST DESCRIBED COURSE AND PARALLEL WITH THE SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET; THENCE PROCEED NORTHWESTERLY AT RIGHT ANGLES TO LAST DESCRIBED COURSE, A DISTANCE OF 50.40 FEET; THENCE PROCEED SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, A DISTANCE OF 110 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 8; THENCE PROCEED NORTHWESTERLY ALONG SAID SOUTHWESTERLY LINE OF LOTH 8 A DISTANCE OF 248.97 TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.69 ACRES, MORE OR LESS.

TOGETHER WITH THAT CERTAIN PARCEL OF SUBMERGE LAND, DESCRIBED IN T.I.I.F. DEED NO. 24410 (1906-44), RECORDED I OFFICIAL RECORDS BOOK 383, PAGE 745 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA AND DESCRIBED VERBATIM HEREINAFTER:

A PARCEL OF SUBMERGED LAND IN THE STRAITS OF FLORIDA, IN SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, FRONTING A PORTION OF LOTS 8 AND 15 (PB. 1, PG. 59) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE SOUTHEASTERLY SIDE OF THE RIGHT - OF - WAY OF OLD STATE ROAD 4-A AND THE SOUHWESTERLY SIDE OF SAID LOT 8, GEORGE L. MACDONALD'S PLAT
RECORDED IN PLAT BOOK 59, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, RUN NORTH 45°38' EAST ALONG SAID SOUTHEASTERLY SIDE OF OLD STATE ROAD 4-A, A DISTANCE OF 160 FEET; THENCE CONTINUED NORTH 45°38' EAST ALONG THE SAID SOUTHEASTERLY SIDE OF OLD STATE ROAD 4-A, FOR A DISTANCE OF 188.6' FEET TO A POINT (SAID POINT BEING 335.0 FEET SOUTHWESTERLY FROM THE NORTHEANTERLY LINE OF SAID LOT 8); THENCE RUN SOUTH 44°22' EAST ALONG A LINE PARALLEL WITH AND 335.0 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY LINE OF SAID LOT 8, A DISTANCE OF 710 FEET, MORE OR LESS, TO THE MEAN HIGH TIE LINE OF THE SHORE OF THE STRAITS OF FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE CONTINUE SOUTH 44°22' EAST A DISTANCE OF 269.7 FEET; THENCE SOUTH 40°22'30" WEST A DISTANCE OF 148.6 FEET, THENCE NORTH 44°22' WEST, A DISTANCE OF 277.7 FEET TO THE SAID MEAN HIGH TIDE LINE; THENCE NORTHEASTERLY MEANDERING SAID MEAN HIGH TIDE LINE; THENCE NORTHEASTERLY MEANDERING SAID MEAN TIDE LINE, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 0.93 ACRES, MORE OR LESS.

AND,

A PORTION OF LOT 8, ACCORDING TO THE PLAT OF GOVERMENT LOTS 5 AND 6 AND NW 1/4 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 62 SOUTH, RANGE 39 EAST, MADE BY GEORGE L. MACDONALD AND RECORDED IN PLAT BOOK 1 PAGE 59 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD 4A AND THE SOUTHWESTERLY LINE OF SAID LOT 8, AND RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOT 8 FOR 248.97 FEET; THENCE DEFLECT 90° RIGHT AND RUN SOUTHEASTERLY FOR 50.4 FEET ALONG THE LINE COMMON TO THE J.B. ALBURY AND THE RICHARD C. ALBURY PROPERTIES TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUE SOUTHEASTERLY ALONG THE LAST DESCRIBED COURSE FOR 100.00 FEET; THENCE DEFLECT 90° LEFT AND RUN NORTHEASTERLY ALONG THE NORTH WESTERLY LINE AND OF THE NOW OR FORMERLY DORIS REESE PROPERTY FOR 100.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO CONDITIONS, RESTRICTIONS AND RESERVATION OF RECORD; EASEMENTS FOR PUBLIC UTILITIES, IF ANY; ZONING ORDINANCES; AND TAXES FOR THE CURRENT AND SUBSEQUENT YEARS.

PERMIT SET

RECEIVED
JUL 29 2015
2015-049
MONROE COUNTY PLANNING

DRAWN BY:	G.G.G./S.D.
CHECKED BY:	O.P.S.
APPROVED BY:	N.H.O.
DATE:	04/27/15
PROJECT NO.:	14082

PL OCEAN RESIDENCES HOLDINGS LLC
4651 SHERIDAN STREET, SUITE 480
HOLLYWOOD, FLORIDA 33021
(954) 392-8788

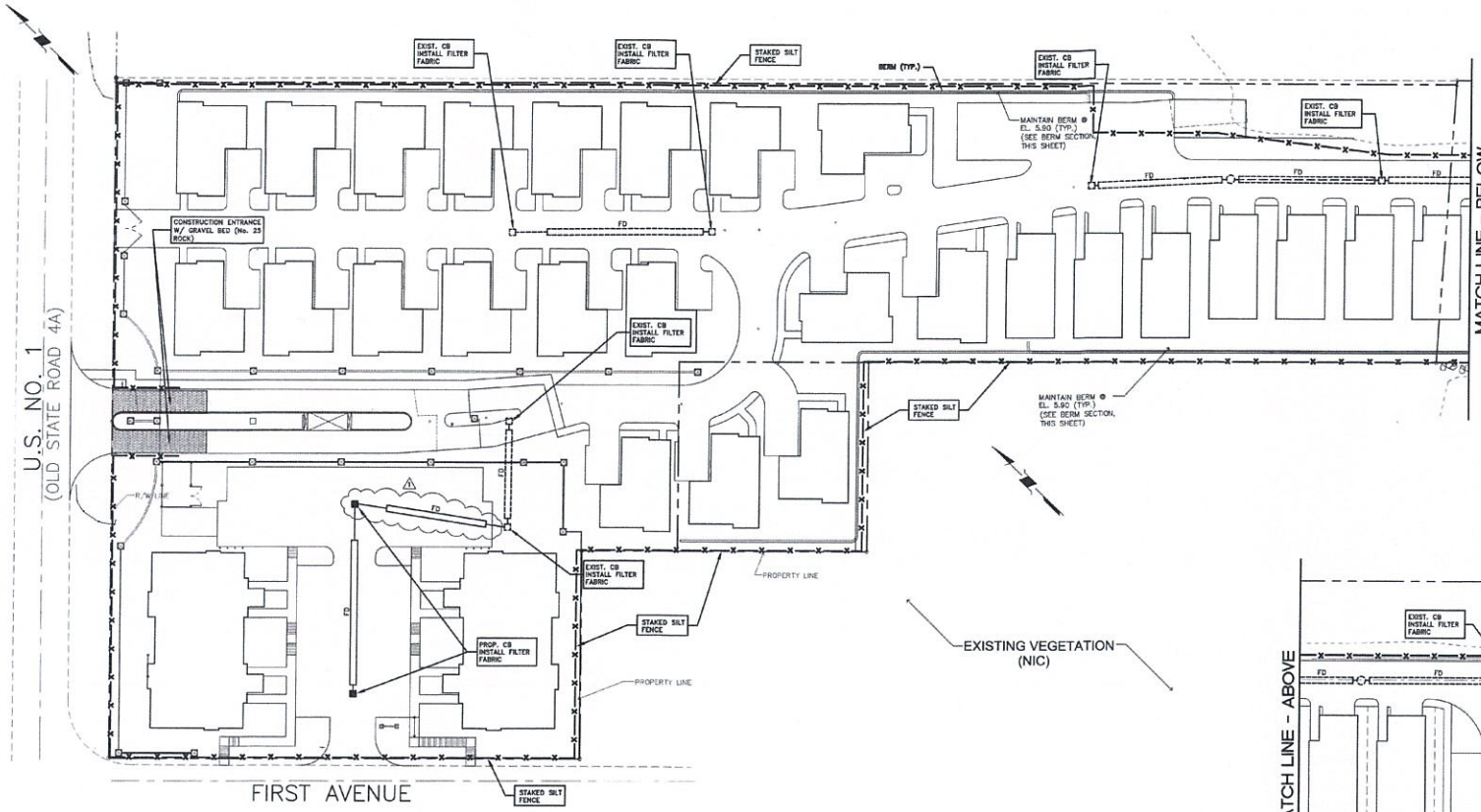
CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

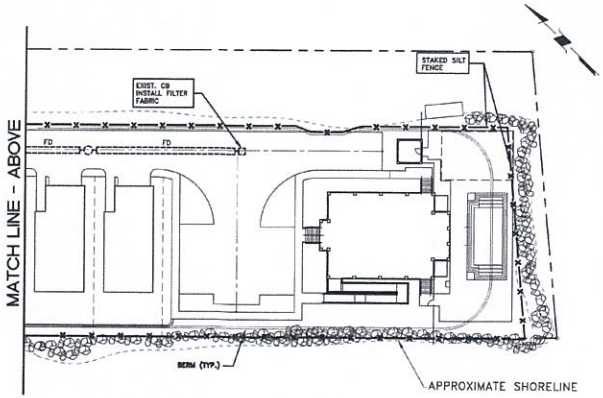
NELSON H. ORTIZ LICENSE NO. 57508 STATE OF FLORIDA PROFESSIONAL ENGINEER
7/27/15
FOR THE FIRM NELSON H. ORTIZ PE-57508 (CIVIL)

PLAYA LARGO OCEAN RESIDENCES
(FORMERLY KNOWN AS ROCK HARBOR RESIDENTIAL COMMUNITY)
97801 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA
STORMWATER POLLUTION PREVENTION NOTES

NO.	DATE	REVISION

SCALE: AS SHOWN
SWPPP-1
SH. NO. 5 OF 6





LEGEND

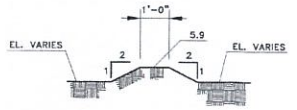
- GRAVEL BED (No. 25 ROCK)
- STAKED SILT FENCE
- NEW CATCH BASIN
- NEW FRENCH DRAIN

NOTES:

1. INSTALLATION OF ANY STAKED SILT FENCE SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
2. INSTALLATION OF HAY BALES SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.
3. PLACEMENT OF ROCK BAGS SHALL BE IN ACCORDANCE WITH FDOT INDEX No. 102.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP)

SCALE: 1" = 30'



TYPICAL BERM SECTION

SCALE: 1/2" = 1'-0"

RECEIVED
JUN 29 2015
2015-049
COUNTY PLANNING DEPARTMENT

Always call 811 two full business days before you dig
Sunshine811.com

PERMIT SET

DRAWN BY:	G.G.G./S.D.
CHECKED BY:	O.P.S.
APPROVED BY:	N.H.O.
DATE:	04/27/15
PROJECT NO.:	14082

PL OCEAN RESIDENCES HOLDINGS LLC
4651 SHERIDAN STREET, SUITE 480
HOLLYWOOD, FLORIDA 33021
(954) 392-8788

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003265

FOR THE FIRM
NELSON H. ORTIZ
PE-57558 (CIVIL)

PLAYA LARGO OCEAN RESIDENCES
(FORMERLY KNOWN AS ROCK HARBOR RESIDENTIAL COMMUNITY)
97801 OVERSEAS HIGHWAY
KEY LARGO, FLORIDA
STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	REVISION
1	06/12/15	SITE PLAN COMMENTS

SCALE: AS SHOWN

SWPPP-2

SH. NO. 6 OF 8

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Development Review Committee
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Senior Director of Planning & Environmental Resources
Emily Schemper, Comprehensive Planning Manager

Date: August 17, 2015

Subject: AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; AND CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Meeting: August 25, 2015, continued from March 24, 2015 and May 26, 2015

I. REQUEST

The Monroe County Planning & Environmental Resources is proposing an amendments to create Policy 101.5.31 to address non-habitable architectural decorative features within the Ocean Reef community; and create Policies 101.5.32 and 101.5.33 to provide certain exceptions to the height limit in order to protect property from flooding and reduce flood insurance costs.

II. BACKGROUND INFORMATION

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners (BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

A transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached as Exhibit 1.

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the height limit policy and process it as a separate amendment.

DRC: At its regularly scheduled meeting on March 24, 2015, the Monroe County Development Review Committee reviewed the proposed text amendment and held a workshop format meeting to allow for extensive public review and comment. The information provided in the staff report and comments from the public were discussed at the meeting. The text amendment was continued to a future DRC meeting to allow for additional public review, input and discussion early in the process. The staff report from the March 24, 2015 DRC is attached as Exhibit 2. Minutes from the March 24, 2015 DRC are attached as Exhibit 3.

DRC: At its regularly scheduled meeting on May 26, 2015, the Monroe County Development Review Committee reviewed the proposed text amendment and held a workshop format meeting to allow for extensive public review and comment. The information provided in the staff report and comments from the public were discussed at the meeting. The text amendment was continued to a future DRC meeting to allow for additional public review, input and discussion early in the process. The staff report from the May 26, 2015 DRC is attached as Exhibit 4. Minutes from the May 26, 2015 DRC are attached as Exhibit 5.

III. ANALYSIS OF PROPOSED AMENDMENT

HEIGHT:

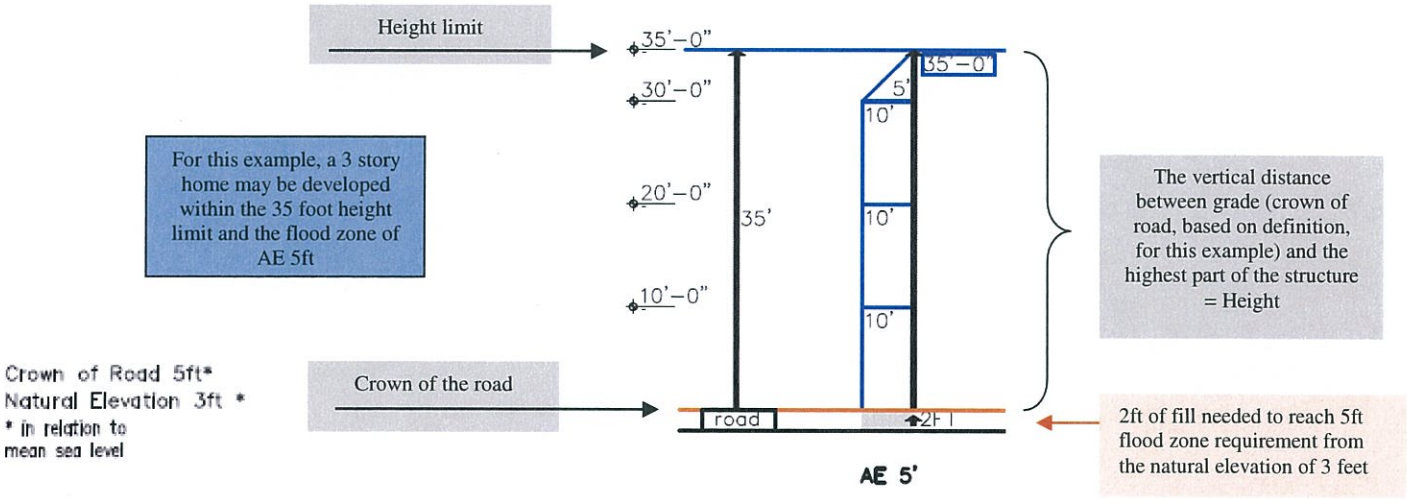
In unincorporated Monroe County, height and grade are defined as follows:

HEIGHT is defined as: ***the vertical distance between grade and the highest part of any structure****, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in chapter 146.*

However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this section shall not apply.

GRADE means ***the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher.*** *To confirm the natural elevation of the ground surface, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007. In the event 2007 LiDAR data is not available for a given parcel, the county shall use the best available data, including, but not limited to, pre-construction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.*

Based on the adopted definitions the following is a basic depiction of: *height = the vertical distance between grade and the highest part of any structure.* In this depiction, the crown of the nearest road directly adjacent to the structure is *higher* than natural elevation of the ground surface (prior to construction, next to the proposed walls of a structure). As such, the crown of the road is the starting point, for this example, in measuring the vertical distance of the structure.



In the Comprehensive Plan update, recommendations to amend and expand the height policy have been made to clarify the measurement of height to match the recently amended land development code (Ordinance 003-2011) and to address new issues, such as: anticipating new FEMA flood maps and creating a mechanism to assist property owners to protect their property from flooding and reduce flood insurance costs as well as issues in permitting relative to architectural decorative features.

For review convenience, a transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached (Exhibit 1). Additional information related to flood protection

IV. PROPOSED AMENDMENT (Deletions are ~~stricken through~~ and additions are underlined.)

Policy 101.45.~~26~~30

In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~ In the case of airport districts, there shall be no exceptions to the 35-foot height limitation.

Policy 101.5.31

For Ocean Reef, a master planned community which is gated, isolated and inaccessible to the surrounding community, and has a distinct community character, buildings may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the building's roof-line. This exception shall not result in a building or any architectural decorative feature with a height that would exceed 40 feet.

As used in this policy, a master planned community means a planned community of 100 or more acres in area subject to a master plan or other development order approved by the county where public access is restricted and the community is operated and maintained by the community including the provision of comprehensive, private utilities and transportation facilities and services within its boundaries and a homeowners association or similar entity which regulates development standards and monitors development requests by its members.

Note, Ocean Reef Club has requested additional amendments, attached as Exhibit 9. To date, sufficient data has not been submitted to evaluate the requested amendments.

Policy 101.5.32

Within in 1 year of the effective date of this policy, Monroe County shall adopt Land Development Regulations which provide a Flood Protection Height Exception to Policy 101.5.30 (height limit), not exceeding a maximum height of 40 feet, to promote public health, safety and general welfare; allow adaptation to coastal flooding, storm surge and other hazards; protect property from flooding and minimize damages; minimize public and private losses due to flooding; minimize future expenditures of public funds for flood control projects and for recovery from flood events; and mitigate rising flood insurance premiums. A Flood Protection Height Exception of up to a maximum of five (5) feet above the 35-foot height limit shall be provided to allow buildings to voluntarily elevate up to three (3) feet above FEMA base flood elevation in order to promote flood protection, minimize flood damage, reduce flood insurance premiums and minimize future expenditures of public funds for recovery from flood events.

LDR Section XXX:

As provided in Policy 101.5.32, buildings voluntarily elevated to meet or exceed the FEMA Base Flood Elevation (BFE) may exceed the 35-foot height limit as follows:

1. For new buildings which are voluntarily elevated to **exceed** the building's minimum required BFE, an exception of a maximum of three (3) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be no greater than the amount of voluntary elevation above BFE. In no event shall a new building exceed 38 feet in height; and
2. For lawfully established existing buildings which do not exceed the 35-foot height limit and are voluntarily retrofitted to **meet and/or exceed** the building's minimum required BFE, an exception of a maximum of five (5) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be no greater than the amount of elevation necessary to **meet** BFE **plus** up to three (3) feet of voluntary elevation above BFE. In no event shall an existing building be elevated to exceed a total building height of 40 feet;
3. No exception shall result in a total building height that exceeds 40 feet; and
4. No exception shall be provided to properties located in an AE 10 or VE 10 or greater FEMA flood zone.

LDR Section XXX:

Elevate means the action of retrofitting, moving or raising a building to a higher positon.

Elevated Building means a building that has its lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Floodproofing means any combination of structural or nonstructural changes or adjustments included in the design, construction, or alteration of a building that reduce or eliminate flood damage to the building and its contents.

Relocation means (in retrofitting), the process of moving a building to a new location outside the flood hazard area.

Retrofit means methods to modify a lawfully established existing building to reduce its exposure to flooding and raise the living area above flood levels. In general, retrofitting involves lifting the building and constructing a new foundation or extending the existing foundation below it, or leaving the building in place and either constructing a new elevated floor system within the building or adding a new upper story and converting the ground level to a compliant enclosure that is used only for parking, building access, or storage.

Retrofitting means making changes to an existing building to protect it from flooding or other hazards.

Policy 101.5.33

As of the effective date of this policy, a lawfully established existing building, which exceeds the 35-foot height limit in Policy 101.5.30, may be repaired, improved or reconstructed (*demolished and rebuilt*) to meet required FEMA base flood elevation (BFE), provided the building is limited to the lawfully established existing intensity, floor area, density and type of use. For buildings that are proposed to exceed a total height of 40 feet, a public hearing before the Board of County Commissioners shall be required prior to issuance of any county permit or approval. A BOCC resolution shall specify the maximum approved height.

LDR Section XXX:

As provided in Policy 101.5.33, lawfully established buildings which exceed the 35 foot height limit may be repaired, improved or reconstructed(*demolished and rebuilt*) to meet the FEMA BFE provided the building is limited to the lawfully established existing intensity, floor area, density and type of use.

A Flood Protection Height Exception for a lawfully established existing building exceeding the 35-foot height limit shall be provided as follows:

1. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily retrofitted to **meet** the building's minimum required FEMA BFE, an exception of a maximum of five (5) feet may be permitted. The amount of the exception shall be no greater than the amount of elevation necessary to **meet** BFE; and
2. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily retrofitted to **meet** the building's minimum required FEMA BFE, but will require a height exception of more than five (5) feet, a public hearing before the Board of County Commission shall be required prior to issuance of any county permit or approval. The BOCC shall consider:
   a. The physical characteristics of the existing building and parcel;
   b. The susceptibility of the existing building and its contents to flood damage and the effects of such damage on the property owner;
   c. The possibility that materials from the existing building may be swept onto other lands to the injury of others;
   d. The availability of alternate solutions;
   e. If the new proposed building height will result in increased flood risk; result in additional threats to public safety; result in extraordinary public expense; create nuisance; or cause fraud on or victimization of the public; and
   f. Community character.

A BOCC resolution shall specify the maximum approved height.

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Policy 217.1.4
Monroe County shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The Building Code shall be reviewed and revised at least every five years. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 217.1.5
Monroe County shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class 9 rating.

Policy 217.1.6
Monroe County shall continue to enforce federal, state and local setback and elevation requirements to promote the protection and safety of life and property. Revisions to the existing setback requirements contained in the Land Development Regulations shall be considered as a means of reducing property damage caused by storms.

Objective 601.3
By January 4, 1998, Monroe County shall increase implementation efforts to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock, including historic structures and sites.

Policy 601.3.2
The County Code Enforcement Office and Building Department will enforce building code regulations and County ordinances governing the structural condition of the housing stock, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods.

B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.

(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.
(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to

ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

VI. PROCESS

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

VIII. EXHIBITS

1. Transcription of the BOCC height discussion, from the October 7, 2014 public hearing
2. March 24, 2015 DRC Staff Report
3. March 24, 2015 DRC Minutes
4. May 26, 2015 DRC Staff Report
5. May 26, 2015 DRC Minutes
6. Table of FEMA flood zones and number of private, vacant parcels in unincorporated Monroe County
7. Table with proposed amendments from March 24, 2015 DRC meeting and May 26, 2015 DRC meeting (side by side comparison)
8. Chapter 5.0 Elevating Your Home, excerpt from FEMA's Homeowner's Guide To Retrofitting
9. Ocean Reef Club request and data.

Exhibit 1

Monroe County Board of County Commissioners Special Meeting

Tuesday, October 7, 2014

Height Exceptions

Then the next change is on page 43...

You have a couple of new policies here, you all directed staff to take a look at how to possibly raise the height limit for architectural features that really just apply to Ocean Reef and so we've also come up with some criteria and you'll see that on those two policies 5.31 and 5.32

Mayor Murphy: Do we have a public speaker on this Lindsay?

Lindsay Ballard: We do. Joel Reed.

Mayor Murphy: Debbie, are you ready for public speakers?

Debbie: Yes mam on this particular topic.

Joel Reed: Good morning Mayor, Commissioners, Joel Reed. I'm here today on behalf of Ocean Reef Club and Ocean Reef Community Association in regard to this issue. First of all I want to thank you for the support. As you know Ocean Reef is a distinct community. It's a private gated community of about twenty five hundred acres, about seventeen hundred units up there. We have a lot of additional amenities up there, public buildings or quasi, kind of public buildings that are for the club purpose as well. Ocean Reef also has a Community Association which has its own architectural board, its architectural committee that kind of makes going through DRC and Planning Commission a day at the beach compared to their architectural committee. They are very stringent. They impose a lot of times additional requirements and regulations on their projects. Their whole community is very involved with the process. They're all notified as far as any changes that happen up there. So the five foot, we appreciate the support and the language in there a lot of times, some of the single family homes and the commercial buildings as well bump up as far as making them more architecturally attractive to need this section to allow for that. We also have had a lot of discussions the last couple of weeks internally as well. I'm going to pass out, I guess to the clerk and to you guys, additional language we would like you guys to consider. But we have been talking to staff about ....(passes out additional language considerations) So not to confuse the issue, there are two specific issues. First is allowing for some additional architectural features that the five foot would do. As we went through the club, as I said, owns a lot of buildings. Some of those buildings are the hotels that are near Buccaneer Island, if you've been up there before. The Amberjack, The Dolphin, The Marlin, these buildings are aging, they're coming to the end of their life. We have done quite a few renovations to them. At this point there is not really many more renovations that can be done in order to continue to maintain and operate them. As you know, that function of the club as well is essential to maintaining a Class A club up there, continuing to provide for the tax base that comes out of Ocean Reef is by having an attractive club where we can continue to attract, to maintain current members and attract new members. A lot of those buildings, I have some data, it's not all there, The Amberjack for example is three levels of living. Just to give an

example, the couple, I'm not going to go into all of them, but we said look if these things were substantially damaged through a hurricane, or they had to come down, or we had to rebuild, we wouldn't be able to build back those units to those heights that are there today. We have several. We have The Harbor House which is a condominium, its over fifty four feet right now in Ocean Reef Club. We have The Marlin, which is one of the hotel buildings, that's at forty two feet. We got the Dolphin Hotel at forty seven feet and The Creek House. We didn't have the number on it but we know that's well over forty feet as well. That's another condominium building up there. We came up with the boat barn, that's at thirty seven feet, the boat barn that we have up there. But there is about seven or eight buildings specifically that we thought it would be greatly impacted as we try to redevelop these properties or if we have to due to a hurricane or other issues. Some of the other issues we face is that although these are three stories and they are just pushing the height limit right now. You know, if you get three stories up there you're at thirty feet and then you have an architectural roof element you're at thirty seven feet or something like that. A lot of these buildings are built below flood right now so if we go to build them back, obviously we're talking about sea level rise, we want to encourage those buildings to be brought back up to flood. What happens is we lose a whole top level that we currently have today. We would lose almost a whole floor there out of those developments and that's just not possible to happen. So we proposed some additional policy language to put in there to protect these existing buildings that are there to be able to be built back. We haven't thoroughly vetted with staff yet at this point we have just proposed talking about the issue that I just explained. We would like and hope to support and to continue to work with staff to tweak some of this language to get into the Comp Plan to protect us on some of these issues. And the language, it exempts, it doesn't exempt, it doesn't include single family homes so this is only for the multi-family and commercial structures that are up there, so it doesn't include any of the single family homes and what it says is, "lawfully established structures that exclude single family homes that exceed this height limit may be replaced with their existing height plus any additional height required to elevate the first finished floor two feet above the FE" so encouraging them to go, you know, those extra two feet as well above that base flood elevation to account for future sea level rise as well. And then also that the height limit applicable to Ocean Reef and this would be an exemption for their community center building. The community center building up there right now puts on productions and theater productions and when it was built, they aren't able to attract and have the top of the line theater groups that come in there because a lot of the sets that they have, they change throughout the production. They actually lift that whole set up to lift that whole backdrop up into the ceiling and then they drop down the new one and their theater wasn't able to be designed to that because of the height and so they also want that as an exclusion so that they can look to enhance that building at some point to be able to attract those types of productions there. I'm here for any questions. Thank you for considering.

Mayor Murphy: So the proposed additional language, Joel, is what you want, not the existing language?

Joel Reed: We support the Club and the Community Association both support that existing policy language that's in there ...

Commissioner Carruthers: the institutional language ...

Joel Reed: Yeah. This is additional language, as we were talking about that five foot that was in there, that we were supportive of. You know, we started to talk about the hotels and the aging and the issues and if we did try and rebuild them back, what that would look like in the loss of rooms and the development that's there.

Mayor Murphy: Do we have a public speaker on this?

Lindsay Ballard: We do.

Mayor Murphy: Let's hear the public speaker. Another one.

Lindsay Ballard: D.A. Aldridge

D.A. Aldridge: I'm D.A. Aldridge. I live on Tavernier which is part of Kay Largo. Here we are at the last minute, a breath away from sending the Comp Plan and all of a sudden we see a very important change being requested by our Northern neighbors. The Federation of Homeowner's Association has been very adamant about height restrictions for many years and we have continually fought for thirty five feet. We are asking at this time, I am asking at this time to have you not vote on this. We have not had the opportunity to look at the language that has been just handed to you and we feel that it needs to be reviewed very closely by the staff and by you because this is a huge change that they are requesting. Thank you.

Mayor Murphy: ... That's it

Commissioner Kolhage: What does the, in the final sentence when they talk about assembly group A1 and so forth, what does that mean?

Christine Hurley: We don't know.

Mayor Murphy: Well they haven't seen it yet. This is the problem with this.

Christine Hurley: Well we have seen that he emailed it but we asked questions. We didn't know what he meant by that.

Commissioner Kolhage: Well but we're going to have to be more specific on that. We'll have to have language that says exactly what it means. I think anyway.

Commissioner Rice: Could we not deal with this today and deal with it in January?

Christine Hurley: If you want us to address his comments, I just say get direction from the board at this point. We work on some type of language to bring back to you in January.

Commissioner Rice: I think that's what we should do.

Mayor Murphy: And what happens if we then want to make changes in January? Do we hold up the whole process?

Christine Hurley: I think you can legally make changes on the floor by motion before we transmit.

Bob Shillinger: As long as you're not changing the general substance of it. The general tone of it.

Mayor Murphy: Well that's what I am worried about. If we let this go til January and then begin to, ya know, flesh it out and the public speaks and we all get confused and then what happens to the rest of Comp Plan because we are supposed to vote on that in January.

Commissioner Neugent: I would ask on issues like this because I very much agree with what was said that we just got this and I think we need some information and my question is, and there may be some more issues very similar to this that come up. Can we have another meeting discussing those particular issues before the January transmittal?

Christine Hurley: Sure. We could do that.

Mayor Murphy: That would be helpful.

Commissioner Rice: That may be the way to approach it.

Christine Hurley: The problem with holding it in November or December is the calendars are already a mess from the holidays.

Commissioner Neugent: Oh my gosh we might have to do a little work.

Christine Hurley: No, that's not what I meant. It's just that even your regular board meetings got all shifted around.

Commissioner Neugent: Have it at the board meeting. End of the item discussion for a board meeting.

Christine Hurley: Okay. We can do that.

Mayor Murphy: We can do that.

Commissioner Neugent: Another things that's in this right here as I read it, for clarification purposes, "architectural decorating features that exceed the thirty five foot height limit but such features shall not exceed five feet above the structures roof line" Joel also mentioned that some of these buildings are already, I guess they would be legal non-conforming because they are above the height limit, so when you say "features shall not exceed five feet above the structures roofline" what roofline are we talking about? The one that's already non-conforming? Or thirty five feet, shall not exceed five feet above thirty five feet? That's not the way I necessarily interpret that.

Mayor Murphy: Because if it's the fifty four foot building, we're now at fifty nine...

Christine Hurley: It's not though. This is meant for new development that cannot exceed thirty five feet.

Commissioner Neugent: Well what happens ...

Christine Hurley: Joel has added in and what he is really asking you to do, is in simple terms, and I think it could be very simplified, is agree that existing, non-conforming buildings that are at a height greater than thirty five feet, be allowed to rebuild to that height plus...

Commissioner Neugent: I didn't hear anybody bring that up...

Christine Hurley: That's really what he is asking though.

Commissioner Rice: Well that's what this really says

Mayor Murphy: Plus what?

Christine Hurley: plus, let him adjust, like we already have a provision in here, for another five feet, if they need to raise the elevation for FEMA floodplain issues.

Mayor Murphy: Fine, but not for decorative features.

Christine Hurley: Well he talked about decorative also, but he definitely spoke about ...

Mayor Murphy: Well let's get it down pat.

Christine Hurley: Well we will try to but we got his language a couple days ago and...

Mayor Murphy: Well his language is kind of going in a figure eight.

Commissioner Kolhage: I understand what they are saying. In other words, he wants to maintain what they have now with an adjustment.

Christine Hurley: Yes. I think that's what he is asking.

Commissioner Kolhage: And I think that is reasonable.

Mayor Murphy: To replace a building, an older building that was built over thirty five feet, have a problem with that anywhere in Monroe County. It is what it is, we're all used to it, it's part of the landscape.

Commissioner Neugent: Clarification on what you just said

Mayor Murphy: I do not object to any of the older buildings that were built above thirty five feet. We all have them in our neighborhoods. If they need to be replaced or have to be replaced, I don't have a problem with them maintaining the height.

Commissioner Neugent: Hold on a minute there. Is there anything in our code, and I would use this as an analogy, FEMA's description of it, if its damaged by more than fifty percent, it has to be rebuilt, that is there anything in our code or Comp Plan that says that it then can be built over thirty five feet?

Mayor Murphy: No, No.

Christine Hurley: Okay, today, don't mix apples and oranges. Today our code does not allow us to approve a building permit above thirty five feet. If the structure is destroyed beyond fifty percent, they then have to conform to the new code, which is the thirty five foot height limit. And if it's destroyed beyond fifty percent under the floodplain rules, they have to raise the elevation and that's why they added this other position.

Commissioner Neugent: I understand the apples and oranges thing that I just plugged into it as an analogy but what I am saying is, have we had that discussion? You just said, at least my interpretation, that you can't build what Commissioner Murphy just said ...

Christine Hurley: You can't. That is what Joel is asking you to change.

Commissioner Neugent: So we need to have that discussion.

Commissioner Carruthers: And that's why we have the further thing about flood protection and height exceptions. Go to 105.5.32. We added that so that we would allow people to exceed the thirty five feet when they have to, to create enough free board to comply with FEMA regulations.

Commissioner Neugent: I'm not talking about base flood elevation.

Commissioner Carruthers: but that is the crunch that you are getting into. When the Mayor says that you can rebuild a building at the height it is today, but we have a thirty five foot limit and FEMA says you gotta raise your building five feet, you lose a story.

Commissioner Neugent: that addresses one part of it. The other part that is not being addressed in my opinion, is do we have anything, are we proposing that then a fifty four foot high building could be rebuilt to fifty four feet.

Christine Hurley: Joel is proposing that.

Commissioner Neugent: And that's what I am asking this Commission. Is that where we want to go with that?

Commissioner Carruthers: Well, I mean, if we don't allow people to do that, isn't that essentially a taking? I mean you would be … think about the real life economic consequences of…

Bob Shillinger: There may be some Bert Harris implications but it's a different analysis.

Commissioner Kolhage: What we are considering here is because of the isolated and specific nature of Ocean Reef, do we want to make an exception here?

Commissioner Neugent: And can I tag onto that Commissioner Kolhage? Municipalities have the right, if I misspeak correct me, to go above thirty five feet if they choose to. Marathon has gone above thirty five feet, I think Key West has a height limit above thirty five feet, but based on what Commissioner Kolhage just said, and I want to hear some arguments otherwise, Ocean Reef is an isolated area, miles away from anyone else and a gated community, albeit in unincorporated Monroe County, they're very similar to a municipality with a city type manager, that do we want to be so parental if they have no objections internally amongst themselves to keep them from rebuilding above thirty five feet or changing some things that they have gone through the public input locally with their gated community. Do we want to impose our thoughts on how Ocean Reef should be run?

Commissioner Rice: I don't think we are trying to do that.

Mayor Murphy: I don't either. But I will tell you, my feeling is, in many, many instances, what Ocean Reef wants to do up there because they are away from everyone, I've agreed with. They've had good ideas, no problem and they do it. However when it comes to things like the height limit that everyone in this county is interested in, every developer is watching, and a lot of the homeowners are watching. I can't do something for them that I won't do for the rest of the county. And I will go to the extent that these buildings that Joel is talking about, were built when there was no height limit actually. If this comes down either in a hurricane or they want to

remodel it, I don't have a problem with them rebuilding to the height it was. I don't think it ruins the landscape because we have had thirty/forty years of looking at it. And therefore, everyone else in the county can also rebuild the over thirty five feet structures they have. Most of them are commercial structures.

Commissioner Kolhage: Okay can I ask you a question Mayor so I can more or less understand your position? So you're saying, you don't have a problem with them rebuilding to the height that they are now but you mean without the adjustment for base flood elevation or with it?

Mayor Murphy: No, because everyone in the county is going to get that adjustment.

Commissioner Kolhage: So you don't have an objection to it?

Mayor Murphy: Not to that. I have an objection to the decorative features.

Commissioner Kolhage: Okay but look, if it's, if they got a fifty foot building and there is a five foot adjustment for base flood elevation, you don't have a problem with them going to fifty five feet?

Mayor Murphy: No.

Commissioner Kolhage: Okay.

Mayor Murphy: They are going to what they were before the remodel ...

Christine Hurley: and you want it county wide not just for Ocean Reef?

Mayor Murphy: Yes.

Commissioner Carruthers: But only for flood mitigation...

Mayor Murphy: That's it, no decorative stuff.

Christine Hurley: Well right now the decorative is in, the flood is in...

Commissioner Carruthers: Well the decorative is in for Ocean Reef only, the flood is in for everyone. Right?

Christine Hurley: Yeah and the decorative is not so much what Joel is talking about relative to the bigger commercial buildings, its more for the single family homes that want the decorative features on top of the roof. They are separate issues really. So right now in the draft policy you have included an extra five feet in Ocean Reef for the decorative architectural features, you've included for the whole county up to five feet adjustments for flood protection, raising your elevations, and Joel is asking you to also include, for Ocean Reef, but it sounds like you at least have one Commissioner who wants to do it county wide for grandfathering existing buildings that are higher than thirty five feet and allowing them to get the flood adjustment.

Bob Shillinger: You'd want to vest them for that height is what I'm hearing.

Christine Hurley: Yup. But I don't know the Commissions, I'm not getting...

Commissioner Neugent: Well first of all the staff is supposed to review what the request is and bring it back the staff recommendation

Christine Hurley: But I'd like to know what the board, county wide or Ocean Reef for this vesting of existing buildings at least.

Commissioner Rice: Well let me help you out, if we don't do that, the economic impact, eventually we will destroy what we know down here. I don't feel that we have any choice.

Commissioner Carruthers: I don't think it's fair...I don't think it's fair to not let somebody rebuild what they got. As it is when they do rebuild they have to meet standards that exist today that did not, and codes that exist today that did not exist then.

Christine Hurley: I understand what you all are asking for so if you want to just move on without voting, we will draft language and bring it back for discussion on one of your regular agendas.

Commissioner Neugent: Let me point this out, as someone who operated out of an illegal non-conforming building, if you think that it is something that is, it was called Porky's restaurant, and if would have been destroyed by a storm, I would have had a very difficult time, if not impossible time to rebuild with the same amount of square footage because of setbacks that came into play after Porky's was built eons ago. So if you think that there is a fairness level here, there is really a lot of situations where you can't rebuild.

Commissioner Carruthers: but wouldn't you have been able to apply for variances and exceptions to those setbacks...

Christine Hurley: No.

Commissioner Neugent: You still would have had to meet the setback requirements.

Christine Hurley: You could apply for variance for a setback but not height.

Mayor Murphy: See well all we are talking about is height. Not their setbacks. Not anything else.

Commissioner Kolhage: We're talking about changing the whole concept of the fifty percent rule.

Christine Hurley: No I understand ...

Commissioner Kolhage: How does it work? For height...we're saying we're washing away the fifty percent rule.

Christine Hurley: Well other things enter into ....for height you would be washing it away.

Bob Shillinger: As a trigger for bringing it into compliance with current code

Christine Hurley: There are still other things that apply to that but most of those can be remedied by a variance.

Commissioner Carruthers: and just to clarify what you are eluding to I think, Commissioner, is that someone can elevate their building now. And that's not necessarily fifty percent improvement. Right?

Christine Hurley: I mean if you are elevating a building, you're usually triggering that price...

Commissioner Carruthers: Well it depends on the building and the cost

Commissioner Kolhage: and the whole destruction issue and the fifty percent and that's.... I'm not necessarily saying I have a problem with that but that's what we're doing

Christine Hurley: And I will say the examples that Joel gave of the condominiums, when you, let's say have eight units per floor and now you have a storm that destroys more than fifty percent of that building, you are eliminating the possibility of one of those floors, because you are going to have to elevate it and that means eight condo owners don't get a unit and so that's related to the Bert Jay Harris that Bob referred to

Commissioner Carruthers: Everybody gets a smaller unit which is still going to be an issue so ...

Christine Hurley: That's under our current rules.

Commissioner Rice: And what we're trying to do is validate, you don't want to build a fifty year building or sixty year building without accommodating expected sea level rise

Commissioner Carruthers: I guess my only other comment is that I know that this is going to be controversial and people are going to be concerned about character and things like that...

Mayor Murphy: But it's already there.

Commissioner Carruthers: Well it is already there...

Mayor Murphy: So it's not changing the landscape...

Commissioner Carruthers: It's not but trust me from dealing with this in Key West people have the perception that overnight the character of our communities is going to change and that's not what we're talking about...Over fifty years it probably will to some extent but it's going to have to if we want to continue to live here.

Mayor Murphy: Alright listen we're going to take a break

.....

Mayor Murphy: And what I realized is we neglected to give Christine a head nod one way or the other on the non-habitable architectural decorative features. My comment was, I will vote for the increase in height but not for the decorative features. Discuss it and let her know which direction you would like her to take when she does her staff report.

Commissioner Carruthers: Are you talking about within Ocean Reef or County wide?

Mayor Murphy: They are the only ones that asked for it.

Commissioner Carruthers: I don't really care.

Commissioner Neugent: We'll put together something that is going to be in place for twenty years or at least supposedly it should be put in place so this is going to be hard and complex so I would say that the data and information on it being done county wide.

Mayor Murphy: But the point is, what county wide? I don't care if its county wide, in fact it has to be. For me to vote for a height limit, it has to be county wide. Otherwise, I'm not going to vote for it.

Christine Hurley: Okay wait a minute, no one has proposed, maybe that's where you're going next I don't know, right now what's in your draft is flood for everybody ...

Mayor Murphy: Base flood elevation...

Christine Hurley: They have talked about it, I am very clear, everyone is okay with that. Ocean Reef only, decorative features, five additional feet. And I didn't hear, I heard Murphy say she's opposed to it but I didn't hear what any of you other Commissioners thought of that.

Mayor Murphy: And that's what I am trying to bring out so that she knows where to go with it.

Commissioner Neugent: I thought I heard you ask, you wanted a head nod whether this was going to be proposed just for Ocean Reef or all of unincorporated Monroe County.

Christine Hurley: I had never heard that the decorative features was proposed for all of Monroe County from you all.

Commissioner Rice and Commissioner Kolhage respond in unison: No, no...

Commissioner Neugent: Okay but I also heard Commissioner Mayor Murphy say, I'm not going to treat them any different than the rest of the County.

Commissioner Rice: Well that gives you a slight clue as to how she might vote.

Christine Hurley: So what I think I've gotten clarity on is everybody's okay allowing the people to get five of the five feet to adjust the floodplain if they are demolished. The board wants us to draft language to address existing structures that are already over thirty five feet to be able to be replaced with the five foot flood adjustment. What I don't have any clarity on is whether or not the board wants us to keep in Ocean Reef allowance for five foot additional architectural decorative features or not. Or if you want to expand that County wide, which I had never heard as an option to this moment.

Commissioner Kolhage: Let me just state my position on this and you can go down the line I guess but I really don't care about the architectural features of Ocean Reef. I've tried to care but I just can't. But I am a little concerned, I'm a little concerned about doing away with our fifty percent rule on the rest of the County and I'm not saying that I am going to support that.

Commissioner Neugent: I'm not saying that I am going to support anything. I'm saying I just want the information to be able to make the decision, have the discussions with the people who are going to speak for and against it.

Mayor Murphy: And my only point with the architectural features, I don't think they are necessary, but if just for Ocean Reef, I don't want them certainly spread all over Monroe County and if you do that you are guaranteeing somebody an extra ten feet. Five feet for the base flood elevation, up to five feet, and then up to another five feet for their decorative stuff, plus what they'll be rebuilding is something that is you know, fifty feet, fifty four feet, whatever. Its adding ten feet to it instead of five. I think that's a bit much.

Commissioner Neugent: At what point in time do we bring up what was brought up previously about addressing affordable housing, increasing the height limit ...This is all about bringing information back to us.

Christine Hurley: This is the time to bring that up if you want to.

Commissioner Neugent: And I just, looking back in history a little bit here, there were some comments that Meridian West could have had another floor which would have increased the housing if they had gone up an additional foot or so. So again, more information to discuss that strictly for affordable housing.

Christine Hurley: Yes and at the meeting that State Representative Raschein held, you all discussed that. We do not have anything included right now in this policy for increased height for affordable housing. We have discussed it as staff after you had that meeting. It's our opinion that if you are going to incentivize affordable housing development by giving them a higher height limit that you should restrict that to very low and low maybe median, but the moderate income level is something that we do not think should be incentivized with a height increase.

Commissioner Neugent: One of the biggest problems in dealing with affordable housing is the property to build them on. Another reason why I think the discussion should take place for affordable housing to go up is that if you can build more on that specific site as opposed to trying to find other properties to build affordable housing on. It helps resolve that part of the equation.

Commissioner Kolhage: So what are you going to do with that Christine? Between now and January?

