DEVELOPMENT REVIEW COMMITTEE

Monday, July 25, 2016

AGENDA

The Monroe County Development Review Committee will conduct a meeting on Monday, July 25, 2016, 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
Peter Morris, Assistant County Attorney
Devin Rains, Sr. Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Planner
Janene Sclafani, Planner
Gail Creech, Sr. Planning Commission Coordinator

CHANGES TO THE AGENDA

MINUTES FOR APPROVAL:

MEETING

New Items:

1. McDonald's / Dollar Tree, 101000 Overseas Highway, Key Largo, mile marker 101: A public meeting concerning a request for a Major Conditional Use Permit. The requested approval is required for the proposed demolition of a 10,239-square-foot portion of an existing retail building and the proposed development of a new 3,116-square-foot commercial retail McDonald's restaurant with a drive-through and a new 5,000-square-foot retail building. The subject property is described as that portion of Lot 8 in Section 28, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat by P. F. Jenkins, Civil Engineer, recorded in Plat Book 1 at Page 68, of the public records of Monroe County, Florida, lying Northwesterly of State Road No.5 (U.S. No. 1), Key Largo, Monroe County, Florida, having real estate number 00087350-000000.
(File 2015-163)
2015-163 SR DRC 07.25.16.pdf
2015-163 FILE.PDF

2015-163 COMBINED Plans Recvd 08.26.15.PDF
2015-163 Recvd 04.15.16 Community Impact Stmt.PDF
2015-163 Recvd 04.15.16 Drainage Report.PDF
2015-163 Recvd 04.15.16 Traffic Impact Stmt.PDF

2. 91865 Overseas Highway, Tavernier, Tavernier Inn, mile marker 91.8 (Sender Site) and 97450 Overseas Highway, Key Largo, Playa Largo Resort, mile marker 97.5 (Receiver Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of eighteen (18) Transferrable ROGO Exemptions (TREs) from the sender site to the receiver site. The sender site is described as Lots 1, 2, 3, 4, 5, 36, and 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Monroe County, Florida, having real estate number 00555610.000000. The receiver site is described as Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No. 22416), Key Largo, Monroe County, Florida, having real estate number 00555010.000000.
(File 2016-085)
2016-085 SR DRC 07.25.16.PDF
2016-085 FILE.PDF
2016-085 Recvd 06.02.16 Survey Receiver.PDF
2016-085 Recvd 06.02.16 Survey Sender.PDF

3. 95350 Overseas Highway, Key Largo, Coral Sands Trailer Park, mile marker 95 (Sender Site) and 97450 Overseas Highway, Key Largo, Playa Largo Resort, mile marker 97.5 (Receiver Site): A public meeting concerning a request for a Minor Conditional Use Permit. The requested approval is required for the transfer of five (5) Transferrable ROGO Exemptions (TREs) from the sender site to the receiver site. The sender site is described as a parcel of land in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, having real estate number 00088440.000000. The receiver site is described as Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No. 22416), Key Largo, Monroe County, Florida, having real estate number 00555010.000000.
(File 2016-090)
2016-090 SR DRC 07.25.16.PDF
2016-090 FILE.PDF
2016-090 Combined Survey Receiver.pdf
2016-090 Recvd 06.08.16 Survey Sender.pdf

4. AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN COMMERCIAL (UC), FOR PROPERTY LOCATED AT 31 OCEAN REEF DRIVE, KEY LARGO, OCEAN REEF CLUB, DESCRIBED AS A PARCEL OF LAND IN SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00081740.000400, AS PROPOSED BY ORU ASSOCIATES 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 2014-091)
2014-091 SR DRC 07.25.16-website.PDF
2014-091 FILE.PDF
2014-091 Combined Survey.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

To: Monroe County Development Review Committee

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

From: Kevin Bond, AICP, Planning and Development Review Manager
Michael Roberts, Senior Administrator of Environmental Resources

Date: July 18, 2016

Subject: *Request for a Major Conditional Use Permit, McDonald's / Dollar Tree, 101000 Overseas Highway, Key Largo, Real Estate # 00087350-000000 (File #2015-163)*

Meeting: July 25, 2016

I REQUEST:

Chris Collins of CPH, Inc.—on behalf of the property owner, Key Largo Tree, LLC,—requests approval of a Major Conditional Use Permit. The requested Major CUP is required for the proposed demolition of a 10,239-square-foot portion of an existing commercial retail building and the proposed development of a new 3,116-square-foot commercial retail McDonald's restaurant with a drive-through and a new 5,000-square-foot retail building.

Subject Property (center) with Land Use (Zoning) Districts, 2015 Aerial

II BACKGROUND INFORMATION:

Location: Key Largo near U.S. 1 Mile Marker 101 bay side

Address: 101000 Overseas Highway

Legal Description: That portion of Lot 8 in Section 28, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat by P. F. Jenkins, Civil Engineer, recorded in Plat Book 1 at Page 68, of the public records of Monroe County, Florida, lying Northwesterly of State Road No.5 (U.S. No. 1), Key Largo, Monroe County, Florida

Real Estate (RE) Number: 00087350-000000

Property Owner/Applicant: Key Largo Tree, LLC

Agent: Chris Collins, CPH, Inc.

Size of Site: 144,155 square feet / 3.31 acres (per submitted plans)

Land Use District: Suburban Commercial (SC)

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

Tier Designation: III (Infill Area)

Flood Zone: X

Existing Uses: Commercial retail, outdoor retail sales, storage areas

Existing Vegetation / Habitat: Developed/disturbed

Community Character of Immediate Vicinity: Conservation land and undeveloped hammock parcels to the north, west and east; residential uses (including Caloosa Campground to the northwest, Newport Village to the southeast, single- and multi-family residential uses to the south) and light manufacturing (Paradise Pit) to the southeast.

III RELEVANT PRIOR COUNTY ACTIONS:

In 1973, the County issued Building Permit # 31364 for a 100'x200' prefab steel building for a lumber yard business, originally known as Dixie Lumber Company & Supply, Inc. A Certificate of Occupancy for a "steel building" was issued in 1974. *This building is currently a Dollar Tree retail store, the rear half of which is proposed to be demolished as part of the requested Major CUP.*

In 1983, the County issued Building Permit # C12534 for a 32'x100' steel storage shed. This open-sided structure still exists on the property and is located along the western property side. *This structure would be demolished as part of the requested Major CUP.*

In 1992, the County issued Building Permit # 92308276 for a 5,000 square foot lean-to for coverage of existing outside storage with a condition that the lean-to not be enclosed. *This structure would be demolished as part of the requested Major CUP.*

In 2013, the County issued various building permit for the renovation of the existing building into a Dollar Tree commercial retail use. *The remaining half of the building would continue for this business as part of the requested Major CUP*.

On December 16, 2013, the Planning Director issued a Letter of Understanding (File # 2013-089) for the proposed development to demolish part of the existing commercial retail building and construct new nonresidential buildings for commercial retail, restaurant and light industrial storage uses.

On August 26, 2015, the subject Major Conditional Use Permit application was received by the Planning & Environmental Resources Department.

IV REVIEW OF APPLICATION:

Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards that are applicable to all conditional uses. When considering applications for a conditional use permit, the Development Review Committee and the 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 Code:*

Policies from the *Monroe County Year 2030 Comprehensive Plan* that directly pertain to the proposed use include:

> Policy 101.5.6: "The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use 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 future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential 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 preservation and enhancement of community character and recreational and commercial working waterfronts."
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> Policy 101.19.2: "The Community Master Plans shall be incorporated into the 2030 Comprehensive Plan as a part of the plan and be implemented as part of the Comprehensive Plan. The following Community Master Plans have been completed in accordance with the principles outlined in this section and adopted by the Board of County Commissioners:
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> ***
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> 5. The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the 2010 Comprehensive Plan. Only the Strategies denoted with a

green checkmark in this Master Plan have been adopted and approved as equivalent to the term Objectives in the Comprehensive Plan. Only the Action Items denoted with a green checkmark in this Master Plan have been adopted equivalent to the term Policy in the Comprehensive Plan. Strategies and Action Items without a green checkmark next to them are not considered to be consistent with the definitions of "Objective" and "Policy" and therefore do not serve as equivalents. Adopted by Ordinance 012-2007."

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

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

The subject property is not located within one of the overlay districts of the LCP.

(2) *The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development:*

The area within 300 of the subject property consists of conservation land and undeveloped hammock parcels to the north, west and east; residential uses (including Caloosa Campground to the northwest, Newport Village to the southeast, single- and multi-family residential uses to the south) and light manufacturing (Paradise Pit) to the southeast.

The subject property has been developed and used for commercial retail and outdoor retail sales since the early 1970s. For most of its developed history from the early 1970s to the mid-2000s, the subject property was a hardware store with a lumber yard and a garden center. Since the mid-2000s, the subject property has been used for a variety of indoor and outdoor commercial retail, such as boat sales, a flea market and currently a Dollar Tree store.

The proposed development would be consistent with the community character of the immediate vicinity of the parcel proposed for development.

(3) *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties:*

The architectural style of the proposed buildings is consistent with Florida Keys architecture in design, materials, and color, and includes features that provide visual interest. The exterior façade of the existing Dollar Tree building would be renovated according to the submitted elevation plans. The proposed McDonald's restaurant is of

typical design as other contemporary McDonald's restaurants. The attached commercial retail spaces, designed for two tenants, are of a typical visual style for such development. As part of the proposed development, the subject property would be brought into full compliance with the Land Development Code, including (but not limited to) off-street parking, loading/unloading spaces, bicycle parking, parking lot landscaping and bufferyards, stormwater management, solid waste/recycling collection areas, outdoor lighting and signs.

Therefore, the proposed redevelopment would minimize any 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 would have an adverse impact on the value of the surrounding properties.

(5) *The adequacy of public facilities and services, including, but not limited to:*

a) Roads:

Localized Impacts & Access Management: The subject property is contiguous to the U.S. 1 / Overseas Highway right-of-way and has two existing access driveways to the southbound lanes.

Pursuant to 2030 Comprehensive Plan Policy 301.1.2, "For U.S. 1, Monroe County hereby adopts a level of service (LOS) standard of C, as measured by the methodology established by the U.S. 1 LOS Task Force and adopted by the Board of County Commissioners in August 1991. The level of service on U.S. 1 shall be maintained within five percent (5%) of LOS C."

Pursuant to 2030 Comprehensive Plan Policy 301.2.3, "Monroe County shall not permit new development which would significantly degrade the LOS below the adopted LOS standards on U.S. 1 (overall) unless the proportionate share of the impact is mitigated." "A five percent projected decrease in travel speeds, below LOS C, is a significant degradation in the level of service on U.S. 1. Traffic volume which exceeds the LOS D standard by more than five percent is a significant degradation in the level of service on any other County road."

A level 3 traffic impact study, revised April 2016 and prepared by Sandra L. Gorman, P.E., for the proposed development was submitted by the applicant as part of the Major CUP application.

Level of Service (LOS): The proposed use is located within Segment #23 of U.S. 1, which is operating at a LOS of A, according to the 2013 U.S.1 Arterial Travel Time and Delay Study. Although the current proposal includes a decrease from 20,000 to

18,116 total square feet of nonresidential floor area, the land use would change from shopping center only to shopping center with a fast food restaurant.

According to the traffic study submitted by the applicant, "The project is expected to generate 2,184 gross trips per day (1,093 entering/1,091 exiting), and also additional 59 new PM Peak Hour driveway trips (33 entering/26 exiting). Based upon the analysis, all driveways and the surrounding roadway network are anticipated to continue operating at acceptable levels of service with addition of the project."

The study concludes that "Access to the project is proposed through two existing driveways located on Overseas Highway. Based upon the driveway analysis, both driveways are anticipated to continue to operate at acceptable levels of service with addition of the proposed redevelopment. The adjacent roadway is also anticipated to continue to operate at acceptable levels of service with addition of the proposed redevelopment. Due to negligible number of new trips through impacted segments and intersections, the proposed redevelopment is unlikely to significantly affect the traffic pattern through U.S. 1."

The study was reviewed by the County's traffic consultant (URS), and several revisions to the study have been requested, including additional documentation. At the time of this staff report, URS concurs "with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways. However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle."

Staff recommends that the applicant address URS's comment letter dated June 23, 2016 prior to the Planning Commission hearing for the subject Major CUP. Further review is necessary to determine the development's impacts of traffic LOS and the existing access driveways prior to any development order approving the Major CUP being signed.

b) *Stormwater*: Stormwater/surface water management plans (sheet C-3, dated 4/13/2016 by CPH) and a drainage report (dated 2/19/2016, signed and sealed 4/8/2016 by CPH) were submitted for review as part of the requested Major CUP. The stormwater/surface water management plan and drainage report meet the water quality and water quantity standards provided in Section 114-3 of the Land Development Code. The project will require a permit from the South Florida Water Management District prior to commencement of construction.

c) *Sewer*: The applicant is coordinating with the Key Largo Wastewater Treatment District to determine compliance with the applicable regulations. The applicant submitted a letter of coordination with KLWTD dated May 6, 2015.

d) *Water*: The applicant is coordinating with the Florida Keys Aqueduct Authority. The applicant submitted a letter of coordination with FKAA dated May 6, 2015.

e) *Refuse Disposal*: The applicant is coordinating with Monroe County Solid Waste Management. The applicant submitted a letter of coordination with Keys Sanitary Service dated May 7, 2015.

f) *Emergency Management*: The applicant is coordinating with the Office of the Fire Marshal. The applicant has submitted a letter of coordination from the County Fire Marshal's Office, via email dated May 11, 2015.

(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:*

Staff has no evidence to support or disprove the applicant's financial and technical capacity. No legal provisions related to open space or other improvements are required by the County LDC.

(7) *The development will adversely affect a known archaeological, historical or cultural resource:*

The proposed development would 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 property is not located adjacent to any public beaches or other waterfront areas. Therefore, the proposed development would have no impact on the preservation of public access to public beaches and other waterfront areas.

(9) *The proposed use complies with all additional standards imposed on it by the particular provision of this Land Development Code authorizing such use and by all other applicable requirements:*

a) Residential Rate of Growth Ordinance (ROGO) (LDC Chapter 138, Article II): *Not applicable.*

The existing and proposed development does not involve any residential units.

b) Nonresidential Rate of Growth Ordinance (NROGO) (LDC Chapter 138, Article III): *In compliance.*

Pursuant to LDC Section 138-47(a), *nonresidential floor area* means the sum of the total floor area for a nonresidential building or structure, as defined in LDC Section 101-1. Additionally, covered and unenclosed boat racks with three or fewer sides not associated with retail sales of boats are not considered nonresidential floor area. Further, the term "nonresidential floor area" does not include space occupied by residential uses, including spaces occupied by a transient residential unit and an institutional-residential use as defined in LDC Section 101-1.

Pursuant to LDC Section 101-1, *floor area* means the sum of the gross horizontal areas of each story of the principal building, measured from the exterior walls or from the centerline of party walls, including the floor area of accessory uses and of accessory buildings and structures.

The existing 20,000 square feet of nonresidential floor area on the property was developed prior to the effective date of the County's NROGO allocation system. The proposed 18,116 square feet of commercial retail use would not be subject to NROGO pursuant to LDC Chapter 138, Article III. Pursuant to LDC Section 138-50(1), the NROGO shall not apply to development with no net increase in nonresidential floor area. If approved, the requested Major CUP would result in a net decrease of 1,884 square feet of nonresidential floor area. Therefore, a NROGO allocation award would not be required for the proposed development.

Please note that, there are discrepancies between the floor areas listed on the site plan (sheet C-2) and the floor plans (sheets A-A1.0 and B-A1.0). According to the submitted floor plans, the existing total floor area is 20,284 square feet [(98'-8" x 101'-0") + (102'-2" x 101'-0") = 20,284.17 SF] and the proposed total floor area is 18,478 square feet [(57'-0" x 88'-0") + (46'-0" x 68'-4") + (102'-2" x 101'-0") = 20,284.17 SF]. The net decrease would be 1,806 square feet based on the floor plans. These discrepancies should be corrected and the floor areas and dimensions revised accordingly.

Note: No prior Letter of Development Rights Determination was found for the subject property. The owner or applicant may wish to request a LDRD prior to demolition of the existing structure, particularly if the owner wishes to redevelop or transfer off-site the existing nonresidential floor area in the future.

c) Purpose of the SC District (LDC Section 130-43): *In compliance.*

The purpose of the SC district is to establish areas for commercial uses designed and intended primarily to serve the needs of the immediate planning area in which they are located. This district should be established at locations convenient and accessible to residential areas without use of U.S. 1.

d) Permitted and Conditional Uses (LDC Section 130-93): *In compliance following receipt of required major conditional use permit and adherence to proposed conditions of approval.*

According to the proposed site plan (sheet C-2 dated 4/13/2016 by CPH), the proposed development on the property would include the following uses:

- "Existing Dollar Tree" – 10,000 square feet (commercial retail)
- "Proposed Retail A" – 5,000 square feet (commercial retail)
- "Proposed Restaurant W/ Drive Thru" – 3,116 square feet (commercial retail)

"Existing Dollar Tree" is the existing 20,000-square-foot building following the proposed partial demolition of 10,000 square feet. "Proposed Retail A" and "Proposed Restaurant W/ Drive Thru" are proposed as an attached building. The "Existing Dollar Tree," "Proposed Retail A" and "Proposed Restaurant W/ Drive Thru" would be classified as commercial retail uses.

Pursuant to LDC Section 130-93(c)(2), commercial retail uses of high intensity greater than 2,500 square feet in floor area are permitted as major conditional uses in the SC District subject to the standards and procedures set forth in LDC Chapter 110, Article III, provided that access to U.S. 1 is by way of:

a. An existing curb cut;
b. A signalized intersection; or
c. A curb cut that is separated from any other curb cut on the same side of U.S. 1 by at least 400 feet.

Pursuant to LDC Section 101-1, *commercial retail use* means a use that sells goods or services at retail. Commercial retail uses are divided into the following three classifications:

(1) *Commercial retail low-intensity* means commercial retail uses that generate less than 50 average daily trips per 1,000 square feet of floor area.
(2) *Commercial retail medium-intensity* means retail uses that generate between 50 and 100 average daily trips per 1,000 square feet of floor area.
(3) *Commercial retail high-intensity* means retail uses that generate above 100 average daily trips per 1,000 square feet of floor area.

According to the traffic impact report, the proposed development would generate 2,184 total gross trips. With 18,116 square feet of proposed floor area, this results in 121 trips per 1,000 square feet of total floor area. Based on the above "commercial retail use" definition and the proposed floor area, the proposed commercial retail use would be classified as high-intensity, and would therefore require the requested Major CUP. The property is already provided access to U.S. 1 by way of two existing curb cuts that are currently separated less than 400 feet from each other.

As requested by the County's traffic engineer and to better ensure compliance with the LDC and minimize any adverse impacts of the proposed development, staff recommends that the applicant consider an alternative design for the existing access driveways to U.S. 1 after consultation with FDOT. Prior to issuance of any building permits, the County shall require proof of an approved access permit from FDOT.

e) Maximum Nonresidential Land Use Intensities (LDC Sections 130-157, 130-162 & 130-164): *In compliance.*

Land Use District / Land Use	*Maximum Floor Area Ratio (FAR)*	*Size of Site*	*Maximum Allowed*	*Amount of Floor Area*	*Potential Used*
Suburban Commercial (SC) / Commercial retail, high intensity	0.15	144,155 SF	21,623 SF	18,116 SF	83.8%

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

In the SC District for the proposed high-intensity commercial retail use, the minimum open space ratio (OSR) is 0.20 or 20%. Based on a total land area of 144,155 square feet, the minimum OSR is 28,831 square feet. According to Site Plan Sheet C-2 and Landscape Plan Sheet L-1, the proposed OSR is 52,699 square feet or 36.6%.

g) Required Setbacks (LDC Section 130-186): *Not in compliance, unless variance is approved.*

The required non-shoreline setbacks in the SC District are as follows:

Land Use District/ Land Use	*Primary Front Yard (ft.)*	*Secondary Front Yard (ft.)*	*Primary Side Yard (ft.)*	*Secondary Side Yard (ft.)*	*Rear Yard (ft.)*
SC	25	15	10	5	10

The triangular-shaped property has a primary front yard requirement of 25 feet along the southeastern property line adjacent to the U.S. 1 right-of-way, a rear yard requirement of 10 feet along the western property line, and a primary side yard requirement of 10 feet along the northern property line. The secondary front yard and the secondary side yard do not apply to the subject property.

As shown on the proposed site plan, the proposed buildings are in compliance with the required setback. However, the proposed 24-foot-wide access drive in the front of the buildings is located within a portion of the required 25-foot front yard setback. The proposed site plan indicates that the front yard setback/buffer is 10 feet, not 25 feet.

The existing access drive was lawfully established and is therefore lawfully nonconforming. The Applicant is proposing to modify the existing access drives and parking areas to accommodate the new buildings. Staff requests that the front access drive be brought into compliance to the maximum extent practical pursuant to LDC Section 102-59 (note: it appears the Applicant is proposing to bring the access drive into greater compliance on the proposed site plan by reducing the width of the drive

and installing the required bufferyard). In order to have new development, which includes drive aisles, within a required setback, a variance would be required. Front yard setback variances of greater than 10 feet may only be granted by the Planning Commission in accordance with LDC Section 102-187.

h) Maximum Height (LDC Section 130-187): *In Compliance.*

No structure or building shall be developed that exceeds a maximum height of 35 feet, pursuant to LDC Section 130-187. LDC Section 101-1 defines "height" as the vertical distance between grade and the highest part of any structure, including mechanical equipment and defines "grade" as 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.

According to the submitted survey, the U.S. 1 crown of road grade is higher than the subject property's grade. According to sheet A-A2.0 of the submitted plans, the Proposed Retail A and Proposed Restaurant w/ Drive Thru building would be 21'-4" in height, as measured from crown of road of +11.96' NGVD. According to sheet B-A2.0 of the submitted plans, the Existing Dollar Tree building would be 17'-2" in height, as measured from crown of road of +11.96' NGVD.

i) Surface Water Management Criteria (LDC Section 114-3): *In Compliance.*

Stormwater/surface water management plans (sheet C-3, dated 4/13/2016 by CPH) and a drainage report (dated 2/19/2016, signed and sealed 4/8/2016 by CPH) were reviewed for compliance with LDC Section 114-3. The stormwater/surface water management plan and drainage report meet the water quality and water quantity standards provided in Section 114-3. The project will require a permit from the South Florida Water Management District prior to commencement of construction.

j) Wastewater Treatment Criteria (LDC Section 114-5): *Compliance to be determined by the Key Largo Wastewater Treatment District prior to the issuance of a building permit.*

k) Fencing (LDC Section 114-20): *Not applicable.*

Fencing is not being reviewed as part of this application. Any new fencing shall be reviewed independently for compliance as an accessory structure/use under a building permit application.

l) Floodplain Management (LDC Chapter 122): *Compliance to be determined upon submittal to Building Department.*

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

m) Energy Conservation Standards (LDC Section 114-45): *Full compliance to be determined upon building permit application review.*

n) Potable Water Conservation Standards (LDC Section 114-46): *Full compliance to be determined upon building permit application review.*

o) Environmental Design Criteria and Mitigation Standards (LDC Sections 118-6, 118-7 & 118-8): *In compliance.*

The subject property is located within an area designated Tier III (Infill Area) and is primarily developed/scarified habitat. Based on the existing site conditions, the requirement for an Existing Conditions Report was waived by the Planning Director. The clearing limits provided in Chapter 118 do not apply to the subject parcel; however, mitigation will be required for the removal of native upland vegetation in accordance with Chapter 118-8. The removal of native vegetation will be reviewed for compliance at the time of building permit application.

p) Required Off-Street Parking (LDC Section 114-67): *Not in compliance for bicycle parking.*

The proposed development is subject to the following off-street parking requirements:

Specific Use	*Multiplier*	*Proposed Development*	*Required Spaces*
Commercial retail	3 spaces per 1,000 SF of nonresidential floor area	15,000 SF	45
Eating and drinking establishments	For areas devoted to food/beverage service, 1 space per 3 seats or 3 spaces per 1,000 SF of floor area, whichever total amount is higher.	3,116 SF / 34 seats	11
		Total:	56

The proposed site plan (sheet C-2) indicates 88 off-street parking spaces, including five ADA accessible spaces. Given that 32 extra parking spaces are proposed, staff recommends that the applicant consider reducing the number of extra parking spaces to improve some of the site design issues mentioned elsewhere in this staff report, such as the front drive aisle in the setback, truck maneuvering and pedestrian circulation.

Pursuant to LDC Section 114-67(k), *a bicycle rack for parking bicycles shall be provided by all nonresidential development within 200 feet of an existing or programmed state or county bikeway. The minimum layout for a bicycle parking area shall be a two-foot-wide by six-foot-long stall with a minimum aisle width of five feet.*

The bicycle parking area shall be located within 50 feet of a public entrance to the principal structure and shall not interfere with pedestrian or vehicular traffic. No bicycle parking is indicated on the proposed site plan (sheet C-2). The plans must be revised to indicate the required bicycle parking.

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

All nonresidential uses with a gross floor area of 2,500 to 19,999 square feet are required to have one 11' x 55' loading/unloading space, pursuant to LDC Section 114-69(a). The proposed site plan (sheet C-2) indicates one 18'x63' loading space to the rear of the Dollar Tree building. The County traffic engineer recommends submitting a plan demonstrating that the anticipated delivery vehicle can sufficiently turn and maneuver to and from the loading space on the property.

r) Required Landscaping (LDC Chapter 114, Article IV): *In compliance.*

The Landscape Plans submitted with the Conditional Use Permit application (Sheets L-1 and L-2 of the plans dated 4/13/2016) are in compliance with the requirements of LDC Chapter 114-100.

s) Scenic Corridor & Bufferyards (LDC Chapter 114, Article V): *In compliance.*

A major street bufferyard is required. To the southeast is U.S. 1. Along the U.S. 1 right-of-way, a class "C" district boundary bufferyard is required. A class "C" bufferyard has a minimum width of 10 feet and its planting requirements are described/illustrated in LDC Section 114-128.

A land use district bufferyard is required. To the north and west is a Suburban Residential (SR) District. Along the SC/SR district boundary line, a class "D" district boundary bufferyard is required. A class "D" bufferyard has a minimum width of 20 feet and its planting requirements are described/illustrated in LDC Section 114-128.

The plans provided (Sheet L-1) depict the required buffers and planting requirements.

t) Outdoor Lighting (LDC Chapter 114, Article VI): *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.

No structure or land shall be developed, used or occupied unless all outdoor lighting conforms to the requirements of LDC Chapter 114, Article VI. All outdoor lighting shall be designed, located and mounted at maximum heights of 18 feet for noncutoff lights and 35 feet for cutoff lights, pursuant to LDC Section 114-160. All outdoor lighting shall be designed and located such that the maximum illumination measured

in footcandles at the property line shall not exceed 0.3 footcandle for noncutoff lights and 1.5 footcandles for cutoff lights, pursuant to LDC Section 114-161. All lighting from nonresidential uses shall be located, screened or shielded so that adjacent residential lots are not directly illuminated, pursuant to LDC Section 114-162. The new (but not yet effective) LDC includes new provisions, diagrams and design criteria for outdoor lighting.

u) Signs (LDC Chapter 142): *Full compliance to be determined upon building permit application review.*

Signage is indicated on the submitted plans, but 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 (LDC Chapter 114, Article VII): *Compliance to be determined.*

Pursuant to LDC Section 114-195, *no structure or land shall be developed, used or occupied unless direct access to U.S. 1 or County Road 905 is by way of a curb cut that is spaced at least 400 feet from any other curb cut that meets the access standards of the Florida Department of Transportation or an existing street on the same side of U.S. 1 or County Road 905*.

The two existing curb cuts are spaced approximately 120 feet from each other and would be considered nonconforming access. Pursuant to LDC Section 114-119, *no use fronting on U.S. 1 or County Road 905 shall receive a permit for a change of use, expansion or reconstruction unless it is brought into conformance with LDC Chapter 114, Article VII by provision of combined drives or parallel access*.

The site plan proposes to maintain the two existing two-way access driveways to Overseas Highway / U.S. 1. However, due to the increase in vehicular trips from the proposed development, the driveways will need to be brought into full compliance with current FDOT standards. Staff and the County traffic engineer recommend conditions of approval to ensure the driveways are brought into compliance as part of the building permit phase of development. Staff is aware that the applicant has been coordinating with FDOT and applied for an access permit, which is under review.

Pursuant to LDC Section 114-200, a Level 3 traffic impact study for the proposed development was submitted by the applicant as part of the Major CUP application. This study has been reviewed by the County's traffic consultant (URS) and several revisions and additional documentation to the study were requested (see attached review letter), including:

- Comment #11 from 11/3/2015 URS review not addressed
- Clear sight triangles are incorrect
- Existing driveway separations do not meet current FDOT standards; FDOT permit required due to increased trips, alternate configuration recommended
- Drive-through queue capacity cannot be verified

At the time of this staff report, URS concurs "with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways. However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle." Further discussion and review is necessary to determine what will be required.

Pursuant to LDC Section 114-201, *all entrance drives and street intersections shall provide clear sight triangles in both directions as follows and as more fully set forth in the illustration that follows this section*. Clear sight triangles were indicated on the plans, but are incorrect. The clear sight triangles must be indicated pursuant to LDC Section 114-201(1) for drives along U.S. 1 with a bufferyard. Staff requests that plan sheets C-2 and L-1 be revised to correctly indicate the required clear sight triangles.

w) Solid Waste / Recycling (LDC Section 114-21): *In compliance.*

Pursuant to LDC Section 114-21(1), *nonresidential buildings requiring a certificate of occupancy or certificate of compliance shall make adequate provision for a solid waste and recycling collection area. For nonresidential buildings with 15,001 to 50,000 square feet of floor area, the minimum collection area is 175 square feet.* The site plan (sheet C-2) indicates four proposed dumpster enclosures toward the rear of the property totaling approximately 662 square feet.

The enclosure materials and height are not specified, but LDC Section 114-21(5) states *screening shall consist of a solid or semi-opaque enclosure that shall not exceed six feet in height. The enclosure shall provide a minimum of one foot six inch clearance on each side of the container*. As part of a building permit application, plans shall be submitted demonstrating that the above enclosure materials and height meet the above standards.

Pursuant to LDC Section 114-21(7), *the collection area should be designed to be easily accessible by all collection vehicles*. Staff and the County traffic consultant recommend that the applicant submit a plan indicating the truck route to and from the required solid waste/recycling collection areas.

x) Accessibility (Chapter 533, Florida Statues): *Full compliance to be determined upon building permit application review.*

All accessibility standards as required by Florida Statutes and the Americans with Disabilities Act (ADA) must be met. Building requirements will be reviewed upon submittal of building permit applications for the structures.

y) Other Issues.

Fire Marshall comments:
The applicant shall address the Fire Marshall's comments. See attached letter.

County Engineer comments:
The applicant shall address the County Engineer's comments. See attached letter.

Bicycle/Pedestrian Circulation:
Part of the purpose and intent of the County's parking and loading standards, pursuant to LDC Section 114-66, is to minimize unnecessary conflicts among vehicle, pedestrians and bicyclists. Policy 301.3.2 of the 2030 Comprehensive Plan states that development shall be connected to the [built bicycle or pedestrian] facility in a safe and convenient manner to ensure that it is part of the development's overall transportation system. For state owned bicycle or pedestrian facilities a connection permit shall be required. Policy 401.1.1 requires retail shopping facilities, offices and similar uses generating over two thousand (2,000) trips per day be built to accommodate mass transit by being designed to include such features as adequate turning radii for large vehicles, direct access to sheltered areas with seating that can serve as a bus stop and pedestrian access to adjacent properties. Policy 401.1.2 encourages developers of major trip generators to provide transit facilities, pedestrian/bicycle paths, bicycle racks and parking, and carpool facilities.

The property is located along the Overseas Heritage Trail, a shared-use bicycle and pedestrian path within the U.S. 1 right-of-way. The property is also served by Miami-Dade Transit's Route 301 Dade Monroe Express bus service along U.S.1 between Florida City and Marathon. Based on the above County policies, staff recommends the following:

- Pedestrian sidewalks or walkways, separate from the vehicular driveways, should be installed from the Overseas Heritage Trail along U.S. 1 across the proposed front drive aisle to the main entrances of the buildings. Pedestrian crosswalks across the front drive aisle should be indicated with appropriate striping and signage. A connection permit may be required from FDOT.

- The location of the Overseas Heritage Trail path along U.S. 1 should be indicated on the site plan (sheet C-2) and the landscape plan (sheet L-1). All driveway connections to U.S. 1 should be designed in accordance with applicable standards for intersections with shared-use paths, including striping and signage. The required clear sight triangles should be located to ensure visibility with the shared use path. A permit may be required from FDOT.

- In coordination with Miami-Dade Transit, FDOT and the County (Anderson Outdoor Advertising), bus stops with ADA-compliant shelters and trash receptacles should be installed on northbound and southbound sides of U.S. 1 to

serve the anticipated increase in bus passengers generated by the proposed uses. A permit may be required from FDOT.

V RECOMMENDED ACTION:

Staff recommends approval with conditions to the Planning Commission, if the following conditions and comments are addressed:

Prior to the Planning Commission hearing for the subject Major CUP, the applicant shall submit revised plans with the following corrections:

1. The floor area discrepancies between the site plan and floor plans shall be corrected and the floor areas and dimensions revised accordingly.

2. Given that 32 extra parking spaces are proposed, staff recommends that the applicant consider reducing the number of extra parking spaces to improve some of the site design issues mentioned elsewhere in this staff report, such as the front drive aisle in the setback, truck maneuvering and pedestrian circulation.

3. Site Plan sheet C-2 lists the incorrect scale. The title block lists 1"=20', but the plan is 1"=30'. Please correct the title block.

4. The County traffic consultant recommends submitting a plan demonstrating that the anticipated delivery vehicle can sufficiently turn and maneuver to and from the loading space on the property.

5. Staff and the County traffic consultant recommend that the applicant submit a plan indicating the truck route to and from the required solid waste/recycling collection areas.

6. Indicate the required bicycle parking, pursuant to LDC Section 114-67(k).

Prior to the Planning Commission hearing for the subject Major CUP:

7. The applicant shall address URS's comment letter dated June 23, 2016 regarding the Level 3 traffic study (attached).

8. The applicant shall address the County Fire Marshall's and the County Engineer's comments (attached).

9. The applicant shall address the bicycle/pedestrian circulation comments in this report.

10. To address the encroachment of the proposed drive aisle into the 25-foot primary front yard setback, the nonconforming front access drive shall either: 1) be brought into compliance to the maximum extent practical pursuant to LDC Section 102-59 or 2) obtain approval of a variance in accordance with LDC Section 102-187.

Prior to the issuance of a building permit associated with the requested Major Conditional Use Permit:

11. The drainage, utility, stormwater, landscaping and irrigation plans shall be formally approved by a building permit.

12. The existing curb cut to Overseas Highway/U.S. 1 shall be brought into compliance with current FDOT standards. A Notice of Intent letter from FDOT for an access permit or an FDOT letter stating no additional improvements are necessary shall be submitted with the County building permit application.

Recommended general conditions for the requested Major Conditional Use Permit:

13. Prior to the issuance of the Certificate of Occupancy for the 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.

14. 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.

VI PLANS REVIEWED:

- Boundary & Topographic Survey, prepared by Thomas J. Galloway, dated 3/25/2015.
- Civil Plans for IMC Property Management & Maintenance, Inc., prepared by Christopher Collins, P.E., CPH including the following sheets:
  - C-1 Cover Sheet, dated 4/13/2016
  - C-2 Conceptual Site Plan, dated 4/13/2016
  - C-3 Stormwater/Surface Water Management Plan, dated 4/13/2016
  - C-4 Construction Management Plan, dated 4/13/2016
  - C-5 Composite Utility Plan, dated 4/13/2016
- Landscape Plans for IMC Property Management & Maintenance, Inc., prepared by James K. Winter, Registered Landscape Architect, CPH including the following sheets:
  - L-1, Preliminary Landscape Plan, dated 10/12/2015
  - L-2, Landscape Notes and Details, dated 5/12/2015
- Architectural Plans for IMC Property Management & Maintenance, Inc., prepared by John A. Baer, Registered Architect, CPH including the following sheets:
  - A-A1.0, Proposed Floor Plan Restaurant & Retail, dated 8/20/2015
  - A-A2.0, Proposed South & West Elevations Restaurant & Retail, dated 3/31/2016
  - A-A2.1, Proposed North & East Elevations Restaurant & Retail, dated 3/31/2016
  - B-A1.0, Proposed Floor Plan Dollar Tree, dated 6/9/2016
  - B-A2.0, Existing & Proposed Elevations Dollar Tree, dated 3/31/2016
- Drainage Report, prepared by Heide Belle Henderson, P.E., signed and sealed 4/8/2016
- Traffic Impact Statement, IMC Key Largo Commercial Center #I3604, prepared by Sandra L. Gorman, P.E., CPH, revised April 2016.

VII ATTACHMENTS:

- June 23, 2016 URS Review of Level III Traffic Impact Study dated April 2016
- September 23, 2015 County Engineer's review comments
- May 11, 2015 County Fire Marshall's comments

Engineering Department
MEMORANDUM

To: Mayte Santamaria, Director of Planning

From: Judy Clarke, Director of Engineering Services

Date: September 23, 2015

Re: #2015-163 Key Largo Tree LLC

I have reviewed the plans that were submitted for this project. The site is located on US 1; therefore it will not create any access issues on county maintained roads. The landscape plans show trees and/or shrubs between the proposed paved parking lot and the US 1 right of way. The county's recently completed US 1 Bayside Shared Use Path is located on the FDOT ROW in front of this parcel. The final approved design should include either the landscaping buffer as shown or curb along the edge of the parking area to prevent vehicles from leaving the site (or using the ROW as overflow parking) by driving across the grass and paved path instead of using the site driveways. This will help with access management along US 1 and will minimize damage to the path by unauthorized vehicles.

If you should have any questions or need additional information please feel free to contact me.

COUNTY of MONROE
KEY WEST FLORIDA 33040
(305) 294-4641

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

OFFICE of
the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6368
FAX: (305) 289-6369

Angel Figueroa
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

May 11, 2015

RE: Letter of Coordination 101000 Overseas Highway (US 1), Key Largo, FL

Dear Mr. Figueroa,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the project owner of 101000 Overseas Highway (US 1), Key Largo, FL.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (5th Edition), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the NFPA 1, Ch.18, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. The Fire Department Connection and back flow currently in place shall be brought into compliance with current codes and properly protected from physical damage by vehicular traffic.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review and issuance of a building permit. The Key Largo Fire Department provides fire suppression service to the proposed project location.

Sincerely,

Steven M. Zavalney
Deputy Fire Marshal, Monroe County Fire Rescue

January 11, 2016

Mr. Kevin Bond, AICP – Planning and Development Review Manager **via eMail**
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277

Re: File #2015-163, Key Largo Tree, LLC Major CU – Key Largo (Overseas Highway – MM 101.0)
Level III Traffic Impact Study dated April 2016 - Review

Dear Mr. Bond:

We have reviewed the traffic impact study dated April 2016 submitted by *CPH, Inc.* for the applicant *IMC-Key Largo Commercial Center,* and received via email on June 3, 2016.

§ A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix B includes previous review comments. Comment 11 still has not been properly addressed in the Methodology.

§ *Background data:* The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building.

§ *Site Plan*: A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The "visibility triangle" shown on the site plan does not show correctly the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the current and previously provided site plans yielded the following comments (see attachment):

1. Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

   The Site Access Analysis section of the report on page 12 indicates that *preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment*. The last written documentation received by the County from the Department contradicts this statement. See attached FDOT comment 2, which states that *Proposed Access* ***shall*** [emphasis added] *comply with Florida Administrative Chapter (FAC) 14-96 and 14-97* and comments 3 and 4.

   Preliminary crash data (see attachment) indicates an increase of crash incidents within the site driveways.

2. Need to show drive through queue capacity and direction. The last paragraph in page 12 states that *Queues studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles.* However, the report does not provide adequate reference or copies of the reports for review. In addition, the site plan does not show how the 12 vehicles would be accommodated as previously requested.

URS Corporation Southern
7800 Congress Avenue, Suite 200
Boca Raton, FL 33487-1350
Tel: 561.994.6500
Fax: 561.994.6524

§ *Trip Generation*: The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition* using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116). Other calculated intensities should be deleted.

The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

§ *U.S. 1 Traffic Impact and Reserve Capacity*: The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.

§ *Intersection Analysis:* The study presents inbound/outbound volumes and analysis for the site driveways, and the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive.

Table 5 – Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed.

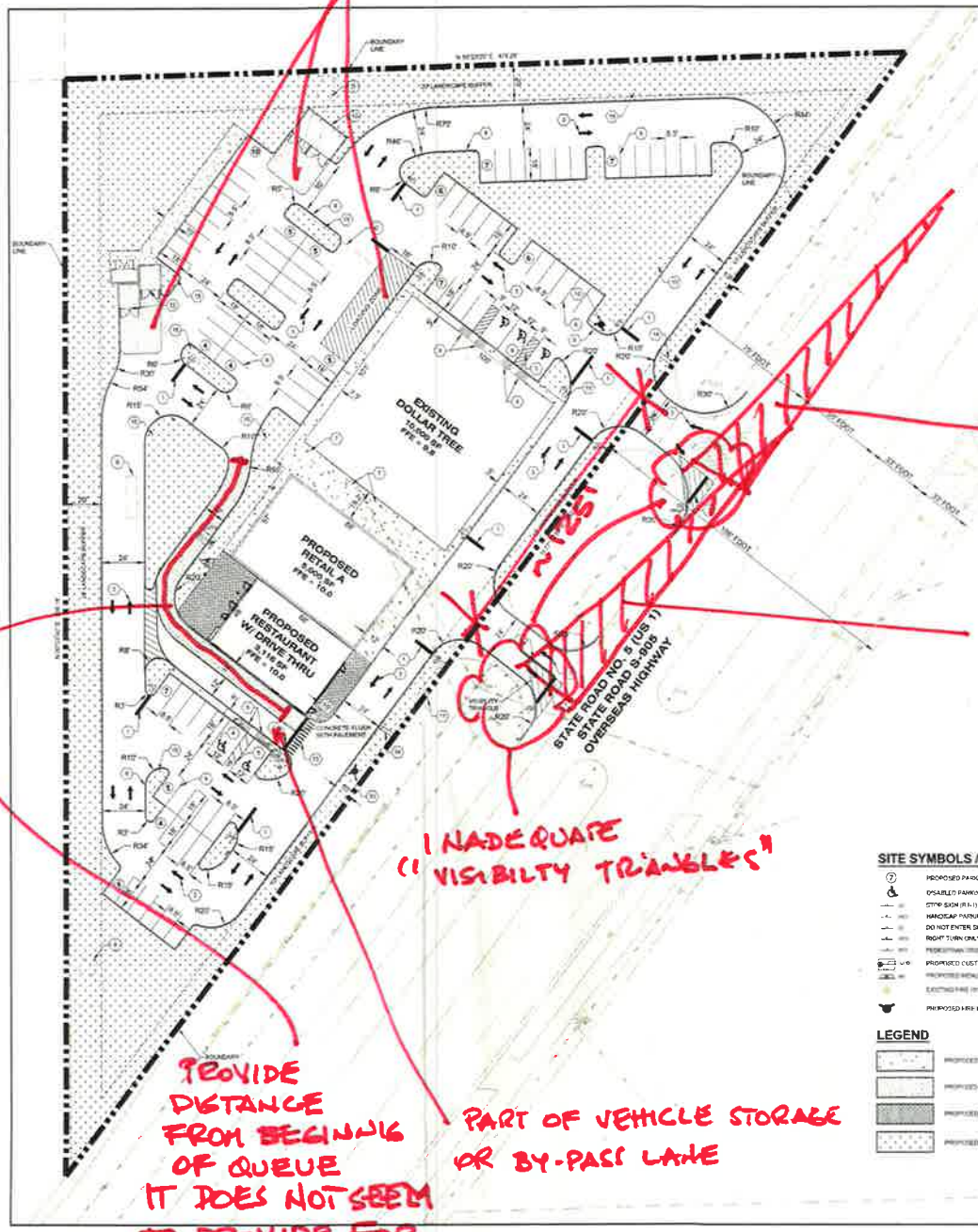
At this time, we concur with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways. However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern

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

cc: Ms. Mayte Santamaria – Monroe County

SHOW TRUCK ROUTE TO & OUT OF THIS AREAS.



NOTES

CERTIFYING THAT THERE ARE NO OBJECTS WITHIN THE TRIANGLES OBSTRUCTING SIGHT DISTANCE

INADEQUATE "VISIBILTY TRIANGLES"

PROVIDE DISTANCE FROM BEGINNIG OF QUEUE IT DOES NOT SEEM TO PROVIDE FOR 12 VEHICLES

PART OF VEHICLE STORAGE OR BY-PASS LANE

N

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR. (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 5' WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 6" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12 PER FDOT INDEX # 304 (CURB RAMP TYPE CR-D)
10. PROPOSED FIRE HYDRANT.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 3' O.C. PER FDOT INDEX # 17346
14. FREE STANDING SIGN. (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)
A. WOOD BUILDING (1,296.2') TO BE DEMOLISHED (67.43 S.F.)
B. WOOD BUILDING (1,703.2') TO BE DEMOLISHED (144.82 S.F.)
C. PORTION OF CASTING BUILDING (100.7'x100.7') TO BE DEMOLISHED (10,149.42 S.F.)
D. METAL BUILDING (5,914.2') TO BE DEMOLISHED (356.49 S.F.)

SITE SYMBOLS /LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN
- DO NOT ENTER SIGN (R5-1)
- RIGHT TURN ONLY (R3-5R)
- PEDESTRIAN CROSSING
- PROPOSED CUSTOMER ORDER DISPLAY SPEAKER
- PROPOSED MENU BOARD
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT

LEGEND

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED OPEN SPACE

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087350.000000
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)
ZONING	
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL
TIER DESIGNATION	III
FEMA	
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)

SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 40' REAR YARD: 85' SIDE YARD: 126'

BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'

PRESERVATION	
EXTENT AREA OF WETLANDS	N/A
PRESERVATION AREA	N/A
CONSERVATION EASEMENTS	N/A
PARKING	
REQUIRED PARKING	
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12
TOTAL REQUIRED PARKING	57
PROPOSED PARKING	58

BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'

DEMOLITION	
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,719 S.F.
LAND USES	
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)

NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,000 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	**BLDG. SIZE**	**PROP. FAR**	**MAX. FAR ALLOWED**
COMMERCIAL (HIGH INTENSITY)	18,116 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	52,899 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,256 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

2015-163

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No.	Revision	Date	By
1	REVISED PER CITY COMMENTS (DATED 09-16-15)	10-05-15	A.T.S.

Designed by:	C.P.H.
Drawn by:	A.T.S.
Checked by:	C.P.H.
Approved by:	C.P.H.
Scale:	1"=20'
Date:	04-13-15
Job No.:	13004
© cphinc	

Plans Prepared By
CPH, Inc.

CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2

F.R. ALEMAN
& Associates, Inc.

CONSULTING ENGINEERS & SURVEYORS
www.FR-Aleman.com

10305 NW 41 Street, Suite 200
Miami, Florida 33178
TEL: (305) 591-8777
FAX: (305) 599-8749

Traffic Impact Study Review Comments – IMC Key Largo Commercial Center

1) FDOT Access Connection Permit for Category-D submittal will be required for this project.

2) Proposed Access shall comply with Florida Administrative Chapter (FAC) 14-96 and 14-97.

3) Existing segment of Overseas Hwy at project location is Access Management Class-5 Restrictive roadway. Project shall meet minimum spacing requirements for given Classification.

4) Proposed plans shall provide distance between the properties' two driveways along with distances to access points for neighboring properties and any existing median openings.

5) Site improvements will require an FDOT Drainage Permit with on-site retention. Plans with supporting calculations shall provide assurances the on-site retention system is sufficiently designed to meet the 100-yr / 1-hr Critical Storm duration at 5.1-inch intensity.

6) A percolation test shall be submitted along with the FDOT Drainage Permit providing the "K-value" for soil hydraulic conductivity.

7) Proposed driveway design shall comply with FDOT Standard Index 515.

8) Provide appendix showing the source (Trip Generation Handbook) for the percent pass- by rates used for different facility.

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10) Provide reference for figures 3 and 4 with their respective appendix.

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13) The Florida Department of Transportation Design Standard Index Number 546 requires a minimum sight distance at intersections based on design speed of the main road. The required sight distance is not shown and following to the standard requirements for sight distance applicable to the study driveways.

https://s4.geoplan.ufl.edu/analytics/#/Views/CrashAnalysisMainPage.xaml

Resources and Tools | Google | Signal Four Analytics

File Edit View Favorites Tools Help

Page Safety Tools

SIGNAL FOUR ANALYTICS

Crash Analysis | Network Analysis

Submit Feedback jarrieta

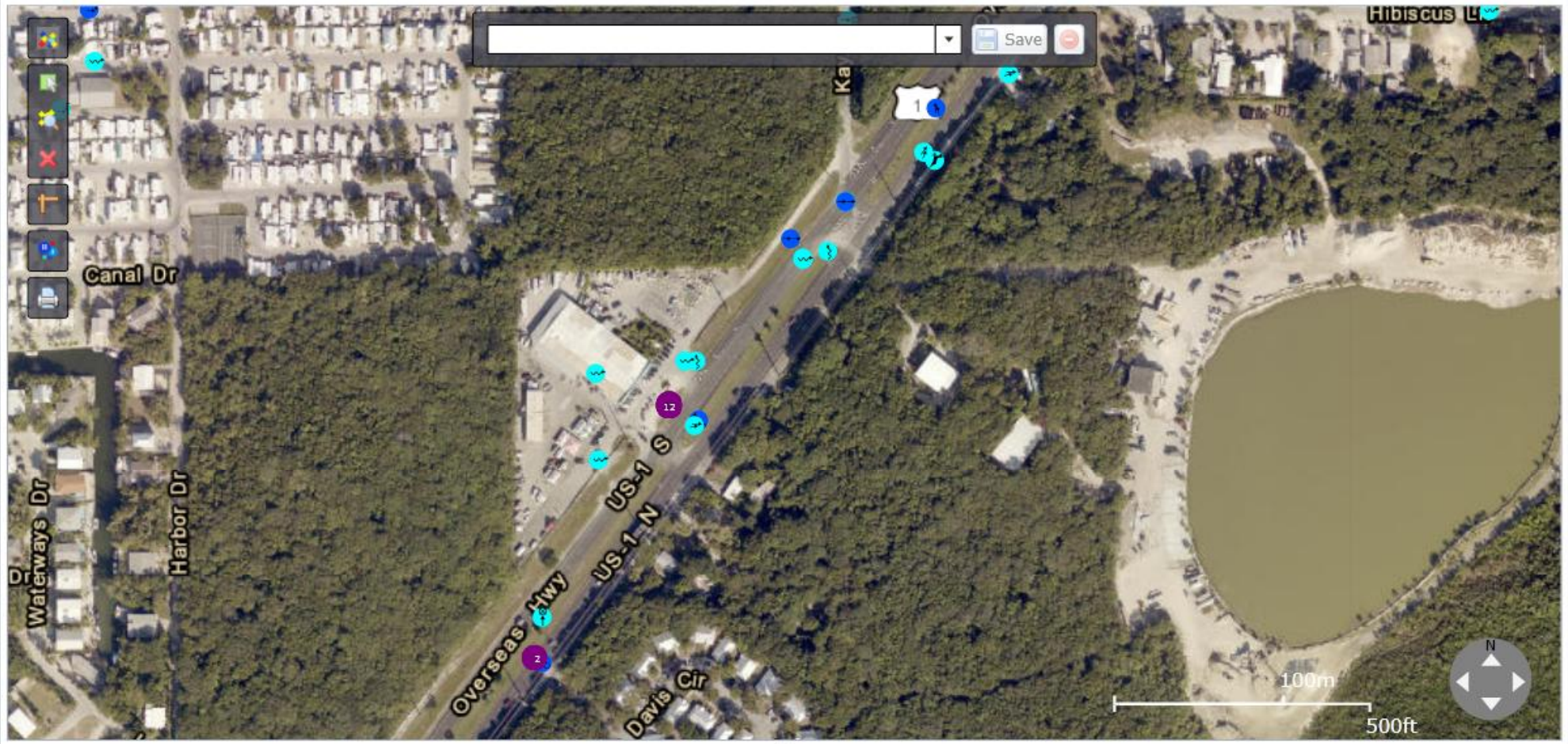
Map Layers | Bar Chart | Pie Chart | 2D Chart

Layers

- Analysis
  - Crash
- Reference
  - Hospital
  - School
  - Fire Department
  - Police Station

Base Map

Cartographic | Aerial | Hybrid | Grayscale



	HSMV Report #	Agency Report #	Reporting Agency	Form Type	Crash Date	Crash Time	City	County	Crash Street	Intersecting Street
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	81971247	FHPE12OFF049655	FHP	Long	9/27/2012	4:10 PM	Key Largo	Monroe	HARRY DAVIS CIR	SR-5
	83196753	FHPE13OFF017580	FHP	Long	4/10/2013	5:07 PM	Key Largo	Monroe	US-1	HIBISCUS LN
	83291133	FHPE13OFF013582	FHP	Long	3/20/2013	10:40 AM	Key Largo	Monroe	US-1	HIBISCUS LN
	83642329	FHPE13OFF050809	FHP	Long	10/8/2013	2:10 AM	Key Largo	Monroe	US-1	HIBISCUS LN
	83699554	FHPE13OFF056119	FHP	Long	11/5/2013	9:45 AM	Key Largo	Monroe	US-1	HARRY DAVIS CIR

Showing: All (107) / Mapped (107) / Selected (0) **Retrieved 107** (107 Mapped)

Crashes

Query Filters

Time and Place Filters

Date/Time

Date Range
- 1/1/2011 - 12/31/2015

Geographic Area

Geographic Extent
- Current Map Extent

Hide Unused Filters

Search | Clear

File #: **2015-163**

Owner's Name: Key Largo Tree, LLC

Applicant: Key Largo Tree, LLC

Agent: Christopher Collins - CPH

Type of Application: Major

Key: Key Largo

RE: 00087350.000000

Additional Information added to File 2015-163

URS

RECEIVED
JUL - 5 2016
MONROE CO. PLANNING DEPT

January 11, 2016

Mr. Kevin Bond, AICP – Planning and Development Review Manager **via eMail**
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277

Re: File #2015-163, Key Largo Tree, LLC Major CU – Key Largo (Overseas Highway – MM 101.0) Level III Traffic Impact Study dated April 2016 - Review

Dear Mr. Bond:

We have reviewed the traffic impact study dated April 2016 submitted by *CPH, Inc.* for the applicant *IMC-Key Largo Commercial Center,* and received via email on June 3, 2016.

- A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix B includes previous review comments. Comment 11 still has not been properly addressed in the Methodology.

- *Background data:* The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building.

- *Site Plan*: A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The "visibility triangle" shown on the site plan does not show correctly the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the current and previously provided site plans yielded the following comments (see attachment):

  1. Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

     The Site Access Analysis section of the report on page 12 indicates that *preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment*. The last written documentation received by the County from the Department contradicts this statement. See attached FDOT comment 2, which states that *Proposed Access* ***shall*** [emphasis added] *comply with Florida Administrative Chapter (FAC) 14-96 and 14-97* and comments 3 and 4.

     Preliminary crash data (see attachment) indicates an increase of crash incidents within the site driveways.

  2. Need to show drive through queue capacity and direction. The last paragraph in page 12 states that *Queues studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles.* However, the report does not provide adequate reference or copies of the reports for review. In addition, the site plan does not show how the 12 vehicles would be accommodated as previously requested.

URS Corporation Southern
7800 Congress Avenue, Suite 200
Boca Raton, FL 33487-1350
Tel: 561.994.6500
Fax: 561.994.6524

- *Trip Generation*: The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition* using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

  Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116). Other calculated intensities should be deleted.

  The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

- *U.S. 1 Traffic Impact and Reserve Capacity*: The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.

- *Intersection Analysis:* The study presents inbound/outbound volumes and analysis for the site driveways, and the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive.

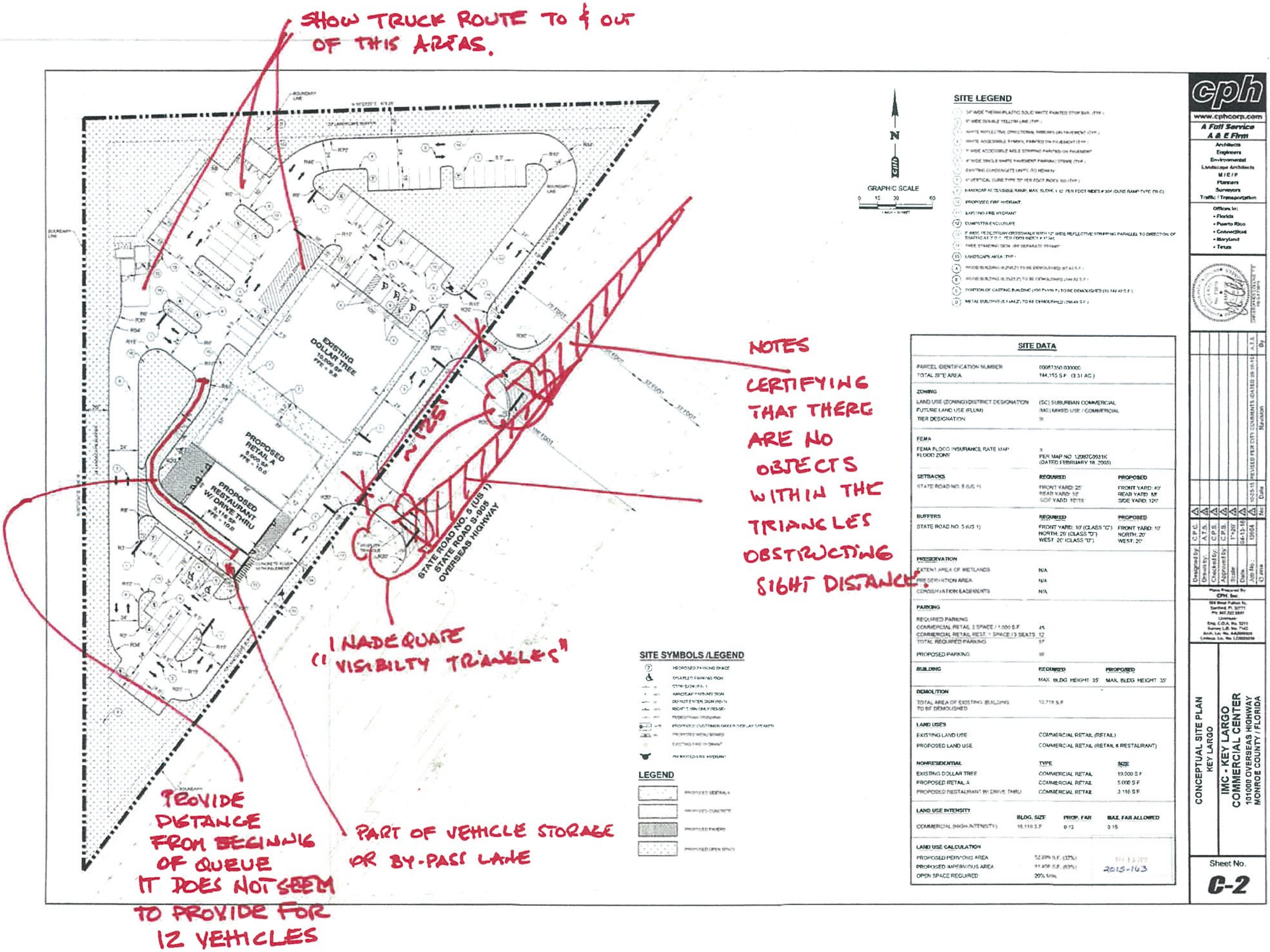
  Table 5 – Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed.

At this time, we concur with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways. However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern

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

cc: Ms. Mayte Santamaria – Monroe County


SHOW TRUCK ROUTE TO & OUT OF THIS AREAS.
NOTES CERTIFYING THAT THERE ARE NO OBJECTS WITHIN THE TRIANGLES OBSTRUCTING SIGHT DISTANCE.
INADEQUATE ("VISIBILTY TRIANGLES")
PROVIDE DISTANCE FROM BEGINNING OF QUEUE
IT DOES NOT SEEM TO PROVIDE FOR 12 VEHICLES
PART OF VEHICLE STORAGE OR BY-PASS LANE
EXISTING DOLLAR TREE 10,000 SF FFE = 9.5
PROPOSED RETAIL A 5,000 SF FFE = 10.0
PROPOSED RESTAURANT W/ DRIVE THRU 3,116 SF FFE = 10.0
STATE ROAD NO. 5 (US 1) STATE ROAD S-905 OVERSEAS HIGHWAY
GRAPHIC SCALE
SITE LEGEND
SITE SYMBOLS /LEGEND
LEGEND
SITE DATA
PARCEL IDENTIFICATION NUMBER
TOTAL SITE AREA 144,155 S.F. (3.31 AC.)
ZONING
LAND USE (ZONING) DISTRICT DESIGNATION (SC) SUBURBAN COMMERCIAL
FUTURE LAND USE (FLUM) (MC) MIXED USE / COMMERCIAL
TIER DESIGNATION
FEMA
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)
SETBACKS REQUIRED PROPOSED
STATE ROAD NO. 5 (US 1) FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15' FRONT YARD: 40' REAR YARD: 58' SIDE YARD: 120'
BUFFERS REQUIRED PROPOSED
STATE ROAD NO. 5 (US 1) FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D") FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION
EXTENT AREA OF WETLANDS N/A
PRESERVATION AREA N/A
CONSERVATION EASEMENTS N/A
PARKING
REQUIRED PARKING
COMMERCIAL RETAIL 1 SPACE / 1,000 S.F. 45
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS 12
TOTAL REQUIRED PARKING 57
PROPOSED PARKING
BUILDING REQUIRED PROPOSED
MAX. BLDG HEIGHT 35' MAX. BLDG HEIGHT 35'
DEMOLITION
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED
LAND USES
EXISTING LAND USE COMMERCIAL RETAIL (RETAIL)
PROPOSED LAND USE COMMERCIAL RETAIL (RETAIL & RESTAURANT)
NONRESIDENTIAL TYPE SIZE
EXISTING DOLLAR TREE COMMERCIAL RETAIL 10,000 S.F.
PROPOSED RETAIL A COMMERCIAL RETAIL 5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU COMMERCIAL RETAIL 3,116 S.F.
LAND USE INTENSITY BLDG. SIZE PROP. FAR MAX. FAR ALLOWED
COMMERCIAL (HIGH INTENSITY) 18,116 S.F. 0.13 0.15
LAND USE CALCULATION
PROPOSED PERVIOUS AREA
PROPOSED IMPERVIOUS AREA
OPEN SPACE REQUIRED 20% Min.
2015-163
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Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: 1"=20'
Date: 04-13-15
Job No.: 13504
10-25-15 REVISED PER CITY COMMENTS (DATED 09-16-15) A.T.S.
No. Date Revision By
CONCEPTUAL SITE PLAN
KEY LARGO
IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA
Sheet No.
C-2

F.R. ALEMAN
& Associates, Inc.

CONSULTING ENGINEERS & SURVEYORS
www.FR-Aleman.com

10305 NW 41 Street, Suite 200
Miami, Florida 33178
TEL: (305) 591-8777
FAX: (305) 599-8749

Traffic Impact Study Review Comments – IMC Key Largo Commercial Center

1) FDOT Access Connection Permit for Category-D submittal will be required for this project.

2) Proposed Access shall comply with Florida Administrative Chapter (FAC) 14-96 and 14-97.

3) Existing segment of Overseas Hwy at project location is Access Management Class-5 Restrictive roadway. Project shall meet minimum spacing requirements for given Classification.

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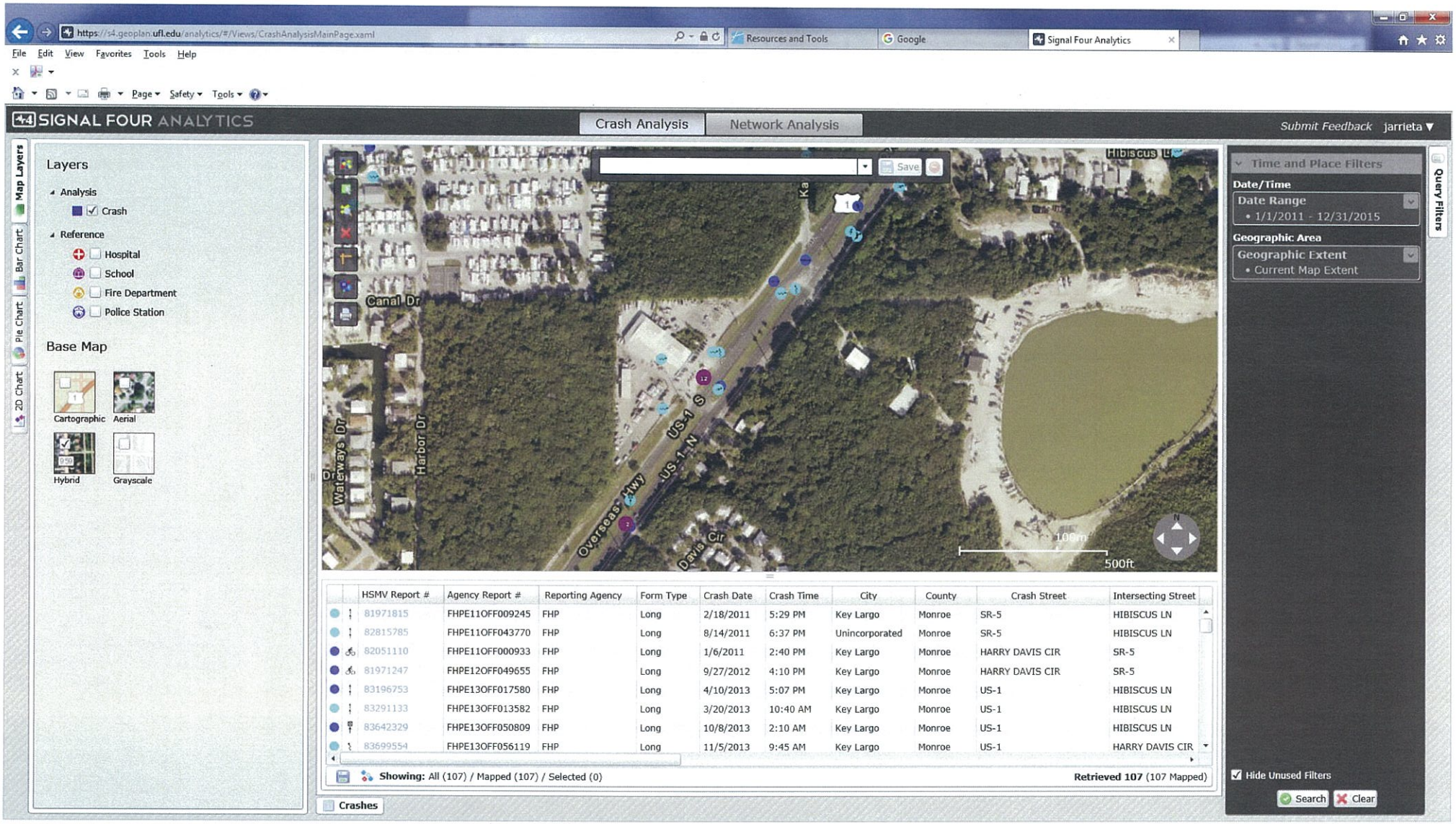

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83699554	FHPE13OFF056119	FHP	Long	11/5/2013	9:45 AM	Key Largo	Monroe	US-1	HARRY DAVIS CIR

RECEIVED
JUN 20 2016
MONROE CO. PLANNING DEPT

6/16/16
(Date)

I hereby authorize Chris Collins, CPH be listed as authorized agent
(Name of Agent)

for Key Largo Tree, LLC for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 8, Block _____,

Subdivision: _____, Key (island): Largo

and Real Estate number: Key: 1095931 Parcel: 00087350-000000

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 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

Yoram Ezhak, Mgr.
Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 16 day of JUNE, 2016.

YORAM EZHAK is ✓ personally known _____ produced identification

_____ Type of Identification), did / did not take an oath.

Notary

LETICIA RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 21, 2020
Commission # FF 74419

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUN 20 2016
MONROE CO. PLANNING DEPT

Disclosure of Interest

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*

- 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*
SEE Attached.	

- 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: _____

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 16 day of JUNE, by _____. He/she is personally known to me or has produced _____ as identification.

_____
Notary Public
My Commission Expires: 03/2013

LETICIA RODRIGUEZ
Notary Public - State of Florida
My Comm. Expires Mar 21, 2018
Commission # FF 74419

Key Largo Tree, LLC

Name and Address and % of Ownership

Name:	*Address:*	*% of Ownership*
Labe Partners, LLC	17201 NE 13 Ave North Miami FL 33162	16.67%
RGS Partners, LLC	9401 Collins Ave apt 607 Surfside FL 33154	16.67%
Majal Investment	655 Ocean Blvd Golden Beach FL 33160	16.66%
Key Largo Members, LLC	696 N.E. 125th Street North Miami FL 33161	50.00%
		100.00%

Key Largo Members, LLC

Yoram and Yleana Izhak T/E	230 Bal Bay Drive Bal Harbor FL 33154	60.00%
Miami Metro Enterprise, LLC	10255 SW 9th Terrace Miami FL 33174	30.00%
Arye Eric Maller	492 Sweet Bay Ave Plantation FL 33324	6.00%
Carlos and Odette Segrera Trustees	100 SW 44th Ave Coral Gables FL 33134	2.00%
Robert A. Brandt Revocable Trust	57 S. Royal Poinciana Blvd Miami Springs FL 33166	2.00%
		100.00%

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

J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Melva G. Wagner
Secretary/Treasure
District 2

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

May 6, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

RECEIVED
JUN 20 2016
MONROE CO. PLANNING DEPT

RE: IMC Commercial Center-
101000 Overseas Highway
RE # 00087350-000000
Location #024708-1" Domestic Meter & #047633-6" Fire Meter

Dear Mr. Figueroa,

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

There is an 8" water main on Overseas Highway in front of proposed property. There is an existing 1" domestic meter & 5/8" meter on 6" fire line that currently feeds property.

A complete set of and Architectural and civil plans will be required to determine meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier

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JUN 20 2016
2015-163
MONROE CO. PLANNING DEPT

KEY NOTES

1. EXISTING DOOR (TYP. U.N.O.)
2. EXISTING WINDOW
3. EXISTING EXTERIOR WALL
4. EXISTING INTERIOR WALL
5. NEW EXTERIOR WALL
6. EXISTING METAL PANELS
7. EXISTING METAL ROOF
8. NEW METAL CANOPY
9. NEW STUCCO SIDING
10. NEW EIFS CORNICE
11. NEW METAL CAP
12. AREA OF EXTERIOR SIGNAGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
13. NEW COLLECTOR BOX & DOWNSPOUT

GENERAL NOTES

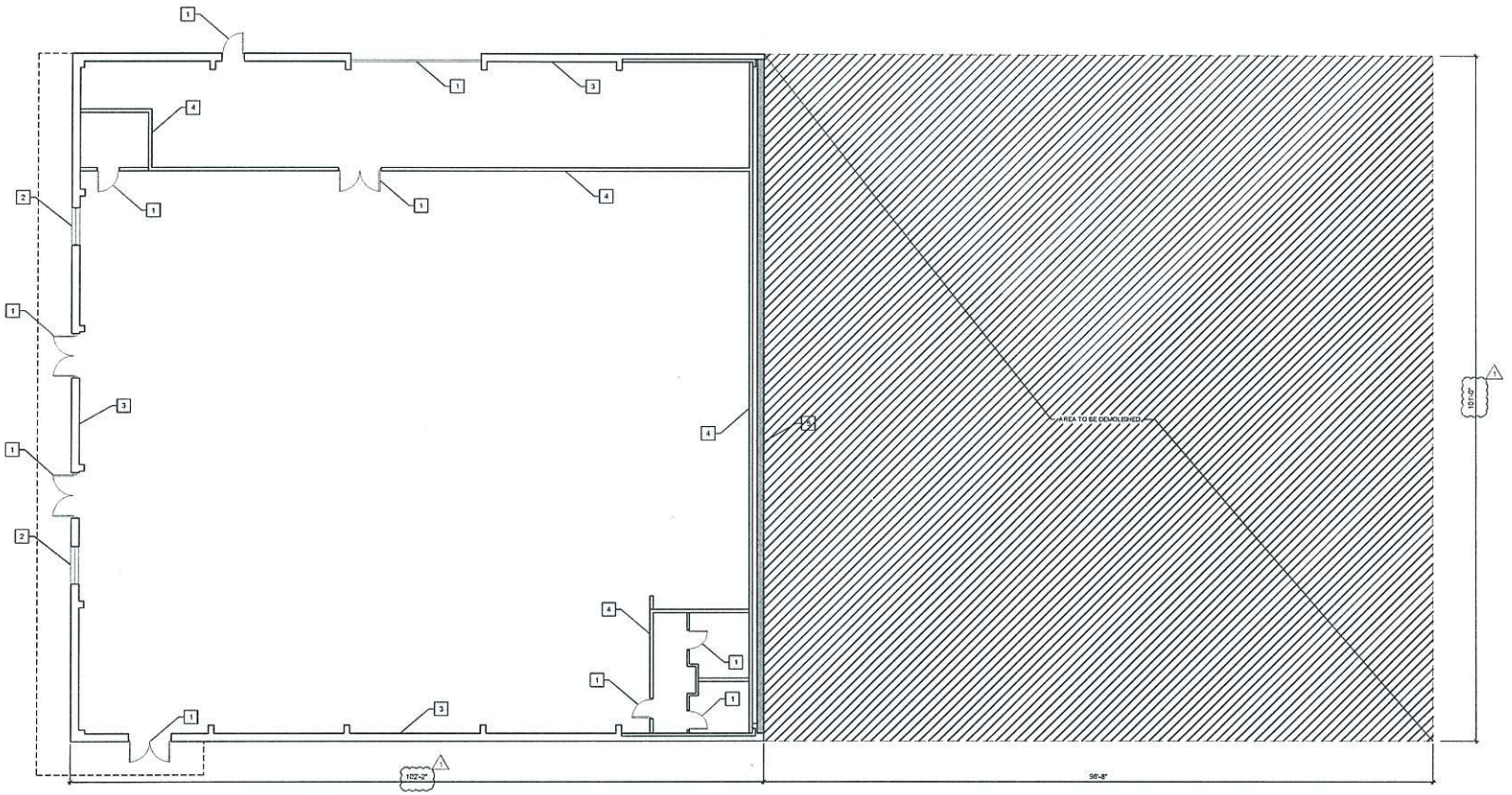
1. THE PLAN LOCATION OF FIXTURES AND EQUIPMENT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK. BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND REPAIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEMS) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.



1 A1.0 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

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No.	Date	Revision	By
1	06-09-16	COMMENT RESOLUTION	

Designed by: I.I.U.
Drawn by: I.I.U.
Checked by: I.I.U.
Approved by: I.I.U.
Scale: 1/8"=1'-0"
Date: 06/20/15
Job No.: 13604
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Plans Prepared By
CPH, Inc.
1992 SW 1st. St.
Miami, FL 33135
Ph: 305.274.4895
Licenses:
Eng. C.O.A. No. 3265
Survey L.B. No. 7143
Arch. Lic. No. AA26002
Landscp. Lic. No. LC0000

ROPOSED FLOOR PLAN
DOLLAR TREE
IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
B-A1.0

J:\13604\Architectural\1_Architecture\Key Largo_Floor Plan-07_21_15.dwg Jun 13, 2016 - 2:57pm kazan

Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

May 10, 2016

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use Application
IMC Commercial Center
101000 Overseas Highway
Key Largo, FL
RE Number 00087350.000000
Project Description

To whom it may concern,

Enclosed here within, on behalf of Key Largo Tree, LLC is a request for a Major Conditional Use Permit to redevelop the property located at 101000 Overseas Highway within Key Largo, FL. The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to partially demolish 10,239 SF of the existing building (vacant retail space) and construct a new 3,116 SF McDonalds restaurant and a 5,000 SF retail building (user to be determined). The proposed application is similar with the conceptual plan presented to staff at a pre application meeting presented to Monroe County staff in 2013 which generated the 'Letter of Understanding' from Monroe County dated 12/16/2013.

The property is located within the Suburban Commercial (SC) Land Use District and the proposed redevelopment is consistent with the purpose and intent of the SC district which is to establish areas for commercial uses designed and intended to serve the needs of the immediate planning area. In addition, the redevelopment is consistent with the purpose of the MC FLUM category set forth in the Comprehensive Plan Policy 101.4.5.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,

Chris Collins
Vice President

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May 10, 2016

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use- Project #2015-163
Community Impact Statement
101000 Overseas Highway
Key Largo, FL

To whom it may concern,

Proposed Development Description:

General Description
The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to partially demolish 10,807 SF of the existing building (vacant retail space);
Estimated Start Date: 01/01/2017 Estimated Date of Completion: 02/01/17,
and construct a new 3,116 SF McDonald's restaurant and a 5,000 SF retail building (user to be determined);
Estimated Start Date: 01/01/2017 Estimated Date of Completion: 05/01/17.

The proposed development will be constructed in one single phase described as follows:

Total Site Area: 144,155 S.F. (3.31 AC.)

Nonresidential- Retail
One (1) Existing Dollar Tree (10,000 S.F.)
One (1) Proposed Retail A (5,000 S.F.)
Required Parking
Commercial Retail 3 Space / 1,000 = 45 parking spaces

Nonresidential- Restaurant
One (1) Proposed Restaurant w/ Drive Thru (3,116 S.F.)
Required Parking
Commercial Retail Restaurant 1 Space / 3 Seats = 12 parking spaces

The project proposes a total of 88 parking spaces which exceeds the required total parking spaces.

Aspects of the Project Design:
All development will conform to a minimum of the Florida Building Department and Monroe County standards. Proposed building have been conjoined and are in close proximity to the existing Dollar Tree in an effort to minimize potential hurricane and/or fire damage.

Impact Assessment:

1. Projected Daily Potable Water:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD
3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Water Demand= 978 GPD

2. Projected Daily Wastewater:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD
3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Wastewater Demand= 978 GPD

FKAA
Enclosed to this document please find coordination letter from Marnie L. Walterson from FKAA (Dated May 6, 2015).

Public Facilities-Wastewater Management
Enclosed please find letter from James Oni from the Florida Department of Environmental Protection (FDEP). Per the attached correspondence, CPH will submit for domestic wastewater collection system and potable water general permits will be attained as required.

Special Considerations:
The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The proposed uses are permitted as major conditional uses within the Suburban Commercial District, and are in harmony with the Comprehensive Land Use Plan objectives and policies. The applicant is proposing to transform the underutilized property into a vibrant commercial development. The redevelopment of the property will encourage a strong sense of place and provide a community serving business in place of the sea of concrete existing there today. The proposed development is not within and special land use/development district, and will not impose any negative impacts on adjacent municipalities or counties.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,
CPH, Inc.

Chris Collins, P.E.
Vice President

Creech-Gail

From: Bond-Kevin
Sent: Tuesday, March 15, 2016 11:54 AM
To: Creech-Gail
Subject: FW: Kay Largo Retail Center - Project 2015-163 - Request to Waive Envirnmental Designation Survey
Attachments: Waiver Request.pdf; I3604 SURVEY.PDF; I3604 Conceptual Site Plan.pdf; I3604 Landscape Plan.pdf; Aerial.png

Follow Up Flag: Follow up
Flag Status: Flagged

Gail, please add to File # 2015-163 Major Conditional Use. Thank you.

From: Collins, Christopher (P.E.) [mailto:ccollins@cphcorp.com]
Sent: Tuesday, March 15, 2016 11:31 AM
To: Santamaria-Mayte
Cc: Bond-Kevin; Parker, Taylor
Subject: Kay Largo Retail Center - Project 2015-163 - Request to Waive Envirnmental Designation Survey

Hi Mrs. Santamaria-

Good morning, please see attached letter and supporting documentation in an effort to waive the Environmental Designation Survey requirement for the subject property. Please let me know if you have any questions or comments.

Thank you!

Chris

Chris Collins, PE
Vice President
CPH
Phone 305-274-4805 x3606
Cell 321-217-6247

E-mail: ccollins@cphcorp.com
Website: www.cphcorp.com

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1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

March 15, 2016

Mrs. Mayte Santamaria
Monroe County- Planning and Environmental Resources
102050 Overseas Highway
Key Largo, FL 33037

RE: Request to Waive Environmental Designation Survey
Major Conditional Use- Project #2015-163

Ms. Santamaria,

CPH respectfully requests a waiver for the Environmental Designation Survey requirement for the Major Conditional Use application for Project Number 2015-163.

The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is used for various weekend flea market type sales within the existing parking lot. As part of the redevelopment, the project proposes to demolish the 10,807 SF of vacant retail building and construct a new 3,116 SF McDonald's restaurant and a 5,000 SF retail building (user to be determined) within the existing parking lot area to the south of the existing Dollar Tree.

The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The site is within Flood Zone X, does not contain any wetlands, endangered species habitats, or tropical hardwood hammocks. The existing site is nearly completely covered with concrete and does not contain any vegetation other than potted trees/plants being sold at the flea market. As part of the proposed development, the required landscape buffers and internal site landscaping will be added to the site which will significantly increase the amount of pervious area and on the property. For these reasons, we believe that an environmental designation survey is vegetation is not warranted for this particular project.

In support of our request to waiver this requirement; please find the following enclosed documents:

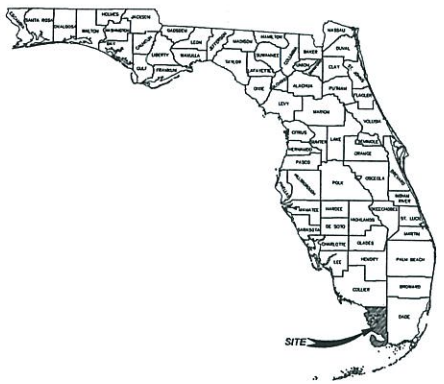
- Existing Site Survey and Site Aerial
- Proposed Preliminary Site Plan and Landscape Plan

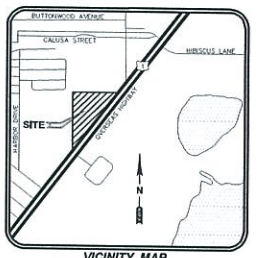
Please feel free to contact me at (305) 274-4805 if you have any questions or require any further information. Thank you for your assistance.

Sincerely,
CPH, Inc.

Chris Collins, PE
Project Manager

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA





VICINITY MAP
NOT TO SCALE

Legal Description: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAMARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 400-160.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, ISLAMORADA, FLORIDA 33036, UNDER JOB 887-73-0950 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

(7) RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT AS RECORDED IN PLAT BOOK 1, PAGE(S) 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. **(BLANKET IN NATURE – AFFECTS SUBJECT PARCEL)**

(8) OWNER'S ACKNOWLEDGEMENT OF FIRE WELL RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 77, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. **(AS TO FIRE WELLS SHOWN ON BOUNDARY – AFFECTS SUBJECT PARCEL)**

9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.

(10) MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF FIRST BANK OF MIAMI, A FLORIDA BANKING CORPORATION, DATED FEBRUARY 27, 2013 AND RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1473, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF $1,500,000.00. **(LEASE AGREEMENT – AFFECTS SUBJECT PARCEL)**

11. UCC– 1 FINANCING STATEMENT RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1492, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Survey Notes:

1. "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."
2. "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."
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND MATCHED TO FDOT BENCHMARK #PMC 1210 PROVIDED BY FDOT FINANCIAL PROJECT ID NO. 419846-2-52-01 DATED 4/8/13 HAVING AN ELEVATION OF 10.32.

   SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 3/25/15; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS PER OWNER'S POLICY NO. OF6-4078272, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. 1) PER ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03 AS BEING N 37°22'34" E AS SHOWN ON SAID BOUNDARY SURVEY.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125129-0031-K MAP REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND LIES IN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10, TOPCON PS-103A ROBOTIC TOTAL STATION AND A TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OF6-4078272, EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M. AND WAS PROVIDED BY THE CLIENT.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MES	– MITERED END SECTION
A/C	– AIR CONDITIONER	MH	– MANHOLE
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MLP	– METAL LIGHT POLE
ADA	– AMERICANS WITH DISABILITIES ACT	MPH	– MILES PER HOUR
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPP	– METAL POWER POLE
APPROX	– APPROXIMATE	N/A	– NOT APPLICABLE
ARV	– AIR RELEASE VALVE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVE	– AVENUE	NAD	– NORTH AMERICAN DATUM
AVG	– AVERAGE	NG	– NATURAL GROUND
(BG)	– BEARING BASIS	NGS	– NATIONAL GEODETIC SURVEY
BFP	– BACK FLOW PREVENTER	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLK	– BLOCK	N & D	– NAIL AND DISK
BLDG	– BUILDING	NO	– NUMBER
BLVD	– BOULEVARD	NR	– NON-RADIAL
BM	– BENCH MARK	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOC	– BACK OF CURB	NT	– NON-TANGENT
BOW	– BACK OF WALK	NTS	– NOT TO SCALE
BSL	– BUILDING SETBACK LINE	OD	– OUTSIDE DIAMETER
BWF	– BARBED WIRE FENCE	ORB	– OFFICIAL RECORDS BOOK
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	OR	– OFFICIAL RECORDS
(C)	– CALCULATED	OUL	– OVERHEAD UTILITY LINES
C	– CHORD	OTL	– OVERHEAD TRAFFIC LINES
CATV	– CABLE TELEVISION RISER	(P)	– PLAT
CB	– CHORD BEARING	PB	– PLAT BOOK
CBS	– CONCRETE BLOCK STRUCTURE	PC	– POINT OF CURVATURE
C.C.R.	– CERTIFIED CORNER RECORD	PCC	– POINT OF COMPOUND CURVATURE
CAG	– CURB & GUTTER	PCP	– PERMANENT CONTROL POINT
CI	– CATCH INLET	PFF	– PROPOSED FINISHED FLOOR
C/L	– CENTERLINE	PG	– PAGE
CLF	– CHAIN LINK FENCE	PGS	– PAGES
CM	– CONCRETE MONUMENT	PI	– POINT OF INTERSECTION
CMP	– CORRUGATED METAL PIPE	PK	– PARKER KAYLON
CO	– CLEANOUT	POB	– POINT OF BEGINNING
CONC	– CONCRETE	POC	– POINT OF COMMENCEMENT
COR	– CORNER	POL	– POINT ON LINE
CRPP	– CORRUGATED PLASTIC PIPE	PP	– POWER POLE
CUE	– COUNTY UTILITY EASEMENT	PRC	– POINT OF REVERSE CURVATURE
CWS	– CROSSWALK SIGNAL	PRM	– PERMANENT REFERENCE MONUMENT
Δ	– DELTA	PSM	– PROFESSIONAL SURVEYOR & MAPPER
(D)	– DESCRIPTION	PT	– POINT OF TANGENCY
DB	– DEED BOOK	PVC	– POLYVINYL CHLORIDE PIPE
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVMT	– PAVEMENT
DE	– DRAINAGE EASEMENT	R39E	– RANGE 39 EAST
DEPT	– DEPARTMENT	R	– RADIUS
DIP	– DUCTILE IRON PIPE	RAD	– RADIAL
DR	– DRIVE	RCP	– REINFORCED CONCRETE PIPE
D/U	– DRAINAGE AND UTILITY EASEMENT	REC	– RECORDED
(E)	– ENGINEERING PLAN	REV	– REVISION
E-JB	– ELECTRIC JUNCTION BOX	RP	– RADIUS POINT
EL	– UNDERGROUND ELECTRICAL LINES	R/W	– RIGHT-OF-WAY
ELEC	– ELECTRIC	RLS	– REGISTERED LAND SURVEYOR
ELEV	– ELEVATION	RP	– RADIUS POINT
ELLIP	– ELLIPTICAL	RWL	– UNDERGROUND RECLAIM WATER LINE
EOI	– END OF INFORMATION	RWM	– RECLAIMED WATER METER
EOP	– EDGE OF PAVEMENT	SE	– SPECIAL EASEMENT
FB	– FIELD BOOK	SEC 28	– SECTION 28
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SMH	– SANITARY SEWER MANHOLE
FF	– FINISH FLOOR	(SP)	– STATE PLANE
FG	– FLAT GRATE INLET	SQ	– SQUARE
FGLP	– FIBERGLASS LIGHT POLE	SQ FT	– SQUARE FEET
FHYD	– FIRE HYDRANT	ST	– STREET
FM	– FORCE MAIN	STMH	– STORM DRAINAGE MANHOLE
FND	– FOUND	S/W	– SIDEWALK
FP&L	– FLORIDA POWER AND LIGHT	TB	– TANGENT BEARING
(G)	– GRID (STATE PLANE)	T61S	– TOWNSHIP 61 SOUTH
UL	– UNDERGROUND GAS LINES	TELE	– TELEPHONE
GOV'T	– GOVERNMENT	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GPR	– GROUND PENETRATING RADAR	TOB	– TOP OF BANK
GTMH	– GREASE TRAP MANHOLE	TOE	– TOE OF SLOPE
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TR	– TELEPHONE RISER
HWF	– HOG WIRE FENCE	TRANS	– TRANSFORMER PAD
ID	– IDENTIFICATION	TSB	– TRAFFIC SIGNAL BOX
ICV	– IRRIGATION CONTROL VALVE	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
INFO	– INFORMATION	TVL	– UNDERGROUND CABLE TV LINES
INV	– INVERT	(TYP)	– TYPICAL
IP	– IRON PIPE	UE	– UTILITY EASEMENT
IP&C	– IRON PIPE & CAP	UNK	– UNKNOWN
IR	– IRON ROD	UTL	– UNDERGROUND TELEPHONE LINES
IR&C	– IRON REBAR & CAP	W/	– WITH
IRR	– IRRIGATION	WL	– UNDERGROUND WATER LINE
L	– ARC LENGTH	WLP	– WOOD LIGHT POLE
LB#	– LICENSED BUSINESS NUMBER	WM	– WATER METER
LP	– LIGHT POLE	WP	– WORK PROGRAM
(M)	– MEASURED	WPF	– WOOD POST FENCE
MB	– MAP BOOK	WPP	– WOOD POWER POLE
MBX	– MAILBOX	WV	– WATER VALVE

Line Legend:
NOT TO SCALE

– 1 FOOT CONTOURS
– 5 FOOT CONTOURS
– ADJOINER PROPERTY LINES
– BARBED WIRE FENCE
– BROKEN LINE
– BURIED CABLE
– BURIED CABLE TELEVISION
– BURIED ELECTRIC
– BURIED FIBER OPTICS
– BURIED GAS
– BURIED RECLAIMED WATER LINE
– BURIED SANITARY LINES
– BURIED SANITARY SEWER FORCE MAIN LINE
– BURIED TRAFFIC CONTROL
– BURIED TELEPHONE LINE
– BURIED WATER LINES
– CENTER LINE R/W
– CHAIN LINK FENCE
– EASEMENT LINES (EXISTING)
– EASEMENT LINES (PROPOSED)
– EDGE OF WATER LINES
– EXISTING DRAINAGE PIPES
– EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
– FIRE WATER MAIN LINES
– HOT WATER SUPPLY LINES
– IRRIGATION LINES
– OVERHEAD TRAFFIC LINES
– OVERHEAD UTILITY LINES
– RAILROAD TRACKS
– RIGHT-OF-WAY LINES
– SECTION LINES
– STONE WALL LINES
– TOP OF BANK LINES
– TOE OF SLOPE LINES
– TREE LINES
– TRAVERSE LINES
– UNKNOWN BURIED LINES
– SILT FENCE
– WOOD FENCE
– METLAND LINE

Symbol Legend:
NOT TO SCALE

– AIR RELEASE VALVE
– BORING HOLE LOCATION
– BRICK PAVERS
– CABLE TV RISER
– CENTRAL ANGLE
– CONCRETE
– CLEAN OUT
– CONCRETE MITERED END SECTION
– CONCRETE RIP RAP
– CONCRETE UTILITY POLE
– COUNTY ROAD SYMBOL
– DUAL SUPPORT SIGN
– ELECTRICAL MANHOLE
– ELECTRICAL JUNCTION BOX
– ELECTRIC OUTLET
– ELECTRIC RISER
– FIRE HYDRANT
– FLOOD LIGHT
– FOUND CONCRETE MONUMENT (AS NOTED)
– FOUND IRON PIPE (AS NOTED)
– FOUND IRON REBAR (AS NOTED)
– FOUND/SET NAIL (AS NOTED)
– GARBAGE CAN
– GAS VALVE
– GOPHER TORTOISE HOLE
– GRATE INLET
– GREASE TRAP MANHOLE
– GUY ANCHOR
– HANDICAP PARKING SPACE
– INTERSTATE SYMBOL
– IRRIGATION CONTROL VALVE
– CONCRETE LIGHT POLE
– LIGHT POLE
– LIGHT POLE (DUAL)
– LIGHT POLE (TRIPLE)
– LIGHT POLE (QUAD)
– MAILBOX
– MONITOR WELLS
– NAIL & DISC (AS NOTED)
– PULL BOX (AS NOTED)
– PARKING SPACES (2)
– REMISION NUMBER (3)
– RECLAIMED WATER METER
– RECLAIMED WATER VALVE
– ROOF DRAIN
– SANITARY SEWER MANHOLE
– SANITARY SEWER VALVE
– SCHEDULE B ITEM NUMBER (8)
– GROUND LIGHT
– SECTION CORNER
– 4" X 4" CM LB #7143
– 5/8" IR&C LB #7143
– SIGN
– SITE BENCH MARK
– STORM SEWER MANHOLE
– STRIPING (DIRECTIONAL)
– TELEPHONE CABLE RISER
– TELEPHONE MANHOLE
– TELEPHONE JUNCTION BOX
– TEST HOLE
– TRAFFIC SIGNAL BOX
– TRAFFIC SIGNAL SUPPORT POLE
– WATER METER
– WATER SERVICE
– WATER SPIGOT
– WATER SPRINKLER
– WATER VALVE
– WELL
– WETLAND FLAG
– WOOD UTILITY POLE
– UNKNOWN MANHOLE
– CONCRETE PAVERS
– DETECTABLE WARNING AREA
– CONCRETE LIGHT POLE (DUAL)
– CONCRETE LIGHT POLE (TRIPLE)
– CONCRETE LIGHT POLE (QUAD)
– UNKNOWN RISER

NOTE: **THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.**

– VENT (AS NOTED)
– WIRE HEIGHTS (SEE CHART)
– CROSSWALK SIGNAL POLE

Sign Legend:
NOT TO SCALE

(R1)	– ROW NUMBER SIGN
(B)	– BUS STOP SIGN
(DE)	– DEAD END SIGN
(DNE)	– DO NOT ENTER SIGN (RS–1)
(HC)	– HANDICAP SIGN
(KR)	– KEEP RIGHT SIGN
(LTO)	– LEFT TURN ONLY
(ME)	– MEDIAN SIGN
(ND)	– NO DUMPING SIGN
(NL)	– NO LEFT TURN SIGN (R3–2)
(NLI)	– NO LITTERING SIGN
(FL)	– NO PARKING FIRE LANE SIGN
(NOR)	– NO RIGHT TURN SIGN (R3–1)
(NOT)	– NO TRUCKS (R5–2)
(NP)	– NO PARKING SIGN
(1W)	– ONE WAY SIGN (R6–2)
(PE)	– PEDESTRIAN CROSSING SIGN
(RTO)	– RIGHT TURN ONLY
(SL)	– SPEED LIMIT SIGN
(ST)	– STOP SIGN (R1–1)
(SS)	– STREET SIGN
(TZ)	– TOW AWAY ZONE SIGN
(TE)	– TRUCK ENTRANCE SIGN
(U)	– UNKNOWN SIGN
(WL)	– WEIGHT LIMIT SIGN
(WW)	– WRONG WAY SIGN
(Y)	– YIELD SIGN

Reference Material

1) FDOT MAP SECTION 90060 DATED 03-02.
2) ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03.
3) MODEL LAND COMPANY, PLAT PB 1, PG 68 (4 PAGES).

TITLE BLOCK ABBREVIATIONS
Eng.=ENGINEERING L.B.=LICENSED BUSINESS
CERT.=CERTIFICATE OF AUTHORIZATION Arch.=ARCHITECTURAL
Landscape=LANDSCAPE S/A=NOT APPLICABLE Lic.=LICENSED
No.=NUMBER P.O.=POST OFFICE ©=COPYRIGHT

Index of Sheets

1	ALTA/ACSM LAND TITLE SURVEY (COVER SHEET)
2	ALTA/ACSM LAND TITLE SURVEY (BOUNDARY SURVEY)
3	ALTA/ACSM LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Surveyor's Certification:

Certified to: KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey 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 1–5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13–16, 18 and 19 of Table A thereof. The field work was completed on March 25, 2015.

Also

I hereby certify that the attached "ALTA/ACSM Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on March 25, 2015. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____

Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

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No.	Date	Revision	By

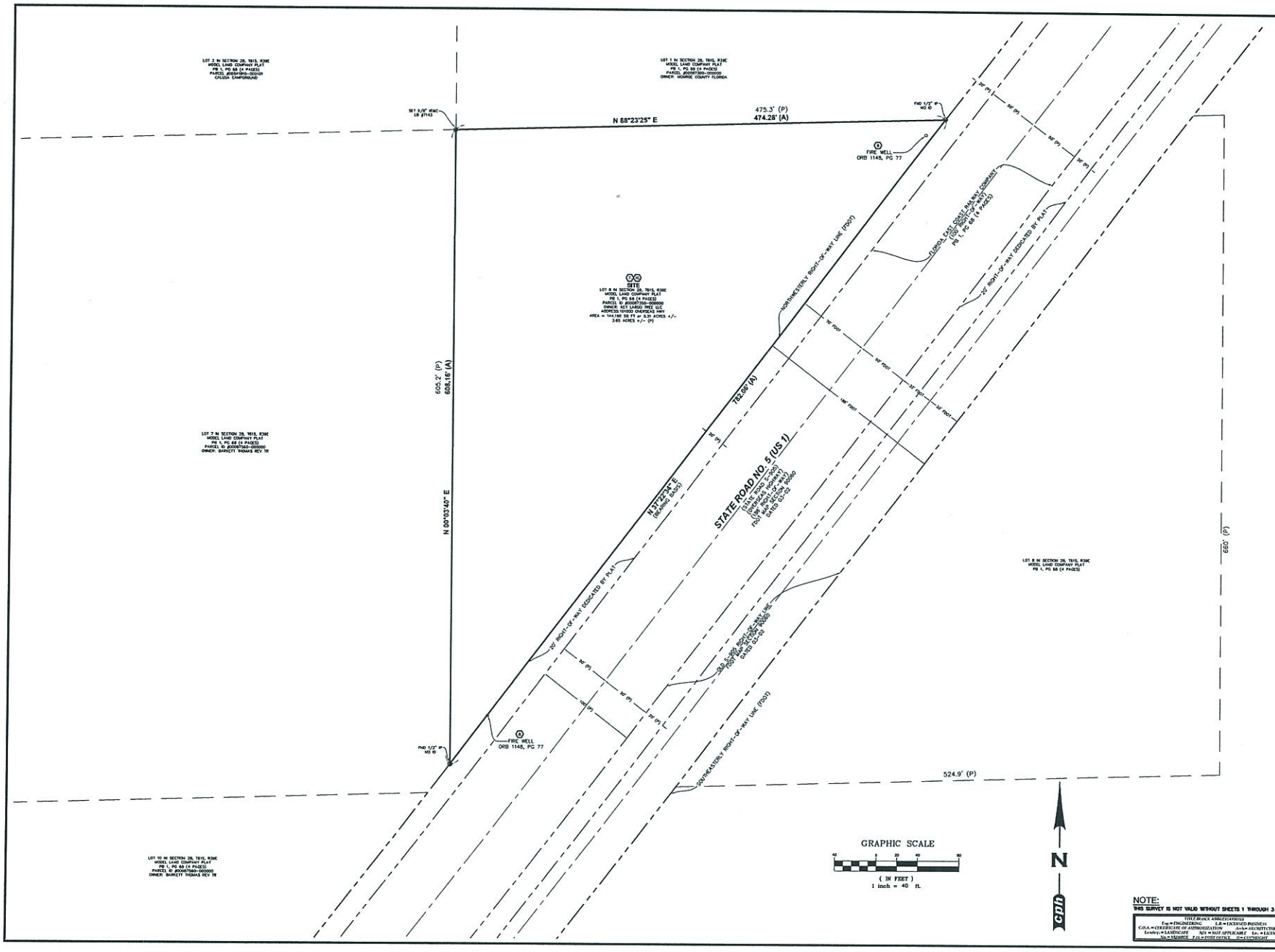
Field Crew:	L.S.	1			
Drawn by:	J.A.B.	2			
Checked by:	R.L.R.	3			
Approved by:	T.J.G.	4			
Scale:	N/A	5			
Date:	3/25/15	6			
Job No.:	13604				
File:	13604.dwg				

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A., No. 3215
Survey L.B., No. 7143
Arch, Llc. No. AA26001526
Landscape, Llc. No. LC0000256

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 1 of 3



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No.	Date	Revision	By
1	3/25/15		
2	4/30/15		
3	5/26/15		
4	6/3/15		
5	6/4/15		
6	6/5/15		
7	6/8/15		
8	6/9/15		
9	6/10/15		
10	6/11/15		

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	3/25/15
Job No.:	13604
File:	13604.dwg

Survey Prepared By:
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BOUNDARY & TOPOGRAPHIC SURVEY
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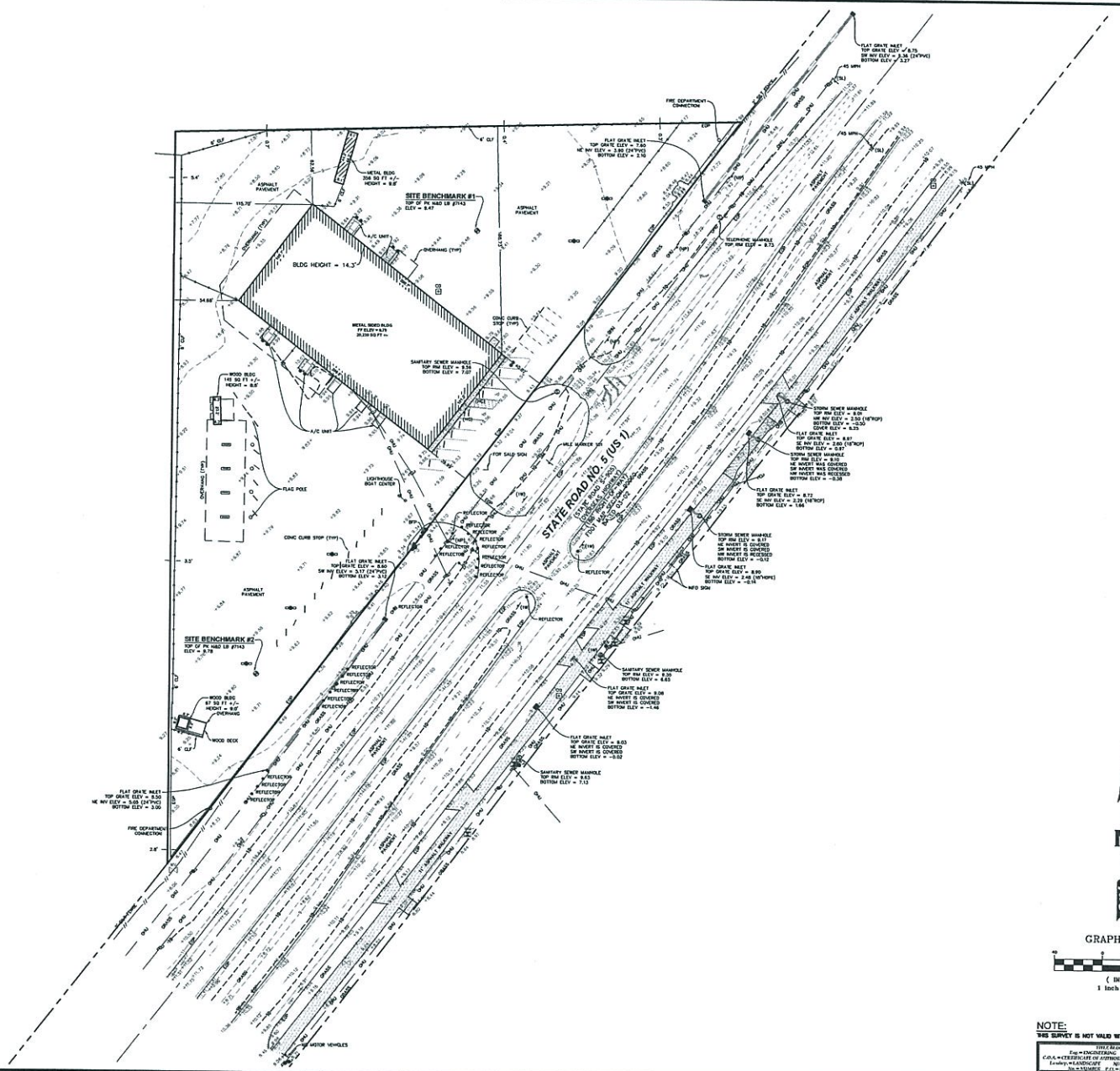
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 2 of 3



N

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

TITLE BLOCK ABBREVIATIONS
Eng = ENGINEERING LB = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch = ARCHITECTURAL
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No.	Date	Revision	By
1	3/25/15		

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	3/25/15
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File: 15004.dwg	© 2015

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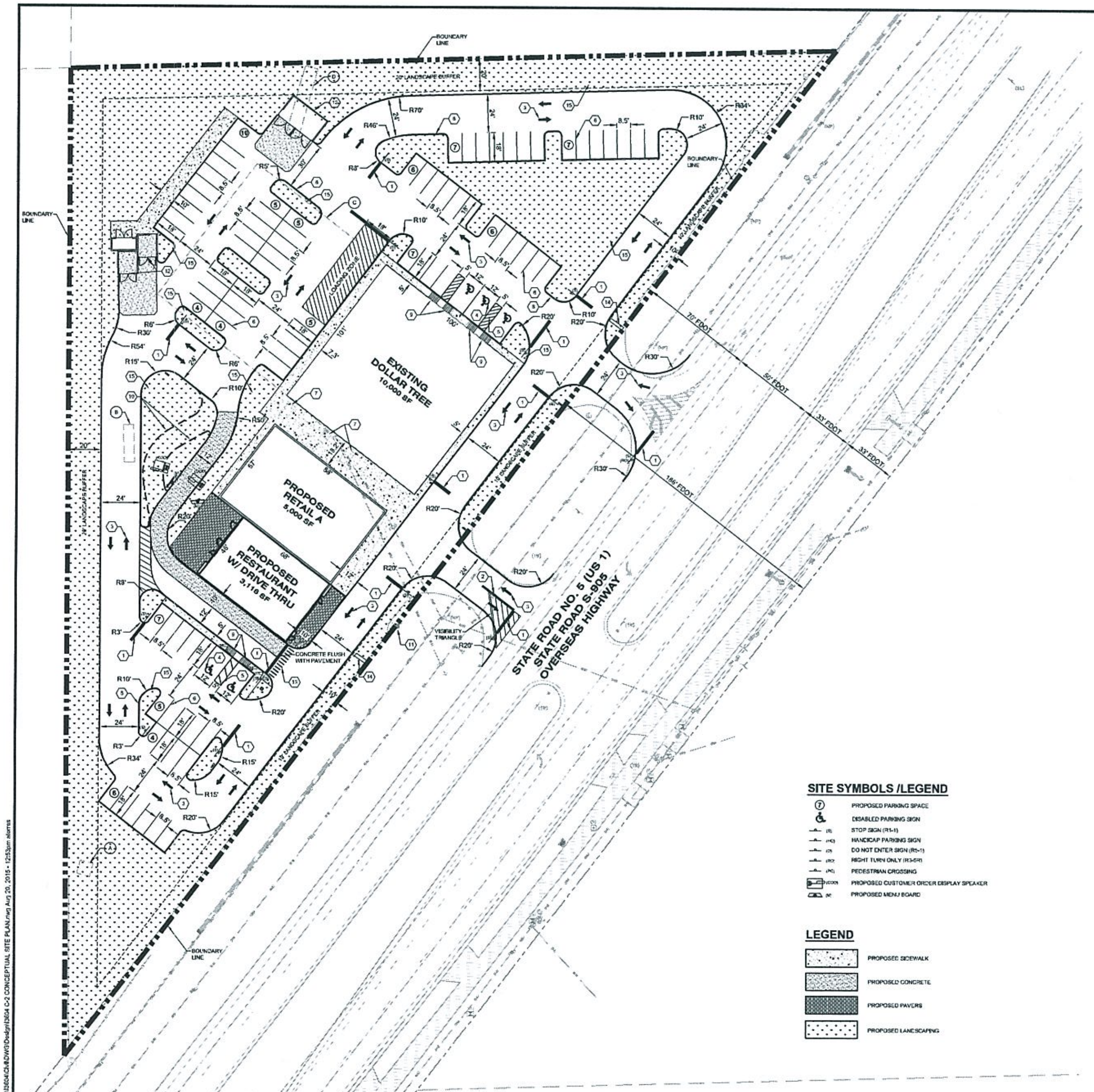
Landscp. Llc. No. LC0000256

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 19-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
3
of 3



SITE SYMBOLS /LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN
- DO NOT ENTER SIGN (R5-1)
- RIGHT TURN ONLY (R3-5R)
- PEDESTRIAN CROSSING
- PROPOSED CUSTOMER ORDER DISPLAY SPEAKER
- PROPOSED MENU BOARD

LEGEND

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED LANDSCAPING

N

GRAPHIC SCALE

0 15 30 60

1 INCH = 20 FEET

SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR. (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 6" WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-G)
10. POTENTIAL FUTURE 2nd DRIVE-THRU LANE.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 3' O.C. PER FDOT INDEX # 17346
14. FREE STANDING SIGN (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)

- (A) WOOD BUILDING (8.2'x8.2') TO BE DEMOLISHED (67 S.F.)
- (B) WOOD BUILDING (6.3'x23.2') TO BE DEMOLISHED (145 S.F.)
- (C) PORTION OF EXISTING BUILDING (100.7'x100.7') TO BE DEMOLISHED (10,239 S.F.)
- (D) METAL BUILDING (8.1'x44.2') TO BE DEMOLISHED (356 S.F.)

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087350.000000	
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 40' REAR YARD: 88' SIDE YARD: 126'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	57	
PROPOSED PARKING	83	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,807 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,000 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	BLDG. SIZE	PROP. FAR	MAX. FAR ALLOWED
COMMERCIAL (HIGH-INTENSITY)	18,116 S.F.	0.13	0.15

LAND USE CALCULATION

PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,456 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

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CHRISTOPHER PATRICK COLLINS, P.E. REG# 73819
LICENSE No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER

No.	Date	Revision	By

Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.S.
Approved by:	C.P.S.
Scale:	1"=20'
Date:	08-20-15
Job No.:	I3604

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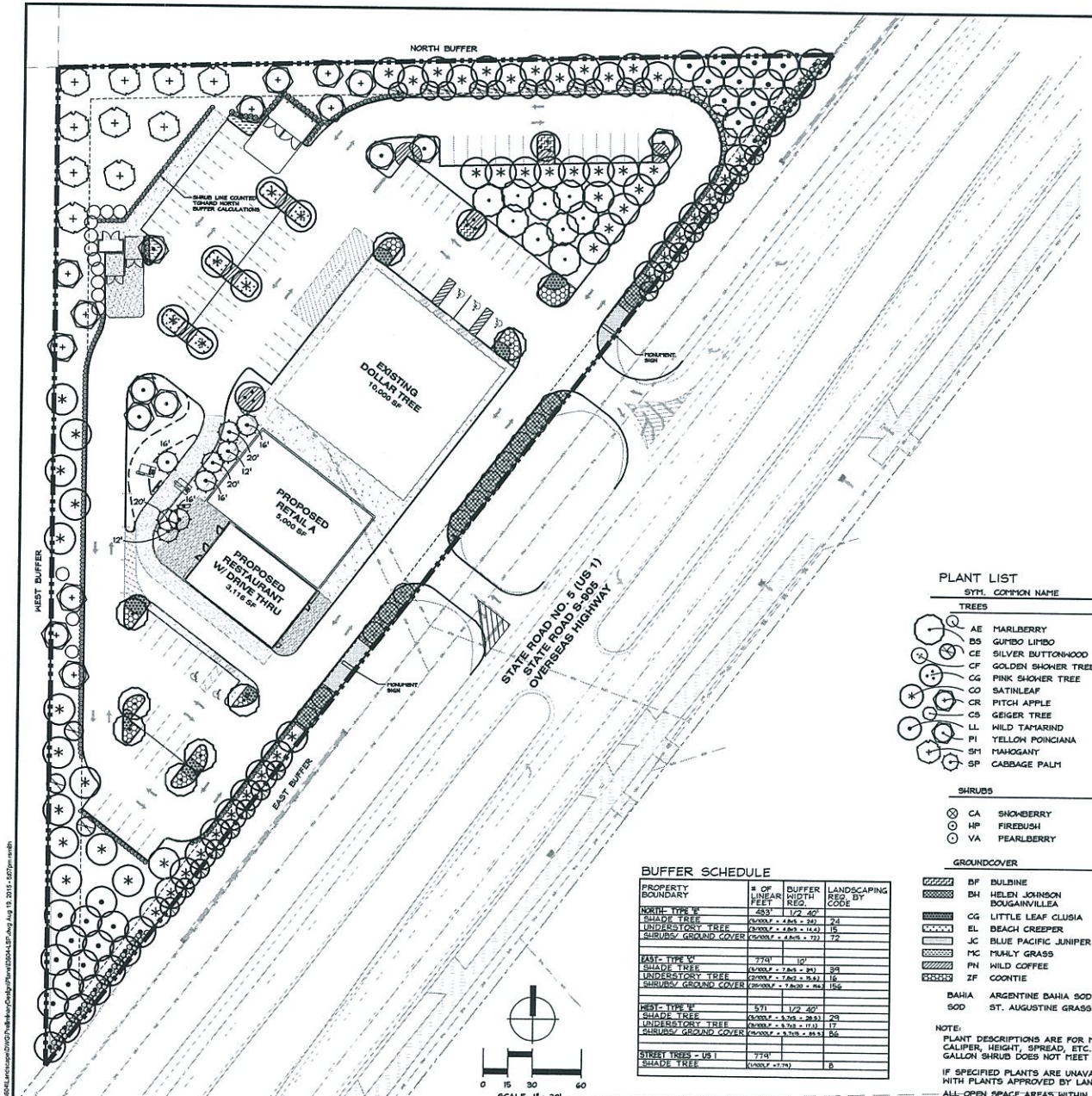
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

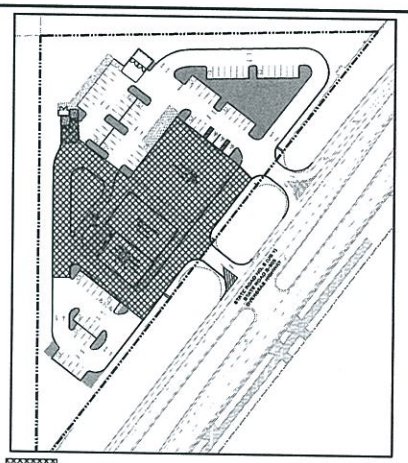
CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2

J:\I3604\C\DWG\Design\I3604 C-2 CONCEPTUAL SITE PLAN.dwg Aug 20, 2015 - 12:53pm





AREA NOT INCLUDED IN GROSS PARKING AREA CALCULATIONS

PROPOSED PARKING LANDSCAPE AREA

INTERIOR LANDSCAPE DATA	
GROSS PARKING AREA	45,519 S.F.
REQUIRED LANDSCAPE AREA	9,104 S.F. (20%)
PROPOSED LANDSCAPE AREA	11,207 S.F. (24.6%)
INTERIOR TREES REQUIRED	
1 SHADE TREE/1000 S.F.	
45,519 S.F./1000 S.F. =	45.5 INTERIOR TREES REQUIRED
	46 INTERIOR TREES PROPOSED

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
AE	MARLBERRY	ARDISIA ESCALLONIOIDES	6' MIN. HT., 3' MIN. SPRD.,MULTISTEM, 8' O.C.	14
BS	GUMBO LIMBO	BURSERA SIMARUBA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	18
CE	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	30
CF	GOLDEN SHOWER TREE	CASSIA FITULA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	13
CG	PINK SHOWER TREE	CASSIA GRADIS	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	3
CO	SATINLEAF	CHRYSOPHYLLUM OLIVIFORME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	62
CR	PITCH APPLE	CLUSIA ROSEA	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	11
CS	GEIGER TREE	CORDIA SEBESTENA	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	4
LL	WILD TAMARIND	LYSILOMA LATISILIQUUM	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	32
PI	YELLOW POINCIANA	PELTOPHORUM INERMIE	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	7
SM	MAHOGANY	SWIETENIA MAHAGONI	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	10
SP	CABBAGE PALM	SABAL PALMETTO	14'-20' C.T., VARY HTS.	9
SHRUBS				
CA	SNOWBERRY	CHIOCOCCA ALBA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	36
HP	FIREBUSH	HAMELIA PATENS VAR. PATENS	24" MIN. HT., 16" MIN. SPRD., 30" O.C.	266
VA	PEARLBERRY	VALLESIA ANTILLANA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	114
GROUNDCOVER				
BF	BULBINE	BULBINE FRUTESCENS	1 GAL., 15" O.C.	-
BH	HELEN JOHNSON BOUGAINVILLEA	BOUGAINVILLEA 'HELEN JOHNSON'	3 GAL., 24" O.C.	-
CG	LITTLE LEAF CLUSIA	CLUSIA GUTTIFERA	3 GAL., 24" MIN. HT., 14" SPRD., 30" O.C.	-
EL	BEACH CREEPER	ERNODEA LITTORALIS	1 GAL., FULL, 18" O.C.	-
JC	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	1 GAL., 18" O.C.	-
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., FULL, 30" O.C.	-
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	3 GAL., 18" MIN. HT., 12" SPRD., 30" O.C.	-
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 14" MIN. HT., 16" SPRD., 30" O.C.	-
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.	
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

BUFFER SCHEDULE

PROPERTY BOUNDARY	# OF LINEAR FEET	BUFFER WIDTH REQ.	LANDSCAPING REQ. BY CODE
NORTH- TYPE 'B'	453'	1/2 40'	
SHADE TREE	(5/100LF = 4.85 = 24)		24
UNDERSTORY TREE	(3/100LF = 4.8x3 = 14.4)		15
SHRUBS/ GROUND COVER	(15/100LF = 4.8x15 = 72)		72
EAST- TYPE 'C'	779'	10'	
SHADE TREE	(5/100LF = 7.8x5 = 39)		39
UNDERSTORY TREE	(2/100LF = 7.8x2 = 15.6)		16
SHRUBS/ GROUND COVER	(20/100LF = 7.8x20 = 156)		156
WEST- TYPE 'B'	571	1/2 40'	
SHADE TREE	(5/100LF = 5.7x5 = 28.5)		29
UNDERSTORY TREE	(3/100LF = 5.7x3 = 17.1)		17
SHRUBS/ GROUND COVER	(15/100LF = 5.7x15 = 85.5)		86
STREET TREES - US 1	779'		
SHADE TREE	(1/100LF = 7.79)		8

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A

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James K. White, R.A. LA0000911

No.	Revision	Date	By

Designed by: JKW
Drawn by: RES
Checked by: GRM
Approved by: JKW
Scale: 1"=30'
Date: 05-13-15
Job No.: 15004
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Arch. Lic. No. AA 2600026
Landscp. Lic. No. LC0000298

PRELIMINARY LANDSCAPE PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER

101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
L-1

J:\2004\Landscape\DWG\Preliminary\Design\Plans\2004-SP.dwg Aug 19, 2015 - 5:07pm mmith

Dollar Tree
Overseas Hwy
© 2016 Google

Memorandum

MIAMI-DADE COUNTY

DATE: October 23, 2015

TO: Kevin Bond, AICP, LEED Green Associate
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department

FROM: Nilia Cartaya
Principal Planner
Miami-Dade Transit - Engineering, Planning & Development Division

SUBJECT: Review of Proposed Fast Food Service Restaurant (101000 Overseas Highway – US-1 Mile Marker 101)
MDT Project No. OSP006
FSC No. 41.04

Project Description

The submitted plans illustrate two proposed retail buildings with consisting of a total of 8,116 square feet to be constructed adjacent to an existing 10,000 square foot retail store that currently houses a "Dollar Tree". One of the proposed retail buildings is intended for retail use while the other is intended for a fast food restaurant with a drive through. Ample parking is provided throughout the site and consists of a total of 60 parking spaces. The subject property is located on the west side of Overseas Highway (US-1) at Mile Marker 101 in Key Largo, Monroe County, Florida.

Current Transit Service

Miami-Dade Transit's Metrobus Route 301 (Dade-Monroe Express) provides transit service along Overseas Highway (US-1) in Key Largo. The alignment for this route is illustrated on the attached map. The service headways for this route (in minutes) are as follows:

Metrobus Route Service Summary
Review of Proposed Fast Food Service Restaurant - Overseas Highway Mile Marker 101, Key Largo, FL

Route(s)	Average Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
301 (Dade-Monroe Express)	35	78	60	n/a	75	85	0	E

Notes: *L means Metrobus local route service*
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service

June 2015 Line Up

MDT Comments/Recommendations

Site Plan Review

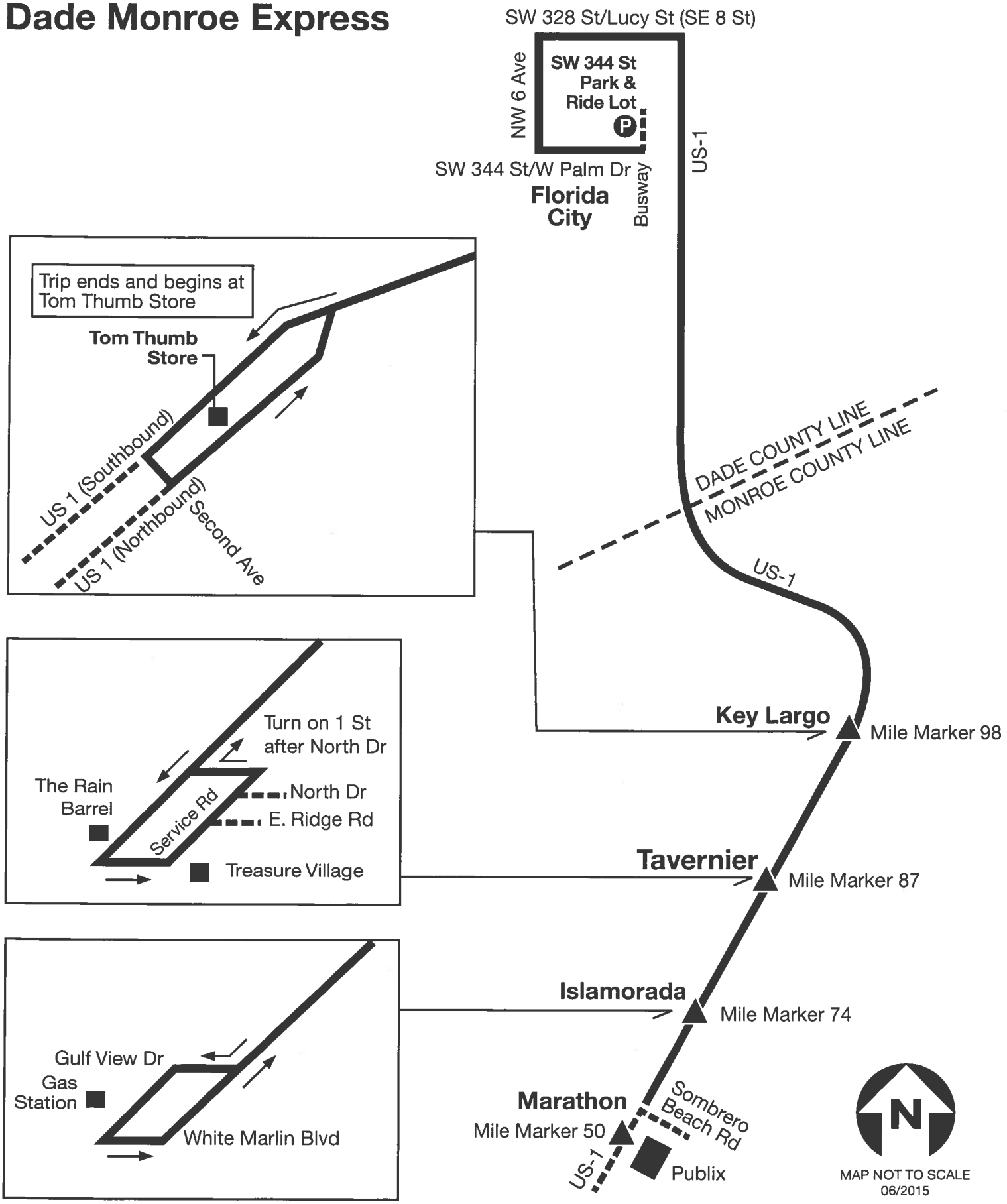
As previously mentioned, Miami-Dade Transit's Metrobus Route 301 (Dade-Monroe Express) provides transit service along Overseas Highway (US-1) in Key Largo. Route 301 is an express route providing point-to-point transit service with very limited intermediate stops in order to provide travel time savings to passengers. In addition, Route 301 stops in Monroe County as needed when hailed by passengers.

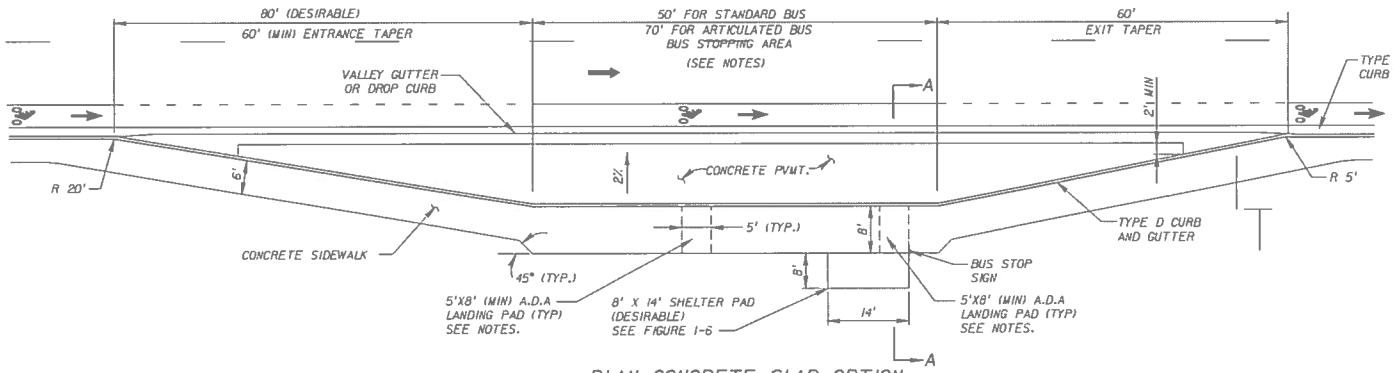
The closest Route 301 stop is located approximately three miles south of this site at mile marker 98 near Second Avenue where the route serves an existing Tom Thumb Convenience Store. MDT seeks to maintain the express nature of the Route 301, and does not plan on implementing additional stops for the Route 301 at this time. However, MDT opines that the safety of potential passengers as they hail the bus and attempt to board the vehicle is paramount. US-1/Overseas Highway is a 4-lane divided highway with a multi-use trail which runs along the front of the property. MDT requests that the applicant collaborate with the Florida Department of Transportation (FDOT) to accommodate a bus pull-out bay designed in accordance with the attached schematic (concrete slab option) in order to provide a safe area for buses to pull over in the event a passenger hails the bus.

Based on the information presented, MDT has no objections to this application.

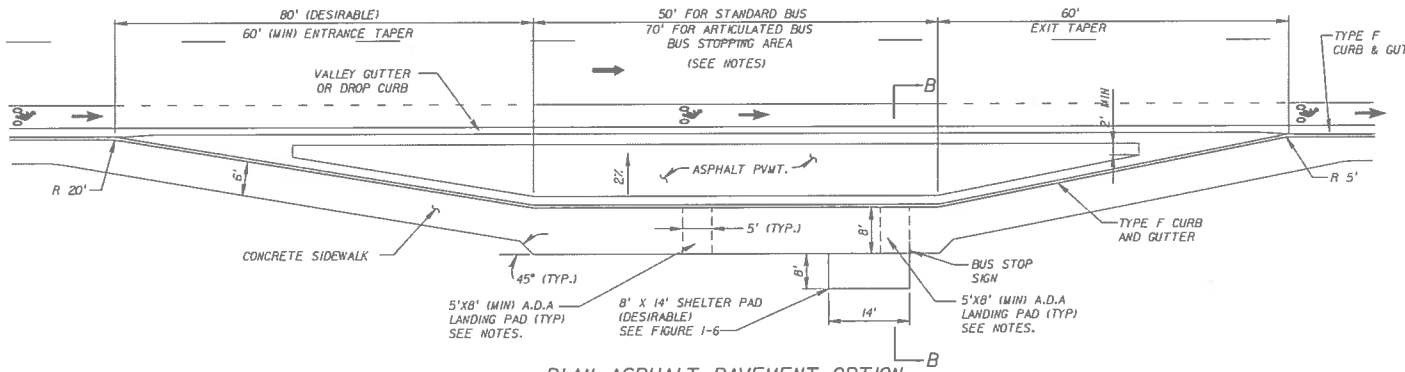
c: Monica D. Cejas, Senior Professional Engineer, Planning and Development, MDT
Gerald Bryan, Section Chief, Service Planning and Scheduling, MDT
Eric Zahn, Transit Planning Section Supervisor, MDT
Derrick Gordon, Director of Bus Services, MDT
Joel Perez, General Superintendent, MDT
Darryl Clodfelter, Quality Assurance Specialist, MDT

Route 301
Dade Monroe Express





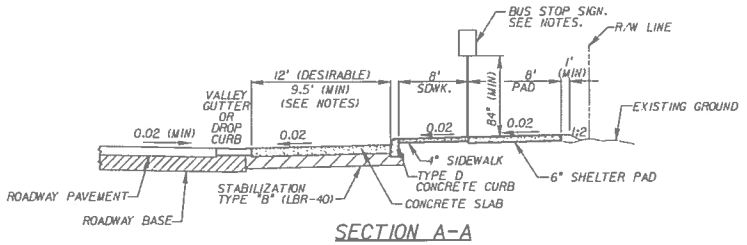
PLAN CONCRETE SLAB OPTION



PLAN ASPHALT PAVEMENT OPTION

NOTES:

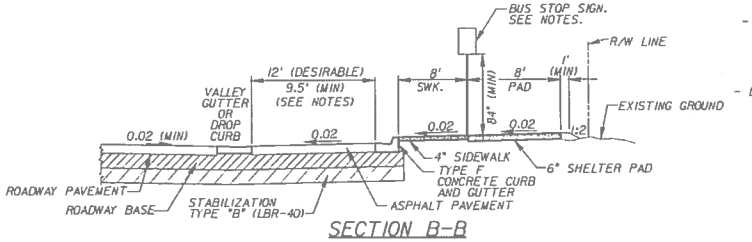
- DIMENSIONS SHOWN ARE FOR ONE BUS. INCREASE LENGTH OF BUS BAY BY 50' FOR EACH 40-FOOT BUS AND 70' FOR EACH 60-FOOT ARTICULATED BUS EXPECTED TO BE AT THE STOP SIMULTANEOUSLY.
- WHEN NO BUS SHELTER IS USED, EXTEND THE SIDEWALK TO PROVIDE AN A.D.A. LANDING PAD WITH A MINIMUM CLEAR LENGTH OF 8' AND A MINIMUM CLEAR WIDTH OF 5'.
- FOR CURB & GUTTER TRANSITION DETAILS, REFER TO LATEST VERSION OF FDOT STANDARD INDEXES.
- FOR SHELTER AND SHELTER PAD DETAILS, REFER TO FIGURE 1-6.
- ALL CONCRETE JOINTS SHALL BE AS PER THE LATEST VERSION OF THE FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
- A MID-BLOCK CROSSWALK CAN BE USED IN LOCATIONS WHERE THERE IS A MAJOR TRANSIT ORIENTED ACTIVITY CENTER OR THE DISTANCE TO THE NEXT INTERSECTION IS GREATER THAN 300 FEET. SIGNALIZATION MAY BE PROVIDED AS PER THE MUTCD.
- REFER TO THE "GUIDELINES FOR THE LOCATION AND DESIGN OF BUS STOPS", TRANSIT COOPERATIVE RESEARCH PROGRAM REPORT 19, WASHINGTON D.C. 1996, FOR SPECIAL CONDITIONS AND DIMENSIONS OF BUS BAYS.
- BUS STOP SIGN PANEL MUST BE LOCATED SUCH THAT A MINIMUM CLEARANCE OF 36" IS PROVIDED ON THE SIDEWALK.
- DRAINAGE STRUCTURES ARE NOT TO BE LOCATED WITHIN THE BUS BAY.



SECTION A-A

TYPICAL BUS BAY
URBAN/CURB & GUTTER CONDITION
WITH CONCRETE PAVEMENT

N.T.S.



SECTION B-B

TYPICAL BUS BAY
URBAN/CURB & GUTTER CONDITION
WITH ASPHALT PAVEMENT

N.T.S.

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID

TRANSIT FACILITIES GUIDELINES
CLOSED BUS BAY LAYOUT
URBAN/CURB & GUTTER

FIGURE
1-8

9/9/2005 9:02:23 AM Grv42375\Task 3\Transit safety\PPM 2 and 8\Vol8-3 used trans fac drawings.dgn

Architects
Environmental
M/E/P
Surveyors

Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

RECEIVED
APR 15 2016
MONROE CO. PLANNING DEPT

April 12, 2016

Kevin Bond, AICP, LEED Green Associate
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277

RE: Determination of Completeness – Major Conditional Use – Project # 2015-163
Response to Comments Dated September 16, 2015

Dear Mr. Bond:

CPH respectfully submits the following responses to your comments:

1. **Proof of ownership** – Please submit a copy of the recorded warranty deed for the property.
Response: A copy of the warranty deed is included with this resubmittal.

2. **Environmental designation survey** – Not submitted. Pursuant to Code Section 110-70(a)(2)a., an applicant shall be required to submit an environmental designation survey as a part of the application for major conditional use, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director. Unless waived by the Planning Director, please submit an environmental designation survey.
Response: The environmental designation survey requirement for this application was waived by Ms. Mayte Santamaria. Please refer to email included with this resubmittal.

3. **Community impact statement** – Box is checked on the application, but not submitted. Pursuant to Code Section 110-70(a)(2)b., an applicant shall be required to submit a community impact statement as a part of the application for major conditional use, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director.
Response: See community impact statement enclosed.

4. **Signed and sealed site plan** –
   a. All sheets not signed and sealed. Sheets A-A1.0, A-A2.0, A-A2.1 not signed and sealed by John A. Baer, AIA. Sheets B-A1.0 and B-A2.0 not signed and sealed by Ismail Ilker Uzun, RA.
   Response: Sheets resubmitted are signed by John Baer, AIA and Ilker Uzun, RA. Refer to revised plans included with this resubmittal.

   b. Indicate property boundary dimensions.
   Response: Property dimensions have been added to the plans. Refer to revised plans included with this resubmittal.

c. Indicate clear sight triangles at all driveways pursuant to Code Section 114-201.
Response: Site triangles have been added to all driveways. Refer to revised plans included with this resubmittal.

d. Indicate the location of any existing, required and proposed fire hydrants and fire wells.
Response: There is an existing fire hydrant located along the east property line just south of the southern driveway access as indicated by Keynote #11 on the Conceptual Site Plan sheet C-2.

e. Indicate the proposed amount of open space, which is different than the pervious/impervious areas for stormwater calculations. The pervious area indicated on the site plan sheet is different than the proposed landscape area indicated on the landscape plan.
Response: Proposed amount of open space is 37% as indicated on both the site plan and landscape plan.

5. **Landscape Plan**
   a. Indicate the calculation of the required and proposed amounts of open space ratio.
   Response: Proposed amount of open space is 37% as indicated on both the site plan and landscape plan.

   b. Indicate type and calculation of minimum required parking landscaping pursuant to Code Sections 114-99 and 114-100.
   Response: Calculation of parking lot landscaping is indicated on the landscape plan.

   c. Wrong district boundary buffers indicated. Class D required pursuant to Code Section 114-126.
   Response: Class D buffer has been provided. See revised landscape plan

6. **Stormwater / Surface Water Management Plan** – Please provide stormwater calculations, including the existing and proposed amounts of permeable and impermeable areas, in accordance with Code Section 114-3. The plan sheet C-3 indicates various surfaces, but are not labeled. Please label the different surfaces and/or provide a legend.
Response: A Drainage Report with stormwater calculations is included with this resubmittal. A legend of different surface materials has been added to sheet C-3.

7. **Building Floor Plans** – Only floor plans for the proposed buildings were submitted. No plan shows the portion of the existing building to be demolished. Please submit floor plans of the existing buildings that are proposed to be demolished or redeveloped.
Response: Floor plans for the existing building to be partially demolished is included with this resubmittal. Please refer to sheet B-A1.0.

8. **Building Elevations** – The submitted plans show the building height measurement incorrectly. Building height should be measured from existing grade at crown of road to the highest part of the building. Please see definitions of "grade" and "height" in Code Section 101-1.
Response: The elevations have been revised per the Code definition of Building Height based on the existing grade at crown of road elevation of 11.90 ft, NGVD.

9. **Traffic Study** – The submitted study is not sufficient for staff analysis or the County's Land Development Code. The submitted study is being forwarded to the County's traffic engineer for review and comment. However, staff initial review identified the following deficiencies:

   a. The submitted methodology letter differs from the prior letter dated 11/4/2013, which concluded that daily trips and PM peak hour trips would increase. The prior site plan and the submitted site plan are almost the same, except the fast food use is now slightly smaller. Yet, the submitted methodology now classifies all uses as shopping center and concludes that daily trips would decrease. There is no explanation for this change. Staff suggests that the applicant's traffic engineer, the County's traffic engineer and Planning staff discuss and agree on a methodology for a revised traffic study.
   Response: Acknowledged. The final analysis has been revised to incorporate all comments.

   b. No calculation of trips per 1,000 SF was provided in order to determine the intensity of the nonresidential use in accordance with the County Code, Comprehensive Plan and Livable CommuniKey Plans.
   Response: Trips-per-1,000 sf and Site Trip Intensity Calcuation were added to Table 1 in the revised analysis.

   c. Any development generating 250 or more trips per day must submit a traffic study meeting the requirements of Code Section 114-200.
   Response: Acknowledged.

   d. The methodology statement contains several errors. The property address is incorrect. There is a reference to the City of Key Largo, which does not exist. The property is located within unincorporated Monroe County. The methodology anticipates a net decrease in trips, but the analysis classified all the existing and proposed land uses as shopping center, which does not adequately factor in the proposed fast food drive-through. In fact, the submitted site plan indicates a potential future second lane for the drive-through.
   Response: The final analysis has been revised to incorporate all comments.

   e. The methodology does not consider the existing outdoor retail sales areas.
   Response: ITE recommends Land Use Code 820 for shopping centers. A shopping center is defined in ITE Handbook as "an integrated group of commercial establishments that is planned, developed and managed as a unit" In the data collection description in the ITE Handbook it has been mentioned that "Many shopping centers include outparcels (Peripheral buildings or pads located on the perimeter of the center adjacent to streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that the data show their affect". Therefore, land use code 820 is considered the most appropriate and was applied in trip generation for the existing scenario.

10. **Construction Management Plan** – Plan Sheet C-4 is titled a construction management plan, but only indicates filter sacks for the drainage inlets. No narrative was provided. No community

impact statement was submitted (see comment #3 above). The submitted plan and application do not state how impacts on surrounding property will be managed.
Response: A silt fence has been added around the perimeter of the site. All construction activities will remain onsite.

11. **Notarized Agent Authorization** – A notarized letter was submitted, but did not use the County form. Please submit a notarized Agent Authorization Form signed by the property owner.
Response: An Agent Authorization form is included with this resubmittal.

12. **Construction Phasing Plan** – Not submitted, but the site plan shows a potential future second drive-through lane. Is the proposed development to be completed in a single phase or multiple phases. If the second drive-through lane is not proposed under this Major Conditional Use application, then please delete it from the plans. Please submit a construction phasing plan or at least a statement as part of the Community Impact Statement or the Construction Management Plan.
Response: Second drive through lane was removed.

13. **Additional coordination letters**
    a. Florida Department of Environmental Protection (FDEP) – Box is checked on application, but no letter submitted. Please submit the proof of coordination with FDEP.
    Response: Proof of coordination with FDEP is included with this resubmittal.

    b. Miami Dade Transit – Staff requests a coordination letter due to the site's location, which is served by the Miami-Dade Express bus route. The proposed development is expected to generate significant bus passenger ridership by both employees and customers, as is typical of fast food restaurants and larger retail stores in the Florida Keys. This is supported by the submitted traffic study and Comprehensive Plan Policy 401.1.1, which requires retail shopping facilities, offices and similar uses generating over 2,000 trips per day be built to accommodate mass transit by being designed to include such features as adequate turning radii for large vehicles, direct access to sheltered areas with seating that can serve as a bus stop and pedestrian access to adjacent properties.
    Response: Per discussion with Kevin Bond on 2/2/16, no further action is required for this comment.

14. **Other**
    a. An ownership disclosure is required pursuant to Code Section 101-6.
    Response: Ownership disclosure will be provided under a separate cover.

Please feel free to contact me at (305) 274-4805 if you have any questions or require any further information. Thank you for your assistance.

Sincerely,

Chris Collins, P.E.
Vice President

Consideration $2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: **2012-120**
Property Appraisers Parcel Identification (Folio) Numbers: 000873500000000
Florida Documentary Stamps in the amount of **$14,000.00** have been paid hereon.

DocH 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS $14,000.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

DocH 1923216
Bk# 2616 Pg# 1471

WARRANTY DEED

THIS WARRANTY DEED, made the 23rd day of **February, 2013** by **TRJ Investment Group LLC, a Florida Limited Liability Company**, herein called the grantor, to **Key Largo Tree, LLC, a Florida Limited Liability Company** whose post office address is **696 NE 125th Street, N. Miami, Florida 33037**, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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 MONROE County, State of Florida, viz.:

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

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

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, and hereby 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x _____
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x _____
Witness #2 Signature

Brian Baca
Witness #2 Printed Name

TRJ Investment Group LLC, a Florida Limited Liability Company

_____
Robert S. Pacos, Managing Member

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

_____
Notary Signature

Wenjie Li
Printed Notary Name

My Commission Expires: 3/18/2014

WENJIE LI
Commission # 1883357
Notary Public - California
Orange County
My Comm. Expires Mar 18, 2014

RECEIVED
APR 15 2016
2015-163
MONROE CO. PLANNING DEPT

Consideration $2,000,000.00

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Dale S. Wilson
Dale S. Wilson, P.A.
718 N Orange Avenue
Green Cove Springs, FL 32043
Our File No.: **2012-120**
Property Appraisers Parcel Identification (Folio) Numbers: 000873500000000
Florida Documentary Stamps in the amount of **$14,000.00** have been paid hereon.

Doc# 1923216 03/05/2013 3:52PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

03/05/2013 3:52PM
DEED DOC STAMP CL: DS $14,000.00

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(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)

W I T N E S S E T H: That the grantor, for and in consideration of the sum of TEN AND 00/100'S ($10.00) Dollars 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 MONROE County, State of Florida, viz.:

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

Subject to easements, restrictions and reservations of record and to taxes for the year 2013 and thereafter.

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, and hereby 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, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

x _____
Witness #1 Signature

Wenjie Li
Witness #1 Printed Name

x _____
Witness #2 Signature

Brian Baca
Witness #2 Printed Name

TRJ Investment Group LLC, a Florida Limited Liability Company

_____
Robert S. Pacos, Managing Member

STATE OF California
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of February, 2013 by Robert S. Pacos, Managing Member of TRJ Investment Group LLC, a Florida Limited Liability Company on behalf of the Company. He/She is personally known to me or has produced Driver License as identification.

SEAL

_____
Notary Signature

My Commission Expires: 3/18/2014

Wenjie Li
Printed Notary Name

WENJIE LI
Commission # 1883357
Notary Public - California
Orange County
My Comm. Expires Mar 18, 2014

EXHIBIT "A"

Doc# 1923216
Bk# 2616 Pg# 1472

LEGAL DESCRIPTION

That portion of Lot 8 in Section 28, Township 61 South, Range 39 East, on Key Largo, according to Model Land Company's Plat by P. F. Jenkins, Civil Engineer, recorded in Plat Book 1 at Page 68, of the public records of Monroe County, Florida, lying Northwesterly of State Road No. 5 (U.S. No. 1).

Said premises is more particularly described on a certain survey prepared and certified by Walter H. Okahara, P.L.S., dated March 3, 1977 under Job No. 400-160.00 and based on a previous boundary survey prepared by Bailey and Post Consulting Engineers and Surveyors, P.O. Box 349, Islamorada, Florida 33036, under Job 887-73-0950 and revised June 4, 1974.

Said premises was formerly described as: All that part of Lot 8 in Section 28, Township 61 South, Range 39 East, lying North of the Right of Way of the Florida East Coast Railway Company, according to the Survey by P.F. Jenkins and Plat thereof in Plat Book 1, Page 68, of the Monroe County, Florida public records. Less the County Road Right of Way as shown on said Plat.

MONROE COUNTY
OFFICIAL RECORDS

Parker, Taylor

From: Santamaria-Mayte <Santamaria-Mayte@MonroeCounty-FL.Gov>
Sent: Tuesday, March 15, 2016 2:30 PM
To: Collins, Christopher (P.E.)
Cc: Bond-Kevin; Parker, Taylor
Subject: RE: Kay Largo Retail Center - Project 2015-163 - Request to Waive Envirnmental Designation Survey

Thank you for the information Mr. Collins. Based upon the development characteristics of this property and lack of natural resources, the requirement for an environmental designation survey is waived for your application.

Mayté

Mayte Santamaria
Senior Director of Planning and Environmental Resources
Monroe County | Planning & Environmental Resources Department
2798 Overseas Highway | Suite 400 | Marathon, Florida 33050
(305) 289-2500

From: Collins, Christopher (P.E.) [mailto:ccollins@cphcorp.com]
Sent: Tuesday, March 15, 2016 11:31 AM
To: Santamaria-Mayte
Cc: Bond-Kevin; Parker, Taylor
Subject: Kay Largo Retail Center - Project 2015-163 - Request to Waive Envirnmental Designation Survey

Hi Mrs. Santamaria-

Good morning, please see attached letter and supporting documentation in an effort to waive the Environmental Designation Survey requirement for the subject property. Please let me know if you have any questions or comments.

Thank you!

Chris

Chris Collins, PE
Vice President
CPH
Phone 305-274-4805 x3606
Cell 321-217-6247

E-mail: ccollins@cphcorp.com
Website: www.cphcorp.com

Celebrating 35 Years of Design Excellence

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: 8.26.15
Time: _____

Dear Applicant:

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

Key Largo Tree LLC to the Monroe County Planning Department.
Project / Name

Thank you.

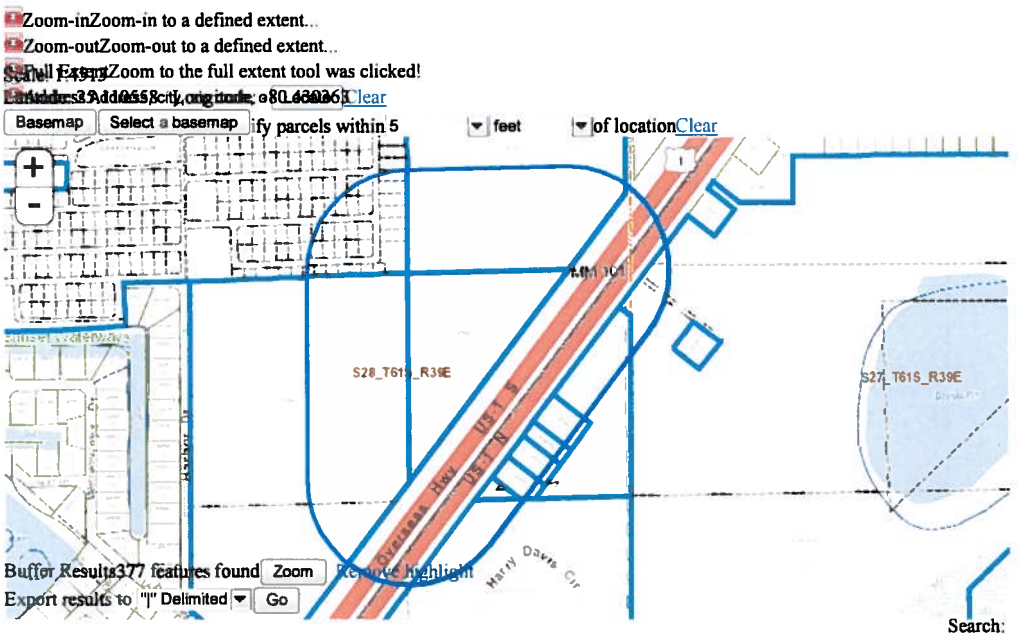
Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

- **Pan**
- Legend
- **Zoom In**
- **Full**
- **Zoom Out**
- **Address**
- **Find**
- **Identify**
- **Select**
- **Buffer**
- **Measure**
- **Print**

Help
Check out our Getting Started tutorial!