Christine Hurley: Do you want us to include something for you to consider relative to affordable in the next version that we bring to you at your regular meeting for discussion?

Commissioner Rice: I do.

Commissioner Carruthers: I do.

Christine Hurley: Okay.

Commissioner Kolhage: I remain to be convinced...

Commissioner Rice: I'm not sure how I feel about it but I think we do need to have the discussion.

Christine Hurley: And I'm going to have some diagrams for you all by the next meeting with each policy so you can see what that means.

Commissioner Carruthers: Will you also, related to this policy with affordable, that would have to be in very specific tiered areas obviously.

Christine Hurley: I understand. I will bring that also.

Commissioner Kolhage: It's all about potential serious community character issues here.

Exhibit 2

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Development Review Committee
Townsley Schwab, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Senior Director of Planning & Environmental Resources
Emily Schemper, Comprehensive Planning Manager

Date: March 17, 2015

Subject: AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; AND CREATING POLICY 101.5.34 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT EXCLUSIVELY FOR AFFORDABLE OR EMPLOYEE/WORKFORCE DWELLING UNITS THAT MEET THE INCOME LIMITS FOR THE VERY LOW, LOW AND/OR MEDIAN INCOME CATEGORIES ON PROPERTIES DESIGNATED AS TIER 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Meeting: March 24, 2015

I. REQUEST

The Monroe County Planning & Environmental Resources is proposing an amendment to revise the height limit policy to provide an exception to the height limit for wind turbines owned and operated by a public utility; create Policy 101.5.31 to address non-habitable architectural decorative features within the Ocean Reef community; create Policies 101.5.32 and 101.5.33 to provide certain exceptions to the height limit in order to protect property from flooding and reduce flood insurance costs; and create Policy 101.5.34 to provide an exception to the height limit exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as tier 3.

II. BACKGROUND INFORMATION

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners (BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the height limit policy and process it as a separate amendment.

III. ANALYSIS OF PROPOSED AMENDMENT

HEIGHT:

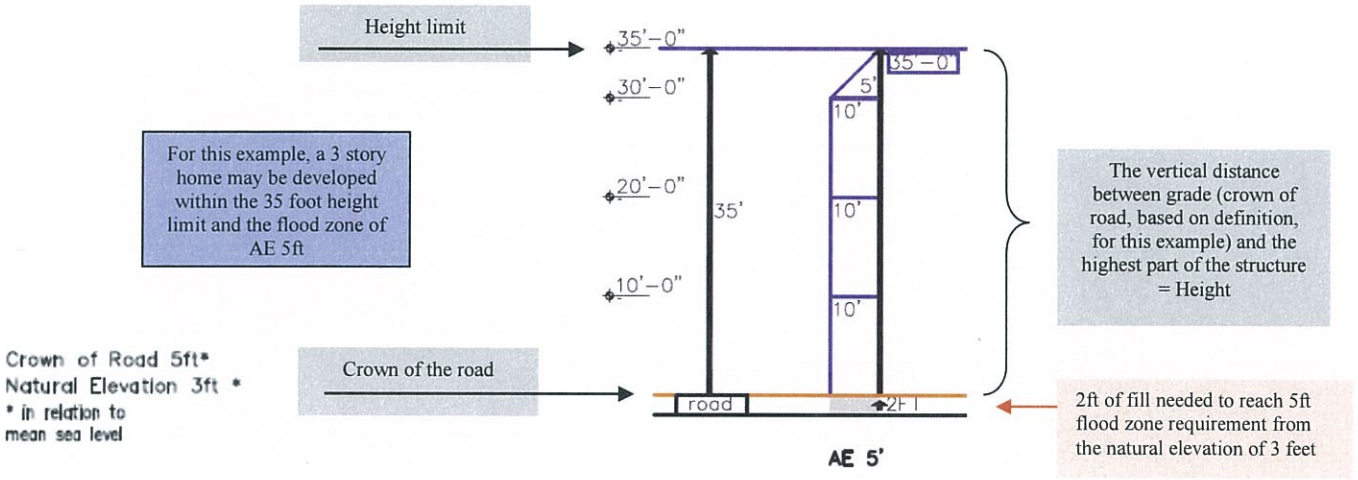
In unincorporated Monroe County, height and grade are defined as follows:

HEIGHT is defined as: ***the vertical distance between grade and the highest part of any structure****, including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this section shall not apply.*

GRADE means ***the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher****. To confirm the natural elevation of the ground surface, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007. In the event 2007 LiDAR data is not available for a given parcel, the*

county shall use the best available data, including, but not limited to, pre-construction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.

Based on the adopted definitions the following is a basic depiction of: *height = the vertical distance between grade and the highest part of any structure.* In this depiction, the crown of the nearest road directly adjacent to the structure is *higher* than natural elevation of the ground surface (prior to construction, next to the proposed walls of a structure). As such, the crown of the road is the starting point, for this example, in measuring the vertical distance of the structure.



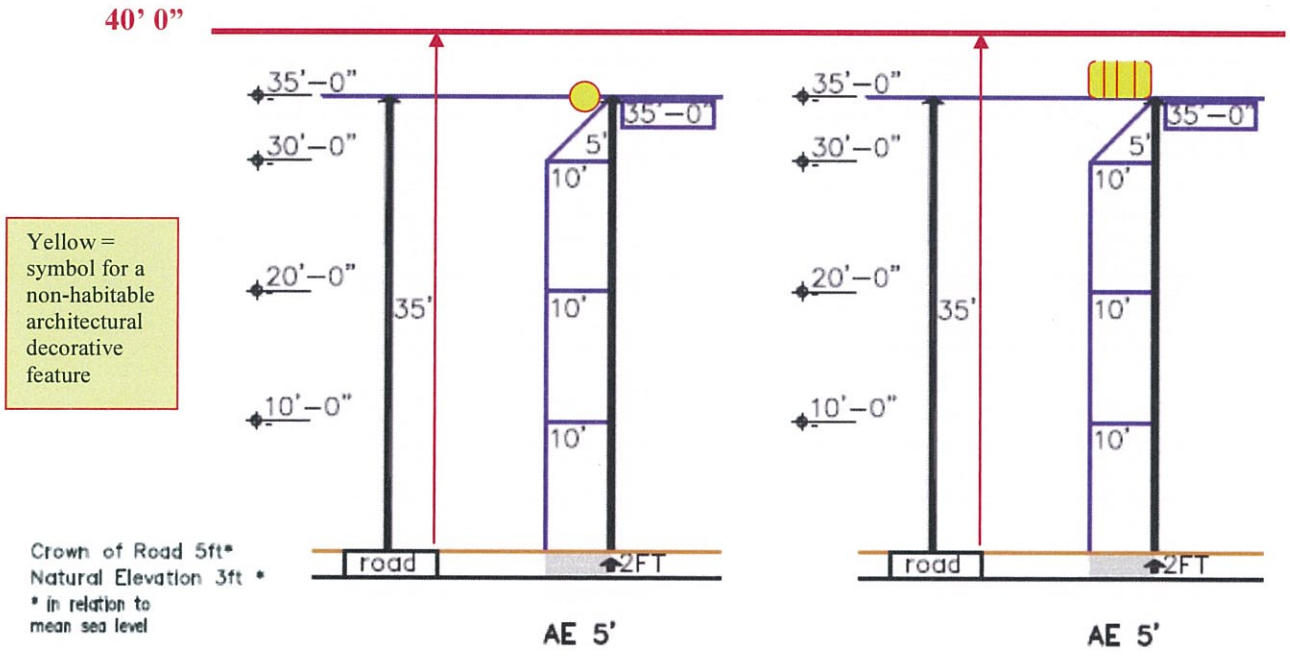
In the Comprehensive Plan update, recommendations to amend and expand the height policy have been made to clarify the measurement of height to match the recently amended land development code (Ordinance 003-2011) and to address new issues, such as: anticipating new FEMA flood maps and creating a mechanism to assist property owners to protect their property from flooding and reduce flood insurance costs as well as issues in permitting relative to architectural decorative features.

For review convenience, a transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached (Exhibit 1).

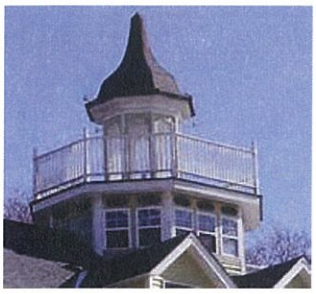
OCEAN REEF - architectural decorative features:

Policy 101.5.31
For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.

Draft **Policy 101.5.31** is intended to address non-habitable architectural decorative features which are commonly applied for in the Ocean Reef community and the issues this causes in permitting relative to the architectural decorative features.



This type of exemption would be to address items such as balls, finials, or a widow's walk



FLOOD PROTECTION AND INSURANCE DISCOUNTS:

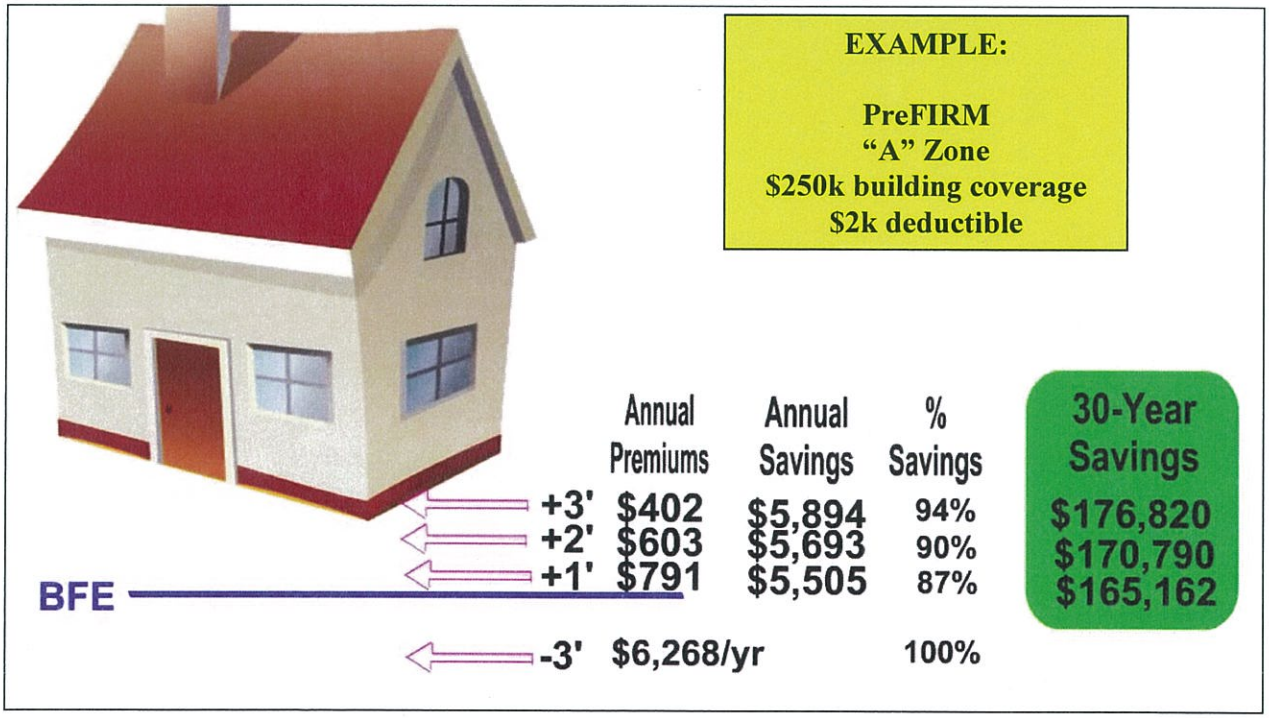
Policy 101.5.32

In order to protect property from flooding and reduce flood insurance costs for property owners, a Flood Protection Height Exception shall be provided to the 35 foot height limit in Policy 101.5.30 as follows:

1. For new structures which are voluntarily elevated to **exceed** the structure's minimum required FEMA base flood elevation (BFE) based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of voluntary elevation above BFE; and
2. For existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
3. Existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure to **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

Draft **Policy 101.5.32** is intended to help protect structures from flood events, mitigate upcoming FEMA flood zone height changes, mitigate rising insurance costs for the property owner and assist with flood insurance rate discounts in the Community Rating System. The discussed height exception would allow structures to be elevated higher than the required minimum FEMA base flood elevation which could then allow property owners to obtain discounts on their insurance and help mitigate potential flooding damage.

See the following example on flood insurance discounts:



For draft **Policy 101.5.32** which creates the Flood Protection Height exception, the BOCC expressed concerns with a property owner's ability to either build or elevate their homes without losing living space (i.e. reducing the number of stories of the structure) and being squeezed into smaller homes. To try and determine if this is an issue with the proposed policy exception, which would allow an additional 5 feet in height, County staff has evaluated the number of properties per flood zone [*following Flood Zone table*] and created basic illustrations [*following 4 page Flood Zone Height Analysis*] to depict how the current height limit, per flood zone, may affect proposed development, and examples with the flood protection height exception.

Based on the information in the Flood Zone table, it is noted that the majority of parcels within unincorporated Monroe County fall within the AE 7 to AE 11 flood zones. There are 44,910 parcels within these flood zones, out of an estimated 56,843 total parcels within unincorporated Monroe County (79% of the total parcels are within AE 7 to AE 11).

Based on the information in the Flood Zone Height Analysis, generally:

- In flood zones X through AE 10 or VE 10 [*approx. 47,158 parcels*], a three (3) story structure may be developed.
- In flood zones AE 11 (VE 11) through AE 20 (VE 20) [*approx. 9,330 parcels*], a two (2) story structure may be developed.
- For flood zones AE 21 (VE 21) and greater [*approx. 19 parcels*], a one (1) story structure may be developed.

The generalized comments are made based upon the provided examples, within the Flood Zone Height Analysis, with crown of road at 5ft and used as the starting point (grade) for measuring height.

Land Development Code

HEIGHT is defined as: ***the vertical distance between grade and the highest part of any structure….***

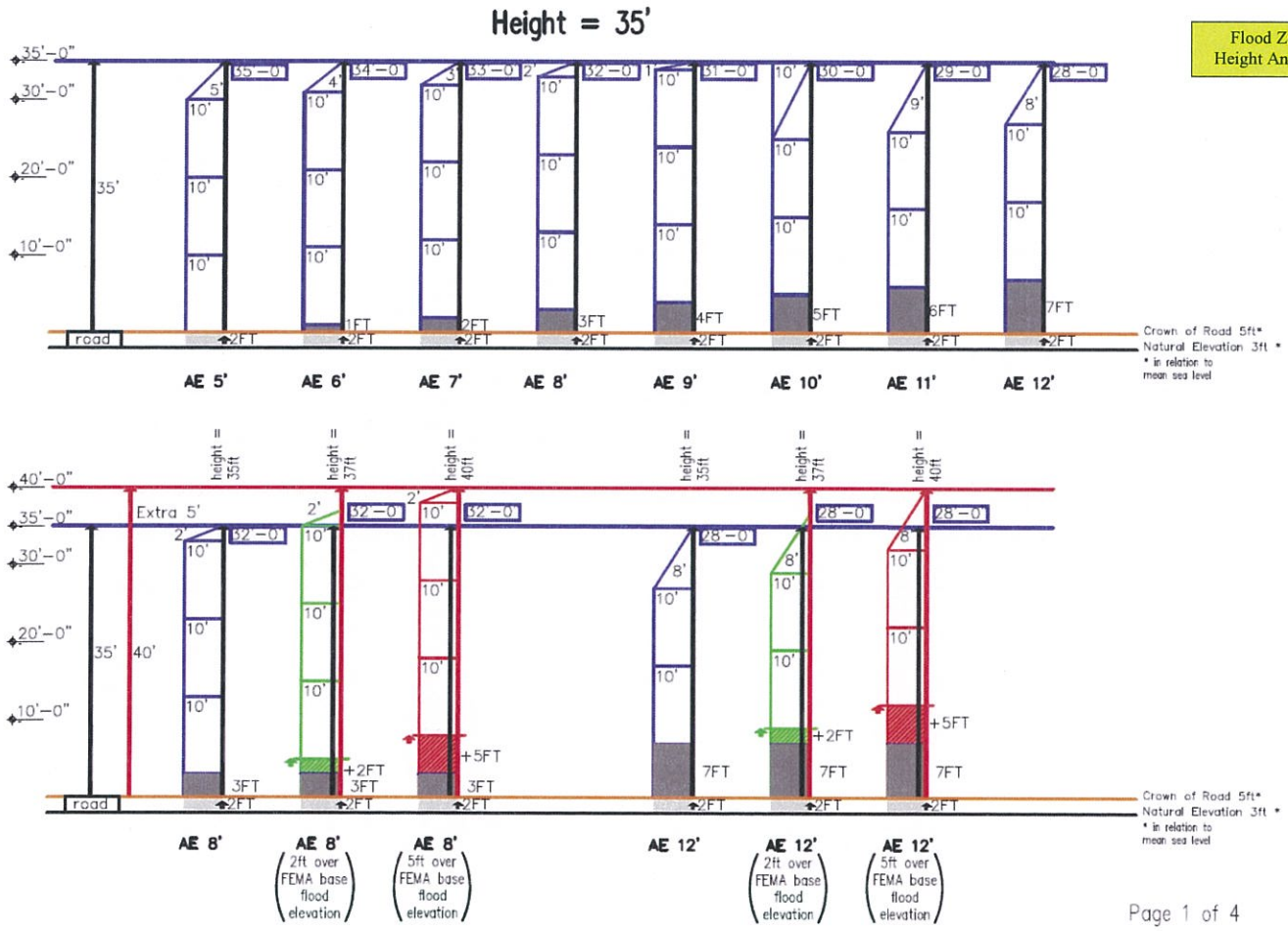
GRADE means ***the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher….***

FLOOD ZONE TABLE				
	FEMA Flood Zone	**Number of Parcels**	**% of total**	**% of total**
flood zones -would allow a **3 story** structure	X	1,935	3.40%	5.16%
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	999	1.76%	
	AE 5	1	0.00%	83.48%
	AE 6	1,964	3.46%	
	AE 7	8,996	15.83%	
	AE 8	14,824	26.08%	
	AE 9	11,272	19.83%	
	AE 10	6,835	12.02%	
flood zones -would allow a **2 story** structure	AE 11	2,983	5.25%	
	AE 12	121	0.21%	
	AE 13	418	0.74%	
	AE 14	36	0.06%	
	AE 15	3	0.01%	
	AE 16	1	0.00%	
3 story	VE 9	5	0.01%	10.76%
	VE 10	327	0.58%	
flood zones -would allow a **2 story** structure	VE 11	1,019	1.79%	
	VE 12	1,443	2.54%	
	VE 13	1,069	1.88%	
	VE 14	1,815	3.19%	
	VE 15	352	0.62%	
	VE 16	31	0.05%	
	VE 17	33	0.06%	
	VE 19	5	0.01%	
	VE 20	1	0.00%	
flood zones -would allow a **1 story** structure	VE 21	8	0.01%	
	VE 22	7	0.01%	
	VE 23	1	0.00%	
	VE 24	1	0.00%	
	VE 26	2	0.00%	
	OPEN WATER	10	0.02%	
	total parcels	**56,843**		

Note: As of October 2014 there are approximately 56,843 parcels in unincorporated Monroe County.
The total from the spreadsheet will be different as some of the submerged parcels do not fall within the FEMA Zones.

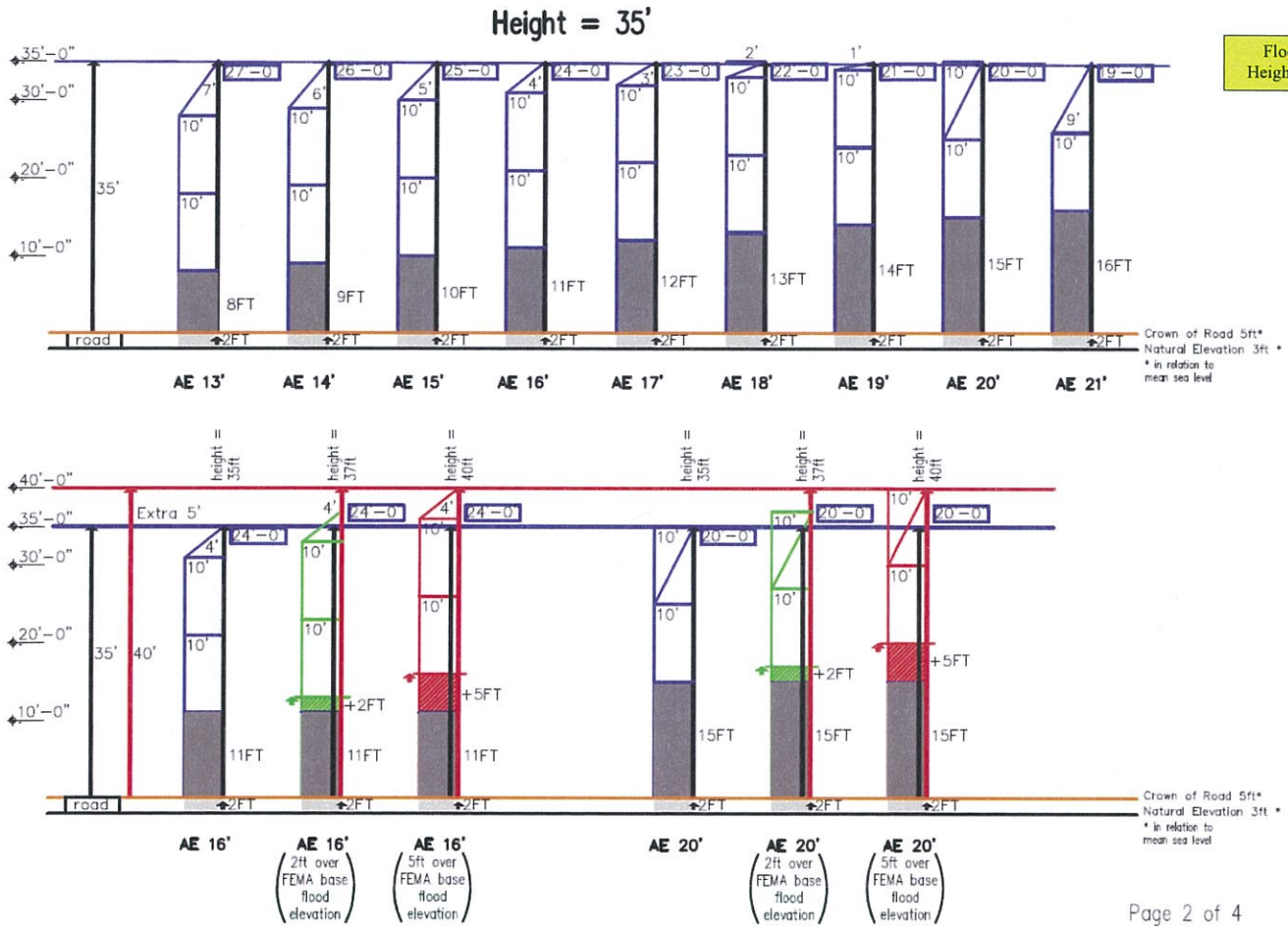
Flood Zone Height Analysis

Examples:
Height Measured from Crown of Road



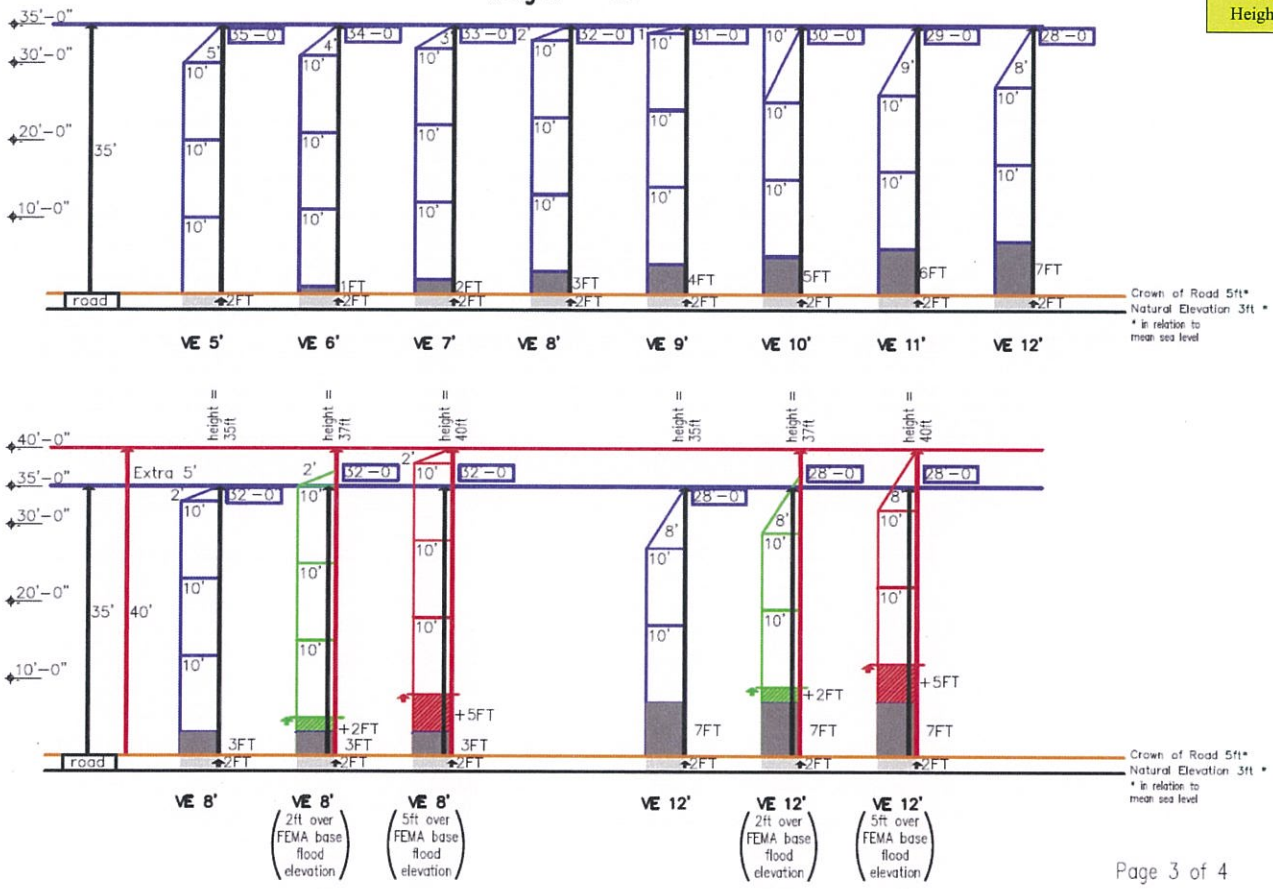
Flood Zone Height Analysis

Examples:
Height Measured from Crown of Road



Flood Zone Height Analysis

Height = 35'

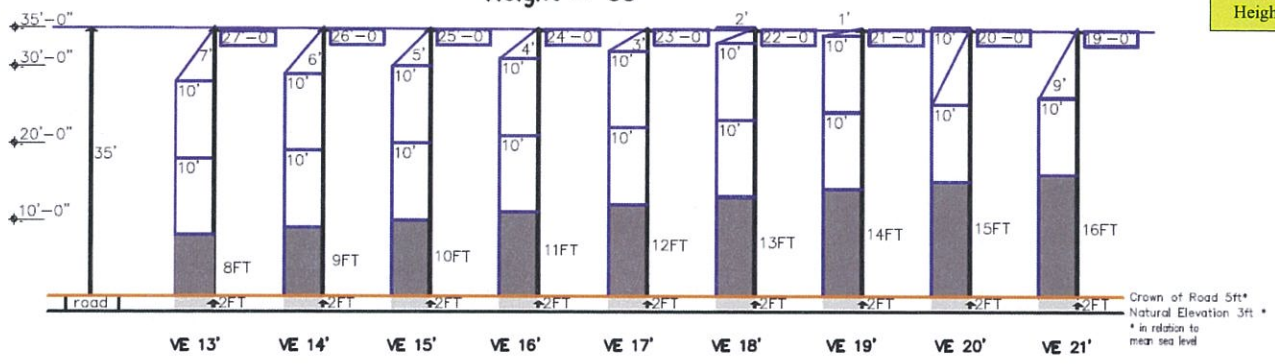


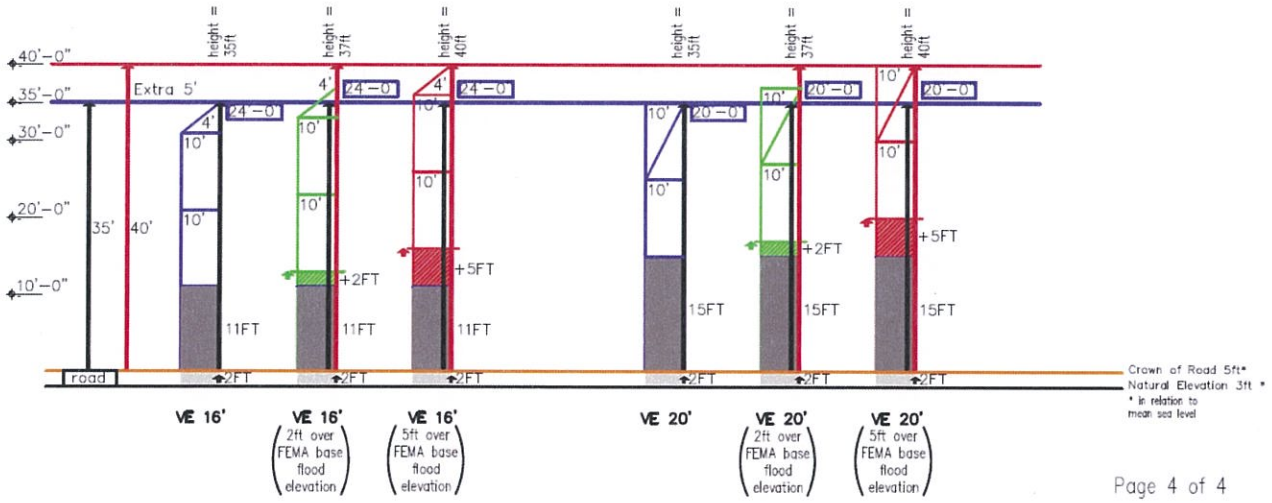
Examples:
Height Measured from Crown of Road

Lowest Horizontal Structural Member must be elevated above base flood

Flood Zone Height Analysis

Height = 35'





Examples:
Height Measured from Crown of Road
Lowest Horizontal Structural Member must be elevated above base flood

EXISTING STRUCTURES:

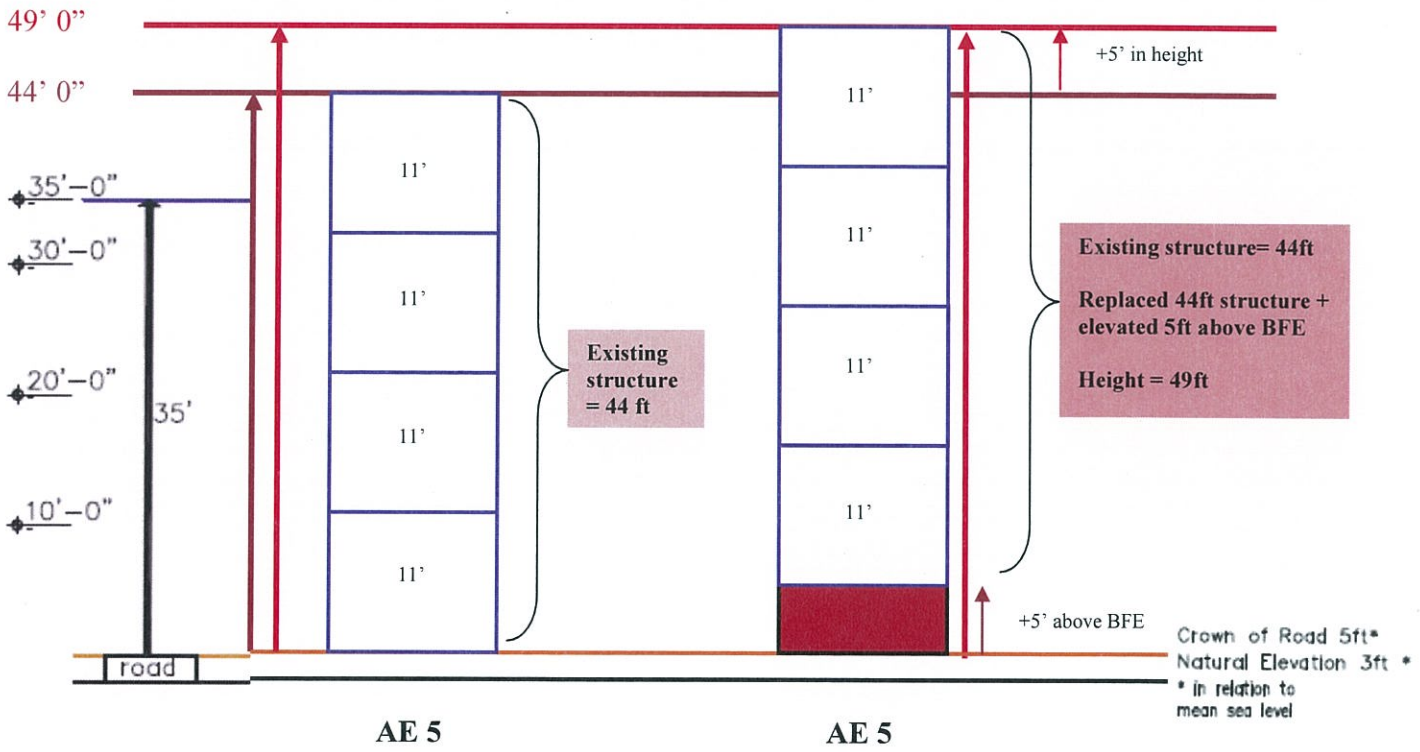
Policy 101.5.33

A lawfully established existing structure which currently exceeds the height limit of 35 feet in Policy 101.5.30 may be repaired, improved or reconstructed to its existing height, provided the structure is limited to the lawfully established existing intensity, floor area, density and type of use. A Flood Protection Height Exception for a lawfully established existing structure exceeding the 35 foot height limit shall be provided as follows:

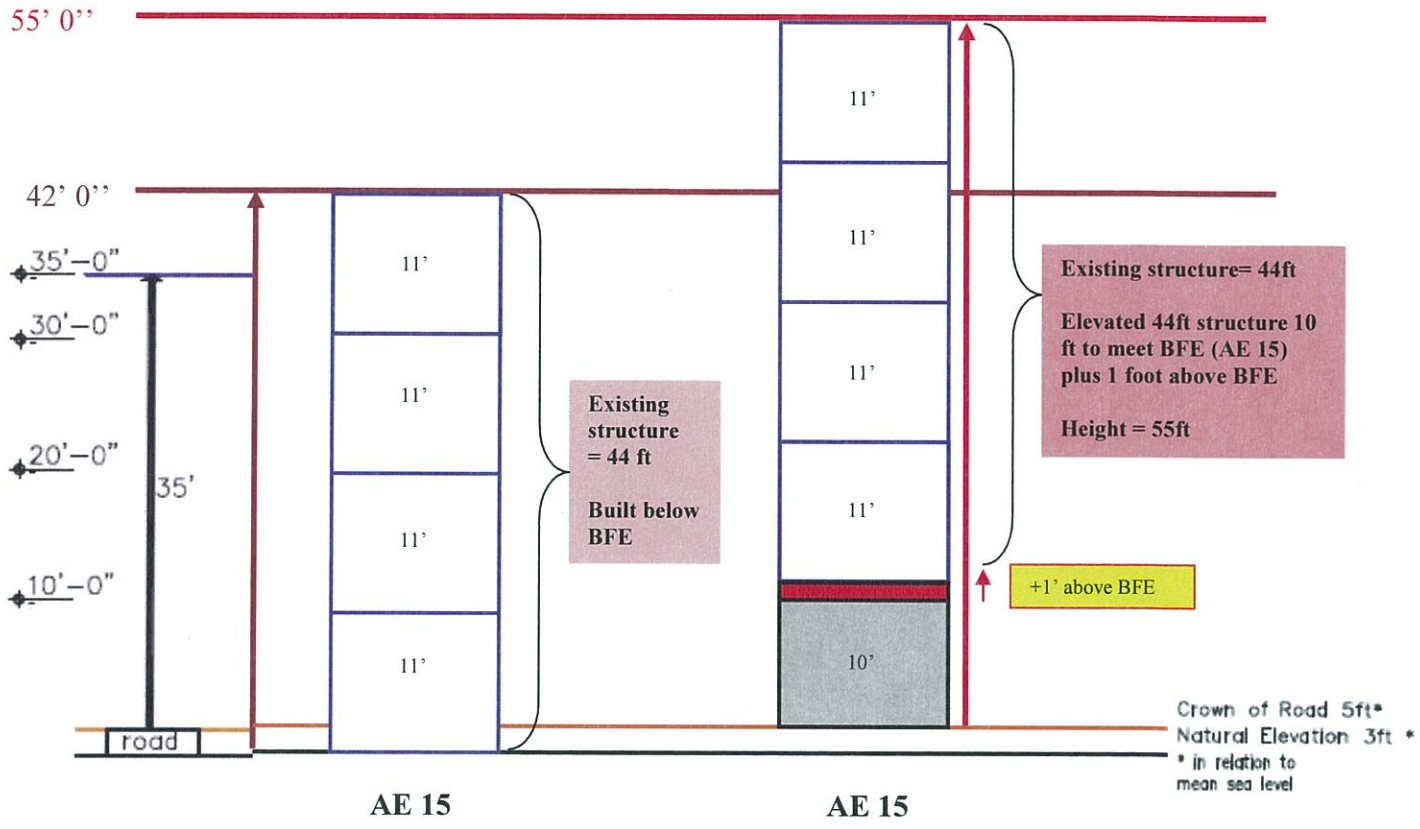
1. For lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
2. Lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

For draft **Policy 101.5.33** which creates the height exception for a lawfully established existing structure which currently exceeds the 35 foot height limit to be repaired, improved or reconstructed to its existing height and provides a Flood Protection Height Exception to elevate the structure to meet and/or exceed the required FEMA BFE.

Example 1: 5 feet to **exceed** the structure's minimum required FEMA BFE



Example 2: elevated 10ft to meet the structure's minimum required FEMA BFE plus 1 additional foot above BFE



Note, staff has not been able to complete an inventory of structures that exceed the adopted height limit of 35 feet as there is not enough information in our files to determine the exact grade (*either highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher)* for most structures built before 1985. As such, we cannot determine the number of structures which may be affected by the proposed policy. Below are examples of structures which appear to exceed the adopted height limit:

Moon Bay Condos, mm 104
- Built in the 70s
- Crown of road *might* be 13-14' based on LiDAR,
- Building B is 46' from ground level of 13' AMSL.
- Building A is 49'6" from ground level.

Harbor 92 Condos, mm 92
- Built in the 70s
- Crown of road *might* be about 8' based on LiDAR
- Building is 63' from ground level

Kawama Tower, mm 102
- Built in the 70s
- Building is 85' from ground level of about 7' AMSL

AFFORDABLE HOUSING:

Policy 101.5.34

In order to incentivize the development of affordable and employee/workforce housing, an exception shall be provided to the 35 foot height limit in Policy 101.5.30 exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as Tier 3. A structure developed as affordable or employee/workforce housing for very low, low and/or median income categories may be developed with a maximum height of 44 feet (*to provide for up to three stories over parking or development over nonresidential floor area*).

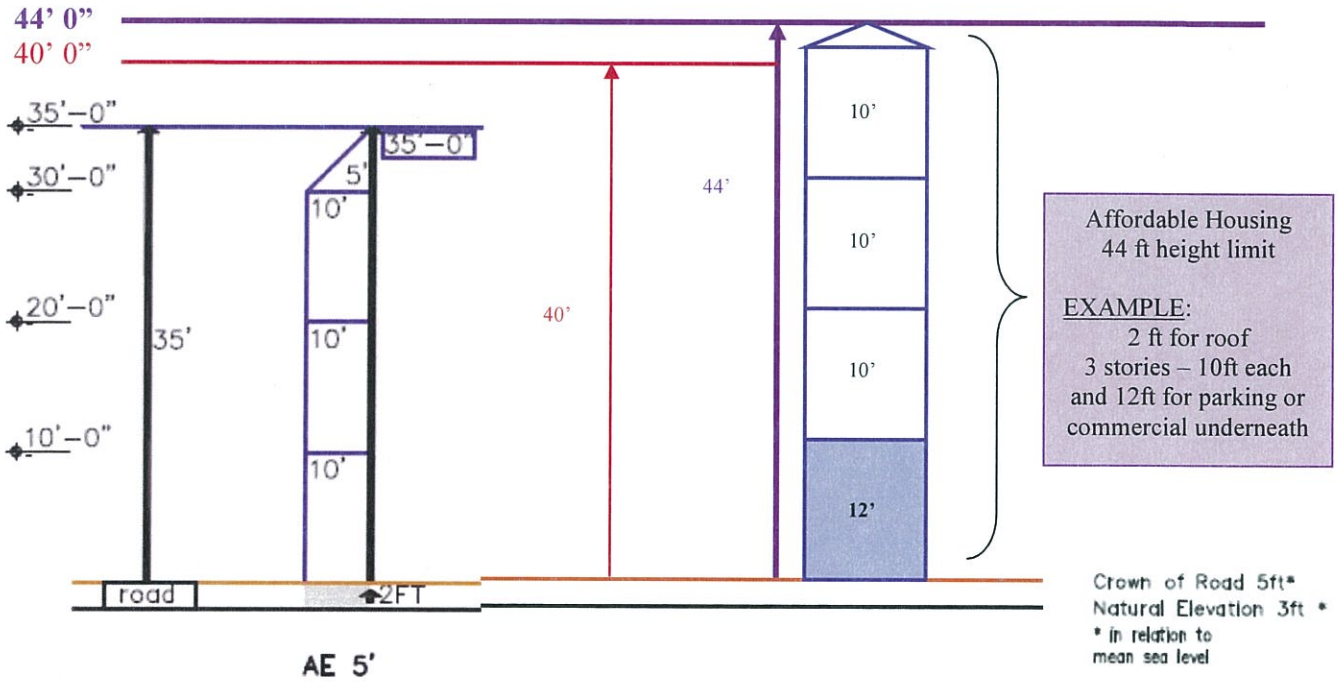
Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, excluding the exceptions listed in Policy 101.5.30.

very low income = *household whose total household income does not exceed 50% of the median monthly household income for the county*

low income = *household whose total household income does not exceed 80% of the median monthly household income for the county*

median income = *means a household whose total household income does not exceed 100% of the median monthly household income for the county*

For draft **Policy 101.5.34** which creates the height exception for affordable housing, the BOCC discussed finding ways to incentivize additional development of affordable housing. The intent of the proposed policy is to encourage additional affordable and employee/workforce housing provision by allowing structures developed as affordable/workforce housing to be built with a maximum height of 44 feet to provide for three stories over parking or development over nonresidential floor area.



IV. PROPOSED AMENDMENT

OPTIONS FOR PROPOSED HEIGHT POLICIES FOR REVIEW & DISCUSSION:

Staff has developed the following draft policies for consideration. (Deletions are ~~stricken through~~ and additions are underlined.)

Policy 101.4~~5~~.~~26~~30

In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~

Wind turbines may also exceed the 35 foot height limit provided the site and the turbines are owned and operated by a public utility, have an Avian Protection Plan approved by the United States Fish and Wildlife Service (USFWS) and the turbines comply with relevant State and federal wildlife protection laws such as the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Environmental Policy Act. Applications proposing wind turbines which exceed 35 feet in height within the MIAI overlay shall be transmitted to NASKW for review and comment.

In the case of airport districts, there shall be no exceptions to the 35 foot height limitation.

Policy 101.5.31

For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.

Policy 101.5.32

In order to protect property from flooding and reduce flood insurance costs for property owners, a Flood Protection Height Exception shall be provided to the 35 foot height limit in Policy 101.5.30 as follows:

1. For new structures which are voluntarily elevated to **exceed** the structure's minimum required FEMA base flood elevation (BFE) based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of voluntary elevation above BFE; and
2. For existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
3. Existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure to **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

Policy 101.5.33

A lawfully established existing structure which currently exceeds the height limit of 35 feet in Policy 101.5.30 may be repaired, improved or reconstructed to its existing height, provided the structure is limited to the lawfully established existing intensity, floor area, density and type of use. A Flood Protection Height Exception for a lawfully established existing structure exceeding the 35 foot height limit shall be provided as follows:

1. For lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
2. Lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height

exception of more than five (5) feet, if necessary, to voluntarily elevate the structure **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.

Policy 101.5.34

In order to incentivize the development of affordable and employee/workforce housing, an exception shall be provided to the 35 foot height limit in Policy 101.5.30 exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as Tier 3. A structure developed as affordable or employee/workforce housing for very low, low and/or median income categories may be developed with a maximum height of 44 feet (*to provide for up to three stories over parking or development over nonresidential floor area*).

Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, excluding the exceptions listed in Policy 101.5.30.

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Policy 217.1.4

Monroe County shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The Building Code shall be reviewed and revised at least every five years. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 217.1.5

Monroe County shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class 9 rating.

Policy 217.1.6

Monroe County shall continue to enforce federal, state and local setback and elevation requirements to promote the protection and safety of life and property. Revisions to the existing setback requirements contained in the Land Development Regulations shall be considered as a means of reducing property damage caused by storms.

Objective 601.3
By January 4, 1998, Monroe County shall increase implementation efforts to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock, including historic structures and sites.

Policy 601.3.2
The County Code Enforcement Office and Building Department will enforce building code regulations and County ordinances governing the structural condition of the housing stock, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods.

B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.
(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.
(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.
(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

VI. PROCESS

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board

of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

VIII. EXHIBITS

1. Transcription of the BOCC height discussion, from the October 7, 2014 public hearing

Exhibit 3

DEVELOPMENT REVIEW COMMITTEE

Tuesday, March 24, 2015

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Tuesday, March 24 , 2015**, beginning at 1:02 p.m. at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL by Gail Creech

DRC MEMBERS

Townsley Schwab, Senior Director of Planning and Environmental Resources	Present
Mayte Santamaria, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Sr. Administrator, Environmental Resources	Present

STAFF

Steve Williams, Assistant County Attorney	Present
Emily Schemper, Principal Planner	Present
Matt Coyle, Senior Planner	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

Mr. Schwab stated Item 2 will be heard first because the applicant for Item 1 is delayed.

MINUTES FOR APPROVAL

Mr. Schwab approved the minutes of the February 24, 2015, DRC meeting as is.

MEETING

New Items:

2.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; AND CREATING POLICY 101.5.34 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT EXCLUSIVELY FOR AFFORDABLE OR EMPLOYEE/WORKFORCE DWELLING UNITS THAT MEET THE INCOME LIMITS FOR THE VERY LOW, LOW AND/OR MEDIAN

INCOME CATEGORIES ON PROPERTIES DESIGNATED AS TIER 3; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-006)

(1:03 p.m.) Ms. Santamaria stated that Items 2 and 3 will be held as a workshop discussion versus a staff report with comments. Both items are from the comp plan update and were proposed within the 2030 comp plan. The BOCC has asked staff to remove the policies as they were in the comp plan and process them separately so that there is public understanding and public input through the process. This item will be brought back two or three times to ensure revisions can be made with public input.

Ms. Santamaria first addressed Policy 101.4.26. Ms. Santamaria explained that the current height definition is the vertical distance between grade and the highest part of any structure and it is measured from either grade or the crown of the nearest road. Multiple height exceptions have been proposed in order to address a variety of issues. The first one is the wind turbine for facilities owned and operated by a public utility. An avian protection plan would be required. The height exception would be for those wind turbines that facilitate green technologies and alternative energy sources. Ms. Santamaria informed Deb Curlee there are no applications for wind turbines currently.

Alicia Putney commented that her personal experience has been that wind turbines are not able to generate enough current to be deemed useful unless the sustainable winds were above 20-25 miles an hour. Consequently, wind is more questionable than solar energy at this point. Ms. Curlee is not in favor of wind turbines because of their aesthetics. Ms. Santamaria will draft a version of the policy as the BOCC has proposed it next to a version that includes the public's input. Bill Eardley asked that staff obtain an analysis of FKEC's two wind turbines located on Cudjoe Key before proceeding with this policy.

Ms. Santamaria then addressed Policy 101.5.31. Ms. Santamaria explained that this policy is specific to Ocean Reef. In permitting for that community staff has had to deal with architectural features just above the 35-foot height limit. Staff has recommended the architectural features could exceed the 35-foot height limit by five feet, not to exceed 40 feet, and can contain no habitable space up there.

Joel Reed was present on behalf of Ocean Reef Community Association and Ocean Reef Club. Mr. Reed stated even though Policy 101.5.31 is intended to address non-habitable architectural decorative features, it is only one and the least significant of three provisions that Ocean Reef has requested. Mr. Reed explained that Ocean Reef has its own architectural review committee that projects go through as well. One of the longer term issues facing Ocean Reef Club is that they still own a number of buildings and condominiums that currently exceed the 35-foot height restriction. These are aging buildings coming to the end of their useful life. There is concern if they are ever destroyed they would not be able to build back to their current heights. Mr. Reed agrees with being proactive by building above the FEMA flood heights. One policy request from

Ocean Reef is for the ability to build back on a story-by-story approach rather than to the pre-existing height. Mr. Reed feels allowing this way of rebuilding with an increase in the slab-to-slab measurement to 11 feet would encourage owners to remodel their buildings rather than tearing them down. Another issue important to Ocean Reef is the Cultural Center building. Because the flyover space in this building is limited, the ability to have productions in this building is limited also. Mr. Reed suggested that a height of 65 feet would accommodate that flyover space. Mr. Reed emphasized that the proposed story-by-story rebuilding process is being requested for Ocean Reef only, which is an isolated and gated community, not visible from the roadway. Ms. Santamaria asked that Ocean Reef provide information of the cultural center, such as a map depiction and its existing height information. Mr. Reed agreed to provide that information, as well as a list of inventoried buildings at Ocean Reef including their existing heights.

Ms. Curlee asked for an estimate of the height of a building with an 11-foot slab-to-slab allowance plus the flood elevation. Mr. Reed replied that it depends on the flood zone and the average existing grade or crown of road of each site. Ms. Putney proposed Ocean Reef go through a variance procedure for each of the specific buildings because of all the variables associated with each building. Mr. Reed agreed that consideration needs to be given for each building individually and stressed that losing a floor would not be an option in rebuilding. Mr. Reed further explained that some communities have minimum ceiling heights so that a more adaptable building into the future is built.

Ms. Putney asked if Ocean Reef has its own community master plan containing its own design criteria. Mr. Reed responded that there are architectural design guidelines for Ocean Reef that are followed currently and a process is being gone through to update and create a new master plan for Ocean Reef. Ms. Santamaria clarified that it is for Ocean Reef's own development internally, but a Livable CommuniKeys plan or even an overlay district can be proposed. Ms. Putney voiced concern that this policy would open the door for other gated communities throughout the Keys to increase their height restriction. Ms. Santamaria noted that the reason the BOCC was even considering this policy is because Ocean Reef is not only gated, but it is isolated and separate from the rest of the Keys. Bill Hunter, present on behalf of Sugarloaf Property Owners Association (SPOA), will be taking this request by Ocean Reef back to SPOA members for their input. SPOA recognizes that Ocean Reef is isolated and very different from the rest of the Keys. Mr. Hunter commented that the BOCC has said in the past they do not want to treat Ocean Reef differently than the rest of the County. SPOA is neutral on this policy as long as this does not affect the rest of the County.

Mr. Reed explained that there is language that allows Ocean Reef to go through a letter of understanding process without going through a conditional use process. Mr. Reed feels perhaps some stronger language would help address the concerns being voiced. Ms. Putney again suggested Ocean Reef have their own Livable CommuniKeys plan which is protected by the comp plan. Mr. Reed pointed out that Ocean Reef has stricter regulations than the rest of the County has, such as setbacks. Ms. Putney suggested adding language referring to gated communities over a certain size. Ms. Curlee believes, regardless of Ocean Reef being isolated and gated, the public will expect the same consideration that Ocean Reef receives. Ms. Putney agreed. Ms. Putney asked to underscore that the BOCC does not want to have special rules for

Ocean Reef. Mr. Reed added that he believes only one Commissioner has expressed that sentiment. Ms. Santamaria stated the BOCC will make the decision of what they choose to adopt and/or transmit to the State and will ultimately make the decision of which communities, which policies and where they will apply to.

Ms. Santamaria then addressed Policies 101.5.32 and 101.5.33. Ms. Santamaria explained these policies are an attempt to provide existing and new structures the ability to redevelop or lift the existing structure to come into compliance with their flood zone. New FEMA maps are expected in four years. The first provision of Policy 101.5.32 is for new structures to voluntarily elevate their structures up to five feet above the 35-foot height limit. It is based on what they choose to elevate above flood. The second provision of the policy is for existing structures to be able to meet their base flood zone or to exceed it. Again, they can go up to five feet above the 35-foot height limit, but this is based on the amount they choose to go up. The third provision is for those structures that need to go a little bit higher to meet their flood zone. The addition of one foot of freeboard above the base flood elevation is provided for.

Bill Eardley stated raising an existing structure is impractical due to the cost. It is simpler to pay off the mortgage and cancel the flood insurance. Mr. Eardley feels there is no need for the exception on new construction because the building can be designed to meet the current standards. Ms. Santamaria explained the exception was proposed because the BOCC did not want people to lose living space and be squeezed into smaller homes. FEMA representatives have informed staff a grant program may be created to help with the cost of elevating a home. Ms. Santamaria pointed out that some existing structures may not be able to be raised due to its structural integrity. Mr. Roberts pointed out that there has been discussion about including bonus points or points under the CRS for communities that provide for an opportunity for property owners to elevate their base floor one to three feet above base flood elevation on a voluntary basis. Dottie Moses from the Upper Keys Homeowners Federation stated that the CRS looks at encouraging people not to build in low-lying areas. Ms. Santamaria explained that is why the inventory of flood zones was done. Mr. Hunter expressed concern that the County is somehow encouraging building in a very low-lying area where roads will eventually no longer be maintained by the County. Ms. Santamaria clarified that Number 1 is applicable when people tear down and build a new structure. Ms. Putney stated that the number of homes built before FEMA came in to Monroe County in '78 built below the base flood would be a small enough number that they could be dealt with through some kind of a development review mechanism as opposed to a carte blanche rule. Ms. Schemper noted that this would give property owners the allowance to do it rather than being penalized because of their unique circumstance. Ms. Santamaria stated staff will evaluate that.

Ms. Santamaria then described a situation of a property owner in North Florida who built a home less than ten years ago at three feet above flood. The new FEMA maps now show that home being three feet below flood. Ms. Santamaria explained that the new FEMA maps could impact a substantial number of people whose flood insurance premiums are going to skyrocket up because of this situation. FEMA is supposed to take sea level rise into account when creating their new maps. Staff is trying to think into the future to try to facilitate people's ability to protect their homes and investments. Mr. Hunter suggested, because it is unknown what the maps will show, introducing the concept and making allowances for the solution in the comp

plan and holding off on the details of the actual solution since modifying the LDRs in the LDC is an easier process. Mr. Schemper cautioned the longer addressing this issue is put off, the more homes will be built that are going to be affected. Ms. Moses stated that at an Army Corps meeting comments were made that all of the "easy" lots have been built on and what is left will require mitigation and other issues. Ms. Santamaria will try to run an analysis of the flood zone of the vacant parcels in the County.

Mr. Hunter clarified that when he suggested splitting the concept in the comp plan and the detail in the LDRs, he was not suggesting delaying the LDRs. Mr. Hunter further stated more public outreach would help in educating the public more on climate change and sea level rise. Mr. Roberts clarified for Mr. Hunter that the County does not have policies in place yet regarding replacement of infrastructure in areas potentially susceptible to sea level rise, so the County has to proceed under existing policies and directives, which obligates the County to maintain the roads. Ms. Santamaria described a situation in St. Augustine where property owners are suing the municipality to maintain a road in a low-lying area so that the people would have access to their fire service. Ms. Curlee asked about regulations regarding filling a lot. Mr. Roberts explained that whether fill is allowed depends on the flood zone. Ms. Putney added that runoff from higher lots into the road is creating a problem for the neighbors and in the canals, as well as blocking views and creating shade. Mr. Williams clarified that situation does not create a property rights issue. Ms. Santamaria noted that the variance procedure could create a staggered view line in an area.

Ms. Moses stated the Federation has taken the position they do not want the 35-foot height limit raised under any circumstance. The County has managed to get by under that height limit to date with new construction. Mr. Hunter on behalf of SPOA agreed with Ms. Moses' comments. Mr. Hunter personally believes more education is needed about freeboard and the benefits of freeboard. Ms. Putney on behalf of Last Stand stated existing buildings should have some kind of mechanism for special approval, but that the total raised building could not exceed 40 feet and the space created under the first floor should be non-habitable. Secondly, Last Stand is opposed to new construction receiving an exception to the 35-foot height limit. Mr. Williams noted that there is a potential map amendment process to appeal to FEMA to make an exception for a lot. The expense of that process was discussed.

Ms. Santamaria then addressed Policy 101.5.33. Ms. Santamaria explained that this policy addresses existing structures that currently exceed the height limit, such as a three or four-story condo. By redeveloping to upgrade the building, coming into compliance with the flood zone may result in loss of a story of that condo. That could potentially result in 20 people on the top floor no longer having the ability to rebuild their home. Ms. Putney questioned why it is perceived to affect the top story as opposed to the first story. Ms. Santamaria stated half of the people would lose their home regardless of which story it is. This policy provides for allowing five feet above their existing height. Ms. Putney stated Last Stand supports this policy provided that the footprint of the structure is not changed. Ms. Santamaria clarified for Ms. Curlee there is no cap on the height. Staff does not have a clear inventory of those structures this policy would encompass, but estimates only a handful. Mr. Reed asked that those who do support this policy consider giving some additional slab-to-slab height when rebuilding. Ms. Putney replied Last Stand supports the grandfathering of nonconforming height to certain buildings in Monroe

County when redevelopment is involuntary provided the new building height does not exceed that of the old building. As such, compliance with FEMA along with any additional voluntary clearance above base flood elevation must be equal to or less than the height of the old nonconforming building. Mr. Hunter stated SPOA agrees as long as the redevelopment is involuntary, such as because of fire or flood. Ms. Santamaria asked if the public in attendance considers the new FEMA maps deeming a structure below base flood involuntary.

Mr. Reed does not like the "involuntary" language because it is a very tricky threshold to meet. Ms. Santamaria noted the BOCC has tried to direct staff to focus on redevelopment versus trying to facilitate a lot of new development. Mr. Reed clarified that while there is no magic slab-to-slab number, floor to ceiling heights should be created that are adaptable and can continue to be remodeled throughout future years. Ms. Curlee expressed concern that what is "involuntary" to one person may open the door to let somebody else take advantage of this policy. Ms. Santamaria clarified for Ms. Curlee that in almost all situations exceptions to the height limit will not allow people to add a story. In some situations that would be possible. Ms. Putney believes that language should be included to limit in what situations it would be allowed. Mr. Hunter suggested more detail of the buildings in Ocean Reef be gathered to realize the effect this could have on the County. Mr. Reed clarified that his comments regarding slab-to-slab increases were specific to the Ocean Reef policy, but feels it might be worth considering for all of unincorporated Monroe County. Ms. Moses is concerned about taking people's property rights away from them. Mr. Hunter then commented that the "historical designation" language should be eliminated.

Ms. Santamaria then addressed Policy 101.5.34. Ms. Santamaria explained this came out of the session of the BOCC at the October meeting to address a different height maximum for very low, low and median income affordable employee and work force housing on properties designated Tier III. This was to facilitate having nonresidential development on the first story and allowing a couple stories of affordable housing on top. Mr. Hunter stated SPOA is opposed to this amendment. SPOA believes that the County has the benefit of seeing what the cities have done to address this issue before they make a decision on solutions. Another issue for SPOA is using height as a solution to affordable housing in the County where there is more land than the County has ROGO allocations for. Ms. Moses stated the Federation is opposed to raising the affordable housing limit. Key Largo does not have an affordable housing issue. There are affordable housing projects in the Upper Keys district already and some of the way those projects are being managed are not the way their deed restrictions have been written.

Ms. Moses pointed out there is no definition for "workforce housing" in the code. Ms. Santamaria replied the Affordable Housing Committee will be addressing that soon. The BOCC hired the FSU Consensus Center to provide a report on the County's affordable housing issue. Ms. Schemper added that the LDC uses the term "affordable housing" or "employee housing," which are defined terms. "Work force housing" is a more general term. Mr. Reed argued that there is a demand and a need still in the Upper Keys for affordable housing. Mr. Reed then stated it is a severe challenge to find appropriate land of a certain size to accommodate affordable housing. Mr. Eardley is concerned this amendment would open the door for all kinds of other development. Mr. Eardley agrees there are ways to address work force housing without going higher, such as making the units smaller. Ms. Curlee added when talking about truly

affordable housing that would be rentals. Ms. Putney believes this issue is complex and the height exception for affordable housing should be dealt with within the arena of the affordable housing discussion separate from what is being done today. Ms. Santamaria clarified this amendment would provide the opportunity to build more units, but it also will raise those units above base flood.

Ms. Santamaria thanked the public for their comments and stated these comments will be included in the staff report and will be back before the DRC again for more comments.

1.Playa Largo Resort, 97450 Overseas Highway, Key Largo, mile marker 97.5: A public meeting 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 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)

(2:32 p.m.) Ms. Schemper presented the staff report. Ms. Schemper reported that this applicant currently has an approved major conditional use permit from 2007 and it has had several deviations and time extensions over time. It is still active. The most recent deviation has approved the site plan for 162 transient units and one commercial apartment, which was previously on the site. The applicant has been issued a number of building permits. This amendment to the major conditional use permit is to add an additional 15 transient units into the hotel, the building of which has already been permitted, and that would bring them up to their max number net density. It does not change any footprint on the site plan. All of the required criteria are in compliance. The only issue that is still outstanding is the traffic and access. The applicant had supplied a Level 2 traffic study with this application, and because of the threshold of what is being proposed a Level 3 traffic study is needed. This may also impact the requirement for a right-turn deceleration lane leading into the property. Ms. Schemper recommended approval with conditions. Those conditions were outlined.

Ms. Santamaria commented that the Planning Commissioners will likely want to see the traffic studies so they can take that data into account in their decision-making and make sure that it is compliant. Mr. Roberts asked that Number 7 of the recommended actions be reworded to specify the number of allowed docks. Mr. Roberts will supply that number to Ms. Schemper.

Jorge Cepeda, present on behalf of the applicant, stated he was familiar with the conditions contained in the original approval. Mr. Cepeda asked that Condition 8, the transportation shuttle for guests and employees, be considered in the traffic study because that has less of an impact on traffic. Mr. Cepeda asked that the second portion of the language about adequacy of public facilities on Page 6 of the report remain part of the recommended action. Mr. Cepeda clarified that no trees will be cut for the mulch exercise path, but there may be some underbrush that may need to be accommodated. Mr. Roberts specified that "clearing" is the removal of any native vegetation regardless of the size. Mr. Roberts asked the applicant to inform staff if the applicant is planning on clearing or removing additional vegetation that has not been previously accounted

for in the site plan. Ms. Schemper will look again at the deviation to see exactly how it is worded and get back to the applicant regarding the clearing.

Ms. Santamaria asked for public comment. Ms. Moses asked whether the proposed commercial apartment is bayfront. Ms. Schemper explained it was a previously existing unit, so the residential use and density is protected. Mr. Cepeda stated the apartment is in the same location as the prior developer's site plan. Ms. Moses then pointed out the site plan shows two entrances. Ms. Schemper explained one is an emergency access drive requested by the fire department. Ms. Moses then noted that the front buffer that faces US-1 looks to contain lead tree. Mr. Cepeda replied that the landscaping will be done in the final stage. The main entrance is the original American Outdoor entrance and at the end stage the exotics will be removed and landscaping will be done to complete that buffer. Ms. Moses commented that there are a lot of non-native species on the vegetation list. Mr. Roberts explained that the required vegetation is 100 percent native vegetation, but anything planted above the minimum requirement can be anything the developer wants. The developer is overplanting the required landscaping significantly. Ms. Schemper clarified for Ms. Moses that the docking facility on the property is a hotel accessory dock, not a marina.

3.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICIES 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (File 2015-007)

(2:49 p.m.) Ms. Santamaria stated this item also comes from the comp plan update project. The BOCC asked staff to remove these policies that were included in the comp plan and process them separately since it was a new topic and received a lot of attention and people wanted to provide input on the topic. These policies relate to the transfer of ROGO exemptions, density rights, as well as where the development would be directed to.

Ms. Santamaria addressed Policy 101.5.8. Ms. Santamaria explained that, again, this item will be handled today more like a workshop-type item.

Bart Smith, Esquire, was present on behalf of FEB Corp. Mr. Smith asked staff to address all of the policies together. Mr. Smith thanked staff for planning multiple workshops to allow these policies to be vetted over a period of time where everyone can work together. Mr. Smith asked staff to provide notice to the affected property owners of these meetings so they can actively engage in this process. Mr. Smith asked staff to contemplate the unintended consequences of these policies of not allowing the TDRs and TREs to be transferred to offshore islands and designating all offshore islands as Tier I. Mr. Smith believes this negates the tier system, which is the primary tool for determining whether a parcel is suitable for development. These policies

put an inordinate burden on the property owners. These property owners have some development right, all residential in nature. The code only has two ways that residential can be built: Through ROGO allocation or ROGO exemption. These islands do not have ROGO exemptions because they do not have homes on them, so in order to build residential one would have to get a ROGO allocation or transfer a ROGO exemption from somewhere else. These policies eliminate the ability to transfer. A property is left with requiring a ROGO allocation, but the property is designated Tier I. This would be so limiting that the only use left would be bee-keeping and temporary camping by the owner. Mr. Smith asked that staff look at how these policies would operate as a whole to get a complete picture of how it would operate.

Ms. Santamaria clarified individual property owners were not notified because this is not property-specific and not all properties have their issues resolved with ownership. This is a policy that would impact all privately-owned or even publicly-held offshore islands. Ms. Santamaria further clarified that while the policy has direction of discouraging development by designating Tier I does not mean it is an automatic Tier I. That designation would have to go through its proper process to apply a designation to a property. Ms. Santamaria commented that this policy is not a huge change regarding the TREs and the TDRs. This is a proposed change based on the discussions from the BOCC of where to direct the remaining allocations or exemptions and where is the most appropriate place to direct development.

Julie Dick on behalf of Last Stand and Florida Keys Environmental Fund thanked staff for the workshop process and allowing the public the opportunity to participate in this process. Last Stand thinks that the policies generally are consistent with the concepts of the tier overlay system for offshore islands. Last Stand is generally supportive of the changes. Ms. Dick commented that there are some inconsistencies with the acreage on the inventory. Ms. Santamaria explained the Property Appraiser does not have the exact acreage of a property. A boundary survey is required to determine the upland portions of a property. Ms. Santamaria will look into any discrepancy reported to her. Ms. Dick further stated Last Stand agrees with the sender and receiver site criteria. For evacuation purposes it make sense to discourage additional development on offshore islands. Last Stand recommends removing significant upland habitat as a criteria in Policy 206.1.2. The reasons to protect offshore islands go beyond whether or not they are suited to upland habitat, such as containing bird rookeries. Ms. Santamaria pointed out that under Policy 206.1.2 the significant upland habitat is one of the criteria and it is being made consistent with the Tier I criteria.

Ms. Putney asked whether there was a determination made that offshore islands were Tier I when the County went to the tier system. Ms. Santamaria explained Policy 102.7.3 stated that designating offshore islands as Tier I lands was one method used to discourage developments proposed on offshore islands. The only offshore islands that are not designated Tier I were the ones that were missed by accident and undesignated, but this policy does not automatically designate them. They would still have to go through that process. The provision exists in the LDC that any islands without a specific land use designation shall be considered zoned as offshore islands. The approximately ten offshore islands that were missed and not designated were discussed.

Ms. Santamaria thanked the members of the public for their participation and invited them to participate in the workshop-style meetings scheduled in the future.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 3:15 p.m.

Exhibit 4

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Development Review Committee
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Senior Director of Planning & Environmental Resources
Emily Schemper, Comprehensive Planning Manager

Date: May 17, 2015

Subject: AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; AND CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Meeting: May 26, 2015, continued from March 24, 2015

I. REQUEST

The Monroe County Planning & Environmental Resources is proposing an amendment to revise the height limit policy to provide an exception to the height limit for wind turbines owned and operated by a public utility; create Policy 101.5.31 to address non-habitable architectural decorative features within the Ocean Reef community; create Policies 101.5.32 and 101.5.33 to provide certain exceptions to the height limit in order to protect property from flooding and reduce flood insurance costs; and create Policy 101.5.34 to provide an exception to the height limit exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as tier 3.

II. BACKGROUND INFORMATION

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners

(BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

A transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached as Exhibit 1.

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the height limit policy and process it as a separate amendment.

DRC: At its regularly scheduled meeting on March 24, 2015, the Monroe County Development Review Committee reviewed the proposed text amendment and held a workshop format meeting to allow for extensive public review and comment. The information provided in the staff report and comments from the public were discussed at the meeting. The text amendment was continued to a future DRC meeting to allow for additional public review, input and discussion early in the process. The staff report from the March 24, 2015 DRC is attached as Exhibit 2. Minutes from the March 24, 2015 DRC are attached as Exhibit 3.

III. ANALYSIS OF PROPOSED AMENDMENT

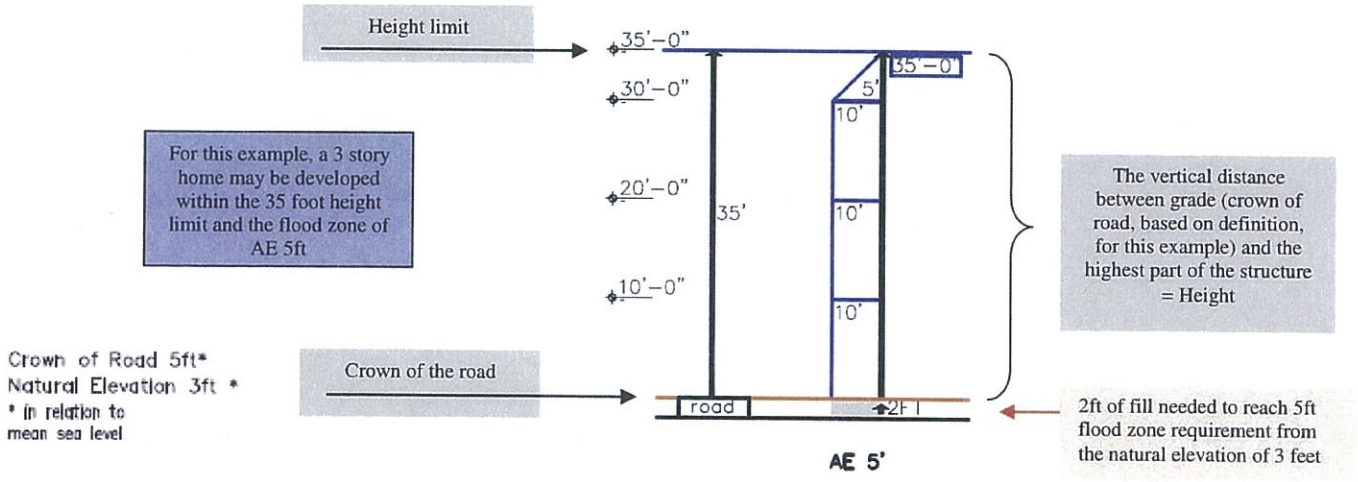
HEIGHT:

In unincorporated Monroe County, height and grade are defined as follows:

HEIGHT is defined as: ***the vertical distance between grade and the highest part of any structure***, *including mechanical equipment, but excluding chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in chapter 146. However, in no event shall any of the exclusions enumerated in this section be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this section shall not apply.*

GRADE means ***the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher***. *To confirm the natural elevation of the ground surface, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007. In the event 2007 LiDAR data is not available for a given parcel, the county shall use the best available data, including, but not limited to, pre-construction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.*

Based on the adopted definitions the following is a basic depiction of: *height = the vertical distance between grade and the highest part of any structure.* In this depiction, the crown of the nearest road directly adjacent to the structure is *higher* than natural elevation of the ground surface (prior to construction, next to the proposed walls of a structure). As such, the crown of the road is the starting point, for this example, in measuring the vertical distance of the structure.



In the Comprehensive Plan update, recommendations to amend and expand the height policy have been made to clarify the measurement of height to match the recently amended land development code (Ordinance 003-2011) and to address new issues, such as: anticipating new FEMA flood maps and creating a mechanism to assist property owners to protect their property from flooding and reduce flood insurance costs as well as issues in permitting relative to architectural decorative features.

For review convenience, a transcription of the BOCC height discussion, from the October 7, 2014 public hearing, is attached (Exhibit 1). Additional information related to flood protection

NOTE: See exhibits for additional information related to flood protection and freeboard.

IV. PROPOSED AMENDMENT (Deletions are ~~stricken through~~ and additions are underlined.)

Policy 101.45.~~26~~30

In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~

Wind turbines may also exceed the 35 foot height limit provided the site and the turbines are owned and operated by a public utility, have an Avian Protection Plan approved by the United States Fish and Wildlife Service (USFWS) and the turbines comply with relevant State and federal wildlife protection laws such as the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Environmental Policy Act. Applications by a public utility proposing wind turbines which exceed 35 feet in height shall require a public hearing before the Board of County Commissioners and a BOCC Resolution supporting the proposal and specifying the maximum approved height, prior to issuance of any county permit or approval. Applications proposing wind turbines which exceed 35 feet in height within the MIAI overlay shall be transmitted to NASKW for review and comment.

In the case of airport districts, there shall be no exceptions to the 35-foot height limitation.

Policy 101.5.31

For Ocean Reef, a master planned community of 100 or more acres in area, which is gated, isolated and inaccessible to the surrounding community, and has a distinct community character, buildings may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the building's roof-line. This exception shall not result in a building or any architectural decorative feature with a height that would exceed 40 feet.

As used in this policy, a master planned community means a planned community of 100 or more acres in area subject to a master plan or other development order approved by the county where public access is restricted and the community is operated and maintained by the community including the provision of comprehensive, private utilities and transportation facilities and services within its boundaries and a homeowners association or similar entity which regulates development standards and monitors development requests by its member

Policy 101.5.32

By XXXX date, Monroe County shall adopt Land Development Regulations which provide a Flood Protection Height Exception to Policy 101.5.30 (height limit), not exceeding a maximum height of 40 feet, to promote public health, safety and general welfare; minimize public and private losses due to flooding; allow adaptation to coastal flooding, storm surge and other hazards;

protect property from flooding and minimize damages; minimize future expenditures of public funds for flood control projects and for recovery from flood events; mitigate rising flood insurance premiums; and reduce flood insurance rates by facilitating/improving the County's Community Rating System score. A Flood Protection Height Exception of up to a maximum of five (5) feet above the 35-foot height limit shall be provided to allow buildings to voluntarily elevate up to three (3) feet above FEMA base flood elevation in order to promote flood protection, minimize flood damage, reduce flood insurance premiums and minimize future expenditures of public funds for recovery from flood events.

LDR Section XXX:

As provided in Policy 101.5.32, buildings voluntarily elevated to meet or exceed the FEMA base flood elevation (BFE) may exceed the 35-foot height limit as follows:

1. For new buildings which are voluntarily elevated to **exceed** the building's minimum required BFE, an exception of up to three (3) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be a maximum of three (3) feet, and shall be no greater than the amount of voluntary elevation above BFE. In no event shall a new building exceed 38 feet in height; and
2. For lawfully established existing buildings which do not exceed the 35-foot height limit and are voluntarily elevated to **meet and/or exceed** the building's minimum required BFE, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to **meet** BFE **plus** up to three (3) feet of voluntary elevation above BFE. In no event shall an existing building be elevated to exceed a total building height of 40 feet;
3. No exception shall result in a total building height that exceeds 40 feet; and
4. No exception shall be provided to properties located in an AE 10 or VE 10 or greater FEMA flood zone.

Policy 101.5.33

As of the effective date of this policy, a lawfully established existing building, which exceeds the 35-foot height limit in Policy 101.5.30, may be repaired, improved or reconstructed to meet required FEMA base flood elevation (BFE), provided the building is limited to the lawfully established existing intensity, floor area, density and type of use. For buildings that are proposed to exceed a total height of 40 feet, a public hearing before the Board of County Commissioners shall be required prior to issuance of any county permit or approval. A BOCC resolution shall specify the maximum approved height.

LDR Section XXX:

As provided in Policy 101.5.33, lawfully established buildings which exceed the 35 foot height limit may be repaired, improved or reconstructed to meet the FEMA BFE provided the building is limited to the lawfully established existing intensity, floor area, density and type of use.

A Flood Protection Height Exception for a lawfully established existing building exceeding the 35-foot height limit shall be provided as follows:

1. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily elevated to **meet** the building's minimum required FEMA BFE, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to **meet** BFE; and
2. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily elevated to **meet** the building's minimum required FEMA BFE, but will require a height exception of more than five (5) feet, a public hearing before the Board of County Commission shall be required prior to issuance of any county permit or approval. The BOCC shall consider:
   a. The physical characteristics of the existing building and parcel;
   b. The susceptibility of the existing building and its contents to flood damage and the effects of such damage on the property owner;
   c. The possibility that materials from the existing building may be swept onto other lands to the injury of others;
   d. The availability of alternate solutions; and
   e. If the new proposed building height will result in increased flood risk; result in additional threats to public safety; result in extraordinary public expense; create nuisance; or cause fraud on or victimization of the public.

A BOCC resolution shall specify the maximum approved height.

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Policy 217.1.4
Monroe County shall continue its policy of reviewing the current Building Code and, as appropriate, adopting structural standards and site alteration restrictions that meet or exceed the minimum FEMA requirements. The Building Code shall be reviewed and revised at least every five years. The recommendations of the applicable interagency hazard mitigation report shall be considered in revisions to the Code.

Policy 217.1.5
Monroe County shall continue to participate in the National Flood Insurance Program (NFIP) Community Rating System (CRS) to the maximum extent possible and shall seek to improve its current CRS Class 9 rating.

Policy 217.1.6
Monroe County shall continue to enforce federal, state and local setback and elevation requirements to promote the protection and safety of life and property. Revisions to the existing setback requirements

contained in the Land Development Regulations shall be considered as a means of reducing property damage caused by storms.

Objective 601.3
By January 4, 1998, Monroe County shall increase implementation efforts to eliminate substandard housing and to preserve, conserve and enhance the existing housing stock, including historic structures and sites.

Policy 601.3.2
The County Code Enforcement Office and Building Department will enforce building code regulations and County ordinances governing the structural condition of the housing stock, to ensure the provision of safe, decent and sanitary housing and stabilization of residential neighborhoods.

B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.
(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.
(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as

applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

163.3177(1), F.S. - The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

VI. PROCESS

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the

public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

VIII. EXHIBITS

1. Transcription of the BOCC height discussion, from the October 7, 2014 public hearing
2. March 24, 2015 DRC Staff Report
3. March 24, 2015 DRC Minutes
4. Table of FEMA flood zones and number of private, vacant parcels in unincorporated Monroe County
5. Excerpt of CRS Coordinator's Manual, pages 430-10 through 430-15
6. FEMA Lowest Floor Elevation Fact Sheet
7. www.floodsmart.gov basic info on insurance and flood risk
8. What is Freeboard? www.dnr.maryland.gov/CoastSmart
9. Using Freeboard to Elevate structures above Predicted Floodwaters – Massachusetts Office of Coastal Zone Management
10. Floodplain Management in Florida Quick Guide, pages1-28
11. Table with proposed amendments from March 24, 2015 DRC meeting and May 26, 2015 DRC meeting (side by side comparison)

Exhibit 5

DEVELOPMENT REVIEW COMMITTEE

Tuesday, May 26, 2015

MEETING MINUTES

The Monroe County Development Review Committee conducted a meeting on **Tuesday, May 26, 2015**, beginning at 1:00 p.m. at the Marathon Government Center, Media & Conference Room (1st floor, rear hallway), 2798 Overseas Highway, Marathon, Florida.

CALL TO ORDER

ROLL CALL by Gail Creech

DRC MEMBERS

Mayte Santamaria, Senior Director of Planning and Environmental Resources	Present
Mike Roberts, Sr. Administrator, Environmental Resources	Present

STAFF

Steve Williams, Assistant County Attorney	Present
Rey Ortiz, Planning & Biological Plans Examiner Supervisor	Present
Lori Lehr, Floodplain Administrator	Present
Tiffany Stankiewicz, Development Administrator	Present
Matt Coyle, Senior Planner	Present
Gail Creech, Planning Commission Coordinator	Present

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES FOR APPROVAL

Ms. Santamaria approved the minutes of the April 28, 2015, DRC meeting with one correction of a section number that will be submitted to Ms. Creech.

MEETING

New Items:

1.99700 Overseas Highway, Key Largo, mile marker 99: A public meeting concerning a request for a major deviation to a major conditional use permit. The requested approval is required for the proposed development to increase the existing walk-in cooler and to increase the size of the existing bathrooms which would increase the amount of non-residential floor area on the property. The subject property is legally described as Lazy Lagoon – A revision of Amended Plat of Curry's Corner, Plat Book 2, Page 120 of public records, Monroe County, Section 33, Township 63 South, Range 39 East, Key Largo, Monroe County, Florida (legal description in metes and bounds is provided in the application/file), having real estate number 00497540.000000.

(File 2015-093)

(1:01 p.m.) Mr. Ortiz presented the staff report. Mr. Ortiz reported that the applicant is requesting a major deviation to a major conditional use application. The applicant wants to expand the bathroom by approximately six square feet, add a modular component to the rear of the building for a walk-in cooler and expand an existing cooler that is currently within the setbacks on the rear property line. The only criteria not met is regarding the variance requirement that the site is going to need. Mr. Ortiz recommends approval to the Planning Commission with conditions. Those conditions were outlined. Ms. Santamaria confirmed that the applicant has submitted a variance application.

Hany Haroun, the applicant, emphasized that this renovation is necessary. Many hours have been spent with Wendy's International and the County to make this work. The new kitchen configuration in the center of the restaurant is a requirement from Wendy's International, which takes away from the cooler/freezer space and the current storage area. The extension for the sides is due to making the bathrooms ADA compliant. None of this will be visible from the front. The only setback issue is for the cooler/freezer.

Ms. Santamaria asked for public comment.

Dottie Moses, Key Largo resident, does not object to what is being asked for. Ms. Moses likes the proposed landscaping along the highway. Ms. Moses commented on the poor drainage that exists on the property. Mr. Haroun explained that the main road was built to drain out towards Buttonwood Drive and consequently it floods there all the time. That is on the County right-of-way. The County and State agreed to dig out the French drain and fill it with gravel to address the flooding problems. The tides also affect the drainage in this area. Ms. Santamaria noted when building permits are applied for the applicant will have to comply with the stormwater requirements. Mr. Williams suggested that the applicant provide some documentation from Wendy's International to show the hardship imposed on the applicant for purposes of the variance. Mr. Ortiz asked the applicant to provide an updated site plan.

2.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN POLICY 101.4.26 TO PROVIDE AN EXCEPTION TO THE HEIGHT LIMIT FOR WIND TURBINES OWNED AND OPERATED BY A PUBLIC UTILITY; CREATING POLICY 101.5.31 TO ADDRESS NON-HABITABLE ARCHITECTURAL DECORATIVE FEATURES WITHIN THE OCEAN REEF COMMUNITY; AND CREATING POLICIES 101.5.32 AND 101.5.33 TO PROVIDE CERTAIN EXCEPTIONS TO THE HEIGHT LIMIT IN ORDER TO PROTECT PROPERTY FROM FLOODING AND REDUCE FLOOD INSURANCE COSTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE. (File 2015-006)

(1:12 p.m.) Ms. Santamaria presented the staff report. Ms. Santamaria reported that this item started with the comp plan update. There were policies to amend the height policies, address the wind turbines, affordable housing and the flood protection. The BOCC asked staff to process this as a separate stand-alone amendment. This was before the DRC in March where a lot of comments were received. The flood protection policy generated concerns about the overall height exception. Staff has proposed a policy that includes the reasons why there would be an exception with a max height limit of 40 feet and it would be to elevate property three feet above base flood elevation (BFE). The exception for new buildings is to exceed BFE, not just to meet it, up to three feet above BFE. The exception for lawfully existing buildings is to either meet or exceed BFE because there are circumstances, depending on the flood zone, where this exception will not allow you to exceed BFE. If it is exceeded, it is only that amount it is exceeded that one gets to go above BFE. Again, it is capped at 40 feet. The exception would not be allowed in high-risk areas.

Ms. Santamaria introduced Ms. Lehr and asked for an update and information on flood zones.

Ms. Lehr explained that one of her roles is to help the County get into the Community Rating System (CRS) program, which would result in some discount in flood insurance. When property owners voluntarily elevate their properties they get a reduced premium on their flood insurance. For every foot of elevation, the savings is about a quarter of the premium. After the cap of three feet, the discounts fall off. The cost to elevate a property is recouped quickly in flood insurance savings. Ms. Lehr believes the future of the Florida Building Code and other legislation is going to be moving towards the implementation of some sort of freeboard, some sort of elevation requirement above BFE. Ms. Lehr further explained the County is going through a mapping process currently. It will be 2018 before those new maps come out, but the general feeling of those maps is that the elevations in some areas will increase, so the required elevations will increase.

Ms. Lehr clarified for Ms. Moses a community has to require a higher regulatory standard above what is required on the flood insurance rate amounts to get CRS credit. Florida in general has some of the highest scoring communities in the nation. Ms. Lehr believes Monroe County is doing a lot of things to address the flooding that will be worth CRS credit. There will be changes in the Florida Building Code coming up in the next couple of years to address BFE. Ms. Santamaria explained the CRS does not address the top height, so the BOCC gave staff direction to look into elevating the height limit so home owners are not squeezed in from the top, causing homes to become smaller and smaller. Ms. Lehr noted that credits are being given for existing buildings being elevated as opposed to rebuilt. The CRS program is very adamant that communities do what is good for their floodplain management and protection of their citizens' investments.

Ron Miller, Planning Commissioner and Key Largo resident, questioned why the County has become concerned about someone losing habitable space in their structure, because in URM parking spaces were required to be under homes, which takes away from habitable space. Ms. Santamaria clarified this proposal is not zoning-specific. Mr. Miller feels homeowners should be amenable to some give-and-take in the loss of some habitable space. Mr. Miller believes the people interested in more living space and more stories are those who are renting illegally. Ms.

Santamaria clarified that the BOCC has become aware of the new FEMA maps coming out and want Monroe County to get into the CRS and help the community better protect their property and investments. So they have directed staff to address this issue by allowing people to make that financial choice themselves. The whole intent was to better protect our community.

Bill Hunter, Sugarloaf resident, suggested that a definition of "elevate" be proposed. Mr. Hunter mentioned different scenarios of what could fall under the definition of "elevate." Ms. Santamaria said that staff will consider and look into those different scenarios. Ms. Lehr clarified if a bottom floor was knocked out and used for parking with penthouses built on top of the structure, those structures would still be limited by the height restriction from BFE. Ms. Santamaria noted that Policy 101.5.33 is for lawfully established existing buildings which already exceed the 35-foot height limit and a top cap of 40 feet is in place unless the owners go to a public hearing before the BOCC. Mr. Hunter then asked for an explanation of why the different numbers of 38 and 40 feet are used. Ms. Santamaria explained that discounts are given for one, two and three feet above BFE. Since discounts are not given above that, the new buildings were capped at 38 feet. The 40-foot limit was added for existing buildings in case they needed to raise their property a little bit higher because they do not meet base flood today. Ms. Lehr clarified that the flood insurance policy associated with a structure would receive a different rating because of the elevation of that property. The discount for CRS is completely different. The discount for CRS could be in addition to the different rating on the insurance policy for an elevation. Ms. Santamaria noted that no exception will be given to either new or existing structures in AE10 through VE10. That came from the comments made at prior DRC meetings about not facilitating redevelopment or new development in higher-risk areas.

Mr. Hunter stated he agrees with Mr. Miller about the ability of Monroe County citizens to live under the 35-foot height limit, but is more sympathetic to the owners of existing homes than to new construction. Mr. Miller is concerned for the properties in such a high AE or VE that they would not be able to develop a home that was attractive. Mr. Miller proposed keeping the 35-foot height limit in the comp plan and allowing for a variance for those so limited that they would not be able to develop something architecturally acceptable to the community. Ms. Santamaria stated it would be difficult to create a variance for architectural or visual issues. There is no real hardship in that instance.

Naja Girard, Key West resident, commented that people are more concerned over encouraging new development in AE and VE areas as opposed to elevating existing homes in those areas. Mr. Miller agrees with limiting infrastructure in flood-prone areas, but feels a minimal-size house could be able to punch through the height barrier if the owners could show a hardship when asking for a variance. Ms. Lehr explained that the CRS does not take away points. The CRS program credits activity. Prohibiting development in high-risk areas is credited under the CRS. The emphasis of the program has always been to build safer, more resilient communities.

Jim Hendrick was present on behalf of Ocean Reef Community Association (ORCA) regarding Policy 101.5.31. Mr. Hendrick stated Ocean Reef is an isolated and gated community with a distinct community character. The planning process in Ocean Reef is very tough. Mr. Hendrick said Ocean Reef would like the extra five feet for architectural features. The largest concern with this policy for Ocean Reef is its cultural center. The cultural center does not have the head

room needed to be able to house events that could potentially be put on at this facility. Mr. Hendrick asked for a height limit unique to the Ocean Reef Cultural Center, which was built and paid for by the people of Ocean Reef. Another concern that ORCA has is that any multi-story building in existence on the effective date of this policy be able to replace their existing number of stories up to 11 feet slab to slab per story. The Ocean Reef hotels are currently dated with a ceiling height of only eight feet. Ms. Santamaria noted that at the last meeting Joel Reed presented this information on behalf of Ocean Reef Club. Staff had asked for an inventory of existing heights of the various structures throughout Ocean Reef. Nothing has been received to date. Mr. Hendrick will send the complete list to Ms. Santamaria. Mr. Hendrick emphasized this is being asked to apply to Ocean Reef only, which is isolated and does have a distinct community character.