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

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

245 CALUSA ST LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

ACOSTA DANIA
325 CALUSA ST LOT 437
KEY LARGO, FL 33037-2699

AGUILA GILBERTO AND ALINA
6245 W 10TH AVE
HIALEAH, FL 33012-6405

ALBERTO VALENTIN
8231 SW 152ND AVENUE CIR APT 6
MIAMI, FL 33193-1325

ALDOUS RON
2900 SE 12TH RD UNIT 102
HOMESTEAD, FL 33035-2394

ALEJO ANGELA J
3880 E 1ST AVE
HIALEAH, FL 33013-2652

ALFONSO ARTURO
7920 SW 12TH ST
MIAMI, FL 33144-4322

ALFONSO CARLOS
325 CALUSA ST LOT 6
KEY LARGO, FL 33037-2699

ALLAMANI ROBERTO
325 CALUSA ST LOT 126
KEY LARGO, FL 33037-2699

ALONSO NICOLAS R AND MARTA A
11322 SW 246TH ST
HOMESTEAD, FL 33032-4641

ALONSO PEDRO P AND AURORA M
14227 SW 12TH ST
MIAMI, FL 33184-3206

ALVAREZ ELIAS
PO BOX 22427
HIALEAH, FL 33002-2427

ALVAREZ LUIS AND MERCEDES
8904 SW 81ST TER
MIAMI, FL 33173-4167

ALVAREZ PEDRO J AND XIOMARA
10845 SW 41ST TER
MIAMI, FL 33165-4810

ALVAREZ ROGELIO J AND ANN M
8461 SW 30TH ST
MIAMI, FL 33155-2325

ALVAREZ SAUL
105 SE 12TH AVE APT 202
HOMESTEAD, FL 33030-8195

ANDINO IVAN AND CARMEN
10311 SW 34TH ST
MIAMI, FL 33165-3807

AREMAR IMPORT INC
12871 SW 22ND ST
MIAMI, FL 33175-1805

ARTAYETA CARLOS AND EILEEN
12930 SW 107TH TER
MIAMI, FL 33186-3513

ATALA FARESH MIGUEL
103100 OVERSEAS HWY APT 52
KEY LARGO, FL 33037-2852

ATORRESAGASTI MANUEL S AND GEORGINA
100 SW 128TH AVE
PLANTATION, FL 33325-2302

B G AND R A LLC
237 RAINBOW DR UNIT 13746
LIVINGSTON, TX 77399

BALLESTER EDDY
2701 SW 79TH AVE
MIAMI, FL 33155

BALUJA JORGE M AND MARIA
1726 W 80 ST
HIALEAH, FL 33014

BARCELO OSVANY JAVIER
2904 MASON LN
WYLIE, TX 75098

BARKETT THOMAS REV TR 3/29/1990
2000 SW 4TH AVE
MIAMI, FL 33129-1303

BARNES SOFIA
3179 W 71ST PL
HIALEAH, FL 33166

BARRERO MYRIAM I
5521 SW 70TH AVE
DAVIE, FL 33314-5802

BARRIOS GUILLERMO AND LEOPOLDINA
6679 SEGOVIA CIR W
FORT LAUDERDALE, FL 33331-4625

BARRIOS JOSE A AND DELFINA J
5345 NW 173RD DR
MIAMI GARDENS, FL 33055-3502

★ = added to applicant labels

BASTO DANIELLE
10230 SW 41ST TER
MIAMI, FL 33165-4960

BAY VIEW PROPERTIES LLC
PO BOX 371974
KEY LARGO, FL 33037-1974

BECERRA MARIA
8600 SW 4TH ST
MIAMI, FL 33144-3510

BELLO GUSTAVO J
8544 SW 102ND PL
MIAMI, FL 33173-3953

BELLO MABEL
5296 SW 91ST AVE
MIAMI, FL 33165-6647

BENITEZ MIGUEL J AND YOLANDO
530 W 66TH ST
HIALEAH, FL 33012-6667

BEOTO MARIO AND MARIA
325 CALUSA ST LOT 376
KEY LARGO, FL 33037-2699

BERSANI LEWIS AND ANN MARIE
7047 LAKESHORE RD STOP 1
CICERO, NY 13039-9736

BESU CINTYA
3030 SW 79TH CT
MIAMI, FL 33155-2566

BEZANILLA RAFAEL A SR
940 SW 36TH CT APT 7
MIAMI, FL 33135-4241

BIFANO ALFRED J AND LINDA D
4067 PIER PT
DISCOVERY BAY, CA 94505-1111

BLANCO SESAR
19080 ROYAL BIRKDALE DR
HIALEAH, FL 33015-2305

BOLUFE ANA C
17730 NW 87TH CT
HIALEAH, FL 33018-6608

BOMBARDIER PIERRE
325 CALUSA ST LT 218
KEY LARGO, FL 33037-2699

BORGES ALBERTO AND ALINA
1921 NW 36TH AVE
MIAMI, FL 33125

BOSCH WILLIAM AND MARTHA
5760 W 13TH AVE
HIALEAH, FL 33012-2209

BOYCE ROBERT AND FAYE
3102 E ROSEMONTE DR
PHOENIX, AZ 85050-3450

BUSTAMANTE JUAN C SR
1031 SW 124TH CT
MIAMI, FL 33184-2458

BUSTAMANTE SHANNON AND ENOE
282 E 13TH ST
HIALEAH, FL 33010-3538

CALUSA 483 LLC
14671 SW 136TH PL
MIAMI, FL 33186

CALUSA CAMPGROUND CONDOMINIUM
ASSOCIATION, INC
325 CALUSA ST
KEY LARGO, FL 33037-2641

CALUSA KEY VENTURES LLC
16143 SW 71ST TER
MIAMI, FL 33193-3498

CALUSA ONE LLC
9 ISLAND AVE APT 1006
MIAMI BEACH, FL 33139-1358

CAMBON ENRIQUE
19201 SW 196 ST
MIAMI, FL 33187

CAMPUZANO ISABEL CRISTINA
10281 SW 44TH ST
MIAMI, FL 33165-5605

CANCINO ANDREW
8350 NW 16TH ST
PEMBROKE PINES, FL 33024-4975

CARDENACHE FIDEL
5135 E 9TH CT
HIALEAH, FL 33013-1717

CARDET MARIA A
325 CALUSA ST LOT 341
KEY LARGO, FL 33037

CARNES MALLORY PHILLIP
5255 SW 38TH AVE
FORT LAUDERDALE, FL 33312-8227

CARRERO SIMEON
7934 NW 190TH LN
MIAMI, FL 33015-2746

CASTILLA INGRID GUZMAN
7211 W 24TH AVE APT 2205
HIALEAH, FL 33016-6530

CASTRILLON NICOLE MARIE
10300 SW 51 ST
MIAMI, FL 33165

CAYON OSDALIS ALVAREZ AND JORGE
8857 NW 175TH ST
HIALEAH, FL 33018

CELADA LUCIA M
4055 E 2ND AVE
HIALEAH, FL 33013

CHIROLE DAVID
15473 SW 21 TERR
MIAMI, FL 33185

CHIROLE ENTERPRISES LLC
15465 SW 21ST TER
MIAMI, FL 33185

CLARK DORIS L/E
PO BOX 370064
KEY LARGO, FL 33037-0064

COLADO YAMIL
3732 SW 85TH AVE
MIAMI, FL 33155-3218

COMAS INVESTMENTS LLC
7680 NW 63RD ST
MIAMI, FL 33166-3608

COMAS MIGUEL AND MARTHA
205 NW 119TH CT
MIAMI, FL 33182

CORBO TERESA
4501 SW 129TH AVE
MIAMI, FL 33175-4505

CORDERO ISRAEL
12040 SW 177TH TER
MIAMI, FL 33177-2357

CORTINA NICOLAS JR
5391 W 6TH LN
HIALEAH, FL 33012-2514

COUSINEAU PATRICK
319 CH DE LA COTE-SAINT-LOUIS E
BLAINVILLE, QC J7E 4H5
CANADA

COUSINEAU STEPHANE
2540 RUE DE LA GIBOULEE
TERREBONNE, QC J6X 4S3
CANADA

CREATIVE INVESTORS INC
8004 NW 154TH ST UNIT 147
HIALEAH, FL 33016-5802

D AND DC INVESTOR GROUP LLC
14238 SW 170TH ST
MIAMI, FL 33177-2049

DE ATCE VIRGILIO G
1947 SW 131ST PLACE CT
MIAMI, FL 33175-1343

DE LA PAZ FRANCISCO
18120 NW 90TH AVE
HIALEAH, FL 33018-6555

DE LA TORRE RAMSES
3310 SW 103RD CT
MIAMI, FL 33165-3819

DEARMAS JORDAN
11871 SW 207TH ST
MIAMI, FL 33177

DELGADO ERIC
17902 NW 78TH AVE
HIALEAH, FL 33015-2807

DELGADO JOSE J AND IRENE
1815 WEST 68 ST
HIALEAH, FL 33014

DELGADO MARTHA MERCEDES
830 SW 146TH TER
PEMBROKE PINES, FL 33027

DELGADO ROSA
8870 SW 43RD ST
MIAMI, FL 33165-5328

DELGADO SIGFREDO JR AND MARIE E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1007

DELGADO YDALMI C
7359 W 18TH AVE
HIALEAH, FL 33014-3710

DEVIS AIDE
2899 COLLINS AVE UNIT 1118
MIAMI BEACH, FL 33140

DI NICOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460

DIAZ ARNOLD AND DAMARIS
15512 NW 82ND PL
HIALEAH, FL 33016-5857

DIAZ JOSE AND MARIA DEL CARMEN
10211 SW 6TH ST
MIAMI, FL 33174

DIAZ WILLIAM AND SHEILA B
50 WEST 23 ST APT 14
HIALEAH, FL 33012

DISPIRITO JAMES EDWARD AND LEXA TUMA
PO BOX 2623
MONTAUK, NY 11954

DNR 458 LLC
8510 SW 97TH RD
MIAMI, FL 33173

DNR 459 LLC
8510 SW 97 RD
MIAMI, FL 33173

DONADO LEONOR AND RAFAEL
172 TRUXTON DR
MIAMI SPRINGS, FL 33166-5059

DUGGER ROBERT AND RACHEL
7401 BEACH VIEW DR
NORTH BAY VILLAGE, FL 33141

DUNKLEY FAMILY TRUST 5/2/2011
55 W 16TH ST APT 3
HIALEAH, FL 33010-3055

DURAN DAISY
325 CALUSA ST LT 346
KEY LARGO, FL 33037-2699

DYER NANCY
1931 SW 24TH TER
MIAMI, FL 33145

EGUED ANGEL AND MERCEDES
11350 SW 41ST TER
MIAMI, FL 33165-4611

ENRIQUEZ JESUS A AND ALEIDA
12905 SW 42ND TER
MIAMI, FL 33175-4003

ESCOBAR LAURA REV TRUST 6/8/06
7770 SUNSET DR
MIAMI, FL 33143-4048

ESPINOSA SANTIAGO
9704 NW 127TH TER
HIALEAH, FL 33018-7405

ESTEVEZ ALBERTO AND ALICE
1012 W 79TH ST
HIALEAH, FL 33014-3588

FALCON JOSE
100 SW 124TH AVE
MIAMI, FL 33184-1433

FASANO MICHAEL AND PATRICIA
325 CALUSA ST LOT 79
KEY LARGO, FL 33037-2699

FERNANDEZ ANGEL L
8327 SW 163RD AVE
MIAMI, FL 33193-5128

FERNANDEZ JOSE ROGELIO
23215 SW 187 AVE
HOMESTEAD, FL 33031

FERNANDEZ JUAN B AND MARIA O
325 CALUSA DR UNIT 502
KEY LARGO, FL 33037

FERNANDEZ MANUEL AND ALBA LIVING TRUST 2/11/2000
7090 SW 99TH AVE
MIAMI, FL 33173-4643

FERNANDEZ RODOLFO C
1631 SW 126TH PL
MIAMI, FL 33175-1433

FERRADAS AILEEN
19860 NW 78TH PATH
HIALEAH, FL 33015-6631

FIZER CHARLES S AND MARLEENA A TRUST 5/30/2008
20350 SABAL ST
ORLANDO, FL 32833-5612

FONTELA MARIO AND ROSA F
PO BOX 373046
KEY LARGO, FL 33037-8046

FORMOSO CARLOS JR
15940 SW 42 TERRACE
MIAMI, FL 33185

FRANCO CHRISTINE
1801 SW 90TH AVE
MIAMI, FL 33165-7860

FRANCO JOSE A
325 CALUSA ST LT 99
KEY LARGO, FL 33037-2699

FUENTES CHRISTOPHER AND VIVIAN
240 LIGNUMVITAE DR
KEY LARGO, FL 33037-4538

FUNDORA WILLIAM
1230 NORTH DR
MIAMI, FL 33179-3543

GALLARDO HOLDCO LLC
13507 SW 137TH AVE
MIAMI, FL 33186-5315

GALLO LUIS C
15329 SW 41TH TER
MIAMI, FL 33185

GALVEZ AGNES Y
14714 SW 38TH TER
MIAMI, FL 33185-3946

GARCIA ANGEL
4130 SW 140TH AVE
MIAMI, FL 33175-6447

GARCIA EDELMIRO A AND DUNIA LOPEZ
8814 NW 153RD TER
HIALEAH, FL 33018

GARCIA IRIS M
7315 SW 39TH ST
MIAMI, FL 33155-6617

GARCIA LIVIA
14373 SW 62 ST
MIAMI, FL 33181

GARCIA TOMAS
6550 SCOTT ST
HOLLYWOOD, FL 33024-4033

GAUVIN CAROLE
500 RUE SAINT-FRANCOIS-XAVIER
TROIS-RIVIERES, QUEBEC G9A 1R4
CANADA

GCR INVESTMENTS LTD
919 SW 57TH AVE
WEST MIAMI, FL 33144-5019

GIRALDO LUIS FERNANDO AND
CARMENZA
12805 SW 119TH TER
MIAMI, FL 33186

GOMEZ GUILLERMO A AND PATRICIA G
15966 SW 100TH LN
MIAMI, FL 33196-6128

GOMEZ RUBEN AND ZOBEIDA
15104 SW 148TH CT
MIAMI, FL 33196-4414

GONZALEZ ABDEL K
9040 SW 48TH ST
MIAMI, FL 33165-5956

GONZALEZ ALFREDO
111 W 31 ST
HIALEAH, FL 33012

GONZALEZ JACOBO AND MARIAN
PO BOX 126762
HIALEAH, FL 33012

GONZALEZ JAIME AND ADALIGIA DE
FATIMA
5020 NW 190TH ST
MIAMI GARDENS, FL 33055-2446

GONZALEZ JOSE D AND MARITZA
7901 SW 20TH ST
MIAMI, FL 33155-6505

GONZALEZ MARIYEL
325 CALUSA ST LOT 514
KEY LARGO, FL 33037-2699

GONZALEZ OMAR
2021 NE 3RD CT
HOMESTEAD, FL 33033-6027

GONZALEZ PEDRO AND MEDELIEINE
9021 SW 94TH CT
MIAMI, FL 33176-1964

GONZALEZ RAYMOND
3250 NW 16TH TER
MIAMI, FL 33125-1818

GONZALEZ REINEL PUBLIO & BALBINA S
15327 SW 58TH TER
MIAMI, FL 33193-2500

GRANDA VICTOR
51 E 15TH ST
HIALEAH, FL 33010-3549

GRAU JOSE F L/E
9020 SW 125TH AVE APT 405F
MIAMI, FL 33186-7159

GRAVIER LUIS G AND MARIA G
2220 SW 24TH TER
MIAMI, FL 33145

GRECCO SHERRI
1682 ISLAND WAY
WESTON, FL 33326-3624

GRULLON JOSE A
13400 SW 128TH ST
MIAMI, FL 33186-5800

GUERRA BARBARA
174 LONG KEY RD
KEY LARGO, FL 33037-3036

GUIDI ARNOLD
9702 SW 56 TER
MIAMI, FL 33173

GUION RODNEY L
PO BOX 370047
KEY LARGO, FL 33037-0047

GUTIERREZ TANYA
16561 SW 145TH CT
MIAMI, FL 33177-1786

HARDING SUSAN P LIVING TRUST
11/28/2007
224 ATWELL ST
ELGIN, IL 60124-8496

HAWKINS ALBERT E
325 CALUSA ST LT 411
KEY LARGO, FL 33037-2699

HERNANDEZ DOMINGO AND CARMEN
5700 W 13TH CT
HIALEAH, FL 33012-2275

HERNANDEZ EMINALDO AND IDIANA
91 W 33RD ST
HIALEAH, FL 33012-5221

HERNANDEZ ENRIQUE AND ODALYS
19470 NW 87TH PL
HIALEAH, FL 33018-6214

HERNANDEZ GUSTAVO
7738 NW 201ST TER
HIALEAH, FL 33015-6643

HERNANDEZ JOSE M
3525 W 72ND PL
HIALEAH, FL 33018-1712

HERNANDEZ JUAN C AND RAQEL
15051 SW 63RD TER
MIAMI, FL 33193-2784

HERNANDEZ LAZARO
7755 SW 127TH CT
MIAMI, FL 33183-4220

HERNANDEZ LUIS E AND CARMEN
16923 SW 145TH AVE
MIAMI, FL 33177

HERNANDEZ PEDRO AND YARMILA
3001 SW 80TH AVE
MIAMI, FL 33155-2516

HERNANEZ EMILIO AND NANCY A H/W
9220 SW 42 TER
MIAMI, FL 33165

HERRERA DAVID
12320 SW 99 AVE
MIAMI, FL 33176

HERRERA HEBERTO AND MARIA
16980 NW 44TH AVE
MIAMI GARDENS, FL 33055-4351

IGLESIAS LUIS A AND ANA
947 E 19TH ST
HIALEAH, FL 33013-4212

IGLESIAS NORMA
6360 MILLER DR
MIAMI, FL 33155-6421

IGLESIAS REINALDO AND AMPARO
7483 W 30TH LN
HIALEAH, FL 33018-5244

IJC KEY LARGO CORP
3126 CORAL WAY
CORAL GABLES, FL 33145-3210

JERDANI CORPORATION
116 SEVENTH LN
KEY LARGO, FL 33037

JIMENEZ DAYSE
100 E 42ND ST
HIALEAH, FL 33013-2244

JOHNSON LINDA A
206 BATH RD
BRUNSWICK, ME 04011-2611

JOHNSON NANCY
1711 RIVIERA CT
POINT PLEASANT BORO, NJ 08742-5242

KELLER CLOTILDE C
6821 SW 155TH AVE
MIAMI, FL 33193-2121

KORTE SALLIE J
PO BOX 373312
KEY LARGO, FL 33037-8312

LABRADOR DAVID
6420 MIAMI LAKEWAY S
MIAMI LAKES, FL 33014-2745

LATOUR ALFREDO M JR AND NILDA
772 NW 129 AVE
MIAMI, FL 33182

LAUREL BEATRIZ
2722 SW 156 AVE
MIAMI, FL 33185

LAZO SHERIOCHA
20212 OAK THORN WAY
TAMPA, FL 33647-3707

LEON JESUS AND GRISEL
11224 SW 33RD CIRCLE PL
MIAMI, FL 33165-3436

LLADO EDUARDO AND MABEL GARCIA
10804 SW 142ND PL
MIAMI, FL 33186-7009

LOPEZ HELEN
10307 NW 9TH STREET CIR APT 201
MIAMI, FL 33172-3287

LOPEZ PEDRO AND SILVIA
7675 NW 68TH CT
MEDLEY, FL 33166-2551

LOPEZ SAMUEL AND GEORGINA
311 SW 55TH AVE
CORAL GABLES, FL 33134-1007

LORENZO-LUACES MARIO ALEJANDRO
9401 SW 106TH AVE
MIAMI, FL 33176-2634

LORITES ALINA
325 CALUSA ST LOT 13
KEY LARGO, FL 33037-2699

LUZARDO ISAAC C AND BALNCA E
3853 SW 145TH PL
MIAMI, FL 33175-7828

LYNCH ESTELA D
7760 NW 175TH ST
HIALEAH, FL 33015-3859

MACHADO ERICK
2177 NW 18TH ST
MIAMI, FL 33125-1315

MACHADO JOSE H
661 NW 132ND PL
MIAMI, FL 33182-1658

MACKINSON JOHN W
10091 SW 144TH ST
MIAMI, FL 33176-7083

MALAGON ARGELIO
7812 SW 34TH TER
MIAMI, FL 33155-3536

MANKO ROBERT AND MARIANNE
1830 NE 42ND ST
POMPANO BEACH, FL 33064-6033

MARINO ANA M
2921 SW 10TH ST APT 25
MIAMI, FL 33135-4576

MARRERO JENARO AND MARIA ELENA
5875 W 20 AVE APT 210
HIALEAH, FL 33012

MARRERO MIGUEL AND KARLA
20290SW 180 ST
MIAMI, FL 33187

MARTIN ANITA
1388 WESTWARD DR
MIAMI SPRINGS, FL 33166

MARTINEZ ALFREDO
8301 NW 172ND ST
HIALEAH, FL 33015-3745

MARTINEZ DIEGO I AND CLARA L
8915 NW 148TH ST
HIALEAH, FL 33018-7317

MARTINEZ JOSE A
12940 SW 19TH DR
HOLLYWOOD, FL 33027

MARTINEZ MELVIS
6355 SW 30TH ST
MIAMI, FL 33155-3028

MARTINEZ MILTON AND LILIANNE
8760 SW 133RD AVENUE RD APT 320
MIAMI, FL 33183-5376

MARTINEZ ROSIE
3255 W FLAGLER ST
MIAMI, FL 33135-1168

MAYNARD J SMITH MOBILE HOMES AND R V LIMITED
PO BOX 409
OKOBOJI, IA 51355-0409

MCGEE RONALD P AND TAMMY L
11972 ALPHA RD
HIRAM, OH 44234-9774

MCINTYRE MICHAEL B
1042 2ND ST
WYANDOTTE, MI 48192-3212

MDE COMPANY LLC
6500 SW 14TH ST
MIAMI, FL 33144-5502

MDE COMPANY LLC
6300 SW 14TH ST
WEST MIAMI, FL 33144-5626

MEDINA GERSON L AND CARMEN
501 E 8TH ST
HIALEAH, FL 33010-4541

MENDEZ MAGALY
272 E 54TH ST
HIALEAH, FL 33013-1431

MENENDEZ MARIO M
325 CALUSA ST UNIT 345
KEY LARGO, FL 33037-2699

MERVARDO CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

MICHIS GLOBAL INVESTMENT LLC
1150 NW 72ND AVE STE 512
MIAMI, FL 33126-1921

MILIAN MARIA
4055 SW 138TH AVE
MIAMI, FL 33175-6461

MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI SPRINGS, FL 33166-4923

MMT LIVING TRUST OF 2010
3851 NW 177TH ST
MIAMI GARDENS, FL 33055

MOLD BRIAN L AND DEBRA K
PO BOX 694
RUSH CITY, MN 55069-0694

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

MONROE COUNTY HOUSING AUTHORITY
1400 KENNEDY DR
KEY WEST, FL 33040

MOREJON ALBERTO
325 CALUSA ST
KEY LARGO, FL 33037

MOREJON NANCY
511 EAST 44 ST
HIALEAH, FL 33013

MORELL LESTER
325 CALUSA ST LT 380
KEY LARGO, FL 33037-2699

MORELL SANDRA
325 CALUSA ST LOT 349
KEY LARGO, FL 33037-2699

NADAL JONATHAN
325 CALUSA LOT 253
KEY LARGO, FL 33037

NARIO NAYRA
1492 EGRET RD
HOMESTEAD, FL 33035-1021

NEGRON EDNA
PO BOX 753
VILLALBA, PR 00766-0753

NELSON CHRISTOPHER AND LORI
325 CALUSA ST 250
KEY LARGO, FL 33037-2699

NICHOLLS FAITH M REV TRUST OF 2003
06/04/2003
470 SE PINE RD
PORT ST LUCIE, FL 34984

NICOLAS OSVALDO AND GRISEL
325 CALUSA ST LOT 62
KEY LARGO, FL 33037-2699

NOGUEIRA REYCIEL
8972 SW 209TH TER
CUTLER BAY, FL 33189-3415

NOSE 4 DIVING LLC
740 NW 91 AVE
PEMBROKE PINES, FL 33024

OBREGON YOVANIS
325 CALUSA ST LT494
KEY LARGO, FL 33037-2699

OLIVA CARLOS A
325 CALUSA ST UNIT 486
KEY LARGO, FL 33037

ONDARZA ALEXANDER
190 SW 129TH AVE
MIAMI, FL 33184-1229

ORASI GREGORY
325 CALUSA ST LOT 465
KEY LARGO, FL 33037-2699

ORASI MERCEDES
11700 SW 77TH AVE
MIAMI, FL 33156

ORTA ARMANDO AND BERTA
14940 SW 168TH ST
MIAMI, FL 33187-6004

ORTA RAFAEL
4155 NE 16TH ST
HOMESTEAD, FL 33033-6050

ORTEGA ARLENE
8360 SW 45TH ST
MIAMI, FL 33155-4227

ORTIZ LEONARDO AND MAYRA C
17811 NW 81ST AVE
HIALEAH, FL 33015-2840

PABLOS MANUELA
325 CALUSA ST LT 40
KEY LARGO, FL 33037-2699

PAEZ RICARDO DAVID AND CHRISTINA DIEZ
6873 SW 159TH CT
MIAMI, FL 33193-3627

PAGES BARBARA
6240 SW 79TH CT
MIAMI, FL 33143-1616

PALMER ROBERT AND EVE
7773 EMBASSY BLVD
MIRAMAR, FL 33023-6407

PALMER ROBERT E AND ESTHER M
3010 SW 139TH AVE
DAVIE, FL 33330

PARADISE PIT LLC
743 LARGO RD
KEY LARGO, FL 33037

PARDAL ELVIS ALEXANDER
2250 SW 81ST AVE
MIAMI, FL 33155-1233

PENA ELDUIN N
941 NE 73RD ST
MIAMI, FL 33138-5229

PENA RAUL BLAS
12850 STATE RD 84 BOX 7-4
DAVIE, FL 33325

PEREIRA PETRA
6436 SAWMILL LN
MIAMI LAKES, FL 33014-6020

PERERA GEORGINA
19800 SW 180TH AVE LOT 504
MIAMI, FL 33187-2617

PEREZ ALVING
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ ALBERTO AND GRISEL MAS
325 CALUSA ST LOT 312
KEY LARGO, FL 33037-2699

PEREZ DALMA R
8824 NW 110TH LN
HIALEAH, FL 33018-4557

PEREZ JORGE AND DENISE
7930 NW 185TH ST
HIALEAH, FL 33015-2732

PEREZ JOSE R AND YANELIS
18821 W OAKMONT DR
HIALEAH, FL 33015-2905

PEREZ MANUEL AND MARIA C
551 E 34TH ST
HIALEAH, FL 33013-3027

PEREZ NATALIE
17035 NW 78TH CT
HIALEAH, FL 33015-3803

PEREZ RAUL
1163 NW 124TH COURT
MIAMI, FL 33182

PEREZ VICTOR
PO BOX 372612
KEY LARGO, FL 33037-7612

PETER KENNETH A AND FRANCES G
1463 GOODNOW FLOW RD BOX 303
NEWCOMB, NY 12852-2418

PETERSON CARL R AND LINDA E
PO BOX 271
WINDSOR, ME 04363-0271

PFEIFFER JEFFREY
1950 NW 107TH AVE
PEMBROKE PINES, FL 33026

PILLO JOSE SANTIAGO AND IVETTE
10511 TAFT ST
PEMBROKE PINES, FL 33026-2820

PLA CARLOS AND CARMEN
7851 NW 163RD ST
MIAMI LAKES, FL 33016-8407

PLA ONDINA G
714 E 29TH ST
HIALEAH, FL 33013

PORTAL DANILO AND DIANA
3431 SW 145TH AVE
MIRAMAR, FL 33027-3727

PRIETO FRANCISCO
6745 MIAMI LAKES DR APT I230
HIALEAH, FL 33014-8153

PRIME INVESTMENT GROUP LLC
11779 SW 92ND TER
MIAMI, FL 33186-2157

PRIX INVESTMENT CORP
10101 COLLINS AVE APT 5B
MIAMI BEACH, FL 33154

PULGARON CARLA J CHIRINOS
3461 NE 4TH ST
HOMESTEAD, FL 33033-7130

QUINTANA JOSE
325 CALUSA ST LT 377
KEY LARGO, FL 33037-2699

QUINTERO JORGE LUIS AND MONICA O
1214 W 76TH ST
HIALEAH, FL 33014-3423

R & M INVESTMENTS PROPERTY GROUP LLC
6031 SW 129TH CT
MIAMI, FL 33183-1237

RAMIREZ ANGELINA
6092 SW 133RD PL
MIAMI, FL 33183-5170

RAMIREZ OMELIO E AND MARGARITA
401 NW 107TH AVE APT 104
MIAMI, FL 33172-3840

RAMIREZ SILVIA
201 NORTHWEST BLVD
MIAMI, FL 33126-4152

RAMOS ARMANDO F AND TERESA
2605 SW 16TH TER
MIAMI, FL 33145

RAVELO ARSENIO
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

REIGADAS RAYMOND AND CHRISTINE
5448 SW 149TH PL
MIAMI, FL 33185-4018

REINA JUAN CARLOS AND ALMA
11327 SW 161ST PL
MIAMI, FL 33196-4277

REINA MIGUEL AND CARMEN
13401 SW 25TH ST
MIAMI, FL 33175-1152

REMEDIOS JORGE AND ILYA
11001 SW 47TH ST
MIAMI, FL 33165-6103

RILEY ANTHONY W
2989 ARMSTRONG DR
LAKE ORION, MI 48360-1709

RIOS JORGE L AND HAYDEE M
14620 SW 50TH ST
MIAMI, FL 33175-5005

RIVERA CARMEN M
457 NW 61ST AVE
MIAMI, FL 33126-4641

RIVERO TANIA ALBERDI
125 SW 104TH CT
MIAMI, FL 33174-1651

ROBBINS W PAUL
992 PERRY HWY APT 2
PITTSBURGH, PA 15237-2104

RODRIGUEZ ANTONIO AND ROSA M
15300 SW 307TH RD
HOMESTEAD, FL 33033-4356

RODRIGUEZ JANET
7439 W 22 AVENUE UNIT 210
HIALEAH, FL 33016

RODRIGUEZ MARIA T
5566 NW 102ND PL
DORAL, FL 33178-2653

RODRIGUEZ OLGA
1720 SW 30TH AVE
MIAMI, FL 33145

RODRIGUEZ RICARDO AND MILAGROS COLLADO
9241 SW 57TH TER
MIAMI, FL 33173

RODRIGUEZ RICARDO AND ROSA
1800 NW 88TH TER
PEMBROKE PINES, FL 33024-3313

RODRIGUEZ RUBEN
PO BOX 941412
MIAMI, FL 33194-1412

ROSARIO IVELISS
10270 NW 129 ST
HIALEAH, FL 33018

SABLON RICARDO AND MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330-1403

SANCHEZ ANDRES A AND ODALYS
508 E 34TH ST
HIALEAH, FL 33013-3028

SANCHEZ ANTONIO AND ELIZABETH
685 W 65TH DR
HIALEAH, FL 33012-6574

SANCHEZ CARLOS J
11252 SW 129TH CT
MIAMI, FL 33186-4747

SANCHEZ ILEANA L
2828 SW 143RD PL
MIAMI, FL 33175-6557

SANCHEZ WILFREDO AND ILEANA L
325 CALUSA ST UNIT 489
KEY LARGO, FL 33037-2699

SANCHOYERTO DAVID AND ELENA
11921 NW 19TH ST
PEMBROKE PINES, FL 33026-1903

SARDUY AYLEC M
4021 SW 153RD CT
MIAMI, FL 33185-5404

SCHOEMER RICHARD F AND VIRGINIA
1527 LITTLEHILL RD
POINT PLEASANT BORO, NJ 08742-3431

SCHROYER DALE ME AND JANICE
7955 HEAD O LAKE RD
OTTAWA LAKE, MI 49267-9710

SEBASTIAN RUBEN
2240 SW 80TH CT
MIAMI, FL 33155-1256

SIERRA LUCIO J
1751 SW 137TH CT
MIAMI, FL 33175-1021

SIERRA NILO
15158 NW 89TH AVE
HIALEAH, FL 33018-1371

SIRE NOREDYS M
6858 SW 158TH PASS
MIAMI, FL 33193-3613

SIRIANI MARITE
8501 SW 47TH ST
MIAMI, FL 33155-5408

SNOOK'S SUNSET INC
6778 PARKINSONIA DR
HIALEAH, FL 33014-2650

SOCCOL CHRISTOPHER B
9444 NW 46TH ST
SUNRISE, FL 33351-5108

SORIANO CARLO ANTOINE AND MALISSA
15148 SW 173RD TER
MIAMI, FL 33187-6206

SOSA BERTO
658 W 35TH ST
HIALEAH, FL 33012-5129

SOTOLONGO JUAN AND MARITZA
12921 SW 27TH ST
MIAMI, FL 33175-2034

SPASIUK MICHAEL G JR AND INGRID A
129 W 227TH ST
BRONX, NY 10463-6732

STALDER RICHARD J
1100 MANGO ISLE
FORT LAUDERDALE, FL 33315-1330

SUAREZ GUSTAVO M
7856 NW 170 TER
MIAMI, FL 33015

SUAREZ MIGUEL AND DINORAH
4901 SW 135TH CT
MIAMI, FL 33175-3853

TORRES ANGEL VLADIMIR
9860 SW 83RD ST
MIAMI, FL 33173

TORRES DIONISIO AND ANA A
3075 SW 1ST ST
MIAMI, FL 33135-1270

TORRES SERGIO
10530 SW 48TH ST
MIAMI, FL 33165-5650

TORROELLA LUIS C AND MORAIMA HERNANDEZ
5354 WEST 6 LANE
HIALEAH, FL 33012

TRAVIESO LIDICE
325 CALUSA ST UNIT 231
KEY LARGO, FL 33037

TRIANA NELSON AND MARIA E
13421 SW 53 ST
MIAMI, FL 33175

TROTTER DENNIS
45140 228TH ST
AITKIN, MN 56431-4854

TURINO HARRIET
20818 SW 126TH CT
MIAMI, FL 33177-5718

URRA OSCAR E AND RAQUEL
13326 SW 46TH LN
MIAMI, FL 33175-3929

VALDIVIA JULIO S AND ANA C
5103 SW 139TH CT
MIAMI, FL 33175-5145

VALIDO JULIO
17338 NW 74TH AVE
HIALEAH, FL 33015-7183

VALLE JUAN A
19751 NW 57TH PL
HIALEAH, FL 33015-4926

VARGAS MAURICIO
15459 SW 57 ST
MIAMI, FL 33153

VELIZ ORESTES AND SURY
P O BOX 941654
MIAMI, FL 33194

VICIEDO HERIBERTO J AND RAMONA
10841 SW 63RD ST
MIAMI, FL 33173-1210

VICTORES JESUS
525 W 43RD PL
HIALEAH, FL 33012-3851

VIDAL DANIEL
11035 SW 51ST TER
MIAMI, FL 33165-6902

VILLALON RADAMES AND MINET
7501 MILLER DR
MIAMI, FL 33155-5507

WAIS TIMI D
10 MICHELE DR
RENSSELAER, NY 12144

WEBER JOHN SR AND LINDA M
1080 HWY 1383 LOT 9E
RUSSELL SPRINGS, KY 42642

WILLIAMS KURT A AND SORAYA C
30710 SW 196TH AVE
HOMESTEAD, FL 33030-3615

WINNE LISA M
325 CALUSA ST UNIT 457
KEY LARGO, FL 33037

XLT INVESTMENT CORP
8045 NW 155TH ST
HIALEAH, FL 33016-5874

ZORRILLA FAMILY REV LIV TR AGR
12/27/2006
4660 SW 158TH AVE
MIAMI, FL 33185-3810

End of Additional File 2015-163

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
AUG 26 2015
MONROE CO. PLANNING DEPT

Request for a Major Conditional Use Permit

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

Major Conditional Use Permit Application Fee: $10,014.00

In addition to the application fee, the following fees also apply:
Key Largo 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: 06 / 15 / 2015
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Christopher Collins - CPH	Christopher Collins - CPH
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
1992 SW 1st St. Miami, FL 33135	
Mailing Address (Street, City, State and Zip Code)	
(305) 274-4805	ccollins@cphcorp.com
Daytime Phone	Email Address

Property Owner:

Key Largo Tree LLC	
(Name/Entity)	Contact Person
696 NE 125th St. North Miami, Fl 33161-5546	
Mailing Address (Street, City, State and Zip Code)	
Daytime Phone	Email Address

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

8		Key Largo	
Block	Lot	Subdivision	Key
00087350.000000		1095931	
Real Estate (RE) Number		Alternate Key Number	
101000 Overseas Hwy, Key Largo, FL 33037			
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

Land Use District Designation of Property: SC - SUBURBAN COMMERCIAL

Present Land Use of Property: COMMERCIAL RETAIL

Proposed Land Use of Property: COMMERCIAL RETAIL - RETAIL AND RESTAURANT

Total Area of Property: 3.31 AC (144,155 SF)

Total Upland Area within Property: All Area - 3.31 AC

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

3 Total number of non-residential buildings

18,116 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable units

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

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

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
- [X] Written description of project
- [X] Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- [ ] Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- [X] Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- [X] Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
  - [X] Date, north point and graphic scale
  - [X] Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - [X] All attributes from the boundary survey
  - [X] 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 – 8 sets (may be shown on the site plan; however, if a separate plan, drawn to a scale of 1:10 or 1:20). At a minimum, the landscaping plan should include the following:

- ☒ Date, north point and graphic scale
- ☒ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
- ☒ Locations and dimensions of all existing and proposed structures, including all paved areas
- ☒ Open space preservation areas
- ☒ Existing natural features
- ☒ Size and type of buffer yards including the species, size and number of plants
- ☒ Parking lot landscaping including the species, size and number of plants
- ☒ Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced
- ☒ Transplantation plan (if required)

☒ Stormwater/ Surface Water Management Plan – 8 sets (including existing and proposed topography, all drainage structures, retention areas, drainage swales and existing and proposed permeable and impermeable areas)

☒ Building Floor Plans for all proposed structures and for any existing structures to be redeveloped – 8 sets (drawn at an appropriate standard architectural scale)

☒ Building Elevations for all proposed structures and for any existing structures to be modified – 8 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure)

☒ Traffic Study, prepared by a licensed traffic engineer

☒ Transportation fee of $5,000 to cover the cost of experts hired by the Growth Management Division to review the traffic study (any unused funds deposited will be returned upon permit approval)

☒ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging)

☒ Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included

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

☒ Proof of Coordination are required from the following:

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

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

☒ Notarized Agent Authorization

☐ Vegetation Survey or Habitat Evaluation Index

☐ Construction Phasing Plan

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

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

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

* * * * * * *

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

Signature of Applicant: _____ **Date:** 8/19/15

Sworn before me this 19th day of August 2015

KATHERINE RIVERA
Notary Public - State of Florida
Commission # FF 186117
My Comm. Expires Jan 2, 2019
Bonded through National Notary Assn.

Katherine Rivera
Notary Public
My Commission Expires 1/02/19

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.

Legal Description:

28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26 OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-937/39 OR2431-1763/66 OR2616-1471/72

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

Letter Of Transmittal

Date: August 25, 2015

RECEIVED
AUG 26 2015
MONROE CO. PLANNING DEPT

To: Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Re: IMC Commercial Center – Key Largo
CPH Job No. I3604

WE ARE SENDING YOU THE ATTACHED ITEM(S):

NO. OF COPIES	DESCRIPTION
1	Completed application form
1	Check for $10,014.00
1	Check for $5,000.00
1	Check for $1,304.00
1	Property Card
6	Site photographs
1	Written description of project
8	Sets of Signed & Sealed Boundary Survey
8	Sets of Signed & Sealed Site Plans
8	Sets of Landscape Plan
8	Sets of Building Floor Plans
8	Sets of Building Elevations
8	Sets of Stormwater / Surface Water Management Plan
8	Sets of Construction Management Plan
1	Traffic Study
1	List of name and address mailing labels for all property owners within 300 foot radius
1	Radius Report
1	Proof of Coordination with agencies
1	Notarized Agent Authorization

THESE ITEMS ARE TRANSMITTED AS INDICATED BELOW:

____ For Your Use
____ As Requested
__X__ For Review and Comment
_____ For Bids Due

REMARKS:

If you have any additional questions or concerns please feel free to give us a call back at any time. Thank you and have a great day!

COPY TO: _____ **SIGNED:** **Christopher Collins, P.E.**

If enclosures are not as noted, kindly notify us at once.

Architects
Environmental
M/E/P
Surveyors
Engineers
Landscape Architects
Planners
Transportation/Traffic

1992 SW 1st Street
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

August 24, 2015

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use Application
IMC Commercial Center
101000 Overseas Highway
Key Largo, FL
RE Number 00087350.000000
Project Description

To whom it may concern,

Enclosed here within, on behalf of Key Largo Tree, LLC is a request for a Major Conditional Use Permit to redevelop the property located at 101000 Overseas Highway within Key Largo, FL. The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to demolish the 10,239 SF vacant retail building and construct a new 3,116 SF McDonalds restaurant and a 5,000 SF retail building (user to be determined). The proposed application is similar with the conceptual plan presented to staff at a pre application meeting presented to Monroe County staff in 2013 which generated the 'Letter of Understanding' from Monroe County dated 12/16/2013.

The property is located within the Suburban Commercial (SC) Land Use District and the proposed redevelopment is consistent with the purpose and intent of the SC district which is to establish areas for commercial uses designed and intended to serve the needs of the immediate planning area. In addition, the redevelopment is consistent with the purpose of the MC FLUM category set forth in the Comprehensive Plan Policy 101.4.5.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,

Chris Collins
Vice President

June 24, 2015

Upper Keys
Planning and Environmental Resources Department
Murray Nelson Government & Cultural Center
102050 Overseas Hwy
Key Largo, FL 33037

RE: IMC Key Largo Commercial Center
101000 Overseas Highway
Key Largo, FL 33037
Parcel: 0087350000000

To Whom It May Concern,

Key Largo Tree, LLC; Owner of the property referenced project hereby authorizes CPH Engineers, Inc. to act on their behalf in securing any and all necessary entitlement permits with Monroe County and Florida Department of Transportation (FDOT).

Sincerely,

Key Largo Tree, LLC

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

I HEREBY CERTIFY that Yoram Ezhak, to me personally known or who has/have produced _____ as identification and who did take an oath., this day acknowledged before me that they executed the foregoing document this 1 day of July, 2015.

My Commission Expires:

Notary Public State of Florida
Yillian Y Sarmiento
My Commission FF 176018
Expires 11/13/2018

Notary Public

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: 1095931 Parcel ID: 00087350-000000

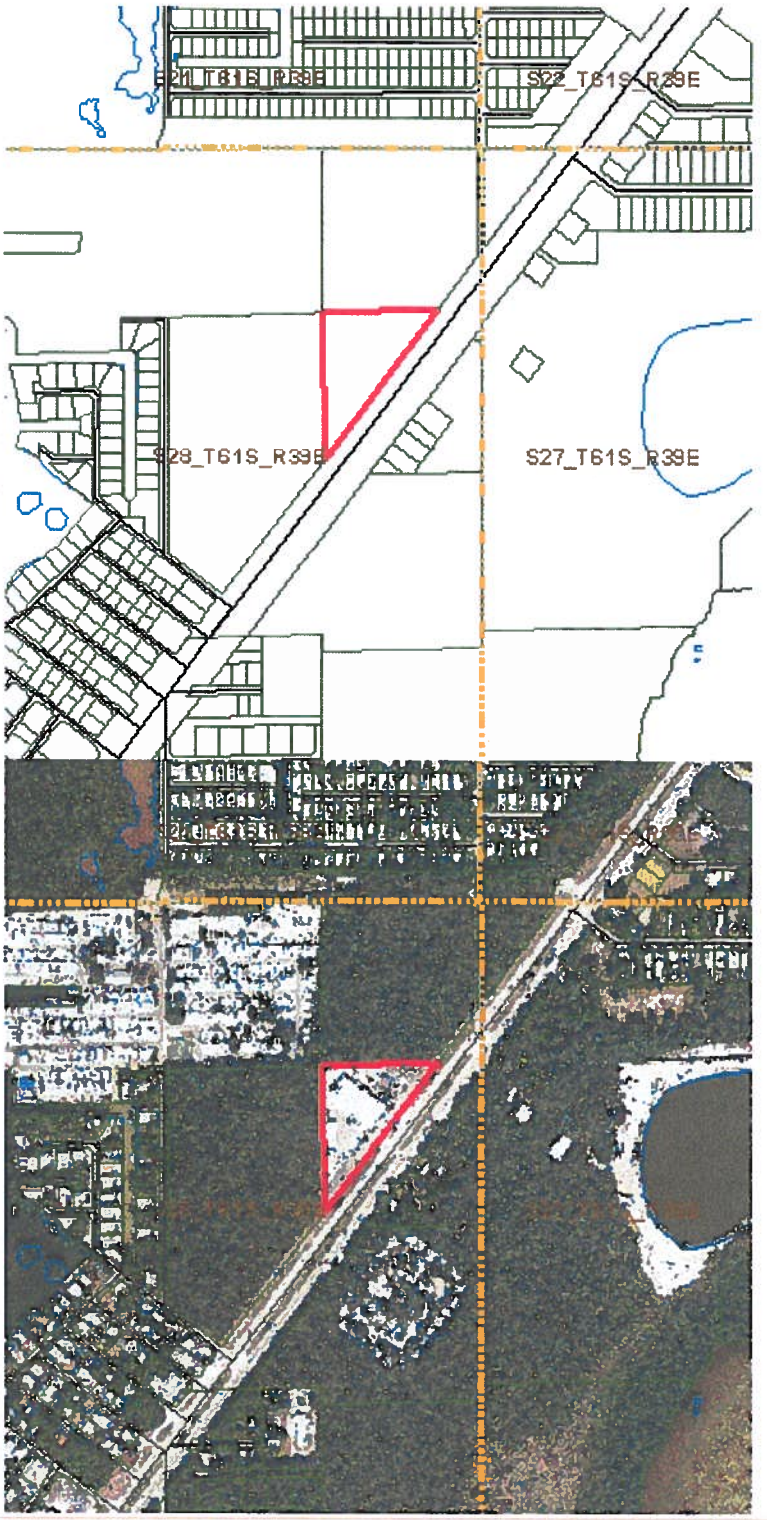
Ownership Details

Mailing Address:
KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

Property Details

PC Code:	12 - STORE/OFF/RES OR COMBINATION
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	28-61-39
Property Location:	101000 OVERSEAS HWY KEY LARGO
Legal Description:	28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26 OR854-1942 OR854-1943/45 OR1869-1191/93 OR2167-937/39 OR2431-1763/66 OR2616-1471/72

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	3.29 AC

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 20000
Year Built: 1974

Building 1 Details

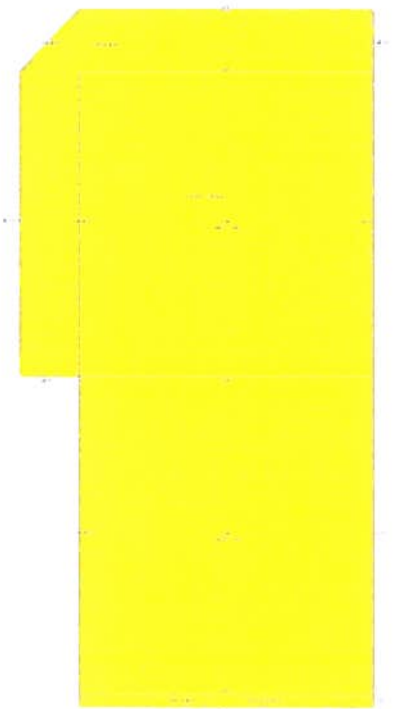
Building Type		**Condition**	F	**Quality Grade**	300
Effective Age	9	**Perimeter**	800	**Depreciation %**	12
Year Built	1974	**Special Arch**	0	**Grnd Floor Area**	20,000
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	7	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	OPF		1	1993				400
0	OPF		1	1993				4,160
0	FLA		1	1993				10,200
0	FLA		1	1993				9,800

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

	RETAIL MIN INT	100	N	N
	1 STY STORE-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
1888	METAL SIDING	46
1889	NO VALUE	54

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	9,336 SF	0	0	1973	1974	2	30
2	CC2:COM CANOPY	2,500 SF	100	25	1982	1983	4	40
3	CL2:CH LINK FENCE	1,940 SF	194	10	1989	1990	3	30
4	AP2:ASPHALT PAVING	100,000 SF	0	0	1973	1974	1	25
5	UB3:LC UTIL BLDG	63 SF	9	7	1990	2004	4	30
6	CL2:CH LINK FENCE	3,000 SF	500	6	2006	2007	1	30
7	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	3	30
8	CL2:CH LINK FENCE	960 SF	160	6	2010	2011	1	30

Appraiser Notes

3/22/2006 LIGHTHOUSE BOAT CENTER. REMOVED PARCEL FROM STUDY. DOES NOT MEET MARKET STNDARDS.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10300104	01/13/2010	09/03/2010	1	Commercial	CHAIN LINK FENCE
	13300821	05/09/2013	07/02/2013	100,000	Commercial	INT/EXT REMODEL/REPAIR
	13303159	10/18/2013	01/16/2014	25,000	Commercial	REPLACE HVAC UNITS
	13304891	05/05/2014	06/04/2014	10,000	Commercial	INT REMODEL/CONSTRUCT NEW HANDICAP BATHROOMS
	13303159	10/18/2013	06/25/2014	1	Commercial	REPLACE (2) A/C UNITS
	04302743	10/25/2004	03/22/2006	1	Commercial	REROOF (METAL)
	05305654	11/04/2005	10/20/2006	1	Commercial	CHAINLINK 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	1,059,447	106,226	493,350	1,659,023	1,659,023	0	1,659,023

2013	844,444	106,495	493,350	1,444,289	1,444,289	0	1,444,289
2012	844,444	106,803	492,000	1,443,247	1,443,247	0	1,443,247
2011	878,678	107,125	492,000	1,477,803	1,477,803	0	1,477,803
2010	878,678	103,538	820,000	1,802,216	1,802,216	0	1,802,216
2009	874,084	103,696	984,000	1,961,780	1,961,780	0	1,961,780
2008	874,084	103,730	2,132,000	2,363,614	2,363,614	0	2,363,614
2007	631,275	105,767	1,640,000	2,377,042	2,377,042	0	2,377,042
2006	631,275	103,230	1,148,000	1,882,505	1,882,505	0	1,882,505
2005	470,677	109,590	295,200	875,467	875,467	0	875,467
2004	470,531	112,141	295,200	877,872	877,872	0	877,872
2003	674,173	113,732	328,000	1,115,905	1,115,905	0	1,115,905
2002	674,173	116,271	319,000	1,109,444	1,109,444	0	1,109,444
2001	674,173	117,993	287,100	1,079,266	1,079,266	0	1,079,266
2000	698,837	77,295	271,150	1,047,282	1,047,282	0	1,047,282
1999	698,837	78,310	271,150	1,048,297	1,048,297	0	1,048,297
1998	465,891	79,805	271,150	816,846	816,846	0	816,846
1997	465,891	80,839	271,150	817,880	817,880	0	817,880
1996	423,538	82,334	271,150	777,022	777,022	0	777,022
1995	423,538	83,350	271,150	778,038	778,038	0	778,038
1994	423,538	84,863	271,150	779,551	779,551	0	779,551
1993	330,539	54,084	271,150	655,773	655,773	0	655,773
1992	330,539	55,709	271,150	657,398	657,398	0	657,398
1991	330,539	57,255	271,150	658,944	658,944	0	658,944
1990	330,539	50,959	271,150	652,648	652,648	0	652,648
1989	330,539	52,235	271,150	653,924	653,924	0	653,924
1988	302,391	47,920	271,150	621,461	621,461	0	621,461
1987	294,787	49,598	271,150	615,535	615,535	0	615,535
1986	302,442	51,602	176,250	530,294	530,294	0	530,294
1985	293,845	53,175	176,250	523,270	523,270	0	523,270
1984	293,845	43,441	176,250	513,536	513,536	0	513,536
1983	293,845	43,441	176,250	513,536	513,536	0	513,536
1982	248,969	43,441	176,250	468,660	468,660	0	468,660

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
2/23/2013	2616 / 1471	2,000,000	WD	12
8/26/2009	2431 / 1763	3,816,400	WD	12
11/16/2005	2167 / 937	4,650,000	WD	O
2/28/2003	1869 / 1191	950,000	WD	Q
5/1/1982	854 / 1943	100,000	WD	U

12/1/1979	796 / 1825	321,900	00	Q

This page has been visited 221,884 times.

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

Site Photos

Photo 1: Existing building façade, from south to north.

Photo 2: Site view from southeast to northwest

Photo 3: Site view from south to north

Photo 4: Site view from south to north

Photo 5: Site view from southeast to northwest

Photo 6: Site view from southeast to northwest

Revised Traffic Study Methodology
IMC – Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, Florida
Revised June 25,2015

Introduction:

A 15,000 square foot shopping center with a 3,116 square foot fast food restaurant attached is proposed to be developed at 1010000 Overseas Highway in Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space. As part of the redevelopment, the existing 10,000 square foot Dollar Tree store will remain, and an additional 5,000 square feet of retail space as well as the fast food restaurant will be added.

Trip Generation

Trip generation for the proposed project will be calculated using the most recent rates and equations presented in the Institute of Transportation Engineer's Trip Generation 9th Edition. Initially, trip generation was calculated using Land Use Code 820 – Shopping Center and 934 – Fast Food Restaurant with Drive Through will be used in the analysis. This was used to present the most conservative trip generation possible. Internal capture was applied between the fast-food restaurant and the remainder of the shopping center to account for the interaction between the two uses. However, based on comments received by the City of Key Largo, internal capture may only be applied for projects with a residential component.

Therefore, the trip generation has been revised to utilize Land Use Code 820 for the entire shopping center. Based on the description from the Trip Generation Manual, this land use code also includes restaurant as well as retail uses within the shopping center. The uses are applicable as well as the size of the overall shopping center within the parameters outlined by Trip Generation for use of Land Use Code 820. Utilizing Land Use Code 820 to estimate the trip generation for the project incorporates the interaction between the retail and restaurants previously calculated using internal capture.

Pass-by capture and internal capture between the retail and fast food restaurant will be calculated based on the the ITE Trip Generation Handbook. Pass-by capture will be capped at 10% of the adjacent street traffic.

Credit for trips associated with the existing retail center will be applied using ITE Trip Generation for Land Use Code 820 – Shopping Center. Table 1 attached summarizes the trip generation calculations for the proposed project.

It should be noted that based upon the revised trip generation calculations, there is an anticipated net decrease in trips associated with the project redevelopment.

Scenario	Land Use	Size	Weekday			PM Peak Period		
			Entry	Exit	Total	Entry	Exit	Total
Existing Use	820 Shopping Center	21,050 square feet	1233	1233	2466	101	110	111
		Pass-by Capture	-432	-431	-863	-35	-39	-74
		New Trips	801	802	1603	66	71	137
Proposed Use	820 Shopping Center	18,116 square feet	1119	1118	2237	92	99	191
		Pass-by Capture	-392	-392	-783	-32	-35	-67
		New Trips	727	727	1454	60	64	124
		Change in Net Trip Generation	-74	-75	-149	-6	-7	-13

Study Area

Since the proposed project is anticipated to result in a net decrease in project trips, no additional analysis is anticipated to be required.

Report

A Traffic Impact Statement will be prepared for submittal to Marion County and will include the following information:

- Summary of Methodology
- Existing Conditions
- Trip Generation
- Conclusions

Traffic Engineer Pre-Approval

As noted in the comments received by Monroe County, attached is a copy of the appropriate resume and PE license for Sandra Gorman, PE to be pre-approved for future traffic analysis within Monroe County.

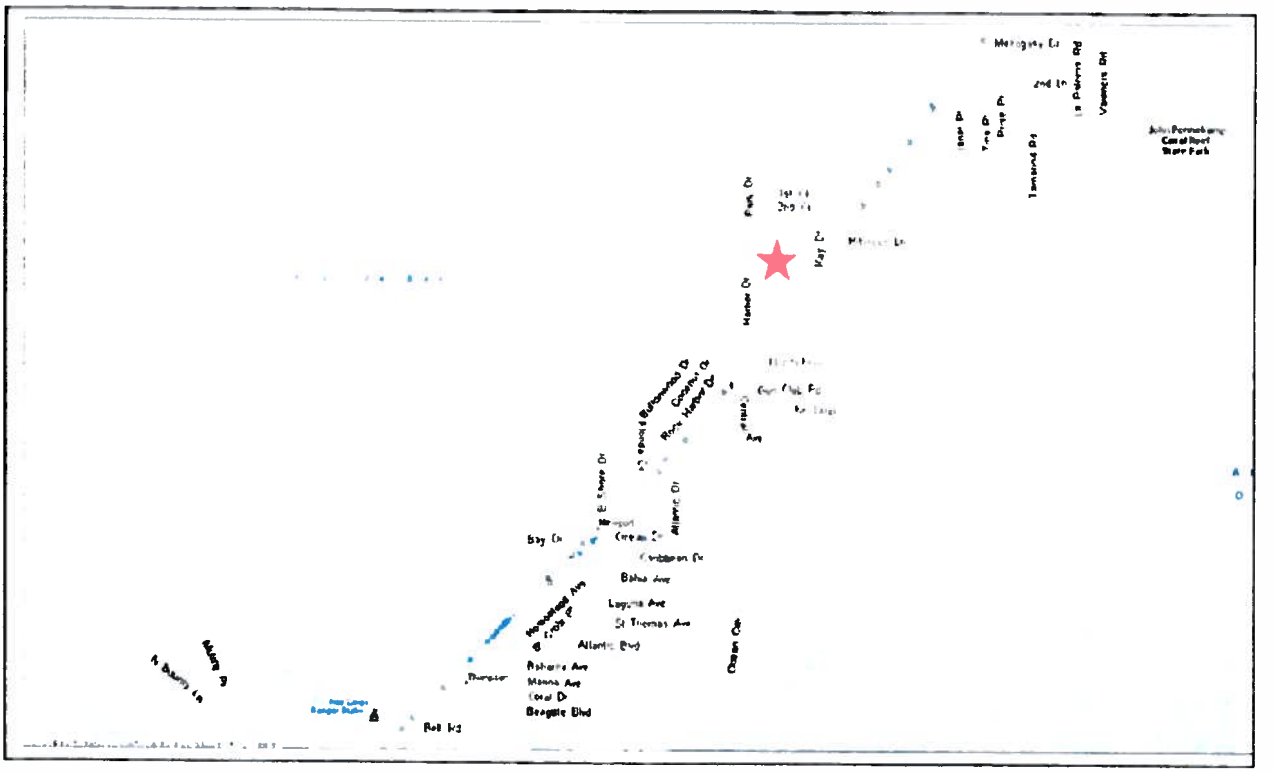
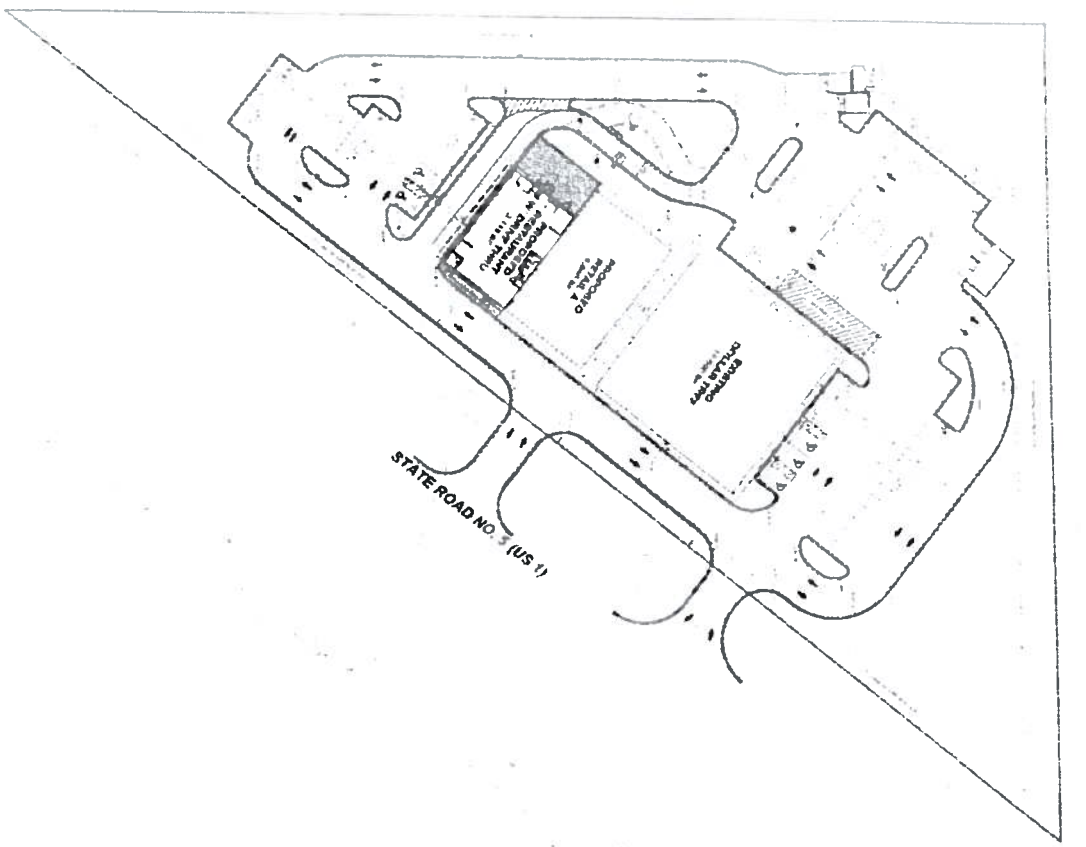


Figure 1
Site Location Map

IMC – Key Largo Commercial Center
Key Largo, Florida

cph

Engineers
Planners
Landscape Architects
Surveyors
Construction Management
Design/Build



CONCEPTUAL SITE PLAN
KEY LARGO

IRC - KEY LARGO
COMMERCIAL CENTER
101000B OVERSEAS HIGHWAY
MONROE COUNTY, FLORIDA

CON-2

Sheet No.

gph

Land Use: 820
Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Specialty retail center (Land Use 826) and factory outlet center (Land Use 823) are related uses.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs and recreational facilities (for example, ice skating rinks or indoor miniature golf courses). The centers ranged in size from 1,700 to 2.2 million square feet gross leasable area (GLA). The centers studied were located in suburban areas throughout the United States and, therefore, represent typical U.S. suburban conditions.

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Separate equations have been developed for shopping centers during the Christmas shopping season. Plots were included for the weekday peak hour of adjacent street traffic and the Saturday peak hour of the generator.

Information on approximate hourly, monthly and daily variation in shopping center traffic is shown in Tables 1–3. It should be noted, however, that the information contained in these tables is based on a limited sample size. Therefore, caution should be exercised when applying the data. Also, some information provided in the tables may conflict with the results obtained by applying the average rate or regression equations. When this occurs, it is suggested that the results from the average rate or regression equations be used, as they are based on a larger number of studies.

Period Setting

Analysis Name:	Weekday		
Project Name:	IMC - Proposed Shopping Center	**No:**	
Date:	5/19/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	18.12	Weekday	Best Fit (LOG)	1119	1118	2237

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	1119	0 %	1118

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	2237	35 %	783	1454

ITE Deviation Details

Weekday

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	820 - Shopping Center ITE does not recommend a particular pass-by% for this case.

Summary

Total Entering	1119
Total Exiting	1118
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	392
Total Exiting Pass-by Reduction	391
Total Entering Non-Pass-by Trips	727
Total Exiting Non-Pass-by Trips	727

Period Setting

Analysis Name:	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.		
Project Name:	IMC - Proposed Shopping Center	**No:**	
Date:	5/19/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	18.12	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG)	92	99	191

Traffic Reductions

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	92	0 %	99

External Trips

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	191	35 %	67	124

ITE Deviation Details

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse	No deviations from ITE.
Methods	No deviations from ITE.
External Trips	820 - Shopping Center The chosen pass-by% (35) is not provided by ITE. ITE recommends 64.

Summary

Total Entering	92
Total Exiting	99
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	32
Total Exiting Pass-by Reduction	35
Total Entering Non-Pass-by Trips	60
Total Exiting Non-Pass-by Trips	64

Sandra L. Gorman, PE

CPH Inc.
5601 Mariner Street, Suite 240
Tampa, FL 33609
813-288-0233
sgorman@cphcorp.com

EDUCATIONAL EXPERIENCE:

2002-2006	University of South Florida Tampa, Florida Masters of Civil Engineering
1995-1998	University of South Florida Tampa, Florida Bachelor of Science Civil Engineering
1993-1995	University of Pittsburgh at Bradford Bradford, Pennsylvania Civil Engineering

ACCOMPLISHMENTS:

2010	Young Transportation Professional of the Year Tampa Bay Chapter ITE
2004	Young Transportation Professional of the Year Florida Section ITE
2003-2006	Executive Board (Secretary; President) Institute of Transportation Engineers Tampa Bay Chapter
1999- Present	Institute of Transportation Engineers Member

CERTIFICATIONS AND REGISTRATIONS:

Florida PE #59580 PTOE #1545 – Expired PTP#249 – Expired

SAMPLE PROJECT EXPERIENCE:

Various Transportation Impact Studies and Signal Warrant Analyses
As a project engineer with Sear Brown, Kimley-Horn and Associates and King Engineering I have completed various Traffic Impact Studies and Assessments of all sizes involving residential and commercial developments, including multiple Developments of Regional Impact. Each project followed the guidelines and format criteria set forth by the Institute of Transportation Engineers, and if appropriate policies set forth by the local department of transportation. As an engineer on each of these studies I was involved in the data collection procedures, field reviews, and data analysis using various analytical tools. Typically collected field data included, but was not limited to, vehicular volume counts, geometric, queue, signal timings, and sight distance measurements per ASSHTO and delay information. Field data was processed and reduced using the methodologies presented in the Highway Capacity Manual and associated Highway Capacity Software. I developed all future vehicular trip generation scenarios and distribution patterns. As needed, I evaluated accident histories and identified correctable accident patterns. Signal warrants were evaluated using the most recent version of the FHWA's Manual of Uniform Traffic Control Devices. I composed reports for each of the projects that documented the process taken as well as the findings and recommended mitigating measures as necessary. Also, as part of the recommendations, I specified the appropriate type of site access controls lane configurations and appropriate design policies. Many of the projects also involved testimony before local governmental bodies.

Highland Avenue Roundabout, Pinellas County, FL
Prepared analysis to evaluate the potential construction of a roundabout at the intersection of Highland Avenue and Rosary Avenue in Pinellas County Florida. The analysis included the evaluation of AM, PM and Sunday conditions using SIDRA software to compare operations under roundabout, signalized and unsignalized conditions. The location of a nearby church required that pedestrian and weekend activities also be considered in the analysis.

Nassau County Mobility Plan, Nassau County, Florida
Served as project manager for the evaluation of a mobility plan and fee for Nassau County Florida. The plan evaluated future transportation needs county wide, including roadways, pedestrian, bicycle and transit needs as well as freight mobility. The evaluation included detailed countywide modeling of future travel demand and the incorporation of the East Nassau County Planning Area Sector Plan.

Wiregrass Ranch DRI, Pasco County, Florida
Transportation Planning Manager responsible for providing detailed transportation analysis for a 5,000+ acre mixed use Development of Regional Impact in Pasco County. The project included the evaluation of the overall transportation impacts of over 12,000 residential units, 3 million square feet of retail, and 2 million square feet of office space, including the identification and negotiation of a multi-million dollar transportation mitigation strategy. Also provided design traffic analysis for the new 6 lane SR 56 running through the project and the overall master roadway phasing analysis.

Gateway DRI, Pinellas County, Florida
As Transportation Planning Manager, responsible for due diligence level transportation analysis and Notice of Proposed Change transportation support for this Development of Regional Impact. This required preparation of a transportation impact analysis to satisfy the requirements of Chapter 380.06, Florida Statutes as revised in 2007.

Marie Selby Botanical Gardens, Sarasota, Florida
In order to determine the need for destination signs on the interstate, a detailed trip generation study was prepared for the botanical gardens for submittal to FDOT.

Wegmans - Mt. Hope Plaza, Rochester, NY - TIS, Access Management and Signal Coordination
This was a Traffic Impact Study for the redevelopment of the existing Mt. Hope Avenue plaza and the adjacent University of Rochester parking lot and Computer Center. As part of this study I incorporated access management techniques by consolidating four unsignalized access points into one signalized intersection. In recommending a new signalized intersection I determined its appropriate location between two other signalized intersections and made it operate within the existing coordinated system. I specified left turn pocket lengths that would satisfy the 95% queue lengths. I also specified the new access locations approach geometry and lane configuration using Highway Access Guidelines published by Monroe County Department of Transportation. I documented my process, findings and recommendations in a Traffic Impact Study.

St. Joseph's Women's Hospital, Tampa, Florida
Provided detailed traffic engineering analysis for a proposed expansion to the existing hospital facility. A standard traffic impact analysis was prepared, as well as a detailed origin destination study. The origin destination study included surveying several employees and patients and various medical facilities around the area. In addition to the origin destination study, a detailed parking analysis was also conducted.

Charter USA Schools, Florida and Louisiana
Assisted Charter USA Schools in transportation analyses to support the opening of several new Charter Schools throughout Florida and Louisiana. Analysis not only included evaluation of traditional transportation impacts on the surrounding roadway network associated with school traffic, but also a detailed evaluation of school arrival and dismissal procedures, including site plan and layout, to minimize the impact of school operations on the surrounding roadway network.

Downtown Palm Harbor Parking and Circulation Study, Pinellas County, Florida
Project Manager for a parking study to evaluate current parking needs and future demands for Old Downtown Palm Harbor. The project involved an analysis of current parking demand and patterns as well as an evaluation for future land use and parking needs for both on street and off street parking. The study formulated new parking regulations for the area adopted by Pinellas County. The Circulation Study included an evaluation of the interaction between pedestrian, transit and vehicular traffic to identify potential safety improvements including pedestrian crossings, street lighting and potential traffic signals on Alternate US 19.

H. Lee Moffitt Cancer Center Parking Garage and McKinley Campus, Tampa, Florida
Served as the Project Manager for the transportation studies which addressed the traffic impacts of the planned expansion of the parking garage at the existing H. Lee Moffitt Cancer Center. The evaluation included analyzing the impacts of existing and proposed parking patterns, including valet parking. For the McKinley Campus, in addition to the Traffic Impact Analysis for the City of Tampa, a detailed circulation simulation of the project site was prepared using SimTraffic to identify traffic flow conditions of various parking and site configurations and potential valet parking operations.

Pittsford - Perinton Traffic Calming Program
The Towns of Perinton and Pittsford are experiencing an increase in requests for traffic control devices and/or traffic management solutions. The most common concern in neighborhoods is vehicular traffic with undesirable characteristics such as high speeds, high volumes and cut-through traffic. I assisted a colleague in developing the process through which these Towns can thoroughly address concerns in existing neighborhoods, as well as significantly reduce the potential for undesirable traffic characteristics in new neighborhoods. We researched much of the available documentation on traffic calming techniques such as traffic circles, speed humps, diverters, landscaped medians and roadway geometry as well as comprehensive neighborhood traffic calming plans that take a group of individual devices and combine them to achieve the most desirable effect. The final program gave these Towns a guide that documents the process for both the Public Agency and Citizens to follow. We are updated the current design standards for residential developments in these communities. Until these techniques are fully incorporated with the Towns, on a case by case basis, I reviewed current development applications in the conceptual and design phases to recommend changes in roadway layout and placement of appropriate devices to achieve desired traffic characteristics. I have also assisted the developer's Engineers with design methods, materials and signage appropriate for specific traffic calming devices

US 301 Corridor Study, Pasco County, Florida
This corridor study evaluated a 7 mile section of US 301 between the City of Zephyrhills and Dade City in Pasco County, Florida. Beginning with data collection along the corridor, future volumes were projected, and using adopted FDOT access management guidelines, locations for potential future traffic signals were identified. Other recommendations included a frontage road system to alleviate the traffic demand on US 301 as the corridor develops. This project was commissioned by FDOT, with joint effort from the City of Zephyrhills, Dade City, and Pasco County.

City of Tampa Neighborhood Speed Reduction Program, Tampa, Florida
This ongoing project involves posting 25 MPH speed limit signs throughout several neighborhoods in the city. Efforts include detailed field study and identification of proper sign placement as presented in the Manual of Uniform Traffic Control Devices.

State of Florida

Board of Professional Engineers

Attests that

Sandra L. Gorman , P.E.