Deb Curlee, resident of the Lower Keys, noted that Ocean Reef is still part of Monroe County. Mr. Hendrick replied there is an abundant body of policy already recognizing the unique circumstances of Ocean Reef. Ms. Santamaria asked that Ocean Reef consider proposing an Ocean Reef specific overlay to address height issues in Ocean Reef. Mr. Hendrick replied Ocean Reef has a very effective self-governance program within the community. Ms. Santamaria asked that the information regarding the various heights as well as the total heights at Ocean Reef be sent in to help staff understand what the request is from Ocean Reef. Mr. Hendrick then explained for Ms. Girard how Ocean Reef is self-governed.

Ms. Moses stated the Federation is opposed to punching through the height limit and they feel that the 35-foot height limit has been accommodating and there is still room for elevating the floodplain. Ms. Girard on behalf of Last Stand stated that a majority of the properties should be able to elevate the buildings as much as needed and still have adequate living space. Last Stand would like to see this turned into a hardship situation that would have to be triggered to go through the height barrier.

Mr. Miller asked what would happen to those properties whose flood zone was changed due to the FEMA flood maps. Ms. Santamaria reminded Mr. Miller that no exceptions being given to properties in AE10 or VE10 or higher was a result of members of the community not wanting to facilitate development of homes within those flood zones. The owners of those properties would have to work within the rules or not build at all. Ms. Santamaria then confirmed for Mr. Hunter that reconstructed structures in Policy 101.5.33 includes those that are demolished and rebuilt. Ms. Santamaria explained that the BOCC resolution that specifies the maximum approved height is done on a building-by-building basis. There is currently no limit to that height because it is not known what would be needed to meet base flood. Ms. Santamaria explained that buildings over 35 feet currently could only rebuild to 35 feet if they were wiped out by a hurricane.

Ms. Curlee asked why no caps are placed in Policy 101.5.33. Ms. Santamaria replied that building heights would be different depending on how it was measured. Ideas were proposed for the BOCC to consider when making the decision on how high they can go. Mr. Hunter suggested considering the community's desire to limit the height. Ms. Santamaria noted a public hearing would require surrounding property owner notices being sent out.

Mr. Haroun stated he finds it unreasonable to not allow a condo to be built back up so that no owners would lose their living space. Ms. Santamaria pointed out that is why a flood exception is being proposed for those property owners. Mr. Miller noted that his concern is not whether they can build back what they had or not, but his concern is that the potential for more habitable space in this county is being increased as a result of seeking relief from sea level rise.

Ms. Santamaria then stated the affordable housing has been struck from this proposal at this point in time. Staff will work with the BOCC and the Affordable Housing Committee further in that regard. The other item in this stand-alone amendment is the wind turbines owned and operated by a public utility. At the last meeting members of the public asked what the results were from the Keys Energy demonstration project. It was concluded that the wind towers have been proven to be ineffective. Ms. Moses proposed striking this item altogether. Ms. Girard stated on behalf of Last Stand they would like to see the whole exception to the wind turbines stricken. If someone comes forward and proposes a great plan in the future, then it can be looked at with specific considerations in mind.

Ms. Santamaria stated the plan is to bring this amendment back to the DRC and get more data for community-specific amendments. It will be brought back as two items: One as a comp plan and an LDR for more discussion and more input.

3.AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN CREATING A DEFINITION OF OFFSHORE ISLAND; AMENDING POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICY 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.
(File 2015-007)

(2:38 p.m.) Ms. Santamaria presented the staff report. Ms. Santamaria reported that this amendment has stemmed from the comprehensive plan update process. There was a lot of discussion on where to direct and how to direct development in the future and if it is appropriate to go to offshore islands. The BOCC asked staff to remove this from the general comp plan update and process it as a stand-alone amendment. The definition of "offshore island" has been included. The new provision is that TDRs and TREs would not be allowed to transfer to an offshore island.

Ms. Santamaria asked for public comment.

Attorney Nick Batty was present on behalf of FEB Corporation with respect to Wisteria Island. Mr. Batty stated the issues that FEB has with this proposed amendment pertain to the receiver sites for TREs have to be within a Tier III designated area and must not be an offshore island. Policy 206.1.2 provides that Monroe County shall discourage the development

of offshore islands which have no prior development and have significant upland habitat by discouraging the extension of public facilities and designating the offshore islands as Tier I. That makes a scenario where ROGO exemptions cannot be transferred to those islands and at the same time bumps them down to a Tier I level for the ROGO allocation program. Mr. Batty pointed out there is no definition proposed for "significant upland habitat." Significant upland habitat does not necessarily coincide with environmentally sensitive areas. As a result, areas like Wisteria Island, which does not have significant areas of environmentally sensitive habitat, would by default be lumped in with a Tier I designation, which is contrary to the intent of the code. Bumping them down to a Tier I in terms of the ROGO allocation system and not allowing any transfers of TREs to the area would result in a situation where there would be no beneficial uses for the properties. Mr. Roberts replied that using the blanket and undefined term "significant upland habitat" does not account for the differences in the natural features of those properties and effectuate the intent of the Tier I and Tier III definitions. Ms. Santamaria added that no changes are being proposed to the Tier III criteria for designating any land. Mr. Batty replied that islands which currently do not have a tier designation and would fit whatever the definition is determined to be of "significant upland habitat" and have no prior development would be pushed into that Tier I category without any other consideration. Ms. Santamaria stated no particular tier designation is being proposed for any offshore island. This is simply policy, not property specific. Ms. Santamaria will review this further and consider proposing a definition for "significant upland habitat."

Ms. Girard, on behalf of Last Stand, stated it makes very little difference what is on the upland, whether or not there even is upland, because offshore islands are surrounded by shallow waters and environmentally sensitive benthic resources and are important for avian species. Ms. Girard emphasized a survey containing 76 different species of native plants and a report regarding the importance of Wisteria Island for the white crown pigeons a couple of hundred feet away from Wisteria Island are on file with the County. Last Stand thinks it is extremely appropriate that offshore islands be given Tier I designations and that they not be considered as receiver sites because they are inappropriate for development in a county that has a limited number of ROGOs and is basically facing build-out. Ms. Santamaria clarified that this is not a property-specific amendment. Ms. Santamaria further clarified that the tier designations are based on upland habitat. Mr. Roberts clarified for Ms. Girard that native areas that provide corridors or wildlife access between other larger native areas are part of the Tier I designation. Mr. Batty pointed out it is important to make sure the intent of the code is being effectuated.

Ms. Santamaria asked for further public comment. There was none. Public comment was closed.

Ms. Santamaria stated staff will review all the comments made and will look at defining "significant upland habitat" and bring this back to the DRC for one more round of public input before taking it to the Planning Commission.

ADJOURNMENT

The Development Review Committee meeting was adjourned at 2:55 p.m.

Exhibit 6

Table of FEMA flood zones and number of private, vacant parcels in unincorporated Monroe County

	FEMA Flood Zone	Number of Parcels	% of total	% of total	# of Private-Vacant Parcels
flood zones -would allow a 3 story structure	**X**	**1,935**	**3.40%**	5.16%	**462**
	0.2 PCT ANNUAL CHANCE FLOOD HAZARD	**999**	**1.76%**		**165**
	AE 5	**1**	**0.00%**	83.48%	**-**
	AE 6	**1,964**	**3.46%**		**95**
	AE 7	**8,996**	**15.83%**		**296**
	AE 8	**14,824**	**26.08%**		**2,699**
	AE 9	**11,272**	**19.83%**		**1,916**
	AE 10	**6,835**	**12.02%**		**1,098**
flood zones -would allow a 2 story structure	AE 11	2,983	5.25%		326
	AE 12	121	0.21%		12
	AE 13	418	0.74%		5
	AE 14	36	0.06%		-
	AE 15	3	0.01%		-
	AE 16	1	0.00%		-
3 story	**VE 9**	**5**	**0.01%**	10.76%	**1**
	VE 10	**327**	**0.58%**		**67**
flood zones -would allow a 2 story structure	VE 11	1,019	1.79%		272
	VE 12	1,443	2.54%		265
	VE 13	1,069	1.88%		127
	VE 14	1,815	3.19%		52
	VE 15	352	0.62%		52
	VE 16	31	0.05%		7
	VE 17	33	0.06%		2
	VE 19	5	0.01%		-
	VE 20	1	0.00%		-
flood zones -would allow a 1 story structure	VE 21	8	0.01%		-
	VE 22	7	0.01%		-
	VE 23	1	0.00%		-
	VE 24	1	0.00%		-
	VE 26	2	0.00%		-
	OPEN WATER	10	0.02%		2
	total parcels	**56,843**			**7,921**
	Note: As of October 2014 there are approximately 56,843 parcels in unincorporated Monroe County. The total from the spreadsheet will be different as some of the submerged parcels do not fall within the FEMA Zones.				

Exhibit 7

PROPOSED AMENDMENT March 24, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment May 26, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment August 25, 2015 DRC
Wind Turbines	**Wind Turbines**	
Policy 101.45.2630 In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~ Wind turbines may also exceed the 35 foot height limit provided the site and the turbines are owned and operated by a public utility, have an Avian Protection Plan approved by the United States Fish and Wildlife Service (USFWS) and the turbines comply with relevant State and federal wildlife protection laws such as the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Environmental Policy Act. Applications proposing wind turbines which exceed 35 feet in height within the MIAI overlay shall be transmitted to NASKW for review and comment. In the case of airport districts, there shall be no exceptions to the 35 foot height limitation.	**Policy 101.45.2630** In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~ Wind turbines may also exceed the 35 foot height limit provided the site and the turbines are owned and operated by a public utility, have an Avian Protection Plan approved by the United States Fish and Wildlife Service (USFWS) and the turbines comply with relevant State and federal wildlife protection laws such as the Endangered Species Act, Migratory Bird Treaty Act, Bald and Golden Eagle Protection Act, and National Environmental Policy Act. Applications by a public utility proposing wind turbines which exceed 35 feet in height shall require a public hearing before the Board of County Commissioners and a BOCC Resolution supporting the proposal and specifying the maximum approved height, prior to issuance of any county permit or approval. Applications proposing wind turbines which exceed 35 feet in height within the MIAI overlay shall be transmitted to NASKW for review and comment. In the case of airport districts, there shall be no exceptions to the 35-foot height limitation.	**Policy 101.45.2630** In order to preserve the existing community character and natural environment, Monroe County shall limit the height of structures including mechanical equipment and landfills to 35 feet. Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding spires and/or steeples on structures used for institutional and/or public uses only; chimneys; radio and/or television antennas; flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antennas and/or collocations. ~~Exceptions will be allowed for appurtenances to buildings, transmission towers and other similar structures.~~ In the case of airport districts, there shall be no exceptions to the 35-foot height limitation.

PROPOSED AMENDMENT March 24, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment May 26, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment August 25, 2015 DRC
Ocean Reef	**Ocean Reef**	**Ocean Reef**
Policy 101.5.31 For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.	**Policy 101.5.31** For Ocean Reef, a master planned community of 100 or more acres in area, which is gated, isolated and inaccessible to the surrounding community, and has a distinct community character, buildings may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the building's roof-line. This exception shall not result in a building or any architectural decorative feature with a height that would exceed 40 feet. As used in this policy, a master planned community means a planned community of 100 or more acres in area subject to a master plan or other development order approved by the county where public access is restricted and the community is operated and maintained by the community including the provision of comprehensive, private utilities and transportation facilities and services within its boundaries and a homeowners association or similar entity which regulates development standards and monitors development requests by its members. ***NOTES*** • *slab-to-slab measurement to 11 feet + flood exception = total height?* • *Cultural Center building: 65 feet for flyover space* • *Minutes: Ms. Santamaria asked that Ocean Reef provide information of the cultural center, such as a map depiction and its existing height information. Mr. Reed agreed to provide that information, as well as a list of inventoried buildings at Ocean Reef including their existing heights*	**Policy 101.5.31** For Ocean Reef, a master planned community which is gated, isolated and inaccessible to the surrounding community, and has a distinct community character, buildings may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the building's roof-line. This exception shall not result in a building or any architectural decorative feature with a height that would exceed 40 feet. As used in this policy, a master planned community means a planned community of 100 or more acres in area subject to a master plan or other development order approved by the county where public access is restricted and the community is operated and maintained by the community including the provision of comprehensive, private utilities and transportation facilities and services within its boundaries and a homeowners association or similar entity which regulates development standards and monitors development requests by its members. *NOTES* *Ocean Reef Club has requested additional amendments. To date, sufficient data has not been submitted to evaluate the requested amendments.* • *slab-to-slab measurement to 11 feet + flood exception = total height?* • *Cultural Center building: 65 feet for flyover space* • *Minutes: Ms. Santamaria asked that Ocean Reef provide information of the cultural center, such as a map depiction and its existing height information. Mr. Reed agreed to provide that information, as well as a list of inventoried buildings at Ocean Reef including their existing heights*

PROPOSED AMENDMENT March 24, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment May 26, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment August 25, 2015 DRC
Flood Protection	**Flood Protection**	**Flood Protection**
Policy 101.5.32 In order to protect property from flooding and reduce flood insurance costs for property owners, a Flood Protection Height Exception shall be provided to the 35 foot height limit in Policy 101.5.30 as follows: 1. For new structures which are voluntarily elevated to **exceed** the structure's minimum required FEMA base flood elevation (BFE) based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of voluntary elevation above BFE; and 2. For existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and 3. Existing structures which do not currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure to **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE.	**Policy 101.5.32** By XXXX date, Monroe County shall adopt Land Development Regulations which provide a Flood Protection Height Exception to Policy 101.5.30 (height limit), not exceeding a maximum height of 40 feet, to promote public health, safety and general welfare; minimize public and private losses due to flooding; allow adaptation to coastal flooding, storm surge and other hazards; protect property from flooding and minimize damages; minimize future expenditures of public funds for flood control projects and for recovery from flood events; mitigate rising flood insurance premiums; and reduce flood insurance rates by facilitating/improving the County's Community Rating System score. A Flood Protection Height Exception of up to a maximum of five (5) feet above the 35-foot height limit shall be provided to allow buildings to voluntarily elevate up to three (3) feet above FEMA base flood elevation in order to promote flood protection, minimize flood damage, reduce flood insurance premiums and minimize future expenditures of public funds for recovery from flood events. **LDR Section XXX:** As provided in Policy 101.5.32, buildings voluntarily elevated to meet or exceed the FEMA base flood elevation (BFE) may exceed the 35-foot height limit as follows: 1. For new buildings which are voluntarily elevated to **exceed** the building's minimum required BFE, an exception of up to three (3) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be a maximum of three (3) feet, and shall be no greater than the amount of voluntary elevation above BFE. In no event shall a new building exceed 38 feet in height; and 2. For lawfully established existing buildings which do not exceed the 35-foot height limit and are voluntarily elevated to **meet and/or exceed** the building's minimum required BFE, an exception of up to five (5) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to **meet** BFE **plus** up to three (3) feet of voluntary elevation above BFE. In no event shall an existing building be elevated to exceed a total building height of 40 feet;	**Policy 101.5.32** Within in 1 year of the effective date of this policy, Monroe County shall adopt Land Development Regulations which provide a Flood Protection Height Exception to Policy 101.5.30 (height limit), not exceeding a maximum height of 40 feet, to promote public health, safety and general welfare; allow adaptation to coastal flooding, storm surge and other hazards; protect property from flooding and minimize damages; minimize public and private losses due to flooding; minimize future expenditures of public funds for flood control projects and for recovery from flood events; and mitigate rising flood insurance premiums. A Flood Protection Height Exception of up to a maximum of five (5) feet above the 35-foot height limit shall be provided to allow buildings to voluntarily elevate up to three (3) feet above FEMA base flood elevation in order to promote flood protection, minimize flood damage, reduce flood insurance premiums and minimize future expenditures of public funds for recovery from flood events. **LDR Section XXX:** As provided in Policy 101.5.32, buildings voluntarily elevated to meet or exceed the FEMA base flood elevation (BFE) may exceed the 35-foot height limit as follows: 1. For new buildings which are voluntarily elevated to **exceed** the building's minimum required BFE, an exception of a maximum of three (3) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be no greater than the amount of voluntary elevation above BFE. In no event shall a new building exceed 38 feet in height; and 2. For lawfully established existing buildings which do not exceed the 35-foot height limit and are voluntarily retrofitted to **meet and/or exceed** the building's minimum required BFE, an exception of a maximum of five (5) feet above the 35-foot height limit may be permitted. The amount of the height exception shall be no greater than the amount of elevation necessary to **meet** BFE **plus** up to three (3) feet of voluntary elevation above BFE. In no event shall an existing building be elevated to exceed a total building height of 40 feet;

	3. No exception shall result in a total building height that exceeds 40 feet; and 4. No exception shall be provided to properties located in an AE 10 or VE 10 or greater FEMA flood zone.	3. No exception shall result in a total building height that exceeds 40 feet; and 4. No exception shall be provided to properties located in an AE 10 or VE 10 or greater FEMA flood zone. **LDR Section XXX:** *Elevate* means the action of retrofitting, moving or raising a building to a higher positon. *Elevated Building* means a building that has its lowest elevated floor raised above the ground level by foundation walls, shear walls, posts, piers, pilings, or columns. *Floodproofing* means any combination of structural or nonstructural changes or adjustments included in the design, construction, or alteration of a building that reduce or eliminate flood damage to the building and its contents. Relocation means (in retrofitting), the process of moving a h building to a new location outside the flood hazard area. *Retrofit* means methods to modify a lawfully established existing building to reduce its exposure to flooding and raise the living area above flood levels. In general, retrofitting involves lifting the building and constructing a new foundation or extending the existing foundation below it, or leaving the building in place and either constructing a new elevated floor system within the building or adding a new upper story and converting the ground level to a compliant enclosure that is used only for parking, building access, or storage. *Retrofitting* means making changes to an existing building to protect it from flooding or other hazards.

Policy 101.5.33

A lawfully established existing structure which currently exceeds the height limit of 35 feet in Policy 101.5.30 may be repaired, improved or reconstructed to its existing height, provided the structure is limited to the lawfully established existing intensity, floor area, density and type of use. A Flood Protection Height Exception for a lawfully established existing structure exceeding the 35 foot height limit shall be provided as follows:

1. For lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30 and are voluntarily elevated to **meet and/or exceed** the structure's minimum required FEMA BFE based on the flood zone, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to meet BFE plus the amount of voluntary elevation above BFE; and
2. Lawfully established existing structures which currently exceed the height limit of 35 feet in Policy 101.5.30, may be permitted a height exception of more than five (5) feet, if necessary, to voluntarily elevate the structure **meet** the structure's minimum required FEMA BFE based on the flood zone plus 1 (one) additional foot above BFE

Policy 101.5.33

As of the effective date of this policy, a lawfully established existing building, which exceeds the 35-foot height limit in Policy 101.5.30, may be repaired, improved or reconstructed to meet required FEMA base flood elevation (BFE), provided the building is limited to the lawfully established existing intensity, floor area, density and type of use. For buildings that are proposed to exceed a total height of 40 feet, a public hearing before the Board of County Commissioners shall be required prior to issuance of any county permit or approval. A BOCC resolution shall specify the maximum approved height.

LDR Section XXX:

As provided in Policy 101.5.33, lawfully established buildings which exceed the 35 foot height limit may be repaired, improved or reconstructed to meet the FEMA BFE provided the building is limited to the lawfully established existing intensity, floor area, density and type of use.

A Flood Protection Height Exception for a lawfully established existing building exceeding the 35-foot height limit shall be provided as follows:

1. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily elevated to **meet** the building's minimum required FEMA BFE, an exception of up to five (5) feet may be permitted. The amount of the exception shall be a maximum of five (5) feet, and shall be no greater than the amount of elevation necessary to **meet** BFE; and
2. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily elevated to **meet** the building's minimum required FEMA BFE, but will require a height exception of more than five (5) feet, a public hearing before the Board of County Commission shall be required prior to issuance of any county permit or approval. The BOCC shall consider:
   a. The physical characteristics of the existing building and parcel;
   b. The susceptibility of the existing building and its contents to flood damage and the effects of such damage on the property owner;
   c. The possibility that materials from the existing building may be swept onto other lands to the injury of others;
   d. The availability of alternate solutions; and
   e. If the new proposed building height will result in increased flood risk; result in additional threats to public safety; result in extraordinary public expense; create nuisance; or cause fraud on or victimization of the public.

Policy 101.5.33

As of the effective date of this policy, a lawfully established existing building, which exceeds the 35-foot height limit in Policy 101.5.30, may be repaired, improved or reconstructed (*demolished and rebuilt*) to meet required FEMA base flood elevation (BFE), provided the building is limited to the lawfully established existing intensity, floor area, density and type of use. For buildings that are proposed to exceed a total height of 40 feet, a public hearing before the Board of County Commissioners shall be required prior to issuance of any county permit or approval. A BOCC resolution shall specify the maximum approved height.

LDR Section XXX:

As provided in Policy 101.5.33, lawfully established buildings which exceed the 35 foot height limit may be repaired, improved or reconstructed(*demolished and rebuilt*) to meet the FEMA BFE provided the building is limited to the lawfully established existing intensity, floor area, density and type of use.

A Flood Protection Height Exception for a lawfully established existing building exceeding the 35-foot height limit shall be provided as follows:

1. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily retrofitted to **meet** the building's minimum required FEMA BFE, an exception of a maximum of five (5) feet may be permitted. The amount of the exception shall be no greater than the amount of elevation necessary to **meet** BFE; and
2. For lawfully established existing buildings which exceed the 35-foot height limit that are voluntarily retrofitted to **meet** the building's minimum required FEMA BFE, but will require a height exception of more than five (5) feet, a public hearing before the Board of County Commission shall be required prior to issuance of any county permit or approval. The BOCC shall consider:
   a. The physical characteristics of the existing building and parcel;
   b. The susceptibility of the existing building and its contents to flood damage and the effects of such damage on the property owner;
   c. The possibility that materials from the existing building may be swept onto other lands to the injury of others;
   d. The availability of alternate solutions;
   e. If the new proposed building height will result in increased flood risk; result in additional threats to public safety; result in extraordinary public expense; create nuisance; or cause fraud on or victimization of the public;

	A BOCC resolution shall specify the maximum approved height.	and f. Community character. A BOCC resolution shall specify the maximum approved height.

PROPOSED AMENDMENT March 24, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment May 26, 2015 DRC	REVISED PROPOSED AMENDMENT Based upon Public Input/Comment August 25, 2015 DRC
Affordable Housing	**Affordable Housing**	**Affordable Housing**
Policy 101.5.34 In order to incentivize the development of affordable and employee/workforce housing, an exception shall be provided to the 35 foot height limit in Policy 101.5.30 exclusively for affordable or employee/workforce dwelling units that meet the income limits for the very low, low and/or median income categories on properties designated as Tier 3. A structure developed as affordable or employee/workforce housing for very low, low and/or median income categories may be developed with a maximum height of 44 feet (*to provide for up to three stories over parking or development over nonresidential floor area*). Height is defined as the vertical distance between grade and the highest part of any structure, including mechanical equipment, excluding the exceptions listed in Policy 101.5.30.	*Address separately with input from Affordable Housing Committee & BOCC*	*Address separately with input from Affordable Housing Committee & BOCC*

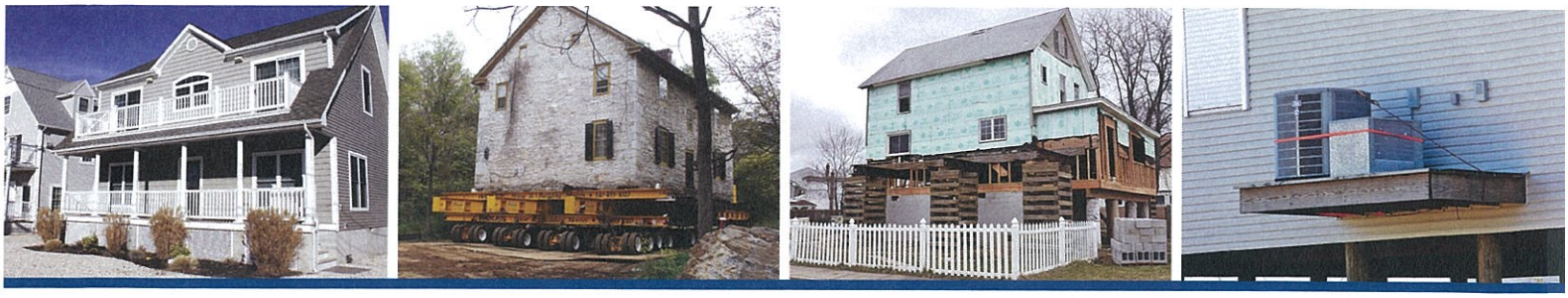


Exhibit 8

5.0 Elevating Your Home

One of the most common retrofitting methods for homes is elevation. When a home is properly elevated, the living area should be above most flood levels. Several elevation techniques are available. In general, they involve lifting the home and building a new foundation or extending the existing foundation below it, or leaving the home in place and either building a new elevated floor system within the home or adding a new upper story and converting the ground level to a compliant enclosure.

During the elevation process, most frame, masonry veneer, and masonry homes are separated from their foundations, raised on hydraulic jacks, and held by temporary supports while a new or extended foundation is constructed below. The living area is raised so that only the foundation remains exposed to flooding. This technique works well for homes originally built on basement, crawlspace, and open foundations. When homes are lifted with this technique, the new or extended foundation can consist of continuous walls or separate piers, posts, columns, or piles. Masonry homes are more difficult to lift, primarily because of their design, construction, and weight, but lifting these homes is possible. In fact, numerous contractors throughout the United States regularly perform this work.

A variation of this technique is used for frame, masonry veneer, and masonry homes built on slab-on-grade foundations. In these homes, the slab forms both the floor of the home and either all or a major part of the foundation. Although elevating these homes with the walls and slab attached and lifting them together may appear easier, this may not be a viable option. A slab-on-grade home should be inspected by a structural engineer to determine whether the slab is sufficient to support the house without being continuously supported by the soil it was designed to sit on top of. If the slab isn't strong enough to be lifted, the walls can be elevated and a new wood floor system constructed.

NOTE

Always use a licensed, bonded, and insured contractor for elevation projects. Be sure that your contractor has experience with elevation projects and understands the considerations discussed in Section 5.1. Prior to hiring a contractor, be sure to check references.

For masonry homes on slab-on-grade foundations, an alternative mitigation technique in which the home is left on its original foundation may be easier. This technique involves removing the roof and raising the living space, either by extending the walls of the home and raising the floor or by abandoning the lower level and moving the living space to an existing or newly constructed upper floor. Another alternative for homes with high ceilings may be to shift the floor system on the upper floors reducing the ceiling height, but creating space above the BFE to construct a new first floor. The abandoned lower enclosed area is then converted to a compliant enclosure that is used only for parking, building access, or storage. See Section 5.2.2 for more information.

In both of these techniques, portions of the original walls will be below the DFE. This approach is appropriate for masonry construction, but not for frame construction, because of potential code compliance issues and flood insurance implications for wood-frame foundations.

This chapter describes and illustrates various elevation methods and discusses the most important considerations regarding elevation. Remember, you should never attempt an elevation project without the help of experienced design and construction professionals.

5.1 Considerations

Prior to elevating a home, a number of factors, such as how high to elevate, whether to incorporate the existing foundation, other hazards (wind, earthquake, etc.), how access to the house will be accomplished, and which elevation technique is appropriate, should all be considered. Some common factors to consider in elevating your home are described in the sections that follow.

5.1.1 Amount of Elevation

The amount of elevation required is determined by the flood protection elevation you have chosen. The minimum elevation should be determined based on various sources of information. Decisions need to be made based on the effective date of the FIRM and whether any additional data, such as changes to the flood source around the building site or flooding events since the FIRM, may make is necessary to elevate higher. Homeowners should also consider that potential future changes to the factors that influence floods may result in higher flood events. Resources such as Hurricane Sandy Recovery Advisory No. 5, *Designing for Flood Levels Above the BFE After Hurricane Sandy* (FEMA.2013b), may provide some helpful guidance on how to determine your flood protection elevation. Consider whether the locally enforced elevation requirements are sufficient or whether you should consider elevating even higher. For example, if your house is located in Zone A, you may only be required to elevate your home to the BFE so that the top of the lowest floor is at or above that elevation (see Figure 5-1). However, elevating 1 or 2 feet higher will provide increased protection and result in lower annual flood insurance premiums.

NOTE

FEMA HMA grants will only support elevation projects to the flood protection elevation stipulated by the engineering standard ASCE 24, *Flood Resistant Design and Construction*, or higher. In most instances, the minimum elevation will be the BFE plus at least 1 foot of freeboard.

As explained previously, if your home is being Substantially Improved or has been Substantially Damaged, your community's floodplain management ordinance, regulation, or provisions of the building code will require that your lowest floor be elevated to or above the BFE. If Substantial Improvement and Substantial Damage requirements do not apply, you may be able to elevate to any height you wish. Keep in mind that raising your home to an elevation below the BFE not only provides less protection, but will not provide the lower insurance premiums that come with elevation to or above the BFE. If you decide to raise your home to an elevation below the BFE, the community is required to evaluate the cost of all improvements, including the cost to elevate your home to determine whether your proposed project is a Substantial Improvement. Regardless of whether your home is being Substantially Improved or has been Substantially Damaged, you should consider incorporating at least 1 foot of freeboard into your flood protection elevation (as shown in Figure 5-1). Often this will ensure that at a minimum, the floor framing will be elevated above the floodwaters.

Elevating a home to 3 or 4 feet above the existing ground level usually will not have a great effect on its appearance and will require only minimal landscaping and regrading. If you plan to elevate more than 4 feet above the existing grade, you should consider elevating your home a full story. Not only will your home be protected against deeper floods, but you can use the space below for parking, building access, or storage (Figure 5-2). If you decide to incorporate parking under a living area, verify that any necessary code requirements have been addressed in the retrofit. This could include providing a fire-rated floor assembly between the parking area and the living area above. Hurricane Isaac Recovery Advisory 1, *Minimizing Wind and Water Intrusion by Covering the Underside of Elevated Buildings* (FEMA. 2012c), provides some guidance on such assemblies.

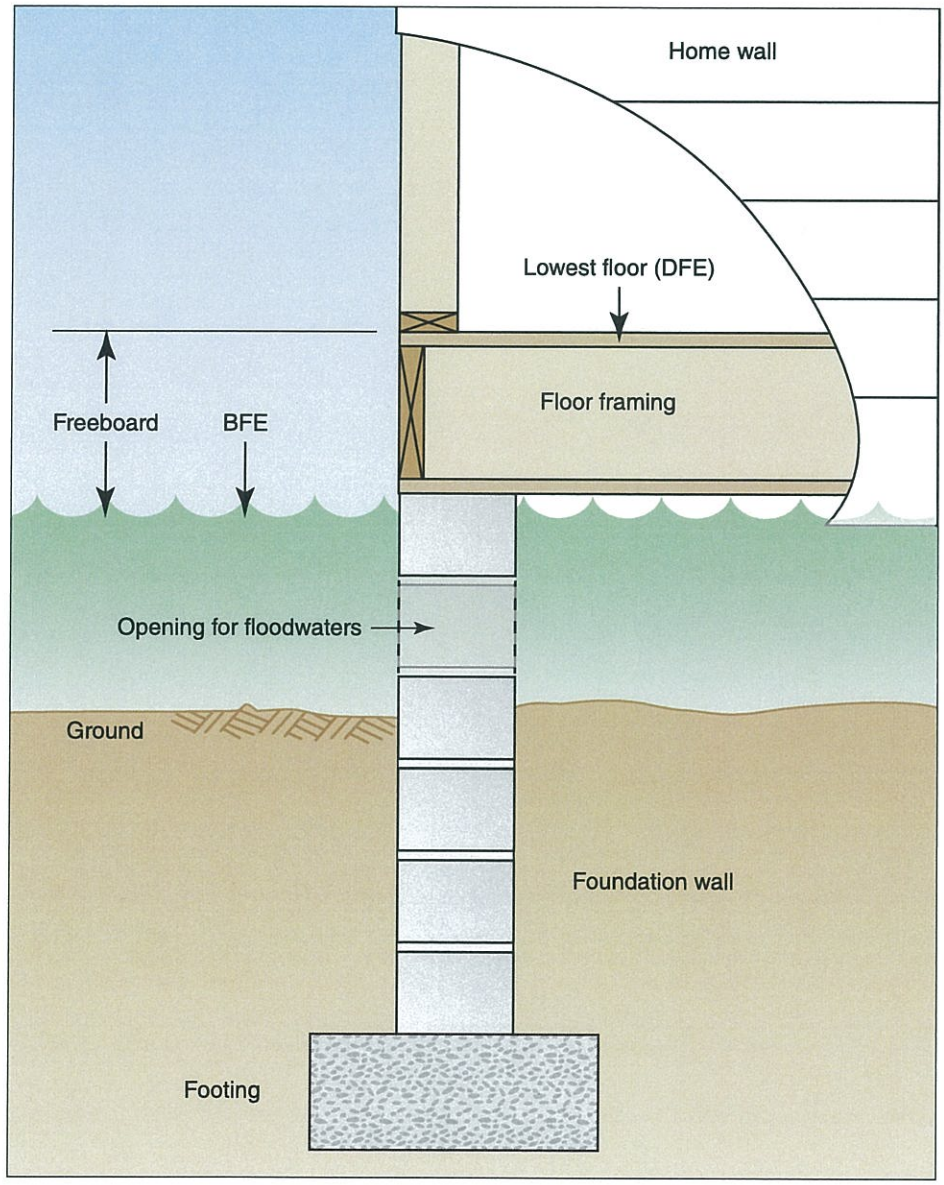


Figure 5-1. As shown in the cutaway view, the lowest floor is above the flood level. When at least 1 foot of freeboard is provided, only the foundation is exposed to flooding.

WARNING

If your home is being Substantially Improved or has been Substantially Damaged and is in a Coastal High Hazard Area (Zone V, VE, or V1–V30 on the FIRM for your community), your community's floodplain management ordinance, regulation, or provisions of the building code requires that the bottom of the lowest horizontal structural member (rather than the lowest floor) be elevated to or above the BFE. In many homes, the lowest horizontal structural member is a beam that supports the framing of the lowest floor. With the exception of Elevating on an Open Foundation (Section 5.2.3), the elevation techniques presented in this guide are not appropriate for homes in Coastal High Hazard Areas. If you have any doubt about the type of flood hazards that may affect your home, check with your local officials.

Figure 5-2. This home in Cedar Falls, IA, was elevated one full story. The garage and storage area are at the home's original elevation.

5.1.2 Existing Foundation

In general, the most economical approach to elevating a home is to use as much of the existing foundation as possible. Although some elevation methods do not allow this approach, most do. If you choose one of the latter, a design professional must evaluate the capacity of your existing foundation to support the loads that will be imposed by the elevated home and, as discussed in the next section, the loads expected to result from flooding and other hazards at the site. If changes must be made to the foundation to increase its strength and stability, they can be made as part of your retrofitting project. A design professional may determine that an older foundation constructed of mortared rock, masonry, or even poured concrete needs to be completely replaced or the local building code may require that it be replaced.

CROSS REFERENCE

Fill used for structural support and elevation is prohibited in Coastal High Hazard Areas. Check with your local officials about State and local requirements considering the use of fill. NFIP Technical Bulletin 5, *Free-of-Obstruction Requirements* (2008), offers further guidance about using fill in Zone V.

The type of foundation on which your home was originally built (basement, crawlspace, slab-on-grade, piers, posts, piles) also can affect the elevation process. This issue is discussed in Section 5.2.3.

5.1.3 Hazards

Because so many elevation techniques are available, elevation is practical for most flood situations, but the flooding conditions and other hazards at the home site must be examined so that the most suitable technique can be determined. Regardless of the elevation technique used, the foundation of the elevated home must be able to withstand all the necessary loads (wind, seismic, snow, etc.) on the house, which also should include the expected flood loads from buoyancy, hydrostatic pressure, hydrodynamic pressure, and debris impact. It must also be able to resist undermining by any expected erosion and scour.

If you are elevating a home in an area subject to high winds, earthquakes, or other hazards, a design professional should determine whether the elevated home, including its foundation, will be able to withstand all of the horizontal and vertical forces expected to act on it. In making this determination, the design professional must consider a number of factors, including the structure and condition of the home, the soil conditions at the site, the proposed elevation technique, and the hazards at the site. The conclusion may be that additional modifications must be made during the retrofitting project. In some flooding conditions, another alternative, such as relocation, may be a better option. High wave loads, swift currents, or unstable soil may make relocation necessary. Sometimes the condition of the house and the necessary retrofits may also indicate that reconstruction of the entire house is a more cost-effective option.

5.1.4 Access

Elevating a home usually requires that new means of access be provided. For example, if your entry doors were originally at ground level, new staircases, elevators, or ramps will have to be built. When an attached garage is elevated, providing access for vehicles may require changes to portions of your lot, such as building a new, elevated driveway that ties into high ground elsewhere. This solution can be practical when the amount of elevation required is no more than 2 or 3 feet. As noted earlier, when the amount of elevation reaches 4 or more feet, you should consider elevating your home a full story so that you can use the lower level for parking and avoid the need for an elevated driveway. Constructing a means of access can be a considerable cost and should be included in the price for the elevation.

Figure 5-3. With attention to detail and planning, homeowners have created attractive retrofitted homes.

The need to provide a new means of access is often the main objection that homeowners have to elevating. But functional and attractive solutions to this problem can usually be developed, as shown in Figures 2-2 and 5-3.

5.1.5 Home Size, Design, and Shape

In general, the larger the home and the more complex its design and shape, the more difficult it will be to lift on jacks. Multistory homes are more difficult to stabilize during the lifting process and, as the dimensions and weight of a home increase, so do the required numbers of jacks and other pieces of lifting equipment. Exterior wall coverings such as stucco and brick veneer complicate the lifting process because they must either be removed or braced so that they will stay in place when the home is lifted. Homes with simple square or rectangular shapes are easier to lift than those with attached garages, porches, wings, or additions, which often must be detached and lifted separately, especially if they are built on separate foundations. Features such as chimneys can also add to the cost of lifting a house because they must be either braced or removed during the lifting process. Older properties may also include features such as cisterns, which may create access issues and result in higher lifting costs.

Before a home is lifted, a design professional should inspect it to verify its structural soundness. All the structural members and their connections must be able to withstand the stresses imposed by the lifting process. Lifting an unsound home can lead to potentially expensive damage.

5.1.6 Service Equipment

Before your home is elevated, all utility lines (water, sewer, gas, electric, telephone, etc.) must be disconnected. At the end of the project, the lines will be reconnected and any landscaping that may be necessary will be completed. Adjustments may be required for any overhead electrical service lines to ensure they maintain all appropriate vertical and horizontal clearances. If you elevate your home on an open foundation, utility lines that enter the home from below may be exposed to damage from flooding and below-freezing temperatures. Protecting utility lines in these situations usually involves anchoring them securely to vertical foundation members and, if necessary, insulating them. All **service equipment** outside the home, such as air conditioning and heat pump compressors, and gas and electric meters, must be elevated to or above the flood protection elevation. In homes with basements, any service equipment originally installed in the basement must be raised above the flood protection elevation, which may require relocation to an upper floor or a small addition to house the equipment. Chapter 9 discusses the protection of service equipment. Moving or relocating utility meters, such as natural gas or electric meters, may be at the discretion of the utility service provider. Providers may require meters to stay at elevations below the BFE.

DEFINITION

Service equipment includes utility systems, heating and cooling systems, and large appliances in a retrofitted home.

5.2 The Elevation Techniques

The elevation techniques and their applications to different types of homes are discussed in the following sections.

5.2.1 Elevating on Extended Foundation Walls

Frame, masonry veneer, and masonry homes can all be elevated on extended foundation walls. As discussed in the following sections, the technique used for homes on basements, crawlspaces, and open foundations differs from that used for homes on slab-on-grade foundations. The potential for an elevated slab-on-grade foundation to fail

either during the lifting process, or even worse once the house is occupied, makes this elevation technique one that should be carefully scrutinized by a design professional familiar with the calculation of building loads and the design of concrete slabs.

Homes on Basement Foundations and Crawlspace Foundations

The elevation process is the same for frame, masonry veneer, and masonry homes on basement and crawlspace foundations. Figures 5-4a through 5-4d illustrate the process.

First, holes are made at intervals in the foundation wall so that a series of steel I-beams can be installed at critical points under the floor framing (Figure 5-4a). If the foundation walls are made of concrete blocks, the lifting contractor can remove individual blocks to create the required holes. If the walls are made of poured concrete, the holes will be cut out. The I-beams are placed so that they run perpendicular to the floor joists. A second set of beams is then placed below and perpendicular to the first set (Figure 5-4a). The two sets of beams extend the width and length of the home and form a cradle that supports the home as it is being raised.

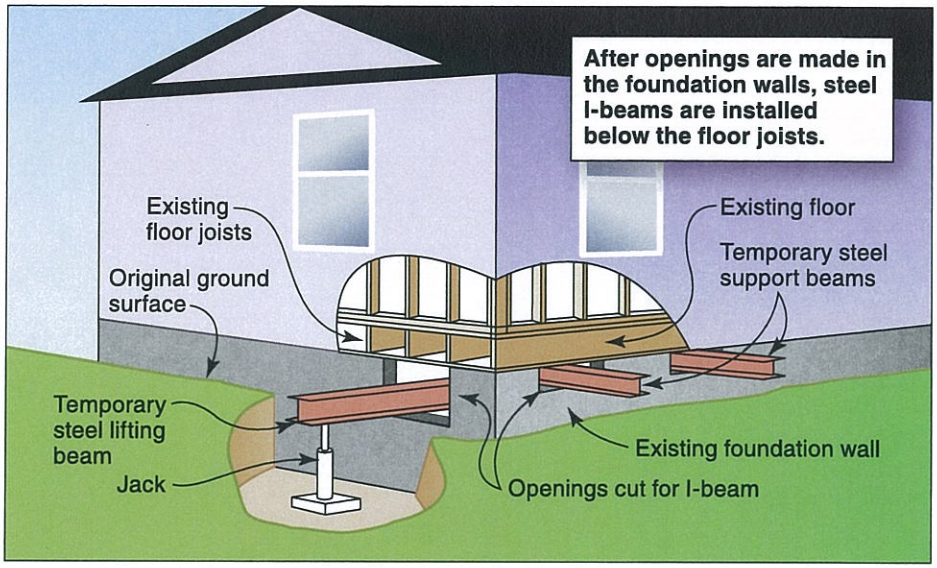
In Figure 5-4a, the foundation walls are shown extending far enough above the ground surface to provide easy access to the area below the floor framing. However, in some homes, the foundation walls will not be this high. To lift such a home, the contractor must first dig trenches at intervals around the foundation. The I-beams are then lowered into the trenches and inserted below the floor framing. The contractor may also have to dig holes for the lifting jacks, as shown in the figure. The number of jacks needed will depend on the size, shape, and type of home being lifted.

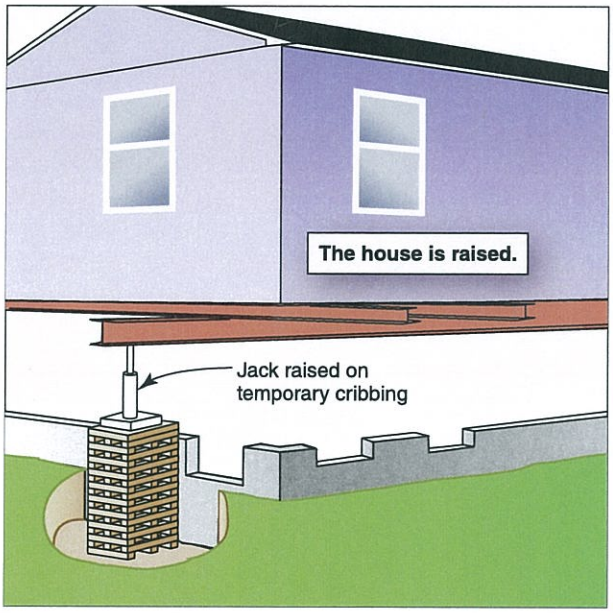
CROSS REFERENCE

For more information about openings requirements, refer to FEMA Technical Bulletin 1, *Openings in Foundation Walls and Walls of Enclosures* (2008), and FEMA P-259, *Engineering Principles and Practices for Retrofitting Flood-Prone Residential Structures* (FEMA. 2012a).

Once the beams and jacks are in place, the elevation process begins. The jacks will extend only so high; so at intervals during the process, the home and jacks are supported temporarily on cribbing while the jacks are raised (Figure 5-4b). After the home is elevated high enough, it is again supported on cribbing while the foundation walls are extended to the desired height with concrete blocks or poured concrete (Figure 5-4c). The home is then lowered onto the extended foundation walls, the I-beams are removed, and the holes where the beams passed through are filled. An important part of the project is installing flood openings in the foundation walls (your building permit should specify the size and location of these openings), no higher than 1 foot above the ground, so that floodwaters can enter and equalize the internal and external hydrostatic pressures. As shown in Figure 5-4c, the contractor may be able to create these openings by only partially filling the I-beam holes.

Figure 5-4a through 5-4d. Elevating a basement or crawlspace foundation home on extended foundation walls.





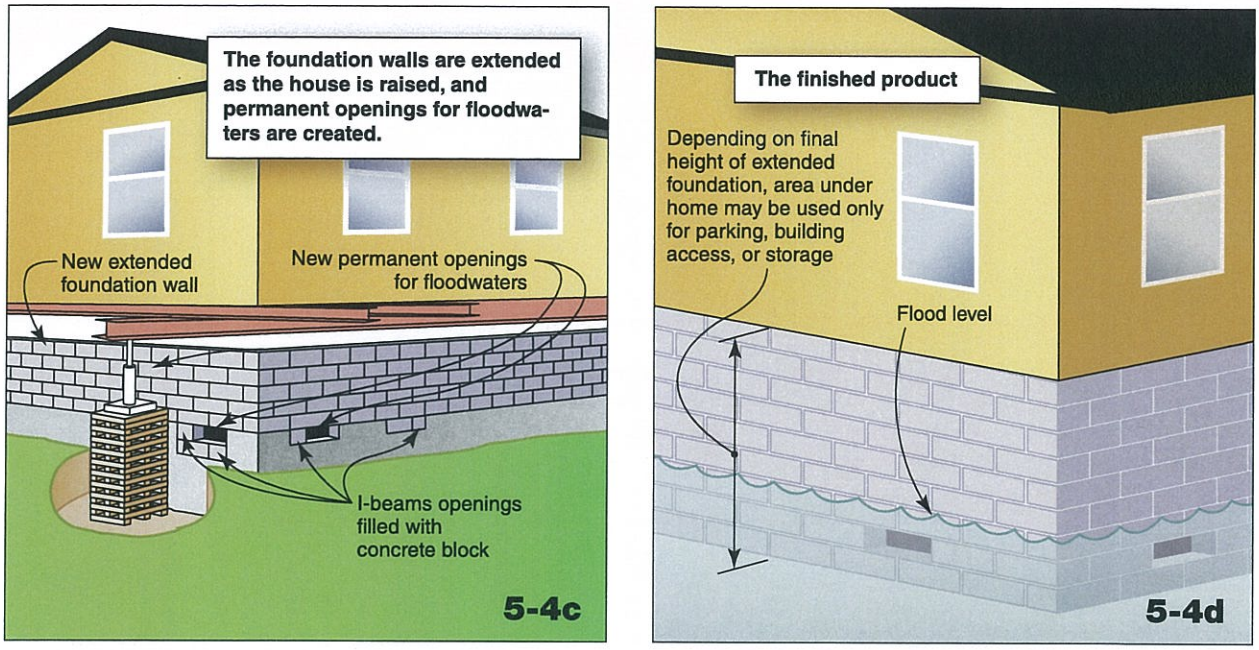


Figure 5-4a through 5-4d continued. Elevating a basement or crawlspace foundation home on extended foundation walls.

Homes on Slab-on-Grade Foundations

Frame, masonry veneer, and masonry homes on slab-on-grade foundations are also lifted with hydraulic jacks and a network of steel I-beams. However, slab-on-grade homes present special difficulties and require a different lifting technique. An alternative is to leave the existing slab and extend the walls (see Section 5.2.2), or convert the ground level of the home and build a new upper floor (see Figures 5-12a through 5-12c). See Hurricane Sandy Recovery Advisory No. 7, *Reducing Flood Risk and Flood Insurance Premiums for Existing Residential Buildings in Zone A* (FEMA. 2013e) for more information on doing such conversions.

The importance of evaluating the slab

To determine the best approach, the slab must be evaluated by a structural engineer. The engineer can determine which elevation method is suitable for the house. Often the slab will not be of sufficient strength to span the distances necessary to use the standard interior pier spacings associated with wood-framed floor systems.

The floor of a home on a slab-on-grade foundation is formed by the slab rather than the wood joist and beam framing found in homes on crawlspace and basement foundations. The slab is usually 3½ to 6 inches thick and is often reinforced only with wire mesh. As shown in the cross-section view in Figure 5-5, the slab can be supported by foundation walls and footings or by a thickened edge created when the slab is poured. Slabs are almost never designed to be lifted and supported on a wall and pier system but rather to rest on the ground. If the slab is not designed to be supported it could fail during elevation as a result of the loads. The wire mesh is often insufficient to provide adequate reinforcing in the slab and is only intended to prevent the slab from cracking.

Because the slab forms the floor of the home, and occasionally the foundation as well, elevating a slab-on-grade home is more difficult than elevating a house with a wood-framed floor system regardless of the lifting method used. Because this process is more difficult than that used for homes on basement and crawlspace foundations, it should be performed only by a highly skilled contractor with extensive experience in lifting slab-on-grade homes. In lifting the slab, the contractor must take extreme care during the lifting process to avoid breaking the slab and compromising the structural integrity of the home.

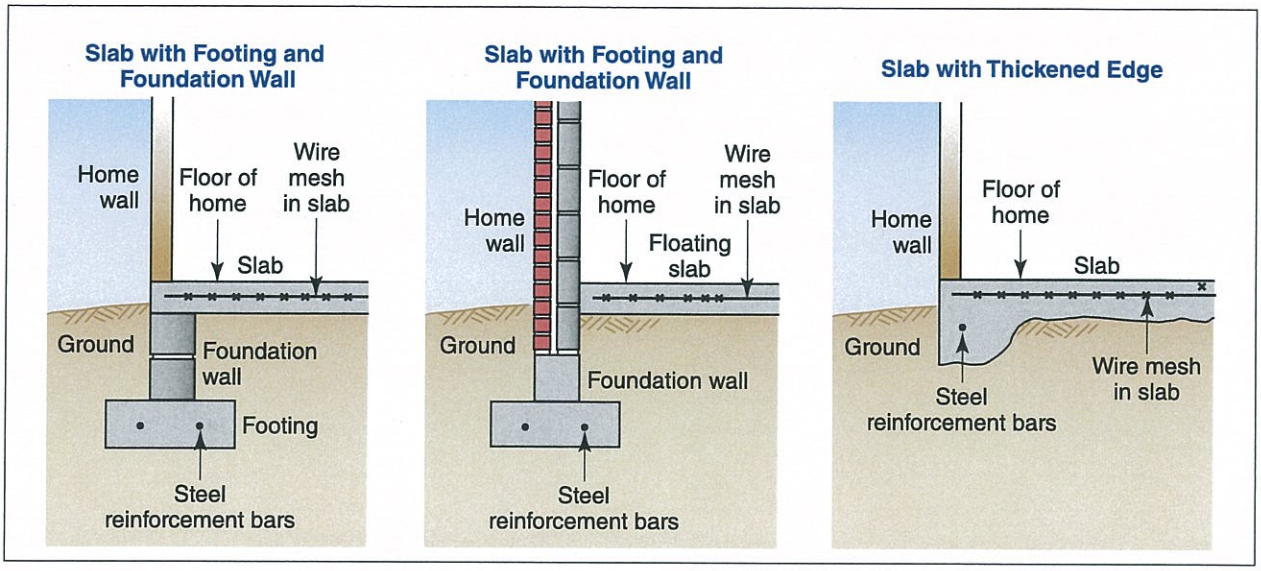


Figure 5-5. Cross-section view of slab-on-grade foundation variations.

Although the slab can be lifted while still attached to the walls, the slab may be dangerously weak once the house is occupied. A more practical method may be to separate the walls from the slab and lift the house leaving the slab in place. A new wood-framed floor can be constructed and the existing slab can remain in place.

Elevating with the slab remaining in place

If a design professional determines that the original slab is strong enough to support the elevated home under the expected flood, wind, earthquake, and other loads, the slab may be left in place and the new foundation walls built on top of it. Otherwise, the slab must be cut back and a completely new foundation constructed, as shown in Figure 5-6. The lift is accomplished by cutting openings into the walls and inserting I-beams through the openings. To enable the beams to lift the home, the contractor attaches horizontal wood bracing to the interior and exterior walls at the tops of the openings (Figure 5-7). Figure 5-8 shows an example of a retrofitted slab-on-grade house where the house was detached from the slab and a new floor system was constructed.

When the beams are jacked up, they push against the bracing, which distributes the lifting force equally across the walls. The bracing also supports the walls, which lack the structural stability that would otherwise be provided when the walls and floor are left attached. Without bracing, the walls could twist, bend, or collapse when the home is lifted.

Another option for elevations that do not exceed more than a few feet may be to construct a new elevated concrete slab. Building a new slab floor involves placing fill dirt on top of the old slab and pouring a new slab on top of the fill. Although the old slab is left in place, it is usually broken up so that it will not be forced up by the buoyant effect of floodwaters or saturated soil.

The primary advantage of lifting the home without the slab is that the home is lighter and, therefore, easier to lift. This benefit applies mainly to frame and masonry veneer homes. However, this method has several disadvantages:

- Cutting holes in the interior and exterior walls of the home and attaching wood bracing is invasive and must be repaired before the elevated home is habitable.

- Because of the invasive lifting techniques, the habitable parts of the first floor may not be available for use for an extended period of time during the project.
- The contents of the first floor must be removed before the elevation process can begin.

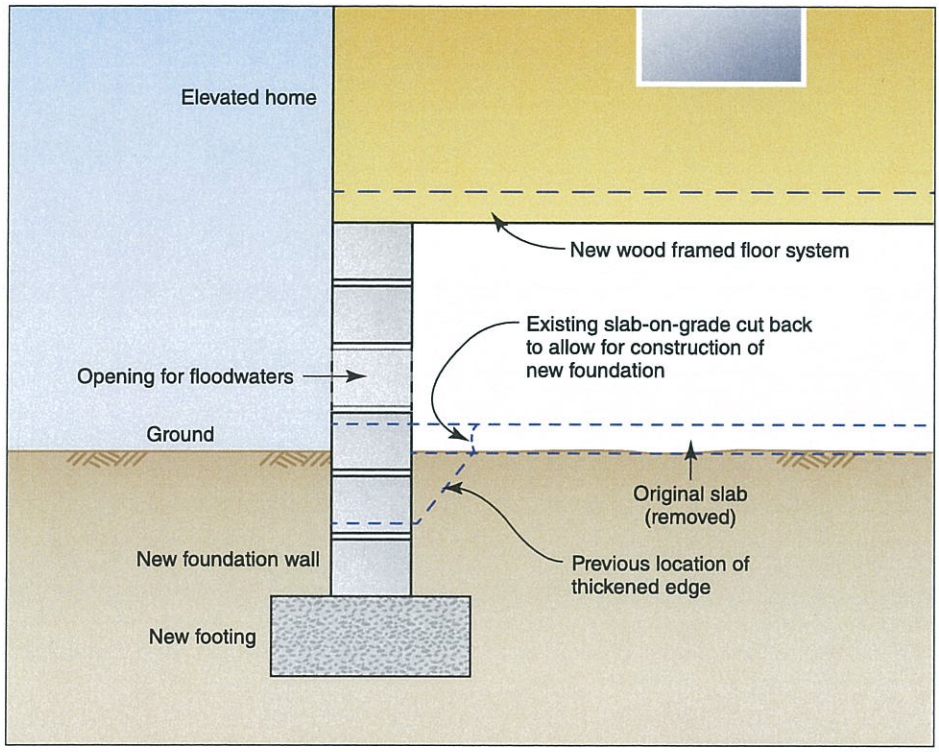


Figure 5-6. Building a new foundation for a slab-on-grade home.

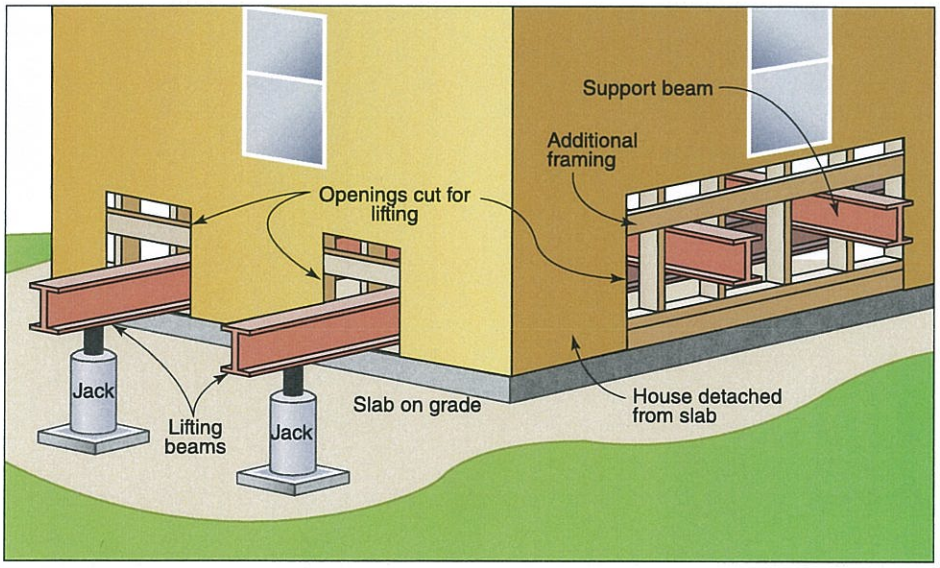


Figure 5-7. Elevating a slab-on-grade home without the slab.

Figure 5-8. House in Zone A was detached from its slab foundation (which remains) and elevated on masonry piers. The floor system is supported by new wood joists (Mandeville, LA).

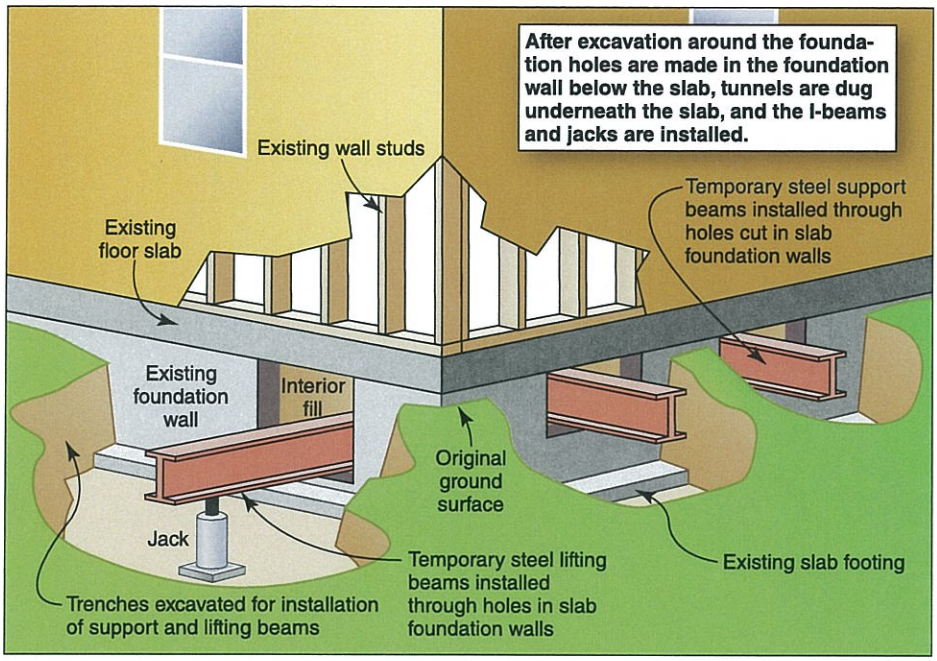
Elevating with the slab attached

When the slab is determined to be of sufficient thickness and reinforced such that it can be supported on piers, the slab can be lifted while still attached to the walls. The elevation process (Figures 5-9a through 5-9d) is similar to that used for homes on basement and crawlspace foundations, except that the I-beams must be placed below the slab, which is at ground level. Therefore, the contractor must dig trenches at intervals around the foundation, and tunnel under the slab. The I-beams are lowered into the trenches and moved into place beneath the slab through the tunnels (Figure 5-9a).

The contractor must also dig holes for the lifting jacks because they have to be placed below the beams. Once the beams and jacks are in place, the lifting process begins. As shown in Figures 5-9b and 5-9c, the home is lifted and a new foundation is constructed beneath it.

Some slab-on-grade houses are constructed on what are called stemwalls. These systems consist of a concrete footing with a short perimeter wall made of poured concrete or masonry block. If the slab was originally supported by foundation walls and footings (see left and middle illustrations in Figure 5-5), the contractor may be able to leave them in place and extend the existing walls upward. This approach is possible only when a design professional determines that the original foundation walls and footings are strong enough to support the elevated home and slab under the expected flood, wind, earthquake, and other loads. If the slab was originally supported on the ground by its own thickened edge (see right illustration in Figure 5-5), a completely new foundation must be constructed.

In both situations, the contractor must construct not only foundation walls under the perimeter of the slab, but also additional vertical foundation members, such as piers, at several locations under the slab. These additional foundation members are necessary because slabs are designed to rest directly on the ground, not to support the weight of the home.



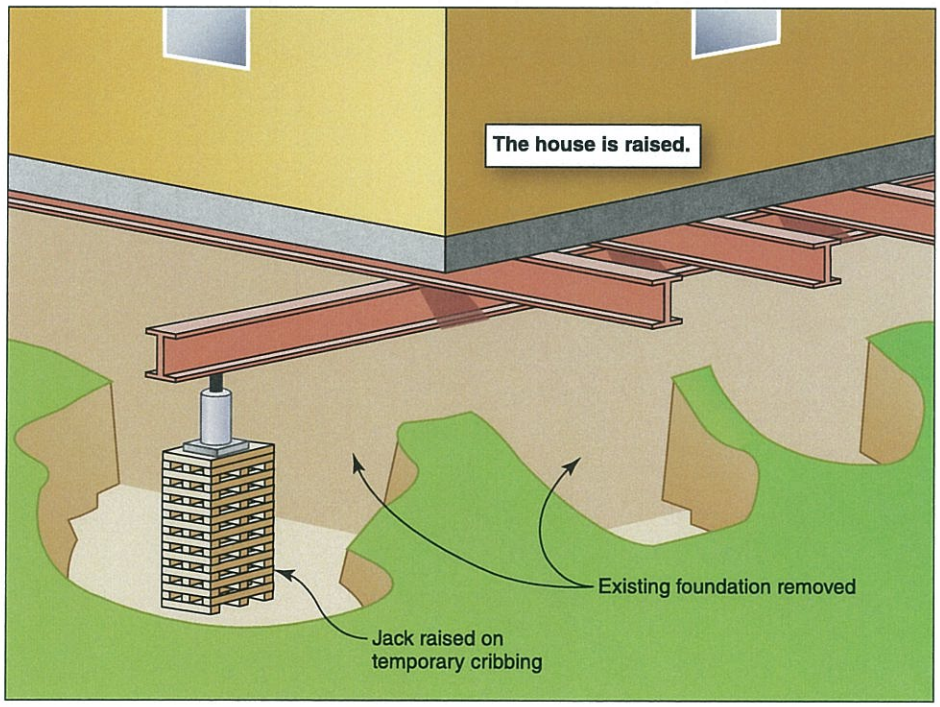
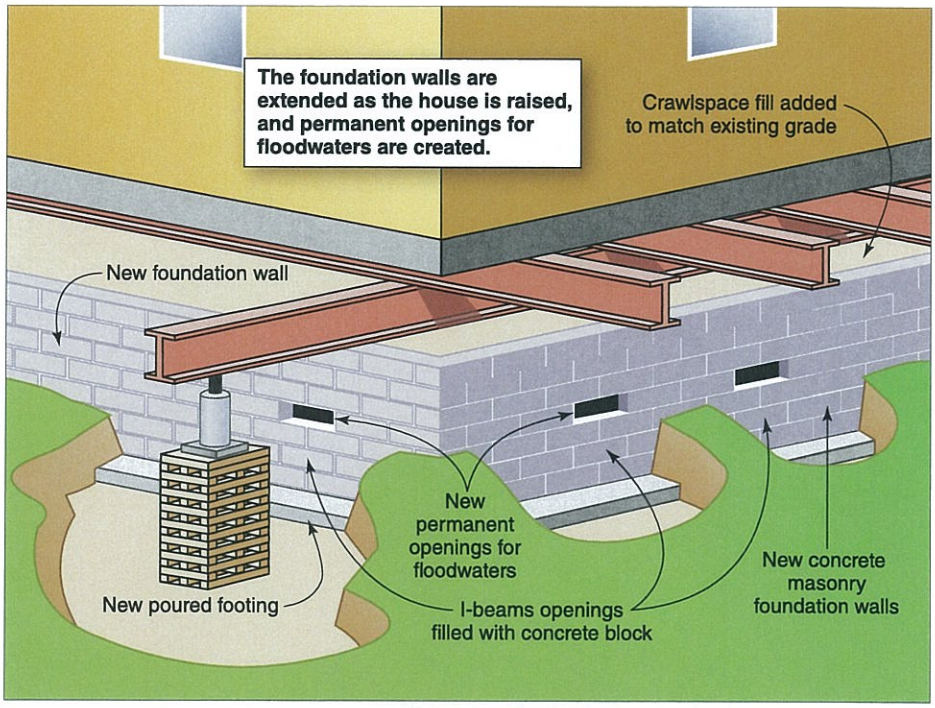
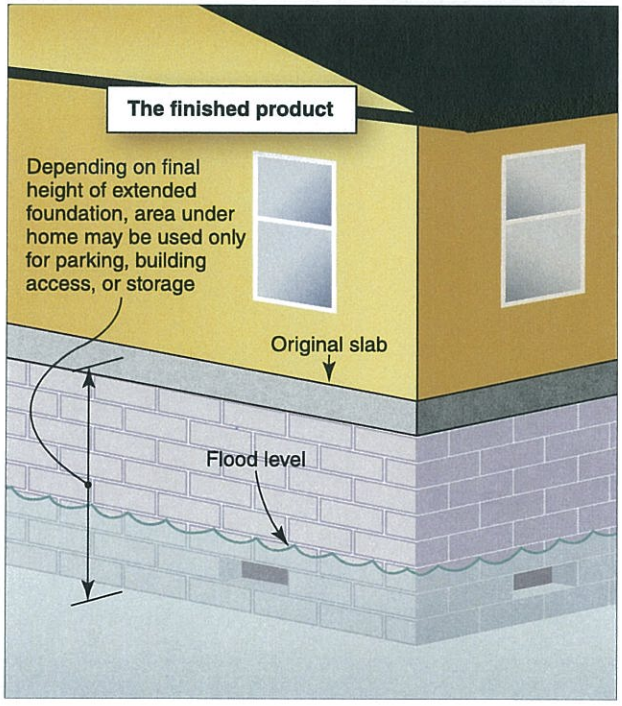


Figure 5-9a through 5-9d. Elevating a slab-on-grade home with the slab attached.

Figure 5-9a through 5-9d continued. Elevating a slab-on-grade home with the slab attached.





The primary advantage of lifting the home with the slab still attached to the walls is that the home can remain intact and many of the contents can remain inside during the lifting process. However, this method has several disadvantages:

- Most slabs were constructed to be continuously supported by the ground underneath them and are minimally reinforced. Insufficiently supporting such a slab can result in cracking or catastrophic failures that could potentially injure the occupants.
- Retrofitting slabs with insufficient thickness or reinforcement can be expensive.
- If the house is not lifted evenly, the slab could crack during the elevation process.
- If uneven settlement occurs, the weight of the elevated slab may exceed the capacity of the masonry piers commonly used for elevation projects.

Do not consider elevating a slab-on-grade house without seeking the help of a structural engineer. Although many elevation contractors have experience elevating slab-on-grade houses, concrete has the potential to catastrophically fail and appropriately assessing the strength of the slab may be difficult for most contractors. Slabs cast on the ground can have wide variations in thickness and the pier spacing may need to be adjusted once the bottom of the slab becomes visible. Structural engineers familiar with the design requirements for slabs can properly address the risk of a slab failure.

5.2.2 Alternative Elevation Techniques for Masonry Homes on Slab-on-Grade Foundations

Elevating by Extending the Walls of the Home

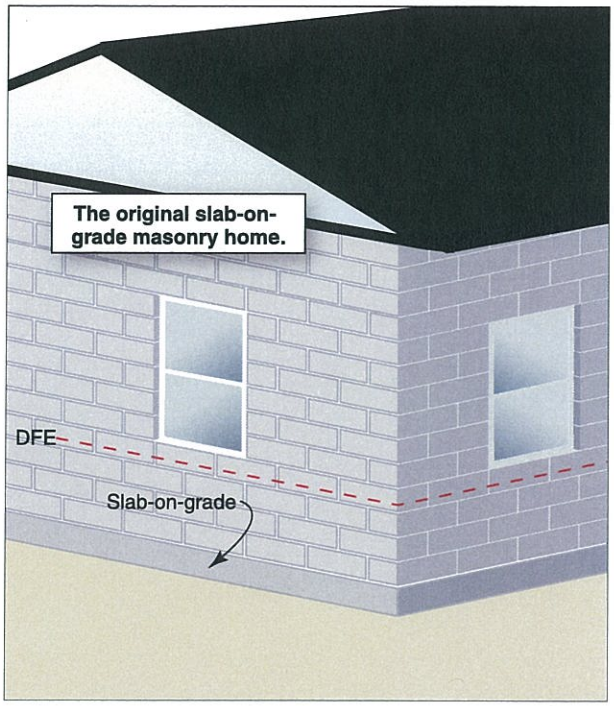
An alternative technique for elevating a masonry home on a slab-on-grade foundation is to extend the existing walls of the home upward and then build a new raised floor above the old slab. This technique is illustrated in Figures 5-10a through 5-10c.

First the roof framing and roof are removed so that the tops of the walls will be accessible. The contractor can then extend the walls upward with additional courses of either concrete block (as shown in Figure 5-10b) or brick or with wood or metal framing. The choice of materials is based on several considerations, including cost, the final appearance of the home, the strength of the existing foundation, and the design requirements associated with the identified hazards, including high winds and earthquakes.

The final height of the extended walls will depend on how high the lowest floor must be elevated. For example, if the lowest floor must be elevated 3 feet to reach the flood protection elevation, the height of the walls must be increased by the same amount if the original ceiling heights in the home are to be maintained.

The new raised floor can be either a wood-framed floor system or an elevated concrete slab similar to the original slab (referred to as a stemwall). When a new wood-framed floor system is installed, the area below the floor becomes a crawlspace (as in Figure 5-10c) or other enclosed area that may be used for parking, building access, or storage. Flood openings must be installed in the foundation walls to allow external and internal water pressures to equalize. Additional openings may be needed for ventilation.

For a new elevated slab floor, fill dirt is placed on top of the old slab and compacted as required. Then a new slab is poured on top of the fill. When this method is used, openings in the foundation walls are not required because the entire area under the new slab is completely filled with dirt and is therefore protected from the pressure of floodwaters.



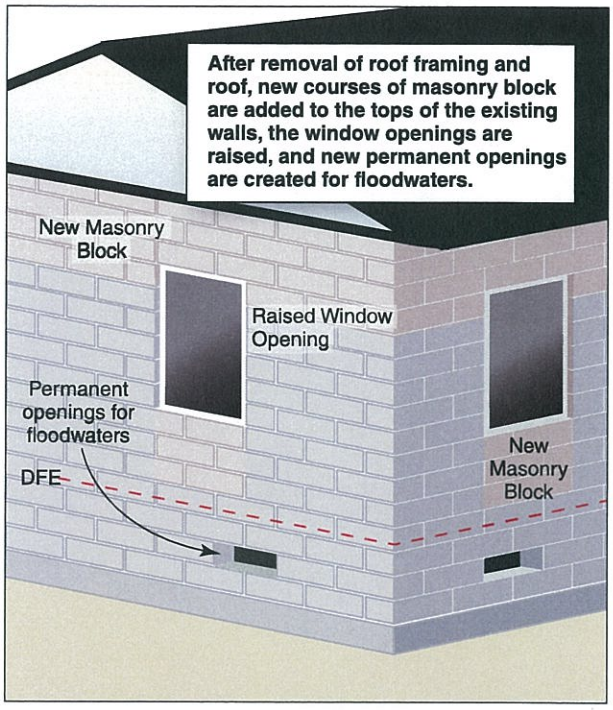
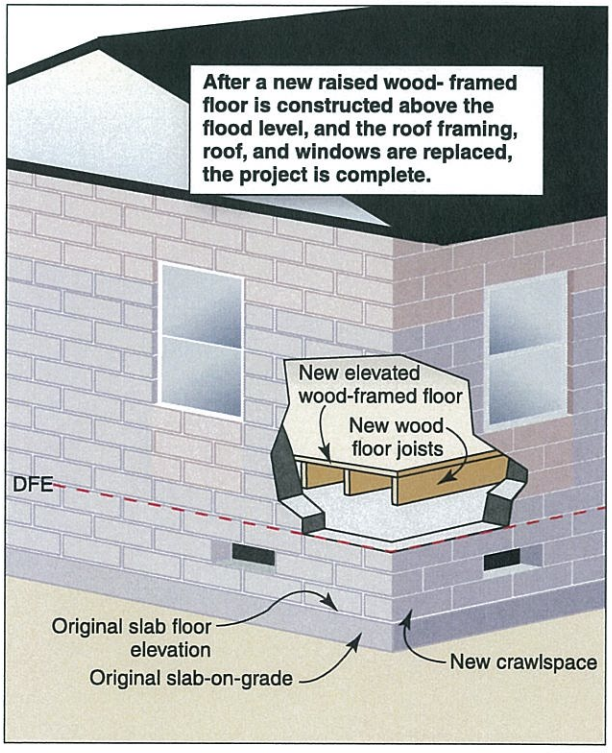


Figure 5-10a through 5-10c. Elevating by extending the walls of a solid masonry home.



Elevating by Abandoning the Lower Enclosed Area

Another alternative for a masonry home on a slab-on-grade foundation is to abandon the existing lower enclosed area of the home (the area with the slab floor) and allow it to remain below the flood protection elevation. This technique requires that the living area be restricted to upper floors of the home and that the lower enclosed area be used only for parking, building access, or storage. Because this technique leaves the original floor and walls below the flood protection elevation exposed to flooding, it is best suited to masonry homes on slab-on-grade foundations. In these homes, both the walls and floor are made of concrete or masonry, which are not easily damaged by contact with floodwaters. Only materials resistant to flood damage should be used on portions of the building below the flood protection elevation.

CROSS REFERENCE

For more information about flood openings, refer to FEMA Technical Bulletin 1, *Openings in Foundation Walls and Walls of Enclosures* (2008), and FEMA P-259, *Engineering Principles and Practices for Retrofitting Flood-Prone Residential Structures* (FEMA. 2012a).

The amount of work required for this technique depends largely on whether the home already has an upper floor that can be used for living space. When an upper floor exists, abandoning the lower enclosed area involves removing any interior finishing materials below the flood protection elevation (including interior wall sheathing and insulation unless required by code) and elevating or relocating vulnerable appliances (such as furnaces, washing machines, and freezers) and utility system components (such as electrical wiring and service boxes). These modifications are the same as those required for wet floodproofing, as described in Chapter 7.

This elevation measure may be the most practical for town houses or row houses. In an attached dwelling at least one wall and usually two are common or "party" walls. These walls make lifting the actual walls impossible. Shifting the elevation of the floor joists may be the only practical solution in these situations. This technique requires significant alterations to the front and back walls of the unit or any walls that are not common to the other units. These walls typically have the windows and exterior doors, which must be relocated (shifted up) as the floor framing is shifted. Interior walls also must be removed and replaced with these projects. Although this is an invasive method, the flood risk and potential financial implications of flood insurance premiums may make it a palatable mitigation option. Figure 5-11 illustrates how this could be done for a row house with high ceilings. This method also makes it possible to convert the ground floor to an NFIP-compliant enclosure and make adjustments to the upper floors, such as moving utilities and mechanical equipment to higher floors. Uses appropriate for areas below the BFE are described in Chapter 7.

For one-story homes, abandoning the lower enclosed area requires the construction of a new second story as shown in Figures 5-12a through 5-12c. The required steps are similar to those described in Section 5.2.1. The roof and roof framing are removed, a new second story is built on top of the existing walls, the roof and roof framing are replaced, and openings are added for floodwaters. The construction options are the same: frame or masonry. Again, the choice is based primarily on the considerations of cost, final appearance, the strength of the existing foundation, and the need to address other natural hazards, such as high winds and earthquakes.

Figure 5-11. Elevation of the floor levels in a row house to maximize living area above the BFE in Zone A (Source: Hurricane Sandy Recovery Advisory 3 (FEMA. 2013f)).

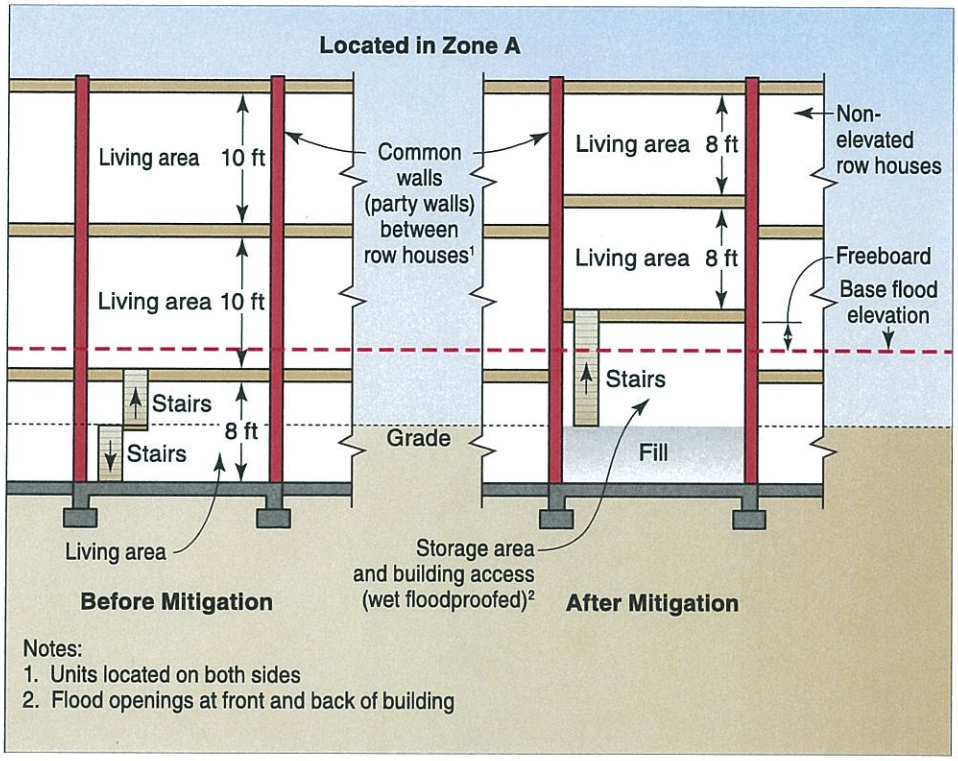
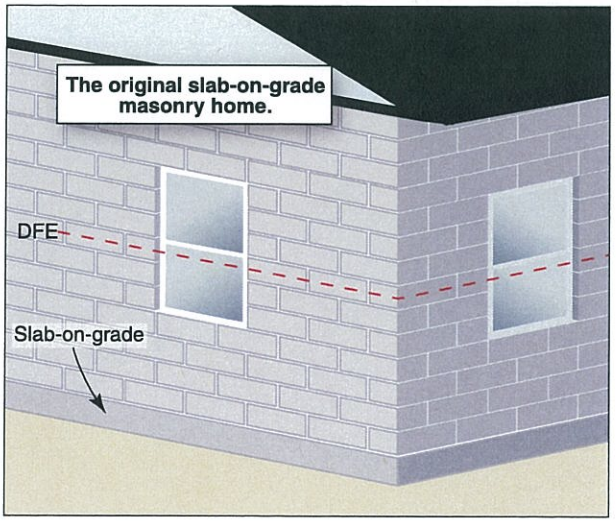
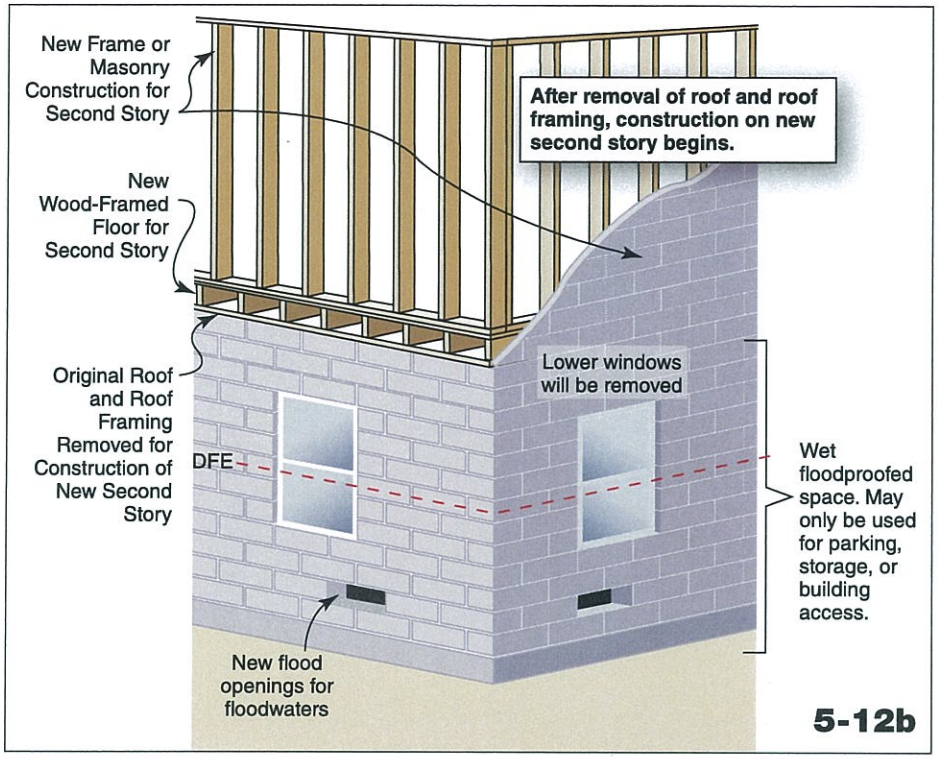


Figure 5-12a through 5-12c. Home elevated by adding a new second story over an abandoned lowest floor.





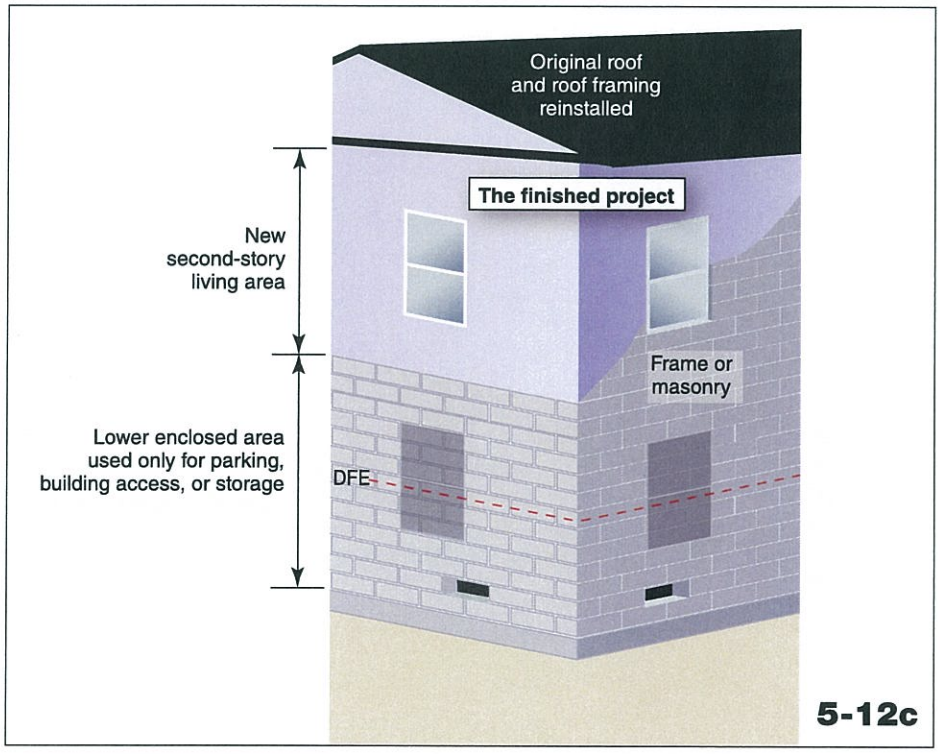


Figure 5-12a through 5-12c continued. Home elevated by adding a new second story over an abandoned lowest floor.

Mitigation Reconstruction

Mitigation reconstruction is the construction of an improved, elevated building on the same site where an existing building and/or foundation has been demolished. There may be reasons why elevating your home may not be feasible. If physical or economic obstacles are too great, you may want to consider demolishing your home and rebuilding a code-compliant home that is elevated above the flood level (see Chapter 6).

For FEMA HMA grants, mitigation reconstruction is only permitted if traditional structure elevation cannot be implemented. Activities that result in the construction of new living space at or above the BFE will only be considered when consistent with the mitigation reconstruction requirements.

5.2.3 Elevating on an Open Foundation

Frame, masonry veneer, and masonry homes on basement, crawlspace, and slab-on-grade foundations can also be elevated on open foundations consisting of piers, posts, columns, or piles. Homes originally constructed on open foundations can also be elevated this way.

NOTE

Open foundations are required for elevations in Coastal High Hazard Areas (Zones V, VE, and V1–V30) and are recommended for elevations in riverine floodplains where flow velocities are greater than 5 fps.

Piers

Figures 5-13a through 5-13d show how a home on a basement or crawlspace foundation can be elevated on masonry piers. The lifting process is the same as that shown in Figure 5-4 for elevating on extended foundation walls. Once the home is lifted high enough, new masonry piers may be built on the existing foundation, if it is adequate. If the existing foundation is not adequate to support the elevated home, it will have to be either modified or removed and replaced by separate footings for the individual piers.

An existing basement must be filled in with dirt and graded. An old basement slab can be left in place and covered with fill dirt. A basement slab does not need to be removed, but it should be broken up in place so that it will allow water to seep through it and reduce buoyancy forces before being covered with fill dirt. The home in Figure 5-13d has been elevated approximately one full story, and a new concrete slab has been poured at ground level below it. The open area below the home can be used for parking, building access, or storage.

Piers can be constructed of cast-in-place concrete as well as fully grouted masonry blocks. However, regardless of the construction materials used, piers are designed primarily for vertical loading imposed by the weight of the home, including its contents and any exterior loads, such as those imposed by snow. Because the forces associated with flooding, wind, and earthquakes can impose horizontal loads, piers used in retrofitting must be adequately reinforced with properly sized and placed steel bars. The connections between the piers and the original foundation and elevated home also must be able to resist the expected horizontal and vertical loads on the home so the home does not shift off the foundation.

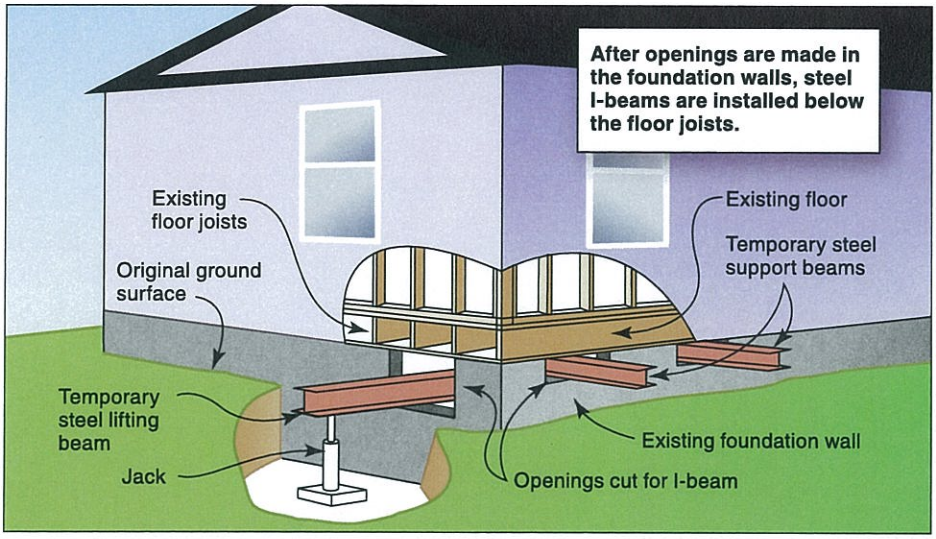
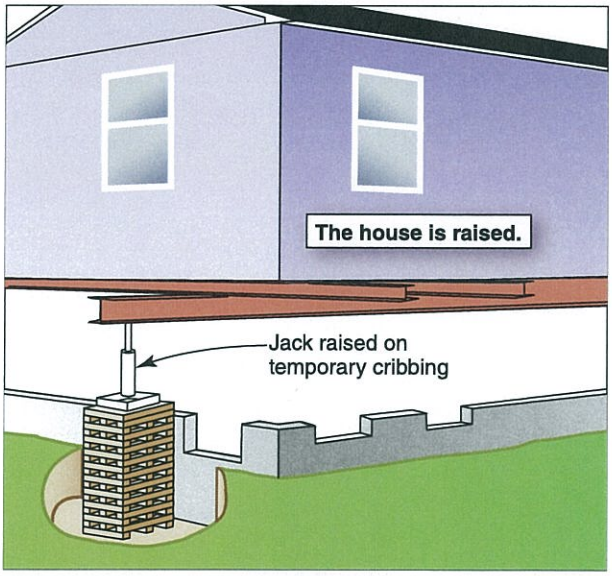
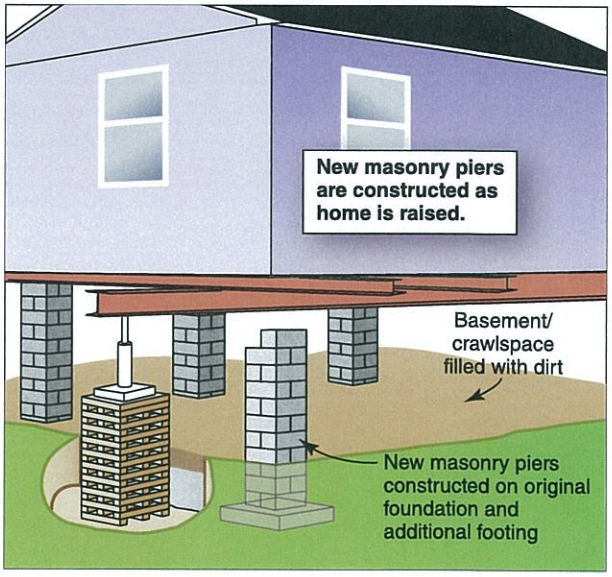
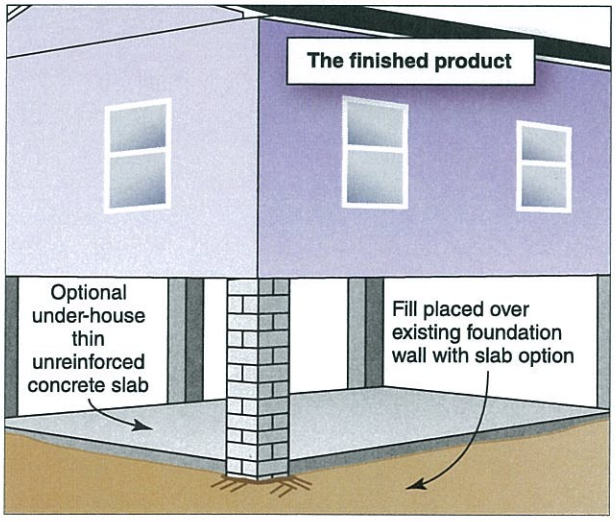


Figure 5-13a through 5-13d. Elevating a basement or crawlspace foundation home on piers.