Is licensed as a Professional Engineer under Chapter 471, Florida Statutes

Expiration: **2/28/2017**

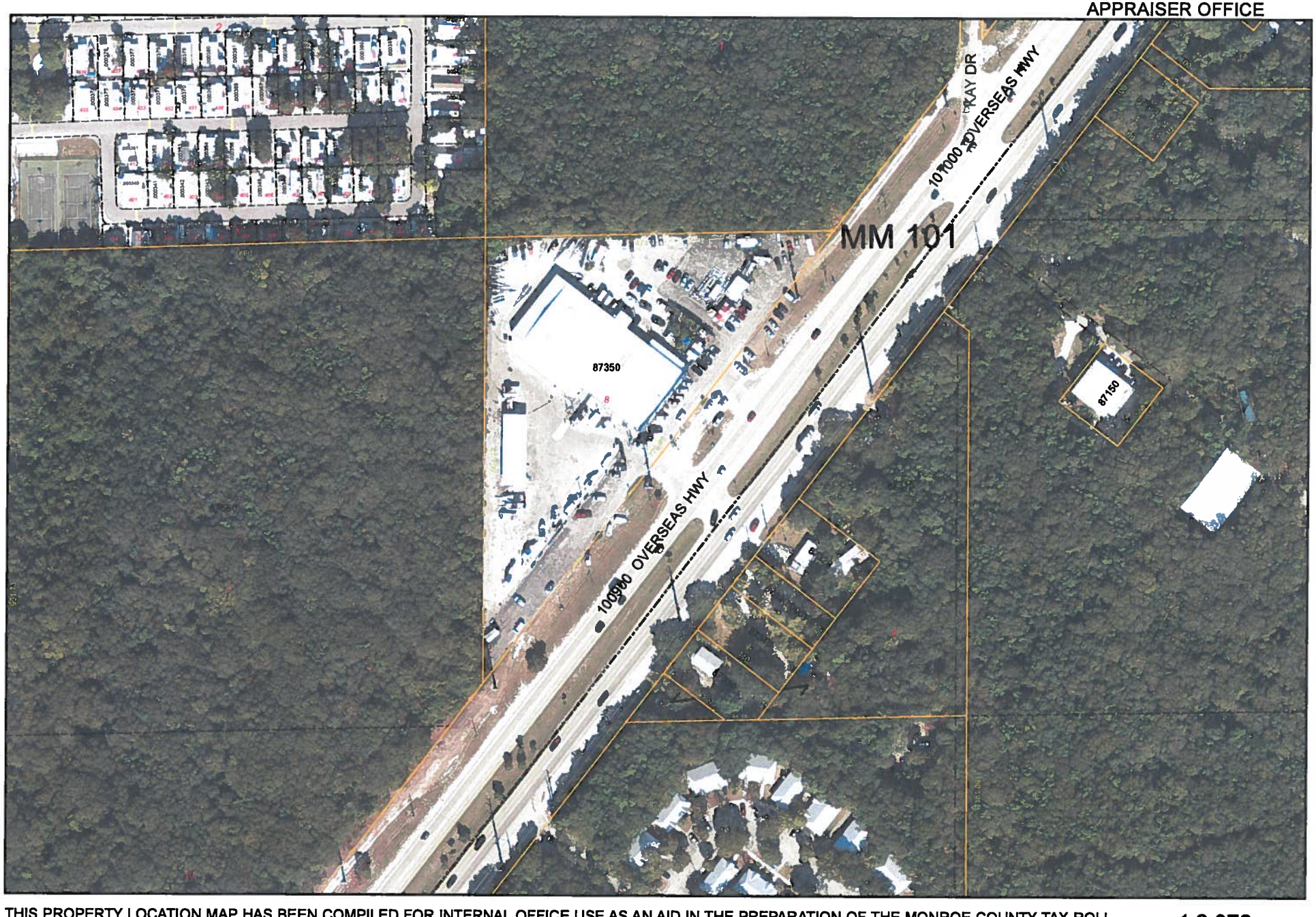
Audit No: **228201727774**

P.E. Lic. No:
59530

Monroe County, Florida

MCPA GIS Public Portal

MONROE COUNTY PROPERTY APPRAISER OFFICE



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

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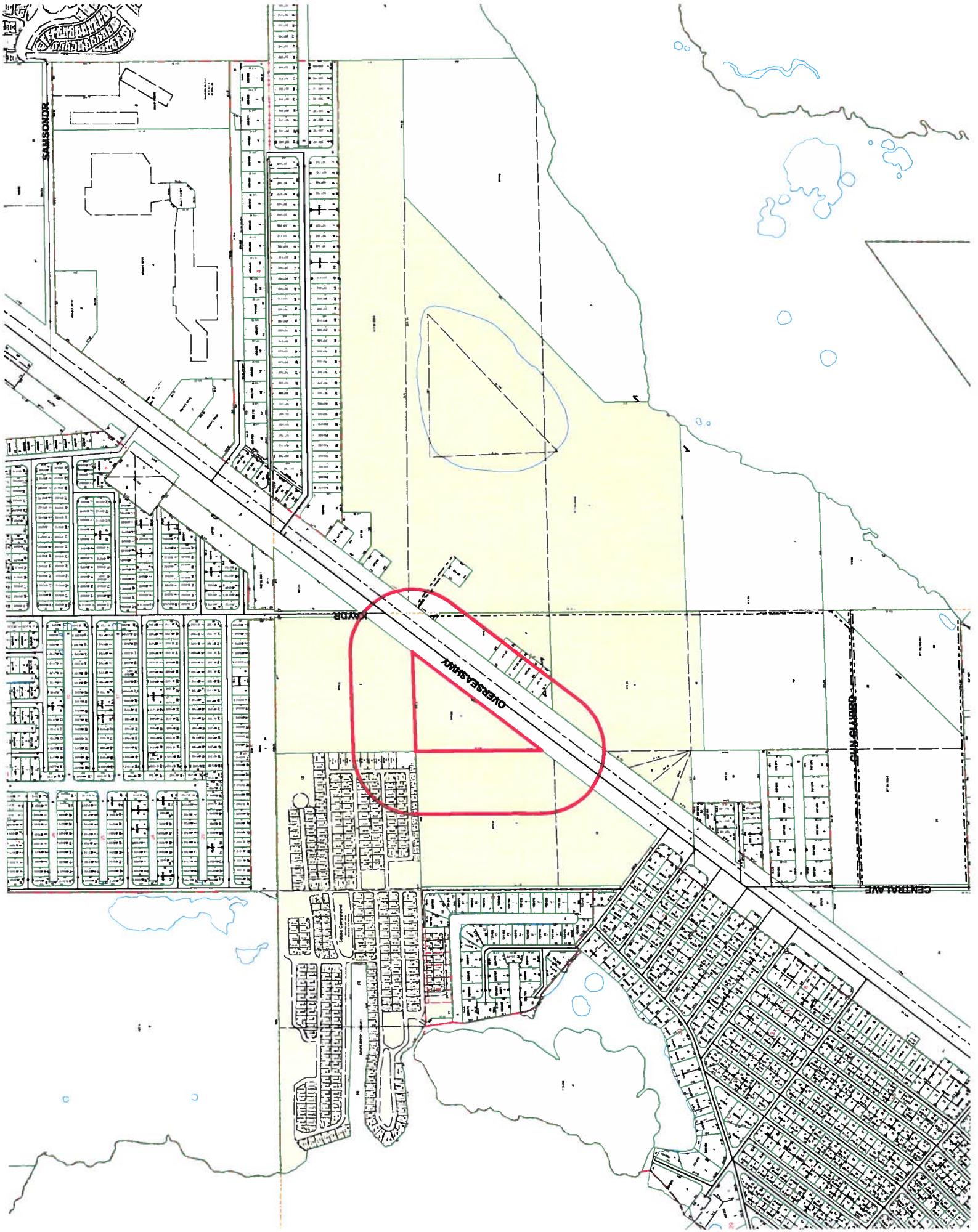
Date: 5/5/2015


SAMSONDR
ROXDR
OVERSEAS HWY
CENTRAL AVE

245 CALUSA ST LLC
1091 E 26TH ST
HIALEAH, FL 33013-3717

ACOSTA DANIA
325 CALUSA ST LOT 437
KEY LARGO, FL 33037-2699

AGUILA GILBERTO AND ALINA
6245 W 10TH AVENUE
HIALEAH, FL 33012

ALBERTO VALENTIN
8231 SW 152ND AVENUE CIR APT 6
MIAMI, FL 33193-1325

ALDOUS RON
2900 SE 12TH RD UNIT 102
HOMESTEAD, FL 33035-2394

ALEJO ANGELA J
3880 E 1 AVE
HIALEAH, FL 33013

ALFONSO ARTURO
7920 SW 12 ST
MIAMI, FL 33144

ALFONSO CARLOS
325 CALUSA ST LOT 6
KEY LARGO, FL 33037-2699

ALLAMANI ROBERTO
325 CALUSA ST LOT 126
KEY LARGO, FL 33037-2699

ALONSO NICOLAS R AND MARTA A
11322 SW 246TH ST
HOMESTEAD, FL 33032-4641

ALONSO PEDRO P AND AURORA M
14227 SW 12TH ST
MIAMI, FL 33184-3206

ALVAREZ ELIAS
PO BOX 22427
HIALEAH, FL 33002-2427

ALVAREZ LUIS AND MERCEDES
8904 SW 81ST TER
MIAMI, FL 33173-4167

ALVAREZ PEDRO J AND XIOMARA
10845 SW 41ST TER
MIAMI, FL 33165-4810

ALVAREZ ROGELIO J AND ANN M
8461 SW 30TH ST
MIAMI, FL 33155-2325

ALVAREZ SAUL
105 SE 12TH AVE APT 202
HOMESTEAD, FL 33030-8195

ANDINO IVAN AND CARMEN
10311 SW 34TH ST
MIAMI, FL 33165-3807

AREMAR IMPORT INC
12871 SW 22ND ST
MIAMI, FL 33175-1805

ARTAYETA CARLOS AND EILEEN
12930 SW 107TH TER
MIAMI, FL 33186-3513

ATALA FARESH MIGUEL
103100 OVERSEAS HWY APT 52
KEY LARGO, FL 33037-2852

ATORRESAGASTI MANUEL S AND GEORGINA
100 SW 128TH AVE
PLANTATION, FL 33325-2302

B G AND R A LLC
237 RAINBOW DR
UNIT 13746
LIVINGSTON, TX 77399

BALLESTER EDDY
2701 SW 79TH AVE
MIAMI, FL 33155

BALUJA JORGE M AND MARIA
1726 W 80 ST
HIALEAH, FL 33014

BARCELO OSVANY JAVIER
2904 MASON LN
WYLIE, TX 75098

BARKETT THOMAS REV TR 3/29/1990
2000 SW 4TH AVE
MIAMI, FL 33129-1303

BARNES SOFIA
3179 W 71ST PL
HIALEAH, FL 33166

BARRERO MYRIAM I
5521 SW 70TH AVE
DAVIE, FL 33314-5802

BARRIOS GUILLERMO AND LEOPOLDINA
6679 SEGOVIA CIR W
FORT LAUDERDALE, FL 33331-4625

BARRIOS JOSE A AND DELFINA J
5345 NW 173RD DR
MIAMI GARDENS, FL 33055-3502

BASTO DANIELLE
10230 SW 41ST TER
MIAMI, FL 33165-4960

BAY VIEW PROPERTIES LLC
P O BOX 1974
KEY LARGO, FL 33037

BECERRA MARIA
8600 SW 4TH ST
MIAMI, FL 33144-3510

BELLO GUSTAVO J
8544 SW 102ND PL
MIAMI, FL 33173-3953

BELLO MABEL
5296 SW 91ST AVE
MIAMI, FL 33165-6647

BENITEZ MIGUEL J AND YOLANDO
530 W 66TH ST
HIALEAH, FL 33012-6667

BEOTO MARIO AND MARIA
325 CALUSA ST LOT 376
KEY LARGO, FL 33037-2699

BERSANI LEWIS AND ANN MARIE
7047 LAKESHORE RD STOP 1
CICERO, NY 13039-9736

BESU CINTYA
3030 SW 79TH CT
MIAMI, FL 33155-2566

BEZANILLA RAFAEL A SR
940 SW 36TH CT APT 7
MIAMI, FL 33135-4241

BIFANO ALFRED J AND LINDA D
4067 PIER PT
DISCOVERY BAY, CA 94505-1111

BLANCO SESAR
19080 ROYAL BIRKDALE DR
HIALEAH, FL 33015-2305

BOLUFE ANA C
17730 NW 87TH CT
HIALEAH, FL 33018-6608

BOMBARDIER PIERRE
325 CALUSA ST LT 218
KEY LARGO, FL 33037-2699

BORGES ALBERTO AND ALINA
1921 NW 36TH AVE
MIAMI, FL 33125

BOYCE ROBERT AND FAYE
3102 E ROSEMONTE DR
PHOENIX, AZ 85050-3450

BUSTAMANTE JUAN C SR
1031 SW 124TH CT
MIAMI, FL 33184-2458

BUSTAMANTE SHANNON AND ENOE
282 E 13TH ST
HIALEAH, FL 33010-3538

CALUSA 483 LLC
14671 SW 136TH PL
MIAMI, FL 33186

CALUSA CAMPGROUND
CONDOMINIUM ASSOCIATION, INC
325 CALUSA ST
KEY LARGO, FL 33037-2641

CALUSA KEY VENTURES LLC
16143 SW 71ST TER
MIAMI, FL 33193-3498

CALUSA ONE LLC
9 ISLAND AVE APT 1006
MIAMI BEACH, FL 33139-1358

CAMBON ENRIQUE
19201 SW 196 ST
MIAMI, FL 33187

CAMPUZANO ISABEL CRISTINA
10281 SW 44TH ST
MIAMI, FL 33165-5605

CANCINO ANDREW
8350 NW 16TH ST
PEMBROKE PINES, FL 33024-4975

CARDENACHE FIDEL
5135 E 9TH CT
HIALEAH, FL 33013-1717

CARDET MARIA A
325 CALUSA ST
LOT 341
KEY LARGO, FL 33037

CARNES MALLORY PHILLIP
5255 SW 38TH AVE
FORT LAUDERDALE, FL 33312-8227

CARRERO SIMEON
7934 NW 190TH LN
MIAMI, FL 33015-2746

CASTILLA INGRID GUZMAN
7211 W 24TH AVE APT 2205
HIALEAH, FL 33016-6530

CASTRILLON NICOLE MARIE
10300 SW 51 ST
MIAMI, FL 33165

CAYON OSDALIS ALVAREZ AND JORGE (H/W)
8857 NW 175TH ST
HIALEAH, FL 33018

CELADA LUCIA M
4055 E 2ND AVE
HIALEAH, FL 33013

CHIROLE DAVID
15473 SW 21 TERR
MIAMI, FL 33185

CHIROLE ENTERPRISES LLC
15465 SW 21ST TER
MIAMI, FL 33185

CLARK DORIS L/E
PO BOX 370064
KEY LARGO, FL 33037-0064

COMAS INVESTMENTS LLC
7680 NW 63RD ST
MIAMI, FL 33166-3608

COMAS MIGUEL AND MARTHA
205 NW 119TH CT
MIAMI, FL 33182

CORBO TERESA
4501 SW 129TH AVE
MIAMI, FL 33175-4505

CORDERO ISRAEL
12040 SW 177TH TER
MIAMI, FL 33177-2357

CORTINA NICOLAS JR
5391 W 6TH LN
HIALEAH, FL 33012-2514

COUSINEAU PATRICK
319 CH DE LA COTE-SAINT-LOUIS E
BLAINVILLE QC J7E 4H5
CANADA

COUSINEAU STEPHANE
2540 RUE DE LA GIBOULEE
TERREBONNE QC J6X 4S3
CANADA

CREATIVE INVESTORS INC
8004 NW 154TH ST UNIT 147
HIALEAH, FL 33016-5802

D AND DC INVESTOR GROUP LLC
14238 SW 170TH ST
MIAMI, FL 33177-2049

DE ATCE VIRGILIO G
1947 SW 131ST PLACE CT
MIAMI, FL 33175-1343

DE LA PAZ FRANCISCO
18120 NW 90TH AVE
HIALEAH, FL 33018-6555

DE LA TORRE RAMSES
3310 SW 103RD CT
MIAMI, FL 33165-3819

DEARMAS JORDAN
11871 SW 207TH ST
MIAMI, FL 33177

DELGADO JOSE J AND IRENE
1815 WEST 68 ST
HIALEAH, FL 33014

DELGADO MARTHA MERCEDES
830 SW 146TH TER
PEMBROKE PINES, FL 33027

DELGADO ROSA
8870 SW 43RD ST
MIAMI, FL 33165-5328

DELGADO SIGFREDO JR AND MARIE E
8090 HAWTHORNE AVE
MIAMI BEACH, FL 33141-1007

DELGADO YDALMI C
7359 W 18TH AVE
HIALEAH, FL 33014-3710

DEVIS AIDE
2899 COLLINS AVE
UNIT 1118
MIAMI BEACH, FL 33140

DI NICOLA ALBERT A AND SHERRY A
P O BOX 460
KEY LARGO, FL 33037

DIAZ ARNOLD AND DAMARIS
15512 NW 82ND PL
HIALEAH, FL 33016-5857

DIAZ JOSE AND
MARIA DEL CARMEN (H/W)
10211 SW 6TH ST
MIAMI, FL 33174

DIAZ WILLIAM AND SHEILA B
50 WEST 23 ST
APT 14
HIALEAH, FL 33012

DINICOLA ALBERT A AND SHERRY A
PO BOX 370460
KEY LARGO, FL 33037-0460

DISPIRITO JAMES EDWARD AND LEXA TUMA
PO BOX 2623
MONTAUK, NY 11954

DNR 458 LLC
8510 SW 97TH RD
MIAMI, FL 33173

DNR 459 LLC
8510 SW 97 RD
MIAMI, FL 33173

DONADO LEONOR AND RAFAEL
172 TRUXTON DR
MIAMI SPRINGS, FL 33166-5059

DUGGER ROBERT AND RACHEL
7401 BEACH VIEW DR
NORTH BAY VILLAGE, FL 33141

DUNKLEY FAMILY TRUST 5/2/2011
55 W 16TH ST APT 3
HIALEAH, FL 33010-3055

DURAN DAISY
325 CALUSA ST LT 346
KEY LARGO, FL 33037-2699

DYER NANCY
1931 SW 24TH TER
MIAMI, FL 33145

EGUED ANGEL AND MERCEDES
11350 SW 41ST TER
MIAMI, FL 33165-4611

ENRIQUEZ JESUS A AND ALEIDA
12905 SW 42ND TER
MIAMI, FL 33175-4003

ESCARPIO DAYANA
6420 MIAMI LAKEWAY S
HIALEAH, FL 33014-2745

ESCOBAR LAURA REV TRUST 6/8/06
7770 SUNSET DR
MIAMI, FL 33143-4048

ESPINOSA SANTIAGO
9704 NW 127TH TER
HIALEAH, FL 33018-7405

ESTEVEZ ALBERTO AND ALICE
1012 W 79TH ST
HIALEAH, FL 33014-3588

EURO-1 LLC
524 W LINCOLN HWY
DEKALB, IL 60115-3004

FALCON JOSE
100 SW 124TH AVE
MIAMI, FL 33184-1433

FERNANDEZ ANGEL L
8327 SW 163RD AVE
MIAMI, FL 33193-5128

FERNANDEZ JOSE ROGELIO
23215 SW 187 AVE
HOMESTEAD, FL 33031

FERNANDEZ JUAN B AND MARIA O
325 CALUSA DR
UNIT 502
KEY LARGO, FL 33037

FERNANDEZ MANUEL AND ALBA LIVING TRUST 2/11/2000
7090 SW 99TH AVE
MIAMI, FL 33173-4643

FERNANDEZ RODOLFO C
1631 SW 126TH PL
MIAMI, FL 33175-1433

FERRADAS AILEEN
19860 NW 78TH PATH
HIALEAH, FL 33015-6631

FIZER CHARLES S AND MARLEENA A TRUST 5/30/2008
20350 SABAL ST
ORLANDO, FL 32833-5612

FONTELA MARIO AND ROSA F
PO BOX 373046
KEY LARGO, FL 33037-8046

FORMOSO CARLOS JR
15940 SW 42 TERRACE
MIAMI, FL 33185

FRANCO CHRISTINE
1801 SW 90TH AVE
MIAMI, FL 33165-7860

FRANCO JOSE A
325 CALUSA ST LT 99
KEY LARGO, FL 33037-2699

FUENTES CHRISTOPHER AND VIVIAN
240 LIGNUMVITAE DR
KEY LARGO, FL 33037-4538

FUNDORA WILLIAM
1230 NORTH DR
MIAMI, FL 33179-3543

GALLARDO HOLDCO LLC
C/O GALLARDO JOSE
13507 SW 137TH AVE
MIAMI, FL 33186

GALLARDO JOSE S AND ISOTTA
13507 SW 137 AVE
MIAMI, FL 33186

GALLO LUIS C
15329 SW 41TH TER
MIAMI, FL 33185

GALVEZ AGNES Y
14714 SW 38TH TER
MIAMI, FL 33185-3946

GARCIA ANGEL
4130 SW 140TH AVE
MIAMI, FL 33175-6447

GARCIA EDELMIRO A AND DUNIA LOPEZ
8814 NW 153RD TER
HIALEAH, FL 33018

GARCIA IRIS M
7315 SW 39TH ST
MIAMI, FL 33155-6617

GARCIA LIVIA
14373 SW 62 ST
MIAMI, FL 33181

GARCIA TOMAS
6550 SCOTT ST
HOLLYWOOD, FL 33024-4033

GAUVIN CAROLE
500 RUE SAINT-FRANCOIS-XAVIER
TROIS-RIVIERES QUEBEC G9A 1R4
CANADA

GCR INVESTMENTS LTD
919 SW 57TH AVE
WEST MIAMI, FL 33144-5019

GIRALDO LUIS FERNANDO AND
CARMENZA
12805 SW 119TH TER
MIAMI, FL 33186

GOMEZ GUILLERMO A AND PATRICIA G
15966 SW 100TH LN
MIAMI, FL 33196-6128

GOMEZ RUBEN AND ZOBEIDA
15104 SW 148TH CT
MIAMI, FL 33196-4414

GONZALEZ ABDEL K
9040 SW 48TH ST
MIAMI, FL 33165-5956

GONZALEZ ALFREDO
111 W 31 ST
HIALEAH, FL 33012

GONZALEZ JACOBO AND MARIAN
PO BOX 126762
HIALEAH, FL 33012

GONZALEZ JAIME AND
ADALIGIA DE FATIMA
5020 NW 190TH ST
MIAMI GARDENS, FL 33055-2446

GONZALEZ JOSE D AND MARITZA
7901 SW 20TH ST
MIAMI, FL 33155-6505

GONZALEZ MARIYEL
325 CALUSA ST LOT 514
KEY LARGO, FL 33037-2699

GONZALEZ OMAR
2021 NE 3RD CT
HOMESTEAD, FL 33033-6027

GONZALEZ PEDRO AND MEDELIEINE
9021 SW 94TH CT
MIAMI, FL 33176-1964

GONZALEZ RAYMOND
3250 NW 16TH TER
MIAMI, FL 33125-1818

GONZALEZ REINEL PUBLIO AND
BALBINA S
15327 SW 58TH TER
MIAMI, FL 33193-2500

GRANDA VICTOR
51 E 15TH ST
HIALEAH, FL 33010-3549

GRAU JOSE F L/E
9020 SW 125TH AVE APT 405F
MIAMI, FL 33186-7159

GRAVIER LUIS G AND MARIA G
2220 SW 24TH TER
MIAMI, FL 33145

GRECCO SHERRI
1682 ISLAND WAY
WESTON, FL 33326-3624

GRULLON JOSE A
13400 SW 128TH ST
MIAMI, FL 33186-5800

GUERRA BARBARA
8951 SW 196TH DR
CUTLER BAY, FL 33157-8876

GUIDI ARNOLD
9702 SW 56 TER
MIAMI, FL 33173

GUION RODNEY L
PO BOX 370047
KEY LARGO, FL 33037-0047

GUTIERREZ TANYA
16561 SW 145TH CT
MIAMI, FL 33177-1786

HARDING SUSAN P LIVING TRUST
11/28/2007
224 ATWELL ST
ELGIN, IL 60124-8496

HAWKINS ALBERT E
325 CALUSA ST LT 411
KEY LARGO, FL 33037-2699

HERNANDEZ DOMINGO AND CARMEN
5700 W 13TH CT
HIALEAH, FL 33012-2275

HERNANDEZ EMINALDO AND IDIANA
91 W 33RD ST
HIALEAH, FL 33012-5221

HERNANDEZ ENRIQUE AND ODALYS
19470 NW 87TH PL
HIALEAH, FL 33018-6214

HERNANDEZ GUSTAVO
7738 NW 201ST TER
HIALEAH, FL 33015-6643

HERNANDEZ JOSE M
3525 W 72ND PL
HIALEAH, FL 33018-1712

HERNANDEZ JUAN C AND RAQEL
15051 SW 63RD TER
MIAMI, FL 33193-2784

HERNANDEZ LAZARO
7755 SW 127TH CT
MIAMI, FL 33183-4220

HERNANDEZ LUIS E AND CARMEN
16923 SW 145TH AVE
MIAMI, FL 33177

HERNANDEZ PEDRO AND YARMILA
3001 SW 80TH AVE
MIAMI, FL 33155-2516

HERNANEZ EMILIO AND NANCY A H/W
9220 SW 42 TER
MIAMI, FL 33165

HERRERA DAVID
12320 SW 99 AVE
MIAMI, FL 33176

HERRERA FRANK
1284 W 79TH ST
MIAMI, FL 33014

HERRERA HEBERTO AND MARIA
16980 NW 44TH AVE
MIAMI GARDENS, FL 33055-4351

IGLESIAS LUIS A AND ANA
947 E 19TH ST
HIALEAH, FL 33013-4212

IGLESIAS NORMA
6360 MILLER DR
MIAMI, FL 33155-6421

IGLESIAS REINALDO AND AMPARO
7483 W 30TH LN
HIALEAH, FL 33018-5244

IJC KEY LARGO CORP
3126 CORAL WAY
CORAL GABLES, FL 33145-3210

IMPORFARALLONES INVESTMENT INC
14171 SW 147TH CT
MIAMI, FL 33196-5046

JERDANI CORPORATION
116 SEVENTH LN
KEY LARGO, FL 33037

JIMENEZ DAYSE
100 E 42ND ST
HIALEAH, FL 33013-2244

JOHNSON LINDA A
206 BATH RD
BRUNSWICK, ME 04011-2611

JOHNSON NANCY
1711 RIVIERA CT
POINT PLEASANT BORO, NJ 08742-5242

KELLER CLOTILDE C
6821 SW 155TH AVE
MIAMI, FL 33193-2121

KEY LARGO TREE LLC
696 NE 125TH ST
NORTH MIAMI, FL 33161-5546

KORTE SALLIE J
PO BOX 373312
KEY LARGO, FL 33037-8312

LABRADOR CLARA
8862 NW 142ND LN
HIALEAH, FL 33018-7363

LABRADOR DAVID
6420 MIAMI LAKEWAY S
MIAMI LAKES, FL 33014-2745

LATOUR ALFREDO M JR AND NILDA
772 NW 129 AVE
MIAMI, FL 33182

LAUREL BEATRIZ
2722 SW 156 AVE
MIAMI, FL 33185

LAZO SHERIOCHA
20212 OAK THORN WAY
TAMPA, FL 33647-3707

LEON CARMEN R
1322 SW 131ST PLACE CIR E
MIAMI, FL 33184-2064

LEON JESUS AND GRISEL
11224 SW 33RD CIRCLE PL
MIAMI, FL 33165-3436

LLADO EDUARDO AND MABEL GARCIA
10804 SW 142ND PL
MIAMI, FL 33186-7009

LOPEZ HELEN
10307 NW 9TH STREET CIR APT 201
MIAMI, FL 33172-3287

LOPEZ PEDRO AND SILVIA
7675 NW 68TH CT
MEDLEY, FL 33166-2551

LOPEZ SAMUEL AND GEORGINA
311 SW 55TH AVE
CORAL GABLES, FL 33134-1007

LORENZO-LUACES MARIO ALEJANDRO
9401 SW 106TH AVE
MIAMI, FL 33176-2634

LORITES ALINA
325 CALUSA ST LOT 13
KEY LARGO, FL 33037-2699

LUZARDO ISAAC C AND BALNCA E
3853 SW 145TH PL
MIAMI, FL 33175-7828

LYNCH ESTELA D
7760 NW 175TH ST
HIALEAH, FL 33015-3859

MACHADO ERICK
2177 NW 18TH ST
MIAMI, FL 33125-1315

MACHADO JOSE H
661 NW 132ND PL
MIAMI, FL 33182-1658

MACHADO-VAZQUEZ DAISY
14901 SW 22ND ST
MIAMI, FL 33185-5803

MACKINSON JOHN W
10091 SW 144TH ST
MIAMI, FL 33176-7083

MALAGON ARGELIO
7812 SW 34TH TER
MIAMI, FL 33155-3536

MANATEE LANDING LLC
P O BOX 1974
KEY LARGO, FL 33037

MANKO ROBERT AND MARIANNE
1830 NE 42ND ST
POMPANO BEACH, FL 33064-6033

MARINO ANA M
2921 SW 10TH ST APT 25
MIAMI, FL 33135-4576

MARRERO JENARO AND MARIA ELENA
5875 W 20 AVE
APT 210
HIALEAH, FL 33012

MARRERO MIGUEL AND KARLA
20290SW 180 ST
MIAMI, FL 33187

MARTIN ANITA
1388 WESTWARD DR
MIAMI SPRINGS, FL 33166

MARTINEZ ALFREDO
8301 NW 172ND ST
HIALEAH, FL 33015-3745

MARTINEZ DIEGO I AND CLARA L
8915 NW 148TH ST
HIALEAH, FL 33018-7317

MARTINEZ JOSE A
12940 SW 19TH DR
HOLLYWOOD, FL 33027

MARTINEZ MELVIS
6355 SW 30TH ST
MIAMI, FL 33155-3028

MARTINEZ MILTON AND LILIANNE
8760 SW 133RD AVENUE RD APT 320
MIAMI, FL 33183-5376

MARTINEZ ROSIE
3255 W FLAGLER ST
MIAMI, FL 33135-1168

MAYNARD J SMITH MOBILE HOMES
AND R V LIMITED
PO BOX 409
OKOBOJI, IA 51355-0409

MCGEE RONALD P AND TAMMY L
11972 ALPHA RD
HIRAM, OH 44234-9774

MCINTYRE MICHAEL B
1042 2ND ST
WYANDOTTE, MI 48192-3212

MDE COMPANY LLC
C/O MEDINA LISANDRO, MANAGER
6300 SW 14TH ST
WEST MIAMI, FL 33144-5626

MEDINA GERSON L AND CARMEN
501 E 8TH ST
HIALEAH, FL 33010-4541

MENDEZ MAGALY
272 E 54TH ST
HIALEAH, FL 33013-1431

MERVARDO CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

MICHIS GLOBAL INVESTMENT LLC
1150 NW 72ND AVE STE 512
MIAMI, FL 33126-1921

MILIAN MARIA
4055 SW 138TH AVE
MIAMI, FL 33175-6461

MIRANDA GUSTAVO
33 FLAGLER DR
MIAMI SPRINGS, FL 33166-4923

MMT LIVING TRUST OF 2010
3851 NW 177TH ST
MIAMI GARDENS, FL 33055

MOLD BRIAN L AND DEBRA K
PO BOX 694
RUSH CITY, MN 55069-0694

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

MONROE COUNTY FLORIDA
1100 SIMONTON ST
KEY WEST, FL 33040

MONROE COUNTY HOUSING AUTHORITY
1400 KENNEDY DR
KEY WEST, FL 33040

MOREJON ALBERTO
325 CALUSA ST
KEY LARGO, FL 33037

MOREJON NANCY
511 EAST 44 ST
HIALEAH, FL 33013

MORELL LESTER
325 CALUSA ST LT 380
KEY LARGO, FL 33037-2699

MORELL SANDRA
325 CALUSA ST LOT 349
KEY LARGO, FL 33037-2699

NADAL JONATHAN
325 CALUSA
LOT 253
KEY LARGO, FL 33037

NARIO NAYRA
1492 EGRET RD
HOMESTEAD, FL 33035-1021

NEGRON EDNA
PO BOX 753
VILLALBA, PR 00766-0753

NELSON CHRISTOPHER AND LORI
325 CALUSA ST 250
KEY LARGO, FL 33037-2699

NICHOLLS FAITH M REV TRUST OF 2003
470 SE PINE RD
PORT ST LUCIE, FL 34984

NICOLAS OSVALDO AND GRISEL
325 CALUSA ST LOT 62
KEY LARGO, FL 33037-2699

NOGUEIRA REYCIEL
8972 SW 209TH TER
CUTLER BAY, FL 33189-3415

NOSE 4 DIVING LLC
740 NW 91 AVE
PEMBROKE PINES, FL 33024

OBREGON YOVANIS
325 CALUSA ST LT494
KEY LARGO, FL 33037-2699

OLIVA CARLOS A
325 CALUSA ST
UNIT 486
KEY LARGO, FL 33037

ONDARZA ALEXANDER
190 SW 129TH AVE
MIAMI, FL 33184-1229

ORASI GREGORY
325 CALUSA ST LOT 465
KEY LARGO, FL 33037-2699

ORASI MERCEDES
11700 SW 77TH AVE
MIAMI, FL 33156

ORTA ARMANDO AND BERTA
14940 SW 168TH ST
MIAMI, FL 33187-6004

ORTA RAFAEL
4155 NE 16TH ST
HOMESTEAD, FL 33033-6050

ORTEGA ARLENE
8360 SW 45TH ST
MIAMI, FL 33155-4227

ORTIZ LEONARDO AND MAYRA C
17811 NW 81ST AVE
HIALEAH, FL 33015-2840

PABLOS MANUELA
325 CALUSA ST LT 40
KEY LARGO, FL 33037-2699

PAEZ RICARDO DAVID AND
CHRISTINA DIEZ
6873 SW 159TH CT
MIAMI, FL 33193-3627

PAGES BARBARA
6240 SW 79TH CT
MIAMI, FL 33143-1616

PALMER ROBERT AND EVE
7773 EMBASSY BLVD
MIRAMAR, FL 33023-6407

PALMER ROBERT E AND ESTHER M
3010 SW 139TH AVE
DAVIE, FL 33330

PARADISE PIT LLC
743 LARGO RD
KEY LARGO, FL 33037

PARDAL ELVIS ALEXANDER
2250 SW 81ST AVE
MIAMI, FL 33155-1233

PENA ELDUIN N
941 NE 73RD ST
MIAMI, FL 33138-5229

PENA RAUL BLAS
12850 STATE RD 84
BOX 7-4
DAVIE, FL 33325

PEREIRA PETRA
6436 SAWMILL LN
MIAMI LAKES, FL 33014-6020

PERERA GEORGINA
19800 SW 180TH AVE LOT 504
MIAMI, FL 33187-2617

PEREZ ALVING
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ ALBERTO AND GRISEL MAS
325 CALUSA ST LOT 312
KEY LARGO, FL 33037-2699

PEREZ ALVING AND AURIA NORMA
9979 NW 25TH TER
DORAL, FL 33172-1346

PEREZ DALMA R
8824 NW 110TH LN
HIALEAH, FL 33018-4557

PEREZ JORGE AND DENISE
7930 NW 185TH ST
HIALEAH, FL 33015-2732

PEREZ JOSE R AND YANELIS
18821 W OAKMONT DR
HIALEAH, FL 33015-2905

PEREZ MANUEL AND MARIA C
551 E 34TH ST
HIALEAH, FL 33013-3027

PEREZ NATALIE
17035 NW 78TH CT
HIALEAH, FL 33015-3803

PEREZ RAUL
1163 NW 124TH COURT
MIAMI, FL 33182

PEREZ VICTOR
PO BOX 372612
KEY LARGO, FL 33037-7612

PETER KENNETH A AND FRANCES G
1463 GOODNOW FLOW RD BOX 303
NEWCOMB, NY 12852-2418

PETERSON CARL R AND LINDA E
PO BOX 271
WINDSOR, ME 04363-0271

PFEIFFER JEFFREY
1950 NW 107TH AVE
PEMBROKE PINES, FL 33026

PILLO JOSE SANTIAGO AND IVETTE
10511 TAFT ST
PEMBROKE PINES, FL 33026-2820

PLA CARLOS AND CARMEN
7851 NW 163RD ST
MIAMI LAKES, FL 33016-8407

PLA ONDINA G
714 E 29TH ST
HIALEAH, FL 33013

PORTAL DANILO AND DIANA
3431 SW 145TH AVE
MIRAMAR, FL 33027-3727

PRICE ESTELLA
PO BOX 371916
KEY LARGO, FL 33037-1916

PRIETO FRANCISCO
6745 MIAMI LAKES DR APT I230
HIALEAH, FL 33014-8153

PRIME INVESTMENT GROUP LLC
11779 SW 92ND TER
MIAMI, FL 33186-2157

PRIX INVESTMENT CORPORATION
10101 COLLINS AVE APT 5B
BAL HARBOUR, FL 33154-1639

PULGARON CARLA J CHIRINOS
3461 NE 4TH ST
HOMESTEAD, FL 33033-7130

QUINTANA JOSE
325 CALUSA ST LT 377
KEY LARGO, FL 33037-2699

QUINTERO JORGE LUIS AND MONICA O
1214 W 76TH ST
HIALEAH, FL 33014-3423

R & M INVESTMENTS
PROPERTY GROUP LLC
6031 SW 129TH CT
MIAMI, FL 33183-1237

RAMIREZ ANGELINA
6092 SW 133RD PL
MIAMI, FL 33183-5170

RAMIREZ OMELIO E AND MARGARITA
401 NW 107TH AVE APT 104
MIAMI, FL 33172-3840

RAMIREZ SILVIA
201 NORTHWEST BLVD
MIAMI, FL 33126-4152

RAMOS ARMANDO F AND TERESA
2605 SW 16TH TER
MIAMI, FL 33145

RAVELO ARSENIO AND ANTONIO
ABASCAL REV TR3/20/12
17345 SW 280TH ST
HOMESTEAD, FL 33031-2347

REIGADAS RAYMOND AND CHRISTINE
5448 SW 149TH PL
MIAMI, FL 33185-4018

REINA JUAN CARLOS AND ALMA
11327 SW 161ST PL
MIAMI, FL 33196-4277

REINA MIGUEL AND CARMEN
13401 SW 25TH ST
MIAMI, FL 33175-1152

REMEDIOS JORGE AND ILYA
11001 SW 47TH ST
MIAMI, FL 33165-6103

RILEY ANTHONY W
2989 ARMSTRONG DR
LAKE ORION, MI 48360

RIOS JORGE L AND HAYDEE M
14620 SW 50TH ST
MIAMI, FL 33175-5005

RIVERA CARMEN M
457 NW 61ST AVE
MIAMI, FL 33126-4641

RIVERO TANIA ALBERDI
125 SW 104TH CT
MIAMI, FL 33174-1651

ROBBINS W PAUL
992 PERRY HWY APT 2
PITTSBURGH, PA 15237-2104

RODRIGUEZ ANTONIO AND ROSA M
15300 SW 307TH RD
HOMESTEAD, FL 33033-4356

RODRIGUEZ JANET
7439 W 22 AVENUE
UNIT 210
HIALEAH, FL 33016

RODRIGUEZ MARIA T
5566 NW 102ND PL
DORAL, FL 33178-2653

RODRIGUEZ OLGA
1720 SW 30TH AVE
MIAMI, FL 33145

RODRIGUEZ RICARDO AND
MILAGROS COLLADO
9241 SW 57TH TER
MIAMI, FL 33173

RODRIGUEZ RICARDO AND ROSA
1800 NW 88TH TER
PEMBROKE PINES, FL 33024-3313

RODRIGUEZ RUBEN
15249 SW 23RD ST
MIAMI, FL 33185-5702

ROSARIO IVELISS
10270 NW 129 ST
HIALEAH, FL 33018

SABLON RICARDO AND MARTHA L
3084 S HIATUS RD
DAVIE, FL 33330-1403

SANCHEZ ANDRES A AND ODALYS
508 E 34TH ST
HIALEAH, FL 33013-3028

SANCHEZ ANTONIO AND ELIZABETH
685 W 65TH DR
HIALEAH, FL 33012-6574

SANCHEZ CARLOS J
11252 SW 129TH CT
MIAMI, FL 33186-4747

SANCHEZ ILEANA L
C/O SANCHEZ MICHAEL
2828 SW 143RD PL
MIAMI, FL 33175-6557

SANCHEZ WILFREDO AND ILEANA L
325 CALUSA ST UNIT 489
KEY LARGO, FL 33037-2699

SANCHOYERTO DAVID AND ELENA
11921 NW 19TH ST
PEMBROKE PINES, FL 33026-1903

SARDUY AYLEC M
4021 SW 153RD CT
MIAMI, FL 33185-5404

SCHOEMER RICHARD F AND VIRGINIA
1527 LITTLEHILL RD
POINT PLEASANT BORO, NJ 08742-3431

SCHROYER DALE ME AND JANICE
7955 HEAD O LAKE RD
OTTAWA LAKE, MI 49267-9710

SEBASTIAN RUBEN
2240 SW 80TH CT
MIAMI, FL 33155-1256

SIERRA LUCIO J
1751 SW 137TH CT
MIAMI, FL 33175-1021

SIERRA NILO
15158 NW 89TH AVE
HIALEAH, FL 33018-1371

SIRE NOREDYS M
6858 SW 158TH PASS
MIAMI, FL 33193-3613

SIRIANI MARITE
8501 SW 47TH ST
MIAMI, FL 33155-5408

SNOOK'S SUNSET INC
6778 PARKINSONIA DR
HIALEAH, FL 33014-2650

SOCCOL CHRISTOPHER B
9444 NW 46TH ST
SUNRISE, FL 33351-5108

SORIANO CARLO ANTOINE AND MALISSA
15148 SW 173RD TER
MIAMI, FL 33187-6206

SOSA BERTO
658 W 35TH ST
HIALEAH, FL 33012-5129

SOTOLONGO JUAN AND MARITZA
12921 SW 27TH ST
MIAMI, FL 33175-2034

SPASIUK MICHAEL G JR AND INGRID A
129 W 227TH ST
BRONX, NY 10463-6732

STALDER RICHARD J
1100 MANGO ISLE
FORT LAUDERDALE, FL 33315-1330

SUAREZ GUSTAVO M
7856 NW 170 TER
MIAMI, FL 33015

SUAREZ MIGUEL & DINORAH
4901 SW 135TH COURT
MIAMI, FL 33175

TORRES ANGEL VLADIMIR
9860 SW 83RD ST
MIAMI, FL 33173

TORRES DIONISIO & ANA A
3075 SW 1ST ST
MIAMI, FL 33135-1270

TORRES SERGIO
10530 SW 48TH ST
MIAMI, FL 33165-5650

TORROELLA LUIS C AND
MORAIMA HERNANDEZ
5354 WEST 6 LANE
HIALEAH, FL 33012

TRAVIESO LIDICE
325 CALUSA ST
UNIT 231
KEY LARGO, FL 33037

TRIANA NELSON AND MARIA E
13421 SW 53 ST
MIAMI, FL 33175

TROTTER DENNIS
45140 228TH ST
AITKIN, MN 56431-4854

TURINO HARRIET
20818 SW 126TH CT
MIAMI, FL 33177-5718

URRA OSCAR E AND RAQUEL
13326 SW 46TH LN
MIAMI, FL 33175-3929

VALDES MANUEL
15858 SW 66 TERRACE
MIAMI, FL 33172

VALDIVIA JULIO S AND ANA C
5103 SW 139TH CT
MIAMI, FL 33175-5145

VALIDO JULIO
17338 NW 74TH AVE
HIALEAH, FL 33015-7183

VARGAS MAURICIO
15459 SW 57 ST
MIAMI, FL 33153

VELIZ ORESTES AND SURY
P O BOX 941654
MIAMI, FL 33194

VICIEDO HERIBERTO J AND RAMONA
10841 SW 63RD ST
MIAMI, FL 33173-1210

VICTORES JESUS
525 W 43RD PL
HIALEAH, FL 33012-3851

VIDAL DANIEL
11035 SW 51ST TER
MIAMI, FL 33165-6902

VILLALON RADAMES AND MINET
7501 MILLER DR
MIAMI, FL 33155-5507

WAIS TIMI D
10 MICHELE DR
RENSSELAER, NY 12144

WEBER JOHN SR AND LINDA M
1080 HWY 1383
LOT 9E
RUSSELL SPRINGS, KY 42642

WILLIAMS KURT A & SORAYA C
30710 S W 196TH AVE
HOMESTEAD, FL 33030

WINNE LISA M
325 CALUSA ST
UNIT 457
KEY LARGO, FL 33037

XLT INVESTMENT CORP
C/O TORRENS LUIS ESQ
8045 NW 155TH ST
HIALEAH, FL 33016-5874

ZORRILLA FAMILY REV LIV TR AGR
C/O ZORRILLA RAYMOND AND DIANA R
TRUSTEE
4660 SW 158TH AVE
MIAMI, FL 33185-3810

Monroe County Property Appraiser - Radius Report

AK: 8958456 **Parcel ID:** 00541810-000365 **Physical Location** 325 CALUSA ST LOT 426 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 426 & COMMON ELEMENTS OR1684-1553
Owners Name: JOHNSON LINDA A
Address: 206 BATH RD BRUNSWICK ME 04011-2611

AK: 9077442 **Parcel ID:** 00541810-000470 **Physical Location** 325 CALUSA ST LOT 11 KEY LARGO
Legal Description: UNIT 11 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2463-2271/72
Owners Name: PLA ONDINA G
Address: 714 E 29TH ST HIALEAH FL 33013

AK: 8958654 **Parcel ID:** 00541810-000383 **Physical Location** 325 CALUSA ST LOT 444 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 444 & COMMON ELEMENTS OR1668-720 OR1781-1334
Owners Name: DELGADO SIGFREDO JR AND MARIE E
Address: 8090 HAWTHORNE AVE MIAMI BEACH FL 33141-1007

AK: 8957675 **Parcel ID:** 00541810-000297 **Physical Location** 325 CALUSA ST LOT 352 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 352 & COMMON ELEMENTS OR1662-1797 OR1714-131
Owners Name: GONZALEZ JAIME AND ADALIGIA DE FATIMA
Address: 5020 NW 190TH ST MIAMI GARDENS FL 33055-2446

AK: 8958390 **Parcel ID:** 00541810-000359 **Physical Location** 325 CALUSA ST LOT 420 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 420 & COMMON ELEMENTS OR1681-2429 OR1992-767
Owners Name: SPASIUK MICHAEL G JR AND INGRID A
Address: 129 W 227TH ST BRONX NY 10463-6732

AK: 8954573 **Parcel ID:** 00541810-000147 **Physical Location** 325 CALUSA ST LOT 61 KEY LARGO
Legal Description: UNIT 61 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1650-1836
Owners Name: BARRIOS JOSE A AND DELFINA J
Address: 5345 NW 173RD DR MIAMI GARDENS FL 33055-3502

AK: 8957488 **Parcel ID:** 00541810-000280 **Physical Location** 325 CALUSA ST LOT 332 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 332 & COMMON ELEMENTS OR2038-772 OR2088-877
Owners Name: ALEJO ANGELA J
Address: 3880 E 1 AVE HIALEAH FL 33013

AK: 8956707 **Parcel ID:** 00541810-000212 **Physical Location** 325 CALUSA ST LOT 213 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 213 & COMMON ELEMENTS OR1617-1411
Owners Name: PETER KENNETH A AND FRANCES G
Address: 1463 GOODNOW FLOW RD BOX 303 NEWCOMB NY 12852-2418

AK: 8954584 **Parcel ID:** 00541810-000148 **Physical Location** 325 CALUSA ST LOT 62 KEY LARGO
Legal Description: UNIT 62 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1642-144R/S OR1704-14
Owners Name: NICOLAS OSVALDO AND GRISEL
Address: 325 CALUSA ST LOT 62 KEY LARGO FL 33037-2699

AK: 8957477 **Parcel ID:** 00541810-000279 **Physical Location** 325 CALUSA ST LOT 331 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 331 & COMMON ELEMENTS OR1668-730
Owners Name: HERNANDEZ JOSE M
Address: 3525 W 72ND PL HIALEAH FL 33018-1712

AK: 8957290 **Parcel ID:** 00541810-000262 **Physical Location** 325 CALUSA ST LOT 313 KEY LARGO
Legal Description: UNIT 313 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2533-1964/65 OR2573-802C
Owners Name: DUNKLEY FAMILY TRUST 5/2/2011
Address: 55 W 16TH ST APT 3 HIALEAH FL 33010-3055

AK: 8958071 **Parcel ID:** 00541810-000330 **Physical Location** 325 CALUSA ST LOT 384 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 384 34R/S OR1877-2493 OR2291-1799/00
Owners Name: TORROELLA LUIS C AND MORAIMA HERNANDEZ
Address: 5354 WEST 6 LANE HIALEAH FL 33012

AK: 8956740 **Parcel ID:** 00541810-000215 **Physical Location** 325 CALUSA ST LOT 216 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 216 24 OR1629-1002Q/C-R/S OR1673-1187 OR2407-792D
Owners Name: NICHOLLS FAITH M REV TRUST OF 2003 06/04/2003
Address: 470 SE PINE RD PORT ST LUCIE FL 34984

AK: 8958984 **Parcel ID:** 00541810-000413 **Physical Location** 325 CALUSA ST LOT 474 KEY LARGO
Legal Description: UNIT 474 CALUSA CAMPGROUND A CONDOMINIUM 21 OR1791-1865 OR2390-2410 OR2578-21/22
Owners Name: TROTTER DENNIS
Address: 45140 228TH ST AITKIN MN 56431-4854

AK: 8954782 **Parcel ID:** 00541810-000165 **Physical Location** 325 CALUSA ST LOT 79 KEY LARGO
Legal Description: UNIT 79 CALUSA CAMPGROUND A CONDOMINIUM 9 OR1769-1922 OR2016-1342 OR2662-1236/37
Owners Name: EURO-1 LLC
Address: 524 W LINCOLN HWY DEKALB IL 60115-3004

AK: 8956531 **Parcel ID:** 00541810-000198 **Physical Location** 325 CALUSA ST LOT 126 KEY LARGO
Legal Description: UNIT 126 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2248-596/97 OR2284-1915C OR2733-382/84
Owners Name: ALLAMANI ROBERTO
Address: 325 CALUSA ST LOT 126 KEY LARGO FL 33037-2699

AK: 8954353 **Parcel ID:** 00541810-000130 **Physical Location** 325 CALUSA ST LOT 44 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 44 & OMMON ELEMENTS OR1616-1101 OR1939-194/95
Owners Name: ALBERTO VALENTIN
Address: 8231 SW 152ND AVENUE CIR APT 6 MIAMI FL 33193-1325

AK: 8956894 **Parcel ID:** 00541810-000229 **Physical Location** 325 CALUSA ST LOT 230 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 230 & COMMON ELEMENTS OR1693-207
Owners Name: ATORRESAGASTI MANUEL S AND GEORGINA
Address: 100 SW 128TH AVE PLANTATION FL 33325-2302

AK: 8954210 **Parcel ID:** 00541810-000117 **Physical Location** 325 CALUSA ST LOT 18 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 18 58Q/C OR2415-1527/28
Owners Name: GALLO LUIS C
Address: 15329 SW 41TH TER MIAMI FL 33185

AK: 8954287 **Parcel ID:** 00541810-000124 **Physical Location** 325 CALUSA ST LOT 38 KEY LARGO
Legal Description: UNIT 38 CALUSA CAMPGROUND A CONDOMINIUM 384 OR2110-2335 OR2155-1815 OR2385-1604Q/C
Owners Name: ORASI MERCEDES
Address: 11700 SW 77TH AVE MIAMI FL 33156

AK: 8956685 **Parcel ID:** 00541810-000210 **Physical Location** 325 CALUSA ST LOT 211 KEY LARGO
Legal Description: UNIT 211 CALUSA CAMPGROUND A CONDOMINIUM 20 OR2287-197 OR2561-2134/35
Owners Name: RAVELO ARSENIO AND ANTONIA ABASCAL REV TR 3/20/12
Address: 17345 SW 280TH ST HOMESTEAD FL 33031-2347

AK: 8954133 **Parcel ID:** 00541810-000110 **Physical Location** 325 CALUSA ST LOT 10 KEY LARGO
Legal Description: UNIT 10 CALUSA CAMPGROUND A CONDOMINIUM 7Q/C OR2436-2482/83
Owners Name: HERNANDEZ LUIS E AND CARMEN
Address: 16923 SW 145TH AVE MIAMI FL 33177

AK: 8956839 **Parcel ID:** 00541810-000224 **Physical Location** 325 CALUSA ST LOT 225 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 225 & COMMON ELEMENTS OR1624-2306
Owners Name: BAY VIEW PROPERTIES LLC
Address: P O BOX 1974 KEY LARGO FL 33037

AK: 8957268 **Parcel ID:** 00541810-000260 **Physical Location** 325 CALUSA ST LOT 311 KEY LARGO
Legal Description: UNIT 311 CALUSA CAMPGROUND A CONDOMINIUM 57 OR2615-2001/02
Owners Name: RAVELO ARSENIO
Address: 17345 SW 280TH ST HOMESTEAD FL 33031-2347

AK: 8957741 **Parcel ID:** 00541810-000303 **Physical Location** 325 CALUSA ST LOT 358 KEY LARGO
Legal Description: UNIT 358 CALUSA CAMPGROUND A CONDOMINIUM 0 OR1907-1335 OR2578-1236/37 OR2677-1152/53
Owners Name: ORTA RAFAEL
Address: 4155 NE 16TH ST HOMESTEAD FL 33033-6050

AK: 8957180 **Parcel ID:** 00541810-000253 **Physical Location** 325 CALUSA ST LOT 304 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 304 241 OR2001-2414
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 8957818 **Parcel ID:** 00541810-000310 **Physical Location** 325 CALUSA ST LOT 363 KEY LARGO
Legal Description: UNIT 363 CALUSA CAMPGROUND A CONDOMINIUM 890 OR1762-1583 OR2142-1769/70
Owners Name: HERNANEZ EMILIO AND NANCY A H/W
Address: 9220 SW 42 TER MIAMI FL 33165

AK: 8956608 **Parcel ID:** 00541810-000203 **Physical Location** 325 CALUSA ST LOT 204 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 204 2280 OR2388-1458/60C/T
Owners Name: GALLARDO HOLDCO LLC C/O GALLARDO JOSE
Address: 13507 SW 137TH AVE MIAMI FL 33186

AK: 8954804 **Parcel ID:** 00541810-000167 **Physical Location** 325 CALUSA ST LOT 81 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 81 & OMMON ELEMENTS OR1624-2359R/S OR1707-221
Owners Name: ORTA ARMANDO AND BERTA
Address: 14940 SW 168TH ST MIAMI FL 33187-6004

AK: 8954727 **Parcel ID:** 00541810-000160 **Physical Location** 325 CALUSA ST LOT 74 KEY LARGO
Legal Description: UNIT 74 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2615-569/70 OR2671-948/50L/E
Owners Name: GRAU JOSE F L/E
Address: 9020 SW 125TH AVE APT 405F MIAMI FL 33186-7159

AK: 8957345 **Parcel ID:** 00541810-000267 **Physical Location** 325 CALUSA ST LOT 318 KEY LARGO
Legal Description: UNIT 318 CALUSA CAMPGROUND A CONDOMINIUM 69 OR2269-2018 OR2366-2266/67OR2494-1004D/C
Owners Name: LABRADOR CLARA
Address: 8862 NW 142ND LN HIALEAH FL 33018-7363

AK: 8954881 **Parcel ID:** 00541810-000174 **Physical Location** 325 CALUSA ST LOT 88 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 88 & OMMON ELEMENTS OR1615-1902
Owners Name: SABLON RICARDO AND MARTHA L
Address: 3084 S HIATUS RD DAVIE FL 33330-1403

AK: 8956762 **Parcel ID:** 00541810-000217 **Physical Location** 325 CALUSA ST LOT 218 KEY LARGO
Legal Description: UNIT 218 CALUSA CAMPGROUND A CONDOMINIUM 8 OR1686-330 OR2329-1135/36 OR2477-1678C/T OR:
Owners Name: BOMBARDIER PIERRE
Address: 325 CALUSA ST LT 218 KEY LARGO FL 33037-2699

AK: 8958401 **Parcel ID:** 00541810-000360 **Physical Location** 325 CALUSA ST LOT 421 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 421 & COMMON ELEMENTS OR1646-124R/S
Owners Name: DI NICOLA ALBERT A AND SHERRY A
Address: P O BOX 460 KEY LARGO FL 33037

AK: 8958225 **Parcel ID:** 00541810-000344 **Physical Location** 325 CALUSA ST LOT 405 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 405 & COMMON ELEMENTS OR1665-285
Owners Name: CASTILLA INGRID GUZMAN
Address: 7211 W 24TH AVE APT 2205 HIALEAH FL 33016-6530

AK: 8959028 Parcel ID: 00541810-000417 Physical Location 325 CALUSA ST LOT 478 KEY LARGO
Legal Description: UNIT 478 CALUSA CAMPGROUND A CONDOMINIUM 75 OR2458-940
Owners Name: ESCOBAR LAURA REV TRUST 6/8/06
Address: 7770 SUNSET DR MIAMI FL 33143-4048

AK: 8954793 Parcel ID: 00541810-000166 Physical Location 325 CALUSA ST LOT 80 KEY LARGO
Legal Description: UNIT 80 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2030-622/24 OR2056-2061/62 OR2307-2271/72 C
Owners Name: BUSTAMANTE SHANNON AND ENOE
Address: 282 E 13TH ST HIALEAH FL 33010-3538

AK: 8954045 Parcel ID: 00541810-000102 Physical Location 325 CALUSA ST LOT 2 KEY LARGO
Legal Description: UNIT 2 CALUSA CAMPGROUND A CONDOMINIUM OR2430-1233 OR2460-2300/01 OR2460-2302D/C OR
Owners Name: RODRIGUEZ RUBEN
Address: 15249 SW 23RD ST MIAMI FL 33185-5702

AK: 8957334 Parcel ID: 00541810-000266 Physical Location 325 CALUSA ST LOT 317 KEY LARGO
Legal Description: UNIT 317 CALUSA CAMPGROUND A CONDOMINIUM 70R/S OR1885-713 OR2540-2391/92
Owners Name: LABRADOR DAVID
Address: 6420 MIAMI LAKEWAY S MIAMI LAKES FL 33014-2745

AK: 8957994 Parcel ID: 00541810-000325 Physical Location 325 CALUSA ST LOT 378 KEY LARGO
Legal Description: UNIT 378 CALUSA CAMPGROUND A CONDOMINIUM 775 OR1677-1802 OR1677-1803AFF OR1677-1804AF
Owners Name: GARCIA LIVIA
Address: 14373 SW 62 ST MIAMI FL 33181

AK: 8959556 Parcel ID: 00541810-000465 Physical Location 325 CALUSA ST LOT 528 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 528 & COMMON ELEMENTS OR1650-1794 OR1675-1130
Owners Name: GALVEZ AGNES Y
Address: 14714 SW 38TH TER MIAMI FL 33185-3946

AK: 9077446 Parcel ID: 00541810-000471 Physical Location 325 CALUSA ST LOT 329 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 329 8 OR2219-1352
Owners Name: DUGGER ROBERT AND RACHEL
Address: 7401 BEACH VIEW DR NORTH BAY VILLAGE FL 33141

AK: 8957730 Parcel ID: 00541810-000302 Physical Location 325 CALUSA ST LOT 357 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 357 36 OR1976-1315 OR2435-673
Owners Name: FERNANDEZ ANGEL L
Address: 8327 SW 163RD AVE MIAMI FL 33193-5128

AK: 8954100 Parcel ID: 00541810-000107 Physical Location 325 CALUSA ST LOT 7 KEY LARGO
Legal Description: UNIT 7 CALUSA CAMPGROUND A CONDOMINIUM OR2471-1672/73
Owners Name: MARINO ANA M
Address: 2921 SW 10TH ST APT 25 MIAMI FL 33135-4576

AK: 8954738 Parcel ID: 00541810-000161 Physical Location 325 CALUSA ST LOT 75 KEY LARGO
Legal Description: UNIT 75 CALUSA CAMPGROUND A CONDOMINIUM OR1651-1307C OR1930-1886 OR2615-813/14
Owners Name: ALVAREZ LUIS AND MERCEDES
Address: 8904 SW 81ST TER MIAMI FL 33173-4167

AK: 8957554 Parcel ID: 00541810-000286 Physical Location 325 CALUSA ST LOT 341 KEY LARGO
Legal Description: UNIT 341 CALUSA CAMPGROUND A CONDOMINIUM 1754 OR1901-1050 OR2113-1931 OR2192-232 OR219
Owners Name: CARDET MARIA A
Address: 325 CALUSA ST LOT 341 KEY LARGO FL 33037

AK: 8957895 Parcel ID: 00541810-000317 Physical Location 325 CALUSA ST LOT 370 KEY LARGO
Legal Description: UNIT 370 CALUSA CAMPGROUND A CONDOMINIUM 67 OR2232-756/57 OR2561-2136/37
Owners Name: RAVELO ARSENIO AND ANTONIO ABASCAL REV TR3/20/12
Address: 17345 SW 280TH ST HOMESTEAD FL 33031-2347

AK: 8957279 Parcel ID: 00541810-000261 Physical Location 325 CALUSA ST LOT 312 KEY LARGO
Legal Description: UNIT 312 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1650-1771 OR1683-27(
Owners Name: PEREZ ALBERTO AND GRISEL MAS
Address: 325 CALUSA ST LOT 312 KEY LARGO FL 33037-2699

AK: 8957928 Parcel ID: 00541810-000320 Physical Location 325 CALUSA ST LOT 373 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 373 & COMMON ELEMENTS OR1621-1122
Owners Name: BERSANI LEWIS AND ANN MARIE
Address: 7047 LAKESHORE RD STOP 1 CICERO NY 13039-9736

AK: 8959457 Parcel ID: 00541810-000456 Physical Location 325 CALUSA ST LOT 519 KEY LARGO
Legal Description: UNIT 519 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1701-45 OR1725-1633I
Owners Name: RAMIREZ SILVIA
Address: 201 NORTHWEST BLVD MIAMI FL 33126-4152

AK: 8958973 Parcel ID: 00541810-000412 Physical Location 325 CALUSA ST LOT 473 KEY LARGO
Legal Description: UNIT 473 CALUSA CAMPGROUND A CONDOMINIUM 4R/S OR1768-547 OR2564-1929/30
Owners Name: NARIO NAYRA
Address: 1492 EGRET RD HOMESTEAD FL 33035-1021

AK: 8956850 Parcel ID: 00541810-000225 Physical Location 325 CALUSA ST LOT 226 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 226 50 OR2092-1960 OR2433-268/69 OR2433-270/71 OR2
Owners Name: WAIS TIMI D
Address: 10 MICHELE DR RENSSELAER NY 12144

AK: 8957829 Parcel ID: 00541810-000311 Physical Location 325 CALUSA ST LOT 364 KEY LARGO
Legal Description: UNIT 364 CALUSA CAMPGROUND A CONDOMINIUM 62 OR2541-2355/56 OR2686-2149/50
Owners Name: PEREIRA PETRA
Address: 6436 SAWMILL LN MIAMI LAKES FL 33014-6020

AK: 8954298 Parcel ID: 00541810-000125 Physical Location 325 CALUSA ST LOT 39 KEY LARGO
Legal Description: UNIT 39 CALUSA CAMPGROUND A CONDOMINIUM AND COMMON ELEMENTS OR1636-261R/S
Owners Name: GARCIA ANGEL
Address: 4130 SW 140TH AVE MIAMI FL 33175-6447

AK: 8954716 Parcel ID: 00541810-000159 Physical Location 325 CALUSA ST LOT 73 KEY LARGO
Legal Description: UNIT 73 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2176-1809/11 OR2449-2196/97 OR2476-2416/17
Owners Name: PRIX INVESTMENT CORPORATION
Address: 10101 COLLINS AVE APT 5B BAL HARBOUR FL 33154-1639

AK: 8959270 Parcel ID: 00541810-000439 Physical Location 325 CALUSA ST LOT 502 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 502 0 OR1924-1960 OR2173-741/42 OR2270-2256/57
Owners Name: FERNANDEZ JUAN B AND MARIA O
Address: 325 CALUSA DR UNIT 502 KEY LARGO FL 33037

AK: 8957356 Parcel ID: 00541810-000268 Physical Location 325 CALUSA ST LOT 319 KEY LARGO
Legal Description: UNIT 319 CALUSA CAMPGROUND A CONDOMINIUM 36 OR1865-1226 OR2556-2390/91
Owners Name: ESCARPIO DAYANA
Address: 6420 MIAMI LAKEWAY S HIALEAH FL 33014-2745

AK: 8957059 Parcel ID: 00541810-000243 Physical Location 325 CALUSA ST LOT 254 KEY LARGO
Legal Description: UNIT 254 CALUSA CAMPGROUND A CONDOMINIUM 15 OR1877-704 OR2039-1811 OR2206-1806 OR2375-
Owners Name: PRIETO FRANCISCO
Address: 6745 MIAMI LAKES DR APT I230 HIALEAH FL 33014-8153

AK: 8954507 Parcel ID: 00541810-000141 Physical Location 325 CALUSA ST LOT 55 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 55 & OMMON ELEMENTS OR1693-191
Owners Name: CHIROLE DAVID
Address: 15473 SW 21 TERR MIAMI FL 33185

AK: 8957169 **Parcel ID:** 00541810-000252 **Physical Location** 325 CALUSA ST LOT 303 KEY LARGO
Legal Description: UNIT 303 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1630-1149 OR1836-17[illegible]
Owners Name: JIMENEZ DAYSE
Address: 100 E 42ND ST HIALEAH FL 33013-2244

AK: 8958269 **Parcel ID:** 00541810-000348 **Physical Location** 325 CALUSA ST LOT 409 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 409 & COMMON ELEMENTS OR1640-611
Owners Name: GUION RODNEY L
Address: PO BOX 370047 KEY LARGO FL 33037-0047

AK: 8958720 **Parcel ID:** 00541810-000389 **Physical Location** 325 CALUSA ST LOT 450 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 450 43 OR1893-2143 OR2138-1430/31
Owners Name: TRIANA NELSON AND MARIA E
Address: 13421 SW 53 ST MIAMI FL 33175

AK: 8954892 **Parcel ID:** 00541810-000175 **Physical Location** 325 CALUSA ST LOT 89 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 89 OR1780-1775 0R1780-1176AFF OR2368-866Q/C
Owners Name: MICHIS GLOBAL INVESTMENT LLC
Address: 1150 NW 72ND AVE STE 512 MIAMI FL 33126-1921

AK: 8959567 **Parcel ID:** 00541810-000466 **Physical Location** 325 CALUSA ST LOT 529 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 529 & COMMON ELEMENTS OR1650-2456 OR1815-2303
Owners Name: HERNANDEZ DOMINGO AND CARMEN
Address: 5700 W 13TH CT HIALEAH FL 33012-2275

AK: 8958500 **Parcel ID:** 00541810-000369 **Physical Location** 325 CALUSA ST LOT 430 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 430 3 OR1817-473 OR2426-603 OR2496-2275/76
Owners Name: NEGRON EDNA
Address: PO BOX 753 VILLALBA PR 00766-0753

AK: 8954144 **Parcel ID:** 00541810-000111 **Physical Location** 325 CALUSA ST LOT 12 KEY LARGO
Legal Description: UNIT 12 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2586-1818/19
Owners Name: MACHADO-VAZQUEZ DAISY
Address: 14901 SW 22ND ST MIAMI FL 33185-5803

AK: 8958555 **Parcel ID:** 00541810-000374 **Physical Location** 325 CALUSA ST LOT 435 KEY LARGO
Legal Description: UNIT 435 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1681-2381 OR1717-27
Owners Name: SEBASTIAN RUBEN
Address: 2240 SW 80TH CT MIAMI FL 33155-1256

AK: 8954606 **Parcel ID:** 00541810-000150 **Physical Location** 325 CALUSA ST LOT 64 KEY LARGO
Legal Description: UNIT 64 CALUSA CAMPGROUND A CONDOMINIUM OR2217-619/21 OR2462-2160/62 OR2632-475/77
Owners Name: CORDERO ISRAEL
Address: 12040 SW 177TH TER MIAMI FL 33177-2357

AK: 8957455 **Parcel ID:** 00541810-000277 **Physical Location** 325 CALUSA ST LOT 328 KEY LARGO
Legal Description: UNIT 328 CALUSA CAMPGROUND A CONDOMINIUM 04 OR2686-367/69
Owners Name: BARRERO MYRIAM I
Address: 5521 SW 70TH AVE DAVIE FL 33314-5802

AK: 8954155 **Parcel ID:** 00541810-000112 **Physical Location** 325 CALUSA ST LOT 13 KEY LARGO
Legal Description: UNIT 13 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2463-2251/52 OR2661-369/70 OR2692-85
Owners Name: LORITES ALINA
Address: 325 CALUSA ST LOT 13 KEY LARGO FL 33037-2699

AK: 1096113 **Parcel ID:** 00087560-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOTS 7 AND 10 MOD EL LAND CO PB1-68 OR398-213 OR1139-1767
Owners Name: BARKETT THOMAS REV TR 3/29/1990
Address: 2000 SW 4TH AVE MIAMI FL 33129-1303

AK: 8956773 Parcel ID: 00541810-000218 Physical Location 325 CALUSA ST LOT 219 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 219 & COMMON ELEMENTS OR1678-502 OR1702-2313
Owners Name: SOTOLONGO JUAN AND MARITZA
Address: 12921 SW 27TH ST MIAMI FL 33175-2034

AK: 8957400 Parcel ID: 00541810-000272 Physical Location 325 CALUSA ST LOT 323 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 323 & COMMON ELEMENTS OR1667-1465
Owners Name: MCGEE RONALD P AND TAMMY L
Address: 11972 ALPHA RD HIRAM OH 44234-9774

AK: 8956597 Parcel ID: 00541810-000202 Physical Location 325 CALUSA ST LOT 203 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 203 & COMMON ELEMENTS OR1653-2300
Owners Name: GONZALEZ JACOBO AND MARIAN
Address: PO BOX 126762 HIALEAH FL 33012

AK: 8956806 Parcel ID: 00541810-000221 Physical Location 325 CALUSA ST LOT 222 KEY LARGO
Legal Description: UNIT 222 CALUSA CAMPGROUND A CONDOMINIUM 38 OR1693-2490R/S OR1880-2147T/C OR2312-2417 (
Owners Name: JOHNSON NANCY
Address: 1711 RIVIERA CT POINT PLEASANT NJ 08742-5242

AK: 8958742 Parcel ID: 00541810-000391 Physical Location 325 CALUSA ST LOT 452 KEY LARGO
Legal Description: UNIT 452 CALUSA CAMPGROUND A CONDOMINIUM 6 OR1861-2207 OR2456-417/19 OR2725-2227/28
Owners Name: DELGADO YDALMI C
Address: 7359 W 18TH AVE HIALEAH FL 33014-3710

AK: 8959017 Parcel ID: 00541810-000416 Physical Location 325 CALUSA ST LOT 477 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 477 & COMMON ELEMENTS OR1696-855 OR2003-248
Owners Name: ARTAYETA CARLOS AND EILEEN
Address: 12930 SW 107TH TER MIAMI FL 33186-3513

AK: 8957257 Parcel ID: 00541810-000259 Physical Location 325 CALUSA ST LOT 310 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 310 1 OR1771-754 OR2212-1297Q/C
Owners Name: GUIDI ARNOLD
Address: 9702 SW 56 TER MIAMI FL 33173

AK: 8954254 Parcel ID: 00541810-000121 Physical Location 325 CALUSA ST LOT 35 KEY LARGO
Legal Description: UNIT 35 CALUSA CAMPGROUND A CONDOMINIUM 4R/S OR1929-579 OR2041-2403 OR2135-2189/90 OR:
Owners Name: RIVERA CARMEN M
Address: 457 NW 61ST AVE MIAMI FL 33126-4641

AK: 8954199 Parcel ID: 00541810-000116 Physical Location 325 CALUSA ST LOT 17 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 17 57Q/C OR2418-95/96R/S
Owners Name: PFEIFFER JEFFREY
Address: 1950 NW 107TH AVE PEMBROKE PINES FL 33026

AK: 8954947 Parcel ID: 00541810-000180 Physical Location 325 CALUSA ST LOT 94 KEY LARGO
Legal Description: UNIT 94 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2136-1538 OR2290-11/12 OR2431-1042/43 OR25
Owners Name: CAMPUZANO ISABEL CRISTINA
Address: 10281 SW 44TH ST MIAMI FL 33165-5605

AK: 8956641 Parcel ID: 00541810-000206 Physical Location 325 CALUSA ST LOT 207 KEY LARGO
Legal Description: UNIT 207 CALUSA CAMPGROUND A CONDOMINIUM 67 OR2618-638/39
Owners Name: KELLER CLOTILDE C
Address: 6821 SW 155TH AVE MIAMI FL 33193-2121

AK: 8957939 Parcel ID: 00541810-000321 Physical Location 325 CALUSA ST LOT 374 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 374 & COMMON ELEMENTS OR1663-533
Owners Name: VELIZ ORESTES AND SURY
Address: P O BOX 941654 MIAMI FL 33194

AK: 8957884 Parcel ID: 00541810-000316 Physical Location 325 CALUSA ST LOT 369 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 369 43 OR1818-1644AFF OR1818-1645AFF OR1818-164
Owners Name: PORTAL DANILO AND DIANA
Address: 3431 SW 145TH AVE MIRAMAR FL 33027-3727

AK: 8959314 Parcel ID: 00541810-000443 Physical Location 325 CALUSA ST LOT 506 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 506 7R/S OR1914-2123/24 OR1930-1613 OR2140-1580 OI
Owners Name: HERRERA FRANK
Address: 1284 W 79TH ST MIAMI FL 33014

AK: 8954837 Parcel ID: 00541810-000170 Physical Location 325 CALUSA ST LOT 84 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 84 3R/S OR1836-539/40Q/C OR2157-865/66Q/C
Owners Name: PEREZ RAUL
Address: 1163 NW 124TH COURT MIAMI FL 33182

AK: 8954342 Parcel ID: 00541810-000129 Physical Location 325 CALUSA ST LOT 43 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 43 & OMMON ELEMENTS OR1614-2175 OR1713-2220 O
Owners Name: BESU CINTYA
Address: 3030 SW 79TH CT MIAMI FL 33155-2566

AK: 8954188 Parcel ID: 00541810-000115 Physical Location 325 CALUSA ST LOT 16 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 16 3Q/C OR2426-149R/S
Owners Name: GUTIERREZ TANYA
Address: 16561 SW 145 CT MIAMI FL 33177

AK: 8954936 Parcel ID: 00541810-000179 Physical Location 325 CALUSA ST LOT 93 KEY LARGO
Legal Description: UNIT 93 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1689-1060 OR1787-2249 OR2388-113/14C/T OR
Owners Name: ESPINOSA SANTIAGO
Address: 9704 NW 127TH TER HIALEAH FL 33018-7405

AK: 8954683 Parcel ID: 00541810-000157 Physical Location 325 CALUSA ST LOT 71 KEY LARGO
Legal Description: UNIT 71 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1699-308 OR1799-1576 OR1799-1577AFF OR21
Owners Name: RODRIGUEZ MARIA T
Address: 5566 NW 102ND PL DORAL FL 33178-2653

AK: 8954815 Parcel ID: 00541810-000168 Physical Location 325 CALUSA ST LOT 82 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 82 & COMMON ELEMENTS OR1700-2431 OR1968-1530
Owners Name: GOMEZ RUBEN AND ZOBEIDA
Address: 15104 SW 148TH CT MIAMI FL 33196-4414

AK: 8954122 Parcel ID: 00541810-000109 Physical Location 325 CALUSA ST LOT 9 KEY LARGO
Legal Description: UNIT 9 CALUSA CAMPGROUND A CONDOMINIUM OR2586-1816 OR2665-1287/88R/S OR2778-293
Owners Name: BLANCO SESAR
Address: 19080 ROYAL BIRKDALE DR HIALEAH FL 33015-2305

AK: 8954991 Parcel ID: 00541810-000184 Physical Location 325 CALUSA ST LOT 98 KEY LARGO
Legal Description: UNIT 98 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2046-1828/29WILL OR2112-480 OR2134-1124 C
Owners Name: SORIANO CARLO ANTOINE AND MALISSA
Address: 15148 SW 173RD TER MIAMI FL 33187-6206

AK: 8956674 Parcel ID: 00541810-000209 Physical Location 325 CALUSA ST LOT 210 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 210 & COMMON ELEMENTS OR1624-2379
Owners Name: MAYNARD J SMITH MOBILE HOMES AND R V LIMITED
Address: PO BOX 409 OKOBOJI IA 51355-0409

AK: 8957378 Parcel ID: 00541810-000270 Physical Location 325 CALUSA ST LOT 321 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 321 2208
Owners Name: WEBER JOHN SR AND LINDA M
Address: 1080 HWY 1383 LOT 9E RUSSELL SPRINGS KY 42642

AK: 8957532 Parcel ID: 00541810-000284 Physical Location 325 CALUSA ST LOT 339 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 339 & COMMON ELEMENTS OR1628-980 OR1633-387-C (
Owners Name: MARRERO JENARO AND MARIA ELENA
Address: 5875 W 20 AVE APT 210 HIALEAH FL 33012

AK: 8954661 Parcel ID: 00541810-000155 Physical Location 325 CALUSA ST LOT 69 KEY LARGO
Legal Description: UNIT 69 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2508-1602 OR2525-1381
Owners Name: COUSINEAU STEPHANE
Address: 2540 RUE DE LA GIBOULEE TERREBONNE QC J6X 4S3 CANADA

AK: 8958467 Parcel ID: 00541810-000366 Physical Location 325 CALUSA ST LOT 427 KEY LARGO
Legal Description: UNIT 427 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2147-24/26 OR2413-1235/36 OR2521-677R/S
Owners Name: BEZANILLA RAFAEL A SR
Address: 940 SW 36TH CT APT 7 MIAMI FL 33135-4241

AK: 8954914 Parcel ID: 00541810-000177 Physical Location 325 CALUSA ST LOT 91 KEY LARGO
Legal Description: UNIT 91 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2029-198/99 OR2029-213/14AFF OR2673-2467/6
Owners Name: PLA CARLOS AND CARMEN
Address: 7851 NW 163RD ST MIAMI LAKES FL 33016-8407

AK: 8957774 Parcel ID: 00541810-000306 Physical Location 325 CALUSA ST LOT 361 KEY LARGO
Legal Description: UNIT 361 CALUSA CAMPGROUND A CONDOMINIUM 29 OR1974-862Q/C OR2135-2192/94 OR2555-1141/42
Owners Name: SOCCOL CHRISTOPHER B
Address: 9444 NW 46TH ST SUNRISE FL 33351-5108

AK: 8957807 Parcel ID: 00541810-000309 Physical Location 325 CALUSA ST LOT 362 KEY LARGO
Legal Description: UNIT 362 CALUSA CAMPGROUND A CONDOMINIUM 71 OR2442-1430/31C/T OR2551-304/05 OR2551306/0
Owners Name: ORTEGA ARLENE
Address: 8360 SW 45TH ST MIAMI FL 33155-4227