Posts or Columns

For posts or columns, the home elevation process is the same as that described for piers; however, the existing foundation usually must be removed so that the posts or columns and their concrete encasements or pads can be installed. Posts are usually placed in drilled or excavated holes. Each post or column is either encased in concrete or anchored to a concrete footing.

Figure 5-14 shows a home elevated on two types of post or column foundations. Because an elevated house sits higher off the ground on a slender foundation, the lateral (sideways) loading on the house becomes a more important factor than a house sitting only a few feet off the ground on a continuous foundation. Large lateral loads can be exerted on the house by forces such as wind, earthquakes, or floodwaters. Simple wooden posts will not likely be able to resist these lateral loads and would require a formal design by a structural engineer. Lateral bracing can be used to prevent movement of the building for occupant comfort, but it should not be used to provide lateral support to prevent foundation failure. Additionally, bracing in two directions is only recommended in areas of low velocity flooding—areas with high-velocity flooding should only be braced in one direction (as shown in Figure 5-14). Depending on the potential lateral loads that the house must resist, a metal framing system may be a more practical approach than simple wooden posts. This system may also require an extensive concrete footing system so that the loads can be transferred down the posts or columns and into the ground. Although this elevation technique may appear simple, you should retain the services of a structural engineer who understands how loads are transferred.

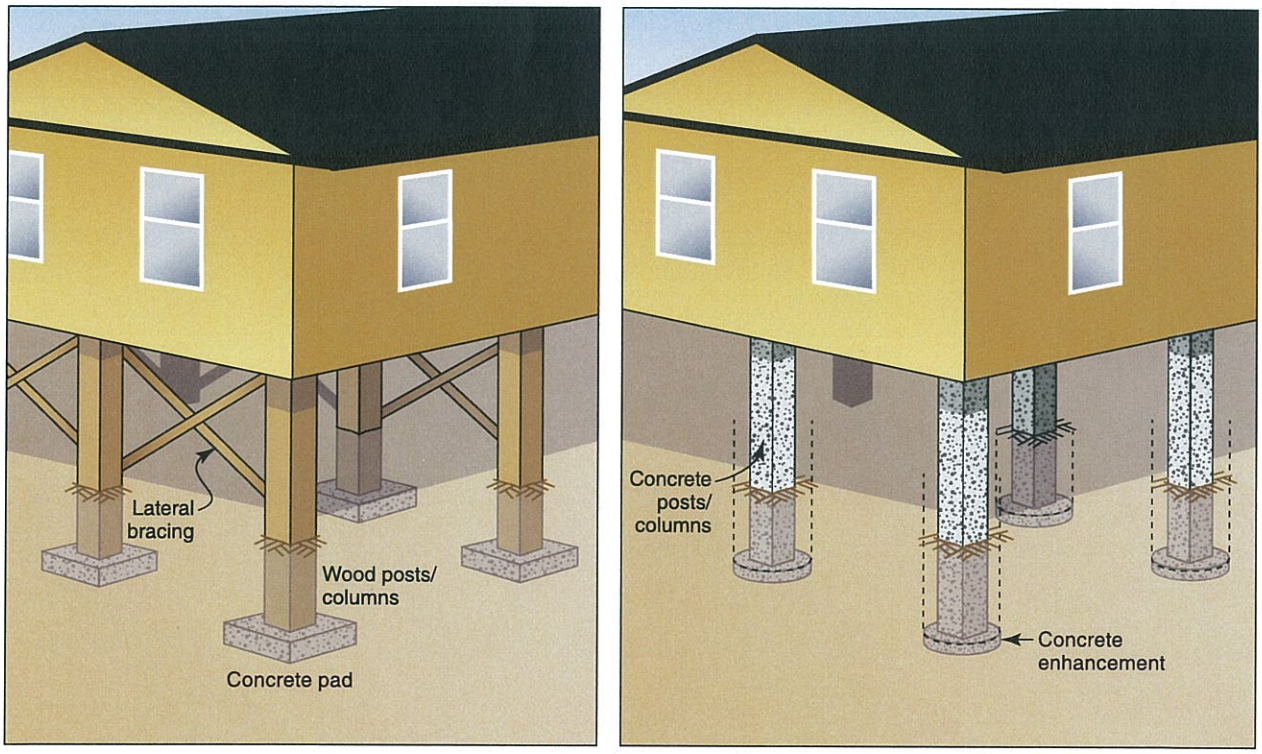


Figure 5-14. Home elevated on post or column foundations.

Piles

Elevating on piles is a more involved process than elevating on piers, posts, and columns. Piles are usually driven or vibrated into the ground or jetted in with a high-pressure stream of water. They are not supported by concrete footings or pads. Unlike the construction of wall, pier, or post or column foundations, the pile-driving operation, which requires bulky, heavy construction machinery, cannot be carried out under a home that has been lifted on jacks. Instead, the home is usually lifted and moved aside until the piles have been installed. Because the existing foundation is not used, it must be removed. Figure 5-15 shows a home elevated on a pile foundation.

More information on elevating homes on open foundations can be found in Hurricane Sandy Fact Sheet No. 2, *Foundation Requirements and Recommendations for Elevated Homes* (FEMA. 2013c). This fact sheet addresses many of the common issues associated with elevating homes on open foundations, and also addresses elevating a home on an open foundation that is confined by narrow lot lines.

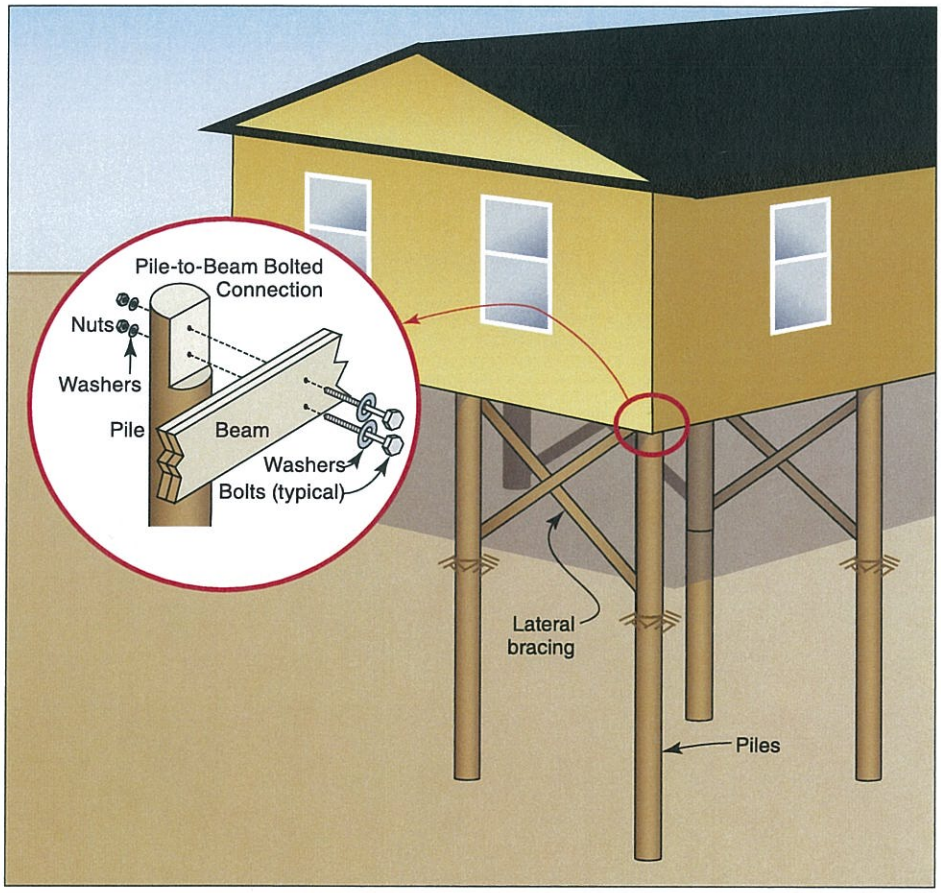


Figure 5-15. Home elevated on piles.

Exhibit 9

Ocean Reef Height Policy

Staff's draft height Policy for Ocean Reef, as set forth in the DRC Staff Report, reads:

Policy 101.5.31
For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, structures may include non-habitable architectural decorative features (such as finials, rails, widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, but such features shall not exceed 5 feet above the structure's roof-line. This exception shall not result in a structure or any architectural decorative feature with a height that would exceed 40 feet.

The Staff Report accurately states that "Draft Policy 101.5.31 is intended to address non-habitable architectural decorative features". However, architectural decorative features are only one (and the least significant) of three provisions that Ocean Reef has requested. Staff is occasionally presented with requests by Ocean Reef property owners to allow extra height for widow's walks and other such features, so staff's focus on that element is understandable. But of greater long-term importance to ORCA are provisions allowing story-by-story replacement of existing multi-family buildings, and an allowance for the unique requirements of a modernized Cultural Center. As proposed by ORCA, the Ocean Reef height Policy would read:

Policy 101.5.31
For Ocean Reef, a gated community which is isolated and inaccessible to the surrounding community, and has a distinct community character, the following policy shall apply:

1. Structures may include non-habitable architectural decorative features (such as finials, rails, and a widow's walk) that exceed the 35 foot height limit in Policy 101.5.30, provided that such features do not extend more than 5 feet above the structure's roof line.
2. Multi-story buildings in existence on the effective date of this Policy may be replaced at their existing number of stories, up to 11' slab-to-slab per story.
3. The height limit applicable to the Ocean Reef Cultural Center shall be 65 feet above grade.

The above Policy is carefully tailored to the needs and circumstances of the Ocean Reef Community. The general language of proposed Policies 101.5.32 and 101.5.33, allowing an additional 5' of height for replacement of existing buildings exceeding 35', does not facilitate replacement of Ocean Reef's multi-story buildings, because it would force undesirable design features such as low ceiling heights. Nor does it accommodate the additional height needed for Cultural Center stage performances.

Santamaria-Mayte

From: RC3WORLD <joelreed55@gmail.com>
Sent: Tuesday, June 09, 2015 7:50 AM
To: Santamaria-Mayte
Cc: David Ritz; Jack Duncan; Jim Hendrick; Michael G. Leemhuis
Subject: Re: height Comprehensive Plan amendment and Ocean Reef Club
Attachments: Height_data_table_2015-06-09.pdf; ATT00001.htm

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Blue Category

Mayte,

As was requested please find a list of buildings and corresponding data related to structures that exceed the 35' height limit in Ocean Reef Club. We are still collecting additional data onC.Q, Pompano, and Water Tower. We will submit any additional detail that we have on these structures once the data is obtained.. I know we also discussed sending the existing heights on the cultural center, which we are working on and will send over as soon once it is available. Please do not hesitate to contact me if you or your staff have any additional questions or comments as you prepare your next round of staff reports.

Sincerely,

Joel Reed, AICP
Phone: 404.403.2925
joelreed55@gmail.com

Table 1

OCEAN REEF EXISTING STRUCTURES > 35' DATA TABLE

Name	Primary Use	Levels of habitable	Downstairs/ Storage/ Enc.	Overall Height to Soffit or Top of Beam	Overall Height to Top of Roof	Floor to Floor	Avg. Slab Thickness	Grade	Flood Zone
Amberjack	Hotel	3	No	29' - 1 1/2"	33' - 1 1/2" *		8" to 2' 6"	Unknown	Unknown
Boat Barn	Comm.	N/A	N/A	Unknown	37'		N/A	Unknown	Unknown
Creek House	Condo	Unk.	Unknown	Unknown	> 35'		Unknown	Unknown	Unknown
Dolphin	Hotel	4	Unknown	43' - 2"	49' - 2" *	~9'	~ 8"	~6	AE11
Harbor House	Condo	4	Yes	Unknown	54'	9'	~8"	Unknown	AE9
Marlin	Hotel	3	Yes	38'	42'	~8' - 8"	~8 "	4' - 8 1/2"	VE
Plaza	Comm.	3	Yes	28' - 6"	> 35'	9' - 0"	6"	Unknown	Unknown
Yachtsman	Condo	3	Yes	35' - 9"	Unknown	8' - 7"	Unknown	Unknown	Unknown
Pompano	Hotel	TBD	TBD	TBD	TBD				
C.Q. Dormitory	Res.	TBD	TBD	TB	TBD				
Water Tower	N/A	N/A	N/A	TBD	TBD				

Note: Amberjack and Plaza added as pre-firm structure because height would be over 35' with redevelopment if built above flood.

* Estimated roof to be 6'

Prepared by RC3WORLD, Inc. 10/6/2014, last modified 6/9/2015

MEMORANDUM
MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Development Review Committee
Mayté Santamaria, Senior Director of Planning & Environmental Resources

From: Mayté Santamaria, Senior Director of Planning & Environmental Resources
Emily Schemper, Comprehensive Planning Manager

Date: August 17, 2015

Subject: AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING MONROE COUNTY COMPREHENSIVE PLAN CREATING A DEFINITION OF OFFSHORE ISLAND; AMENDING POLICIES 101.5.8 AND 101.13.5 WITHIN THE FUTURE LAND USE ELEMENT AND POLICY 207.1.2 WITHIN THE CONSERVATION AND COASTAL MANAGEMENT ELEMENT TO FURTHER CLARIFY THE DEVELOPMENT OF OFFSHORE ISLANDS; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY AND THE SECRETARY OF STATE; PROVIDING FOR INCLUSION IN THE MONROE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR AN EFFECTIVE DATE.

Meeting: August 25, 2015, continued from March 24, 2015 and May 26, 2015

I. REQUEST

The Monroe County Planning & Environmental Resources Department is proposing an amendment to revise the policies related to the development of offshore islands in regards to the use of transfer of development rights (TDRs) and transfer of ROGO exemptions (TREs).

II. BACKGROUND INFORMATION

The County has been working on the Comprehensive Plan update and has held numerous public hearings on the proposed amendments. Most recently, the Board of County Commissioners (BOCC) held special public meetings on March 21, 2014, April 23, 2014 and May 22, 2014, to review proposed amendments to the Comprehensive Plan. A special BOCC public hearing was held on July 23, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and this hearing was continued to October 7, 2014.

The Monroe County Board of County Commissioners held a special meeting on October 7, 2014, to consider the transmittal of the proposed amendments (the Monroe County 2030

Comprehensive Plan) to the Florida Department of Economic Opportunity (DEO) and the hearing was continued to December 10, 2014, to discuss the following:

- *Policies 101.5.31 and 101.5.32: BOCC directed staff to work on height policies for addressing the replacement of existing buildings which exceed the 35ft height limit, architectural features, flood protection purposes and affordable housing. Staff to present drafts during the regular December BOCC meeting.*
- *BOCC directed staff to work on an inventory/data of privately-owned offshore islands. Staff to present draft during the regular December BOCC meeting.*

During the regular December 10, 2014 BOCC meeting, a public hearing was held to discuss proposed height and offshore island policies and to consider the transmittal of the proposed amendments (the Monroe County 2030 Comprehensive Plan) to the DEO. The BOCC directed staff to maintain the existing adopted height and offshore island policies and to extract the proposed changes to the offshore island policies and process it as a separate amendment. A special BOCC transmittal hearing was set for January 14, 2015 for the proposed the Monroe County 2030 Comprehensive Plan.

The Monroe County Board of County Commissioners, at a special meeting on January 14, 2015, unanimously passed a motion to direct staff to impose a temporary suspension upon certain development applications of Offshore Islands due to pending legislation (updates to the Comprehensive Plan).

During the regular January 21, 2015 BOCC meeting, the Monroe County Board of County Commissioners adopted Resolution No. 022-2015 directing the Monroe County Planning and Environmental Resources Department to process an Ordinance to defer the approval of applications for the transfer of development rights to offshore islands, transfer of ROGO exemptions to offshore islands, tier amendments for offshore islands, map amendments for offshore islands to increase potential density or intensity and text amendments to increase development potential (density/intensity).

DRC: At its regularly scheduled meeting on March 24, 2015, the Monroe County Development Review Committee reviewed the proposed text amendment and held a workshop format meeting to allow for extensive public review and comment. The information provided in the staff report and comments from the public were discussed at the meeting. The text amendment was continued to a future DRC meeting to allow for additional public review, input and discussion early in the process.

DRC: At its regularly scheduled meeting on May 26, 2015, the Monroe County Development Review Committee reviewed the proposed text amendment and held a workshop format meeting to allow for extensive public review and comment. The information provided in the staff report and comments from the public were discussed at the meeting. The text amendment was continued to a future DRC meeting to allow for additional public review, input and discussion early in the process.

III. ANALYSIS OF PROPOSED AMENDMENT

The proposed changes relate to where development, in terms of the transfer of development rights (density) and transfer of ROGO exemptions (lawfully-established unit) are directed.

Transfer of ROGO exemptions or TREs: existing Policy 101.5.8 allowed for the transfer of units, based on the following criteria: *occurs within the same ROGO sub-area, provided the units are lawfully existing and can be accounted for in the County's hurricane evacuation model. In addition, the receiver site shall be located within a Tier III area outside a designated Special Protection Area and for a receiver site on Big Pine Key and No Name Key, the sending site shall also be located on one of those two islands.*

The new proposed policy expands the criteria to provide additional standards and utilize the Tier System:

> Sender Site must be located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.
>
> Receiver Site criteria:
>
> - The Future Land Use category and Land Use (Zoning) District must allow the requested use;
> - Must meet the adopted density standards;
> - Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
> - Located within a Tier III designated area; and
> - Structures are not located in a velocity (V) zone or within a CBRS unit.

Transfer of development rights or TDRs:

The existing Comprehensive Plan Policy 101.13.4 (TDR) specifies habitat types (hammock, wetlands, etc.) and certain zoning districts that are allowable sender sites for TDRs. The *Offshore Island (OS) zoning category* is specifically identified as an eligible sender site (note, this does not mean the general/glossary term of offshore island: an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway - *it is the zoning category*).

The new proposed Policy 101.13.3 (TDR) utilizes Tier designation to specify allowable sender sites because it reflects both the habitat types and several of the zoning districts utilized in existing Policy 101.13.4.

Tier designations are based mainly on the environmental characteristics of the land and other items such as: Tier 1 category (Policy 205.1.1) includes lands within state/federal acquisition boundaries; known locations of threatened and endangered species; and lands designated as Conservation and Residential Conservation on the Future Land Use Map (FLUM) (*note, the Offshore Island (OS) zoning category falls under the Residential Conservation FLUM*).

TDRs are utilized by applicants to get enough density to build proposed dwelling units - both residential and transient. Specifically, maximum net density is the maximum density allowed with the use of TDRs (Policy 101.13.3).

The new proposed Policy 101.13.3 also utilizes Tier designation to specify receiver sites for TDRs. Under the new policy, only parcels designated as Tier III – infill areas, may be receiver sites. The policy also specifies that receiver sites must have an adopted maximum net density standard.

INVENTORY/DATA OF PRIVATELY-OWNED OFFSHORE ISLANDS:

During the Comprehensive Plan update, the BOCC requested an inventory/data of privately-owned offshore islands. This information is attached as Exhibit 1 (table) and Exhibit 2 (maps).

For these exhibits, staff utilized the previously proposed definition of offshore island which means an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway.

Additionally, staff utilized the County's GIS data to provide Future Land Use Map (FLUM) designation, Land Use (Zoning) District, Tier designation and approximate upland acres for each privately owned offshore island.

Based on the data analyzed, the following offshore islands appear to have residential development potential; however, it should be noted that Wisteria Island and Ballast Key do not have a FLUM or Tier designation:

Map Name	Map #	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Pumpkin Key	2	00091210-000100 00091210-000200 00091210-000600 00091210-000300 00091210-000000 00091210-000700 00091210-001000 00091210-001400 00091210-001200 00091210-001500 00091210-000800 00091210-000500 00091210-000400 00091210-001600 00091210-001100 00091210-000900 00091210-001300	RM	1/lot	17	IS	1/lot	**17**	ORCA	24.18	25.05
Toms Harbor Keys	10	00098970-000000	RC	0.25	2.66	OS	0.10	**1.07**	I	10.65*	49.40*
Little Palm Island	16 & 18	00107880-000000	MC	6.00	25.20	DR	1.00	**4.20**	I	4.20	4.20
Wisteria Island	33	00123950-000000	Undesig-nated			OS	0.10	**1.87**	Undesig-nated	18.7	39.03
Ballast Key	34	00124030-000000	Undesig-nated			OS	0.10	**1.31**	Undesig-nated	13.1	14.28

*survey data

IV. PROPOSED AMENDMENT

(Deletions are ~~stricken through~~ and additions are underlined.)

Note: items shaded in grey were included in the January 14, 2015 Comp Plan transmittal.

Policy 101.6.8

Monroe County shall maintain a Transfer of ROGO Exemption (TRE) program, that allows for the transfer off-site of dwelling units, hotel rooms, campground/recreational vehicle spaces and/or mobile homes to another site in the same ROGO sub-area, provided that they are lawfully existing and can be accounted for in the County's hurricane evacuation model. Dwelling units may be transferred as follows:

a. between sites in the Upper Keys ROGO sub-area;
b. between sites in the Lower Keys ROGO sub-area;
c. between sites in the Big Pine Key and No Name Key ROGO sub-area;
   i. units from the Big Pine Key and No Name Key ROGO sub-area may also be transferred to the Lower Keys ROGO subarea.

No sender units may be transferred to an area where there are inadequate facilities and services.

Sender Site Criteria:

1. Contains a documented lawfully-established sender unit recognized by the County; and
2. Located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.

Receiver Site Criteria:

1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
2. Must meet the adopted density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.);
4. Located within a Tier III designated area;
5. Structures are not located in a velocity (V) zone or within a CBRS unit; and
6. Is not an offshore island.

~~**Policy 101.13.4**~~

~~In conjunction with the evaluation of the existing TDR program pursuant to Policy 101.13.2, parcels within the following habitats and land use districts shall be designated as sender sites for Transferable Development Rights (TDRs):~~

~~Any parcel within these zoning categories:~~

~~Offshore Island (OS) Sparsely Settled (SS)~~
~~Main land Native (MN) Parks and Refuge (PR)~~
~~Native (NA) Conservation (C)~~

~~Habitat of the following types which lie within any zoning category:~~

~~Freshwater wetlands~~
~~Saltmarsh/Buttonwood wetlands~~
~~High quality high hammock~~
~~High quality low hammock~~
~~Moderate quality high hammock~~

~~Moderate quality low hammock~~
~~High quality pinelands~~
~~Low quality pinelands~~
~~Beach/berm~~
~~Palm Hammock~~
~~Cactus Hammock~~
~~Disturbed Wetlands~~

Policy 101.13.3 Transfer of Development Rights program sender and receiver sites are subject to the following transfer conditions:

Sender Site Criteria:

1. Located in a Tier I, II or III-A designated area.
2. Located in a Tier I, II, or III-A designated area; or any tier designation within the County's Military Installation Area of Impact (MIAI) Overlay.

Receiver Site Criteria:

1. The Future Land Use category and Land Use (Zoning) District must allow the requested use;
   - Liveable CommuniKeys Community Centers shall be encouraged as receiving areas for transfer of development rights.
2. Must have an adopted maximum net density standards;
3. Includes all infrastructure (potable water, adequate wastewater treatment and disposal wastewater meeting adopted LOS, paved roads, etc.)
4. Located within a Tier III designated area;
5. Is not located within a designated CBRS unit; and
7. Is not an offshore island

Policy 206.1.2
Development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery, based on resource agency best available data or survey. ~~as identified on the current Protected Animal Species Map. [9J-5.012(3)(c)1; 9J-5.013(2)(c)5 and 6]~~ Monroe County shall discourage the development of offshore islands (including spoil islands) which have no prior development and have significant native upland habitat by discouraging the extension of public facilities and designating the offshore islands as Tier I.
As used in this policy, significant native upland habitat means that the native upland habitat constitutes the majority of the available upland area of the offshore island.

Glossary:
Native Upland Vegetation/Habitat (also *Upland Native Vegetation/Habitat*) means native plant species, either new growth or mature, occurring within native upland plant communities including pinelands, cactus hammocks, palm hammocks or tropical hardwood hammocks.

Offshore Island means an area of land, surrounded by water, which is not directly or indirectly connected to U.S. 1 by a bridge, road or causeway.

Upland means the area of a site landward of mean high water, excluding submerged lands and tidally inundated mangroves.

Upland Native Vegetation/Habitat (see *Native Upland Vegetation/Habitat*)

V. CONSISTENCY WITH THE MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN, THE FLORIDA STATUTES, AND PRINCIPLES FOR GUIDING DEVELOPMENT

A. The proposed amendment is consistent with the following Goals, Objectives and Policies of the Monroe County Year 2010 Comprehensive Plan. Specifically, the amendment furthers:

Goal 101: Monroe County shall manage future growth to enhance the quality of life, ensure the safety of County residents and visitors, and protect valuable natural resources.

Objective 101.11

Monroe County shall implement measures to direct future growth away from environmentally sensitive land and towards established development areas served by existing public facilities.

Policy 102.7.2

By January 4, 1997, Monroe County shall adopt Land Development Regulations which will further restrict the activities permitted on offshore islands. These shall include the following:

1. development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery or nesting area (See Conservation and Coastal Management Policy 207.1.3.);
2. campgrounds and marinas shall not be permitted on offshore islands;
3. new mining pits shall be prohibited on offshore islands;
4. permitted uses by-right on islands (which are not bird rookeries) shall include detached residential dwellings, camping (for the personal use of the owner of the property on a temporary basis), beekeeping, accessory uses, and home occupations (subject to a special use permit requiring a public hearing);
5. temporary primitive camping by the owner, in which no land clearing or other alteration of the island occurs, shall be the only use of an offshore island which may occur without necessity of a permit;
6. the use of any motorized vehicles including, but not limited to, trucks, carts, buses, motorcycles, all-terrain vehicles and golf carts shall be prohibited on existing undeveloped offshore islands;
7. planting with native vegetation shall be encouraged whenever possible on spoil islands; and
8. public facilities and services shall not be extended to offshore islands

Policy 102.7.3

Monroe County shall discourage developments proposed on offshore islands by methods including, but not limited to, designated offshore islands as Tier I Lands

Policy 207.1.2

Development shall be prohibited on offshore islands (including spoil islands) which have been documented as an established bird rookery, as identified on the current Protected Animal Species Map.

Policy 207.9.1

By January 4, 1998, the Monroe County Biologist, in cooperation with DNR, FGFWFC, FWS, and the National Audubon Society Research Department shall update the list of offshore island bird rookeries where development shall be prohibited. Until the list is updated, the offshore islands which are established bird rookeries shall be defined as any offshore island designated as a known habitat for a nesting bird on the latest update of the Protected Animal Species Map.

GOAL 209
Monroe County shall discourage private land uses on its mainland, offshore islands and undeveloped coastal barriers, and shall protect existing conservation lands from adverse impacts associated with private land uses on adjoining lands.

Policy 215.2.3
No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

Policy 217.4.2
No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

Policy 1401.2.2
No public expenditures shall be made for new or expanded facilities in areas designated as units of the Coastal Barrier Resources System, undisturbed saltmarsh and buttonwood wetlands, or offshore islands not currently accessible by road, with the exception of expenditures for conservation and parklands consistent with natural resource protection, and expenditures necessary for public health and safety.

B. The amendment is consistent with the Principles for Guiding Development for the Florida Keys Area, Section 380.0552(7), Florida Statute.

For the purposes of reviewing consistency of the adopted plan or any amendments to that plan with the principles for guiding development and any amendments to the principles, the principles shall be construed as a whole and no specific provision shall be construed or applied in isolation from the other provisions.

(a) Strengthening local government capabilities for managing land use and development so that local government is able to achieve these objectives without continuing the area of critical state concern designation.
(b) Protecting shoreline and marine resources, including mangroves, coral reef formations, seagrass beds, wetlands, fish and wildlife, and their habitat.
(c) Protecting upland resources, tropical biological communities, freshwater wetlands, native tropical vegetation (for example, hardwood hammocks and pinelands), dune ridges and beaches, wildlife, and their habitat.
(d) Ensuring the maximum well-being of the Florida Keys and its citizens through sound economic development.
(e) Limiting the adverse impacts of development on the quality of water throughout the Florida Keys.
(f) Enhancing natural scenic resources, promoting the aesthetic benefits of the natural environment, and ensuring that development is compatible with the unique historic character of the Florida Keys.
(g) Protecting the historical heritage of the Florida Keys.

(h) Protecting the value, efficiency, cost-effectiveness, and amortized life of existing and proposed major public investments, including:

1. The Florida Keys Aqueduct and water supply facilities;
2. Sewage collection, treatment, and disposal facilities;
3. Solid waste treatment, collection, and disposal facilities;
4. Key West Naval Air Station and other military facilities;
5. Transportation facilities;
6. Federal parks, wildlife refuges, and marine sanctuaries;
7. State parks, recreation facilities, aquatic preserves, and other publicly owned properties;
8. City electric service and the Florida Keys Electric Co-op; and
9. Other utilities, as appropriate.

(i) Protecting and improving water quality by providing for the construction, operation, maintenance, and replacement of stormwater management facilities; central sewage collection; treatment and disposal facilities; and the installation and proper operation and maintenance of onsite sewage treatment and disposal systems.

(j) Ensuring the improvement of nearshore water quality by requiring the construction and operation of wastewater management facilities that meet the requirements of ss. 381.0065(4)(l) and 403.086(10), as applicable, and by directing growth to areas served by central wastewater treatment facilities through permit allocation systems.

(k) Limiting the adverse impacts of public investments on the environmental resources of the Florida Keys.

(l) Making available adequate affordable housing for all sectors of the population of the Florida Keys.

(m) Providing adequate alternatives for the protection of public safety and welfare in the event of a natural or manmade disaster and for a post disaster reconstruction plan.

(n) Protecting the public health, safety, and welfare of the citizens of the Florida Keys and maintaining the Florida Keys as a unique Florida resource.

Pursuant to Section 380.0552(7) Florida Statutes, the proposed amendment is consistent with the Principles for Guiding Development as a whole and is not inconsistent with any Principle.

C. The proposed amendment is consistent with the Part II of Chapter 163, Florida Statute (F.S.). Specifically, the amendment furthers:

Section 163.3161(4), F.S. – It is the intent of this act that local governments have the ability to preserve and enhance present advantages; encourage the most appropriate use of land, water, and resources, consistent with the public interest; overcome present handicaps; and deal effectively with future problems that may result from the use and development of land within their jurisdictions. Through the process of comprehensive planning, it is intended that units of local government can preserve, promote, protect, and improve the public health, safety, comfort, good order, appearance, convenience, law enforcement and fire prevention, and general welfare; facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing, and other requirements and services; and conserve, develop, utilize, and protect natural resources within their jurisdictions

Section 163.3177(1), F.S. – The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner and shall contain programs and activities to ensure comprehensive plans are implemented. The sections of the comprehensive plan containing the principles and strategies, generally provided as goals, objectives, and policies, shall describe how the local government's programs, activities, and land development

regulations will be initiated, modified, or continued to implement the comprehensive plan in a consistent manner. It is not the intent of this part to require the inclusion of implementing regulations in the comprehensive plan but rather to require identification of those programs, activities, and land development regulations that will be part of the strategy for implementing the comprehensive plan and the principles that describe how the programs, activities, and land development regulations will be carried out. The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

VI. PROCESS

Comprehensive Plan amendments may be proposed by the Board of County Commissioners, the Planning Commission, the Director of Planning, or the owner or other person having a contractual interest in property to be affected by a proposed amendment. The Director of Planning shall review and process applications as they are received and pass them onto the Development Review Committee and the Planning Commission.

The Planning Commission shall hold at least one public hearing. The Planning Commission shall review the application, the reports and recommendations of the Department of Planning & Environmental Resources and the Development Review Committee and the testimony given at the public hearing. The Planning Commission shall submit its recommendations and findings to the Board of County Commissioners (BOCC). The BOCC holds a public hearing to consider the transmittal of the proposed comprehensive plan amendment, and considers the staff report, staff recommendation, and the testimony given at the public hearing. The BOCC may or may not recommend transmittal to the Florida Department of Economic Opportunity (DEO). The amendment is transmitted to DEO, which then reviews the proposal and issues an Objections, Recommendations and Comments (ORC) Report. Upon receipt of the ORC report, the County has 180 days to adopt the amendments, adopt the amendments with changes or not adopt the amendment.

VII. STAFF RECOMMENDATION

VIII. EXHIBITS

1. Table of privately owned offshore islands within unincorporated Monroe County.
2. Location maps of privately owned offshore islands within unincorporated Monroe County.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Palo Alto Keys	1	00573440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.80
Palo Alto Keys	1	00091370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	15.66
Palo Alto Keys	1	00573490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Palo Alto Keys	1	00573610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.34
Palo Alto Keys	1	00573410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.41
Palo Alto Keys	1	00573540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Palo Alto Keys	1	00573400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Palo Alto Keys	1	00573210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Palo Alto Keys	1	00573260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.36
Palo Alto Keys	1	00573140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.35
Palo Alto Keys	1	00573170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Palo Alto Keys	1	00573310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.06
Palo Alto Keys	1	00573390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Palo Alto Keys	1	00091470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.28
Palo Alto Keys	1	00573450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.94
Palo Alto Keys	1	00573590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Palo Alto Keys	1	00573350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.56
Palo Alto Keys	1	00573360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.32
Palo Alto Keys	1	00573290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.41
Palo Alto Keys	1	00573250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.55
Palo Alto Keys	1	00573570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Palo Alto Keys	1	00573560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.54
Palo Alto Keys	1	00573530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Palo Alto Keys	1	00573500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.60
Palo Alto Keys	1	00573480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Palo Alto Keys	1	00573320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.97

NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Palo Alto Keys	1	00573460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.79
Palo Alto Keys	1	00573340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.65
Palo Alto Keys	1	00573270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Palo Alto Keys	1	00573180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.40
Palo Alto Keys	1	00573150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Palo Alto Keys	1	00573330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.79
Palo Alto Keys	1	00573280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Palo Alto Keys	1	00573220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Palo Alto Keys	1	00573600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.43
Palo Alto Keys	1	00573240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.33
Palo Alto Keys	1	00573300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.70
Palo Alto Keys	1	00573380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Palo Alto Keys	1	00091350-000000	RC	0.25	1.91	OS	0.10	0.77	I	7.65	66.81
Palo Alto Keys	1	00573200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Palo Alto Keys	1	00573160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Palo Alto Keys	1	00573550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Palo Alto Keys	1	00573370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Palo Alto Keys	1	00573510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.42
Palo Alto Keys	1	00091410-000000	Undesignated			OS	0.10	0.00	I	0.00	0.36
Palo Alto Keys	1	00091360-000000	RC	0.25	0.62	OS	0.10	0.25	I	2.49	19.01
Palo Alto Keys	1	00091300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.57

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Palo Alto Keys	1	00091310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.93
Pumpkin Key (December 2010 Ocean Reef Club Vested Development Rights Letter recognized and issued by the Department of Community Affairs)	2	00091210-000100 00091210-000200 00091210-000600 00091210-000300 00091210-000000 00091210-000700 00091210-001000 00091210-001400 00091210-001200 00091210-001500 00091210-000800 00091210-000500 00091210-000400 00091210-001600 00091210-001100 00091210-000900 00091210-001300	RM	1/lot	17	IS	1/lot	**17**	ORCA	24.18	25.05
Card Sound Road	3	00091240-000000	RM	1.00	0.71	OS	0.10	0.07	Undesignated	0.71	66.62
	3	00091230-000000	RM	1.00	0.16	OS	0.10	0.02	Undesignated	0.16	7.19
Main Key	4	00091630-000000	RM	1.00	4.06	OS	0.10	0.41	I	4.06	0.40
	4	00091640-000000	RC	0.25	1.02	OS	0.10	0.41	I	4.06	141.82
Rattlesnake Key	5	00083840-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	7.60
	5	00083800-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	154.32
	5	00083810-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	26.43
	5	00083860-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	14.36
Tavernier Key	6	00091710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.35
	6	00091720-000000	MC	6.00	0.00	OS	0.10	0.00	I	0.00	20.65
Cotton and Wilson Keys	7	00097090-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	30.18
	7	00097110-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	19.32
Spoil Island - MM 73	8	00098100-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	3.43
Channel Key	9	00098940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.90
	9	00098950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.41

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Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Toms Harbor Keys	10	00098970-000000	RC	0.25	2.66	OS	0.10	**1.07**	I	10.65	49.40
Molasses Keys	11	00106200-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	6.38
Little Money Key	12	00106140-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.55
Money Key	12	00106180-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.10
Rachael Carlson Key	13	00105920-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	1.05
Big Mangrove and Don Quixote Keys	14	00107220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.78
	14	00317250-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.77
Newfound Harbor Keys	15	00107950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.20
	15	00107920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.51
	15	00107850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.10
	15	00112110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.15
	15	00107860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	23.94
	15	00107890-000000	RC	0.25	0.75	OS	0.10	0.30	I	2.99	13.63
Newfound Harbor Keys	16	00107910-000000	RC	0.25	1.08	OS	0.10	0.43	I	4.32	80.79
	16	00107900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	30.17
	16	00114330-000000	RC	0.25	0.87	OS	0.10	0.35	I	3.48	15.49
	16	00107870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	22.27
	16	00107830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.78
Little Palm Island	16 & 18	00107880-000000	MC	6.00	25.20	DR	1.00	**4.20**	I	4.20	4.20
Cooks Island	15 & 17	00107930-000000	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.29
Cooks Island	15 & 17	00107930-002700	RC	0.25	0.10	OS	0.10	0.04	I	0.38	0.90
Cooks Island	15 & 17	00107930-002600	RC	0.25	0.04	OS	0.10	0.02	I	0.16	0.34
Cooks Island	15 & 17	00107930-000700	RC	0.25	0.06	OS	0.10	0.02	I	0.23	0.34
Cooks Island	15 & 17	00107930-003100	RC	0.25	0.14	OS	0.10	0.05	I	0.54	0.69
Cooks Island	15 & 17	00107930-002400	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.34
Cooks Island	15 & 17	00107930-001500	RC	0.25	0.05	OS	0.10	0.02	I	0.21	0.34

NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Cooks Island	15 & 17	00107930-003303	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.76
Cooks Island	15 & 17	00107930-000500	RC	0.25	0.03	OS	0.10	0.01	I	0.12	0.35
Cooks Island	15 & 17	00107930-001300	RC	0.25	0.08	OS	0.10	0.03	I	0.31	0.43
Cooks Island	15 & 17	00107930-001900	RC	0.25	0.02	OS	0.10	0.01	I	0.09	0.15
Cooks Island	15 & 17	00107930-001100	RC	0.25	0.08	OS	0.10	0.03	I	0.33	0.55
Cooks Island	15 & 17	00107930-000300	RC	0.25	0.06	OS	0.10	0.03	I	0.25	0.34
Cooks Island	15 & 17	00107930-001000	RC	0.25	0.07	OS	0.10	0.03	I	0.26	0.40
Cooks Island	15 & 17	00107930-003300	RC	0.25	0.09	OS	0.10	0.04	I	0.35	0.68
Cooks Island	15 & 17	00107930-003306	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.97
Cooks Island	15 & 17	00107930-003304	RC	0.25	0.06	OS	0.10	0.02	I	0.22	0.46
Cooks Island	15 & 17	00107930-003000	RC	0.25	0.09	OS	0.10	0.04	I	0.36	0.90
Cooks Island	15 & 17	00107930-000200	RC	0.25	0.07	OS	0.10	0.03	I	0.26	0.38
Cooks Island	15 & 17	00107930-001800	RC	0.25	0.05	OS	0.10	0.02	I	0.19	0.34
Cooks Island	15 & 17	00107930-000600	RC	0.25	0.06	OS	0.10	0.02	I	0.22	0.34
Cooks Island	15 & 17	00107930-002900	RC	0.25	0.04	OS	0.10	0.02	I	0.17	0.34
Cooks Island	15 & 17	00107930-001400	RC	0.25	0.06	OS	0.10	0.02	I	0.23	0.34
Cooks Island	15 & 17	00107930-002100	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.34
Cooks Island	15 & 17	00107930-002701	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.22
Cooks Island	15 & 17	00107930-003305	RC	0.25	0.04	OS	0.10	0.02	I	0.16	0.36
Cooks Island	15 & 17	00107930-003307	RC	0.25	0.05	OS	0.10	0.02	I	0.18	0.66
Cooks Island	15 & 17	00107930-000900	RC	0.25	0.23	OS	0.10	0.09	I	0.92	18.02
Cooks Island	15 & 17	00107930-002500	RC	0.25	0.25	OS	0.10	0.10	I	0.99	1.38
Cooks Island	15 & 17	00107930-003401	RC	0.25	0.00	OS	0.10	0.00	I	0.01	7.09
Cooks Island	15 & 17	00107930-003400	RC	0.25	0.01	OS	0.10	0.00	I	0.03	7.07
Cooks Island	15 & 17	00107930-003402	RC	0.25	0.13	OS	0.10	0.05	I	0.51	7.80
Cooks Island	15 & 17	00107930-001700	RC	0.25	0.02	OS	0.10	0.01	I	0.08	0.17
Cooks Island	15 & 17	00107930-002200	RC	0.25	0.08	OS	0.10	0.03	I	0.32	0.94
Cooks Island	15 & 17	00107930-002800	RC	0.25	0.15	OS	0.10	0.06	I	0.58	1.55
Cooks Island	15 & 17	00107930-002000	RC	0.25	0.02	OS	0.10	0.01	I	0.09	0.18
Cooks Island	15 & 17	00107930-001600	RC	0.25	0.02	OS	0.10	0.01	I	0.08	0.18
Cooks Island	15 & 17	00107930-000100	RC	0.25	0.02	OS	0.10	0.01	I	0.07	0.18
Pieces of Eight Key	19	00228810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00232630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00231300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00232320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00232560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00234110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00231940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00229750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19

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Pieces of Eight Key	19	00231840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00227000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00232080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00231760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00228980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00234160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00233900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23

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Pieces of Eight Key	19	00231410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00231820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00231690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.34
Pieces of Eight Key	19	00231810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00233790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00233770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00233410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.37
Pieces of Eight Key	19	00231520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16

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Pieces of Eight Key	19	00228960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00230280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00233740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00232530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00227970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00229820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00226720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00233080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17

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Pieces of Eight Key	19	00232020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00233120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00229740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00227640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.05
Pieces of Eight Key	19	00232930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.07
Pieces of Eight Key	19	00230540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Pieces of Eight Key	19	00226950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13

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Pieces of Eight Key	19	00228140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00230000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Pieces of Eight Key	19	00232030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00230350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00232170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00230560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00232370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00231950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00226760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.44
Pieces of Eight Key	19	00233970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00234040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00233420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12

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Pieces of Eight Key	19	00234100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00229960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231260-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00232140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00231800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00232150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233190-000000	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.14
Pieces of Eight Key	19	00234140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00233050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.01	0.14
Pieces of Eight Key	19	00232510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.04

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Pieces of Eight Key	19	00230460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.07
Pieces of Eight Key	19	00232920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.44
Pieces of Eight Key	19	00228170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00230310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00233430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00227180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00232060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.05
Pieces of Eight Key	19	00233910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.11
Pieces of Eight Key	19	00232600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12

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Pieces of Eight Key	19	00226980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00227960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00227040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00230530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00233920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00228160-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233200-000000	RC	0.25	0.04	OS	0.10	0.01	I	0.14	0.14
Pieces of Eight Key	19	00226690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00233110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00231460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00231720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00228830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00226590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00232690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00228020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229560-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231550-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00226170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00230110-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00233720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00228200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00229270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00234250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00230250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00231370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00230360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00232090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00226710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00229050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00228720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00231790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00232710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.63

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Pieces of Eight Key	19	00226610-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.04
Pieces of Eight Key	19	00227600-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00233090-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00229130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00229670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00228520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229930-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00229290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00233000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00231880-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00228710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00227150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.06
Pieces of Eight Key	19	00232350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00234050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21

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Pieces of Eight Key	19	00230230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00227080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226630-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.03
Pieces of Eight Key	19	00230030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232680-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00229890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232190-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00234230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227200-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227100-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.09
Pieces of Eight Key	19	00232360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232900-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00228730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00230590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00227070-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00229060-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00226890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.49
Pieces of Eight Key	19	00228580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00231440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233980-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16

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Pieces of Eight Key	19	00231890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232890-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00229590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227830-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227730-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00227780-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227760-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228360-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25
Pieces of Eight Key	19	00232050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.26
Pieces of Eight Key	19	00227770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00227850-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00232700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.24
Pieces of Eight Key	19	00228040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232300-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00234220-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14

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Pieces of Eight Key	19	00230670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00234130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232230-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00229000-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231530-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232940-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.10
Pieces of Eight Key	19	00230700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228540-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00233800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233380-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228620-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.31
Pieces of Eight Key	19	00232770-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227660-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00230390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00232420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00231910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00233750-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00232720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233400-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00228570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.22
Pieces of Eight Key	19	00229580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.27
Pieces of Eight Key	19	00232480-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00230240-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00230270-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228210-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00233030-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00226180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18

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Pieces of Eight Key	19	00227810-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.30
Pieces of Eight Key	19	00228340-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00231250-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00228320-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.28
Pieces of Eight Key	19	00227820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00231640-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228410-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228290-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227720-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228330-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227510-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00228430-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227470-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00232120-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00228350-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227840-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228440-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00228310-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227500-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00227490-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00227590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00228370-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227870-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227710-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228280-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.18
Pieces of Eight Key	19	00228450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.25

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Pieces of Eight Key	19	00227580-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00227450-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227690-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Pieces of Eight Key	19	00227520-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00228820-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231390-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00231990-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00230420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00228670-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00227050-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.16
Pieces of Eight Key	19	00232570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.23
Pieces of Eight Key	19	00228700-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.20
Pieces of Eight Key	19	00228790-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00233040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.14
Pieces of Eight Key	19	00232650-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.12
Pieces of Eight Key	19	00226910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.19
Pieces of Eight Key	19	00229570-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.21
Pieces of Eight Key	19	00231860-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.13
Pieces of Eight Key	19	00227740-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.17
Pieces of Eight Key	19	00233130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.15
Summerland and Howell Keys	20	00107630-000000	RC	0.25	1.14	OS	0.10	0.46	I	4.57	6.66
	20	00107590-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	13.45
	20	00107620-000000	RC	0.25	0.59	OS	0.10	0.24	I	2.36	3.46
	20	00114460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	15.88
	20	00114420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.83
Knock-Em-Down Keys	21	00114410-000401	RC	0.25	0.41	OS	0.10	0.16	I	1.62	3.36
Knock-Em-Down Keys	21	00114410-000200	RC	0.25	0.40	OS	0.10	0.16	I	1.61	2.66
Knock-Em-Down Keys	21	00107500-000108	RC	0.25	0.50	OS	0.10	0.20	I	1.99	3.94
Knock-Em-Down Keys	21	00107500-000106	RC	0.25	0.38	OS	0.10	0.15	I	1.53	3.52
Knock-Em-Down Keys	21	00114400-000200	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.11
Knock-Em-Down Keys	21	00114400-000600	RC	0.25	1.21	OS	0.10	0.48	I	4.82	6.35
Knock-Em-Down Keys	21	00107501-000104	RC	0.25	0.09	OS	0.10	0.04	I	0.35	0.95

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Knock-Em-Down Keys	21	00114400-000700	RC	0.25	0.55	OS	0.10	0.22	I	2.19	8.61
Knock-Em-Down Keys	21	00114410-000600	RC	0.25	0.17	OS	0.10	0.07	I	0.68	3.99
Knock-Em-Down Keys	21	00107500-000101	RC	0.25	0.29	OS	0.10	0.12	I	1.15	7.48
Knock-Em-Down Keys	21	00114400-000500	RC	0.25	0.17	OS	0.10	0.07	I	0.66	9.71
Knock-Em-Down Keys	21	00114380-000100	RC	0.25	0.31	OS	0.10	0.13	I	1.25	2.98
Knock-Em-Down Keys	21	00114400-000300	RC	0.25	0.63	OS	0.10	0.25	I	2.53	7.39
Knock-Em-Down Keys	21	00107500-000102	RC	0.25	0.29	OS	0.10	0.11	I	1.14	4.64
Knock-Em-Down Keys	21	00107500-000105	RC	0.25	0.33	OS	0.10	0.13	I	1.31	3.69
Knock-Em-Down Keys	21	00107450-000000	RC	0.25	0.70	OS	0.10	0.28	I	2.80	10.31
Knock-Em-Down Keys	21	00114410-000700	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.79
Knock-Em-Down Keys	21	00114390-000100	RC	0.25	0.80	OS	0.10	0.32	I	3.18	7.95
Knock-Em-Down Keys	21	00114410-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	3.66
Knock-Em-Down Keys	21	00114360-000000	RC	0.25	0.41	OS	0.10	0.16	I	1.62	18.98
Knock-Em-Down Keys	21	00114410-000000	RC	0.25	0.06	OS	0.10	0.02	I	0.22	4.30
Knock-Em-Down Keys	21	00114800-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	31.40
Knock-Em-Down Keys	21	00114370-000100	RC	0.25	0.82	OS	0.10	0.33	I	3.29	10.56
Knock-Em-Down Keys	21	00114410-000100	RC	0.25	1.68	OS	0.10	0.67	I	6.72	8.25
Knock-Em-Down Keys	21	00114370-000300	RC	0.25	0.33	OS	0.10	0.13	I	1.33	2.77
Knock-Em-Down Keys	21	00107500-000103	RC	0.25	0.23	OS	0.10	0.09	I	0.90	4.05
Knock-Em-Down Keys	21	00114370-000400	RC	0.25	0.15	OS	0.10	0.06	I	0.60	2.89
Knock-Em-Down Keys	21	00114400-000100	RC	0.25	1.37	OS	0.10	0.55	I	5.47	12.10
Knock-Em-Down Keys	21	00107500-000107	RC	0.25	0.50	OS	0.10	0.20	I	1.99	4.28
Knock-Em-Down Keys	21	00114370-000000	RC	0.25	0.08	OS	0.10	0.03	I	0.32	2.48
Knock-Em-Down Keys	21	00114370-000200	RC	0.25	0.13	OS	0.10	0.05	I	0.53	2.72
Knock-Em-Down Keys	21	00107460-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	0.92
Knock-Em-Down Keys	21	00107420-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.04
Knock-Em-Down Keys	21	00114410-000500	RC	0.25	0.08	OS	0.10	0.03	I	0.31	8.72
Knock-Em-Down Keys	21	00114410-000400	RC	0.25	0.30	OS	0.10	0.12	I	1.21	3.38
Crab Key	22	00115200-000000	RC	0.25	0.20	OS	0.10	0.08	I	0.79	6.08
	22	00115180-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.76
Gopher Key	23	00107780-000000	RC	0.25	0.00	OS	0.10	0.00	Undesignated	0.00	7.87

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Budd Keys	24	00107290-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.40
	24	00107290-000200	RC	0.25	0.05	OS	0.10	0.02	I	0.18	2.60
	24	00107290-000901	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.63
	24	00107290-000501	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.33
	24	00107290-001000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.08
	24	00107290-000300	RC	0.25	0.07	OS	0.10	0.03	I	0.28	2.49
	24	00107290-000000	RC	0.25	0.03	OS	0.10	0.01	I	0.13	1.26
	24	00107290-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.27
	24	00107290-000800	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.40
	24	00107310-000100	RC	0.25	0.28	OS	0.10	0.11	I	1.10	1.39
	24	00107310-000100	RC	0.25	0.28	OS	0.10	0.11	I	1.10	1.28
	24	00107310-000100	C	0.00	0.00	OS	0.10	0.11	I	1.10	0.47
Buttonwood Key	25	00116780-000000	C	0.00	0.00	OS	0.10	0.00	Undesignated	0.00	0.21
Saddlebunch Keys	26	00120040-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.00
	26	00119970-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.50
	26	00119920-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.85
	26	00119960-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	9.28
	26	00119950-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	7.54
	26	00120020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	11.73
	26	00119910-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.45
	26	00120010-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.85
Half Moon Key	27	00117100-000000	RC	0.25	0.08	OS	0.10	0.03	I	0.32	8.42
Half Moon Key	27	00117020-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	63.28
Half Moon Key	27	00117090-001300	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.95
Half Moon Key	27	00117090-000500	RC	0.25	0.08	OS	0.10	0.03	I	0.33	4.21
Half Moon Key	27	00117090-001000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	6.30
Half Moon Key	27	00117090-001200	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.42
Half Moon Key	27	00117090-000300	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.60
Half Moon Key	27	00117090-000700	RC	0.25	0.00	OS	0.10	0.00	I	0.00	4.24
Half Moon Key	27	00117090-000701	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.92
Half Moon Key	27	00117090-000400	RC	0.25	0.10	OS	0.10	0.04	I	0.38	4.66
Half Moon Key	27	00117090-000201	RC	0.25	0.00	OS	0.10	0.00	I	0.00	1.39

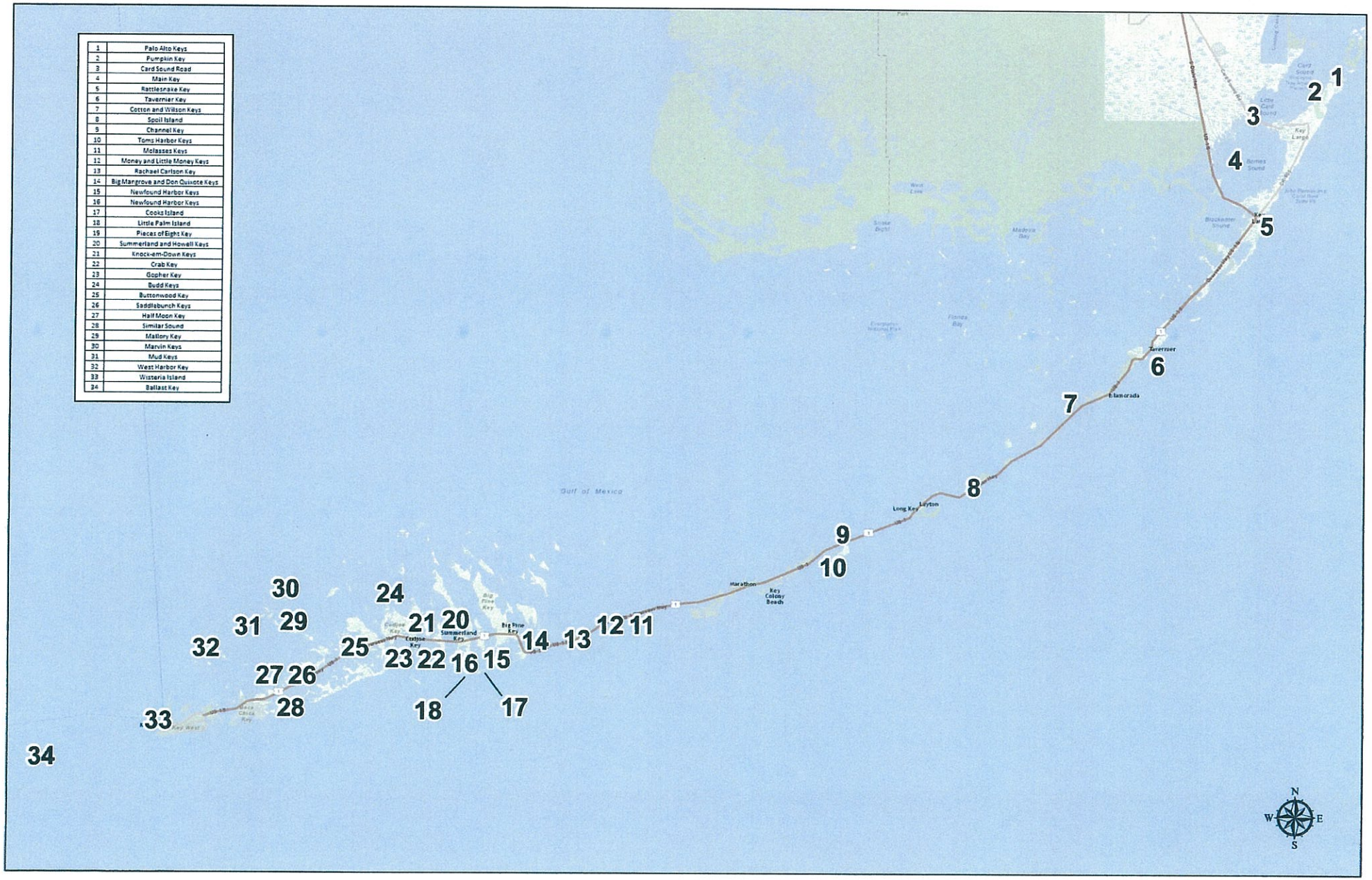
NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.

Map Name	Map Page	RE Number	FLUM	FLUM Residential Allocated Density	Approx. Residential Development Potential	Zoning	Zoning Residential Allocated Density	Approx. Residential Development Potential	Tier	Estimated Upland Acres Based on GIS Data	Estimated Total Acres
Half Moon Key	27	00117090-000100	RC	0.25	0.00	OS	0.10	0.00	I	0.00	2.86
Half Moon Key	27	00117090-000900	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.67
Half Moon Key	27	00117080-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	10.43
Similar Sound	28	00117140-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	24.37
	28	00117150-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	8.85
	28	00117170-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	20.18
	28	00117190-000000	RC	0.25	0.51	OS	0.10	0.20	I	2.03	129.94
	28	00122130-000000	RC	0.25	0.00	OS	0.10	0.00	I	0.00	5.23
Mallory Key	29	00116560-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	37.71
Marvin Keys	30	00116300-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	26.54
	30	00116290-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	7.79
Mudd Keys	31	00116500-000000	C	0.00	0.00	OS	0.10	0.00	I	0.00	16.26
West Harbor Key	32	00116200-000000	Undesignated			OS	0.10	0.00	I	0.00	50.17
Wisteria Island	33	00123950-000000	Undesignated			OS	0.10	**1.87**	Undesignated	18.70	39.03
Ballast Key	34	00124030-000000	Undesignated			OS	0.10	**1.31**	Undesignated	13.10 approximation for Ballast Key	14.28

Density or *allocated density* means the number of dwelling units or rooms allocated per gross acre of land by the plan.

Gross acre means the total area of a site excluding submerged lands, tidally inundated mangroves, not to exceed mean high tide, and any publicly dedicated rights-of-way.

NOTE, acreage provided is an estimate. A property owner may submit a sealed boundary survey which shows mean high water lines in accordance with Florida Statutes and specifically provides the numeric amount of land situated above mean high water.


1 Palo Alto Keys
2 Pumpkin Key
3 Card Sound Road
4 Main Key
5 Rattlesnake Key
6 Tavernier Key
7 Cotton and Wilson Keys
8 Spoil Island
9 Channel Key
10 Toms Harbor Keys
11 Molasses Keys
12 Money and Little Money Keys
13 Rachael Carlson Key
14 Big Mangrove and Don Quixote Keys
15 Newfound Harbor Keys
16 Newfound Harbor Keys
17 Cooks Island
18 Little Palm Island
19 Pieces of Eight Key
20 Summerland and Howell Keys
21 Knock-em-Down Keys
22 Crab Key
23 Gopher Key
24 Budd Keys
25 Buttonwood Key
26 Saddlebunch Keys
27 Half Moon Key
28 Similar Sound
29 Mallory Key
30 Marvin Keys
31 Mud Keys
32 West Harbor Key
33 Wisteria Island
34 Ballast Key
Gulf of Mexico
Key Largo
Tavernier
Islamorada
Long Key
Layton
Marathon
Key Colony Beach
Summerland Key
Cudjoe Key
Big Pine Key
Key West
N
W
E
S

Map 1 - Palo Alto Keys

Northeast of Ocean Reef

56 Parcels

Parcel Acreage: 149.18

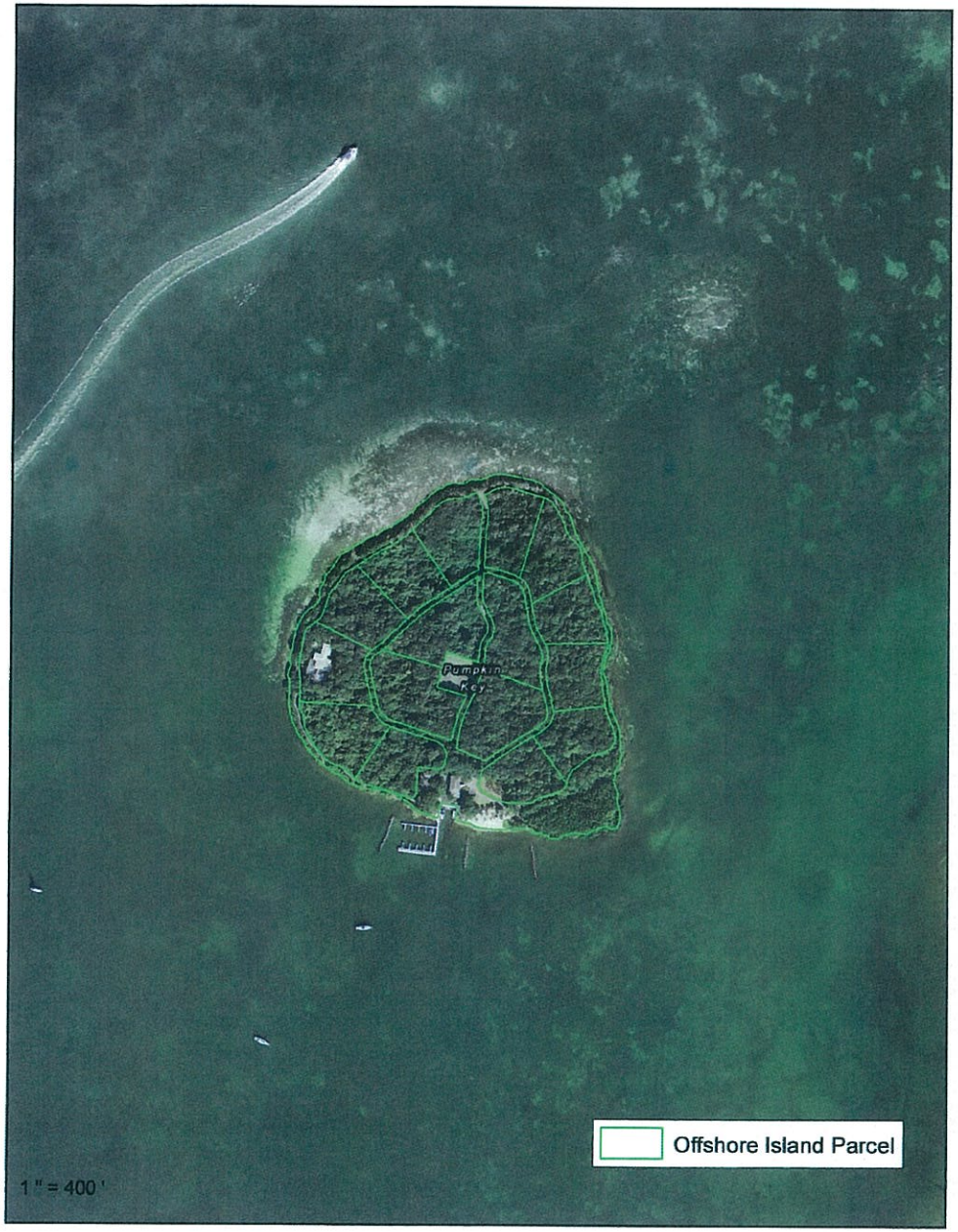
FLUM: Residential Conservation (RC) and Undesignated

Zoning: Offshore Island (OS)

Tier I

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 2 - Pumpkin Key

Northwest of Ocean Reef

17 Parcels

Parcel Acreage: 25.05

FLUM: Residential Medium (RM)

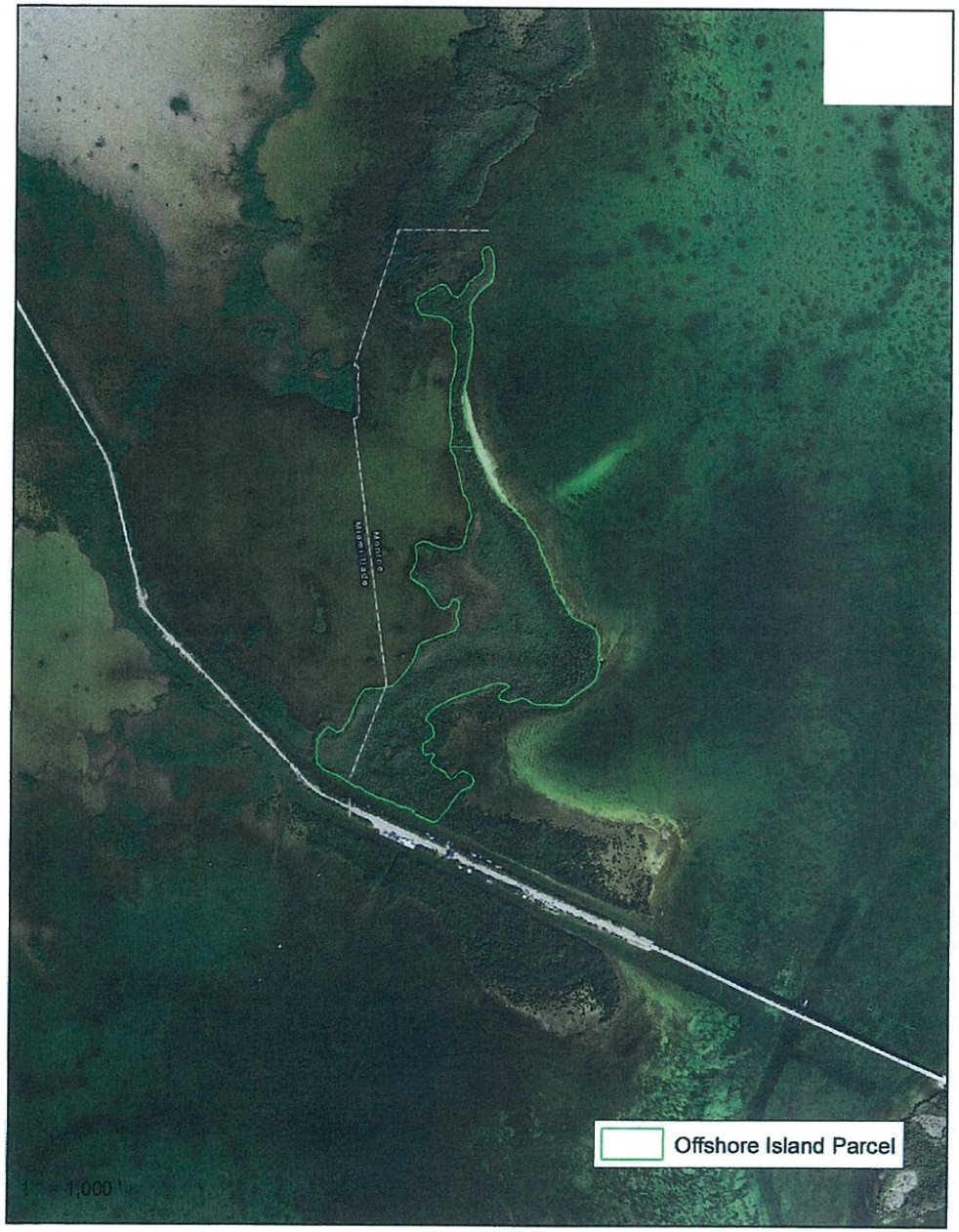
Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 3 - Card Sound Road

North of Card Sound Road

2 Parcels

Parcel Acreage: 73.81

FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 4 - Main Key

Barnes Sound - South of Card Sound Road

2 Parcels

Parcel Acreage: 142.22

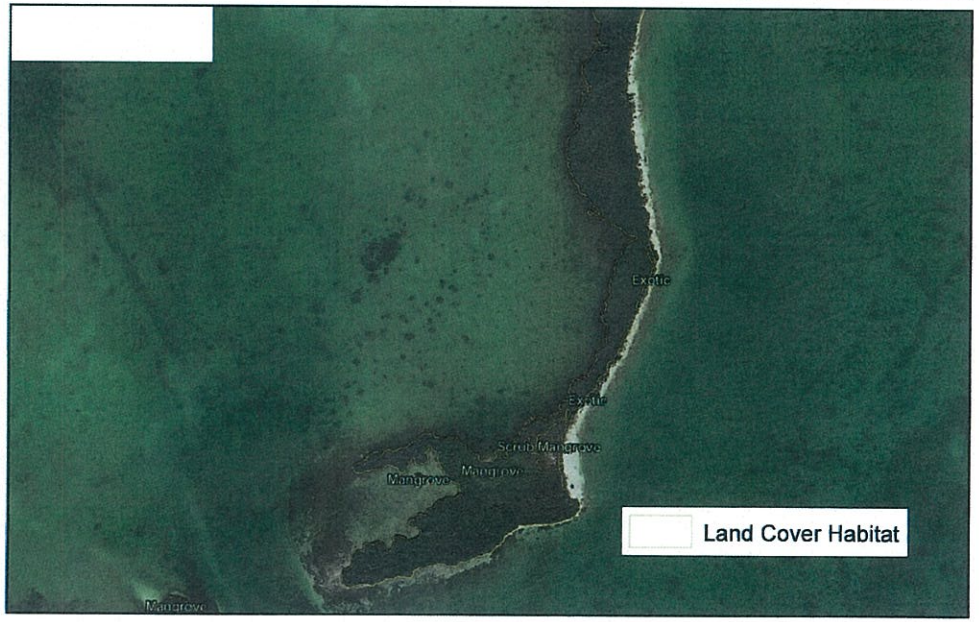
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS



Date: 11/5/2014

Map 5 - Rattlesnake Key

East of Key Largo at MM 106

8 Parcels

Parcel Acreage: 202.71

FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 6 - Tavernier Key

East of Tavernier at MM 92

2 Parcels

Parcel Acreage: 32

FLUM: Residential Conservation (RC)

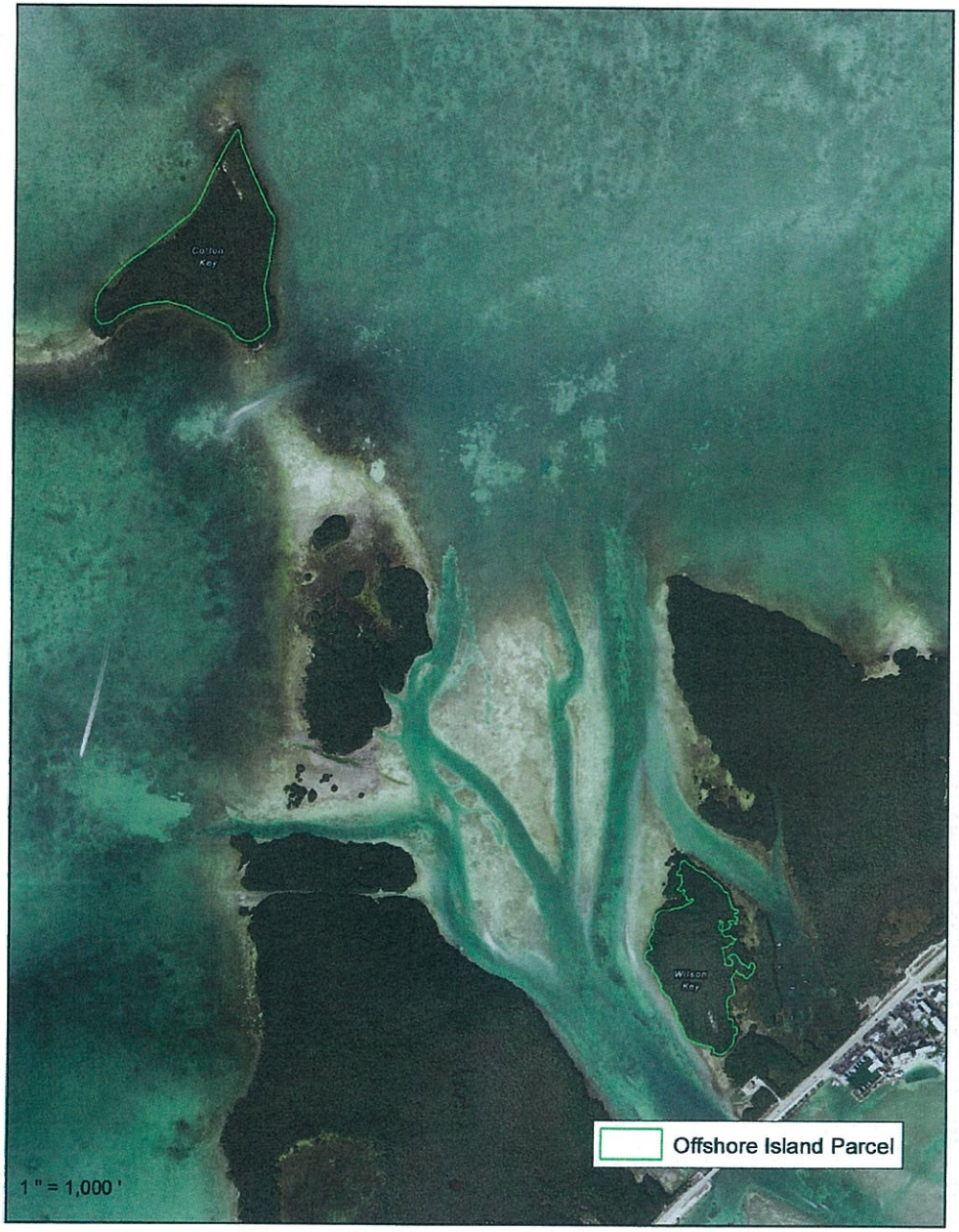
Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 7 - Cotton and Wilson Keys

North of Windley Key at MM 84

2 Parcels

Parcel Acreage: 49.5

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 8 - Spoil Island - Mile Marker 73

North of Annes Beach at MM 73

1 Parcel

Parcel Acreage: 3.43

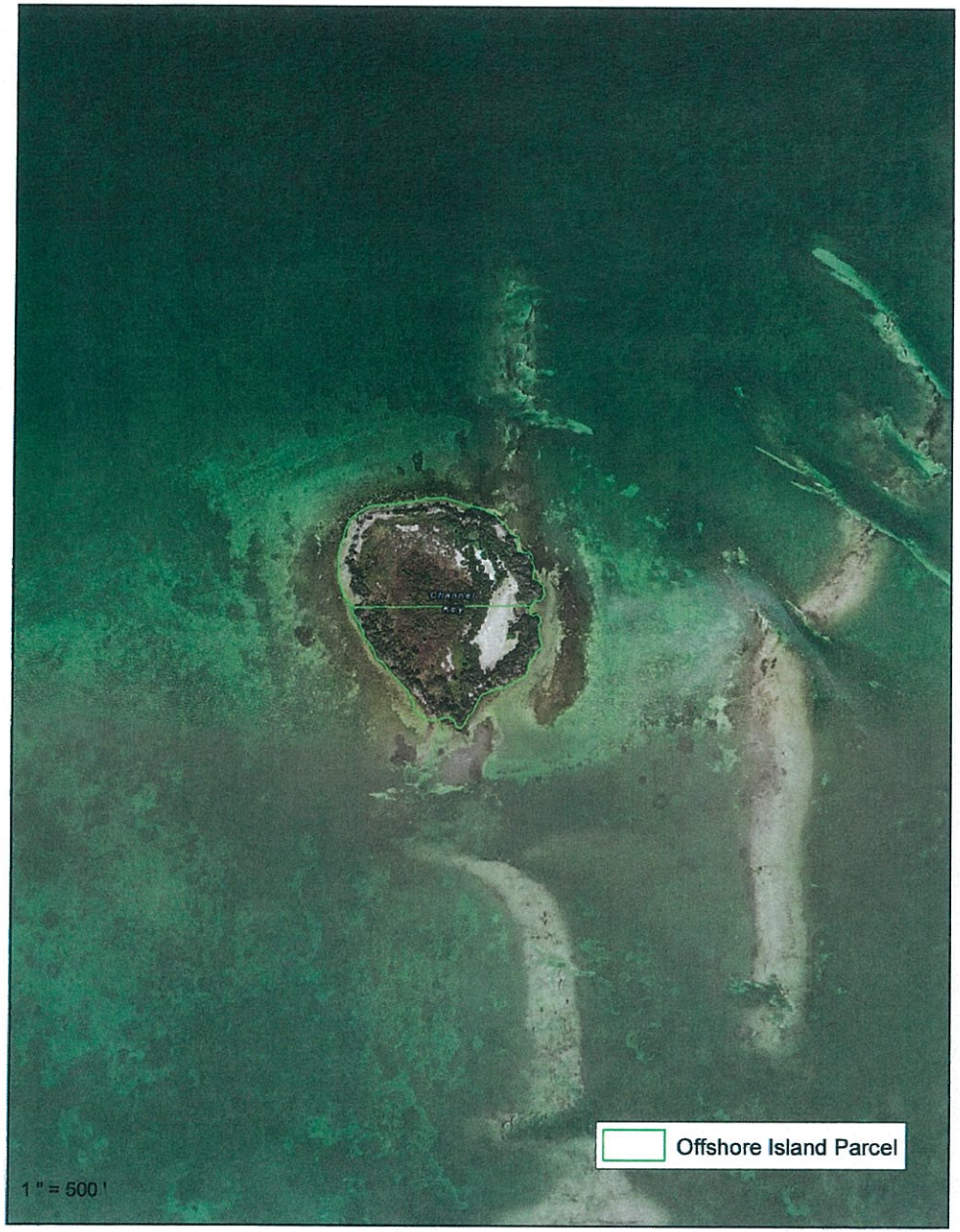
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 9 - Channel Key

North of Duck Key at MM 61

2 Parcels

Parcel Acreage: 14.31

FLUM: Residential Conservation (RC)

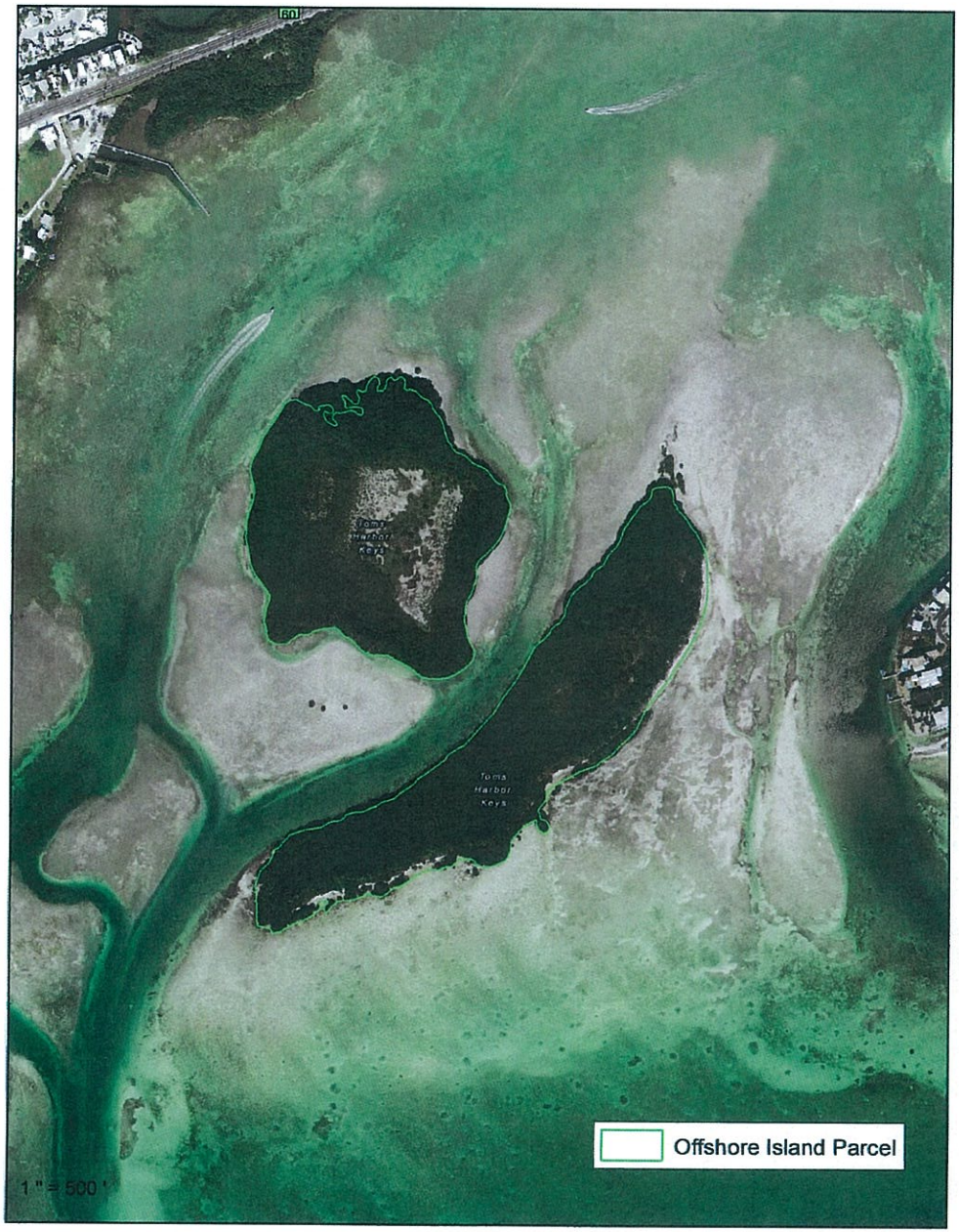
Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 10 - Toms Harbor Keys

Toms Harbor Channel between Grassy and Duck Keys

1 Parcel

Parcel Acreage: 49.4

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 11 - Molasses Keys

South of Seven-Mile Bridge - MM 42

1 Parcel

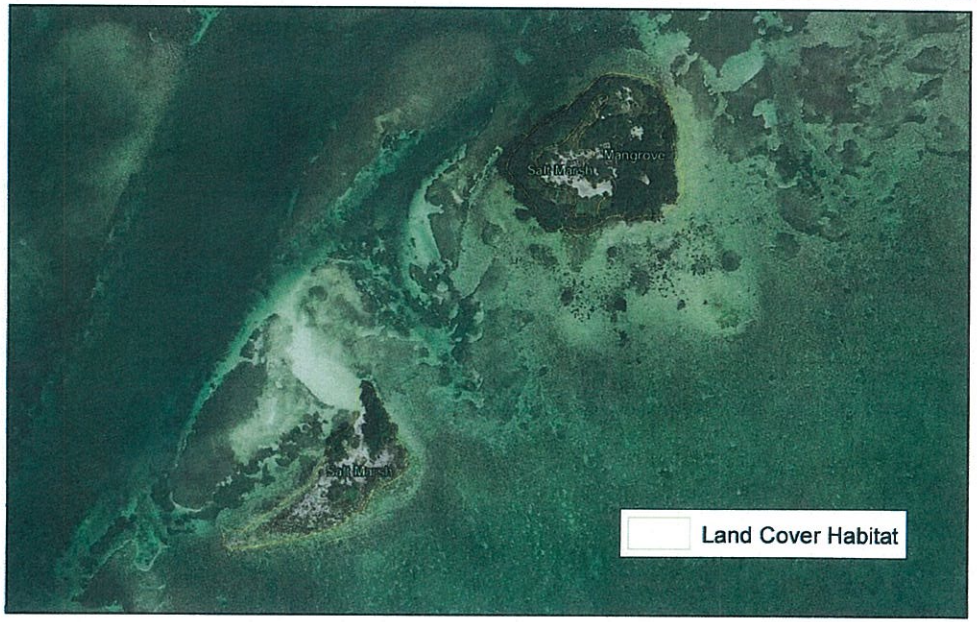
Parcel Acreage: 6.39

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Undesignated Tier

Data Source: Monroe County - Growth Management - GIS



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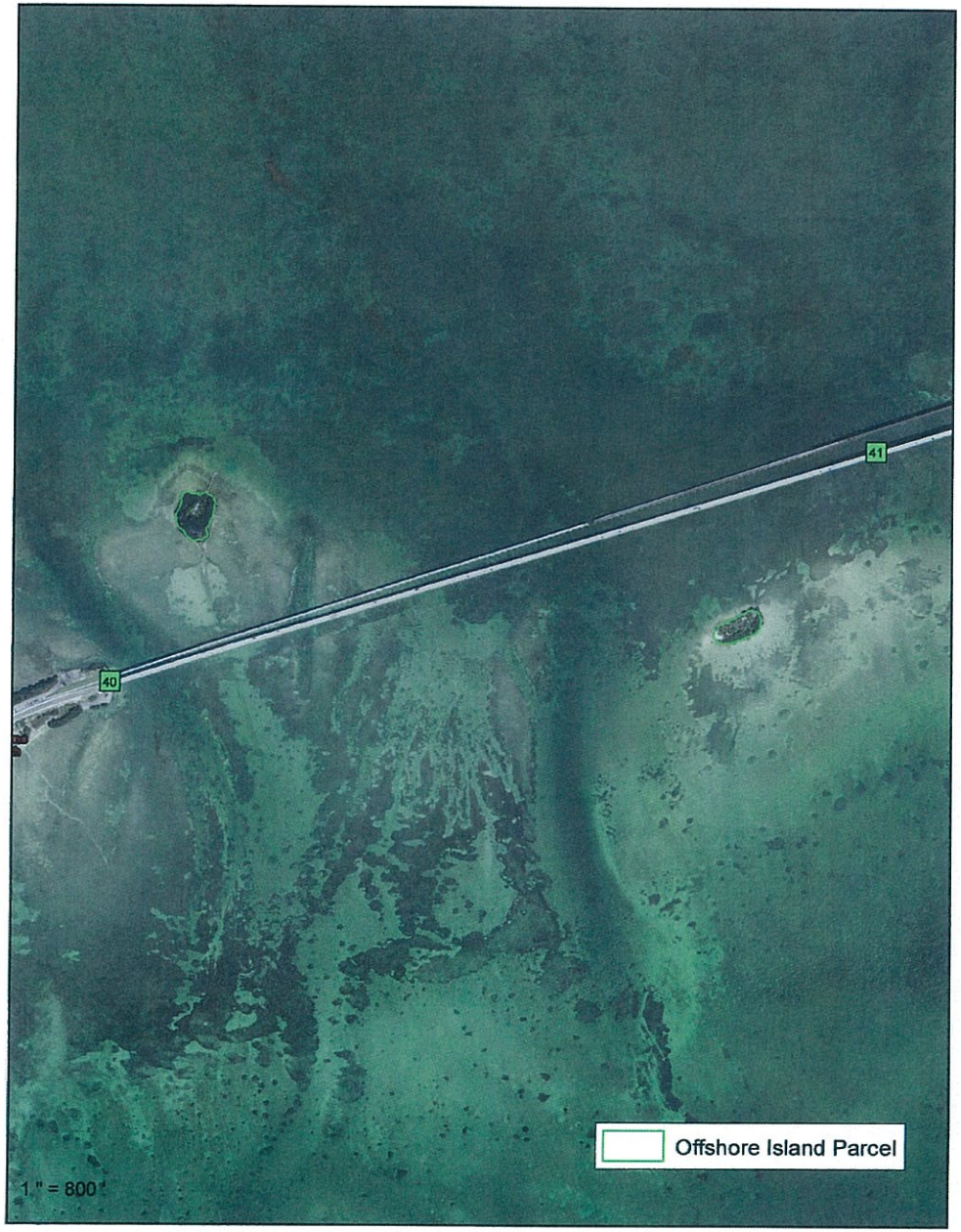


Map 12 - Money and Little Money Keys

Seven-Mile Bridge Area at MM 40 & 41

2 Parcels

Parcel Acreage: 2.65

FLUM: Residential Conservation (RC)