AK: 8956696 Parcel ID: 00541810-000211 Physical Location 325 CALUSA ST LOT 212 KEY LARGO
Legal Description: UNIT 212 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2464-1347D/C OR2465-732
Owners Name: ROSARIO IVELISS
Address: 10270 NW 129 ST HIALEAH FL 33018

AK: 8957026 Parcel ID: 00541810-000241 Physical Location 325 CALUSA ST LOT 252 KEY LARGO
Legal Description: UNIT 252 CALUSA CAMPGROUND A CONDOMINIUM 73 OR2109-631/32 OR2450-640 OR2672-329/30
Owners Name: MARTINEZ MILTON AND LILIANNE
Address: 8760 SW 133RD AVENUE RD APT 320 MIAMI FL 33183-5376

AK: 8958522 Parcel ID: 00541810-000371 Physical Location 325 CALUSA ST LOT 432 KEY LARGO
Legal Description: UNIT 432 CALUSA CAMPGROUND A CONDOMINIUM 05 OR2699-58/59
Owners Name: REIGADAS RAYMOND J AND CHRISTINE
Address: 5448 SW 149TH PL MIAMI FL 33185-4018

AK: 8959105 Parcel ID: 00541810-000424 Physical Location 325 CALUSA ST LOT 487 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 487 & COMMON ELEMENTS OR1646-168 OR1811-189 O
Owners Name: PALMER ROBERT AND EVE
Address: 7773 EMBASSY BLVD MIRAMAR FL 33023-6407

AK: 8954089 Parcel ID: 00541810-000106 Physical Location 325 CALUSA ST LOT 6 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 6 6Q/C OR2418-520/21
Owners Name: ALFONSO CARLOS
Address: 325 CALUSA ST LOT 6 KEY LARGO FL 33037-2699

AK: 8956520 Parcel ID: 00541810-000197 Physical Location 325 CALUSA ST LOT 125 KEY LARGO
Legal Description: UNIT 125 CALUSA CAMPGROUND A CONDOMINIUM 96 OR2078-218 OR2341-682 OR2700-1499/500C/T
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION INC
Address: 325 CALUSA ST KEY LARGO FL 33037-2699

AK: 8957213 Parcel ID: 00541810-000255 Physical Location 325 CALUSA ST LOT 306 KEY LARGO
Legal Description: UNIT 306 CALUSA CAMPGROUND A CONDOMINIUM 1R/S OR1727-1793 OR1785-1757 OR2110-2343 OR23
Owners Name: COMAS INVESTMENTS LLC
Address: 7680 NW 63RD ST MIAMI FL 33166-3608

AK: 8954859 Parcel ID: 00541810-000172 Physical Location 325 CALUSA ST LOT 86 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 86 & OMMON ELEMENTS OR1621-1714 OR1629-1001Q
Owners Name: CAYON OSDALIS ALVAREZ AND JORGE (H/W)
Address: 8857 NW 175TH ST HIALEAH FL 33018

AK: 8954221 Parcel ID: 00541810-000118 Physical Location 325 CALUSA ST LOT 19 KEY LARGO
Legal Description: UNIT 19 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2420-1240/41R/S OR2513-184/85
Owners Name: PETERSON CARL R AND LINDA E
Address: PO BOX 271 WINDSOR ME 04363-0271

AK: 8957235 Parcel ID: 00541810-000257 Physical Location 325 CALUSA ST LOT 308 KEY LARGO
Legal Description: UNIT 308 CALUSA CAMPGROUND A CONDOMINIUM 41 OR1661-517 OR1871-1220 OR2265-1655 OR2496-
Owners Name: HERNANDEZ LAZARO
Address: 7755 SW 127TH CT MIAMI FL 33183-4220

AK: 8957433 Parcel ID: 00541810-000275 Physical Location 325 CALUSA ST LOT 326 KEY LARGO
Legal Description: UNIT 326 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1675-1924 OR2027-191
Owners Name: VILLALON RADAMES AND MINET
Address: 7501 MILLER DR MIAMI FL 33155-5507

AK: 8955013 Parcel ID: 00541810-000186 Physical Location 325 CALUSA ST LOT 114 KEY LARGO
Legal Description: UNIT 114 CALUSA CAMPGROUND A CONDOMINIUM 54 OR2488-2442C/T
Owners Name: IGLESIAS NORMA
Address: 6360 MILLER DR MIAMI FL 33155-6421

AK: 8954529 Parcel ID: 00541810-000143 Physical Location 325 CALUSA ST LOT 57 KEY LARGO
Legal Description: UNIT 57 CALUSA CAMPGROUND A CONDOMINIUM OR1957-1608 OR1957-1609AFF OR1957-1610AFF C
Owners Name: URRA OSCAR E AND RAQUEL
Address: 13326 SW 46TH LN MIAMI FL 33175-3929

AK: 8954749 Parcel ID: 00541810-000162 Physical Location 325 CALUSA ST LOT 76 KEY LARGO
Legal Description: UNIT 76 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2109-565/66 OR2315-1079 OR2489-1325/26
Owners Name: JERDANI CORPORATION
Address: 116 SEVENTH LN KEY LARGO FL 33037

AK: 8957906 Parcel ID: 00541810-000318 Physical Location 325 CALUSA ST LOT 371 KEY LARGO
Legal Description: UNIT 371 CALUSA CAMPGROUND A CONDOMINIUM 35 OR1763-476 OR1867-787C OR1916-2369 OR2676-
Owners Name: HERNANDEZ ENRIQUE AND ODALYS
Address: 19470 NW 87TH PL HIALEAH FL 33018-6214

AK: 8958863 Parcel ID: 00541810-000402 Physical Location 325 CALUSA ST LOT 463 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 463 & COMMON ELEMENTS OR1646-175
Owners Name: SUAREZ MIGUEL & DINORAH
Address: 4901 SW 135TH COURT MIAMI FL 33175

AK: 8957147 Parcel ID: 00541810-000250 Physical Location 325 CALUSA ST LOT 301 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 301 & COMMON ELEMENTS OR1620-558R/S OR1704-151
Owners Name: GONZALEZ PEDRO AND MEDELIEINE
Address: 9021 SW 94TH CT MIAMI FL 33176-1964

AK: 8959094 Parcel ID: 00541810-000423 Physical Location 325 CALUSA ST LOT 486 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 486 & COMMON ELEMENTS OR1663-522 OR1879-1307/
Owners Name: OLIVA CARLOS A
Address: 325 CALUSA ST UNIT 486 KEY LARGO FL 33037

AK: 8954628 **Parcel ID:** 00541810-000152 **Physical Location** 325 CALUSA ST LOT 66 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 66 & OMMON ELEMENTS OR1621-1951
Owners Name: TORRES DIONISIO & ANA A
Address: 3075 SW 1ST ST MIAMI FL 33135-1270

AK: 8957686 **Parcel ID:** 00541810-000298 **Physical Location** 325 CALUSA ST LOT 353 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 353 & COMMON ELEMENTS OR1696-794 OR1914-2113 (
Owners Name: VALDES MANUEL
Address: 15858 SW 66 TERRACE MIAMI FL 33172

AK: 8956751 **Parcel ID:** 00541810-000216 **Physical Location** 325 CALUSA ST LOT 217 KEY LARGO
Legal Description: UNIT 217 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1616-2074R/S OR1616-2075R/S OR1665-1111 O
Owners Name: R & M INVESTMENTS PROPERTY GROUP LLC
Address: 6031 SW 129TH CT MIAMI FL 33183-1237

AK: 8957114 **Parcel ID:** 00541810-000248 **Physical Location** 325 CALUSA ST LOT 259 KEY LARGO
Legal Description: UNIT 259 CALUSA CAMPGROUND A CONDOMINIUM 49 OR1898-2246R/S OR2152-445/46 OR2375-814 OR
Owners Name: FRANCO CHRISTINE
Address: 1801 SW 90TH AVE MIAMI FL 33165-7860

AK: 8956905 **Parcel ID:** 00541810-000230 **Physical Location** 325 CALUSA ST LOT 231 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 231 537 OR1782-671 OR1865-1221 OR2060-2308/2309T/(
Owners Name: TRAVIESO LIDICE
Address: 325 CALUSA ST UNIT 231 KEY LARGO FL 33037

AK: 8958753 **Parcel ID:** 00541810-000392 **Physical Location** 325 CALUSA ST LOT 453 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 453 9 OR1791-1916 OR2224-1222/23
Owners Name: MARTIN ANITA
Address: 1388 WESTWARD DR MIAMI SPRINGS FL 33166

AK: 8957323 **Parcel ID:** 00541810-000265 **Physical Location** 325 CALUSA ST LOT 316 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 316 & COMMON ELEMENTS OR1621-1262
Owners Name: LEON JESUS AND GRISEL
Address: 11224 SW 33RD CIRCLE PL MIAMI FL 33165-3436

AK: 8954078 **Parcel ID:** 00541810-000105 **Physical Location** 325 CALUSA ST LOT 5 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 5 OR2423-1773
Owners Name: VARGAS MAURICIO
Address: 15459 SW 57 ST MIAMI FL 33153

AK: 8957103 **Parcel ID:** 00541810-000247 **Physical Location** 325 CALUSA ST LOT 258 KEY LARGO
Legal Description: UNIT 258 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2147-210 OR2147-211/12 OR2147-213AFF OR2
Owners Name: PENA ELDUIN N
Address: 941 NE 73RD ST MIAMI FL 33138-5229

AK: 8954265 **Parcel ID:** 00541810-000122 **Physical Location** 325 CALUSA ST LOT 36 KEY LARGO
Legal Description: UNIT 36 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR1785-1959 OR2118-1432 OR2118-1433 OR24
Owners Name: REMEDIOS JORGE AND ILYA
Address: 11001 SW 47TH ST MIAMI FL 33165-6103

AK: 8959578 **Parcel ID:** 00541810-000467 **Physical Location** 325 CALUSA ST LOT 530 KEY LARGO
Legal Description: UNIT 530 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2165-185/86 OR2675-1150/51 OR2685-1858
Owners Name: ORASI MERCEDES
Address: 11720 SW 77TH AVE MIAMI FL 33156-4564

AK: 8957719 **Parcel ID:** 00541810-000301 **Physical Location** 325 CALUSA ST LOT 356 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 356 & COMMON ELEMENTS OR1616-1081
Owners Name: FONTELA MARIO AND ROSA F
Address: PO BOX 373046 KEY LARGO FL 33037-8046

AK: 8959523 Parcel ID: 00541810-000462 Physical Location 325 CALUSA ST LOT 525 KEY LARGO
Legal Description: UNIT 525 CALUSA CAMPGROUND A CONDOMINIUM 9/10R/S OR2458-938/39 OR2540-1939/40C OR2540-1
Owners Name: PERERA GEORGINA
Address: 19800 SW 180TH AVE LOT 504 MIAMI FL 33187-2617

AK: 1095877 Parcel ID: 00087300-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO LOT 1 PB1-68 OR463-1 89/191 OR468-422-424 OR1042-1740 OR1398-184/21
Owners Name: MONROE COUNTY FLORIDA
Address: 1100 SIMONTON ST KEY WEST FL 33040

AK: 8954397 Parcel ID: 00541810-000134 Physical Location 325 CALUSA ST LOT 48 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 48 OR2022-1431AFF OR2276-878/79Q/C
Owners Name: LAUREL BEATRIZ
Address: 2722 SW 156 AVE MIAMI FL 33185

AK: 8956465 Parcel ID: 00541810-000193 Physical Location 325 CALUSA ST LOT 121 KEY LARGO
Legal Description: UNIT 121 CALUSA CAMPGROUND A CONDOMINIUM 02 OR2344-914/15 OR2446-1546
Owners Name: PRIX INVESTMENT CORP
Address: 10101 COLLINS AVE APT 5B MIAMI BEACH FL 33154

AK: 8957631 Parcel ID: 00541810-000293 Physical Location 325 CALUSA ST LOT 348 KEY LARGO
Legal Description: UNIT 348 CALUSA CAMPGROUND A CONDOMINIUM 447R/S OR1794-637 OR2119-407/08 OR2460-1558/62
Owners Name: MDE COMPANY LLC
Address: 6500 SW 14TH ST MIAMI FL 33144-5502

AK: 8958379 Parcel ID: 00541810-000358 Physical Location 325 CALUSA ST LOT 419 KEY LARGO
Legal Description: UNIT 419 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1678-472 OR1913-1824
Owners Name: MEDINA GERSON L AND CARMEN
Address: 501 E 8TH ST HIALEAH FL 33010-4541

AK: 8956872 Parcel ID: 00541810-000227 Physical Location 325 CALUSA ST LOT 228 KEY LARGO
Legal Description: UNIT 228 CALUSA CAMPGROUND A CONDOMINIUM 2169T/C OR1874-1068/69 OR2132-60
Owners Name: B G AND R A LLC
Address: 237 RAINBOW DR UNIT 13746 LIVINGSTON TX 77399

AK: 8954320 Parcel ID: 00541810-000127 Physical Location 325 CALUSA ST LOT 41 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 41 OR2265-1051/52
Owners Name: GALLARDO JOSE S AND ISOTTA
Address: 13507 SW 137 AVE MIAMI FL 33186

AK: 8956861 Parcel ID: 00541810-000226 Physical Location 325 CALUSA ST LOT 227 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 227 & COMMON ELEMENTS OR1624-2326(JMH) OR190
Owners Name: BIFANO ALFRED J AND LINDA D
Address: 4067 PIER PT DISCOVERY BAY CA 94505-1111

AK: 8958038 Parcel ID: 00541810-000327 Physical Location 325 CALUSA ST LOT 380 KEY LARGO
Legal Description: UNIT 380 CALUSA CAMPGROUND A CONDOMINIUM 45 OR1761-373 OR1761-374AFF OR1901-55 OR2227
Owners Name: MORELL LESTER
Address: 325 CALUSA ST LT 380 KEY LARGO FL 33037-2699

AK: 8959050 Parcel ID: 00541810-000419 Physical Location 325 CALUSA ST LOT 482 KEY LARGO
Legal Description: UNIT 482 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1644-570
Owners Name: PEREZ ALVING AND AURIA NORMA
Address: 9979 NW 25TH TER DORAL FL 33172-1346

AK: 8954309 Parcel ID: 00541810-000126 Physical Location 325 CALUSA ST LOT 40 KEY LARGO
Legal Description: UNIT 40 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2457-642/47F/J OR2572/156
Owners Name: PABLOS MANUELA
Address: 325 CALUSA ST LT 40 KEY LARGO FL 33037-2699

AK: 8956663 **Parcel ID:** 00541810-000208 **Physical Location** 325 CALUSA ST LOT 209 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 209 & COMMON ELEMENTS OR1616-950 OR1763-468 OF
Owners Name: BALLESTER EDDY
Address: 2701 SW 79TH AVE MIAMI FL 33155

AK: 8956938 **Parcel ID:** 00541810-000233 **Physical Location** 325 CALUSA ST LOT 234 KEY LARGO
Legal Description: UNIT 234 CALUSA CAMPGROUND A CONDOMINIUM 62 OR1987-473C OR1987-474 OR1993-567C OR2215
Owners Name: AREMAR IMPORT INC
Address: 12871 SW 22ND ST MIAMI FL 33175-1805

AK: 8956443 **Parcel ID:** 00541810-000191 **Physical Location** 325 CALUSA ST LOT 119 KEY LARGO
Legal Description: LOT 119 CALUSA CAMPGROUND A CONDO OR2069-1344 333-1252/1253 OR2446-1546
Owners Name: PRIX INVESTMENT CORP
Address: 10101 COLLINS AVE APT 5B MIAMI BEACH FL 33154

AK: 8956575 **Parcel ID:** 00541810-000200 **Physical Location** 325 CALUSA ST LOT 201 KEY LARGO
Legal Description: UNIT 201 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2561-2286/87
Owners Name: CORBO TERESA
Address: 4501 SW 129TH AVE MIAMI FL 33175-4505

AK: 8959215 **Parcel ID:** 00541810-000434 **Physical Location** 325 CALUSA ST LOT 496 KEY LARGO
Legal Description: UNIT 496 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2502-2306/08 OR2676-2147/49R/S
Owners Name: MACHADO JOSE H
Address: 661 NW 132ND PL MIAMI FL 33182-1658

AK: 8954705 **Parcel ID:** 00541810-000158 **Physical Location** 325 CALUSA ST LOT 72 KEY LARGO
Legal Description: UNIT 72 CALUSA CAMPGROUND A CONDOMINIUM OR1860-2394 OR2147-76/78 OR2147-79AFF OR2477
Owners Name: LORENZO-LUACES MARIO ALEJANDRO
Address: 9401 SW 106TH AVE MIAMI FL 33176-2634

AK: 8954980 **Parcel ID:** 00541810-000183 **Physical Location** 325 CALUSA ST LOT 97 KEY LARGO
Legal Description: UNIT 97 CALUSA CAMPGROUND A CONDOMINIUM OR1633-387C OR1754-1220/21 OR1939-1691 OR269
Owners Name: VALDIVIA JULIO S AND ANA C
Address: 5103 SW 139TH CT MIAMI FL 33175-5145

AK: 8957444 **Parcel ID:** 00541810-000276 **Physical Location** 325 CALUSA ST LOT 327 KEY LARGO
Legal Description: UNIT 327 CALUSA CAMPGROUND A CONDOMINIUM 68 OR1932-2345 OR2563-1685 OR2624-936/37
Owners Name: PAEZ RICARDO DAVID AND CHRISTINA DIEZ
Address: 6873 SW 159TH CT MIAMI FL 33193-3627

AK: 8957521 **Parcel ID:** 00541810-000283 **Physical Location** 325 CALUSA ST LOT 338 KEY LARGO
Legal Description: UNIT 338 CALUSA CAMPGROUND A CONDOMINIUM 72 OR1848-1669C/T OR1871-1231 OR1991-533 OR19
Owners Name: PEREZ NATALIE
Address: 17035 NW 78TH CT HIALEAH FL 33015-3803

AK: 8958027 **Parcel ID:** 00541810-000326 **Physical Location** 325 CALUSA ST LOT 379 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 379 261 OR1913-552 OR2092-31/32
Owners Name: GRAVIER LUIS G AND MARIA G
Address: 2220 SW 24TH TER MIAMI FL 33145

AK: 8954419 **Parcel ID:** 00541810-000136 **Physical Location** 325 CALUSA ST LOT 50 KEY LARGO
Legal Description: UNIT 50 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2266-1215 OR2715-2352/53
Owners Name: ALVAREZ SAUL
Address: 105 SE 12TH AVE APT 202 HOMESTEAD FL 33030-8195

AK: 8959006 **Parcel ID:** 00541810-000415 **Physical Location** 325 CALUSA ST LOT 476 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 476 & COMMON ELEMENTS OR1691-2171R/S OR1798-4
Owners Name: HERNANDEZ JUAN C AND RAQEL
Address: 15051 SW 63RD TER MIAMI FL 33193-2784

AK: 8959171 **Parcel ID:** 00541810-000430 **Physical Location** 325 CALUSA ST LOT 492 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 492 104 OR2142-2412 OR2216-306/07/C
Owners Name: RAMIREZ OMELIO E AND MARGARITA
Address: 401 NW 107TH AVE APT 104 MIAMI FL 33172-3840

AK: 8954540 **Parcel ID:** 00541810-000144 **Physical Location** 325 CALUSA ST LOT 58 KEY LARGO
Legal Description: UNIT 58 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2273-2048/49 OR2716-1397/400
Owners Name: HERNANDEZ EMINALDO AND IDIANA
Address: 91 W 33RD ST HIALEAH FL 33012-5221

AK: 8956949 **Parcel ID:** 00541810-000234 **Physical Location** 325 CALUSA ST LOT 245 KEY LARGO
Legal Description: UNIT 245 CALUSA CAMPGROUND A CONDOMINIUM 80 OR1740-853 OR1898-2244 OR1898-2245 OR2083-
Owners Name: 245 CALUSA ST LLC
Address: 1091 E 26TH ST HIALEAH FL 33013-3717

AK: 8958621 **Parcel ID:** 00541810-000380 **Physical Location** 325 CALUSA ST LOT 441 KEY LARGO
Legal Description: UNIT 441 CALUSA CAMPGROUND A CONDOMINIUM 92 OR2109-418/19 OR2594-2241
Owners Name: BARNES SOFIA
Address: 3179 W 71ST PL HIALEAH FL 33166

AK: 8954232 **Parcel ID:** 00541810-000119 **Physical Location** 325 CALUSA ST LOT 20 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 20 60Q/C OR2420-1246/47
Owners Name: DEVIS AIDE
Address: 2899 COLLINS AVE UNIT 1118 MIAMI BEACH FL 33140

AK: 8956586 **Parcel ID:** 00541810-000201 **Physical Location** 325 CALUSA ST LOT 202 KEY LARGO
Legal Description: UNIT 202 CALUSA CAMPGROUND A CONDOMINIUM 69 OR2184-1330 OR2287-1719/20 OR2445-2356R/S
Owners Name: COUSINEAU PATRICK
Address: 319 CH DE LA COTE-SAINT-LOUIS E BLAINVILLE QC J7E 4H5 CANADA

AK: 8958709 **Parcel ID:** 00541810-000388 **Physical Location** 325 CALUSA ST LOT 449 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 449 & COMMON ELEMENTS OR1653-2311
Owners Name: PALMER ROBERT AND EVE
Address: 7773 EMBASSY BLVD MIRAMAR FL 33023-6407

AK: 8954111 **Parcel ID:** 00541810-000108 **Physical Location** 325 CALUSA ST LOT 8 KEY LARGO
Legal Description: UNIT 8 CALUSA CAMPGROUND A CONDOMINIUM OR2586-1817 OR2671-763/65
Owners Name: IMPORFARALLONES INVESTMENT INC
Address: 14171 SW 147TH CT MIAMI FL 33196-5046

AK: 8954903 **Parcel ID:** 00541810-000176 **Physical Location** 325 CALUSA ST LOT 90 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 90 & OMMON ELEMENTS OR1621-1007R/S
Owners Name: DE ATCE VIRGILIO G
Address: 1947 SW 131ST PLACE CT MIAMI FL 33175-1343

AK: 8956784 **Parcel ID:** 00541810-000219 **Physical Location** 325 CALUSA ST LOT 220 KEY LARGO
Legal Description: UNIT 220 CALUSA CAMPGROUND A CONDOMINIUM 83T/C OR2145-2206/07 OR2159-744 OR2581-918/19
Owners Name: BALUJA JORGE M AND MARIA
Address: 1726 W 80 ST HIALEAH FL 33014

AK: 8954386 **Parcel ID:** 00541810-000133 **Physical Location** 325 CALUSA ST LOT 47 KEY LARGO
Legal Description: UNIT 47 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2108-2223/24 OR2525-1382
Owners Name: GAUVIN CAROLE
Address: 500 RUE SAINT-FRANCOIS-XAVIER TROIS-RIVIERES QUI G9A 1R4 CANADA

AK: 8954617 **Parcel ID:** 00541810-000151 **Physical Location** 325 CALUSA ST LOT 65 KEY LARGO
Legal Description: UNIT 65 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2461-2164/65 OR2461-2167D/C
Owners Name: MMT LIVING TRUST OF 2010
Address: 3851 NW 177TH ST MIAMI GARDENS FL 33055

AK: 8954826 Parcel ID: 00541810-000169 Physical Location 325 CALUSA ST LOT 83 KEY LARGO
Legal Description: UNIT 83 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1826-948 OR1826-949AFF OR2691-356/59
Owners Name: ONDARZA ALEXANDER
Address: 190 SW 129TH AVE MIAMI FL 33184-1229

AK: 8957609 Parcel ID: 00541810-000291 Physical Location 325 CALUSA ST LOT 346 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 346 & COMMON ELEMENTS OR1616-2290R/S OR1969-1
Owners Name: DURAN DAISY
Address: 325 CALUSA ST LT 346 KEY LARGO FL 33037-2699

AK: 8957246 Parcel ID: 00541810-000258 Physical Location 325 CALUSA ST LOT 309 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 309 & COMMON ELEMENTS OR1615-1912
Owners Name: SANCHEZ ANDRES A AND ODALYS
Address: 508 E 34TH ST HIALEAH FL 33013-3028

AK: 8957708 Parcel ID: 00541810-000300 Physical Location 325 CALUSA ST LOT 355 KEY LARGO
Legal Description: UNIT 355 CALUSA CAMPGROUND A CONDOMINIUM 76 OR2288-754/55 OR2363-528/29 OR2402-439/40
Owners Name: ANDINO IVAN AND CARMEN
Address: 10311 SW 34TH ST MIAMI FL 33165-3807

AK: 8954672 Parcel ID: 00541810-000156 Physical Location 325 CALUSA ST LOT 70 KEY LARGO
Legal Description: UNIT 70 CALUSA CAMPGROUND A CONDOMINIUM OR1771-516 OR2528-2057
Owners Name: CARNES MALLORY PHILLIP
Address: 5255 SW 38TH AVE FORT LAUDERDALE FL 33312-8227

AK: 8956476 Parcel ID: 00541810-000194 Physical Location 325 CALUSA ST LOT 122 KEY LARGO
Legal Description: UNIT 122 CALUSA CAMPGROUND A CONDOMINIUM 97 OR2311-470 OR2334-193 OR2676-2457ORD OR2
Owners Name: FERRADAS AILEEN
Address: 19860 NW 78TH PATH HIALEAH FL 33015-6631

AK: 8956971 Parcel ID: 00541810-000236 Physical Location 325 CALUSA ST LOT 247 KEY LARGO
Legal Description: UNIT 247 CALUSA CAMPGROUND A CONDOMINIUM 58 OR1786-2232 OR1786-2233AFF OR1994-806 OR2
Owners Name: PULGARON CARLA J CHIRINOS
Address: 3461 NE 4TH ST HOMESTEAD FL 33033-7130

AK: 8959347 Parcel ID: 00541810-000446 Physical Location 325 CALUSA ST LOT 509 KEY LARGO
Legal Description: UNIT 509 CALUSA CAMPGROUND A CONDOMINIUM 6 OR1802-1910 OR2162-410 OR2561-1904ORD
Owners Name: MACHADO ERICK
Address: 2177 NW 18TH ST MIAMI FL 33125-1315

AK: 8957576 Parcel ID: 00541810-000288 Physical Location 325 CALUSA ST LOT 343 KEY LARGO
Legal Description: UNIT 343 CALUSA CAMPGROUND A CONDOMINIUM 61 OR2466-1813/18C/T OR2522-1340/41
Owners Name: CALUSA KEY VENTURES LLC
Address: 16143 SW 71ST TER MIAMI FL 33193-3498

AK: 8958115 Parcel ID: 00541810-000334 Physical Location 325 CALUSA ST LOT 388 KEY LARGO
Legal Description: UNIT 388 CALUSA CAMPGROUND A CONDOMINIUM 49 OR1861-1645/46 OR2466-809/10
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOCIATION, INC
Address: 325 CALUSA ST KEY LARGO FL 33037-2641

AK: 8956432 Parcel ID: 00541810-000190 Physical Location 325 CALUSA ST LOT 118 KEY LARGO
Legal Description: UNIT 118 CALUSA CAMPGROUND A CONDOMINIUM 73 OR2624-1920/21
Owners Name: GONZALEZ REINEL PUBLIO AND BALBINA S
Address: 15327 SW 58TH TER MIAMI FL 33193-2500

AK: 8956982 Parcel ID: 00541810-000237 Physical Location 325 CALUSA ST LOT 248 KEY LARGO
Legal Description: UNIT 248 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1625-835 OR2634-2452
Owners Name: GUTIERREZ TANYA
Address: 16561 SW 145TH CT MIAMI FL 33177-1786

AK: 8957763 Parcel ID: 00541810-000305 Physical Location 325 CALUSA ST LOT 360 KEY LARGO
Legal Description: UNIT 360 CALUSA CAMPGROUND A CONDOMINIUM 28R/S OR2456-1846/47 OR2722-303/04
Owners Name: ENRIQUEZ JESUS A AND ALEIDA
Address: 12905 SW 42ND TER MIAMI FL 33175-4003

AK: 8958357 Parcel ID: 00541810-000356 Physical Location 325 CALUSA ST LOT 417 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 417 & COMMON ELEMENTS OR1681-2380
Owners Name: PENA RAUL BLAS
Address: 12850 STATE RD 84 BOX 7-4 DAVIE FL 33325

AK: 8956795 Parcel ID: 00541810-000220 Physical Location 325 CALUSA ST LOT 221 KEY LARGO
Legal Description: UNIT 221 CALUSA CAMPGROUND A CONDOMINIUM 07 OR1877-853 OR2318-552 OR2556-149
Owners Name: GALLARDO HOLDCO LLC
Address: 13507 SW 137TH AVE MIAMI FL 33186-5315

AK: 8957191 Parcel ID: 00541810-000254 Physical Location 325 CALUSA ST LOT 305 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 305 & COMMON ELEMENTS OR1625-70 OR1684-1250 O
Owners Name: DIAZ JOSE AND MARIA DEL CARMEN (H/W)
Address: 10211 SW 6TH ST MIAMI FL 33174

AK: 8957950 Parcel ID: 00541810-000322 Physical Location 325 CALUSA ST LOT 375 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 375 & COMMON ELEMENTS OR1615-1866
Owners Name: BENITEZ MIGUEL J AND YOLANDO
Address: 530 W 66TH ST HIALEAH FL 33012-6667

AK: 8958478 Parcel ID: 00541810-000367 Physical Location 325 CALUSA ST LOT 428 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 428 & COMMON ELEMENTS OR1679-978 OR1781-2248 (
Owners Name: LATOUR ALFREDO M JR AND NILDA
Address: 772 NW 129 AVE MIAMI FL 33182

AK: 8957070 Parcel ID: 00541810-000244 Physical Location 325 CALUSA ST LOT 255 KEY LARGO
Legal Description: UNIT 255 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2109-734 OR2692-648/49C
Owners Name: ALVAREZ PEDRO J AND XIOMARA
Address: 10845 SW 41ST TER MIAMI FL 33165-4810

AK: 8957158 Parcel ID: 00541810-000251 Physical Location 325 CALUSA ST LOT 302 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 302 & COMMON ELEMENTS OR1620-558R/S OR1704-15(
Owners Name: ORASI MERCEDES
Address: 11720 SW 77TH AVE MIAMI FL 33156-4564

AK: 8959413 Parcel ID: 00541810-000452 Physical Location 325 CALUSA ST LOT 515 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 515 25 OR2407-815/16Q/C
Owners Name: NOSE 4 DIVING LLC
Address: 740 NW 91 AVE PEMBROKE PINES FL 33024

AK: 8954452 Parcel ID: 00541810-000139 Physical Location 325 CALUSA ST LOT 53 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 53 712 OR2293-339 OR2357-2276/77Q/C
Owners Name: CREATIVE INVESTORS INC
Address: 8004 NW 154TH ST UNIT 147 HIALEAH FL 33016-5802

AK: 8956652 Parcel ID: 00541810-000207 Physical Location 325 CALUSA ST LOT 208 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 208 & COMMON ELEMENTS OR1624-2273 OR1966-123
Owners Name: ALVAREZ ELIAS
Address: PO BOX 22427 HIALEAH FL 33002-2427

AK: 8957367 Parcel ID: 00541810-000269 Physical Location 325 CALUSA ST LOT 320 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 320 & COMMON ELEMENTS OR1617-1412
Owners Name: RAMOS ARMANDO F AND TERESA
Address: 2605 SW 16TH TER MIAMI FL 33145

AK: 8954870 Parcel ID: 00541810-000173 Physical Location 325 CALUSA ST LOT 87 KEY LARGO
Legal Description: UNIT 87 CALUSA CAMPGROUND A CONDO OR1622-1407 OR 2410-876/77 OR2566-1238/39C/T
Owners Name: GCR INVESTMENTS LTD
Address: 919 SW 57TH AVE WEST MIAMI FL 33144-5019

AK: 8958104 Parcel ID: 00541810-000333 Physical Location 325 CALUSA ST LOT 387 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 387 & COMMON ELEMENTS OR1640-2355T/C OR1958-1
Owners Name: DE LA TORRE RAMSES
Address: 3310 SW 103RD CT MIAMI FL 33165-3819

AK: 1095931 Parcel ID: 00087350-000000 Physical Location 101000 OVERSEAS KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR554-253 OR701-878 OR704-29 OR796-1825/26 OR
Owners Name: KEY LARGO TREE LLC
Address: 696 NE 125TH ST NORTH MIAMI FL 33161-5546

AK: 8957389 Parcel ID: 00541810-000271 Physical Location 325 CALUSA ST LOT 322 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 322 & COMMON ELEMENTS OR1624-2316
Owners Name: SCHROYER DALE ME AND JANICE
Address: 7955 HEAD O LAKE RD OTTAWA LAKE MI 49267-9710

AK: 8957642 Parcel ID: 00541810-000294 Physical Location 325 CALUSA ST LOT 349 KEY LARGO
Legal Description: UNIT 349 CALUSA CAMPGROUND A CONDOMINIUM 0 OR1821-1929 OR2523-1991/92
Owners Name: MORELL SANDRA
Address: 325 CALUSA ST LOT 349 KEY LARGO FL 33037-2699

AK: 8958874 Parcel ID: 00541810-000403 Physical Location 325 CALUSA ST LOT 464 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 464 & COMMON ELEMENTS OR1642-153R/S OR1903-92
Owners Name: RAMIREZ SILVIA
Address: 201 NORTHWEST BLVD MIAMI FL 33126-4152

AK: 8958852 Parcel ID: 00541810-000401 Physical Location 325 CALUSA ST LOT 462 KEY LARGO
Legal Description: UNIT 462 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2634-750/51
Owners Name: MARTINEZ DIEGO I AND CLARA L
Address: 8915 NW 148TH ST HIALEAH FL 33018-7317

AK: 8958797 Parcel ID: 00541810-000396 Physical Location 325 CALUSA ST LOT 457 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 457 2152R/S OR1959-2325Q/C OR2253-1527/28R/S OR23
Owners Name: WINNE LISA M
Address: 325 CALUSA ST UNIT 457 KEY LARGO FL 33037

AK: 8958511 Parcel ID: 00541810-000370 Physical Location 325 CALUSA ST LOT 431 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 431 & COMMON ELEMENTS OR1678-652 OR1832-487
Owners Name: DYER NANCY
Address: 1931 SW 24TH TER MIAMI FL 33145

AK: 8959248 Parcel ID: 00541810-000437 Physical Location 325 CALUSA ST LOT 499 KEY LARGO
Legal Description: UNIT 499 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2453-161
Owners Name: CELADA LUCIA M
Address: 4055 E 2ND AVE HIALEAH FL 33013

AK: 8957917 Parcel ID: 00541810-000319 Physical Location 325 CALUSA ST LOT 372 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 372 & COMMON ELEMENTS OR1618-1635 OR1822-928/
Owners Name: PEREZ MANUEL AND MARIA C
Address: 551 E 34TH ST HIALEAH FL 33013-3027

AK: 8958445 Parcel ID: 00541810-000364 Physical Location 325 CALUSA ST LOT 425 KEY LARGO
Legal Description: UNIT 425 CALUSA CAMPGROUND A CONDOMINIUM 34 OR2728-2137/38
Owners Name: MDE COMPANY LLC C/O MEDINA LISANDRO, MANAGER
Address: 6300 SW 14TH ST WEST MIAMI FL 33144-5626

AK: 8957796 Parcel ID: 00541810-000308 Physical Location 325 CALUSA ST LOT 361B KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 361B 145 OR2135-2200/02
Owners Name: DISPIRITO JAMES EDWARD AND LEXA TUMA
Address: PO BOX 2623 MONTAUK NY 11954

AK: 8954474 Parcel ID: 00541810-000140 Physical Location 325 CALUSA ST LOT 54 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 54 35 OR1795-2282 OR1795-2283AFF OR2371-407Q/C
Owners Name: CHIROLE ENTERPRISES LLC
Address: 15465 SW 21ST TER MIAMI FL 33185

AK: 8958786 Parcel ID: 00541810-000395 Physical Location 325 CALUSA ST LOT 456 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 456 & COMMON ELEMENTS OR1699-194
Owners Name: STALDER RICHARD J
Address: 1100 MANGO ISLE FORT LAUDERDALE FL 33315-1330

AK: 8959303 Parcel ID: 00541810-000442 Physical Location 325 CALUSA ST LOT 505 KEY LARGO
Legal Description: UNIT 505 CALUSA CAMPGROUND A CONDOMINIUM 96 OR2276-1885 OR2276-1886
Owners Name: DE LA PAZ FRANCISCO
Address: 18120 NW 90TH AVE HIALEAH FL 33018-6555

AK: 8954969 Parcel ID: 00541810-000182 Physical Location 325 CALUSA ST LOT 96 KEY LARGO
Legal Description: UNIT 96 CALUSA CAMPGROUND A CONDOMINIUM 0 OR2040-1764 OR2237-1092/93 OR2449-2473 OR26'
Owners Name: BARRIOS GUILLERMO AND LEOPOLDINA
Address: 6679 SEGOVIA CIR W FORT LAUDERDALE FL 33331-4625

AK: 8956399 Parcel ID: 00541810-000189 Physical Location 325 CALUSA ST LOT 117 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 117 & COMMON ELEMENTS OR2069-1391
Owners Name: ALFONSO ARTURO
Address: 7920 SW 12 ST MIAMI FL 33144

AK: 8957092 Parcel ID: 00541810-000246 Physical Location 325 CALUSA ST LOT 257 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 257 -1764 OR1859-890 OR1859-891D/C OR2362-186/88
Owners Name: CAMBON ENRIQUE
Address: 19201 SW 196 ST MIAMI FL 33187

AK: 8957752 Parcel ID: 00541810-000304 Physical Location 325 CALUSA ST LOT 359 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 359 & COMMON ELEMENTS OR1614-1442
Owners Name: MARTINEZ ALFREDO
Address: 8301 NW 172ND ST HIALEAH FL 33015-3745

AK: 8954562 Parcel ID: 00541810-000146 Physical Location 325 CALUSA ST LOT 60 KEY LARGO
Legal Description: UNIT 60 CALUSA CAMPGROUND A CONDOMINIUM OR1654-990 OR2143-1232/33 OR2346-1985 OR2386
Owners Name: SIRIANI MARITE
Address: 8501 SW 47TH ST MIAMI FL 33155-5408

AK: 8958885 Parcel ID: 00541810-000404 Physical Location 325 CALUSA ST LOT 465 KEY LARGO
Legal Description: UNIT 465 CALUSA CAMPGROUND A CONDOMINIUM 0R/S OR2307-1759 OR2307-1785D/C OR2529-109/10
Owners Name: ORASI GREGORY
Address: 325 CALUSA ST LOT 465 KEY LARGO FL 33037-2699

AK: 8957081 Parcel ID: 00541810-000245 Physical Location 325 CALUSA ST LOT 256 KEY LARGO
Legal Description: UNIT 256 CALUSA CAMPGROUND A CONDOMINIUM 04R/S OR2646-1607/09
Owners Name: ESTEVEZ ALBERTO AND ALICE
Address: 1012 W 79TH ST HIALEAH FL 33014-3588

AK: 8956509 Parcel ID: 00541810-000196 Physical Location 325 CALUSA ST LOT 124 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 124 & COMMON ELEMENTS OR2069-1175
Owners Name: PEREZ ALVING
Address: 9979 NW 25TH TER DORAL FL 33172-1346

AK: 8956498 Parcel ID: 00541810-000195 Physical Location 325 CALUSA ST LOT 123 KEY LARGO
Legal Description: UNIT 123 CALUSA CAMPGROUND A CONDOMINIUM UNIT 69-1185 OR2558-645/46C/T OR2564-505/08
Owners Name: GOMEZ GUILLERMO A AND PATRICIA G
Address: 15966 SW 100TH LN MIAMI FL 33196-6128

AK: 8958093 Parcel ID: 00541810-000332 Physical Location 325 CALUSA ST LOT 386 KEY LARGO
Legal Description: UNIT 386 CALUSA CAMPGROUND A CONDOMINIUM R/S OR2731-175
Owners Name: KORTE SALLIE J
Address: PO BOX 373312 KEY LARGO FL 33037-8312

AK: 8954375 Parcel ID: 00541810-000132 Physical Location 325 CALUSA ST LOT 46 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 46 81 OR2403-676/77R/S
Owners Name: TURINO HARRIET
Address: 20818 SW 126TH CT MIAMI FL 33177-5718

AK: 8954364 Parcel ID: 00541810-000131 Physical Location 325 CALUSA ST LOT 45 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 45 8 OR2271-80/81Q/C
Owners Name: MOREJON ALBERTO
Address: 325 CALUSA ST KEY LARGO FL 33037

AK: 8954441 Parcel ID: 00541810-000138 Physical Location 325 CALUSA ST LOT 52 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 52 6 OR2204-705/06
Owners Name: MARRERO MIGUEL AND KARLA
Address: 20290SW 180 ST MIAMI FL 33187

AK: 8957422 Parcel ID: 00541810-000274 Physical Location 325 CALUSA ST LOT 325 KEY LARGO
Legal Description: UNIT 325 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2249-2167 OR2461-1121/23 OR2488-569/70
Owners Name: ESTEVEZ ALBERTO AND ALICE
Address: 1012 W 79TH ST HIALEAH FL 33014-3588

AK: 8955024 Parcel ID: 00541810-000187 Physical Location 325 CALUSA ST LOT 115 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 115 & COMMON ELEMENTS OR2069-1364 2172-2408/09
Owners Name: RODRIGUEZ RICARDO AND MILAGROS COLLADO
Address: 9241 SW 57TH TER MIAMI FL 33173

AK: 8954551 Parcel ID: 00541810-000145 Physical Location 325 CALUSA ST LOT 59 KEY LARGO
Legal Description: UNIT 59 CALUSA CAMPGROUND A CONDOMINIUM OR1664-2467 OR2028-2033Q/C OR2063-1890 OR20
Owners Name: CALUSA CAMPGROUND CONDOMINIUM ASSOC
Address: 325 CALUSA ST KEY LARGO FL 33037-2699

AK: 8954067 Parcel ID: 00541810-000104 Physical Location 325 CALUSA ST LOT 4 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 4 41Q/C OR2418-524/25
Owners Name: BORGES ALBERTO AND ALINA
Address: 1921 NW 36TH AVE MIAMI FL 33125

AK: 8957587 Parcel ID: 00541810-000289 Physical Location 325 CALUSA ST LOT 344 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 344 & COMMON ELEMENTS OR1644-682 OR1936-1740
Owners Name: GUERRA BARBARA
Address: 8951 SW 196TH DR CUTLER BAY FL 33157-8876

AK: 8957961 Parcel ID: 00541810-000323 Physical Location 325 CALUSA ST LOT 376 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 376 & COMMON ELEMENTS OR1691-948 OR2213-1764/6
Owners Name: BEOTO MARIO AND MARIA
Address: 325 CALUSA ST LOT 376 KEY LARGO FL 33037-2699

AK: 8958940 Parcel ID: 00541810-000409 Physical Location 325 CALUSA ST LOT 470 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 470 & COMMON ELEMENTS OR1644-710 OR1920-328/2
Owners Name: BELLO MABEL
Address: 5296 SW 91ST AVE MIAMI FL 33165-6647

AK: 8958368 **Parcel ID:** 00541810-000357 **Physical Location** 325 CALUSA ST LOT 418 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 418 & COMMON ELEMENTS OR1678-596 OR1901-299
Owners Name: HERNANDEZ PEDRO AND YARMILA
Address: 3001 SW 80TH AVE MIAMI FL 33155-2516

AK: 8957653 **Parcel ID:** 00541810-000295 **Physical Location** 325 CALUSA ST LOT 350 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 350 & COMMON ELEMENTS OR1616-1220 OR1891-1313(
Owners Name: RAMIREZ ANGELINA
Address: 6092 SW 133RD PL MIAMI FL 33183-5170

AK: 8956619 **Parcel ID:** 00541810-000204 **Physical Location** 325 CALUSA ST LOT 205 KEY LARGO
Legal Description: UNIT 205 CALUSA CAMPGROUND A CONDOMINIUM 6 OR2124-754/56 OR2389-557/60C/T OR2717-413/14
Owners Name: BECERRA MARIA
Address: 8600 SW 4TH ST MIAMI FL 33144-3510

AK: 8956828 **Parcel ID:** 00541810-000223 **Physical Location** 325 CALUSA ST LOT 224 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 224 & COMMON ELEMENTS OR1645-207 OR1927-1394 (
Owners Name: MANATEE LANDING LLC
Address: P O BOX 1974 KEY LARGO FL 33037

AK: 8957510 **Parcel ID:** 00541810-000282 **Physical Location** 325 CALUSA ST LOT 334 KEY LARGO
Legal Description: UNIT 334 CALUSA CAMPGROUND A CONDOMINIUM 00 OR2094-954 OR2507-414/15 OR2704-1139/40
Owners Name: GRULLON JOSE A
Address: 13400 SW 128TH ST MIAMI FL 33186-5800

AK: 8957015 **Parcel ID:** 00541810-000240 **Physical Location** 325 CALUSA ST LOT 251 KEY LARGO
Legal Description: UNIT 251 CALUSA CAMPGROUND A CONDOMINIUM 85 OR2658-5D/C OR2675-1549/50
Owners Name: D AND DC INVESTOR GROUP LLC
Address: 14238 SW 170TH ST MIAMI FL 33177-2049

AK: 8956916 **Parcel ID:** 00541810-000231 **Physical Location** 325 CALUSA ST LOT 232 KEY LARGO
Legal Description: UNIT 232 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1845-203 OR2243-329 OR2586-614/17C/T OR26
Owners Name: GRECCO SHERRI
Address: 1682 ISLAND WAY WESTON FL 33326-3624

AK: 8957664 **Parcel ID:** 00541810-000296 **Physical Location** 325 CALUSA ST LOT 351 KEY LARGO
Legal Description: UNIT 351 CALUSA CAMPGROUND A CONDOMINIUM 85 OR2046-1098 OR2477-1018C/T OR2521-1446/47 C
Owners Name: FIZER CHARLES S AND MARLEENA A TRUST 5/30/2008
Address: 20350 SABAL ST ORLANDO FL 32833-5612

AK: 8954958 **Parcel ID:** 00541810-000181 **Physical Location** 325 CALUSA ST LOT 95 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 95 & OMMON ELEMENTS OR1624-2265 OR2046-1314(
Owners Name: GIRALDO LUIS FERNANDO AND CARMENZA
Address: 12805 SW 119TH TER MIAMI FL 33186

AK: 8956927 **Parcel ID:** 00541810-000232 **Physical Location** 325 CALUSA ST LOT 233 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 233 4R/S OR2415-1293/95
Owners Name: LAZO SHERIOCHA
Address: 20212 OAK THORN WAY TAMPA FL 33647-3707

AK: 8958082 **Parcel ID:** 00541810-000331 **Physical Location** 325 CALUSA ST LOT 385 KEY LARGO
Legal Description: UNIT 385 CALUSA CAMPGROUND A CONDOMINIUM 7 OR1858-1829 OR2490-2388
Owners Name: SANCHEZ ANTONIO AND ELIZABETH
Address: 685 W 65TH DR HIALEAH FL 33012-6574

AK: 8954276 **Parcel ID:** 00541810-000123 **Physical Location** 325 CALUSA ST LOT 37 KEY LARGO
Legal Description: UNIT 37 CALUSA CAMPGROUND A CONDOMINIUM 30 OR1703-277 OR2412-691/92 OR2705-1246/47
Owners Name: CASTRILLON NICOLE MARIE
Address: 10300 SW 51 ST MIAMI FL 33165

AK: 8959182 Parcel ID: 00541810-000431 Physical Location 325 CALUSA ST LOT 493 KEY LARGO
Legal Description: UNIT 493 CALUSA CAMPGROUND A CONDOMINIUM OR2494-1437/37A OR2499-299/302 OR2555-1095/96
Owners Name: HARDING SUSAN P LIVING TRUST 11/28/2007
Address: 224 ATWELL ST ELGIN IL 60124-8496

AK: 8954639 Parcel ID: 00541810-000153 Physical Location 325 CALUSA ST LOT 67 KEY LARGO
Legal Description: UNIT 67 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2237-1380/81 OR2692-1369/70
Owners Name: GONZALEZ OMAR
Address: 2021 NE 3RD CT HOMESTEAD FL 33033-6027

AK: 8956993 Parcel ID: 00541810-000238 Physical Location 325 CALUSA ST LOT 249 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 249 & COMMON ELEMENTS OR1614-2194
Owners Name: SCHOEMER RICHARD F AND VIRGINIA
Address: 1527 LITTLEHILL RD POINT PLEASANT NJ 08742-3431

AK: 8957499 Parcel ID: 00541810-000281 Physical Location 325 CALUSA ST LOT 333 KEY LARGO
Legal Description: UNIT 333 CALUSA CAMPGROUND A CONDOMINIUM 32 OR2451-1618 OR2528-1983/84 OR2566-468 OR26
Owners Name: CANCINO ANDREW
Address: 8350 NW 16TH ST PEMBROKE PINES FL 33024-4975

AK: 8957565 Parcel ID: 00541810-000287 Physical Location 325 CALUSA ST LOT 342 KEY LARGO
Legal Description: UNIT 342 CALUSA CAMPGROUND A CONDOMINIUM 544 OR2120-2364 OR2355-625/26 OR2375-290 OR26
Owners Name: PEREZ JOSE R AND YANELIS
Address: 18821 W OAKMONT DR HIALEAH FL 33015-2905

AK: 8958060 Parcel ID: 00541810-000329 Physical Location 325 CALUSA ST LOT 382 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 382 & COMMON ELEMENTS OR1633-583R/S OR1786-165
Owners Name: HERRERA DAVID
Address: 12320 SW 99 AVE MIAMI FL 33176

AK: 8959259 Parcel ID: 00541810-000438 Physical Location 325 CALUSA ST LOT 501 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 501 & COMMON ELEMENTS OR1696-736
Owners Name: IGLESIAS LUIS A AND ANA
Address: 947 E 19TH ST HIALEAH FL 33013-4212

AK: 8958544 Parcel ID: 00541810-000373 Physical Location 325 CALUSA ST LOT 434 KEY LARGO
Legal Description: UNIT 434 CALUSA CAMPGROUND A CONDOMINIUM 76
Owners Name: BELLO GUSTAVO J
Address: 8544 SW 102ND PL MIAMI FL 33173-3953

AK: 8958962 Parcel ID: 00541810-000411 Physical Location 325 CALUSA ST LOT 472 KEY LARGO
Legal Description: UNIT 472 CALUSA CAMPGROUND A CONDOMINIUM 14R/S OR2417-225 OR2593-265
Owners Name: FUENTES CHRISTOPHER AND VIVIAN
Address: 240 LIGNUMVITAE DR KEY LARGO FL 33037-4538

AK: 8957873 Parcel ID: 00541810-000315 Physical Location 325 CALUSA ST LOT 368 KEY LARGO
Legal Description: UNIT 368 CALUSA CAMPGROUND A CONDOMINIUM 05R/S OR2385-1641 OR2719-1950/52 OR2730-2026/2
Owners Name: SIRE NOREDYS M
Address: 6858 SW 158TH PASS MIAMI FL 33193-3613

AK: 8957840 Parcel ID: 00541810-000312 Physical Location 325 CALUSA ST LOT 365 KEY LARGO
Legal Description: UNIT 365 CALUSA CAMPGROUND A CONDOMINIUM 15 OR2540-2417/18 OR2701-2276/78
Owners Name: BASTO DANIELLE
Address: 10230 SW 41ST TER MIAMI FL 33165-4960

AK: 8959490 Parcel ID: 00541810-000459 Physical Location 325 CALUSA ST LOT 522 KEY LARGO
Legal Description: UNIT 522 CALUSA CAMPGROUND A CONDOMINIUM 85 OR1900-1003/03A OR2327-1366/79 OR2475-1133/
Owners Name: ALONSO NICOLAS R AND MARTA A
Address: 11322 SW 246TH ST HOMESTEAD FL 33032-4641

AK: 8958280 Parcel ID: 00541810-000349 Physical Location 325 CALUSA ST LOT 410 KEY LARGO
Legal Description: UNIT 410 CALUSA CAMPGROUND A CONDOMINIUM 26 OR2107-1228 OR2277-1548/49 OR2644-921/22
Owners Name: PEREZ JORGE AND DENISE
Address: 7930 NW 185TH ST HIALEAH FL 33015-2732

AK: 8956388 Parcel ID: 00541810-000188 Physical Location 325 CALUSA ST LOT 116 KEY LARGO
Legal Description: UNIT 116 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2115-1531/32 OR2679-1127/29
Owners Name: LYNCH ESTELA D
Address: 7760 NW 175TH ST HIALEAH FL 33015-3859

AK: 8954243 Parcel ID: 00541810-000120 Physical Location 325 CALUSA ST LOT 34 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 34 & OMMON ELEMENTS OR1614-2272 OR1625-834C
Owners Name: LOPEZ PEDRO AND SILVIA
Address: 7675 NW 68TH CT MEDLEY FL 33166-2551

AK: 8957004 Parcel ID: 00541810-000239 Physical Location 325 CALUSA ST LOT 250 KEY LARGO
Legal Description: UNIT 250 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2595-2051
Owners Name: NELSON CHRISTOPHER AND LORI
Address: 325 CALUSA ST 250 KEY LARGO FL 33037-2699

AK: 8957411 Parcel ID: 00541810-000273 Physical Location 325 CALUSA ST LOT 324 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 324 1867 OR2138-1606/07 OR2217-1023/24R/S OR2385-1
Owners Name: ORASI MERCEDES
Address: 11700 SW 77 AVE PINECREST FL 33156

AK: 8954650 Parcel ID: 00541810-000154 Physical Location 325 CALUSA ST LOT 68 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 68 & OMMON ELEMENTS OR1621-1363 OR2001-893
Owners Name: LOPEZ SAMUEL AND GEORGINA
Address: 311 SW 55TH AVE CORAL GABLES FL 33134-1007

AK: 8957972 Parcel ID: 00541810-000324 Physical Location 325 CALUSA ST LOT 377 KEY LARGO
Legal Description: UNIT 377 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR1879-1306 OR1890-1321C OR2135-995/96 O1
Owners Name: QUINTANA JOSE
Address: 325 CALUSA ST LT 377 KEY LARGO FL 33037-2699

AK: 8959468 Parcel ID: 00541810-000457 Physical Location 325 CALUSA ST LOT 520 KEY LARGO
Legal Description: UNIT 520 CALUSA CAMPGROUND A CONDOMINIUM 4 OR1828-210 OR1835-247C OR2728-1717/18
Owners Name: FALCON JOSE
Address: 100 SW 124TH AVE MIAMI FL 33184-1433

AK: 8958808 Parcel ID: 00541810-000397 Physical Location 325 CALUSA ST LOT 458 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 458 40 OR2376-1432
Owners Name: DNR 458 LLC
Address: 8510 SW 97TH RD MIAMI FL 33173

AK: 8954430 Parcel ID: 00541810-000137 Physical Location 325 CALUSA ST LOT 51 KEY LARGO
Legal Description: UNIT 51 CALUSA CAMPGROUND A CONDOMINIUM 837 OR1807-1025 OR2092-1933 OR2105-1573 OR235
Owners Name: TORRES ANGEL VLADIMIR
Address: 9860 SW 83RD ST MIAMI FL 33173

AK: 8957224 Parcel ID: 00541810-000256 Physical Location 325 CALUSA ST LOT 307 KEY LARGO
Legal Description: UNIT 307 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2199-1389 OR2199-1409CERT OR2438-1550/51
Owners Name: COMAS MIGUEL AND MARTHA
Address: 205 NW 119TH CT MIAMI FL 33182

AK: 8957598 Parcel ID: 00541810-000290 Physical Location 325 CALUSA ST LOT 345 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 345 80 OR1812-2435 OR1984-118Q/C OR2205-464/65Q/C
Owners Name: LEON CARMEN R
Address: 1322 SW 131ST PLACE CIR E MIAMI FL 33184-2064

AK: 8954848 Parcel ID: 00541810-000171 Physical Location 325 CALUSA ST LOT 85 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 85 1823R/S OR2024-1260 OR2074-568/569 OR2287-76/7
Owners Name: AGUILA GILBERTO AND ALINA
Address: 6245 W 10TH AVENUE HIALEAH FL 33012

AK: 8956630 Parcel ID: 00541810-000205 Physical Location 325 CALUSA ST LOT 206 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 206 576R/S OR2122-357Q/C OR2283-9Q/C OR2349-35/36
Owners Name: DELGADO MARTHA MERCEDES
Address: 830 SW 146TH TER PEMBROKE PINES FL 33027

AK: 8954056 Parcel ID: 00541810-000103 Physical Location 325 CALUSA ST LOT 3 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 3 OR2434-194
Owners Name: GONZALEZ ALFREDO
Address: 111 W 31 ST HIALEAH FL 33012

AK: 8956817 Parcel ID: 00541810-000222 Physical Location 325 CALUSA ST LOT 223 KEY LARGO
Legal Description: UNIT 223 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1631-2073 OR1889-621
Owners Name: ROBBINS W PAUL
Address: 992 PERRY HWY APT 2 PITTSBURGH PA 15237-2104

AK: 8959061 Parcel ID: 00541810-000420 Physical Location 325 CALUSA ST LOT 483 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 483 88 OR1949-1979 OR2223-2075/77 OR2353-1021/22
Owners Name: CALUSA 483 LLC
Address: 14671 SW 136TH PL MIAMI FL 33186

AK: 8959402 Parcel ID: 00541810-000451 Physical Location 325 CALUSA ST LOT 514 KEY LARGO
Legal Description: UNIT 514 CALUSA CAMPGROUND A CONDOMINIUM 99 OR1822-1772 OR2690-1679/81
Owners Name: GONZALEZ MARIYEL
Address: 325 CALUSA ST LOT 514 KEY LARGO FL 33037-2699

AK: 8957785 Parcel ID: 00541810-000307 Physical Location 325 CALUSA ST LOT 361A KEY LARGO
Legal Description: UNIT 361A CALUSA CAMPGROUND A CONDOMINIUM AND 7% COMMON ELEMENTS OR1615-1868 OR1993-21
Owners Name: MACKINSON JOHN W
Address: 10091 SW 144TH ST MIAMI FL 33176-7083

AK: 8959534 Parcel ID: 00541810-000463 Physical Location 325 CALUSA ST LOT 526 KEY LARGO
Legal Description: UNIT 526 CALUSA CAMPGROUND A CONDOMINIUM 48R/S OR2125-826 OR2130-4/5 OR2492-331/32
Owners Name: PARDAL ELVIS ALEXANDER
Address: 2250 SW 81ST AVE MIAMI FL 33155-1233

AK: 8954166 Parcel ID: 00541810-000113 Physical Location 325 CALUSA ST LOT 14 KEY LARGO
Legal Description: UNIT 14 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2419-334R/S OR2579-820 OR2662-672 OR2681-
Owners Name: SOSA BERTO
Address: 658 W 35TH ST HIALEAH FL 33012-5129

AK: 8957862 Parcel ID: 00541810-000314 Physical Location 325 CALUSA ST LOT 367 KEY LARGO
Legal Description: UNIT 367 CALUSA CAMPGROUND A CONDOMINIUM 1019 OR1785-1065 OR2304-909/10
Owners Name: RODRIGUEZ JANET
Address: 7439 W 22 AVENUE UNIT 210 HIALEAH FL 33016

AK: 8954760 Parcel ID: 00541810-000163 Physical Location 325 CALUSA ST LOT 77 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 77 & OMMON ELEMENTS OR1679-962 OR2010-948 OR2
Owners Name: JERDANI CORPORATION
Address: 116 SEVENTH LN KEY LARGO FL 33037

AK: 8959204 Parcel ID: 00541810-000433 Physical Location 325 CALUSA ST LOT 495 KEY LARGO
Legal Description: UNIT 495 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2630-1025
Owners Name: RIVERO TANIA ALBERDI
Address: 125 SW 104TH CT MIAMI FL 33174-1651

AK: 8957301 Parcel ID: 00541810-000263 Physical Location 325 CALUSA ST LOT 314 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 314 & COMMON ELEMENTS OR1643-553
Owners Name: MILIAN MARIA
Address: 4055 SW 138TH AVE MIAMI FL 33175-6461

AK: 8957697 Parcel ID: 00541810-000299 Physical Location 325 CALUSA ST LOT 354 KEY LARGO
Legal Description: UNIT 354 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1652-2092R/S
Owners Name: PEREZ DALMA R
Address: 8824 NW 110TH LN HIALEAH FL 33018-4557

AK: 8957851 Parcel ID: 00541810-000313 Physical Location 325 CALUSA ST LOT 366 KEY LARGO
Legal Description: UNIT 366 CALUSA CAMPGROUND A CONDOMINIUM 1244 OR2348-1234/35
Owners Name: GARCIA EDELMIRO A AND DUNIA LOPEZ
Address: 8814 NW 153RD TER HIALEAH FL 33018

AK: 8959391 Parcel ID: 00541810-000450 Physical Location 325 CALUSA ST LOT 513 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 513 & COMMON ELEMENTS OR1689-2072 OR1796-1930
Owners Name: SANCHOYERTO DAVID AND ELENA
Address: 11921 NW 19TH ST PEMBROKE PINES FL 33026-1903

AK: 8954177 Parcel ID: 00541810-000114 Physical Location 325 CALUSA ST LOT 15 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 15 652Q/C OR2421-1128/29
Owners Name: DEARMAS JORDAN
Address: 11871 SW 207TH ST MIAMI FL 33177

AK: 8959281 Parcel ID: 00541810-000440 Physical Location 325 CALUSA ST LOT 503 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 503 & COMMON ELEMENTS OR1696-711
Owners Name: MARTINEZ MELVIS
Address: 6355 SW 30TH ST MIAMI FL 33155-3028

AK: 8957125 Parcel ID: 00541810-000249 Physical Location 325 CALUSA ST LOT 260 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 260 & COMMON ELEMENTS OR1622-670 OR1690-1240 O
Owners Name: LLADO EDUARDO AND MABEL GARCIA
Address: 10804 SW 142ND PL MIAMI FL 33186-7009

AK: 8957312 Parcel ID: 00541810-000264 Physical Location 325 CALUSA ST LOT 315 KEY LARGO
Legal Description: UNIT 315 CALUSA CAMPGROUND A CONDOMINIUM 25 OR2608-338/39 OR2716-709/11
Owners Name: DONADO LEONOR AND RAFAEL
Address: 172 TRUXTON DR MIAMI SPRINGS FL 33166-5059

AK: 8956729 Parcel ID: 00541810-000214 Physical Location 325 CALUSA ST LOT 215 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 215 & COMMON ELEMENTS OR1630-705R/S OR2061-204
Owners Name: SIERRA NILO
Address: 15158 NW 89TH AVE HIALEAH FL 33018-1371

AK: 8959512 Parcel ID: 00541810-000461 Physical Location 325 CALUSA ST LOT 524 KEY LARGO
Legal Description: UNIT 524 CALUSA CAMPGROUND A CONDOMINIUM 904 OR2013-156 OR2099-461
Owners Name: RODRIGUEZ OLGA
Address: 1720 SW 30TH AVE MIAMI FL 33145

AK: 8954771 Parcel ID: 00541810-000164 Physical Location 325 CALUSA ST LOT 78 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 78 35R/S OR2123-501/02 OR2268-1773/74 OR2298-2317
Owners Name: ZORRILLA FAMILY REV LIV TR AGR 12/27/2006 C/O ZORRILLA RAYMOND AND DIANA R
Address: 4660 SW 158TH AVE MIAMI FL 33185-3810

AK: 8954925 Parcel ID: 00541810-000178 Physical Location 325 CALUSA ST LOT 92 KEY LARGO
Legal Description: UNIT 92 CALUSA CAMPGROUND A CONDOMINIUM 2 OR1689-1509 OR1706-1722 OR1893-2125 OR2610-
Owners Name: MOLD BRIAN L AND DEBRA K
Address: PO BOX 694 RUSH CITY MN 55069-0694

AK: 8956718 Parcel ID: 00541810-000213 Physical Location 325 CALUSA ST LOT 214 KEY LARGO
Legal Description: UNIT 214 CALUSA CAMPGROUND A CONDOMINIUM 56 OR2293-262/63 OR2734-642/43
Owners Name: PAGES BARBARA
Address: 6240 SW 79TH CT MIAMI FL 33143-1616

AK: 8954331 Parcel ID: 00541810-000128 Physical Location 325 CALUSA ST LOT 42 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 42 & OMMON ELEMENTS OR1622-356
Owners Name: GALLARDO JOSE S
Address: 13507 SW 137TH AVE MIAMI FL 33186-5315

AK: 8959336 Parcel ID: 00541810-000445 Physical Location 325 CALUSA ST LOT 508 KEY LARGO
Legal Description: UNIT 508 CALUSA CAMPGROUND A CONDOMINIUM 876 OR1886-1290 OR2221-82/83 OR2406-240 OR258
Owners Name: BOYCE ROBERT AND FAYE
Address: 3102 E ROSEMONTE DR PHOENIX AZ 85050-3450

AK: 8958533 Parcel ID: 00541810-000372 Physical Location 325 CALUSA ST LOT 433 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 433 & COMMON ELEMENTS OR1640-583
Owners Name: RIOS JORGE L AND HAYDEE M
Address: 14620 SW 50TH ST MIAMI FL 33175-5005

AK: 8958775 Parcel ID: 00541810-000394 Physical Location 325 CALUSA ST LOT 455 KEY LARGO
Legal Description: UNIT 455 CALUSA CAMPGROUND A CONDOMINIUM 495 OR1794-601 OR2108-1780
Owners Name: DELGADO JOSE J AND IRENE
Address: 1815 WEST 68 ST HIALEAH FL 33014

AK: 8958258 Parcel ID: 00541810-000347 Physical Location 325 CALUSA ST LOT 408 KEY LARGO
Legal Description: UNIT 408 CALUSA CAMPGROUND A CONDOMINIUM 2T/C OR1741-2166 OR1898-397 OR2519-2396/97
Owners Name: SNOOK'S SUNSET INC
Address: 6778 PARKINSONIA DR HIALEAH FL 33014-2650

AK: 8959479 Parcel ID: 00541810-000458 Physical Location 325 CALUSA ST LOT 521 KEY LARGO
Legal Description: UNIT 521 CALUSA CAMPGROUND A CONDOMINIUM 7 OR2640-287/89 OR2666-998/99 OR2729-1413/14
Owners Name: ALDOUS RON
Address: 2900 SE 12TH RD UNIT 102 HOMESTEAD FL 33035-2394

AK: 8958302 Parcel ID: 00541810-000351 Physical Location 325 CALUSA ST LOT 412 KEY LARGO
Legal Description: UNIT 412 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1882-1559 OR2546-2374/75 OR2699-55D/C OR2
Owners Name: REIGADAS RAYMOND AND CHRISTINE
Address: 5448 SW 149TH PL MIAMI FL 33185-4018

AK: 8958423 Parcel ID: 00541810-000362 Physical Location 325 CALUSA ST LOT 423 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 423 2360
Owners Name: PALMER ROBERT E AND ESTHER M
Address: 3010 SW 139TH AVE DAVIE FL 33330

AK: 8959160 Parcel ID: 00541810-000429 Physical Location 325 CALUSA ST LOT 491 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 491 452 OR1972-496 OR2388-26/27Q/C
Owners Name: MIRANDA GUSTAVO
Address: 33 FLAGLER DR MIAMI FL 33166

AK: 8958346 Parcel ID: 00541810-000355 Physical Location 325 CALUSA ST LOT 416 KEY LARGO
Legal Description: UNIT 416 CALUSA CAMPGROUND A CONDOMINIUM 3 OR1885-947 OR2185-595/96 OR2196-1429R/S OR2
Owners Name: FERNANDEZ MANUEL AND ALBA LIVING TRUST 2/11/2000
Address: 7090 SW 99TH AVE MIAMI FL 33173-4643

AK: 8958731 Parcel ID: 00541810-000390 Physical Location 325 CALUSA ST LOT 451 KEY LARGO
Legal Description: UNIT 451 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1640-556 OR1774-2294
Owners Name: EGUED ANGEL AND MERCEDES
Address: 11350 SW 41ST TER MIAMI FL 33165-4611

AK: 8959446 Parcel ID: 00541810-000455 Physical Location 325 CALUSA ST LOT 518 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 518 & COMMON ELEMENTS OR1693-2493 OR1969-2041
Owners Name: GALVEZ AGNES Y
Address: 14714 SW 38TH TER MIAMI FL 33185-3946

AK: 8958192 Parcel ID: 00541810-000341 Physical Location 325 CALUSA ST LOT 402 KEY LARGO
Legal Description: UNIT 402 CALUSA CAMPGROUND A CONDOMINIUM 08 OR2006-1425/26 OR2456-1265
Owners Name: HERRERA HEBERTO AND MARIA
Address: 16980 NW 44TH AVE MIAMI GARDENS FL 33055-4351

AK: 8958170 Parcel ID: 00541810-000339 Physical Location 325 CALUSA ST LOT 396 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 396 & COMMON ELEMENTS OR1625-320 OR1703-648 O
Owners Name: VIDAL DANIEL
Address: 11035 SW 51ST TER MIAMI FL 33165-6902

AK: 8958610 Parcel ID: 00541810-000379 Physical Location 325 CALUSA ST LOT 440 KEY LARGO
Legal Description: UNIT 440 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1653-2310R/S
Owners Name: CARDENACHE FIDEL
Address: 5135 E 9TH CT HIALEAH FL 33013-1717

AK: 8958214 Parcel ID: 00541810-000343 Physical Location 325 CALUSA ST LOT 404 KEY LARGO
Legal Description: UNIT 404 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2146-1818
Owners Name: GRANDA VICTOR
Address: 51 E 15TH ST HIALEAH FL 33010-3549

AK: 8958665 Parcel ID: 00541810-000384 Physical Location 325 CALUSA ST LOT 445 KEY LARGO
Legal Description: UNIT 445 CALUSA CAMPGROUND A CONDOMINIUM 413R/S OR1862-163 OR2114-1940/41
Owners Name: DELGADO SIGREDO JR AND MARIA E
Address: 8090 HAWTHORNE AVE MIAMI BEACH FL 33141

AK: 8958236 Parcel ID: 00541810-000345 Physical Location 325 CALUSA ST LOT 406 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 406 & COMMON ELEMENTS OR1666-1493
Owners Name: IGLESIAS REINALDO AND AMPARO
Address: 7483 W 30TH LN HIALEAH FL 33018-5244

AK: 8958896 Parcel ID: 00541810-000405 Physical Location 325 CALUSA ST LOT 466 KEY LARGO
Legal Description: UNIT 466 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2148-2292/93
Owners Name: RODRIGUEZ RICARDO AND ROSA
Address: 1800 NW 88TH TER PEMBROKE PINES FL 33024-3313

AK: 8958819 Parcel ID: 00541810-000398 Physical Location 325 CALUSA ST LOT 459 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 459 56 OR2376-1436
Owners Name: DNR 459 LLC
Address: 8510 SW 97 RD MIAMI FL 33173

AK: 8959193 Parcel ID: 00541810-000432 Physical Location 325 CALUSA ST LOT 494 KEY LARGO
Legal Description: UNIT 494 CALUSA CAMPGROUND A CONDOMINIUM 7 OR1823-1659 OR2148-1805 OR2514-1240/41
Owners Name: OBREGON YOVANIS
Address: 325 CALUSA ST LT494 KEY LARGO FL 33037-2699

AK: 8959149 Parcel ID: 00541810-000428 Physical Location 325 CALUSA ST LOT 490 KEY LARGO
Legal Description: UNIT 490 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1644-532
Owners Name: SANCHEZ ILEANA L C/O SANCHEZ MICHAEL
Address: 2828 SW 143RD PL MIAMI FL 33175-6557

AK: 8959325 Parcel ID: 00541810-000444 Physical Location 325 CALUSA ST LOT 507 KEY LARGO
Legal Description: UNIT 507 CALUSA CAMPGROUND A CONDOMINIUM 88R/S OR2243-540/41 OR2514-1272/73C/T OR2538-1
Owners Name: PRIME INVESTMENT GROUP LLC
Address: 11779 SW 92ND TER MIAMI FL 33186-2157

AK: 8792468 Parcel ID: 00087100-000500 Physical Location 101075 OVERSEAS KEY LARGO
Legal Description: 27 61 39 ISLAND OF KEY LARGO PT NW 1/4 & PT GOVT L OT 2 (BEING USED AS A BORROW PIT) OR41-282/
Owners Name: PARADISE PIT LLC
Address: 743 LARGO RD KEY LARGO FL 33037

AK: 8958764 Parcel ID: 00541810-000393 Physical Location 325 CALUSA ST LOT 454 KEY LARGO
Legal Description: UNIT 454 CALUSA CAMPGROUND A CONDOMINIUM 35 OR1839-1824 OR2566-2121/22
Owners Name: ALVAREZ ROGELIO J AND ANN M
Address: 8461 SW 30TH ST MIAMI FL 33155-2325

AK: 8959358 Parcel ID: 00541810-000447 Physical Location 325 CALUSA ST LOT 510 KEY LARGO
Legal Description: UNIT 510 CALUSA CAMPGROUND A CONDOMINIUM 22 OR1877-1551 OR2480-1654
Owners Name: MERVARDO CORPORATION
Address: 10101 COLLINS AVE APT 5B BAL HARBOUR FL 33154-1639

AK: 8958489 Parcel ID: 00541810-000368 Physical Location 325 CALUSA ST LOT 429 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 429 & COMMON ELEMENTS OR1696-941
Owners Name: REINA JUAN CARLOS AND ALMA
Address: 11327 SW 161ST PL MIAMI FL 33196-4277

AK: 8958676 Parcel ID: 00541810-000385 Physical Location 325 CALUSA ST LOT 446 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 446 & COMMON ELEMENTS OR1640-632R/S(U/R D/C OI
Owners Name: MARTINEZ ROSIE
Address: 3255 W FLAGLER ST MIAMI FL 33135-1168

AK: 8958929 Parcel ID: 00541810-000408 Physical Location 325 CALUSA ST LOT 469 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 469 & COMMON ELEMENTS OR1644-720 OR1787-2481
Owners Name: ORTIZ LEONARDO AND MAYRA C
Address: 17811 NW 81ST AVE HIALEAH FL 33015-2840

AK: 8959380 Parcel ID: 00541810-000449 Physical Location 325 CALUSA ST LOT 512 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 512 53 OR1788-2383 OR1834-63 OR2162-1321/22Q/C
Owners Name: FERNANDEZ JOSE ROGELIO
Address: 23215 SW 187 AVE HOMESTEAD FL 33031

AK: 8958159 Parcel ID: 00541810-000338 Physical Location 325 CALUSA ST LOT 395 KEY LARGO
Legal Description: UNIT 395 CALUSA CAMPGROUND A CONDOMINIUM 27 OR2665-2185
Owners Name: FERNANDEZ RODOLFO C
Address: 1631 SW 126TH PL MIAMI FL 33175-1433

AK: 8958247 Parcel ID: 00541810-000346 Physical Location 325 CALUSA ST LOT 407 KEY LARGO
Legal Description: UNIT 407 CALUSA CAMPGROUND A CONDOMINIUM 4 OR2622-931/32
Owners Name: DELGADO ROSA
Address: 8870 SW 43RD ST MIAMI FL 33165-5328

AK: 8959545 Parcel ID: 00541810-000464 Physical Location 325 CALUSA ST LOT 527 KEY LARGO
Legal Description: UNIT 527 CALUSA CAMPGROUND A CONDOMINIUM 94 OR1824-898 OR2653-399/400
Owners Name: VICTORES JESUS
Address: 525 W 43RD PL HIALEAH FL 33012-3851