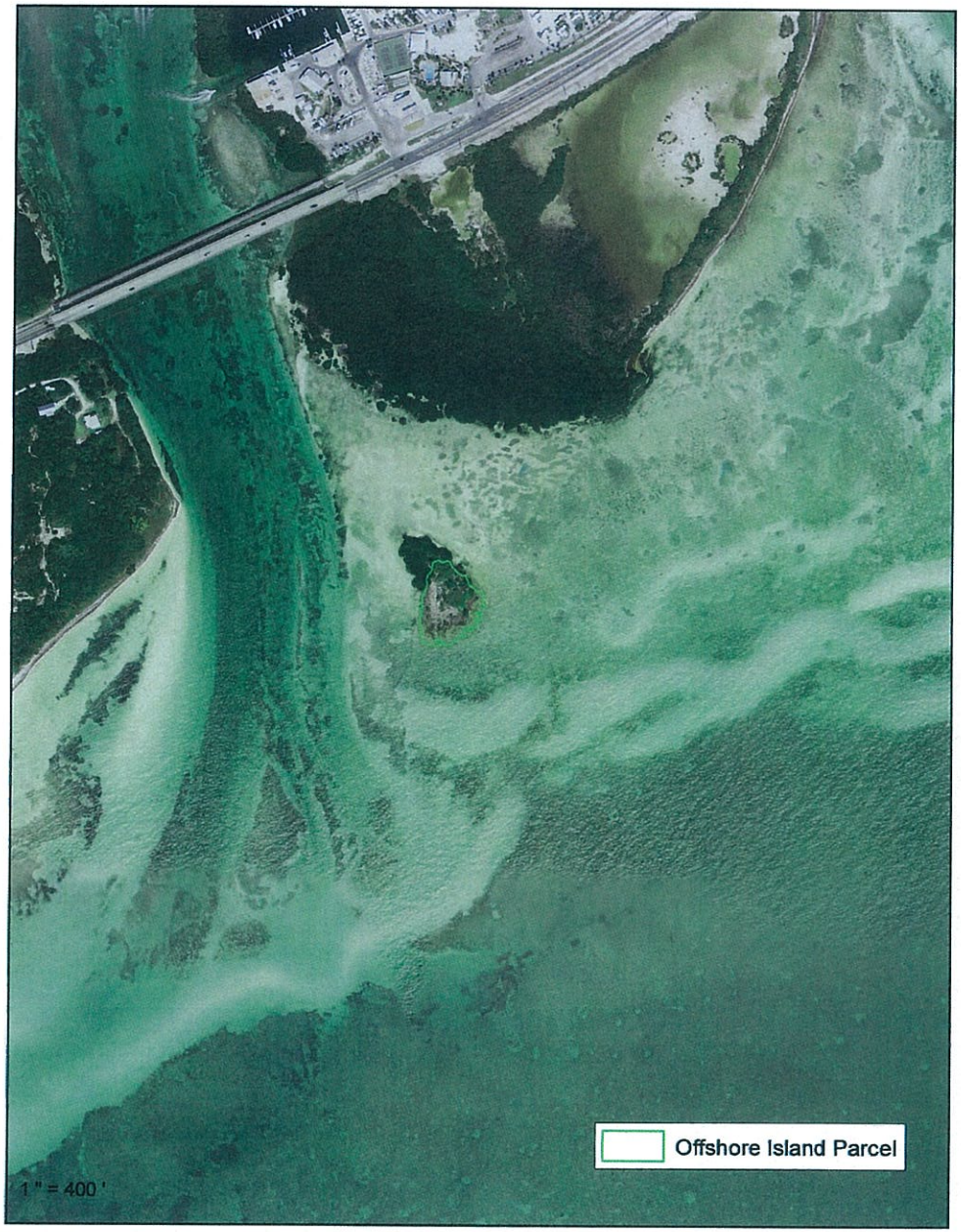
Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 13 - Rachael Carlson Key

South of Ohio Key at MM 39

1 Parcel

Parcel Acreage: 1.05

FLUM: Residential Conservation (RC)

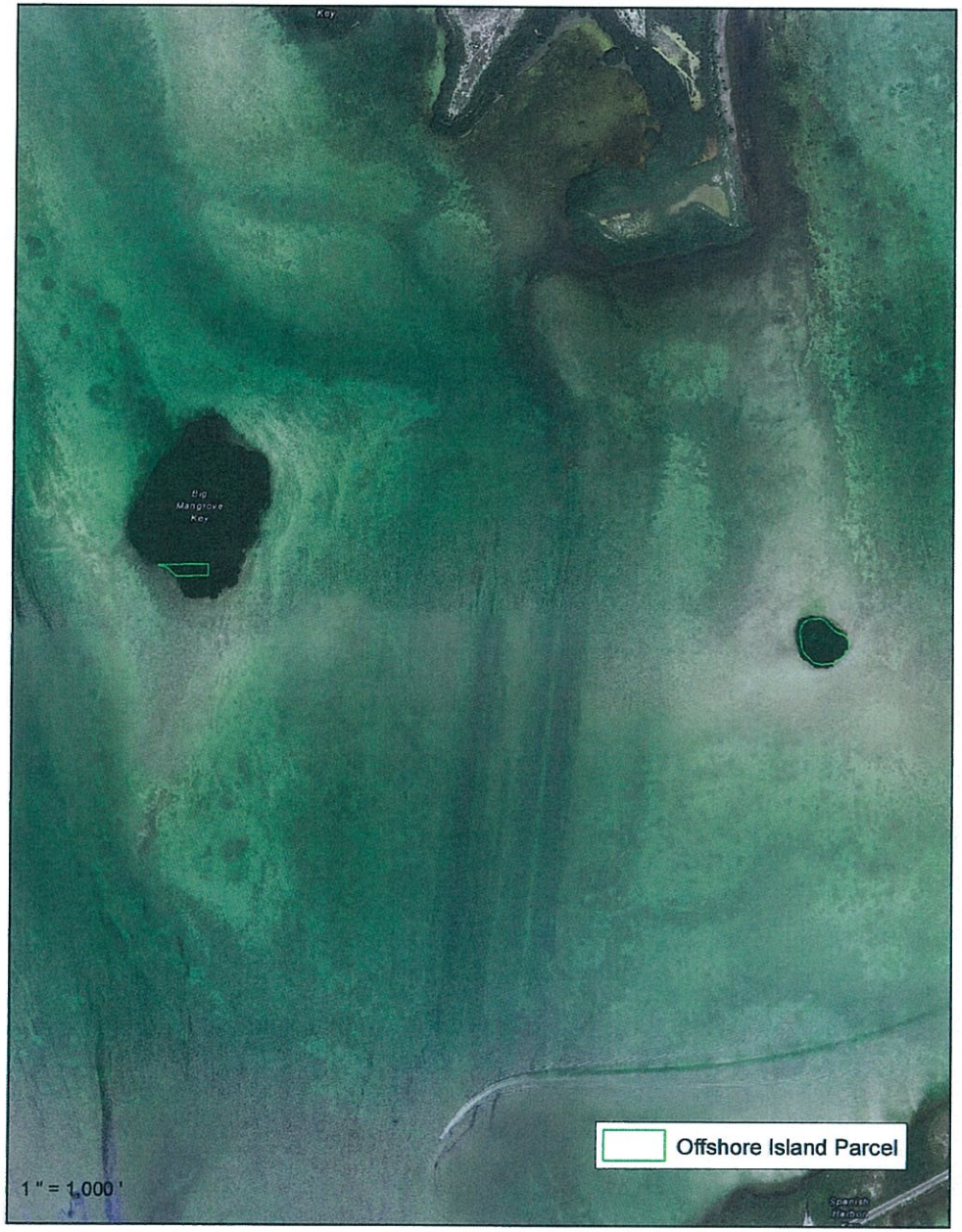
Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 14 - Big Mangrove and Don Quixote Keys

Spanish Harbor - South of No Name Key

2 Parcels

Parcel Acreage: 3.55

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

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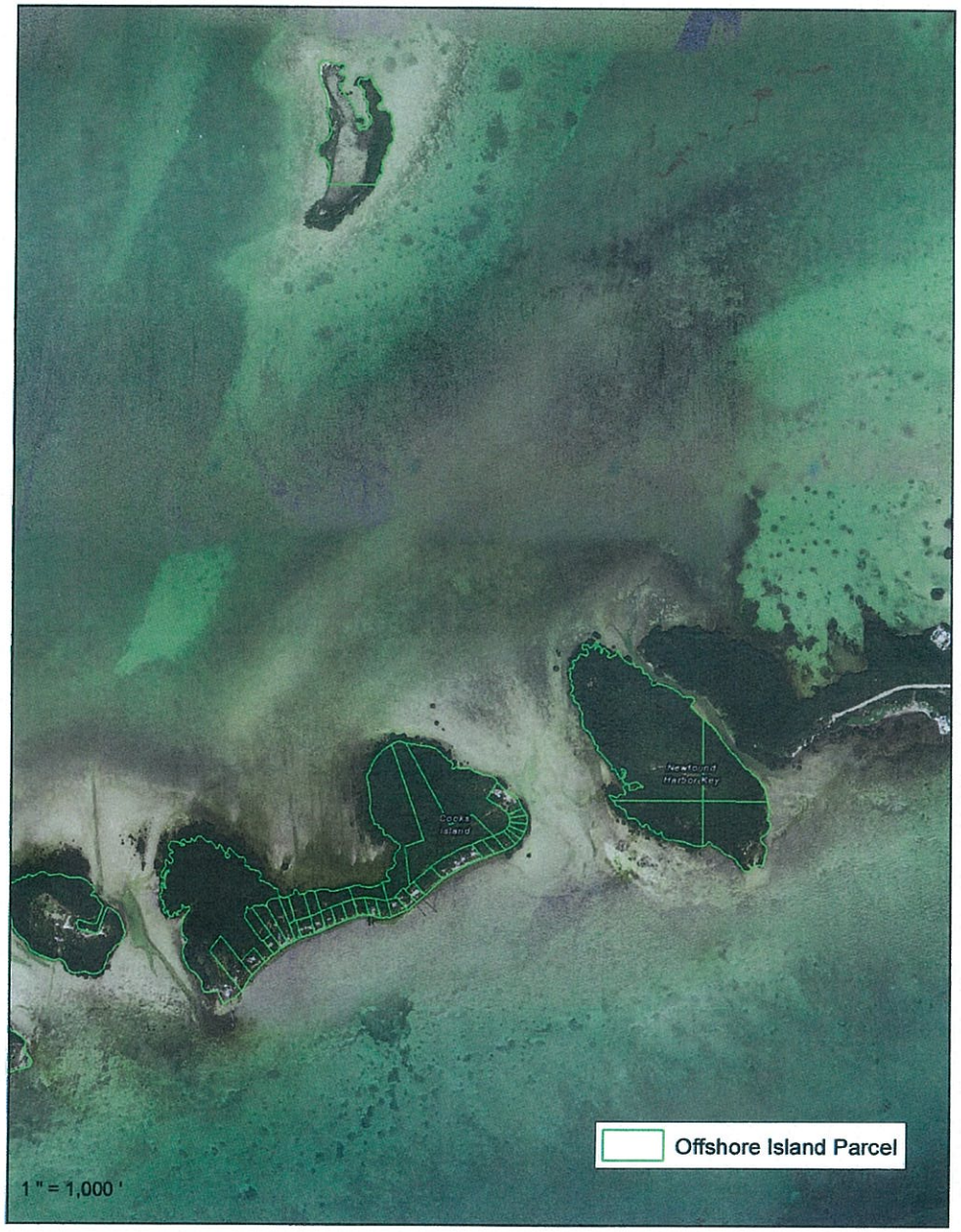
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 15 - Newfound Harbor Keys

South of Big Pine Key - Newfound Harbor

44 Parcels

Parcel Acreage: 120.64

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 16 - Newfound Harbor Keys

Pine Channel - South of Little Torch Key

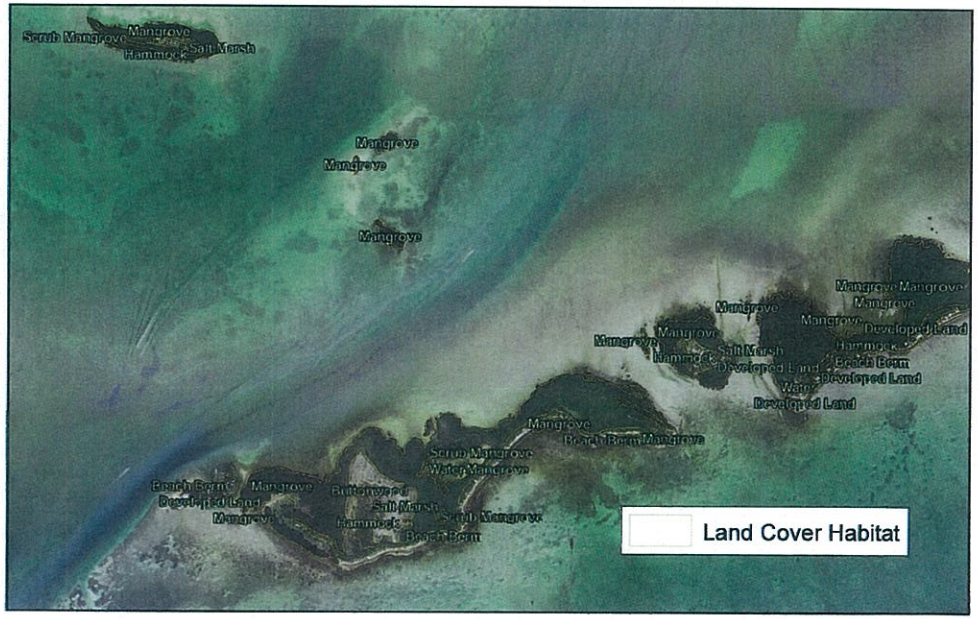
6 Parcels

Parcel Acreage: 157.71

FLUM: Mixed Use/Commercial (MC) and Residential Conservation (RC)

Zoning: Offshore Island (OS) and Destination Resort (DR)

Tier I



Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 17 - Cooks Island

Newfound Harbor - South of Big Pine Key

38 Parcels

Parcel Acreage: 57.11

FLUM: Residential Conservation (RC) and Residential Low (RL)

Zoning: Offshore Island (OS)

Tier I

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 18 - Little Palm Island

Pine Channel - South of Little Torch Key

1 Parcel

Parcel Acreage: 4.2

FLUM: Mixed Use/Commercial (MC)

Zoning: Destination Resort (DR)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 19 - Pieces of Eight Key

West of Little Torch Key - Torch Ramrod Channel

565 Parcels

Parcel Acreage: 87.97

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 20 - Summerland and Howell Keys

North of Summerland Key

5 Parcels

Parcel Acreage: 51.29

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 21 - Knock-em-Down Keys

North of Summerland Key

34 Parcels

Parcel Acreage: 222.89

FLUM: Conservation (C) and Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 22 - Crab Key

South of Summerland Key

2 Parcels

Parcel Acreage: 17.84

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

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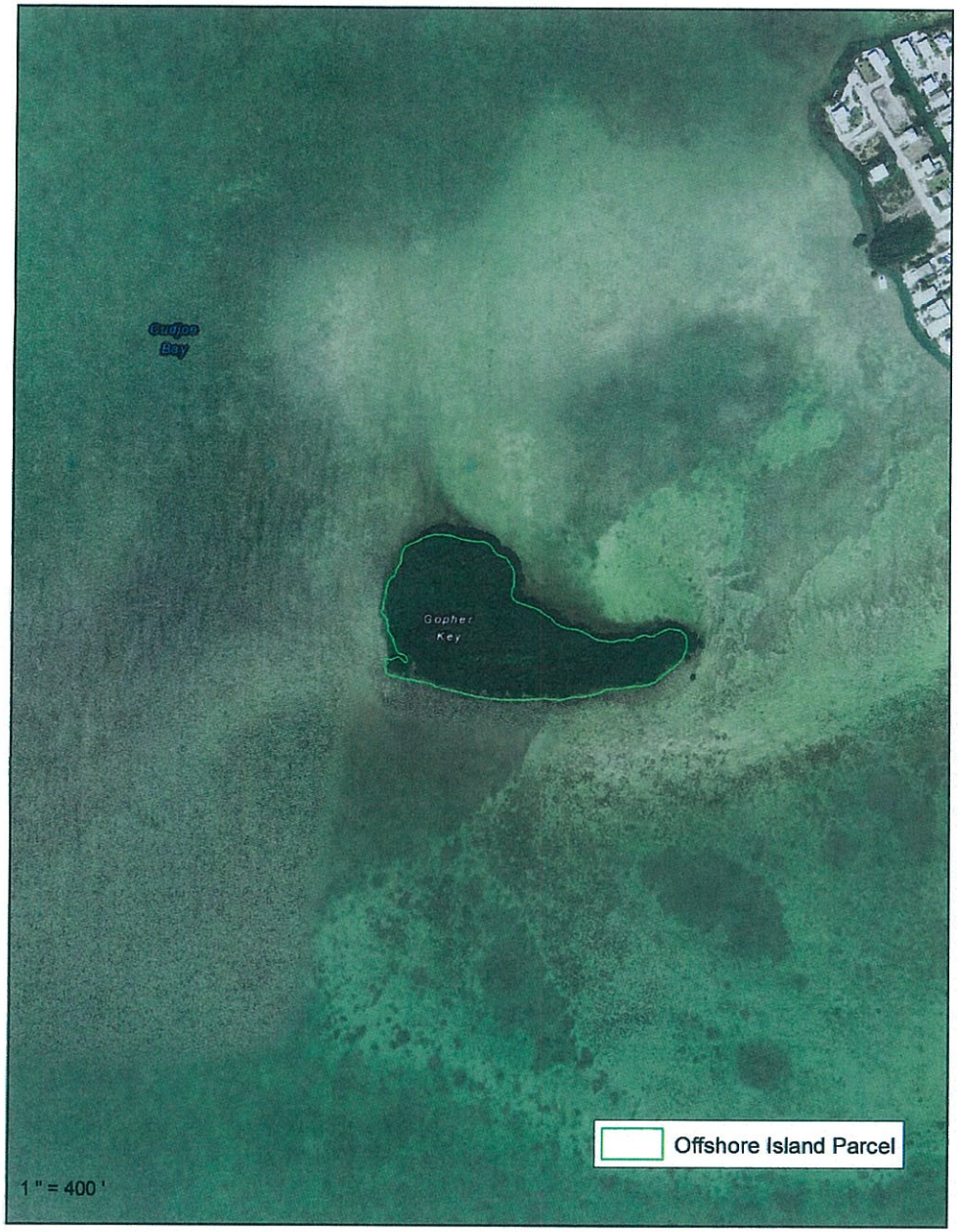
Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 23 - Gopher Key

South of Cudjoe Key

1 Parcel

Parcel Acreage: 7.87

FLUM: Residential Conservation (RC)

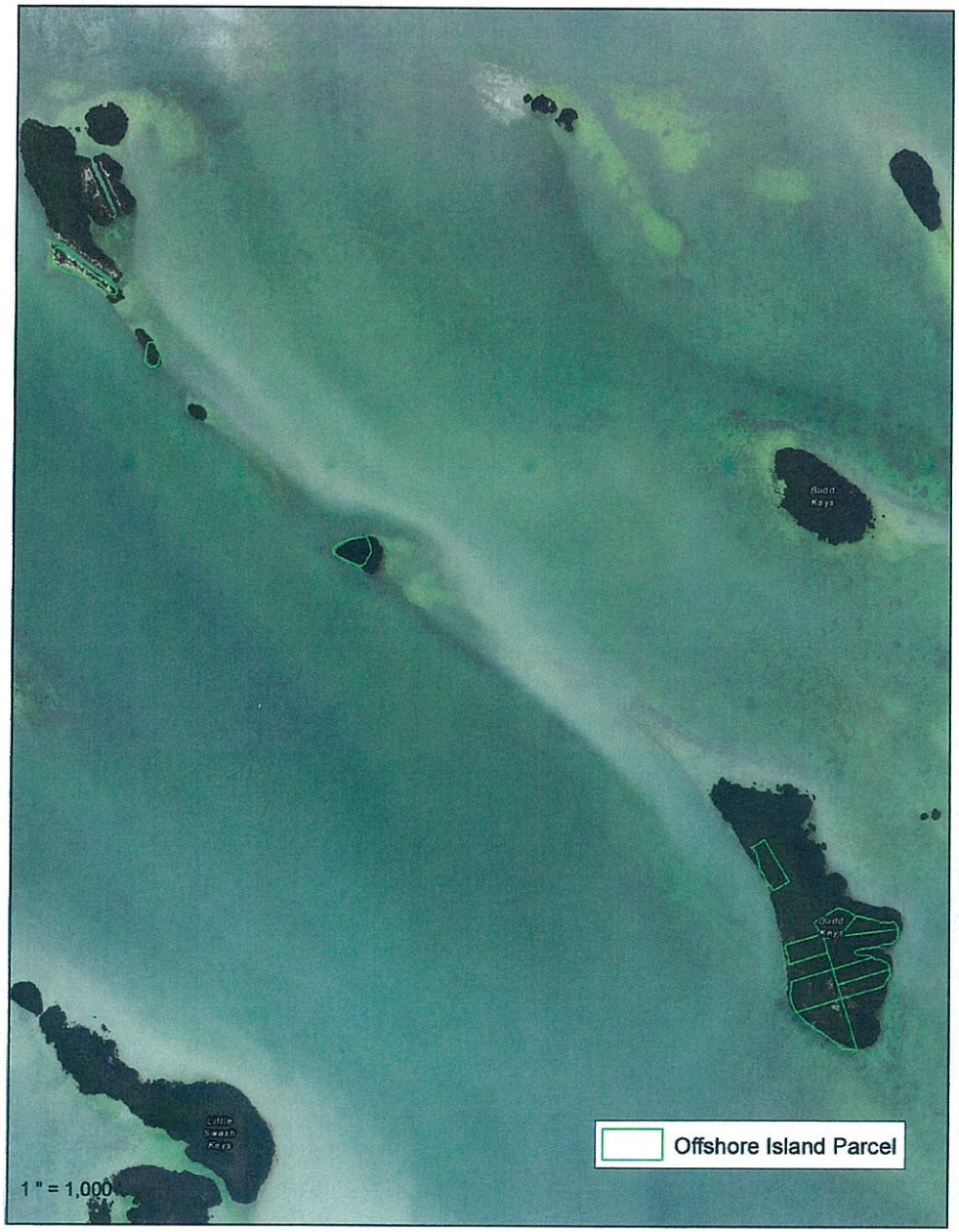
Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 24 - Budd Keys

North of Cudjoe Key

12 Parcels

Parcel Acreage: 18.6

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

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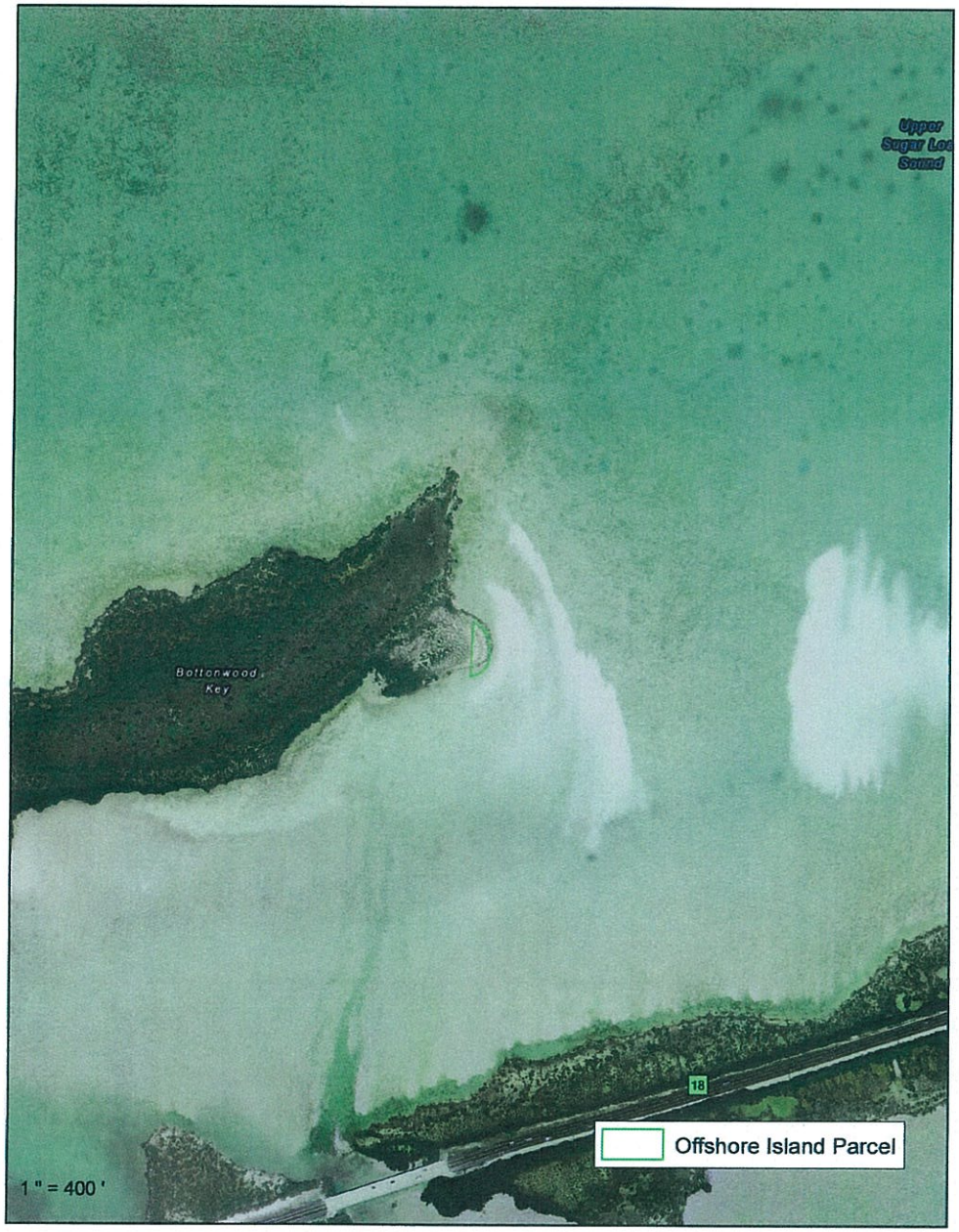
Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 25 - Buttonwood Key

North of Park Key at MM 18

1 Parcel

Parcel Acreage: 0.21

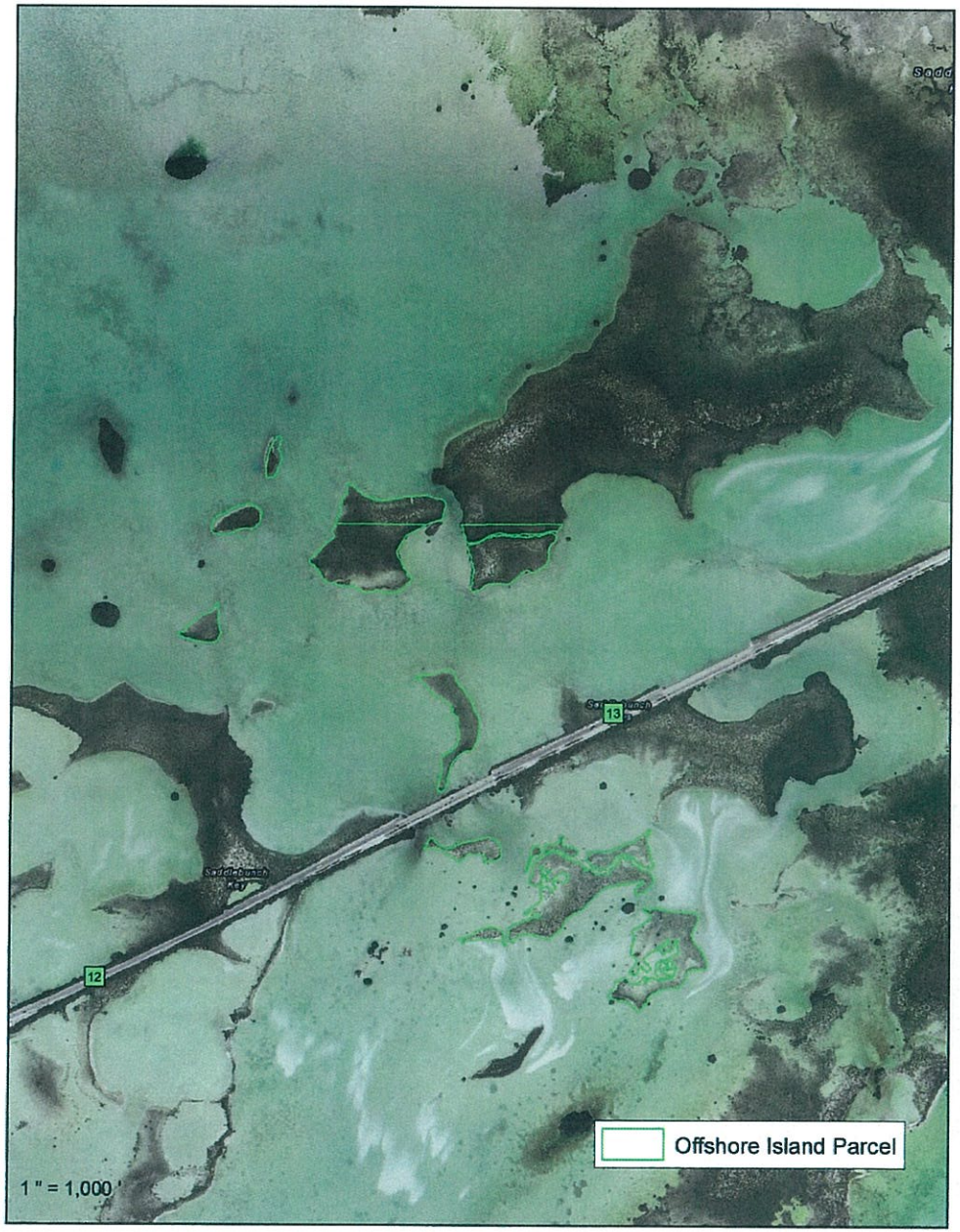
FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Undesignated Tier

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 26 - Saddlebunch Keys

Southwest of Sugarloaf Key at MM 13

8 Parcels

Parcel Acreage: 51.2

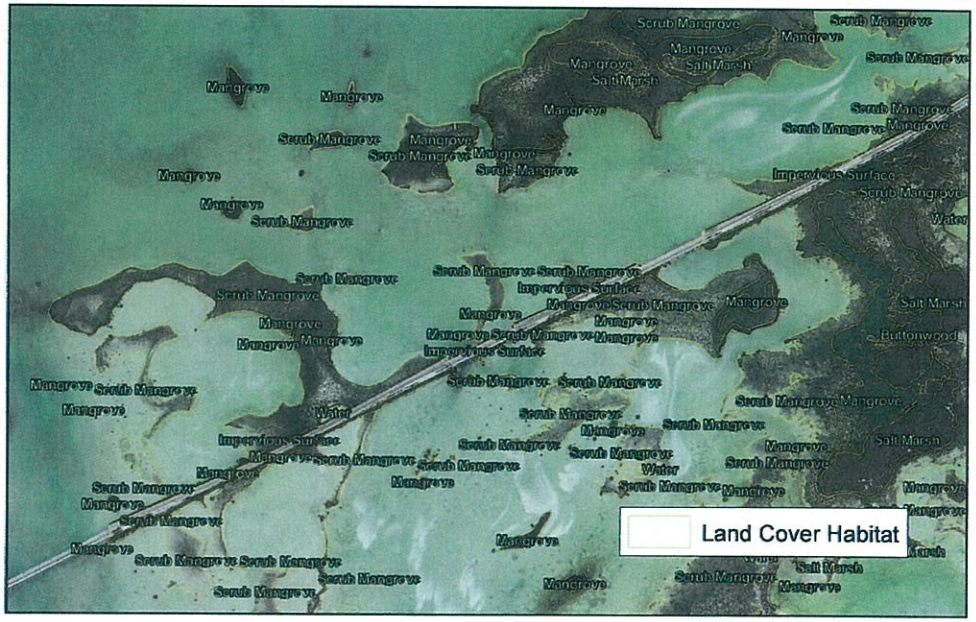
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS



Date: 11/5/2014

Map 27 - Half Moon Key

North of Big Coppitt and Shark Keys at MM 10

14 Parcels

Parcel Acreage: 125.35

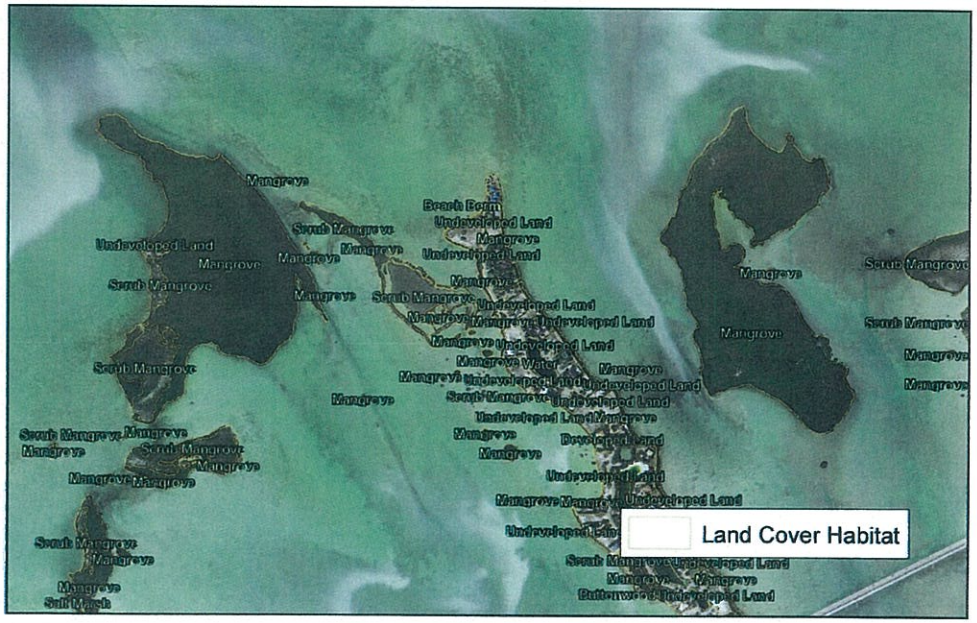
FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS



Date: 11/5/2014

Map 28 - Similar Sound

Southeast of Geiger Key

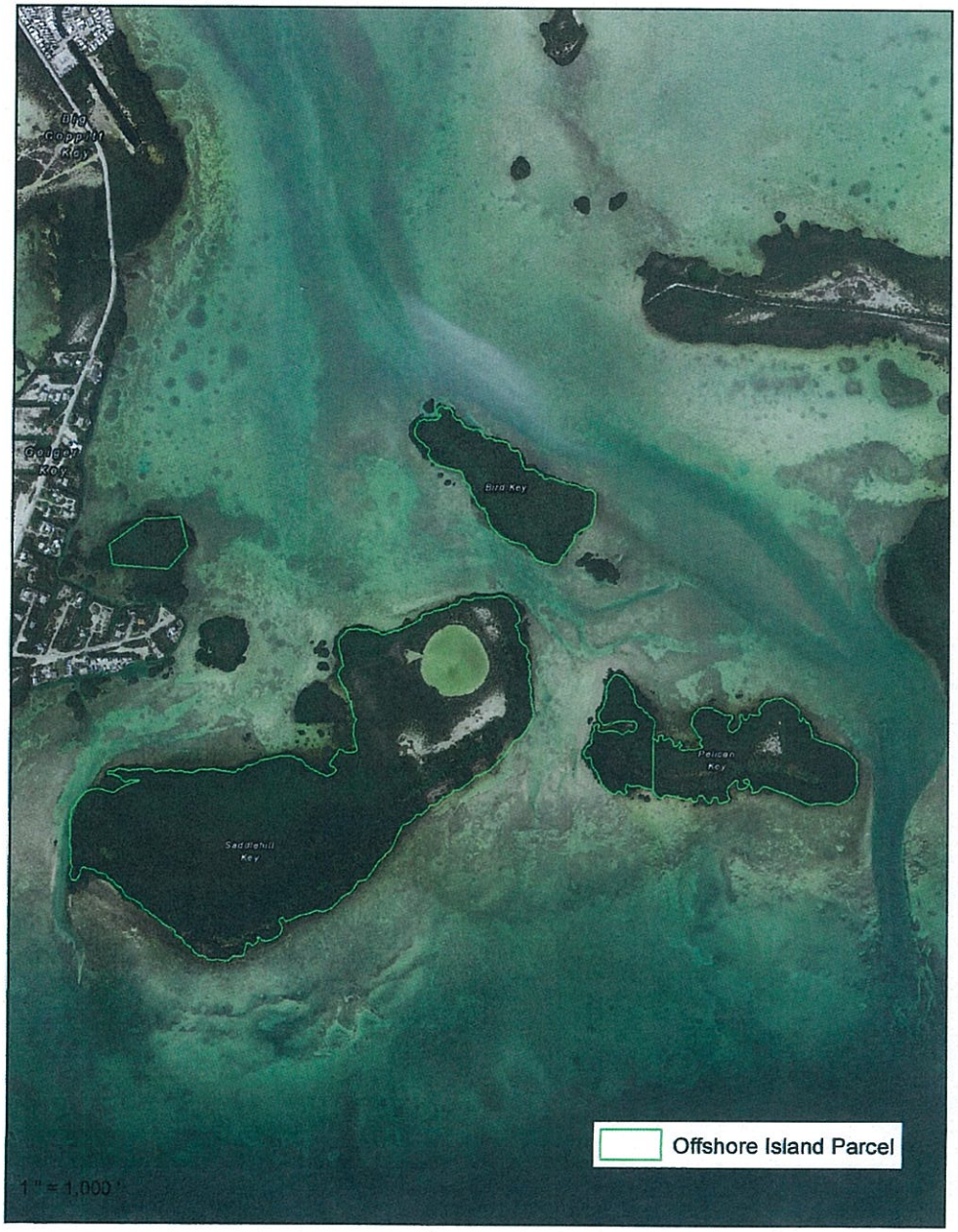
5 Parcels

Parcel Acreage: 188.57

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I



Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 29 - Mallory Key

Florida Bay - North of Big Coppitt Key

1 Parcel

Parcel Acreage: 37.71

FLUM: Conservation (C)

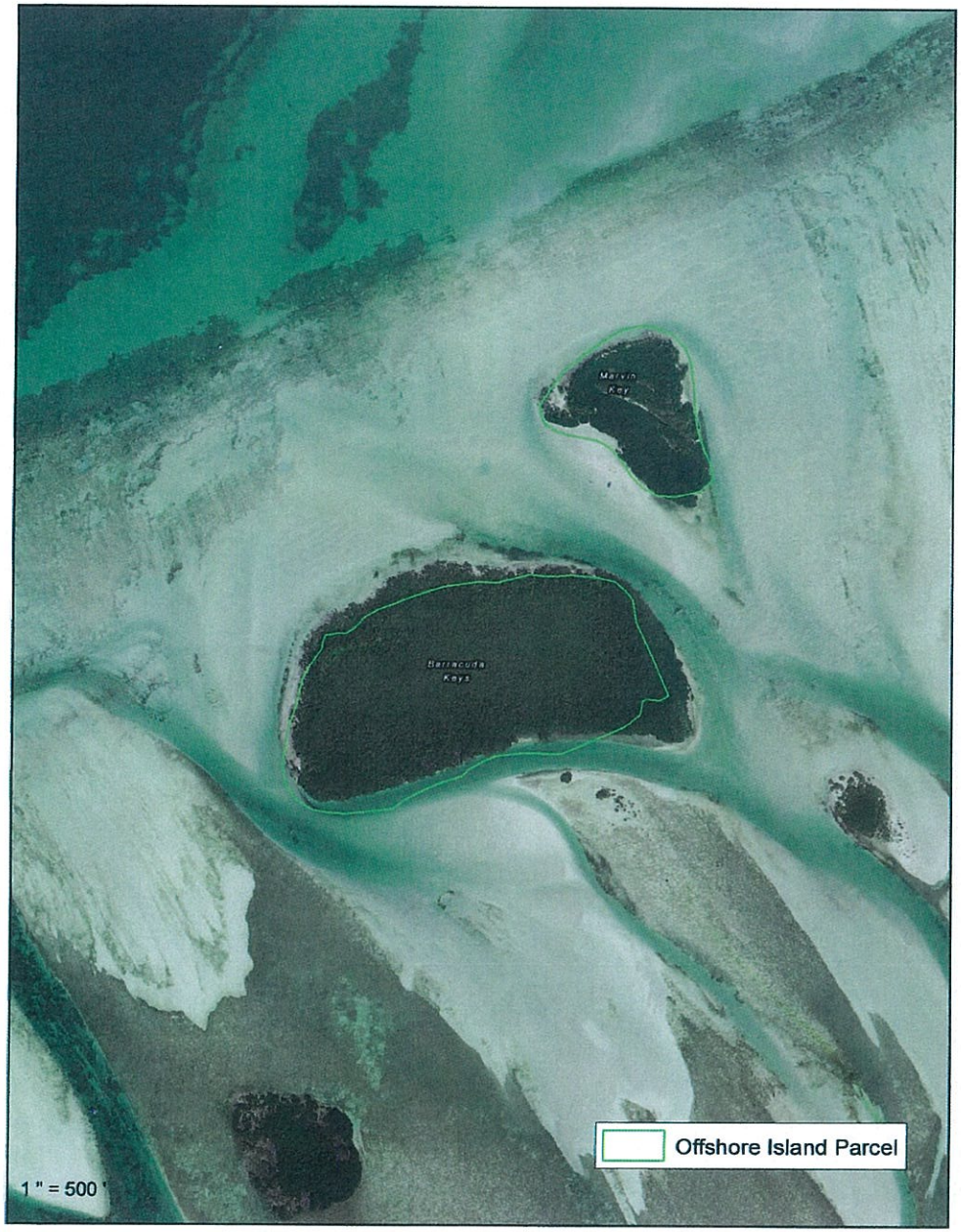
Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 30 - Marvin Keys

Florida Bay - North of Big Coppitt Key

2 Parcels

Parcel Acreage: 34.33

FLUM: Conservation (C)

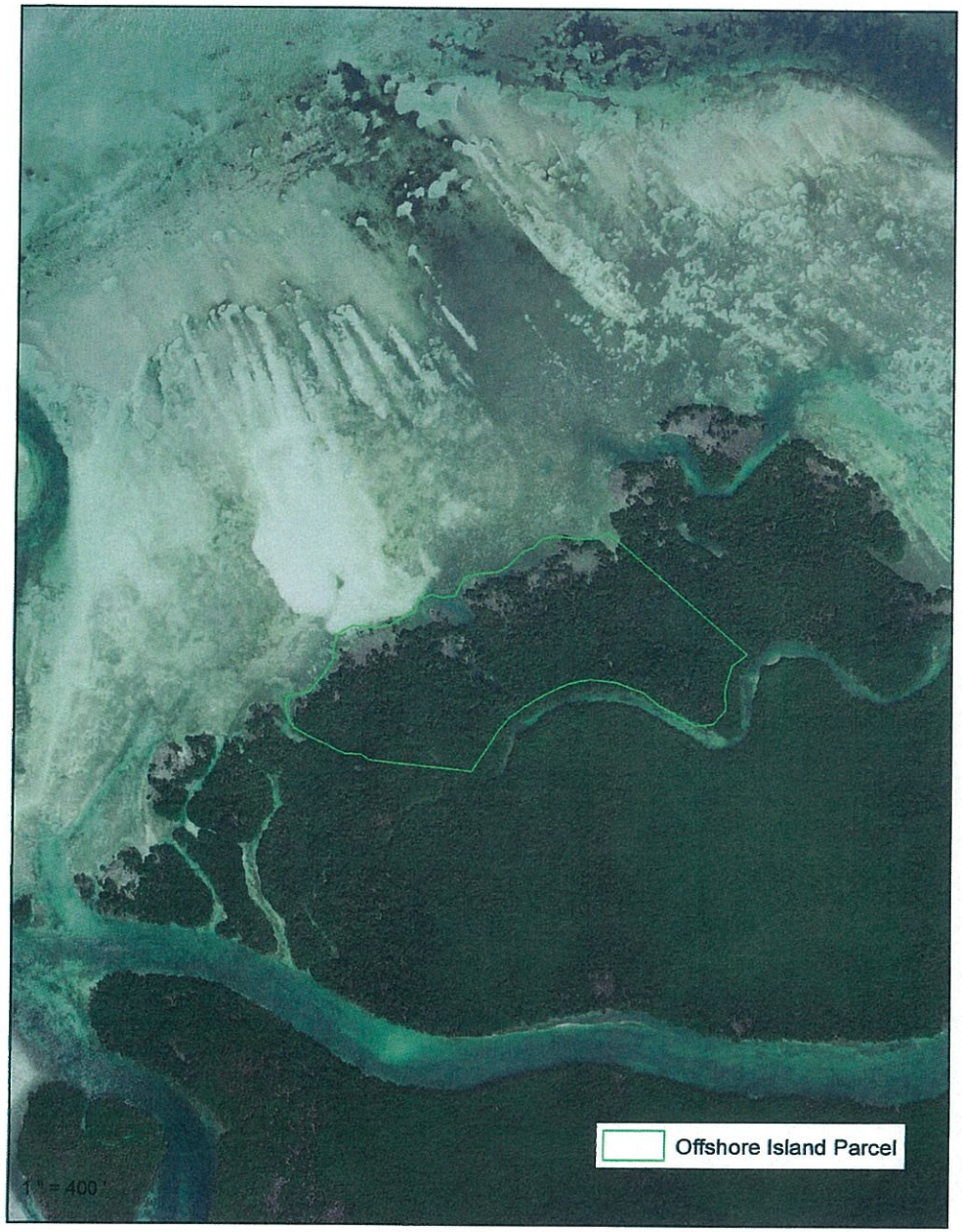
Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014



Map 31 - Mudd Keys

Florida Bay - North of Big Coppitt Key

1 Parcel

Parcel Acreage: 16.26

FLUM: Conservation (C)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/7/2014

Map 32 - West Harbor Key

Gulf of Mexico - North of Key West

1 Parcel

Parcel Acreage: 50.17

FLUM: Residential Conservation (RC)

Zoning: Offshore Island (OS)

Tier I

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/5/2014

Map 33 - Wisteria Island

Northwest of Key West

1 Parcel

Parcel Acreage: 39.03

FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/20/2014

Map 34 - Ballast Key

Gulf of Mexico - Southwest of Key West

1 Parcel

Parcel Acreage: 14.28

FLUM: Undesignated

Zoning: Offshore Island (OS)

Undesignated Tier

N
W E
S

Data Source: Monroe County - Growth Management - GIS

Date: 11/20/2014