AK: 8958830 Parcel ID: 00541810-000399 Physical Location 325 CALUSA ST LOT 460 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 460 & COMMON ELEMENTS OR1703-261 OR1929-1186 (
Owners Name: BOLUFE ANA C
Address: 17730 NW 87TH CT HIALEAH FL 33018-6608

AK: 8958577 Parcel ID: 00541810-000376 Physical Location 325 CALUSA ST LOT 437 KEY LARGO
Legal Description: UNIT 437 CALUSA CAMPGROUND A CONDOMINIUM 3 OR2623-233/34
Owners Name: ACOSTA DANIA
Address: 325 CALUSA ST LOT 437 KEY LARGO FL 33037-2699

AK: 8958181 Parcel ID: 00541810-000340 Physical Location 325 CALUSA ST LOT 401 KEY LARGO
Legal Description: UNIT 401 CALUSA CAMPGROUND A CONDOMINIUM 65 OR2465-2064/65C/T OR2535-1844/45
Owners Name: PILLO JOSE SANTIAGO AND IVETTE
Address: 10511 TAFT ST PEMBROKE PINES FL 33026-2820

AK: 8959072 Parcel ID: 00541810-000421 Physical Location 325 CALUSA ST LOT 484 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 484 & COMMON ELEMENTS OR1960-1038Q/C OR2012-7
Owners Name: REINA MIGUEL AND CARMEN
Address: 13401 SW 25TH ST MIAMI FL 33175-1152

AK: 8959424 Parcel ID: 00541810-000453 Physical Location 325 CALUSA ST LOT 516 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 516 689 OR2156-1139/40
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 8959369 Parcel ID: 00541810-000448 Physical Location 325 CALUSA ST LOT 511 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 511 73 OR1887-802 OR2152-2065/66 OR2311-578/80
Owners Name: SUAREZ GUSTAVO M
Address: 7856 NW 170 TER MIAMI FL 33015

AK: 8958148 Parcel ID: 00541810-000337 Physical Location 325 CALUSA ST LOT 394 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 394 AND % COMMON ELEMENTS OR1631-2039 OR1851-47(
Owners Name: GARCIA TOMAS
Address: 6550 SCOTT ST HOLLYWOOD FL 33024-4033

AK: 8959116 Parcel ID: 00541810-000425 Physical Location 325 CALUSA ST LOT 488 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 488 908
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 8958599 Parcel ID: 00541810-000378 Physical Location 325 CALUSA ST LOT 439 KEY LARGO
Legal Description: UNIT 439 CALUSA CAMPGROUND A CONDOMINIUM 18 OR2108-274/75
Owners Name: PEREZ VICTOR
Address: PO BOX 372612 KEY LARGO FL 33037-7612

AK: 8958412 Parcel ID: 00541810-000361 Physical Location 325 CALUSA ST LOT 422 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 422 & COMMON ELEMENTS OR1640-610
Owners Name: DINICOLA ALBERT A AND SHERRY A
Address: PO BOX 370460 KEY LARGO FL 33037-0460

AK: 8959435 Parcel ID: 00541810-000454 Physical Location 325 CALUSA ST LOT 517 KEY LARGO
Legal Description: UNIT 517 CALUSA CAMPGROUND A CONDOMINIUM 8 OR2056-1633 OR2596-478/80
Owners Name: SARDUY AYLEC M
Address: 4021 SW 153RD CT MIAMI FL 33185-5404

AK: 8959083 Parcel ID: 00541810-000422 Physical Location 325 CALUSA ST LOT 485 KEY LARGO
Legal Description: UNIT 485 CALUSA CAMPGROUND A CONDOMINIUM 2 OR2337-1949/50 OR2538-805/06C/T OR2621-745/4
Owners Name: MIRANDA GUSTAVO
Address: 33 FLAGLER DR MIAMI SPRINGS FL 33166-4923

AK: 8958434 Parcel ID: 00541810-000363 Physical Location 325 CALUSA ST LOT 424 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 424 & COMMON ELEMENTS OR1689-2044
Owners Name: CORTINA NICOLAS JR
Address: 5391 W 6TH LN HIALEAH FL 33012-2514

AK: 8958687 Parcel ID: 00541810-000386 Physical Location 325 CALUSA ST LOT 447 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 447 366 OR1925-1603Q/C OR2415-287/88Q/C
Owners Name: MARTINEZ JOSE A
Address: 12940 SW 19TH DR HOLLYWOOD FL 33027

AK: 8958643 Parcel ID: 00541810-000382 Physical Location 325 CALUSA ST LOT 443 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 443 96 OR1812-546R/S OR2115-27/28 OR2115-29AFF OR
Owners Name: SIERRA LUCIO J
Address: 1751 SW 137TH CT MIAMI FL 33175-1021

AK: 8958907 Parcel ID: 00541810-000406 Physical Location 325 CALUSA ST LOT 467 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 467 586 OR1703-291 OR1785-2328 OR1834-503 OR2413-
Owners Name: BARCELO OSVANY JAVIER
Address: 2904 MASON LN WYLIE TX 75098

AK: 8958841 Parcel ID: 00541810-000400 Physical Location 325 CALUSA ST LOT 461 KEY LARGO
Legal Description: UNIT 461 CALUSA CAMPGROUND A CONDOMINIUM 40 OR2617-1122/23 OR2718/1785-86
Owners Name: LUZARDO ISAAC C AND BALNCA E
Address: 3853 SW 145TH PL MIAMI FL 33175-7828

AK: 8958203 Parcel ID: 00541810-000342 Physical Location 325 CALUSA ST LOT 403 KEY LARGO
Legal Description: UNIT 403 CALUSA CAMPGROUND A CONDOMINIUM 5 OR2260-1136 OR2309-1443/44 OR2493-923/24C/T
Owners Name: XLT INVESTMENT CORP C/O TORRENS LUIS ESQ
Address: 8045 NW 155TH ST HIALEAH FL 33016-5874

AK: 8959237 Parcel ID: 00541810-000436 Physical Location 325 CALUSA ST LOT 498 KEY LARGO
Legal Description: UNIT 498 CALUSA CAMPGROUND A CONDOMINIUM 3R/S OR2385-1599 OR2599-157/60AG/D OR2728-228
Owners Name: LOPEZ HELEN
Address: 10307 NW 9TH STREET CIR APT 201 MIAMI FL 33172-3287

AK: 8958324 Parcel ID: 00541810-000353 Physical Location 325 CALUSA ST LOT 414 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 414 21
Owners Name: DIAZ WILLIAM AND SHEILA B
Address: 50 WEST 23 ST APT 14 HIALEAH FL 33012

AK: 8958566 Parcel ID: 00541810-000375 Physical Location 325 CALUSA ST LOT 436 KEY LARGO
Legal Description: UNIT 436 CALUSA CAMPGROUND A CONDOMINIUM 59/60
Owners Name: BUSTAMANTE JUAN C SR
Address: 1031 SW 124TH CT MIAMI FL 33184-2458

AK: 8959292 Parcel ID: 00541810-000441 Physical Location 325 CALUSA ST LOT 504 KEY LARGO
Legal Description: UNIT 504 CALUSA CAMPGROUND A CONDOMINIUM 1 OR2200-943/44 OR2477-1692C/T OR2523-2113/14
Owners Name: MCINTYRE MICHAEL B
Address: 1042 2ND ST WYANDOTTE MI 48192-3212

AK: 8959226 Parcel ID: 00541810-000435 Physical Location 325 CALUSA ST LOT 497 KEY LARGO
Legal Description: UNIT 497 CALUSA CAMPGROUND A CONDOMINIUM AND % COMMON ELEMENTS OR1688-1716R/S
Owners Name: MALAGON ARGELIO
Address: 7812 SW 34TH TER MIAMI FL 33155-3536

AK: 8958995 Parcel ID: 00541810-000414 Physical Location 325 CALUSA ST LOT 475 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 475 929 OR1733-2035R/S OR2122-1187/89 OR2327-2214
Owners Name: FORMOSO CARLOS JR
Address: 15940 SW 42 TERRACE MIAMI FL 33185

AK: 8958918 Parcel ID: 00541810-000407 Physical Location 325 CALUSA ST LOT 468 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 468 & COMMON ELEMENTS OR1643-554 OR1873-218
Owners Name: MENDEZ MAGALY
Address: 272 E 54TH ST HIALEAH FL 33013-1431

AK: 8956883 Parcel ID: 00541810-000228 Physical Location 325 CALUSA ST LOT 229 KEY LARGO
Legal Description: UNIT 229 CALUSA CAMPGROUND A CONDOMINIUM 2 OR1733-1991 OR1791-2292 OR2293-298/99 OR252
Owners Name: DIAZ ARNOLD AND DAMARIS
Address: 15512 NW 82ND PL HIALEAH FL 33016-5857

AK: 8957466 Parcel ID: 00541810-000278 Physical Location 325 CALUSA ST LOT 330 KEY LARGO
Legal Description: UNIT 330 CALUSA CAMPGROUND A CONDOMINIUM 56 OR2465-1132/33
Owners Name: CARRERO SIMEON
Address: 7934 NW 190TH LN MIAMI FL 33015-2746

AK: 8958137 Parcel ID: 00541810-000336 Physical Location 325 CALUSA ST LOT 393 KEY LARGO
Legal Description: UNIT 393 CALUSA CAMPGROUND A CONDOMINIUM 28R/S OR2415-1696 OR2676-1722/24
Owners Name: VALIDO JULIO
Address: 17338 NW 74TH AVE HIALEAH FL 33015-7183

AK: 8956960 Parcel ID: 00541810-000235 Physical Location 325 CALUSA ST LOT 246 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 246 & COMMON ELEMENTS OR1616-1091
Owners Name: VICIEDO HERIBERTO J AND RAMONA
Address: 10841 SW 63RD ST MIAMI FL 33173-1210

AK: 8958698 Parcel ID: 00541810-000387 Physical Location 325 CALUSA ST LOT 448 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 448 & COMMON ELEMENTS OR1641-1123R/S OR2050-8
Owners Name: MOREJON NANCY
Address: 511 EAST 44 ST HIALEAH FL 33013

AK: 8956564 Parcel ID: 00541810-000199 Physical Location 325 CALUSA ST LOT 200 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 200 & COMMON ELEMENTS OR1657-545 OR1938-721
Owners Name: ALONSO PEDRO P AND AURORA M
Address: 14227 SW 12TH ST MIAMI FL 33184-3206

AK: 8958632 Parcel ID: 00541810-000381 Physical Location 325 CALUSA ST LOT 442 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 442 & COMMON ELEMENTS OR1678-523 OR1714-1318
Owners Name: RODRIGUEZ ANTONIO AND ROSA M
Address: 15300 SW 307TH RD HOMESTEAD FL 33033-4356

AK: 8959039 Parcel ID: 00541810-000418 Physical Location 325 CALUSA ST LOT 481 KEY LARGO
Legal Description: UNIT 481 CALUSA CAMPGROUND A CONDOMINIUM 26 OR1940-1499 OR2615-651
Owners Name: GARCIA IRIS M
Address: 7315 SW 39TH ST MIAMI FL 33155-6617

AK: 8954595 Parcel ID: 00541810-000149 Physical Location 325 CALUSA ST LOT 63 KEY LARGO
Legal Description: UNIT 63 CALUSA CAMPGROUND A CONDOMINIUM 5 OR1665-1205 OR2105-1855/56 OR2337-52L/P OR2
Owners Name: IJC KEY LARGO CORP
Address: 3126 CORAL WAY CORAL GABLES FL 33145-3210

AK: 8958313 Parcel ID: 00541810-000352 Physical Location 325 CALUSA ST LOT 413 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 413 & COMMON ELEMENTS OR1661-31
Owners Name: QUINTERO JORGE LUIS AND MONICA O
Address: 1214 W 76TH ST HIALEAH FL 33014-3423

AK: 8958049 Parcel ID: 00541810-000328 Physical Location 325 CALUSA ST LOT 381 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 381 & COMMON ELEMENTS OR1696-759
Owners Name: GONZALEZ ABDEL K
Address: 9040 SW 48TH ST MIAMI FL 33165-5956

AK: 8954034 Parcel ID: 00541810-000101 Physical Location 325 CALUSA ST LOT 1 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 1 Q/C OR2427-713/14 OR2719-1677/78
Owners Name: CALUSA ONE LLC
Address: 9 ISLAND AVE APT 1006 MIAMI BEACH FL 33139-1358

AK: 8957543 Parcel ID: 00541810-000285 Physical Location 325 CALUSA ST LOT 340 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 340 & COMMON ELEMENTS OR1628-980 OR1633-387-C
Owners Name: WILLIAMS KURT A & SORAYA C
Address: 30710 S W 196TH AVE HOMESTEAD FL 33030

AK: 8954518 Parcel ID: 00541810-000142 Physical Location 325 CALUSA ST LOT 56 KEY LARGO
Legal Description: UNIT 56 CALUSA CAMPGROUND A CONDOMINIUM OR1839-347AFF OR2502-866 OR2613-1747 OR2715
Owners Name: NOGUEIRA REYCIEL
Address: 8972 SW 209TH TER CUTLER BAY FL 33189-3415

AK: 8955002 Parcel ID: 00541810-000185 Physical Location 325 CALUSA ST LOT 99 KEY LARGO
Legal Description: UNIT 99 CALUSA CAMPGROUND A CONDOMINIUM OR1859-2021 OR2599-1173 OR2678-199/200
Owners Name: FRANCO JOSE A
Address: 325 CALUSA ST LT 99 KEY LARGO FL 33037-2699

AK: 8954408 Parcel ID: 00541810-000135 Physical Location 325 CALUSA ST LOT 49 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 49 & OMMON ELEMENTS OR1683-2136 OR1821-1794
Owners Name: GONZALEZ JOSE D AND MARITZA
Address: 7901 SW 20TH ST MIAMI FL 33155-6505

AK: 8956454 Parcel ID: 00541810-000192 Physical Location 325 CALUSA ST LOT 120 KEY LARGO
Legal Description: UNIT 120 CALUSA CAMPGROUND A CONDOMINIUM 81 OR2557-2206/07 OR2727-438/39
Owners Name: TORRES SERGIO
Address: 10530 SW 48TH ST MIAMI FL 33165-5650

AK: 8957620 Parcel ID: 00541810-000292 Physical Location 325 CALUSA ST LOT 347 KEY LARGO
Legal Description: UNIT 347 CALUSA CAMPGROUND A CONDOMINIUM 14 OR1800-732 OR1806-59 OR1806-60/61R/S
Owners Name: GONZALEZ RAYMOND
Address: 3250 NW 16TH TER MIAMI FL 33125-1818

AK: 8957048 Parcel ID: 00541810-000242 Physical Location 325 CALUSA ST LOT 253 KEY LARGO
Legal Description: UNIT 253 CALUSA CAMPGROUND A CONDO OR1614-2249 2029-17 OR2411-1390R/S OR2450-1992R/S
Owners Name: NADAL JONATHAN
Address: 325 CALUSA LOT 253 KEY LARGO FL 33037

AK: 8958126 Parcel ID: 00541810-000335 Physical Location 325 CALUSA ST LOT 392 KEY LARGO
Legal Description: UNIT 392 CALUSA CAMPGROUND A CONDOMINIUM 69 OR1851-1187 OR1851-1188AFF OR1851-1189D/C
Owners Name: MANKO ROBERT AND MARIANNE
Address: 1830 NE 42ND ST POMPANO BEACH FL 33064-6033

AK: 8959501 Parcel ID: 00541810-000460 Physical Location 325 CALUSA ST LOT 523 KEY LARGO
Legal Description: UNIT 523 CALUSA CAMPGROUND A CONDOMINIUM OR2472-1922/23
Owners Name: FUNDORA WILLIAM
Address: 1230 NORTH DR MIAMI FL 33179-3543

AK: 8958588 Parcel ID: 00541810-000377 Physical Location 325 CALUSA ST LOT 438 KEY LARGO
Legal Description: UNIT 438 CALUSA CAMPGROUND A CONDOMINIUM 9 OR2125-1098R/S OR2631-1984
Owners Name: HERNANDEZ GUSTAVO
Address: 7738 NW 201ST TER HIALEAH FL 33015-6643

AK: 8959127 Parcel ID: 00541810-000426 Physical Location 325 CALUSA ST LOT 489 KEY LARGO
Legal Description: CALUSA CAMPGROUND A CONDOMINIUM UNIT 489 & COMMON ELEMENTS OR1644-560
Owners Name: SANCHEZ WILFREDO AND ILEANA L
Address: 325 CALUSA ST UNIT 489 KEY LARGO FL 33037-2699

AK: 8958291 Parcel ID: 00541810-000350 Physical Location 325 CALUSA ST LOT 411 KEY LARGO
Legal Description: UNIT 411 CALUSA CAMPGROUND A CONDOMINIUM 97R/S
Owners Name: HAWKINS ALBERT E
Address: 325 CALUSA ST LT 411 KEY LARGO FL 33037-2699

AK: 8958335 Parcel ID: 00541810-000354 Physical Location 325 CALUSA ST LOT 415 KEY LARGO
Legal Description: UNIT 415 CALUSA CAMPGROUND A CONDOMINIUM 21 OR2451-805/06
Owners Name: SANCHEZ CARLOS J
Address: 11252 SW 129TH CT MIAMI FL 33186-4747

AK: 1095915 **Parcel ID:** 00087330-000000 **Physical Location** 100961 OVERSEAS KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO PB1-68 O R28-1/2 OR34-377/78 OR1157-547R/S OR1810-160D/
Owners Name: CLARK DORIS L/E
Address: PO BOX 370064 KEY LARGO FL 33037-0064

AK: 1095885 **Parcel ID:** 00087310-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 D4-452 OR1402-1966CT
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD ST KEY WEST FL 33040-6581

AK: 1095907 **Parcel ID:** 00087320-000100 **Physical Location** VACANT LAND KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOT 8 OR28-1/2 OR 259-539 OR271-54 OR1052-1187 OR481-993 OR484-
Owners Name: RILEY ANTHONY W
Address: 2989 ARMSTRONG DR LAKE ORION MI 48360

AK: 1095893 **Parcel ID:** 00087320-000000 **Physical Location** 101000 OVERSEAS KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LT 8 OR28-1/2 OR259-539 OR2 71-54 OR481-993/94 OR484-327/28 OR1052-1187 OR
Owners Name: PRICE ESTELLA
Address: PO BOX 371916 KEY LARGO FL 33037-1916

AK: 1095923 **Parcel ID:** 00087340-000000 **Physical Location** 100971 OVERSEAS KEY LARGO
Legal Description: 28 61 39 KEY LARGO PT LOT 8 MODEL LAND CO. PB1-68 OR28-1/2 OR34-379/380 OR867-1982Q/C OR1405-21
Owners Name: ATALA FARESH MIGUEL
Address: 103100 OVERSEAS HWY APT 52 KEY LARGO FL 33037-2852

AK: 1095974 **Parcel ID:** 00087420-000000 **Physical Location** 1 HARRY DAVIS CIR KEY LARGO
Legal Description: 28 61 39 ISLAND OF KEY LARGO PT LOTS 9 & 10 & 19 MODEL LAND CO PB1-68 G64-242-243 OR3-213 O
Owners Name: MONROE COUNTY HOUSING AUTHORITY
Address: 1400 KENNEDY DR KEY WEST FL 33040

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

J. Robert Dean
Chairman
District 3

Antoinette M. Appe
Vice-Chairman
District 4

Melva G. Wagner
Secretary/Treasure
District 2

Cara Higgins
District 1

David C. Ritz
District 5

Kirk C. Zuelch
Executive Director

May 6, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

RE: IMC Commercial Center-
101000 Overseas Highway
RE # 00087350-000000
Location #024708-1" Domestic Meter & #047633-6" Fire Meter

Dear Mr. Figueroa,

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

There is an 8" water main on Overseas Highway in front of proposed property. There is an existing 1" domestic meter & 5/8" meter on 6" fire line that currently feeds property.

A complete set of and Architectural and civil plans will be required to determine meter requirements and system development charges.

Should you have any questions or require any further information please feel free to call me.

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

CC Christie Martin, Customer Service Manager-Key West
Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier

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

May 5, 2015

Angel Figueroa, EI
CPH, Inc.
1992 SW 1st Street
Miami, FL 33135

afigueroa@cphcorp.com

Re: Letter of Coordination – Proposing an 18,600 sf commercial development located at 101000 Overseas Hwy, RE 00087350-000000.

Dear Angel,

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,

Peter Amendola, PE
Sr System Engineer/GIS Supervisor

FDEP

Figueroa, Angel

From: Ahmadi, Abdul <Abdul.Ahmadi@dep.state.fl.us>
Sent: Wednesday, May 13, 2015 1:30 PM
To: Figueroa, Angel
Subject: FW: Requirements for Major Conditional Use Permit
Attachments: collection system permit application.pdf; General Permit application Drinking Water.pdf

Angel:

Per your request, please find attached the application forms for a domestic wastewater collection system permit and potable water General Permit.

If you have any questions, please call James Oni at 239344 5679.

Regards,

Abdul B. Ahmadi, P.E.
Administrator
South District, FDEP

239 344 5614

As the Department is going paperless please send all correspondence to southdistrict@dep.state.fl.us.

-----Original Message-----
From: Oni, James
Sent: Monday, May 11, 2015 4:37 PM
To: Beltran, Maria
Subject: FW: Requirements for Major Conditional Use Permit

Can you please send Angel the application forms for both the water line (general permit- $650) and wastewater collection.

Thanks,
James

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Monday, May 11, 2015 4:21 PM
To: Oni, James
Subject: RE: Requirements for Major Conditional Use Permit

Greetings Mr. Oni,

Thanks again for your help. Can you specify the names of the applications of potable water distribution and wastewater collection system construction permits that would be required from the Department for the expansion? It is just that there are a number of different forms for each section. Thanks!

-----Original Message-----
From: Oni, James [mailto:James.Oni@dep.state.fl.us]
Sent: Fri 5/8/2015 9:27 AM
To: Figueroa, Angel
Subject: RE: Requirements for Major Conditional Use Permit

Angel,

Thank you for the information below. Since this is a major expansion requiring more buildings, a potable water distribution and wastewater collection system construction permits would be required from the Department for the expansion. Services of a professional engineering company would be required to submit the necessary construction applications to the Department for review and approval of the systems. Do not hesitate to contact us for any assistance.

Thank you,
James Oni, P.E.

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Thursday, May 07, 2015 1:28 PM
To: Oni, James
Subject: Requirements for Major Conditional Use Permit

Greetings,

I am Angel Figueroa from CH. I just contacted you earlier regarding a commercial/retail project we are working on. As part of a "Request for a Major Conditional Use Permit" Application for Monroe County we are asked to provide proof of coordination with FDEP. Mr. Ahmadi (FDEP) referred me to you to see if any permits for potable water distribution and domestic wastewater collection are required for this particular project; he also mentioned the possibility of being exempt from obtaining a permit. Attached are the property card and the conceptual site plan in case you need them, and below is the information you requested.

Property Information:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Details of the Property Development:

Current commercial retail area (approved as low/medium intensity commercial retail use):

* Commercial Retail Building and outdoor retail sales - 20,033 sf
Total high intensity commercial retail floor area proposed: 18,116 sf

* "Existing Dollar Tree" - 10,000 sf ("Existing Dollar Tree" is the existing 20,033 sf building following a partial demolition of 10,033 sf)

* "Proposed Retail A" - 5,000 sf

* "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf
Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help! Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

[Dep Customer Survey]<http://survey.dep.state.fl.us/?refemail=James.Oni@dep.state.fl.us>
[Dep Customer Survey]<http://survey.dep.state.fl.us/?refemail=Abdul.Ahmadi@dep.state.fl.us>

FDOT

Figueroa, Angel

From: Michelle Lee <mlee@ica-onramp.com>
Sent: Thursday, May 14, 2015 9:39 AM
To: Figueroa, Angel
Subject: RE: FDOT Commercial Access and Drainage Permit

Hi Angel,

Our only fees are for the Access Permit, and they are based on trips-per-day. Have a great day.

Michelle Lee
Permit Coordinator
FDOT Operations Center - Marathon

HDR | ICA
3100 Overseas Highway, Marathon, FL 33050 O 305.289.4360 M 305.906.0772 mlee@ica-onramp.com | www.ica-oonramp.com www.hdrinc.com/follow-us

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Thursday, May 14, 2015 9:35 AM
To: Michelle Lee
Subject: RE: FDOT Commercial Access and Drainage Permit

Greetings Ms. Lee,

I had a couple of questions in regard to the permit fees. You sent me two forms for driveway connection. One is for the application and the other is for the permit. I guess that the fee applicable is the one on the table for Access Connections by category. Just that fee for both forms, right? And for the Drainage Connection Permit, is there a fee? I found a fee schedule for drainage connections for Collier County, that says that for large (more than 2 acres) non residential sites discharging to the State System the fee is $1,500. Does that also apply for Monroe County?

I appreciate your help! Thanks!

-----Original Message-----
From: Michelle Lee [mailto:mlee@ica-onramp.com]
Sent: Thu 5/7/2015 11:10 AM
To: Figueroa, Angel
Subject: FW: FDOT Commercial Access and Drainage Permit

Michelle Lee

Permit Coordinator

FDOT Operations Center - Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050

O 305.289.4360 M 305.906.0772

mlee@ica-onramp.com | www.ica-oonramp.com <http://www.ica-oonramp.com/>

www.hdrinc.com/follow-us

From: Michelle Lee
Sent: Wednesday, May 06, 2015 11:05 AM
To: 'afigueroa@chpcorp.com'
Subject: FDOT Commercial Access and Drainage Permit

Per your request for the Key Largo project.

Michelle Lee

Permit Coordinator

FDOT Operations Center - Marathon

HDR | ICA

3100 Overseas Highway, Marathon, FL 33050

O 305.289.4360 M 305.906.0772

mlee@ica-onramp.com | www.ica-oonramp.com <http://www.ica-oonramp.com/>

www.hdrinc.com/follow-us

Figueroa, Angel

From: Michelle Lee <mlee@ica-onramp.com>
Sent: Thursday, May 07, 2015 11:10 AM
To: Figueroa, Angel
Subject: FW: FDOT Commercial Access and Drainage Permit
Attachments: 850-040-15 Commercial Driveway Connection Application.pdf; 850-040-18 BOTH PERMITS Driveway Connection ALL Application.pdf; CHECKLIST - Access Commercial.pdf; Drainage Connection Permit Application Checklist.pdf

Michelle Lee
Permit Coordinator
FDOT Operations Center – Marathon

HDR | ICA
3100 Overseas Highway, Marathon, FL 33050
O 305.289.4360 M 305.906.0772
mlee@ica-onramp.com | www.ica-oonramp.com
www.hdrinc.com/follow-us

From: Michelle Lee
Sent: Wednesday, May 06, 2015 11:05 AM
To: 'afigueroa@chpcorp.com'
Subject: FDOT Commercial Access and Drainage Permit

Per your request for the Key Largo project.

Michelle Lee
Permit Coordinator
FDOT Operations Center – Marathon

HDR | ICA
3100 Overseas Highway, Marathon, FL 33050
O 305.289.4360 M 305.906.0772
mlee@ica-onramp.com | www.ica-oonramp.com
www.hdrinc.com/follow-us

FKAA

Figueroa, Angel

From: Marnie Walterson <mwalterson@fkaa.com>
Sent: Tuesday, May 05, 2015 11:39 AM
To: Figueroa, Angel
Subject: RE: Service Availabilty Letter request

Thank you for this...do you have a proposed plan? Thanks

Marnie Walterson
Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water
It's Worth Saving

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Tuesday, May 05, 2015 11:35 AM
To: Marnie Walterson
Subject: RE: Service Availabilty Letter request

Here is a more detailed information about the proposed development.

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Details of the Property Development:

Current commercial retail area (approved as low/medium intensity commercial retail use):

- Commercial Retail Building and outdoor retail sales – 20,033 sf

Total high intensity commercial retail floor area proposed: 18,615 sf

- "Existing Dollar Tree" – 10,000 sf ("Existing Dollar Tree" is the existing 20,033 sf building following a partial demolition of 10,033 sf)
- "Proposed Retail A" – 5,000 sf
- "Proposed Fast Food Restaurant W/Drive-Thru" – 3,615 sf

Total light industrial floor area (mini warehouses/self-storage centers) proposed: 4,400 sf

- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. Thanks!

From: Marnie Walterson [mailto:mwalterson@fkaa.com]
Sent: Tuesday, May 05, 2015 10:09 AM
To: Figueroa, Angel
Subject: FW: Service Availabilty Letter request

Angel- can you please forward a proposed plan of work? Thanks

Marnie Walterson
Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water
It's Worth Saving

From: Anna Fernandez
Sent: Tuesday, May 05, 2015 9:19 AM
To: Marnie Walterson
Subject: FW: Service Availabilty Letter request

Marnie,

I got this email yesterday, Sue said I should forward it to you.

Thanks,

Anna Fernandez
Florida Keys Aqueduct Authority
Sr. Clerical Assistant
Phone: 305-295-2272
Fax: 305-295-2285
Email: afernandez@fkaa.com

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Monday, May 04, 2015 4:47 PM
To: Anna Fernandez
Subject: Service Availabilty Letter request

Greetings,

I would like to request a Letter of Service Availability for the property located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. We are proposing an 18,600 commercial development. Attached is the Property Card. Please let me know if you need further information. I appreciate your help. Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

Figueroa, Angel

From: Marnie Walterson <mwalterson@fkaa.com>
Sent: Tuesday, May 05, 2015 12:16 PM
To: Figueroa, Angel
Subject: RE: Service Availabilty Letter request

This will work thank you.

Marnie Walterson
Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
Learn more about the *Florida Keys Aqueduct Authority* at: www.fkaa.com

Florida Keys Water
It's Worth Saving

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Tuesday, May 05, 2015 12:13 PM
To: Marnie Walterson
Subject: RE: Service Availabilty Letter request

Attached is the proposed site plan. Now, if you are referring to a formal written plan of work, we have a letter of understanding concerning the proposed redevelopment of the site from the Monroe County. Would that work? Please let me know. Thanls!

From: Marnie Walterson [mailto:mwalterson@fkaa.com]
Sent: Tuesday, May 05, 2015 11:39 AM
To: Figueroa, Angel
Subject: RE: Service Availabilty Letter request

Thank you for this...do you have a proposed plan? Thanks

Marnie Walterson
Distribution Design Supervisor
Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
Fax: (305) 295-2223
Email: mwalterson@fkaa.com
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Florida Keys Water
It's Worth Saving

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Sent: Tuesday, May 05, 2015 11:35 AM
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Details of the Property Development:

Current commercial retail area (approved as low/medium intensity commercial retail use):

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Total high intensity commercial retail floor area proposed: 18,615 sf

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Total light industrial floor area (mini warehouses/self-storage centers) proposed: 4,400 sf

- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. Thanks!

From: Marnie Walterson [mailto:mwalterson@fkaa.com]
Sent: Tuesday, May 05, 2015 10:09 AM
To: Figueroa, Angel
Subject: FW: Service Availabilty Letter request

Angel- can you please forward a proposed plan of work? Thanks

Marnie Walterson
Distribution Design Supervisor

Florida Keys Aqueduct Authority
1100 Kennedy Dr.
Key West, FL 33040
Phone: (305) 295-2154
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Florida Keys Water
It's Worth Saving

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Sent: Tuesday, May 05, 2015 9:19 AM
To: Marnie Walterson
Subject: FW: Service Availabilty Letter request

Marnie,

I got this email yesterday, Sue said I should forward it to you.

Thanks,

Anna Fernandez
Florida Keys Aqueduct Authority
Sr. Clerical Assistant
Phone: 305-295-2272
Fax: 305-295-2285
Email: afernandez@fkaa.com

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Monday, May 04, 2015 4:47 PM
To: Anna Fernandez
Subject: Service Availabilty Letter request

Greetings,

I would like to request a Letter of Service Availability for the property located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. We are proposing an 18,600 commercial development. Attached is the Property Card. Please let me know if you need further information. I appreciate your help. Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

FKEC

Figueroa, Angel

From: Robyn Jordan <robyn.jordan@fkec.com>
Sent: Tuesday, May 05, 2015 1:27 PM
To: Figueroa, Angel
Subject: RE: Letter of Service Availability
Attachments: 101000 Overseas Hwy-Angel Figueroa.pdf

Attached is a scanned copy of the letter that is going in the mail today.

ROBYN J. JORDAN
Administrative Assistant to Directors of Engineering and Transmission
Florida Keys Electric Cooperative
91630 Overseas Hwy (P. O. Box 377)
Tavernier, FL 33070-0377
Direct Line 305-852-1035
robyn.jordan@fkec.com

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Tuesday, May 05, 2015 1:12 PM
To: Robyn Jordan
Subject: RE: Letter of Service Availability

Thank you so much!

From: Robyn Jordan [mailto:robyn.jordan@fkec.com]
Sent: Tuesday, May 05, 2015 1:04 PM
To: Figueroa, Angel
Subject: RE: Letter of Service Availability

Angel,
I am working on the Coordination Letter now. Thanks for the detailed breakdown as to what is proposed at 101000 Overseas Hwy. I'll email a signed letter on letterhead and send a hardcopy in the mail to the Miami address shown on the email. Thank you.

ROBYN J. JORDAN
Administrative Assistant to Directors of Engineering and Transmission
Florida Keys Electric Cooperative
91630 Overseas Hwy (P. O. Box 377)
Tavernier, FL 33070-0377
Direct Line 305-852-1035
robyn.jordan@fkec.com

From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Tuesday, May 05, 2015 12:54 PM
To: Keith Kropf; Robyn Jordan
Subject: Letter of Service Availability

Greetings,

I would like to request a Letter of Service Availability for the property located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. We are proposing an 18,600 commercial development. Attached are the Property Card and the proposed Site Plan.

Proposed Property Development Description:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

Development Details:

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- Proposed Storage Space (mini warehouse/self-storage center)– 1,660 sf
- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help greatly! Thanks!

Sincerely,

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

KLWTD

Figueroa, Angel

From: Suzi Rubio <suzi.rubio@klwtd.com>
Sent: Wednesday, May 06, 2015 2:38 PM
To: Figueroa, Angel
Subject: Re: KLWTD coordination requirements for "Major Conditional Use Permit"

Good afternoon Angel,

KLWTD will be happy to coordinate the modification of the sewer collection for 101000 Overseas Hwy. According to my records, the building that houses the Dollar Tree is currently connected to the vacuum system with a gravity connection.

Once final determination of the site plan is made, send us a copy of the plans along with flow calculations. We will determine if the existing infrastructure is enough to hadle the new buildings or if modifications to the KLWTD system will be required. There is no special permitting for KLWTD, however a FDEP permit may be required.

If you have any further questions or comments, do not hesitate to contact me.

We look forward to working with you on this new project.

Regards,

Suzi Rubio,
Construction/Project Administrator
Key Largo Wastewater Treatment District
98880 Overseas Hwy; P.O. Box 491
Key Largo, FL 33037
Office: 305-451-4019 ext. 221
Fax: 305-647-2604

On Tue, May 5, 2015 at 11:09 AM, Figueroa, Angel <afigueroa@cphcorp.com> wrote:

Greetings,

I am Angel Figueroa from CPH Inc., I just contacted you earlier regarding a commercial/retail project we are working on. As part of a "Request for a Major Conditional Use Permit" Application for Monroe County we are asked to provide proof of coordination with KLWTD.

Are there any permits or applications that we need to apply for, from your Department? Or you just need to review the signed and sealed site plan and wastewater calculations? If so, can you please provide me with more detailed requirements? Below, is a summary of the proposed buildings information. Also, attached is the proposed Conceptual Site Plan. I appreciate your help greatly. Thanks!

Proposed Development Data:

The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.

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- Proposed Storage Space (mini warehouse/self-storage center)– 2,740 sf

Total Proposed Area: 23,015 sf

Proposed Parking: 94 off-street parking spaces

Sincerely,

Angel Figueroa, EI

Engineer/Architect Intern

CPH, Inc.

1992 SW 1st St

Miami, FL 33135

(305)274-4805

MCOFM

Figueroa, Angel

From: Zavalney-Steve <Zavalney-Steve@MonroeCounty-FL.Gov>
Sent: Monday, May 11, 2015 8:53 AM
To: Figueroa, Angel
Subject: RE: Request for Letter of Coordination
Attachments: Document (5).pdf

Attached is the letter you requested.

Steven M. Zavalney
Captain, Monroe County Fire Rescue, Fire Prevention
(305) 453-8726 (Key Largo Satellite Office)
(305) 289-6368 (Fire Rescue main Office)

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

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

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Monday, May 11, 2015 8:37 AM
To: Zavalney-Steve; Zavalney-Steve
Subject: RE: Request for Letter of Coordination

Greetings Steve,

Just following up on the request of the Letter of Coordination for the property located at 101000 Overseas Highway, Key Largo, FL 33037.

Thanks!

Sincerely,
>
> Angel Figueroa, EI
> Engineer/Architect Intern
> CPH, Inc.

> 1992 SW 1st St
> Miami, FL 33135
> (305)274-4805

-----Original Message-----
From: Zavalney-Steve [mailto:Zavalney-Steve@MonroeCounty-FL.Gov]
Sent: Tue 5/5/2015 2:33 PM
To: Figueroa, Angel
Subject: Re: Request for Letter of Coordination

It will be my pleasure to assist you. I will get the letter to you by the end of the week !

Please let me know if you need any further assistance .

Steven Zavalney
Deputy Fire Marshal

Sent from my iPhone

> On May 5, 2015, at 14:30, "Figueroa, Angel" <afigueroa@cphcorp.com> wrote:
>
>
> Greetings,
>
> I am Angel Figueroa from CPH Inc., I just contacted you regarding a commercial/retail project we are working on. I would like to request a Letter of Coordination (required as part of a " Major Conditional Use Permit" Application for Monroe County). Attached is the proposed Site Plan.
>
> Proposed Development Data:
>
> The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and proposed uses are commercial retail, in the form of retail and restaurant, and light industrial, in the form of storage.
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> . "Proposed Fast Food Restaurant W/Drive-Thru" - 3,615 sf
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> . Proposed Storage Space (mini warehouse/self-storage center)- 2,740 sf
> Total Proposed Area: 23,015 sf
>
> Proposed Parking: 94 off-street parking spaces
>
> I appreciate your help! Thanks!
>
>
> Sincerely,
>
> Angel Figueroa, EI
> Engineer/Architect Intern
> CPH, Inc.
> 1992 SW 1st St
> Miami, FL 33135
> (305)274-4805
>
> <Key Largo - Site Plan.pdf>

COUNTY of MONROE
KEY WEST FLORIDA 33040
(305) 294-4641

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

OFFICE of
the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6368
FAX: (305) 289-6369

Angel Figueroa
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135

May 11, 2015

RE: Letter of Coordination 101000 Overseas Highway (US 1), Key Largo, FL

Dear Mr. Figueroa,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the project owner of 101000 Overseas Highway (US 1), Key Largo, FL.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (5th Edition), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the NFPA 1, Ch.18, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. The Fire Department Connection and back flow currently in place shall be brought into compliance with current codes and properly protected from physical damage by vehicular traffic.

It is understood that after conceptual review of the project has been granted, preliminary fire protection plans shall be included with improvements to water supply via fire hydrant and shall be submitted to Fire Marshal's Office prior to final plan review and issuance of a building permit. The Key Largo Fire Department provides fire suppression service to the proposed project location.

Sincerely,

Steven M. Zavalney
Deputy Fire Marshal, Monroe County Fire Rescue

MCSWM

Figueroa, Angel

From: Keys Sanitary Service <kss@terranova.net>
Sent: Thursday, May 07, 2015 1:45 PM
To: Figueroa, Angel
Subject: Emailing: NEW COMM SERV PACKET 2014 to 2015
Attachments: NEW COMM SERV PACKET 2014 to 2015.pdf

Your message is ready to be sent with the following file or link attachments:

NEW COMM SERV PACKET 2014 to 2015

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

SFWMD

Figueroa, Angel

From: de Rojas, Carlos <cderojas@sfwmd.gov>
Sent: Wednesday, May 13, 2015 4:06 PM
To: Figueroa, Angel
Subject: RE: "Major Conditional Use Permit" requirements

You would then need to get an Individual Environmental Resource Permit from the District. Our website has links to ERP permitting forms and information.

Carlos de Rojas, P.E.
Section Leader - SWM Section
Environmental Resource Permitting Bureau South Florida Water Management District
561-682-6505

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Wednesday, May 13, 2015 3:50 PM
To: de Rojas, Carlos
Subject: RE: "Major Conditional Use Permit" requirements

Greetings Mr. de Rojas,

I am trying to determine what type of ERP is required for our Key Largo project, if any, but when I was trying to fill the 10-2 Self Certification form that you suggested, I realized that it didn't apply because the impervious surface area for our project is actually greater than 2 acres. Exactly what information about the project do I need, to determine if an ERP is required or not? And if indeed it is required, what information would I need to determine the type of ERP? Thanks!

-----Original Message-----
From: de Rojas, Carlos [mailto:cderojas@sfwmd.gov]
Sent: Mon 5/11/2015 12:56 PM
To: Figueroa, Angel
Subject: RE: "Major Conditional Use Permit" requirements

Hi Angel,

An Environmental Resource Permit may be required for the proposed project. If you have any questions, please call.

Carlos

Carlos de Rojas, P.E.
Section Leader - SWM Section
Environmental Resource Permitting Bureau South Florida Water Management District
561-682-6505

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]

Sent: Monday, May 11, 2015 11:58 AM
To: de Rojas, Carlos
Subject: "Major Conditional Use Permit" requirements

Greetings Mr. De Rojas

I am Angel Figueroa from CPH. I just contacted you regarding a commercial/retail project in Key Largo that we are proposing. As part of a "Major Conditional Use Permit" that we are applying for, we are asked to provide proof of coordination with the South Florida Water Management District. I just want to know the requirements from your agency (if an ERP is needed or not). Here is the proposed project and site information:

> Proposed Development Data:

> The property is located at 101000 Overseas Highway (US 1), Key Largo, FL 33037. It is currently located within a Suburban Commercial (SC) Land Use (zoning) District and designated within a Mixed Use/Commercial (MC) Future Land Use Map (FLUM) category. The property consists of 3.31 acres (144,155 sf) of land area and is currently developed with a single non residential building and outdoor retail sales. We are proposing to demolish part of the existing nonresidential building and construct additional non residential buildings. The existing use of the subject property is commercial retail, in form of retail, and the proposed uses are commercial retail, in the form of retail and restaurant.

> Details of the Property Development:

> Current commercial retail area (approved as low/medium intensity commercial retail use):

> * Commercial Retail Building and outdoor retail sales - 20,033 sf

> Total high intensity commercial retail floor area proposed: 18,116 sf

> * "Existing Dollar Tree" - 10,000 sf ("Existing Dollar Tree" is the existing 20,033 sf building following a partial demolition of 10,033 sf)

> * "Proposed Retail A" - 5,000 sf

> * "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf

> Proposed Parking: 94 off-street parking spaces

> I appreciate your help! Thanks!

> Sincerely,

> Angel Figueroa, EI
> Engineer/Architect Intern
> CPH, Inc.
> 1992 SW 1st St
> Miami, FL 33135
> (305)274-4805

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this link<http://my.sfwmd.gov/portal/page/portal/pg_grp_surveysystem/survey%20ext?pid=1653>.

We value your opinion. Please take a few minutes to share your comments on the service you received from the District by clicking on this link<http://my.sfwmd.gov/portal/page/portal/pg_grp_surveysystem/survey%20ext?pid=1653>.

MAJOR CONDITIONAL USE PERMIT PLANS
FOR
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.

ADDRESS: 101000 OVERSEAS HIGHWAY (US 1)
KEY LARGO, FLORIDA

DEVELOPER
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.
696 N.E. 125TH STREET
NORTH MIAMI, FL 33161
PHONE: (305) 893-9655
FAX: (305) 899-9089
ATTN: KEITH M. SHORT

ENGINEER
CPH, INC.
1982 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305)274-4807
ATTN: CHRIS COLLINS, P.E.

ARCHITECT
CPH, INC.
1982 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305)274-4807
ATTN: I. ELKER UZUN, A.I.A, N.C.A.R.B., LEED. AP, BD+C.

LANDSCAPE ARCHITECT
CPH, INC.
980 WEST FULTON STREET
SANFORD, FL FLORIDA 32771
(407) 322-6841
ATT: JAMES K. WINTER, R.L.A., C.L.A.R.B.

SURVEYOR
CPH, INC.
980 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN. THOMAS J. GALLOWAY, P.S.M.

KEY LARGO, FLORIDA
MONROE COUNTY
SECTION 29 , TOWNSHIP 61 SOUTH, RANGE 39 EAST
LOCATION MAP
SCALE: 1" = 80'

LEGAL DESCRIPTION: (PER OWNER'S POLICY NO. CP6-4250272)

THAT PORTION OF LOT 6 IN SECTION 29, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 69, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 6, 1977 UNDER JOB NO. 635-100 SS AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 149, ISLAMORADA, FLORIDA 33036 UNDER JOB #87 77-0628 AND REVISED JUNE 4, 1979.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 6 IN SECTION 29, TOWNSHIP 61 SOUTH, RANGE 39 EAST LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 69, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144 169 SQUARE FEET OR 3.31 ACRES MORE OR LESS

INDEX OF SHEETS

C-1	COVER SHEET
1 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
C-2	CONCEPTUAL SITE PLAN
C-3	STORMWATER/ SURFACE WATER MANAGEMENT PLAN
C-4	CONSTRUCTION MANAGEMENT PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS
A-A1.0	PROPOSED FLOOR PLAN RESTAURANT & RETAIL
A-A2.0	PROPOSED SOUTH & WEST ELEVATIONS RESTAURANT & RETAIL
A-A2.1	PROPOSED NORTH & EAST ELEVATIONS RESTAURANT & RETAIL
B-A1.0	PROPOSED FLOOR PLAN DOLLAR TREE
B-A2.0	EXISTING & PROPOSED ELEVATIONS DOLLAR TREE

2015-163

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Revisions: No. | Date | By

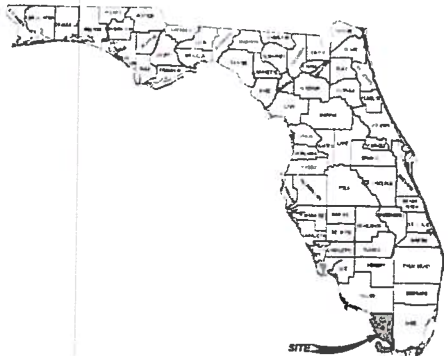
Designed by: C.P.C. | Drawn by: A.T.S. | Checked by: C.P.S. | Approved by: C.P.S.
Scale: N/A | Date: 03-30-15 | Job No.: 0604 | © 2015

Plans Prepared By:
CPH, Inc.
980 West Fulton St.
Sanford, FL 32771
Ph. 407.322.6841
Licenses:
Engr. C.O.A. No. 3245
Survey L.B. No. 7143
Arch. Lic. No. AA0003656
Landscape Lic. No. LC0000208

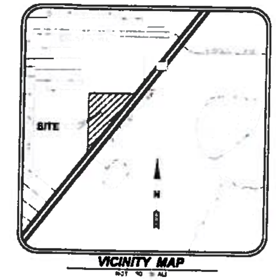
COVER SHEET

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY (US 1)
MONROE COUNTY / FLORIDA

Sheet No.
C-1



BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA



VICINITY MAP

Legal Description: [illegible]

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

7. [illegible] (BLANKET IN NATURE - AFFECTS SUBJECT PARCEL)
8. [illegible] (AS TO FIRE WELLS SHOWN ON BOUNDARY - AFFECTS SUBJECT PARCEL)
9. [illegible]
10. [illegible] (LEASE AGREEMENT - AFFECTS SUBJECT PARCEL)

Survey Notes:

[illegible]

Abbreviation Legend:

[illegible]

Line Legend:

[illegible]

Symbol Legend:

[illegible]

Sign Legend:

[illegible]

NOTE: THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

Reference Material

[illegible]

Index of Sheets

[illegible]

Surveyor's Certification:

[illegible]

2015 163

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	N/A
Date:	3/25/15
Job No.:	13604
File:	© 2015

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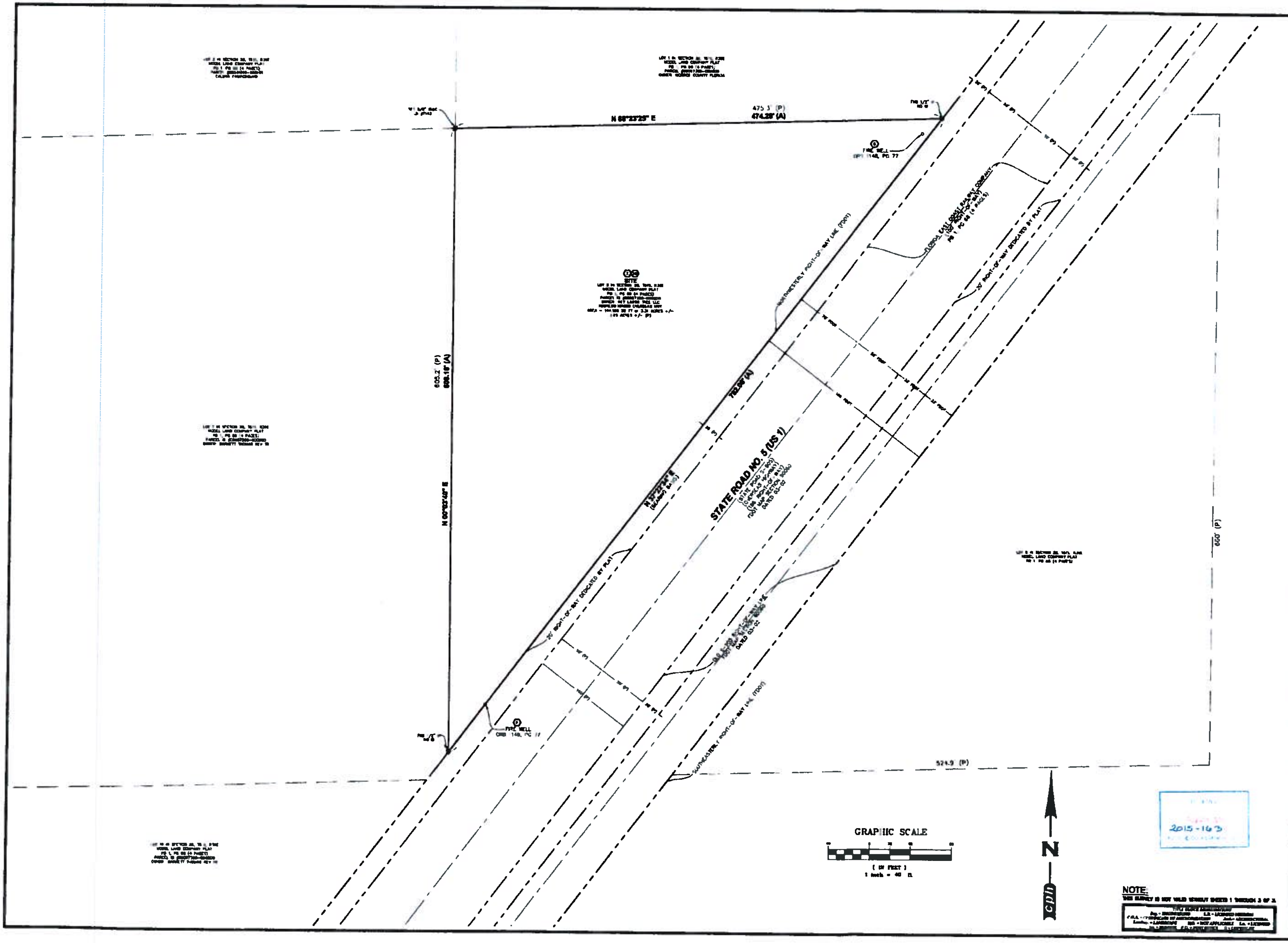
Survey Prepared By CPH, Inc.

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. **1** of **3**



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Field Crew:	L.B.	
Drawn by:	J.A.B.	
Checked by:	R.L.R.	
Approved by:	T.J.G.	
Scale:	1"=40'	
Date:	3/25/15	
Job No.:	D3604	
File:		© 2015

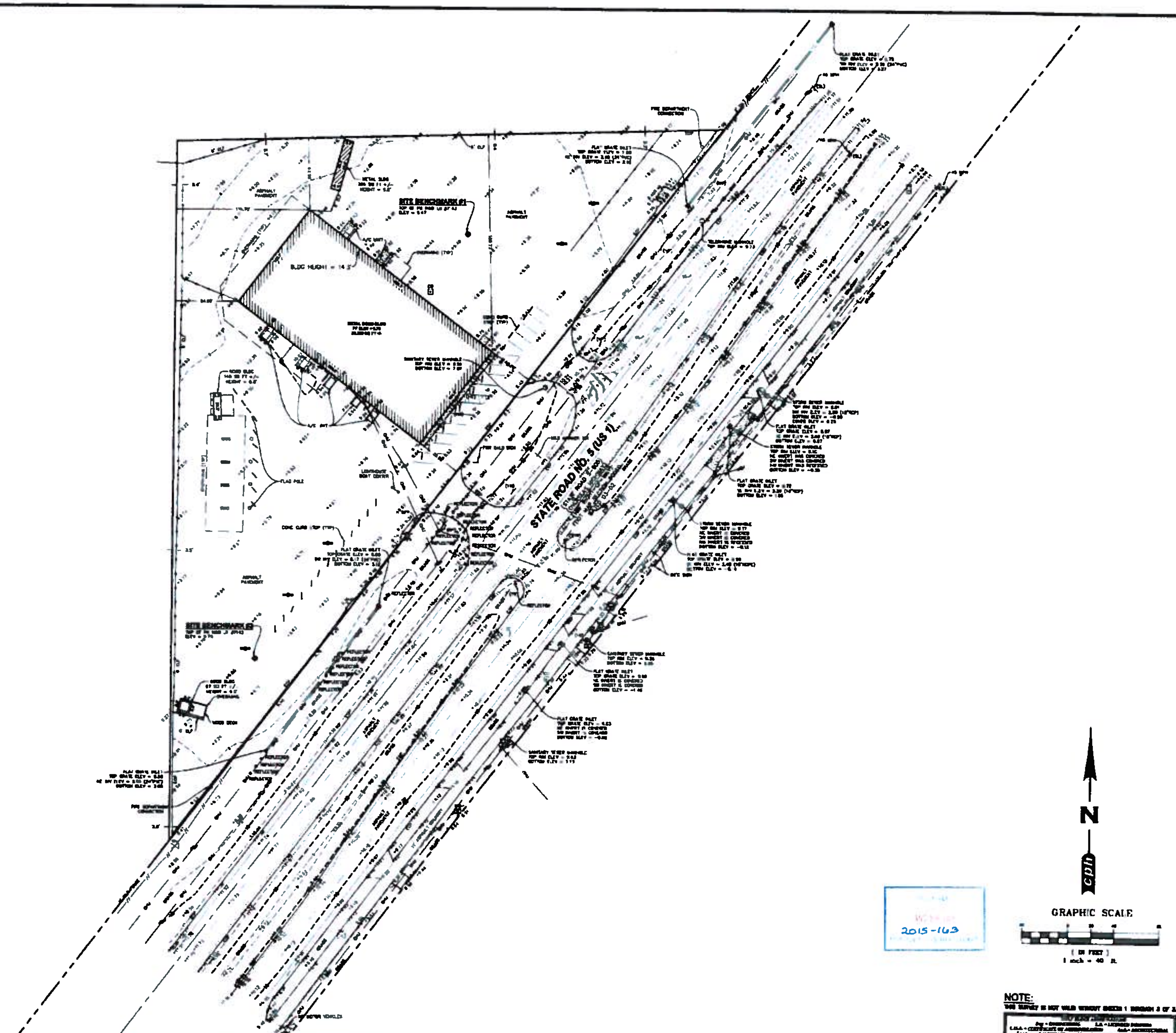
No.	Date	Revision	By

Survey Prepared By
CPH, Inc.

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 25-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 2 of 3



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Field Crew:	L.E.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	3/25/15
Job No.:	C3604
File:	© 2015

No.	Date	Revision	By

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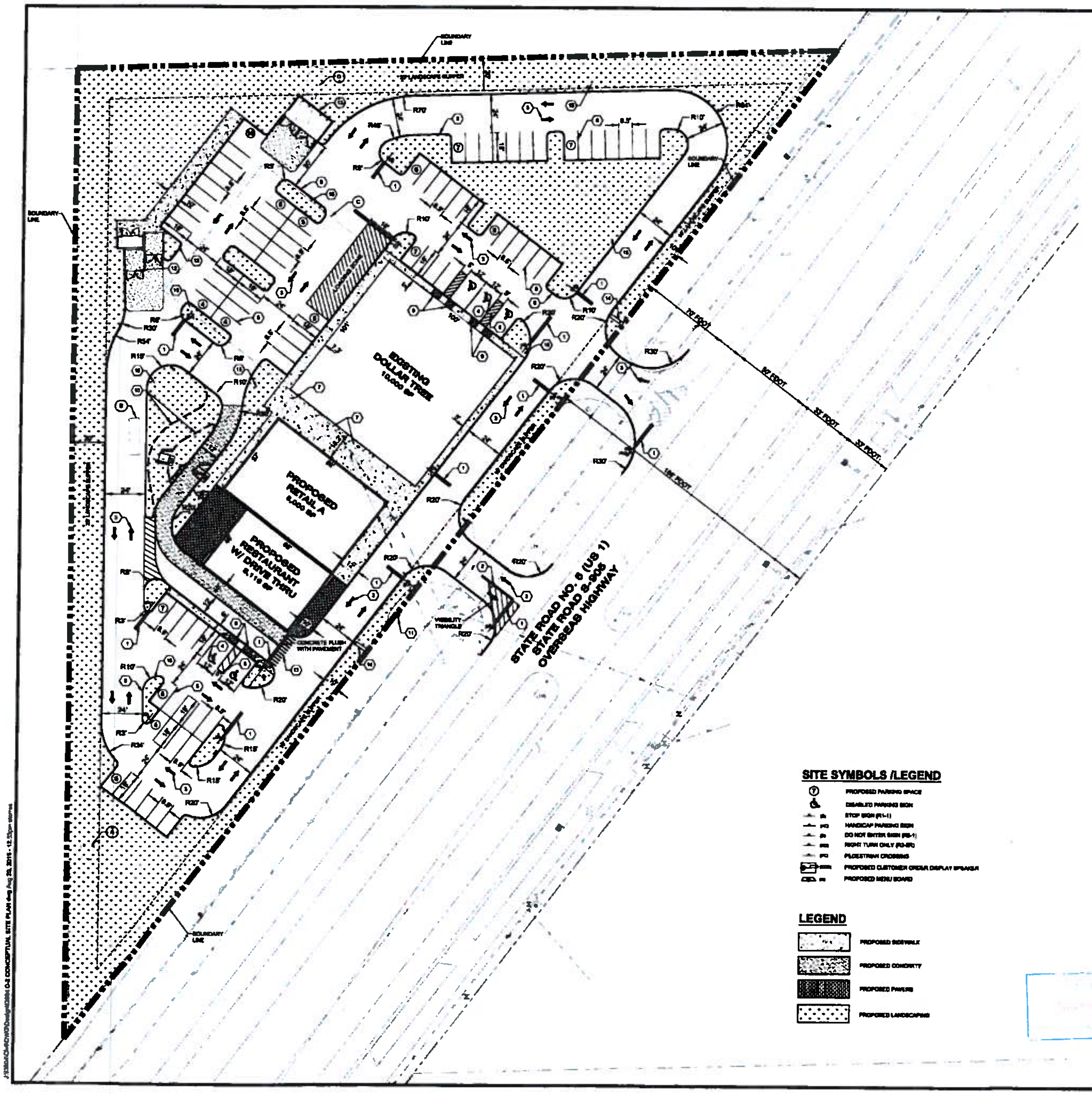
BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 25-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 3 of 3



SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 6" WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-G)
10. POTENTIAL FUTURE 2nd DRIVE-THRU LANE.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 2' O.C. PER FDOT INDEX # 17346
14. FREE STANDING SIGN. (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)

A. WOOD BUILDING TO BE DEMOLISHED
B. WOOD BUILDING TO BE DEMOLISHED
C. PORTION OF EXISTING BUILDING TO BE DEMOLISHED (10,230 S.F.)
D. METAL BUILDING TO BE DEMOLISHED

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087350.000000	
TOTAL SITE AREA	144,156 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 40' REAR YARD: 98' SIDE YARD: 139'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	57	
PROPOSED PARKING	86	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,607 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,000 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,118 S.F.

LAND USE INTENSITY	BLDG. SIZE	PROP. FAR	MAX. FAR ALLOWED
COMMERCIAL (HIGH-INTENSITY)	18,118 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,458 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

2015-163

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Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.S.
Approved by:	C.P.B.
Scale:	1"=30'
Date:	08-20-15
Job No.:	13804
© 2015	

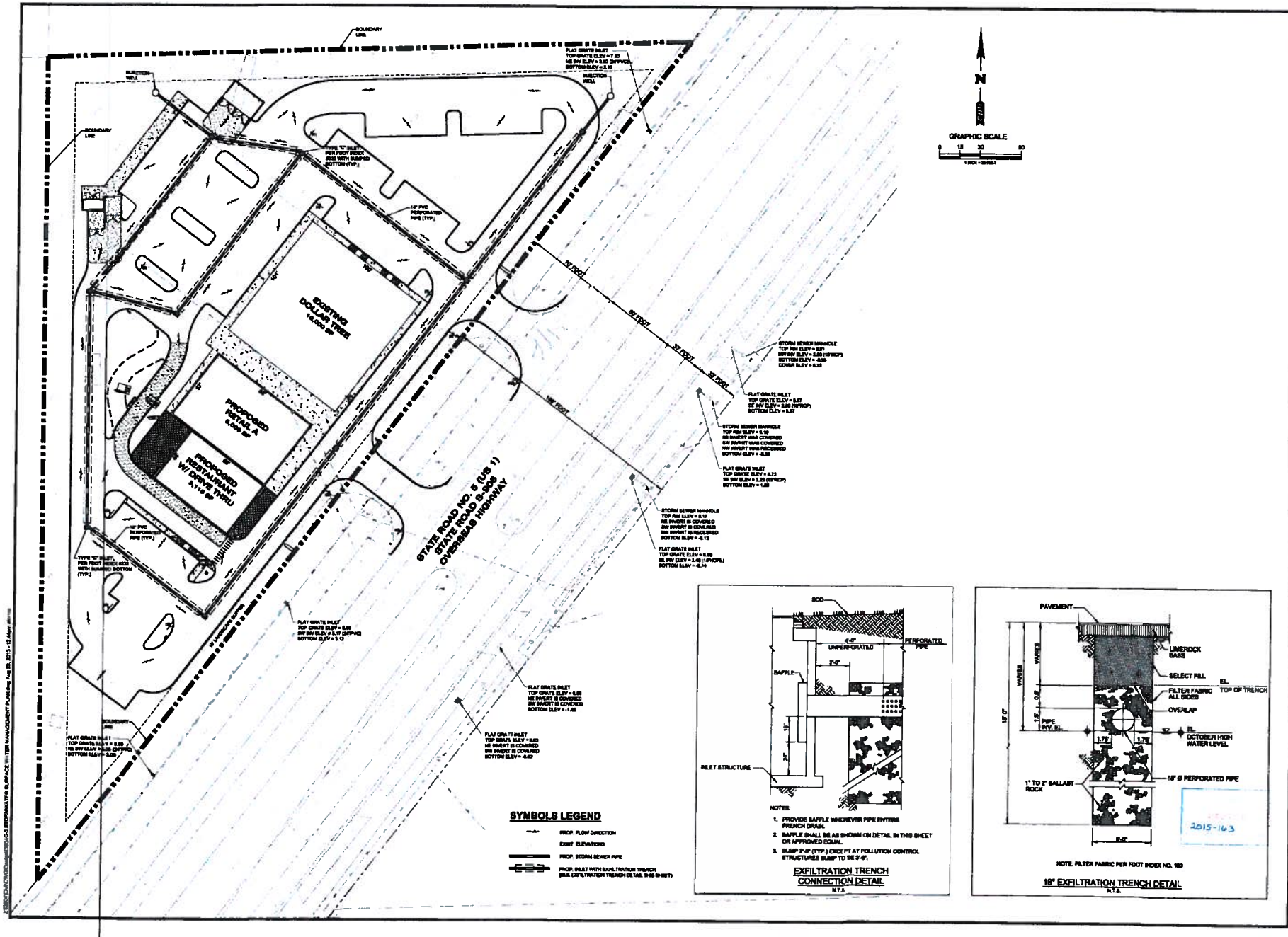
No.	Date	Revision	By

Plans Prepared By: CPH, Inc.

CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2



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No.	Date	Revision	By
1	10-30-15	C.P.S.	
2	11-9-07	C.P.S.	
3		A.T.S.	
4		C.P.C.	

Designed by:
Drawn by:
Checked by:
Approved by: C.P.S.
Scale:
Date: 10-30-15
Job No.: 13604
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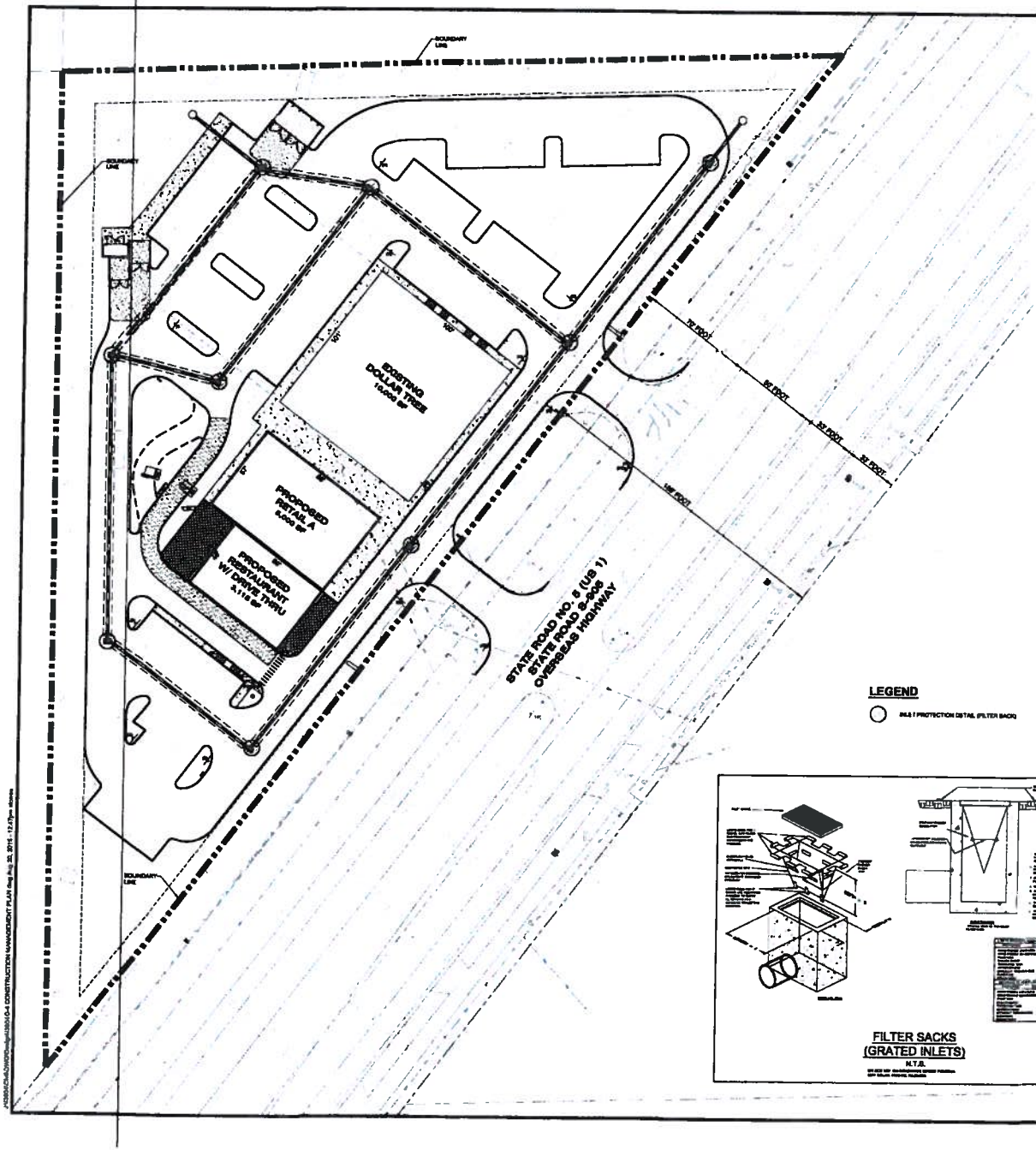
Engineering
Arch. Lic. No. AA0003656
Landscape Arch. Lic. No. LC0000202

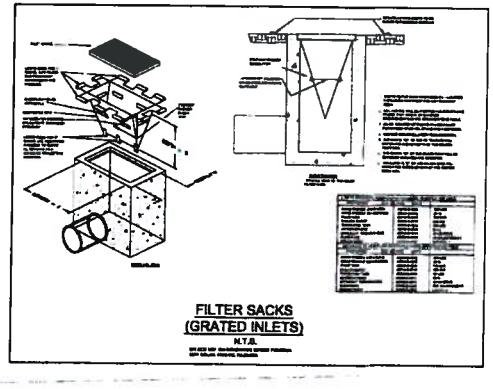
STORMWATER/ SURFACE WATER MANAGEMENT PLAN

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

2015-163

Sheet No.
C-3





FILTER SACKS
(GRATED INLETS)
N.T.S.

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No.	Date	Revision	By
1	12/8/15	C.P.C.	
2	1/4/16	A.T.A.	
3	1/5/16	C.P.S.	
4	1/6/16	C.P.A.	

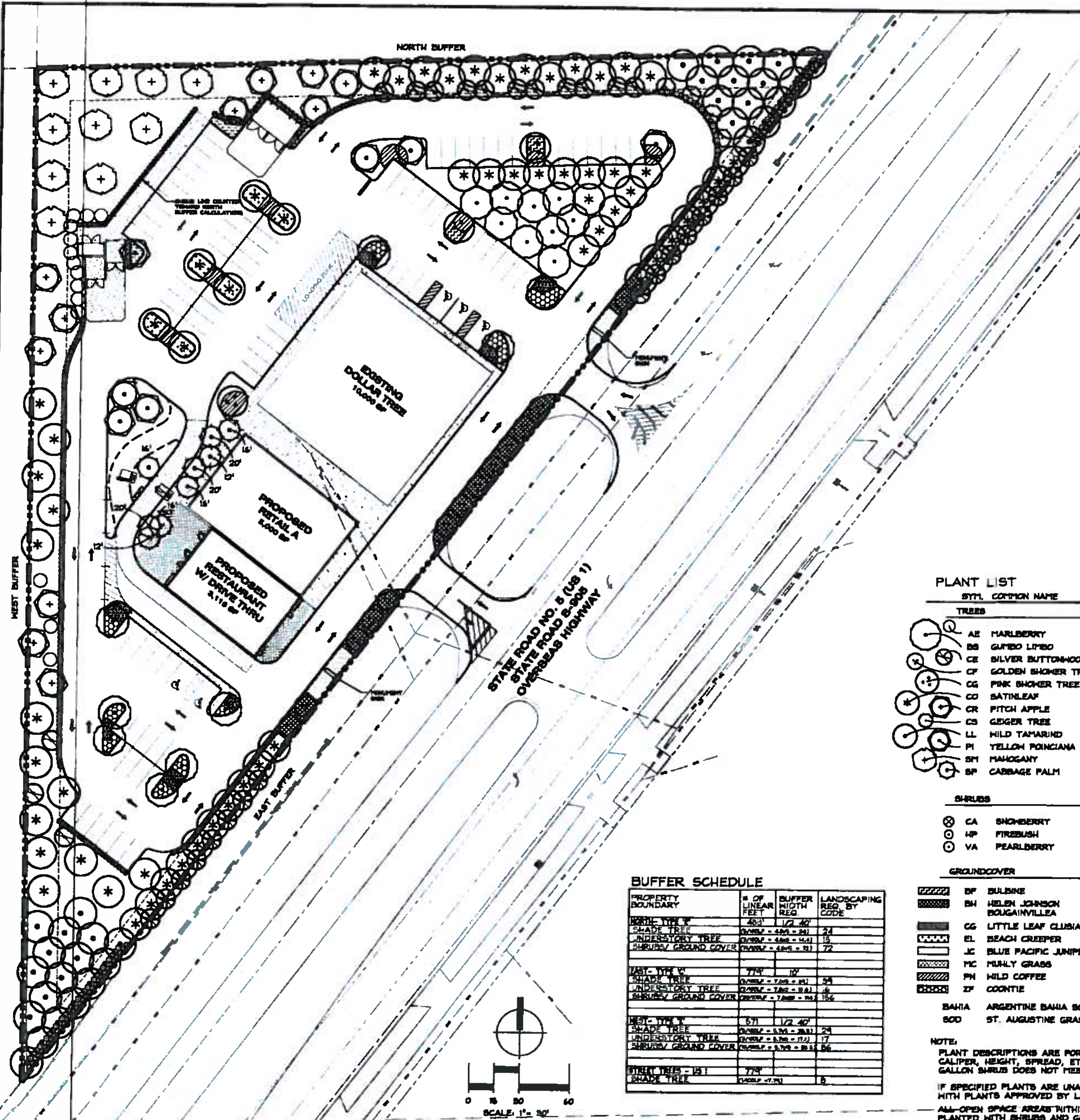
Designed by:
Drawn by:
Checked by:
Approved by:
Scale: 1"=30'
Date: JAN-25-16
Job No.: 13504
© cphc

Plans Prepared by
CPH, Inc.
[illegible]
Fax 407.255.8999
Engineering Lic. No. [illegible]
Arch. Lic. No. AA26000
Landscape Lic. No. LC26000

CONSTRUCTION MANAGEMENT PLAN
KEY LARGO

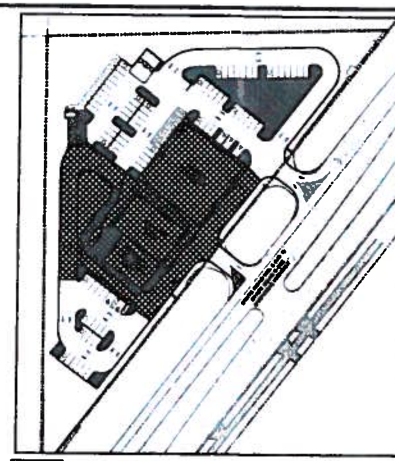
IMC - KEY LARGO
COMMERCIAL CENTER
101050 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-4



BUFFER SCHEDULE

PROPERTY BOUNDARY	# OF LINEAR FEET	BUFFER WIDTH REQ.	LANDSCAPING REQ. BY CODE
NORTH - TYPE 'F'	483'	1/2 40'	
SHADE TREE	[illegible]		24
UNDERSTORY TREE	[illegible]		15
SHRUBS/ GROUND COVER	[illegible]		72
EAST - TYPE 'C'	774'	10'	
SHADE TREE	[illegible]		35
UNDERSTORY TREE	[illegible]		16
SHRUBS/ GROUND COVER	[illegible]		156
WEST - TYPE 'F'	571	1/2 40'	
SHADE TREE	[illegible]		29
UNDERSTORY TREE	[illegible]		17
SHRUBS/ GROUND COVER	[illegible]		56
STREET TREES - US 1	774'		
SHADE TREE	[illegible]		8



AREA NOT INCLUDED IN GROSS PARKING AREA CALCULATIONS

PROPOSED PARKING LANDSCAPE AREA

INTERIOR LANDSCAPE DATA

GROSS PARKING AREA	45,519 S.F.
REQUIRED LANDSCAPE AREA	9,104 S.F. (20%)
PROPOSED LANDSCAPE AREA	11,207 S.F. (24.6%)
INTERIOR TREES REQUIRED	
1 SHADE TREE/1000 S.F.	
45,519 S.F./1000 S.F. =	45.5 INTERIOR TREES REQUIRED
	46 INTERIOR TREES PROPOSED

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
AE	MARLBERRY	ARDISIA ESCALLONIOIDES	6' MIN. HT., 3' MIN. SPRD., MULTISTEM, 6' O.C.	14
BS	GUMBO LIMBO	BURSERA SIMARUBA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	18
CE	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	30
CF	GOLDEN SHOWER TREE	CASSIA FITULA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	13
CG	PINK SHOWER TREE	CASSIA GRADIS	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	3
CO	SATINLEAF	CHRYSOPHYLLUM OLIVIFORME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	62
CR	PITCH APPLE	CLUSIA ROSEA	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	11
CS	GEIGER TREE	CORDIA SEBESTENA	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	4
LL	WILD TAMARIND	LYSILOMA LATISILIQUUM	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	52
PI	YELLOW POINCIANA	PELTOPHORUM INERME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	7
SM	MAHOGANY	SWIETENIA MAHAGONI	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	10
SP	CABBAGE PALM	SABAL PALMETTO	14'-20' C.T., VARY HTS.	9
SHRUBS				
CA	SNOWBERRY	CHIOCOCCA ALBA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	36
HP	FIREBUSH	HAMELIA PATENS VAR. PATENS	24" MIN. HT., 16" MIN. SPRD., 30" O.C.	268
VA	PEARLBERRY	VALLESIA ANTILLANA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	114
GROUNDCOVER				
BF	BULBINE	BULBINE FRUTESCENS	1 GAL., 18" O.C.	-
BH	HELEN JOHNSON BOUGAINVILLEA	BOUGAINVILLEA 'HELEN JOHNSON'	3 GAL., 24" O.C.	-
CG	LITTLE LEAF CLUSIA	CLUSIA GUTTIFERA	3 GAL., 24" MIN. HT., 14" SPRD., 30" O.C.	-
EL	BEACH CREEPER	ERNODEA LITTORALIS	1 GAL., FULL, 18" O.C.	-
JC	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	1 GAL., 18" O.C.	-
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., FULL, 30" O.C.	-
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	3 GAL., 18" MIN. HT., 12" SPRD., 30" O.C.	-
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 14" MIN. HT., 16" SPRD., 30" O.C.	-
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.	
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

2015-163

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A

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		No.	Date	Revision	By
Designed by:	JKW				
Drawn by:	RES				
Checked by:	GRM				
Approved by:	JKW				
Scale:	1"=30'				
Date:	05-12-15				
Job No.:	I3604				
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Plans Prepared By: CPH, Inc.

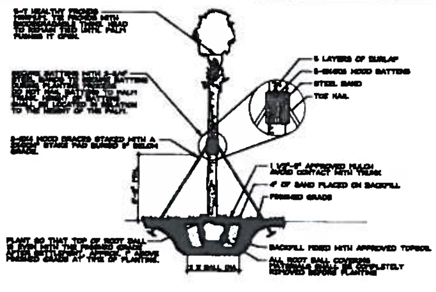
PRELIMINARY LANDSCAPE PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
L-1

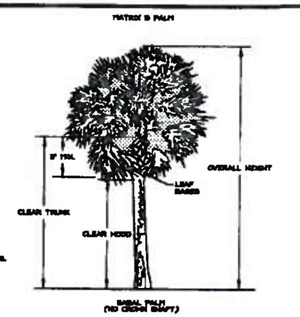
LANDSCAPE NOTES:

[illegible]



PALM STAKING DETAIL

N.T.S.



* ALL PALMS TO HAVE CLEAR HOOD INDICATED ABOVE UNLESS OTHERWISE SPECIFIED.

PALM HEIGHT/TRUNK SPECIFICATIONS

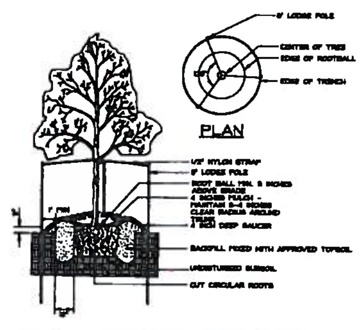
OVERALL HEIGHT(OA):
HIGHEST POINT IN THE CANOPY MEASURED FROM THE SOIL LINE TO THE NATURAL POSITION OF THE LAST FULLY EXPANDED LEAF. UNLESS SPECIFIED DIFFERENTLY, THE TERM HEIGHT, OR HEIGHT MEASUREMENTS SPECIFIED, WILL BE CONSIDERED OVERALL HEIGHT.

CLEAR TRUNK(CT):
A MEASUREMENT FROM THE SOIL LINE TO A POINT IN THE CANOPY WHERE THE TRUNK CALIPER BEGINS TO TAPER ABRUPTLY. ON MANY PALMS, THIS POINT WILL LIE AT THE BASE OF THE PETIOLE OF THE THIRD OR FOURTH YOUNGEST BUT FULLY EXPANDED LEAF.

CLEAR HOOD(CH):
A MEASUREMENT FROM THE SOIL LINE TO THE HIGHEST POINT OF THE TRUNK FREE OF PERSISTENT LEAF BASES. ON PALMS WITH A CROWN SHAFT, THE MEASURE WILL BE FROM THE SOIL LINE TO THE BASE OF THE CROWN SHAFT. IT SHOULD BE NOTED THAT PALMS WITH VERY PERSISTENT LEAF BASES MAY NOT HAVE CLEAR HOOD.

DPI INSPECTION NOTES(REQUIRED)

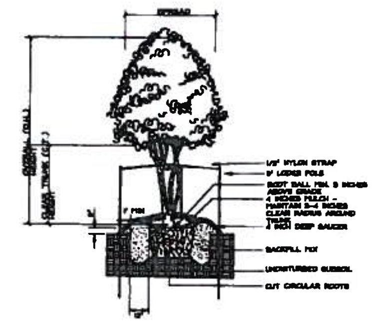
D.P.I. PALM INSPECTION NOTE:
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

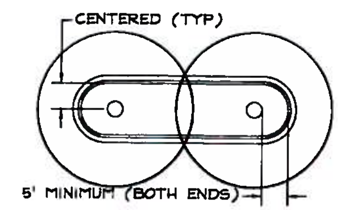
CONTAINER TREE PLANTING DETAIL

N.T.S.



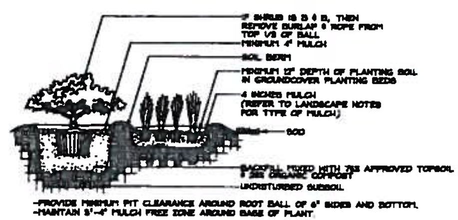
MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

NTS



TYPICAL ISLAND PLANTING

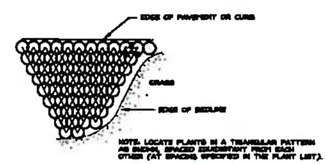
ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

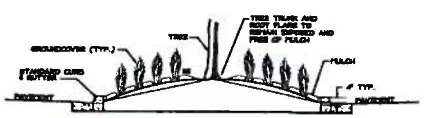
NTS



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

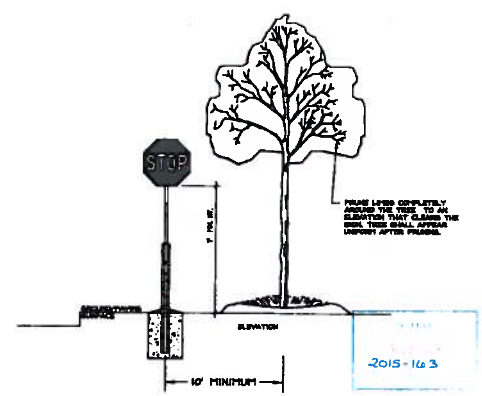
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



TYPICAL LANDSCAPE ISLANDS

NTS



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING @ TYPICAL SIGN

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Designed by:	JKW
Drawn by:	RES
Checked by:	GRM
Approved by:	JKW
Scale:	N/A
Date:	05-12-15
Job No.:	13604

No. | Date | Revision | By

LANDSCAPE NOTES AND DETAILS
KEY LARGO

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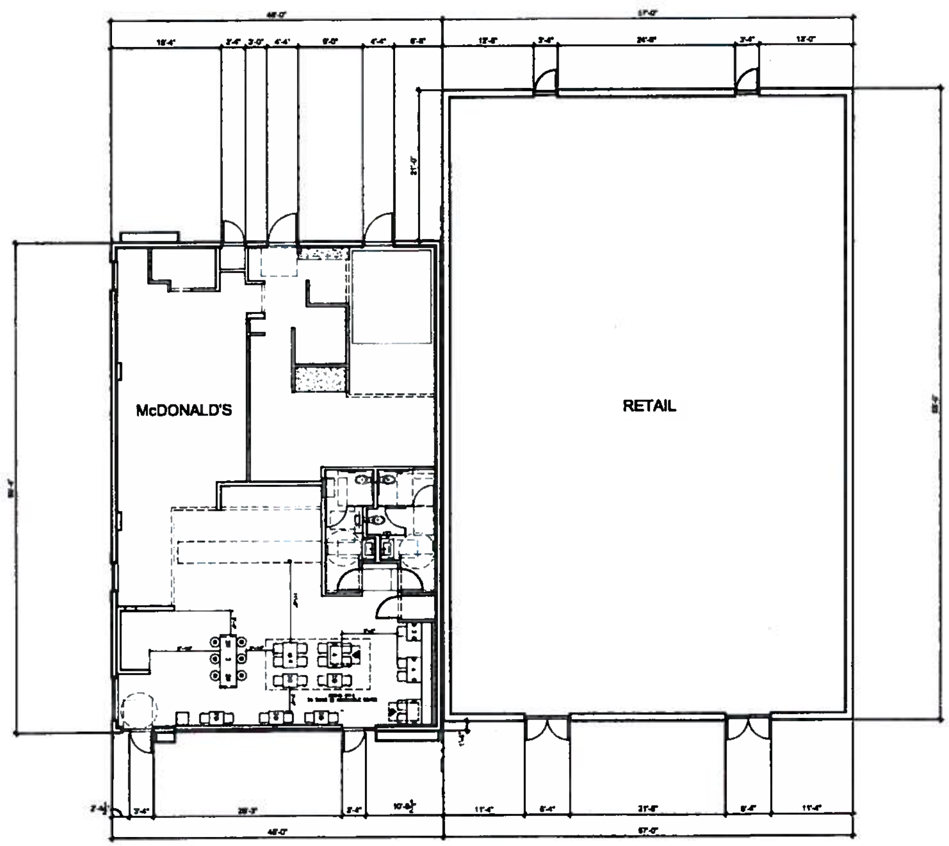
MONROE COUNTY / FLORIDA

Sheet No.

L-2



PROPOSED FLOOR PLAN

1 / A-A1.0

SCALE: 1/8" = 1'-0"

N

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JOHN A BAER, AIA

Plans Prepared by CPH, Inc.

No.	Date	Revision	By

Designed by:	MG
Drawn by:	JEBS
Checked by:	JAB
Approved by:	JAB
Scale:	1/8"=1'2"
Date:	08/20/15
Job No.:	

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PROPOSED FLOOR PLAN
RESTAURANT & RETAIL

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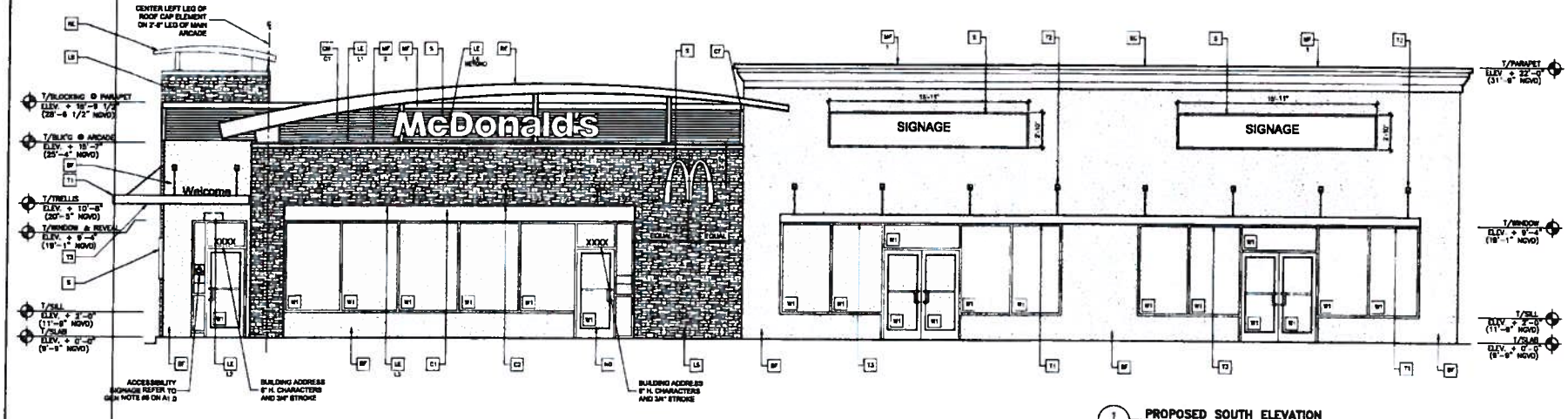
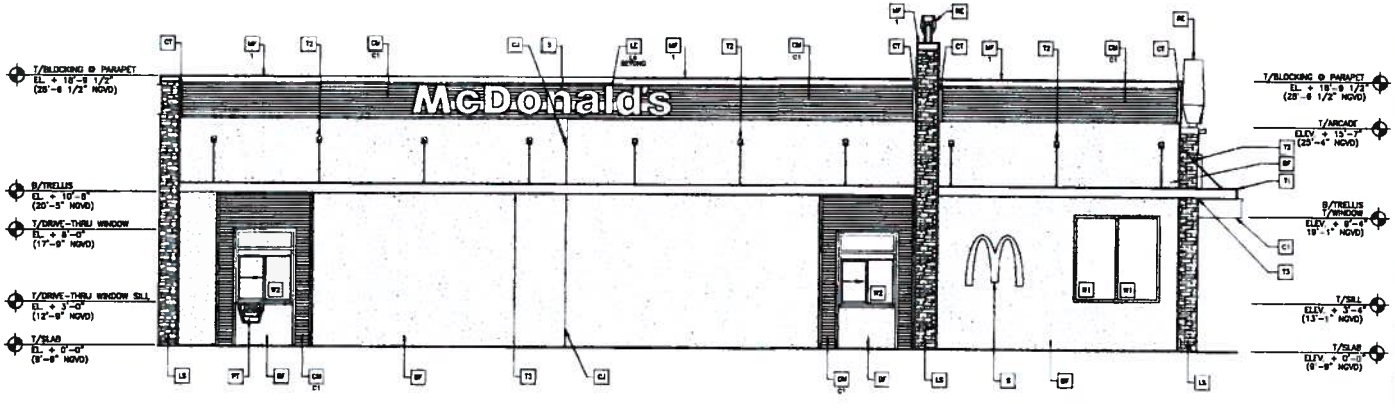
Sheet No.
A-A1.0



1 A-A2.0 **PROPOSED SOUTH ELEVATION**
1/4" = 1'-0"



2 A-A2.0 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- (BF) STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77
- (C1) ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- (C2) ALUMINUM CANOPY TIE-BACK SYSTEM
- (CJ) CONTROL JOINT – SEE DETAIL 7/A4.1
- (CM) .040" CORRUGATED ALUMINUM "E" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- (CT) .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR: CITY-SCAPE
- (D) HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- (FB) CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) OI = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.19) – CONFIRM USE WITH MCD PROJECT MANAGER
- (GR) GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH
- (KB) KNOX BOX, LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 6 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.
- (L) LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE
- (LE) ACCENT LIGHTING – SEE ELECTRICAL L1 – LED LENS: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTEGRAL CANOPY FIXTURE L4 = UP ONLY FIXTURE
- (LS) MCD APPW BLEND LEDGE STONE BY BORAL
- (ML) METAL LETTERING – BY OTHERS
- (MF) ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4 TYPE 1 = PRE-FAB ANCHOR TYPE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA
- (PB) PIPE BOLLARD – PAINTED YELLOW
- (PT) (RMHC) COIN COLLECTOR @ (WPT DT2000 CMU CALL 1-888-743-7435 TO ORDER
- (RE) ROOF CAP ELEMENT BY OTHERS
- (RD) ALUMINUM RAIN DIVERTER – PAINTED
- (RO) ROOF OVERFLOW DRAIN PIPE, PAINT TO MATCH SURROUNDING MATERIAL
- (S) McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- (SC) STUCCO CORNICE TRIM, COLOR: WHITE
- (T1) ALUMINUM TRELLIS SYSTEM
- (T2) TRELLIS TIE-BACK SYSTEM
- (T3) ALUMINUM TRELLIS 2" X 6" WALL FASCIA SYSTEM
- (W1) EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES SHEET A5.0
- (W2) DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE
  - SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

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No.	Revision	Date	By
1			
2			
3			
4			
5			

Designed by: MG
Drawn by: JESS
Checked by: JAB
Approved by: JAB
Scale: 1/4"=1'-0"
Date: 09/29/15
Job No.: 13804
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CPH, Inc.

PROPOSED SOUTH & WEST ELEVATIONS
RESTAURANT & RETAIL

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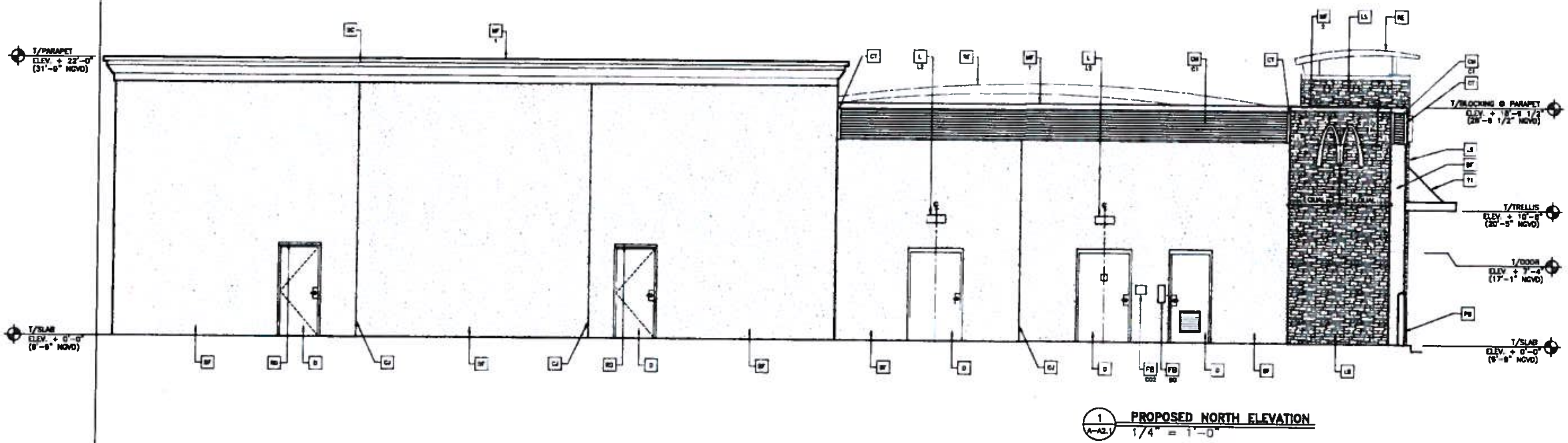
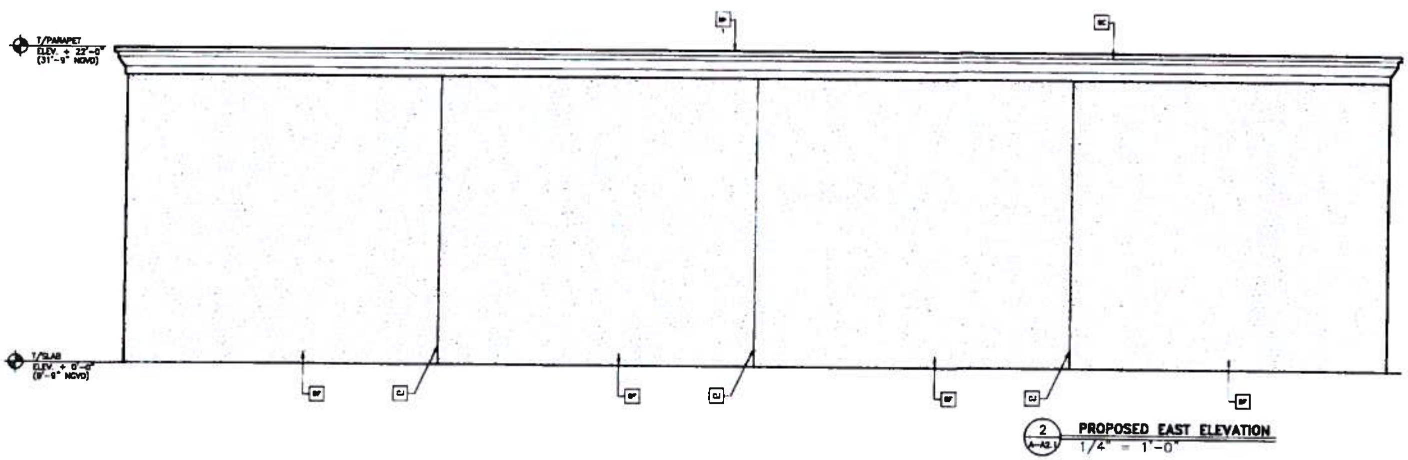
MONROE COUNTY / FLORIDA

Sheet No.
A-A2.0



1 (A-A2.1) **PROPOSED NORTH ELEVATION**
1/4" = 1'-0"



2 (A-A2.1) **PROPOSED EAST ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- [BF] STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77
- [C1] ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- [C2] ALUMINUM CANOPY TIE-BACK SYSTEM
- [CJ] CONTROL JOINT – SEE DETAIL 7/A4.1
- [CM] .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- [CT] .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR CITY-SCAPE
- [D] HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- [FB] CO2 = BULK CO2 FILL BOX (EDPM SCHEDULE ITEM 48.00) BO = BULK OIL FILL BOX (EDPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- [GR] GUARD RAIL – SEE SITE PLAN FOR EXACT LOCATION AND LENGTH
- [KB] KNOX BOX. LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.
- [L] LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE
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- [ML] METAL LETTERING – BY OTHERS
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- [RD] ALUMINUM RAIN DIVERTER – PAINTED
- [RO] ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL
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- [SC] STUCCO CORNICE TRIM. COLOR: WHITE
- [T1] ALUMINUM TRELLIS SYSTEM
- [T2] TRELLIS TIE-BACK SYSTEM
- [T3] ALUMINUM TRELLIS 2" X 6" WALL FASCIA SYSTEM
- [W1] EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES SHEET A5.0
- [W2] DRIVE-THRU WINDOW BY READY ACCESS, 800 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE
  - SLIDE DIRECTION RL = RIGHT TO LEFT LR = LEFT TO RIGHT

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JOHN A BAER, AIA

No.	Date	Revision	By

Designed by:	MG
Drawn by:	JESS
Checked by:	JAB
Approved by:	JAB
Scale:	1/4"=1'2"
Date:	08/20/15
Job No.:	13604
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PROPOSED NORTH & EAST ELEVATIONS
RESTAURANT & RETAIL

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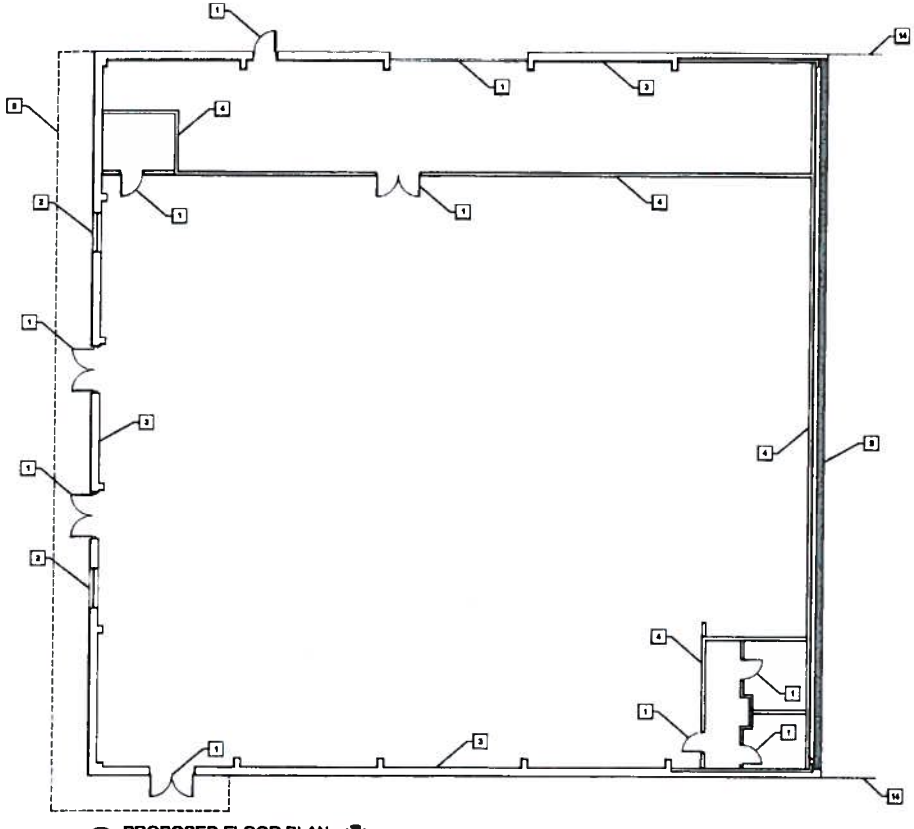
Sheet No.
A-A2.1



1 / B-A1.0 PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"

N

GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPMENT ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK, BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND [illegible] AIR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEMS) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.

KEY NOTES

1	EXISTING DOOR (TYP. U.N.O.)
2	EXISTING WINDOW
3	EXISTING EXTERIOR WALL
4	EXISTING INTERIOR WALL
5	NEW EXTERIOR WALL
6	EXISTING METAL PANELS
7	EXISTING METAL ROOF
8	NEW METAL CANOPY
9	NEW STUCCO SIDING
10	NEW EIFS CORNICE
11	NEW METAL CAP
12	AREA OF EXTERIOR SIGNAGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
13	NEW COLLECTOR BOX & DOWNSPOUT
14	PORTION OF EXISTING BUILDING TO BE REMOVED

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No.	Revision	Date	By
1			
2			
3			
4			
5			

Designed by: LLLL
Drawn by: LLLL
Checked by: LLLL
Approved by: LLLL
Scale: 1/8"=1'-0"
Date: 08/20/15
Job No.: 03604

Plans Prepared By:
CPH, Inc.
[illegible]
Reg. C.O.A. No. [illegible]
Reg. L.B. No. [illegible]
Arch. Lic. No. [illegible]
Landscape Lic. No. [illegible]

ROPOSED FLOOR PLAN
DOLLAR TREE

IMC - KEY LARGO
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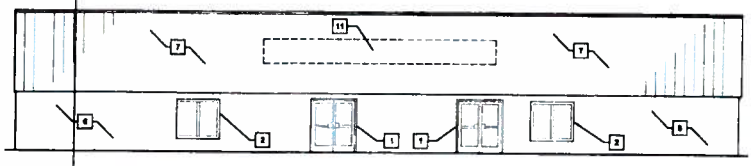
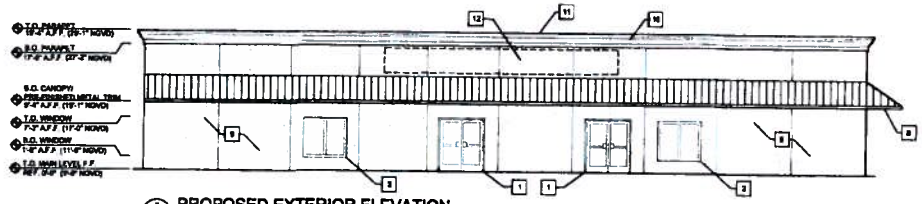
MONROE COUNTY / FLORIDA

2015-163

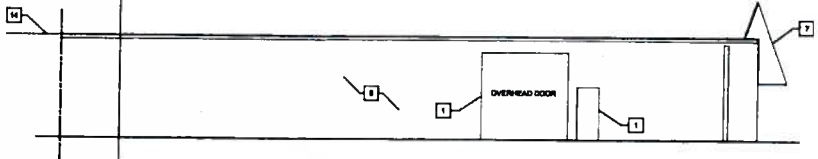
Sheet No.
B-A1.0



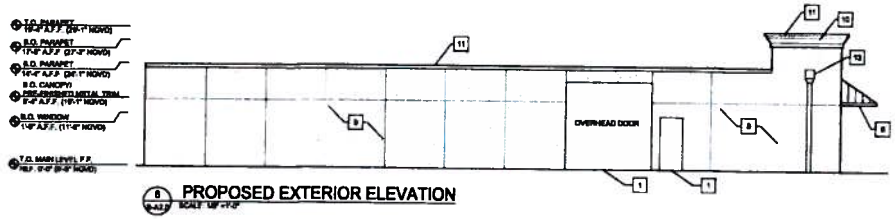
1 EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



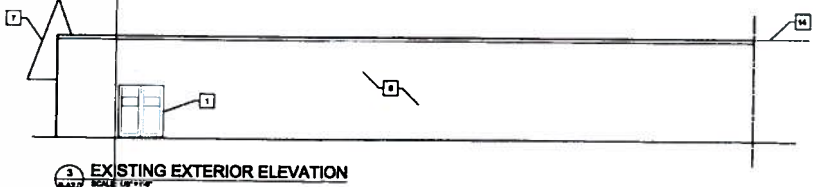
8 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



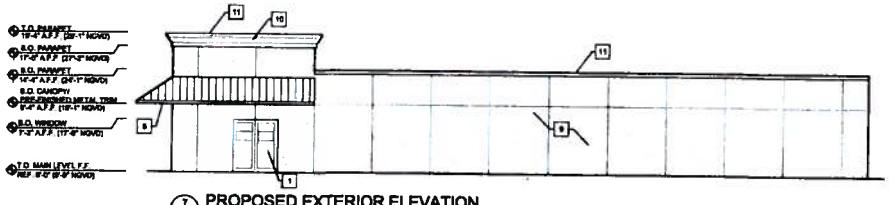
2 EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



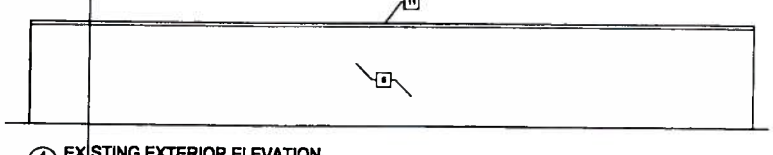
8 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



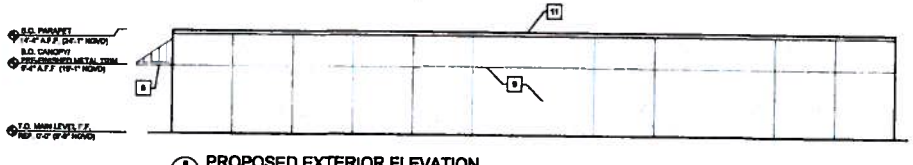
3 EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



7 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



4 EXISTING EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"



8 PROPOSED EXTERIOR ELEVATION
SCALE: 1/8"=1'-0"

SEE SHEET B-A1.0 FOR KEY NOTES

COLORS
BUILDING
BENJAMIN MOORE
ALEXANDRIA BEIGE
HC-77

CORNICE
BENJAMIN MOORE
SNOW WHITE
BM-2122-70

METAL CANOPY
ANODIZED ALUMINUM

2015-163

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No.	Date	By	Revisions
1			
2			
3			
4			
5			
6			

Designed by: LLLL
Drawn by: LLLL
Checked by: LLLL
Approved by: LLLL
Scale: 1/8"=1'-0"
Date: 09/23/2015
Job No.: DB04
@ 24x36

Plans Prepared By
CPH, Inc.
1065 SW 1st St.
Miami, FL 33135
Ph: 305.374.4868
Licenses
Reg. C.O.A. No. 3215
Reg. Lic. No. AA26002
Arch. Lic. No. AR93888
Landscape Lic. No. LC0000258

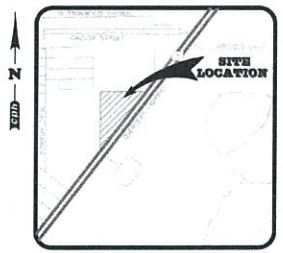
EXISTING & PROPOSED ELEVATIONS
DOLLAR TREE

IMC - KEY LARGO
COMMERCIAL CENTER
101/99 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
B-A2.0

MAJOR CONDITIONAL USE PERMIT PLANS
FOR
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.

ADDRESS: 101000 OVERSEAS HIGHWAY (US 1)
KEY LARGO, FLORIDA



KEY LARGO, FLORIDA
MONROE COUNTY
SECTION 28 , TOWNSHIP 61 SOUTH, RANGE 39 EAST
LOCATION MAP
SCALE: 1" = 50'

INDEX OF SHEETS

C-1	COVER SHEET
1 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
2 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
3 OF 3	BOUNDARY & TOPOGRAPHIC SURVEY
C-2	CONCEPTUAL SITE PLAN
C-3	STORMWATER/ SURFACE WATER MANAGEMENT PLAN
C-4	CONSTRUCTION MANAGEMENT PLAN
L-1	PRELIMINARY LANDSCAPE PLAN
L-2	LANDSCAPE NOTES AND DETAILS
A-A1.0	PROPOSED FLOOR PLAN RESTAURANT & RETAIL
A-A2.0	PROPOSED SOUTH & WEST ELEVATIONS RESTAURANT & RETAIL
A-A2.1	PROPOSED NORTH & EAST ELEVATIONS RESTAURANT & RETAIL
B-A1.0	PROPOSED FLOOR PLAN DOLLAR TREE
B-A2.0	EXISTING & PROPOSED ELEVATIONS DOLLAR TREE

DEVELOPER
IMC PROPERTY MANAGEMENT & MAINTENANCE, INC.
696 N.E. 125TH STREET
NORTH MIAMI, FL 33161
PHONE: (305) 893-9955
FAX: (305) 899-9060
ATTN: KEITH M. SHORT

ENGINEER
CPH, INC.
1992 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305) 274-4807
ATTN: CHRIS COLLINS, P.E.

ARCHITECT
CPH, INC.
1992 SW 1ST STREET
MIAMI, FLORIDA 33135
PHONE: (305) 274-4805
FAX: (305) 274-4807
ATTN: I. ILKER UZUN, A.I.A. N.C.A.R.B., LEED. AP. BD+C.

LANDSCAPE ARCHITECT
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATT: JAMES K. WINTER, R.L.A., C.L.A.R.B.

SURVEYOR
CPH, INC.
500 WEST FULTON STREET
SANFORD, FLORIDA 32771
(407) 322-6841
ATTN. THOMAS J. GALLOWAY, P.S.M.

LEGAL DESCRIPTION: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 405-150.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, ISLAMORADA, FLORIDA 33036. UNDER JOB 667-73-0650 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS

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2015-163
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CHRISTOPHER J. COLLINS, P.E. No. 73919 STATE OF FLORIDA
AUG 31 '15

No.	Date	Revision	By
1	09-20-15	13604	

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: N/A
Date: 09-20-15
Job No.: 13604
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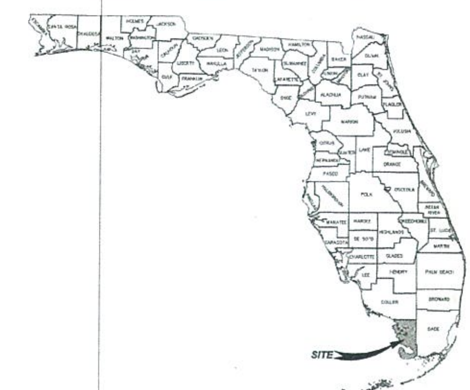
Plans Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26009926
Landscp. Lic. No. LC0000296

COVER SHEET

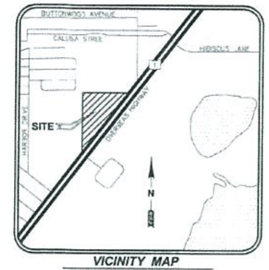
IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY (US 1)
MONROE COUNTY / FLORIDA

Sheet No.
C-1

J:\2013\Civil\Dwg\Design\13604 C-1 COVER SHEET.dwg Aug 20, 2015 - 1:07pm altorres



BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE

Legal Description: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 400-160.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, ISLAMORADA, FLORIDA 33036, UNDER JOB 887-73-0950 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS.

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT AS RECORDED IN PLAT BOOK 1, PAGE(S) 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. **(BLANKET IN NATURE – AFFECTS SUBJECT PARCEL)**
8. OWNER'S ACKNOWLEDGEMENT OF FIRE WELL RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 77, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. **(AS TO FIRE WELLS SHOWN ON BOUNDARY – AFFECTS SUBJECT PARCEL)**
9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
10. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF FIRST BANK OF MIAMI, A FLORIDA BANKING CORPORATION, DATED FEBRUARY 27, 2013 AND RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1473, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF $1,500,000.00. **(LEASE AGREEMENT – AFFECTS SUBJECT PARCEL)**
11. UCC- I FINANCING STATEMENT RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1492, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Survey Notes:

1. "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."
2. "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."
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND MATCHED TO FDOT BENCHMARK #PNC 101.0 PROVIDED BY FDOT FINANCIAL PROJECT ID NO. 419846-2-52-01 DATED 4/8/13 HAVING AN ELEVATION OF 10.32.

   SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 3/25/15; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS PER OWNER'S POLICY NO. OF6-4078272, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. 1) PER ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03 AS BEING N 37°22'34" E AS SHOWN ON SAID BOUNDARY SURVEY.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 125129-0931-K MAP REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND LIES IN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1'/10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10, TOPCON PS-103A ROBOTIC TOTAL STATION AND A TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OF6-4078272, EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M. AND WAS PROVIDED BY THE CLIENT.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON, OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	ACTUAL
A/C	AIR CONDITIONER
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ADA	AMERICANS WITH DISABILITIES ACT
ALTA	AMERICAN LAND TITLE ASSOCIATION
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
AVE	AVENUE
AVG	AVERAGE
(BB)	BEARING BASIS
BFP	BACK FLOW PREVENTER
BLK	BLOCK
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BOC	BACK OF CURB
BOW	BACK OF WALK
BSL	BUILDING SETBACK LINE
BWF	BARBED WIRE FENCE
C-X	DENOTES SHEET NUMBERING FOR ENGINEERING PLANS
(C)	CALCULATED
C	CHORD
CATV	CABLE TELEVISION RISER
CB	CHORD BEARING
CBS	CONCRETE BLOCK STRUCTURE
C.C.R.	CERTIFIED CORNER RECORD
C&G	CURB & GUTTER
CI	CATCH INLET
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
COR	CORNER
CRPP	CORRUGATED PLASTIC PIPE
CUE	COUNTY UTILITY EASEMENT
CWS	CROSSWALK SIGNAL
Δ	DELTA
(D)	DESCRIPTION
DB	DEED BOOK
DBH	DIAMETER AT BREAST HEIGHT IN INCHES
DE	DRAINAGE EASEMENT
DEPT	DEPARTMENT
DIP	DUCTILE IRON PIPE
DR	DRIVE
D/U	DRAINAGE AND UTILITY EASEMENT
(E)	ENGINEERING PLAN
EJB	ELECTRIC JUNCTION BOX
EL	UNDERGROUND ELECTRICAL LINES
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPTICAL
EOI	END OF INFORMATION
EOP	EDGE OF PAVEMENT
FB	FIELD BOOK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FF	FINISH FLOOR
FGI	FLAT GRATE INLET
FGLP	FIBERGLASS LIGHT POLE
FHYD	FIRE HYDRANT
FM	FORCE MAIN
FND	FOUND
FP&L	FLORIDA POWER AND LIGHT
(G)	GRID (STATE PLANE)
GL	UNDERGROUND GAS LINES
GOV'T	GOVERNMENT
GPR	GROUND PENETRATING RADAR
GTMH	GREASE TRAP MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HWF	HOG WIRE FENCE
ID	IDENTIFICATION
ICV	IRRIGATION CONTROL VALVE
INFO	INFORMATION
INV	INVERT
IP	IRON PIPE
IP&C	IRON PIPE & CAP
IR	IRON ROD
IR&C	IRON REBAR & CAP
IRR	IRRIGATION
L	ARC LENGTH
LB#	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
(M)	MEASURED
MB	MAP BOOK
MBX	MAILBOX

MES	MITERED END SECTION
MH	MAN-HOLE
MLP	METAL LIGHT POLE
MPH	MILES PER HOUR
MPP	METAL POWER POLE
N/A	NOT APPLICABLE
NAVD	NORTH AMERICAN VERTICAL DATUM
NAD	NORTH AMERICAN DATUM
NG	NATURAL GROUND
NGS	NATIONAL GEODETIC SURVEY
NGVD	NATIONAL GEODETIC VERTICAL DATUM
N & D	NAIL AND DISK
NO.	NUMBER
NR	NON-RADIAL
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
NT	NON-TANGENT
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
ORB	OFFICIAL RECORDS BOOK
OR	OFFICIAL RECORDS
OUL	OVERHEAD UTILITY LINES
OTL	OVERHEAD TRAFFIC LINES
(P)	PLAT
PB	PLAT BOOK
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PFF	PROPOSED FINISHED FLOOR
PG	PAGE
PGS	PAGES
PI	POINT OF INTERSECTION
PK	PARKER KAYLON
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
R39E	RANGE 39 EAST
R	RADIUS
RAD	RADIAL
RCP	REINFORCED CONCRETE PIPE
REC	RECOVERED
REV	REVISION
RP	RADIUS POINT
R/W	RIGHT-OF-WAY
RLS	REGISTERED LAND SURVEYOR
RP	RADIUS POINT
RWL	UNDERGROUND RECLAIM WATER LINE
RWM	RECLAIMED WATER METER
SE	SPECIAL EASEMENT
SEC 28	SECTION 28
SMH	SANITARY SEWER MANHOLE
(SP)	STATE PLANE
SQ	SQUARE
SQ FT	SQUARE FEET
ST	STREET
STMH	STORM DRAINAGE MANHOLE
S/W	SIDEWALK
TB	TANGENT BEARING
T61S	TOWNSHIP 61 SOUTH
TELE	TELEPHONE
TL	OVERHEAD TRAFFIC SIGNAL LINES
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TR	TELEPHONE RISER
TRANS	TRANSFORMER PAD
TSB	TRAFFIC SIGNAL BOX
TSSP	TRAFFIC SIGNAL SUPPORT POLE
TVL	UNDERGROUND CABLE TV LINES
(TYP)	TYPICAL
UE	UTILITY EASEMENT
UNK	UNKNOWN
UTL	UNDERGROUND TELEPHONE LINES
W/	WITH
WL	UNDERGROUND WATER LINE
WLP	WOOD LIGHT POLE
WM	WATER METER
WP	WORK PROGRAM
WPF	WOOD POST FENCE
WPP	WOOD POWER POLE
WV	WATER VALVE

Line Legend:
NOT TO SCALE

- 1 FOOT CONTOURS
- 5 FOOT CONTOURS
- ADJOINER PROPERTY LINES
- BARBED WIRE FENCE
- BROKEN LINE
- BURIED CABLE
- BURIED CABLE TELEVISION
- BURIED ELECTRIC
- BURIED FIBER OPTICS
- BURIED GAS
- BURIED RECLAIMED WATER LINE
- BURIED SANITARY LINES
- BURIED SANITARY SEWER FORCE MAIN LINE
- BURIED TRAFFIC CONTROL
- BURIED TELEPHONE LINE
- BURIED WATER LINES
- CENTER LINE R/W
- CHAIN LINK FENCE
- EASEMENT LINES (EXISTING)
- EASEMENT LINES (PROPOSED)
- EDGE OF WATER LINES
- EXISTING DRAINAGE PIPES
- EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
- FIRE WATER MAIN LINES
- HOT WATER SUPPLY LINES
- IRRIGATION LINES
- OVERHEAD TRAFFIC LINES
- OVERHEAD UTILITY LINES
- RAILROAD TRACKS
- RIGHT-OF-WAY LINES
- SECTION LINES
- STONE WALL LINES
- TOP OF BANK LINES
- TOE OF SLOPE LINES
- TREE LINES
- TRAVERSE LINES
- UNKNOWN BURIED LINES
- SILT FENCE
- WOOD FENCE
- WETLAND LINE

Symbol Legend:
NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CONCRETE
- CLEAN OUT
- CONCRETE MITERED END SECTION
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GREASE TRAP MANHOLE
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- CONCRETE LIGHT POLE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PULL BOX (AS NOTED)
- PARKING SPACES (2)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SCHEDULE B ITEM NUMBER (8)
- GROUND LIGHT
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONE CABLE RISER
- TELEPHONE MANHOLE
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- WATER METER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- UNKNOWN MANHOLE
- CONCRETE PAVERS
- DETECTABLE WARNING AREA
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- UNKNOWN RISER
- VENT (AS NOTED)
- WIRE HEIGHTS (SEE CHART)
- CROSSWALK SIGNAL POLE

Sign Legend:
NOT TO SCALE

(R1)	ROW NUMBER SIGN
(B)	BUS STOP SIGN
(DE)	DEAD END SIGN
(DNE)	DO NOT ENTER SIGN (R5-1)
(HC)	HANDICAP SIGN
(KR)	KEEP RIGHT SIGN
(LTO)	LEFT TURN ONLY
(ME)	MEDIAN SIGN
(ND)	NO DUMPING SIGN
(NL)	NO LEFT TURN SIGN (R3-2)
(NLI)	NO LITTERING SIGN
(FL)	NO PARKING FIRE LANE SIGN
(NOR)	NO RIGHT TURN SIGN (R3-1)
(NOT)	NO TRUCKS (R5-2)
(NP)	NO PARKING SIGN
(1W)	ONE WAY SIGN (R6-2)
(PE)	PEDESTRIAN CROSSING SIGN
(RTO)	RIGHT TURN ONLY
(SL)	SPEED LIMIT SIGN
(ST)	STOP SIGN (R1-1)
(SS)	STREET SIGN
(TZ)	TOW AWAY ZONE SIGN
(TE)	TRUCK ENTRANCE SIGN
(U)	UNKNOWN SIGN
(WL)	WEIGHT LIMIT SIGN
(WW)	WRONG WAY SIGN
(Y)	YIELD SIGN

NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

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Index of Sheets

1 ALTA/ACSM LAND TITLE SURVEY (COVER SHEET)
2 ALTA/ACSM LAND TITLE SURVEY (BOUNDARY SURVEY)
3 ALTA/ACSM LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Reference Material

1) FDOT MAP SECTION 90060 DATED 03-02.
2) ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03.
3) MODEL LAND COMPANY, PLAT PB 1, PG 68 (4 PAGES).

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING   L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION   Arch. = ARCHITECTURAL
Landsp. = LANDSCAPE   N/A = NOT APPLICABLE   Lic. = LICENSED
No. = NUMBER   P.O. = POST OFFICE   © = COPYRIGHT

Surveyor's Certification:

Certified to: KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey 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 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13-16, 18 and 19 of Table A thereof. The field work was completed on March 25, 2015.

Also

I hereby certify that the attached "ALTA/ACSM Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on March 25, 2015. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: [signature] JUL 21 2015
Thomas J. Gurkey
Professional Surveyor and Mapper
Florida Registration No. 6543

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No.	Date	Revision	By

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	N/A
Date:	3/25/15
Job No.:	13604
File: 13604.dwg	© 2015

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
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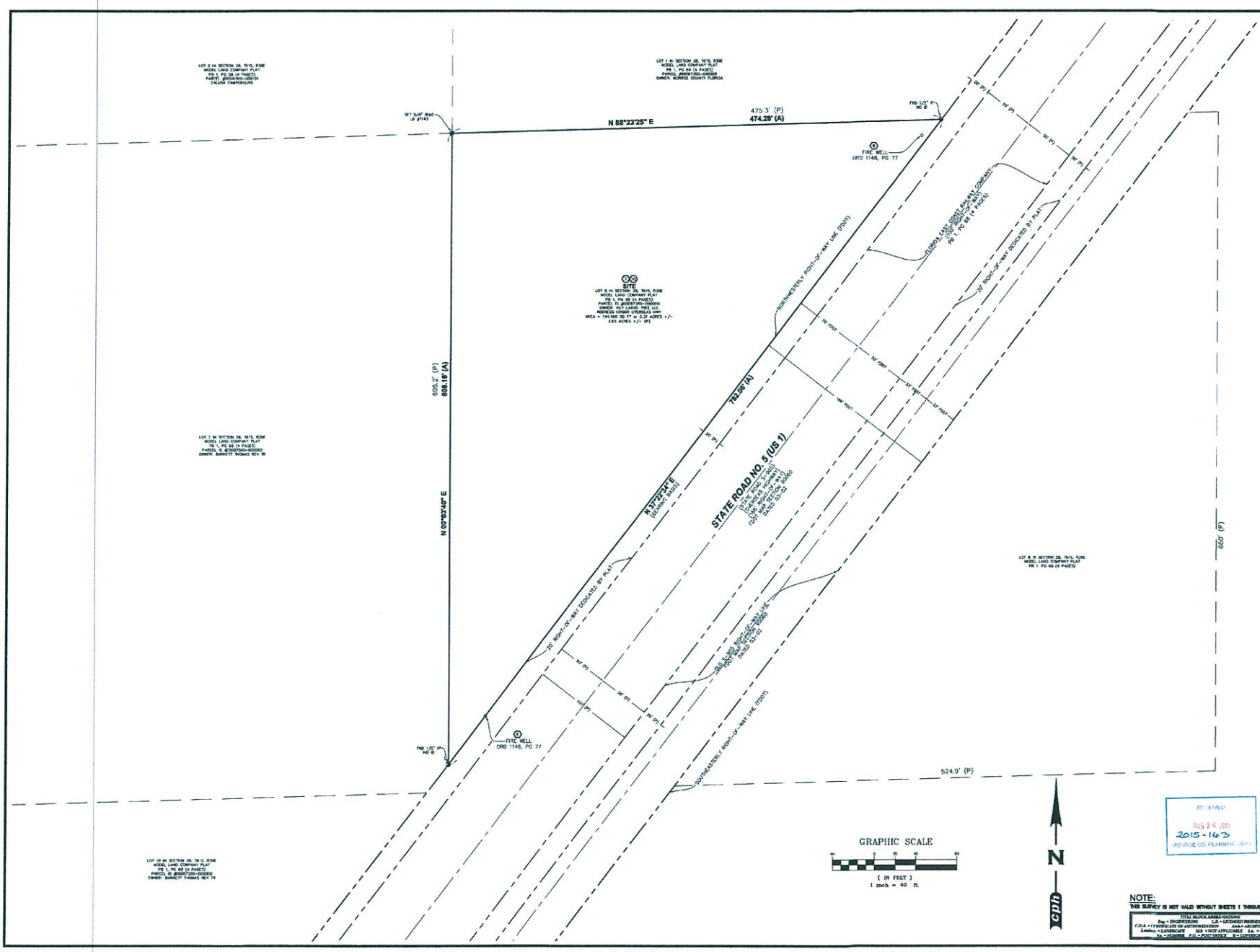
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 1 of 3



NOTE:
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Landscp. = LANDSCAPE N/A. = NOT APPLICABLE Lic. = LICENSED
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No.	Date	Revision	By
1			
2			
3			
4			
5			

Field Crew: L.S.
Drawn by: J.A.B.
Checked by: R.L.R.
Approved by: T.J.G.
Scale: 1"=40'
Date: 3/25/15
Job No.: 13604
File: 13604.dwg
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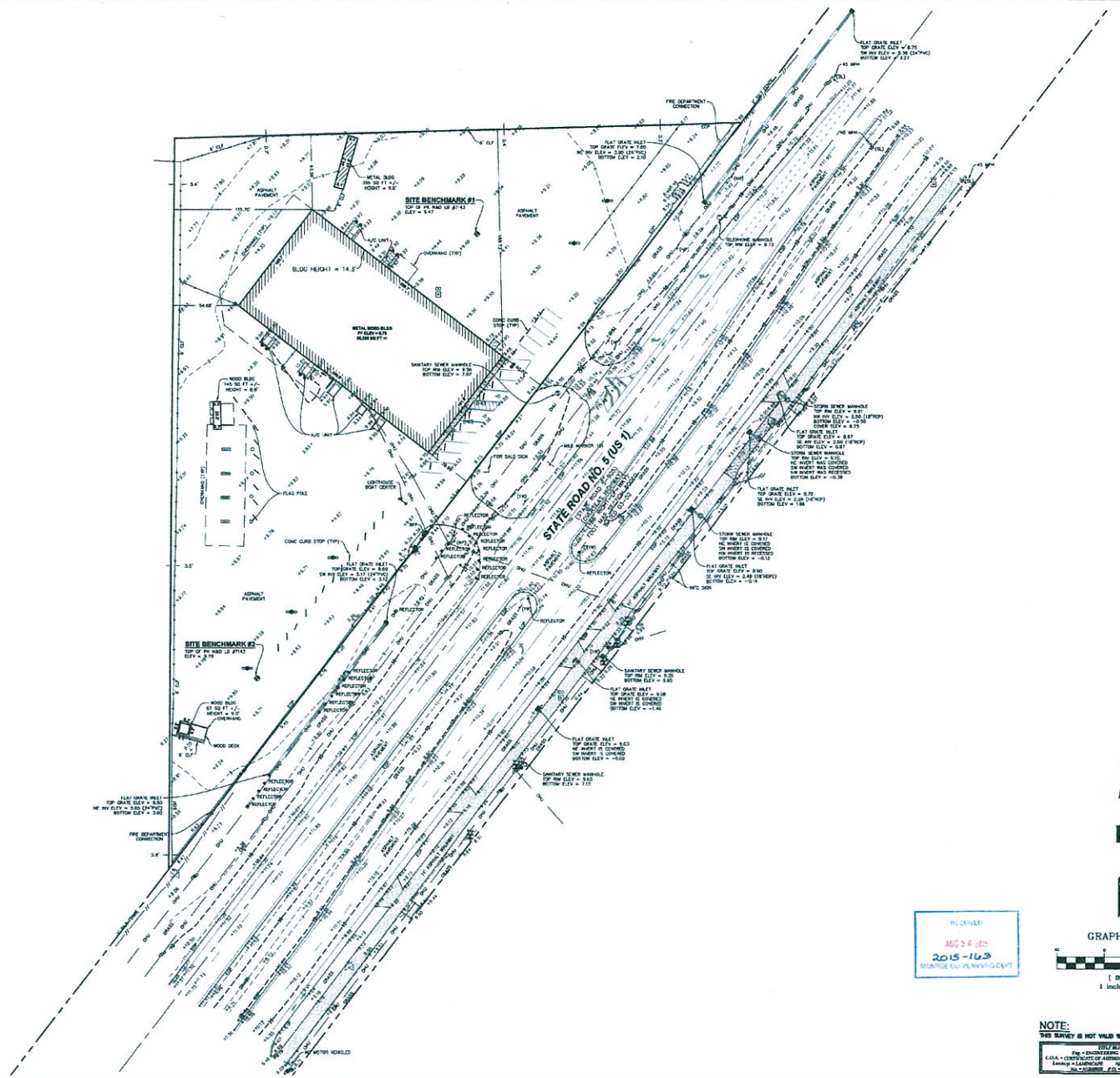
BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
2
of 3



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Field Crew: L.S.
Drawn by: J.A.B.
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Scale: 1"=40'
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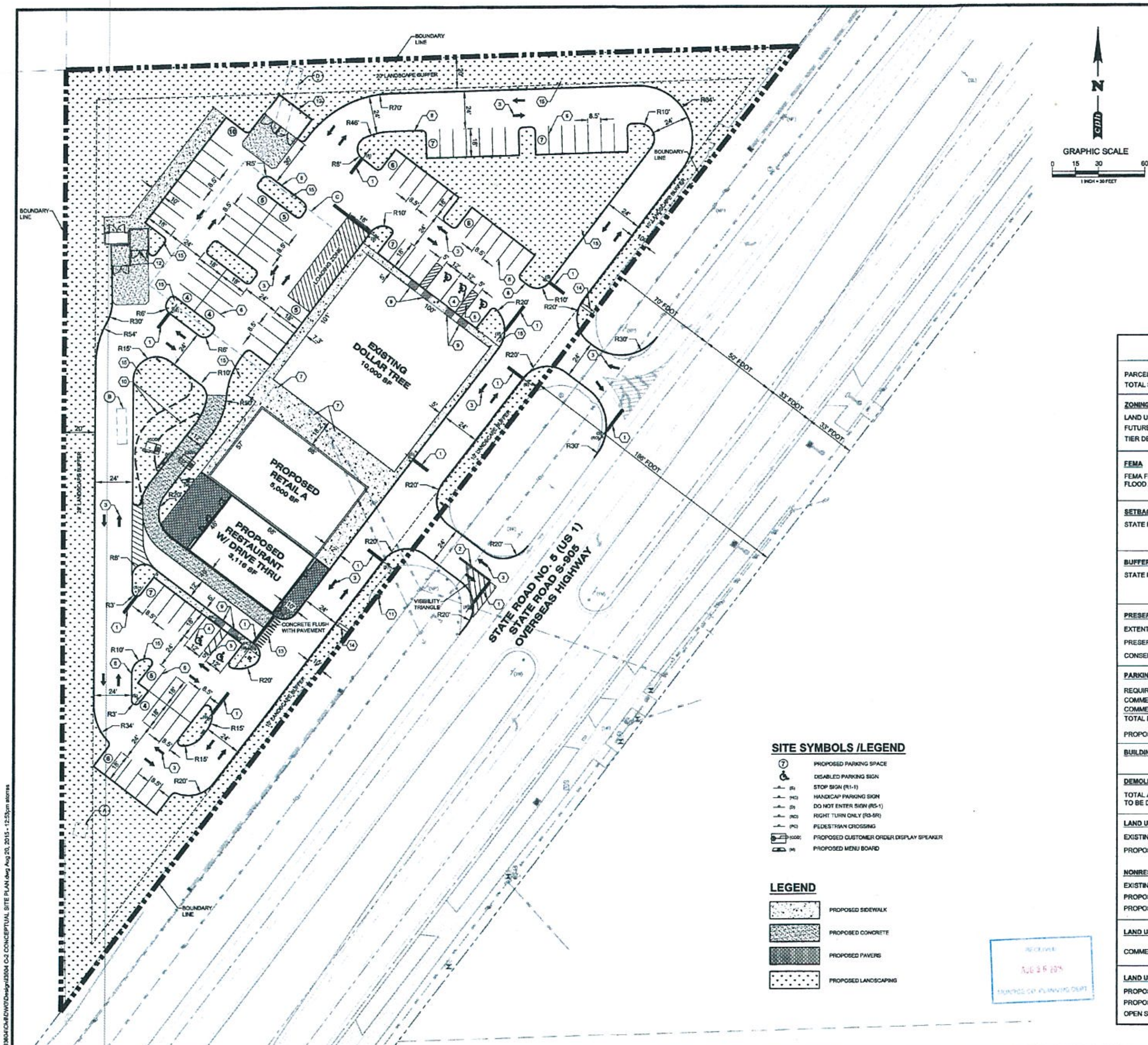
BOUNDARY & TOPOGRAPHIC SURVEY
ALSO KNOWN AS
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 09-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
3
of 3



SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR. (TYP.)
2. 6" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 5' WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-G)
10. POTENTIAL FUTURE 2nd DRIVE-THRU LANE.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 3' O.C. PER FDOT INDEX # 17346
14. FREE STANDING SIGN. (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)

- (A) WOOD BUILDING (8.2'x8.2') TO BE DEMOLISHED (67 S.F.)
- (B) WOOD BUILDING (6.3'x23.2') TO BE DEMOLISHED (145 S.F.)
- (C) PORTION OF CASTING BUILDING (100.7'x100.7') TO BE DEMOLISHED (10,239 S.F.)
- (D) METAL BUILDING (8.1'x44.2') TO BE DEMOLISHED (358 S.F.)

SITE DATA

PARCEL IDENTIFICATION NUMBER	00087350.000000	
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 40' REAR YARD: 88' SIDE YARD: 126'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	57	
PROPOSED PARKING	88	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,807 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,000 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	BLDG. SIZE	PROP. FAR	MAX. FAR ALLOWED
COMMERCIAL (HIGH-INTENSITY)	18,116 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,456 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

2015-163

SITE SYMBOLS /LEGEND

- (7) PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- (S) STOP SIGN (R1-1)
- (HC) HANDICAP PARKING SIGN
- (D) DO NOT ENTER SIGN (R5-1)
- (RO) RIGHT TURN ONLY (R3-5R)
- (PC) PEDESTRIAN CROSSING
- (COD) PROPOSED CUSTOMER ORDER DISPLAY SPEAKER
- (M) PROPOSED MENU BOARD

LEGEND

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED LANDSCAPING

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CHRISTOPHER COLLINS, P.E. REG.# 73819

		No.	Date	Revision	By
Designed by:	C.P.C.				
Drawn by:	A.T.S.				
Checked by:	C.P.S.				
Approved by:	C.P.S.				
Scale:	1"=20'				
Date:	08-20-15				
Job No.:	I3604				

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Plans Prepared By:
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500 West Fulton St.
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Licenses:
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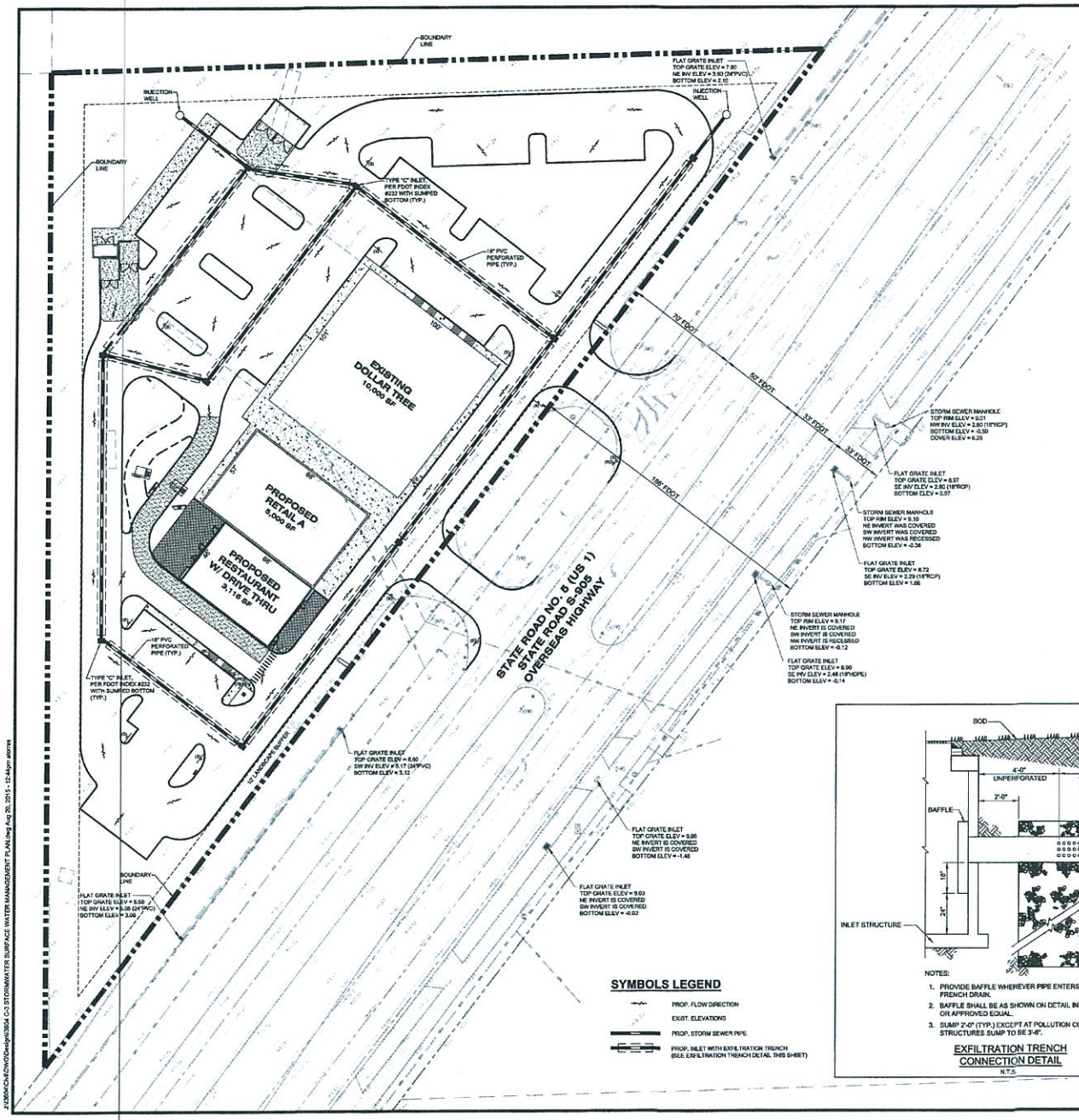
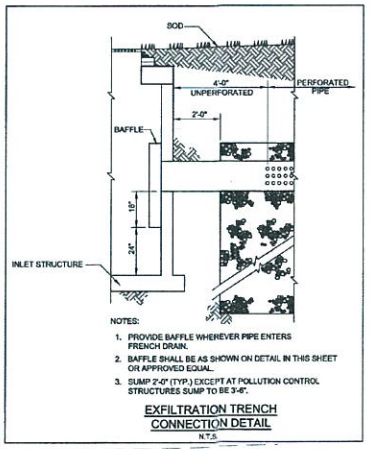
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Lndscp. Lic. No. LC0000298

CONCEPTUAL SITE PLAN
KEY LARGO

IMC - KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2

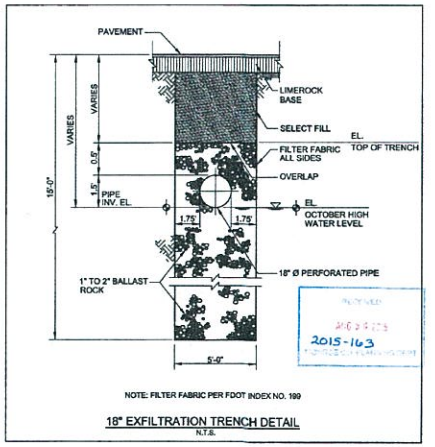




NOTES:

1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

EXFILTRATION TRENCH CONNECTION DETAIL
N.T.S.



NOTE: FILTER FABRIC PER FDOT INDEX NO. 199

18" EXFILTRATION TRENCH DETAIL
N.T.S.

2015-163

J:\2004\CAD\DWG\Design\2004 C-3 STORMWATER SURFACE WATER MANAGEMENT PLAN.dwg Aug 20, 2015 - 12:44pm atorres

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CHRIS CHRISTOPHER MILLER, P.E. No. 73819 STATE OF FLORIDA PROFESSIONAL ENGINEER
REG # 73819
AUG 2 7 2015

No.	Date	Revision	By
1			
2			
3			
4			
5			

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: 1"=20'
Date: 08-20-15
Job No.: 13604
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Survey L.B. No. 7143
Arch. Lic. No. AA26000626
Landscp. Lic. No. LC0000286

STORMWATER/ SURFACE WATER MANAGEMENT PLAN

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COMMERCIAL CENTER
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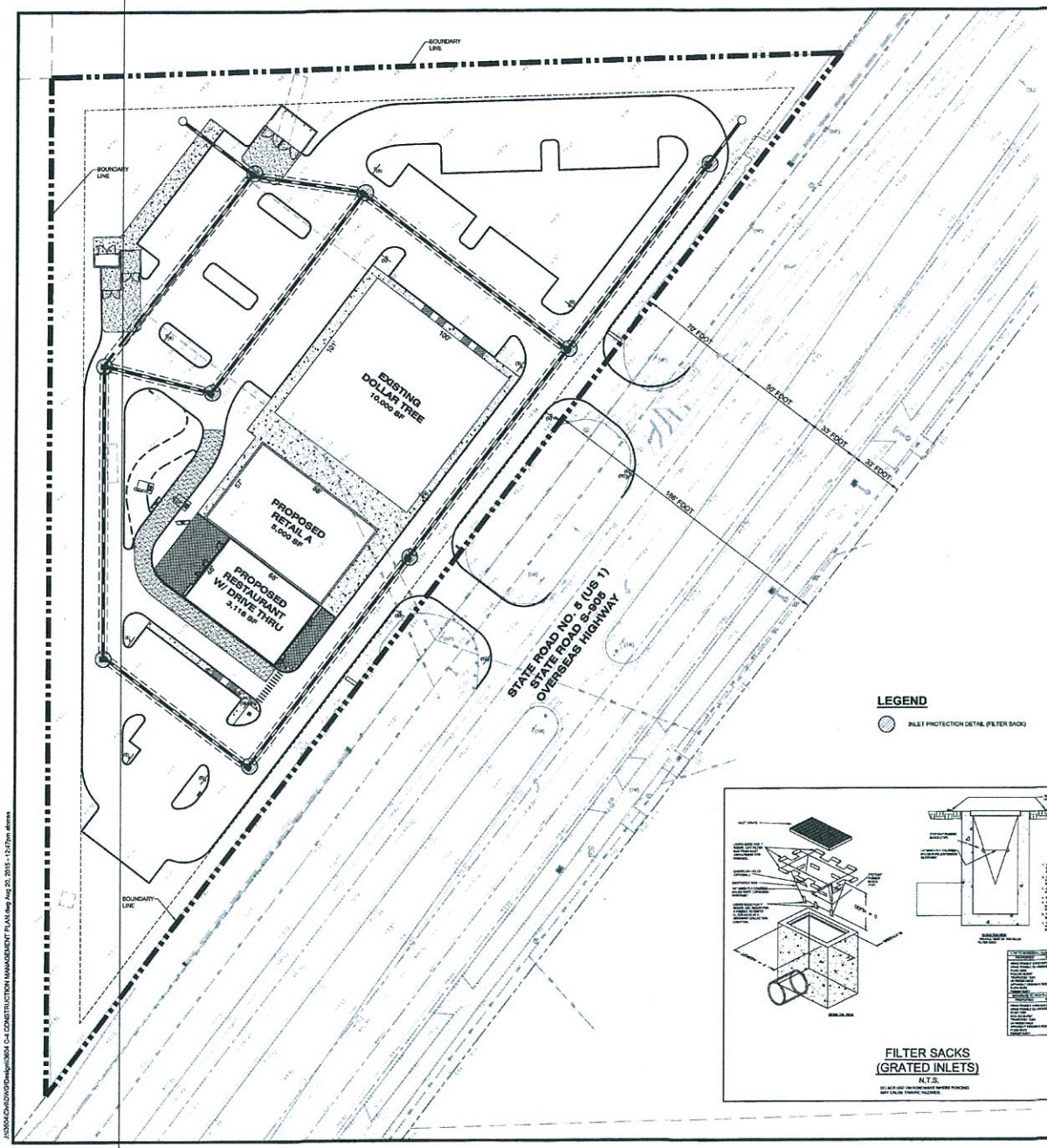
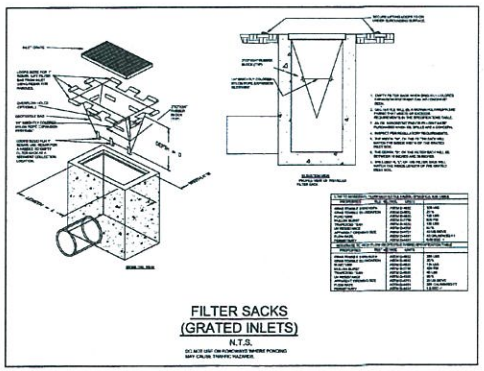
MONROE COUNTY / FLORIDA

Sheet No.
C-3





FILTER SACKS
(GRATED INLETS)
N.T.S.

DO NOT USE ON FLOWCHARTS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS

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No.	Date	Revision	By
1	09-20-15	1"=20'	C.P.S.
2	10-23-15	1"=20'	C.P.S.
3	12-28-15	1"=20'	C.P.S.
4	01-04-16	1"=20'	C.P.S.
5	01-05-16	1"=20'	C.P.S.
6	01-06-16	1"=20'	C.P.S.
7	01-07-16	1"=20'	C.P.S.

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: 1"=20'
Date: 09-20-15
Job No.: 13504
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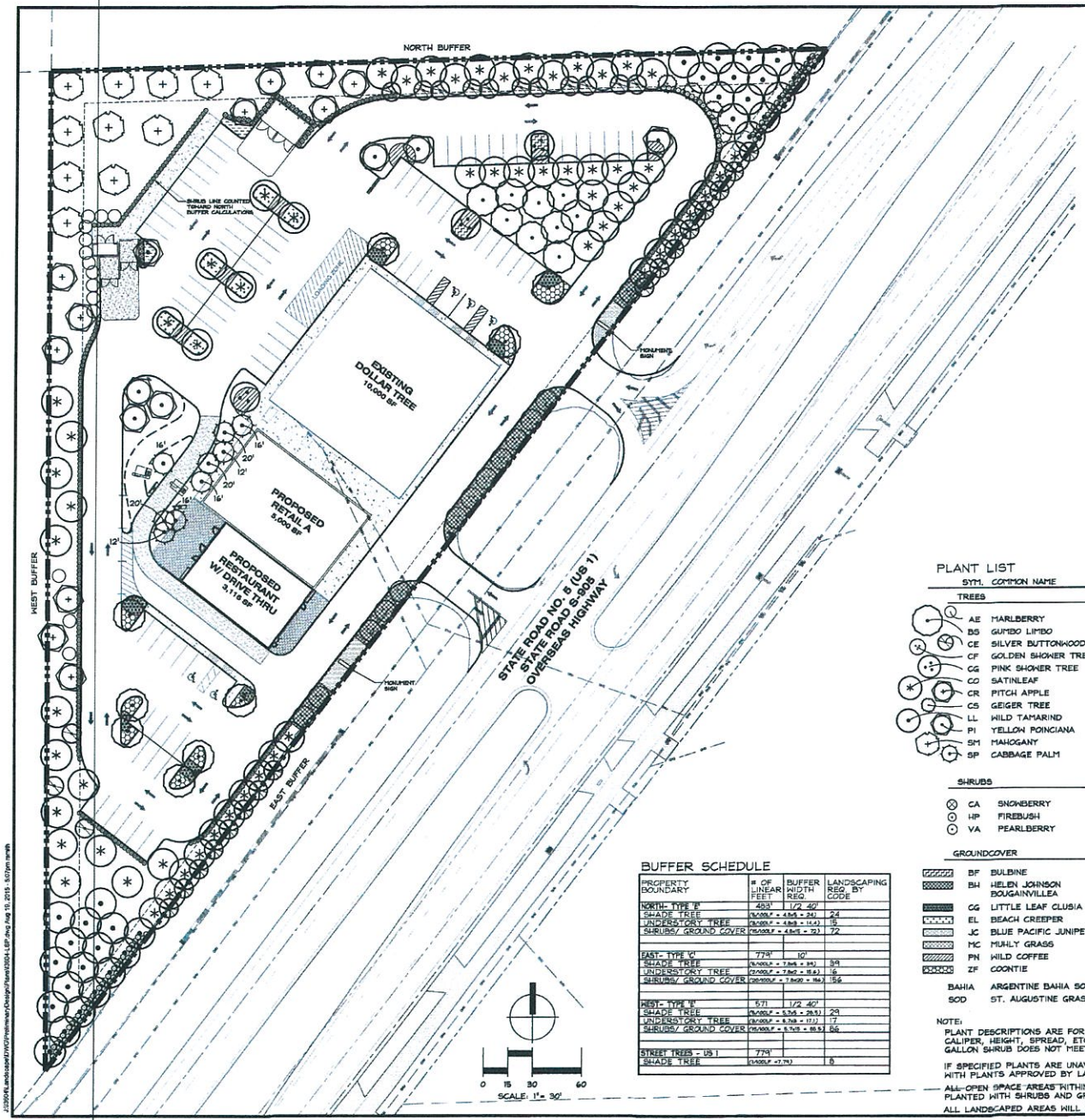
Eng. C.O.A. No. 3245
Survey L.B. No. 7143
Arch. Llc. No. AA26000226
Lndscp. Llc. No. LC0000208

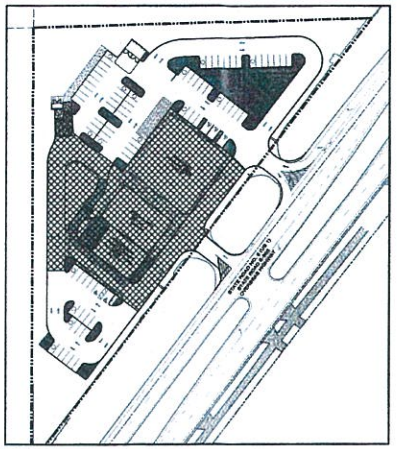
CONSTRUCTION MANAGEMENT PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-4

J:\13504\Civil\Dwg\Design\13504 C-4 CONSTRUCTION MANAGEMENT PLAN.dwg Aug 20, 2015 - 12:47pm dlorea





AREA NOT INCLUDED IN GROSS PARKING AREA CALCULATIONS

PROPOSED PARKING LANDSCAPE AREA

INTERIOR LANDSCAPE DATA

GROSS PARKING AREA	45,514 S.F.
REQUIRED LANDSCAPE AREA	9,104 S.F. (20%)
PROPOSED LANDSCAPE AREA	11,207 S.F. (24.6%)
INTERIOR TREES REQUIRED	
1 SHADE TREE/1000 S.F.	
45,514 S.F./1000 S.F. =	45.5 INTERIOR TREES REQUIRED
	46 INTERIOR TREES PROPOSED

PLANT LIST

SYM.	COMMON NAME	BOTANICAL NAME	DESCRIPTION	QTY
TREES				
AE	MARLBERRY	ARDISIA ESCALLONIOIDES	6' MIN. HT., 3' MIN. SPRD., MULTISTEM, 8' O.C.	14
BS	GUMBO LIMBO	BURSERA SIMARUBA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	18
CE	SILVER BUTTONWOOD	CONOCARPUS ERECTUS 'SERICEUS'	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	30
CF	GOLDEN SHOWER TREE	CASSIA FITULA	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	13
CG	PINK SHOWER TREE	CASSIA GRADIS	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	3
CO	SATINLEAF	CHRYSOPHYLLUM OLIVIFORME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	62
CR	PITCH APPLE	CLUSIA ROSEA	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	11
CS	GEIGER TREE	CORDIA SEBESTENA	1.5" DBH, 6' MIN. HT., 30" MIN. SPRD.	4
LL	WILD TAMARIND	LYSILOMA LATISILIQUUM	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	32
PI	YELLOW POINCIANA	PELTOPHORUM INERME	3" DBH, 12' MIN. HT., 5' MIN. SPRD.	7
SM	MAHOGANY	SWIETENIA MAHAGONI	3" DBH, 12' MIN. HT., 6' MIN. SPRD.	10
SP	CABBAGE PALM	SABAL PALMETTO	14'-20' C.T., VARY HTS.	9
SHRUBS				
CA	SNOWBERRY	CHIOCOCCA ALBA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	36
HP	FIREBUSH	HAMELIA PATENS VAR. PATENS	24" MIN. HT., 16" MIN. SPRD., 30" O.C.	268
VA	PEARLBERRY	VALLESIA ANTILLANA	24" MIN. HT., 16" MIN. SPRD., 36" O.C.	114
GROUNDCOVER				
BF	BULBINE	BULBINE FRUTESCENS	1 GAL., 15" O.C.	-
BH	HELEN JOHNSON BOUGAINVILLEA	BOUGAINVILLEA 'HELEN JOHNSON'	3 GAL., 24" O.C.	-
CG	LITTLE LEAF CLUSIA	CLUSIA GUTTIFERA	3 GAL., 24" MIN. HT., 14" SPRD., 30" O.C.	-
EL	BEACH CREEPER	ERNODEA LITTORALIS	1 GAL., FULL, 18" O.C.	-
JC	BLUE PACIFIC JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	1 GAL., 18" O.C.	-
MC	MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL., FULL, 30" O.C.	-
PN	WILD COFFEE	PSYCHOTRIA NERVOSA	3 GAL., 18" MIN. HT., 12" SPRD., 30" O.C.	-
ZF	COONTIE	ZAMIA FLORIDANA	3 GAL., 14" MIN. HT., 16" SPRD., 30" O.C.	-
BAHIA	ARGENTINE BAHIA SOD	PASPALUM NOTATUM 'ARGENTINE'	SOLID SOD, CONTRACTOR TO VERIFY QTY.	
SOD	ST. AUGUSTINE GRASS	STENOTAPHRUM SECUNDATUM	SOLID SOD, CONTRACTOR TO VERIFY QTY.	

BUFFER SCHEDULE

PROPERTY BOUNDARY	# OF LINEAR FEET	BUFFER WIDTH REQ.	LANDSCAPING REQ. BY CODE
NORTH- TYPE 'B'	483'	1/2 40'	
SHADE TREE	(1/100LF = 4.8x5 = 24)		24
UNDERSTORY TREE	(1/100LF = 4.8x3 = 14.4)		15
SHRUBS/ GROUND COVER	(15/100LF = 4.8x15 = 72)		72
EAST- TYPE 'C'	779'	10'	
SHADE TREE	(1/100LF = 7.8x5 = 39)		39
UNDERSTORY TREE	(2/100LF = 7.8x2 = 15.6)		16
SHRUBS/ GROUND COVER	(20/100LF = 7.8x20 = 156)		156
WEST- TYPE 'B'	571	1/2 40'	
SHADE TREE	(1/100LF = 5.7x5 = 28.5)		29
UNDERSTORY TREE	(3/100LF = 5.7x3 = 17.1)		17
SHRUBS/ GROUND COVER	(15/100LF = 5.7x15 = 85.5)		86
STREET TREES - US 1	779'		
SHADE TREE	(1/100LF =7.7%)		8

NOTE:

PLANT DESCRIPTIONS ARE FOR MINIMUM ACCEPTABLE SPECIFICATIONS. ALL CRITERIA LISTED FOR CONTAINER SIZE, CALIPER, HEIGHT, SPREAD, ETC. MUST BE MET FOR PLANT MATERIAL ACCEPTANCE. FOR EXAMPLE, IF A THREE GALLON SHRUB DOES NOT MEET THE HEIGHT OR SPREAD SPECIFICATION, IT WILL NOT BE ACCEPTED.

IF SPECIFIED PLANTS ARE UNAVAILABLE AT TIME OF CONSTRUCTION, CONTRACTOR MAY REPLACE SPECIFIED PLANTS WITH PLANTS APPROVED BY LANDSCAPE ARCHITECT AND CITY STAFF.

ALL OPEN SPACE AREAS WITHIN THE PROPERTY SHALL BE SODDED UNLESS PAVED, SEEDED AND MULCHED OR PLANTED WITH SHRUBS AND GROUND COVER.

ALL LANDSCAPED AREAS WILL BE 100% IRRIGATED WITH A CENTRAL AUTOMATIC IRRIGATION SYSTEM INCLUDING A

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JAMES R. WINN, R.L.A. LA2000911

No.	Date	Revision	By
1	10/15		
2	11/15		

Designed by: JKW
Drawn by: RES
Checked by: GRM
Approved by: JKW
Scale: 1"=30'
Date: 05-12-15
Job No.: 13604
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Landscp. Lic. No. LC0000208

PRELIMINARY LANDSCAPE PLAN
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
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MONROE COUNTY / FLORIDA

Sheet No.
L-1

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LANDSCAPE NOTES:

1. The landscape Contractor shall be responsible for all materials and all work as called for on the Landscape Plans and in the Landscape Specifications. In the event of variation between quantities shown on plant list and the plans, the plans shall control. The Landscape Contractor shall verify all quantities and report any discrepancies at the time of bidding.
2. The Landscape Contractor shall review architectural/engineering plans and become thoroughly familiar with surface and subsurface utilities.
3. Prior to construction, the contractor shall be responsible for locating all underground utilities and shall avoid damage to all utilities during the course of the work. Locations of existing buried utility lines shown on the plans are based upon best available information and are considered to be approximate. It shall be the responsibility of the contractor 1) to verify the locations of utility lines within and adjacent to the work area 2) to protect all utility lines during the construction period 3) to repair any and all damage to utilities, structures, site appurtenances, etc. which occurs as a result of the construction 4) To field adjust the location of proposed trees and palms 10' off the center of the utility lines. Notify the Landscape Architect if a 10' offset does not function.
4. The work shall be coordinated with other trades to prevent conflicts. Coordinate the planting with the irrigation work to assure availability and proper location of irrigation items and plants.
5. Contractor shall ensure that there are no visual obstructions to vehicle lines of sight and traffic controls. Contractor shall field adjust tree and/or large shrub locations to avoid any such obstructions.
6. Trees shall be maintained by the owner to avoid future such obstructions by pruning trees and/or shrubs as necessary utilizing horticulturally sound techniques.
7. All planting shall be performed by personnel familiar with planting procedure and under the supervision of a qualified planting foreman.
8. All plant material shall be graded Florida No. 1 or better as outlined under Grades and Standards for Nursery Stock, Part I and II, published by the Florida Department of Agriculture and Consumer Services.
9. The Landscape Architect or Owner shall have the right, at any stage of the operations, to reject any and all work and materials which, in his opinion, do not meet with the requirements of these specifications.
10. Except as otherwise specified, the Landscape Contractor's work shall conform to accepted horticultural practices as used in the trade.
11. The minimum acceptable size of all plants, measured after pruning, with branches in normal positions, shall conform to the measurements specified on the plant list or as indicated on the landscape drawing. Height and spread dimensions refer to main body of the plant and not extreme branch tip to tip. Trunk caliper (trunk diameter) is measured 6 inches from the ground on trees up to and including 4 inches in caliper, and 12 inches from the ground for larger trees. Since trunks are seldom round, the average of the largest diameter and that perpendicular to it is referred to as caliper.
12. Plants shall be protected upon arrival at the site, by being thoroughly watered and properly maintained until planted.
13. All tree pits shall be excavated to size and depth in accordance with the Florida Grades & Standards for Nursery Stock, unless shown otherwise on the drawings, and backfilled with the specified planting soil. The Landscape Contractor shall test fill all tree pits with water before planting to assure proper drainage percolation is available.
14. The Landscape Contractor shall be responsible for proper watering of all plants. All plants shall be thoroughly watered at time of planting and kept adequately watered until time of acceptance. It shall be the Landscape Contractor's responsibility to assure that plants are not over watered.
15. It shall be the Landscape Contractor's responsibility to prevent plants from falling or being blown over, to re-straighten and replant all plants which lean or fall and to replace all plants which are damaged due to lack of proper guying or staking. The Landscape Contractor shall be legally liable for any damage caused by instability of any plant material.
16. All Palms to be staked as indicated per Palm staking details. All other trees to be stabilized utilizing 8' lodge poles per tree planting details.
17. Plants blown over by high winds, within the guaranteed period, shall not be cause for additional expense to the Owner, but shall be the responsibility of the Landscape Contractor. Damaged plants shall be replaced by the Landscape Contractor at no additional cost to the Owner.
18. Sod shall be certified to be free of the imported fire ant. Sod shall have a clean growth of acceptable grass, reasonably free of weeds with not less than 1 1/2" of soil firmly adhering to roots. It shall be the responsibility of the Landscape Contractor to measure and determine the exact amount required. This amount shall be verified with the Owner or Landscape Architect before installation.
19. The Landscape Contractor shall insure adequate vertical drainage in all plant beds, planters, and sod areas. Vertical drilling through any compacted fill to native soil shall be accomplished to insure drainage. If well drained fill is necessary to assure positive drainage, this issue shall be brought up by the Landscape Contractor at time of bidding.
20. The Landscape Contractor shall insure that his work does not interrupt established or projected drainage patterns.
21. The Landscape Contractor shall prune, shape and remove dead foliage/limbs from existing plant material to remain. Confirm with the Landscape Architect or Owner the extent of work required at time of Bidding.
22. Mulch - All plant beds shall be top dressed with 4" shredded hardwood mulch (or approved equal).
23. Transplanted Material - The Landscape Contractor shall be responsible for determining and evaluating which plant materials are suitable for transplanting and shall verify this with the Landscape Architect or Owner. The Landscape Contractor shall take all reasonable, horticulturally acceptable measures to assure the successful transplanting of determined plant materials. The Landscape Contractor shall be responsible for replacing any relocated plant materials which die if such measures are not taken, as determined by the Landscape Architect or Owner. Replacement plants shall be of identical species and size if required.
24. MAINTENANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE:

    Maintenance shall commence after each plant is planted and the maintenance period shall continue until the job or specific phase of the job is accepted by the Landscape Architect or Owner. Extreme care shall be taken to instruct the Owner or his representatives in general maintenance procedures.

    Plant maintenance shall include watering, pruning, weeding, cultivating, mulching, tightening, and repairing of guys, replacement of sick or dead plants, resetting plants to proper grades or upright positions and restoration of the planting saucer and all other care needed for proper growth of the plants.

    During the maintenance period and up to the date of final acceptance, the Landscape Contractor shall do all seasonal spraying and/or dusting of trees and shrubs. Upon completion of all planting, an inspection for acceptance of work will be held. The Landscape Contractor shall notify the Landscape Architect or Owner for scheduling of the inspection 10 days prior to the anticipated date.

    At the time of the inspection, if all of the materials are acceptable, a written notice will be given by the Landscape Architect or Owner to the Landscape Contractor Stating the date when the Maintenance Period ends.

    GUARANTEE AND REPLACEMENT:

    All plant materials shall be guaranteed for one (1) year from the time of final inspection and interim acceptance shall be alive and in satisfactory growth for each specific kind of plant at the end of the guaranteed period.

    At the end of the guarantee period, any plant required under this contract that is dead or not in satisfactory growth, as determined by the Owner or the Landscape Architect, shall be removed and replaced. Replacement plants shall have an extended guarantee, as noted above, from time of replacement.

    All replacements shall be planted of the same kind and size as specified on the plant list. They shall be the responsibility of the Landscape Contractor.
25. TOPSOIL

    Topsoil shall be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity that produces heavy growth. Topsoil shall have a pH range of 5.5 to 7.4, free from subsoil, objectionable weeds, litter, sods, stiff clay, stones larger than 1-inch in diameter, stumps, roots, trash, toxic substances, or any other material which may be harmful to plant growth or hinder planting operations. Top soil shall contain a minimum of three percent organic material.
26. UNSUITABLE SUBSOILS

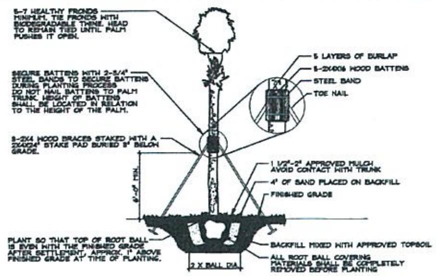
    Locations containing unsuitable subsoil shall be treated by one or more of the following:

    A. Where unsuitability is deemed by Owner or Owner's Representative to be due to excessive compaction caused by heavy equipment and where natural subsoil is other than AASHTO classification of A6 or A7, loosen such areas with spikes, discing, or other means to loosen soil to condition acceptable to Owner. Loosen soil to minimum depth of 12 inches with additional loosening as required to obtain adequate drainage. Contractor may introduce peat moss, sand, or organic matter into the subsoil to obtain adequate measures shall be considered as incidental, without additional cost to Owner.

    B. Where unsuitability is deemed by Owner or Owner's Representative to be due to presence of boards, mortar, concrete, graded aggregate base, or other construction materials in sub grade and where natural subsoil is other than AASHTO classification of A6 or A7, remove debris and objectionable material. Such remedial measures shall be considered as incidental, without additional cost to Owner.

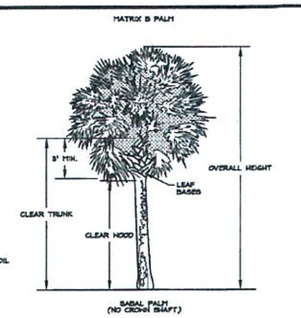
    C. Where unsuitability is deemed by Owner to be because natural subsoil falls into AASHTO classification of A6 or A7 and contains moisture in excess of 30 percent, then installation of sub drainage system or other means described elsewhere in Specifications shall be used. Where such conditions have not been known or revealed prior to planting time and they have not been recognized in preparation of The Drawings and Specifications, then Owner shall issue pricing order to install proper remedial measures.

    D. Planting beds where existing subsoil is determined by Owner to be unsuitable for plant growth in accordance paragraph Unsuitable Subsoil herein shall be excavated to a depth of 12 inches or as needed to provide adequate drainage. Replace excavated soil with planting soil.



PALM STAKING DETAIL

N.T.S.



* ALL PALMS TO HAVE CLEAR WOOD INDICATED ABOVE UNLESS OTHERWISE SPECIFIED.

PALM HEIGHT/TRUNK SPECIFICATIONS

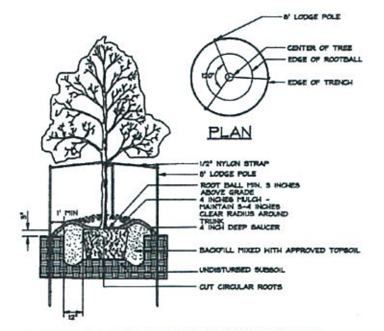
OVERALL HEIGHT(OA):
HIGHEST POINT IN THE CANOPY MEASURED FROM THE SOIL LINE TO THE NATURAL POSITION OF THE LAST FULLY EXPANDED LEAF. UNLESS SPECIFIED DIFFERENTLY, THE TERM HEIGHT, OR HEIGHT MEASUREMENTS SPECIFIED, WILL BE CONSIDERED OVERALL HEIGHT.

CLEAR TRUNK(CT):
A MEASUREMENT FROM THE SOIL LINE TO A POINT IN THE CANOPY WHERE THE TRUNK CALIPER BEGINS TO TAPER ABRUPTLY. ON MANY PALMS, THIS POINT WILL LIE AT THE BASE OF THE PETIOLE OF THE THIRD OR FOURTH YOUNGEST BUT FULLY EXPANDED LEAF.

CLEAR WOOD(CW):
A MEASUREMENT FROM THE SOIL LINE TO THE HIGHEST POINT OF THE TRUNK FREE OF PERSISTENT LEAF BASES. ON PALMS WITH A CROWN SHAFT, THE MEASURE WILL BE FROM THE SOIL LINE TO THE BASE OF THE CROWN SHAFT. IT SHOULD BE NOTED THAT PALMS WITH VERY PERSISTENT LEAF BASES MAY NOT HAVE CLEAR WOOD.

DPI INSPECTION NOTES(REQUIRED)

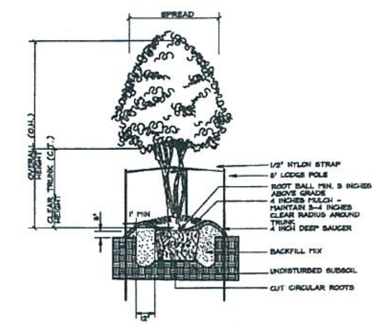
D.P.I. PALM INSPECTION NOTE:
ALL PALMS SHALL HAVE A VALID AND CURRENT STATE OF FLORIDA, DIVISION OF PLANT INDUSTRY (DPI) INSPECTION CERTIFICATION PRIOR TO BEING TRANSPORTED TO THE CONSTRUCTION SITE. THE DPI CERTIFICATION MUST BE SUBMITTED TO CPH AND A COPY OF THIS CERTIFICATION MUST BE PROVIDED TO THE GENERAL CONTRACTOR AND MAINTAINED WITH THE CONSTRUCTION RECORDS.



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

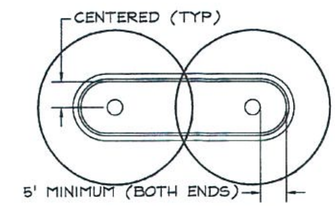
CONTAINER TREE PLANTING DETAIL

N.T.S.



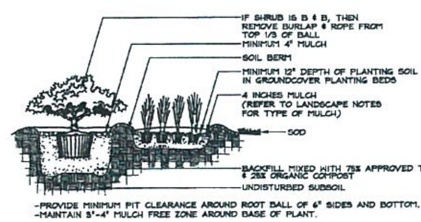
MULTI-TRUNK CONTAINER TREE PLANTING DETAIL

NTS



TYPICAL ISLAND PLANTING

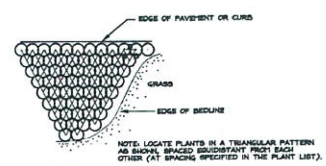
ALL TREES PLANTED IN LANDSCAPE ISLANDS OR ANY LANDSCAPED AREAS SHOULD BE A MINIMUM OF 5' OFF OF BACK OF CURB UNLESS ABSOLUTELY NECESSARY DUE TO UTILITY LINES/PIPES LOCATION.



-PROVIDE MINIMUM PIT CLEARANCE AROUND ROOT BALL OF 6" SIDES AND BOTTOM.
-MAINTAIN 3"-4" MULCH FREE ZONE AROUND BASE OF PLANT.

SHRUB AND GROUNDCOVER PLANTING DETAIL

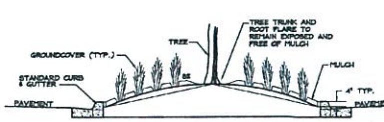
NTS



NOTE: LOCATE PLANTS IN A TRIANGULAR PATTERN AS SHOWN, SPACED EQUIDISTANT FROM EACH OTHER (AT SPACING SPECIFIED IN THE PLANT LIST).

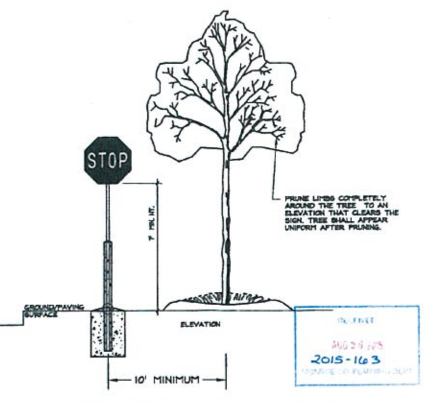
SHRUB/GROUNDCOVER SPACING PLAN

N.T.S.



TYPICAL LANDSCAPE ISLANDS

NTS



ALL TREES TO BE PLANTED NO CLOSER THAN 10' IN ALL DIRECTIONS FROM ANY TRAFFIC SIGNS

TREE PLANTING @ TYPICAL SIGN

NTS

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James K. Winter, RLA LA0000311
AUG 13 2015

No.	Date	Revision	By

Designed by:	JKW
Drawn by:	RES
Checked by:	GRM
Approved by:	JKW
Scale:	N/A
Date:	05-12-15
Job No.:	13604

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Lndscp. Lic. No. LC0000298

LANDSCAPE NOTES AND DETAILS
KEY LARGO

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
L-2

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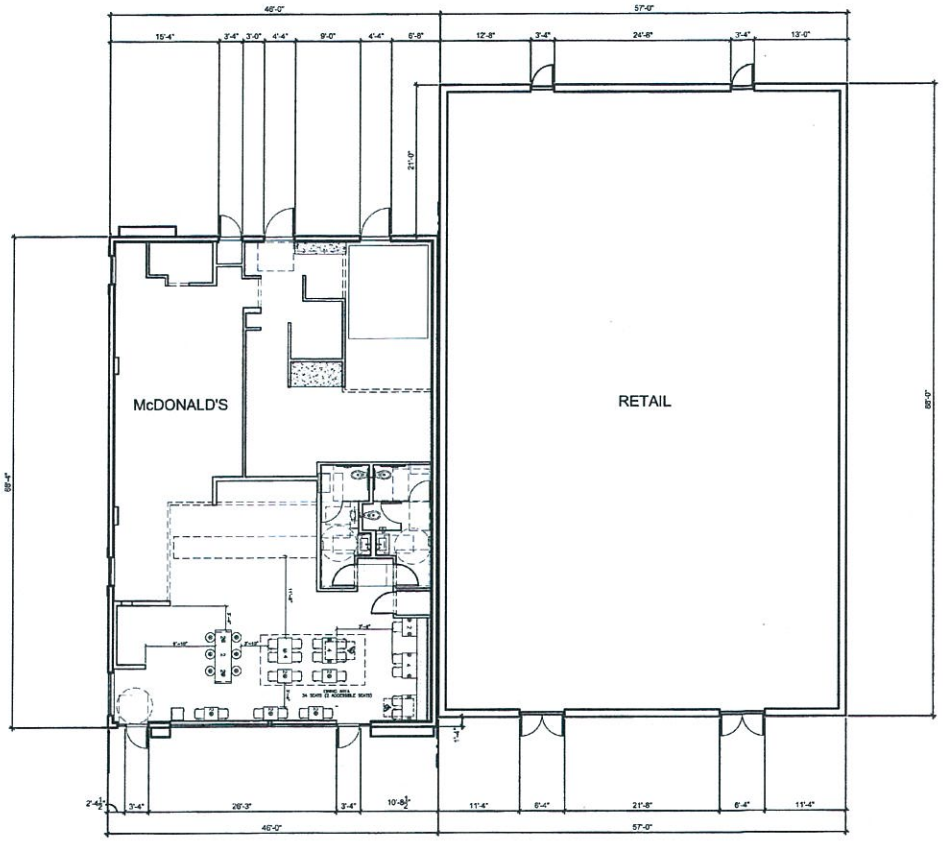

1 A-A1.0 PROPOSED FLOOR PLAN

SCALE: 1/8" =1'-0"

N

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JOHN A. BAER, AIA

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			

Designed by: MG
Drawn by: JESS.
Checked by: JAB
Approved by: JAB
Scale: 1/8"=1'-0"
Date: 06/2015
Job No.: 13604
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Survey L.B. No. 7143
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PROPOSED FLOOR PLAN
RESTAURANT & RETAIL

IMC - KEY LARGO
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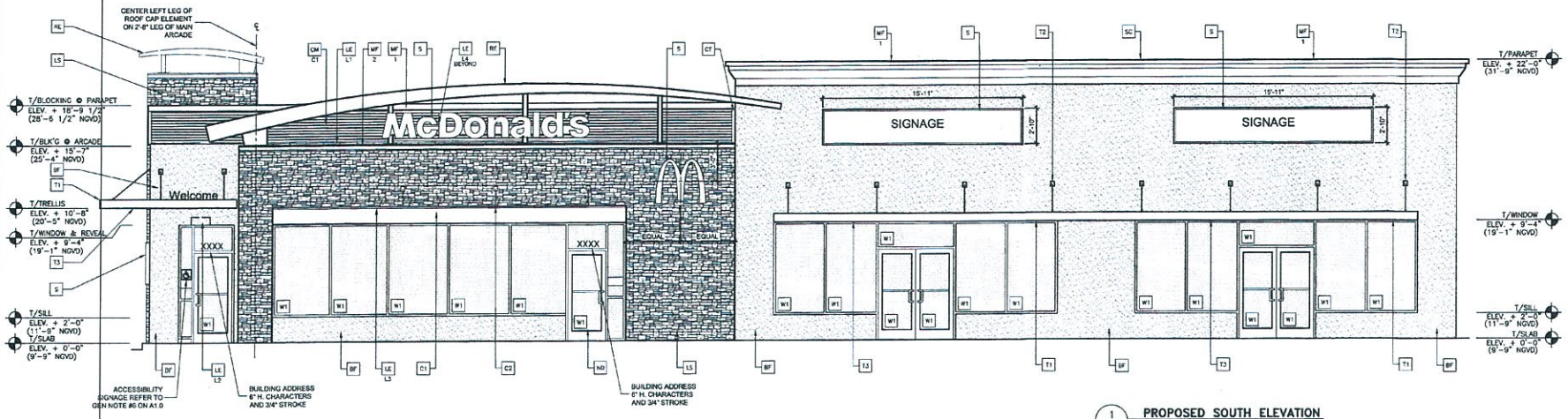
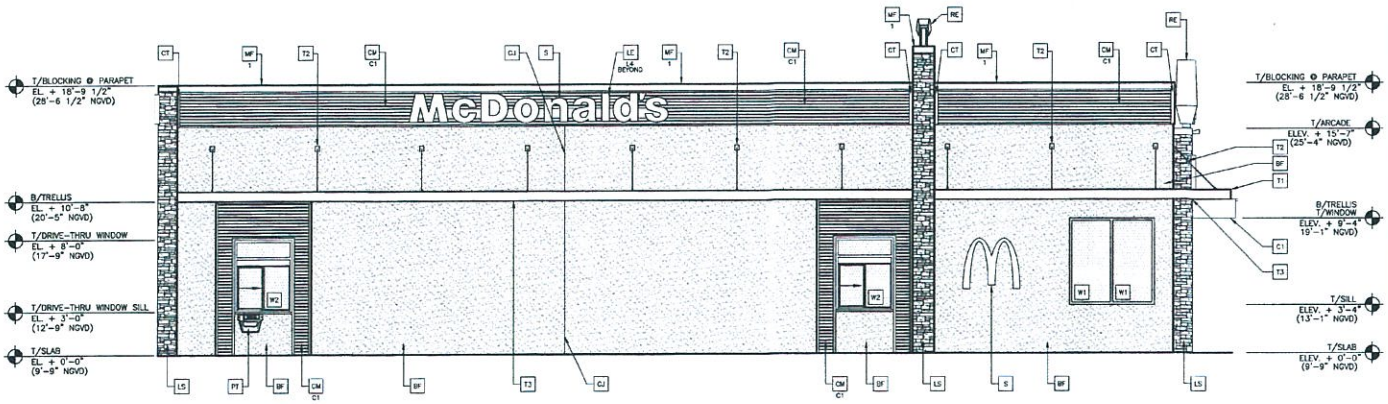
MONROE COUNTY / FLORIDA

Sheet No.
A-A1.0



1 A-A2.0 **PROPOSED SOUTH ELEVATION**
1/4" = 1'-0"



2 A-A2.0 **PROPOSED WEST ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- BF STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77
- C1 ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- C2 ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ CONTROL JOINT – SEE DETAIL 7/A4.1
- CM .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0 C1 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- CT .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR: CITY-SCAPE
- D HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB GD2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH
- KB KNOX BOX. LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.
- L LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL L1 L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE
- LE ACCENT LIGHTING – SEE ELECTRICAL L1 – LED LIGHT: L1 = UP AND DOWN FIXTURE L2 = DOWN ONLY FIXTURE L3 = INTERGRAL CANOPY FIXTURE L4 = UP ONLY FIXTURE
- LS MCD APEW BLEND LEDGE STONE BY BORAL
- ML METAL LETTERING – BY OTHERS
- MF ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4 1 – TYPE: 1 = PRE-FAB ANCHOR TYPE FASCIA 2 = PRE-FAB CUSTOM ARCADE FASCIA
- PBU PIPE BOLLARD – PAINTED YELLOW
- PT (RMHC) COIN COLLECTOR ##WPT DT2000 CMU CALL 1-888-743-7435 TO ORDER
- RE ROOF CAP ELEMENT BY OTHERS
- RO ALUMINUM RAIN DIVERTER – PAINTED
- RO ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- SC STUCCO CORNICE TRIM. COLOR: WHITE
- T1 ALUMINUM TRELLIS SYSTEM
- T2 TRELLIS TIE-BACK SYSTEM
- T3 ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM
- W1 EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES SHEET A5.0
- W2 XI DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE
  - SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

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JOHN A. BAER, AIA

No.	Date	Revision	By
1	08/20/15	PER CITY COMMENTS	JAB

Designed by:	MG
Drawn by:	JESS.
Checked by:	JAB
Approved by:	JAB
Scale:	1/4"=1'-0"
Date:	08/20/15
Job No.:	13604

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Landscp. Lic. No. LC0000298

PROPOSED SOUTH & WEST ELEVATIONS
RESTAURANT & RETAIL

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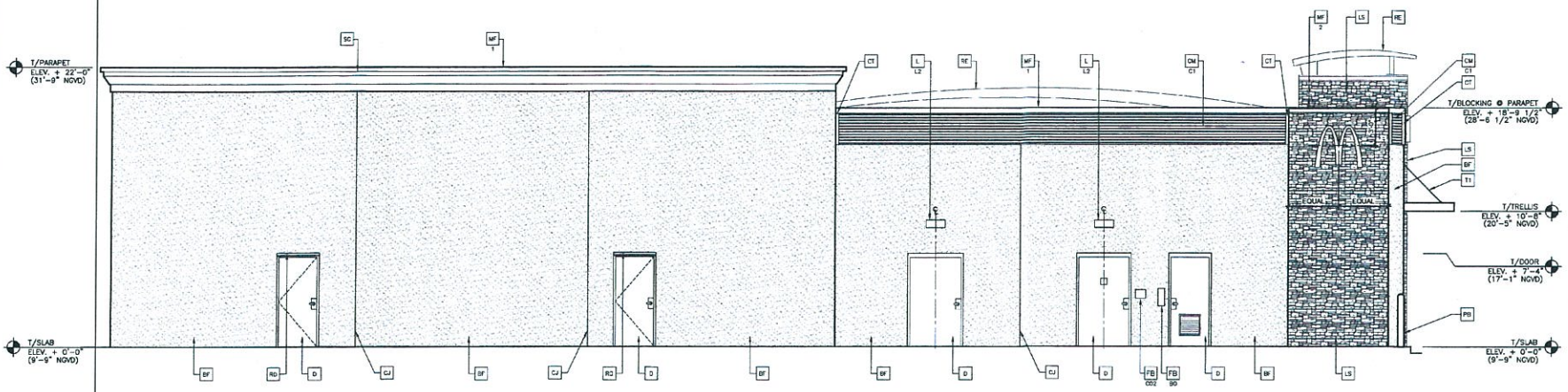
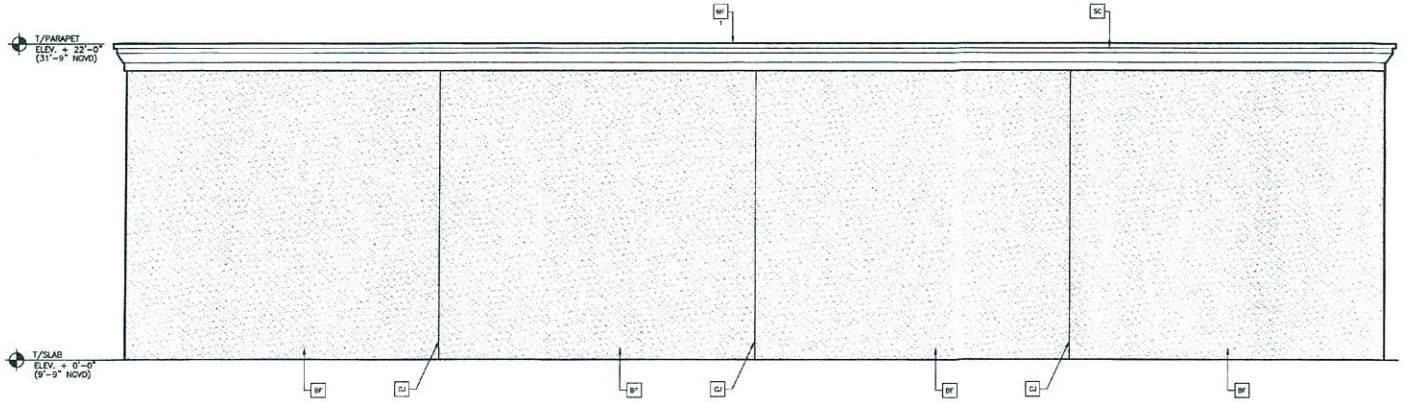
Sheet No.
A-A2.0



1 A-A2.1 **PROPOSED NORTH ELEVATION**
1/4" = 1'-0"



2 A-A2.1 **PROPOSED EAST ELEVATION**
1/4" = 1'-0"

KEY NOTES:

- BF — STUCCO FINISH, LIGHT TEXTURE COLOR: BENJAMIN MOORE ALEXANDRIA BEIGE HC-77
- C1 — ALUMINUM CANOPY SYSTEM – (COLOR: GOLD)
- C2 — ALUMINUM CANOPY TIE-BACK SYSTEM
- CJ — CONTROL JOINT – SEE DETAIL 7/A4.1
- CM C1 — .040" CORRUGATED ALUMINUM "S" PANEL (7/8"), OVER SMOOTH FACE CONCRETE BLOCK – SEE 4/A5.0 COLOR: C1 = "CITYSCAPE" BY METAL-ERA
- CT — .040", 3x3 ALUMINUM CORNER TRIM BY METAL-ERA – COLOR: CITY-SCAPE
- D — HOLLOW METAL DOOR – PAINT TO MATCH COLOR OF SURROUNDING MATERIAL
- FB CO2-CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00); BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18) – CONFIRM USE WITH MCD PROJECT MANAGER
- GR — GUARD RAIL – SEE SITE PLAN FOREXACT LOCATION AND LENGTH
- KB — KNOX BOX, LOCATED AT A HEIGHT OF NOT LESS THAN 6 FEET AND NOT MORE THAN 8 FEET ABOVE FINAL GRADE. INSTALL PER MANUFACTURES SPECIFICATIONS.
- L L1 L2 — LIGHT FIXTURE (WALL SCONCE) – SEE ELECTRICAL L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE
- LE L1 – LED LIGHT: L1 = UP AND DOWN FIXTURE; L2 = DOWN ONLY FIXTURE; L3 = INTERGRAL CANOPY FIXTURE; L4 = UP ONLY FIXTURE
- LS — MCD APFW BLEND LEDGE STONE BY BORAL
- ML — METAL LETTERING – BY OTHERS
- MF 1 – TYPE: 1 = PRE-FAB ANCHOR TYPE FASCIA; 2 = PRE-FAB CUSTOM ARCADE FASCIA — ALUMINUM FASCIA – COLOR TO MATCH CORRUGATED PANEL – SEE 1/A5.4
- PB — PIPE BOLLARD – PAINTED YELLOW
- PT — (RMHC) COIN COLLECTOR #WPT DT2000 CMU CALL 1-888-743-7435 TO ORDER
- RE — ROOF CAP ELEMENT BY OTHERS
- RD — ALUMINUM RAIN DIVERTER – PAINTED
- RO — ROOF OVERFLOW DRAIN PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S — McDONALD'S SIGNAGE BY OTHERS – UNDER SEPARATE PERMIT.
- SC — STUCCO CORNICE TRIM. COLOR: WHITE
- T1 — ALUMINUM TRELLIS SYSTEM
- T2 — TRELLIS TIE-BACK SYSTEM
- T3 — ALUMINUM TRELLIS 2" X 8" WALL FASCIA SYSTEM
- W1 — EXTERIOR WINDOW ASSEMBLY – TEMPERED GLASS – SEE ASSEMBLY NOTES SHEET A5.0
- W2 XX — DRIVE-THRU WINDOW BY READY ACCESS, 600 SERIES; 36" SERVICE HEIGHT WITH TRANSOM – MANUAL OPEN ELECTRONIC RELEASE; SLIDE DIRECTION: RL = RIGHT TO LEFT, LR = LEFT TO RIGHT

2015-1603

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JOHN A. BAER, AIA

No.	Date	Revision	By
1	08/20/15		JAB

Designed by: MG
Drawn by: JESS.
Checked by: JAB
Approved by: JAB
Scale: 1/4"=1'2"
Date: 08/20/15
Job No.: 13604
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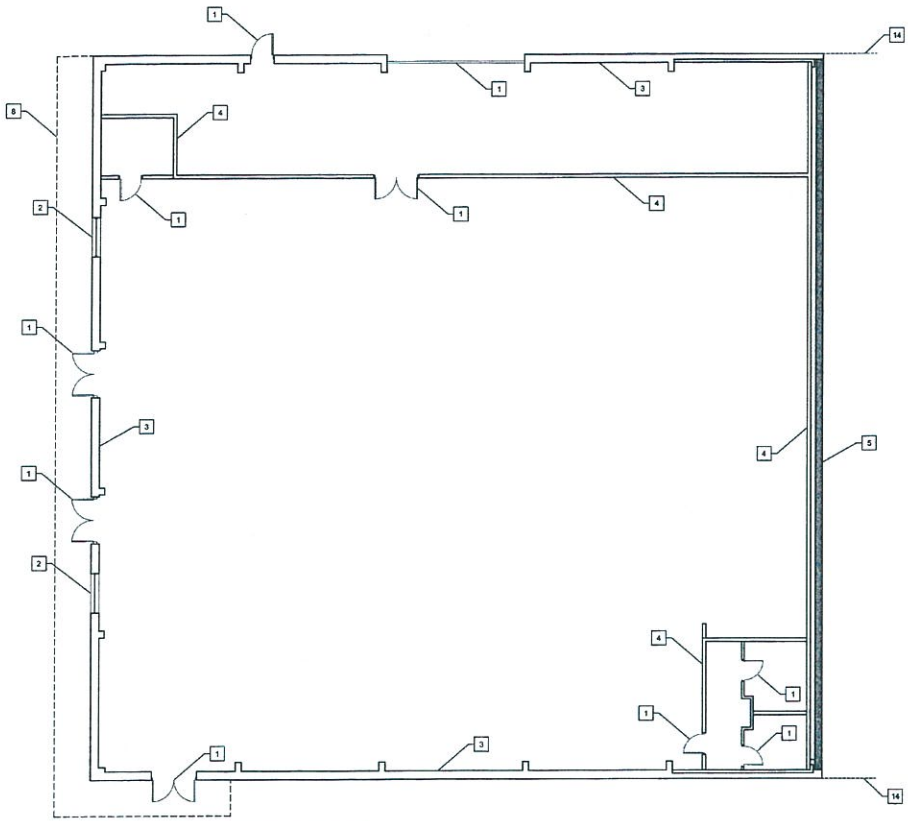
Plans Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, Fl. 32771
Ph: 407.322.8841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600826
Landscp. Lic. No. LC0000296

PROPOSED NORTH & EAST ELEVATIONS
RESTAURANT & RETAIL

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
A-A2.1



1 B-A1.0 PROPOSED FLOOR PLAN
SCALE: 1/8" =1'-0"

N

GENERAL NOTES

1. THE PLAN LOCATION OF FIXTURES AND EQUIPEMNT AND ARE INTENDED TO CONVEY THE GENERAL INTENT OF THE WORK IN SCOPE AND LAYOUT. THEY ARE NOT INTENDED TO SHOW IN MINUTE DETAIL FOR EVERY AND ALL OF THE ACCESSORIES INTENDED FOR THE PURPOSE OF EXECUTION OF THE WORK. BUT IT IS UNDERSTOOD THAT SUCH DETAILS ARE PART OF THIS WORK.

2. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN A NEAT AND FIRST CLASS WORKMANLIKE MANNER. THE ARCHITECT RESERVES THAT RIGHT TO DIRECT THE REMOVAL AND REPLACEMENT OF ANY ITEM, IN HIS OPINION THAT DOES NOT PRESENT AN ORDERLY AND REASONABLY NEAT OR WORKMANLIKE APPEARANCE. THE REMOVAL AND REPLACEMENT SHALL BE DONE WHEN DIRECTED BY THE GENERAL CONTRACTOR AND WITHOUT ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL COMPLY WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS TO THE EXTENT PRINTED INFORMATION IS MORE DETAILED OR STRINGENT THAN REQUIREMENTS CONTAINED DIRECTLY IN THE PLANS.

4. PATCH AND [illegible]NR ALL AREAS AFFECTED BY RENOVATION TO MAINTAIN THE INTENDED USE AND IN FULL SATISFACTION OF SPECIFICATIONS AND WARRANTIES OF (AFFECTED ITEM/S) MANUFACTURER.

5. CONTRACTOR SHALL FIELD VERIFY ALL SITE CONDITIONS, DIMENSIONS, AND ELEVATIONS PRIOR TO FABRICATIONS AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO FABRICATIONS AND CONSTRUCTION.

KEY NOTES

1	EXISTING DOOR (TYP. U.N.O.)
2	EXISTING WINDOW
3	EXISTING EXTERIOR WALL
4	EXISTING INTERIOR WALL
5	NEW EXTERIOR WALL
6	EXISTING METAL PANELS
7	EXISTING METAL ROOF
8	NEW METAL CANOPY
9	NEW STUCCO SIDING
10	NEW EIFS CORNICE
11	NEW METAL CAP
12	AREA OF EXTERIOR SIGNAGE - REFER TO SIGN MANUFACTURER'S DRAWINGS FOR DETAILS
13	NEW COLLECTOR BOX & DOWNSPOUT
14	PORTION OF EXISTING BUILDING TO BE REMOVED

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09/25/15
2015-163
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No.	Date	Revision	By
1			
2			
3			
4			
5			

Designed by: I.I.U.
Drawn by: I.I.U.
Checked by: I.I.U.
Approved by: I.I.U.
Scale: 1/8" =1'-0"
Date: 08/20/15
Job No.: 13604
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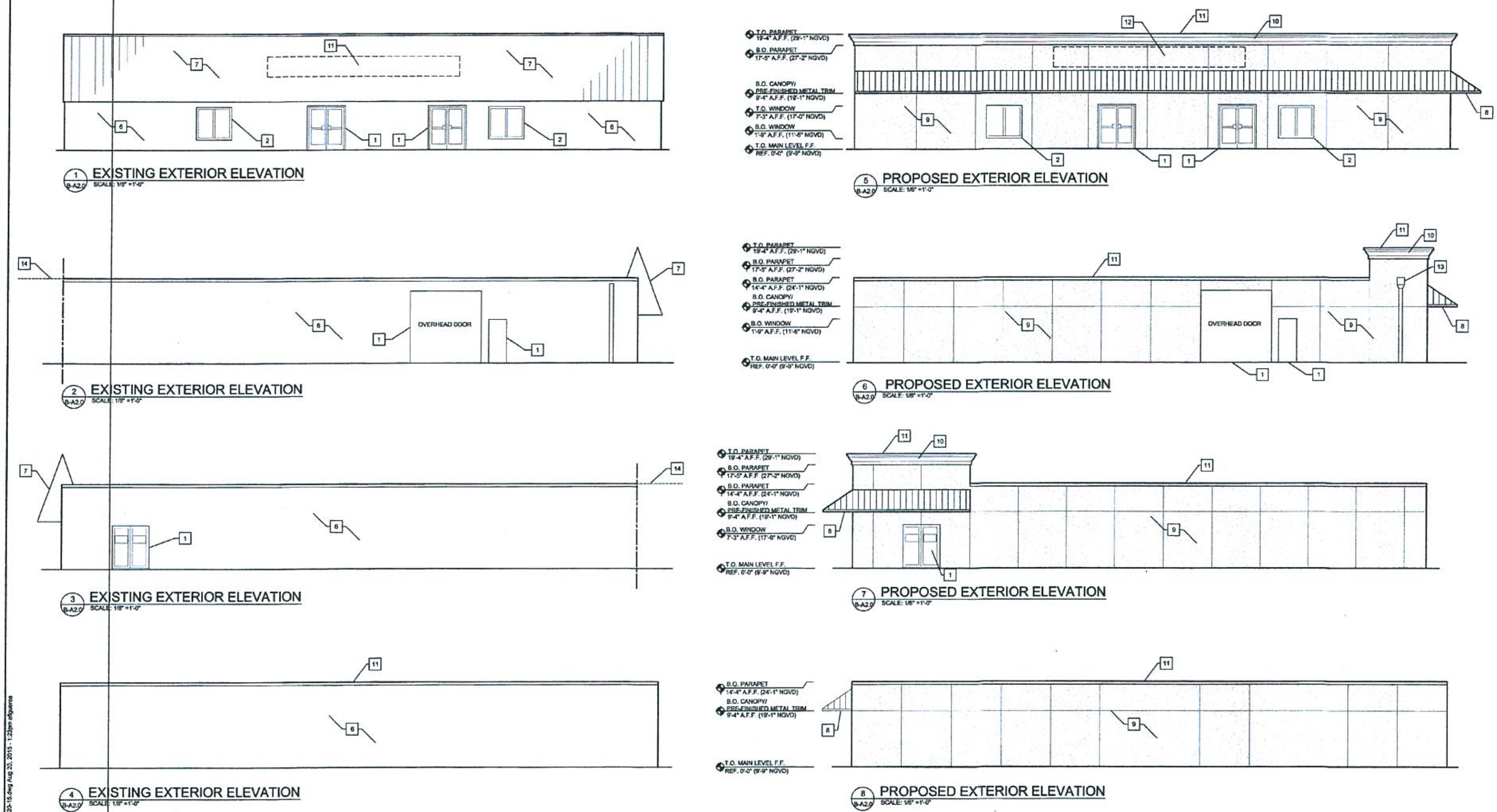
Landscp. Lic. No. LC0000298

ROPOSED FLOOR PLAN
DOLLAR TREE

IMC - KEY LARGO
COMMERCIAL CENTER
101/000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
B-A1.0

J:\13604\Architectural\1_Architectural\Key Largo_Floor Plan-08_20_15.dwg Aug 20, 2015 - 1:22pm dfguerra



SEE SHEET B-A1.0 FOR KEY NOTES

COLORS

BUILDING
BENJAMIN MOORE
ALEXANDRIA BEIGE
HC-77

CORNICE
BENJAMIN MOORE
SNOW WHITE
BM-2122-70

METAL CANOPY
ANODIZED ALUMINUM

2015-163

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FL AR95507

		No.	Date	Revision	By
Designed by:	I.I.U.				
Drawn by:	I.I.U.				
Checked by:	I.I.U.				
Approved by:	I.I.U.				
Scale:	1/8"=12'				
Date:	08/20/15				
Job No.:	I3604				

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Survey L.B. No. 7143
Arch. Lic. No. AA2600026
Lndscp. Lic. No. LC0000296

EXISTING & PROPOSED ELEVATIONS
DOLLAR TREE

IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
B-A2.0

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April 14, 2016

RECEIVED
APR 15 2016
MONROE CO. PLANNING DEPT

Monroe County Planning and Environmental Services
2798 Overseas Highway, Suite 410
Marathon, FL 33050

RE: Major Conditional Use- Project #2015-163
Community Impact Statement
101000 Overseas Highway
Key Largo, FL

To whom it may concern,

Proposed Development Description:

General Description
The site currently contains a 10,000 SF retail space occupied by Dollar Tree as well as an additional 10,239 SF retail space that is currently vacant. In addition, the site is also used for various weekend flea market type sales within the existing parking lot.

As part of the redevelopment, the project proposes to demolish the 10,807 SF vacant retail building;
Estimated Start Date: 01/01/2017 Estimated Date of Completion: 02/01/17,
and construct a new 3,116 SF McDonald's restaurant and a 5,000 SF retail building (user to be determined);
Estimated Start Date: 01/01/2017 Estimated Date of Completion: 05/01/17.

The proposed development will be constructed in one single phase described as follows:

Total Site Area: 144,155 S.F. (3.31 AC.)

Nonresidential- Retail
One (1) Existing Dollar Tree (10,000 S.F.)
One (1) Proposed Retail A (5,000 S.F.)
Required Parking
Commercial Retail 3 Space / 1,000 = 45 parking spaces

Nonresidential- Restaurant
One (1) Proposed Restaurant w/ Drive Thru (3,116 S.F.)
Required Parking
Commercial Retail Restaurant 1 Space / 3 Seats = 12 parking spaces

The project proposes a total of 88 parking spaces which exceeds the required total parking spaces.

Aspects of the Project Design:

All development will conform to a minimum of the Florida Building Department and Monroe County standards. Proposed building have been conjoined and are in close proximity to the existing Dollar Tree in an effort to minimize potential hurricane and/or fire damage.

Impact Assessment:

1. Projected Daily Potable Water:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD
3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Water Demand= 978 GPD

2. Projected Daily Wastewater:

Proposed New Construction

5,000 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 500 GPD
3,116 SF Restaurant @ 50 GPD/100 SF = 50 GPD*1,558 GPD

Demolition of 10,807 SF Retail @ 10 GPD/100 SF = 10 GPD*50 = 1,080 GPD

Net New Wastewater Demand= 978 GPD

FKAA
Enclosed to this document please find coordination letter from Marnie L. Walterson from FKAA (Dated May 6, 2015).

Public Facilities-Wastewater Management
Enclosed please find letter from James Oni from the Florida Department of Environmental Protection (FDEP). Per the attached correspondence, CPH will submit for domestic wastewater collection system and potable water general permits will be attained as required.

Special Considerations:

The proposed project is located within the Suburban Commercial District and the Tier III Overlay District. The proposed uses are permitted as major conditional uses within the Suburban Commercial District, and are in harmony with the Comprehensive Land Use Plan objectives and policies. The applicant is proposing to transform the underutilized property into a vibrant commercial development. The redevelopment of the property will encourage a strong sense of place and provide a community serving business in place of the sea of concrete existing there

today. The proposed development is not within and special land use/development district, and will not impose any negative impacts on adjacent municipalities or counties.

For any additional information, please feel free to contact me at (305) 274-4805.

Sincerely,
CPH, Inc.

Chris Collins, P.E.
Vice President

Figueroa, Angel

From: Ahmadi, Abdul <Abdul.Ahmadi@dep.state.fl.us>
Sent: Wednesday, May 13, 2015 1:30 PM
To: Figueroa, Angel
Subject: FW: Requirements for Major Conditional Use Permit
Attachments: collection system permit application.pdf; General Permit application Drinking Water.pdf

Angel:

Per your request, please find attached the application forms for a domestic wastewater collection system permit and potable water General Permit.

If you have any questions, please call James Oni at 239344 5679.

Regards,

Abdul B. Ahmadi, P.E.
Administrator
South District, FDEP

239 344 5614

As the Department is going paperless please send all correspondence to southdistrict@dep.state.fl.us.

-----Original Message-----
From: Oni, James
Sent: Monday, May 11, 2015 4:37 PM
To: Beltran, Maria
Subject: FW: Requirements for Major Conditional Use Permit

Can you please send Angel the application forms for both the water line (general permit- $650) and wastewater collection.

Thanks,
James

-----Original Message-----
From: Figueroa, Angel [mailto:afigueroa@cphcorp.com]
Sent: Monday, May 11, 2015 4:21 PM
To: Oni, James
Subject: RE: Requirements for Major Conditional Use Permit

Greetings Mr. Oni,

Thanks again for your help. Can you specify the names of the applications of potable water distribution and wastewater collection system construction permits that would be required from the Department for the expansion? It is just that there are a number of different forms for each section. Thanks!

* "Proposed Fast Food Restaurant W/Drive-Thru" - 3,116 sf
Proposed Parking: 94 off-street parking spaces

Please let me know if you need any additional information. I appreciate your help! Thanks!

Sincerely,

Angel Figueroa, EI
Engineer/Architect Intern
CPH, Inc.
1992 SW 1st St
Miami, FL 33135
(305)274-4805

[Dep Customer Survey]<http://survey.dep.state.fl.us/?refemail=James.Oni@dep.state.fl.us>
[Dep Customer Survey]<http://survey.dep.state.fl.us/?refemail=Abdul.Ahmadi@dep.state.fl.us>

DRAINAGE REPORT
FOR
IMC PROPERTY MANAGEMENT

RECEIVED
APR 15 2016
2015-163
MONROE CO. PLANNING DEPT

KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
LOCATED MILEMARKER 101
ALONG OVERSEAS HIGHWAY (US-1)

KEY LARGO, FLORIDA

CPH Job # I3604

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LICENSE
No. 72304
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

4/14/16

Heidi B Henderson, P.E.

PE Number 72304
P.E. Number

February 19, 2016
Date

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TABLE OF CONTENTS

SECTION ONE — Project Information

SECTION TWO — Executive Summary

SECTION THREE — Site Data and Computations

1. Existing Site Data
2. Existing Site Survey
3. Proposed Site Data
4. Proposed Water Quality
5. Proposed Depression Soil Storage
6. Proposed Exfiltration Design Calculations
7. Proposed Stage Storage Calculations
8. Proposed Conditions 5yr- 1day Storm Event Cascade
9. Proposed Conditions 25yr- 1day Storm Event Cascade
10. Proposed Conditions 25yr- 3day Storm Event Cascade
11. Proposed Conditions 100yr- 3day Storm Event Cascade
12. Proposed Grading and Drainage Plan

APPENDIX A

Exhibit 1 – AERIAL Map
Exhibit 2 – FEMA FIRM Map
Exhibit 3 – Soil Map- Custom Soil Resource Report
Exhibit 4 – SFWMD Rainfall 5 year- 1 day
Exhibit 5 – SFWMD Rainfall 25 year- 1 day
Exhibit 6 – SFWMD Rainfall 25 year- 3 day
Exhibit 7 – SFWMD Rainfall 100 year- 3 day

APPENDIX B — Geotechnical Report prepared by PSI, Inc. dated May 3, 2014.

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DRAINAGE REPORT

SECTION ONE: PROJECT INFORMATION

PROJECT NAME: Key Largo Commercial Center

OWNER OF PROJECT: IMC Property Management & Maintenance, Inc.

LOCATION: 101000 Overseas Highway (US-1)
Key Largo, FL 33037

SITE AREA: 3.31 acres

WATERSHED MANAGEMENT DISTRICT: South Florida Water Management District

EXISTING SITE CONDITIONS: 1 Story Retail Building

PROPOSED DEVELOPMENT: Partial demolition of 10,807 SF of existing building and construction of a 5,000 square foot (0.11 acre) retail store and a 3,116 square foot (0.07 acre) restaurant with drive through, including attached supporting parking lot, stormwater system, and utilities.

SECTION TWO: EXECUTIVE SUMMARY

A. Introduction
IMC is proposing a 5,000 square foot (0.11 acre) retail store and a 3,116 square foot (0.07 acre) restaurant with drive through located within the Unincorporated Monroe County at mile marker 101 along Overseas Highway and is located within Section 28, Township 61 South and Range 39 East.

B. Existing Stormwater Drainage Conditions
The existing lot was a 1 story building. There is no evidence of an existing drainage system onsite.

C. Stormwater Management System Design- Post Development Conditions
The site shall comply with the requirements of SFWMD and Monroe County. The proposed stormwater management system consists of inlets, pipes, exfiltration trench for pretreatment and water quality including an additional allowable volume equal to 3.28 inches over the site.

The exfiltration trench provides for 3.28 inches over the site which is equivalent to 0.90 ac-ft where the 0.40 ac-ft of standard water quality is met. The invert of the 18" storm

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pipe within the trench will be set at the estimated seasonal high water table of 1.5 ft, NAVD with the top of trench at elevation 5.85 ft, NAVD.

The following is the stage-storage for the pavement, open space, exfiltration trench,

PROPOSED STAGE-STORAGE CALCULATIONS				
Stage (ft)	Storage (ac-ft)			
	0.90 ac Exfil 1.5-5.85	1.68 ac Pvmt 7.85-10	1.21 ac Open 7.8-11	Total (ac-ft)
1.5	0.00	0.00	0.00	0.00
2	0.10	0.00	0.00	0.10
2.5	0.20	0.00	0.00	0.20
3	0.30	0.00	0.00	0.30
3.5	0.40	0.00	0.00	0.40
4	0.50	0.00	0.00	0.50
4.5	0.60	0.00	0.00	0.60
5	0.70	0.00	0.00	0.70
5.5	0.80	0.00	0.00	0.80
6	0.90	0.00	0.00	0.90
6.5	0.90	0.00	0.00	0.90
7	0.90	0.00	0.00	0.90
7.5	0.90	0.00	0.00	0.90
8	0.90	0.01	0.01	0.92
8.5	0.90	0.17	0.09	1.16
9	0.90	0.52	0.27	1.69
9.5	0.90	1.06	0.55	2.51
10	0.90	1.81	0.92	3.63

Results

A water quality volume of 0.40 ac-ft has been met within the trenches at elevation 3.5 ft, NAVD. The following are the peak stages for the design storms:

Cascade Results		
Design Storm Event	Precipitation (inches)	Max. Stage (ft, NAVD)
5 year - 1 day	6	8.07
25 year - 1 day	8	8.77
25 year - 3 day	11.8	9.45
100 year - 3 day	14	9.72

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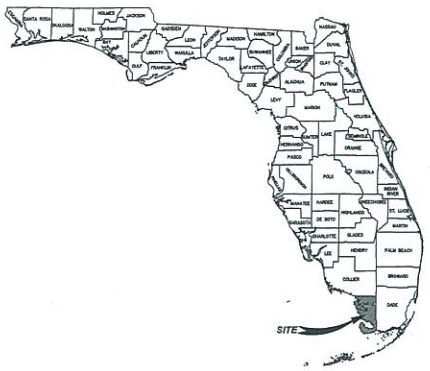
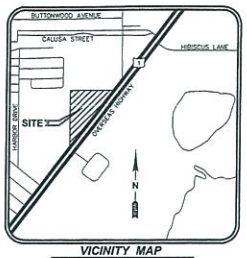
The lowest pavement elevation is 7.85 ft, NAVD which is lower than the 8.07 ft, NAVD from the model. The 25 year- 1 day storm event is kept onsite via back of curb and high points at the entrances no less than elevation 8.77 ft, NAVD. Thus, we have met Monroe County's and SFWMD stormwater criteria.

EXISTING SITE DATA								
Existing Project Area	=	144,155	sf	=	3.31	acres	=	100%
Total Impervious Area	=	144,155	sf	=	3.31	acres	=	100%
Building	=	20,239	sf	=	0.46	acres	=	14%
Pavement/ Sidewalk	=	123,916	sf	=	2.84	acres	=	86%
Total Pervious Area	=	0	sf	=	0.00	acres	=	0%
Open Space	=	0	sf	=	0.00	acres	=	0%
Dry Detention	=	0	sf	=	0.00	acres	=	0%

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
FOR
IMC PROPERTY MANAGEMENT
AT
(OVERSEAS HIGHWAY - KEY LARGO)
LYING IN
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA





VICINITY MAP
NOT TO SCALE

Legal Description: (PER OWNER'S POLICY NO. OF6-4078272)

THAT PORTION OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, ON KEY LARGO, ACCORDING TO MODEL LAND COMPANY'S PLAT BY P. F. JENKINS, CIVIL ENGINEER, RECORDED IN PLAT BOOK 1 AT PAGE 68, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, LYING NORTHWESTERLY OF STATE ROAD NO. 5 (U.S. NO. 1).

SAID PREMISES IS MORE PARTICULARLY DESCRIBED ON A CERTAIN SURVEY PREPARED AND CERTIFIED BY WALTER H. OKAHARA, P.L.S., DATED MARCH 3, 1977 UNDER JOB NO. 400-160.00 AND BASED ON A PREVIOUS BOUNDARY SURVEY PREPARED BY BAILEY AND POST CONSULTING ENGINEERS AND SURVEYORS, P.O. BOX 349, ISLAMORADA, FLORIDA 33036, UNDER JOB 887-73-0950 AND REVISED JUNE 4, 1974.

SAID PREMISES WAS FORMERLY DESCRIBED AS: ALL THAT PART OF LOT 8 IN SECTION 28, TOWNSHIP 61 SOUTH, RANGE 39 EAST, LYING NORTH OF THE RIGHT OF WAY OF THE FLORIDA EAST COAST RAILWAY COMPANY, ACCORDING TO THE SURVEY BY P.F. JENKINS AND PLAT THEREOF IN PLAT BOOK 1, PAGE 68, OF THE MONROE COUNTY, FLORIDA PUBLIC RECORDS. LESS THE COUNTY ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT.

CONTAINING 144,160 SQUARE FEET OR 3.31 ACRES MORE OR LESS

OWNER'S POLICY - SCHEDULE B
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NO. OF6-4078272
EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M.

7. RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS CONTAINED ON THE PLAT AS RECORDED IN PLAT BOOK 1, PAGE(S) 68, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (BLANKET IN NATURE – AFFECTS SUBJECT PARCEL)
8. OWNER'S ACKNOWLEDGEMENT OF FIRE WELL RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1148, PAGE 77, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA. (AS TO FIRE WELLS SHOWN ON BOUNDARY – AFFECTS SUBJECT PARCEL)
9. RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES.
10. MORTGAGE, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT EXECUTED BY KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY IN FAVOR OF FIRST BANK OF MIAMI, A FLORIDA BANKING CORPORATION, DATED FEBRUARY 27, 2013 AND RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1473, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA, IN THE ORIGINAL PRINCIPAL AMOUNT OF $1,500,000.00. (LEASE AGREEMENT – AFFECTS SUBJECT PARCEL)
11. UCC- 1 FINANCING STATEMENT RECORDED MARCH 5TH, 2013 IN O.R. BOOK 2616, PAGE 1462, PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Survey Notes:

1. "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."
2. "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."
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) AND MATCHED TO FDOT BENCHMARK #PNC 101.0 PROVIDED BY FDOT FINANCIAL PROJECT ID NO. 419846-2-52-01 DATED 4/8/13 HAVING AN ELEVATION OF 10.32.
   SITE BENCHMARKS ARE AS SHOWN ON SHEET 3 OF 3.
4. THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
5. THE LAST DAY FIELD WORK WAS PERFORMED WAS 3/25/15; ALL BOUNDARY CORNERS WERE RECOVERED OR SET AS NOTED HEREON.
6. THE "LEGAL DESCRIPTION" HEREON IS PER OWNER'S POLICY NO. OF6-4078272, AND WAS PROVIDED BY THE CLIENT.
7. BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. 1) PER ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03 AS BEING N 37°22'34" E AS SHOWN ON SAID BOUNDARY SURVEY.
8. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12512I-0031-K MAP REVISED DATE FEBRUARY 18, 2005, THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE X, WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AND LIES IN ZONE X (SHADED), WHICH ARE AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. THIS DETERMINATION WAS BASED ON A GRAPHIC INTERPOLATION OF SAID MAP AND NOT ON ACTUAL FIELD MEASUREMENTS.
9. THE APPARENT USE OF THE LAND, AS CLASSIFIED BY THE STANDARDS OF PRACTICE RULE CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE ESTABLISHES THAT THE MINIMUM RELATIVE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY MEET THE HORIZONTAL CONTROL ACCURACY OF 1':10,000 FEET FOR A HIGH RISK SURVEY. THE MEASUREMENTS AND CALCULATIONS OF THE CLOSED GEOMETRIC FIGURES WERE FOUND TO MEET THIS ACCURACY REQUIREMENT. THE EQUIPMENT USED TO VERIFY THE HORIZONTAL CONTROL ON THE SUBJECT SURVEY WAS A TOPCON GPS HIPER V.
10. HORIZONTAL WELL-IDENTIFIED FEATURES IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 0.05 (FT). THE EQUIPMENT USED TO LOCATE THE FEATURES WAS A LEICA SCANSTATION C10, TOPCON PS-103A ROBOTIC TOTAL STATION AND A TOPCON GPS HIPER V.
11. UNLESS OTHERWISE NOTED, ALL RECORD INFORMATION SHOWN HEREON IS BASED ON INFORMATION CONTAINED IN THE OWNER'S POLICY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO. OF6-4078272, EFFECTIVE DATE MARCH 5, 2013 AT 3:52 P.M. AND WAS PROVIDED BY THE CLIENT.
12. NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.
13. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENT OF POTENTIAL JURISDICTIONAL WETLAND BOUNDARIES.
14. FENCES EXISTING ON, OVER OR ADJACENT TO SUBJECT PROPERTY, ARE DISPLAYED HEREON; OWNERSHIP WHETHER SINGULAR OR JOINT WAS NOT DETERMINED BY THIS SURVEY.
15. VERTICAL FEATURE ACCURACY: "ELEVATIONS OF WELL-IDENTIFIED FEATURES CONTAINED IN THIS SURVEY AND MAP HAVE BEEN MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 0.05 (FT)."
16. DIMENSIONS ARE SHOWN RELATIVE TO UNITED STATES STANDARD FEET AND DECIMALS THEREOF, UNLESS THE OBJECT SHOWN IS COMMONLY IDENTIFIED IN INCHES, I.E. TREE DIAMETER, PIPE DIAMETER, ETC. TREES DEPICTED ARE COMMON NAMES AND MEASURED AND LABELED AS DIAMETER AT BREAST HEIGHT IN INCHES.
17. THE UNDERGROUND UTILITIES DEPICTED BY PIPE LINETYPES ARE APPROXIMATE IN NATURE BASED UPON AN INSPECTION OF THE MANHOLE, GRATE, ETC. OF EACH FACILITY. EXISTING PIPES WERE NOT LAMPED OR REMOTELY VIEWED FOR OBSTRUCTIONS OR CONNECTIVITY.

Abbreviation Legend:

(A)	– ACTUAL	MES	– MITERED END SECTION
A/C	– AIR CONDITIONER	MH	– MANHOLE
ACSM	– AMERICAN CONGRESS ON SURVEYING & MAPPING	MLP	– METAL LIGHT POLE
ADA	– AMERICANS WITH DISABILITIES ACT	MPH	– MILES PER HOUR
ALTA	– AMERICAN LAND TITLE ASSOCIATION	MPP	– METAL POWER POLE
APPROX	– APPROXIMATE	N/A	– NOT APPLICABLE
ARV	– AIR RELEASE VALVE	NAVD	– NORTH AMERICAN VERTICAL DATUM
AVE	– AVENUE	NAD	– NORTH AMERICAN DATUM
AVG	– AVERAGE	NG	– NATURAL GROUND
(BB)	– BEARING BASIS	NGS	– NATIONAL GEODETIC SURVEY
BFP	– BACK FLOW PREVENTER	NGVD	– NATIONAL GEODETIC VERTICAL DATUM
BLK	– BLOCK	N & D	– NAIL AND DISK
BLDG	– BUILDING	NO.	– NUMBER
BLVD	– BOULEVARD	NR	– NON-RADIAL
BM	– BENCH MARK	NSPS	– NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
BOC	– BACK OF CURB		
BOW	– BACK OF WALK	NT	– NON-TANGENT
BSL	– BUILDING SETBACK LINE	NTS	– NOT TO SCALE
BWF	– BARBED WIRE FENCE	OD	– OUTSIDE DIAMETER
C-X	– DENOTES SHEET NUMBERING FOR ENGINEERING PLANS	ORB	– OFFICIAL RECORDS BOOK
(C)	– CALCULATED	OR	– OFFICIAL RECORDS
C	– CHORD	OUL	– OVERHEAD UTILITY LINES
CATV	– CABLE TELEVISION RISER	OTL	– OVERHEAD TRAFFIC LINES
CB	– CHORD BEARING	(P)	– PLAT
CBS	– CONCRETE BLOCK STRUCTURE	PB	– PLAT BOOK
C.C.R.	– CERTIFIED CORNER RECORD	PC	– POINT OF CURVATURE
C&G	– CURB & GUTTER	PCC	– POINT OF COMPOUND CURVATURE
CI	– CATCH INLET	PCP	– PERMANENT CONTROL POINT
C/L	– CENTERLINE	PFF	– PROPOSED FINISHED FLOOR
CLF	– CHAIN LINK FENCE	PG	– PAGE
CM	– CONCRETE MONUMENT	PGS	– PAGES
CMP	– CORRUGATED METAL PIPE	PI	– POINT OF INTERSECTION
CO	– CLEANOUT	PK	– PARKER KALYON
CONC	– CONCRETE	POB	– POINT OF BEGINNING
COR	– CORNER	POC	– POINT OF COMMENCEMENT
CRPP	– CORRUGATED PLASTIC PIPE	POL	– POINT ON LINE
CUE	– COUNTY UTILITY EASEMENT	PP	– POWER POLE
CWS	– CROSSWALK SIGNAL	PRC	– POINT OF REVERSE CURVATURE
Δ	– DELTA	PRM	– PERMANENT REFERENCE MONUMENT
(D)	– DESCRIPTION	PSM	– PROFESSIONAL SURVEYOR & MAPPER
DB	– DEED BOOK	PT	– POINT OF TANGENCY
DBH	– DIAMETER AT BREAST HEIGHT IN INCHES	PVC	– POLYVINYL CHLORIDE PIPE
DE	– DRAINAGE EASEMENT	PVMT	– PAVEMENT
DEPT	– DEPARTMENT	R39E	– RANGE 39 EAST
DIP	– DUCTILE IRON PIPE	R	– RADIUS
DR	– DRIVE	RAD	– RADIAL
D/U	– DRAINAGE AND UTILITY EASEMENT	RCP	– REINFORCED CONCRETE PIPE
(E)	– ENGINEERING PLAN	REC	– RECOVERED
EJB	– ELECTRIC JUNCTION BOX	REV	– REVISION
EL	– UNDERGROUND ELECTRICAL LINES	RP	– RADIUS POINT
ELEC	– ELECTRIC	R/W	– RIGHT-OF-WAY
ELEV	– ELEVATION	RLS	– REGISTERED LAND SURVEYOR
ELLIP	– ELLIPTICAL	RP	– RADIUS POINT
EO	– END OF INFORMATION	RWL	– UNDERGROUND RECLAIM WATER LINE
EOP	– EDGE OF PAVEMENT	RWM	– RECLAIMED WATER METER
FB	– FIELD BOOK	SE	– SPECIAL EASEMENT
FDOT	– FLORIDA DEPARTMENT OF TRANSPORTATION	SEC 28	– SECTION 28
FF	– FINISH FLOOR	SMH	– SANITARY SEWER MANHOLE
FG	– FLAT GRATE INLET	(SP)	– STATE PLANE
FGLP	– FIBERGLASS LIGHT POLE	SQ	– SQUARE
FHYD	– FIRE HYDRANT	SQ FT	– SQUARE FEET
FM	– FORCE MAIN	ST	– STREET
FND	– FOUND	STMH	– STORM DRAINAGE MANHOLE
FP&L	– FLORIDA POWER AND LIGHT	S/W	– SIDEWALK
(G)	– GRID (STATE PLANE)	TB	– TANGENT BEARING
GL	– UNDERGROUND GAS LINES	TI15	– TOWNSHIP 61 SOUTH
GOVT	– GOVERNMENT	TELE	– TELEPHONE
GPR	– GROUND PENETRATING RADAR	TL	– OVERHEAD TRAFFIC SIGNAL LINES
GTMH	– GREASE TRAP MANHOLE	TOB	– TOP OF BANK
HDPE	– HIGH DENSITY POLYETHYLENE PIPE	TOE	– TOE OF SLOPE
HWF	– HOG WIRE FENCE	TR	– TELEPHONE RISER
ID	– IDENTIFICATION	TRANS	– TRANSFORMER PAD
ICV	– IRRIGATION CONTROL VALVE	TSB	– TRAFFIC SIGNAL BOX
INFO	– INFORMATION	TSSP	– TRAFFIC SIGNAL SUPPORT POLE
INV	– INVERT	TV	– UNDERGROUND CABLE TV LINES
IP	– IRON PIPE	(TYP)	– TYPICAL
IP&C	– IRON PIPE & CAP	UE	– UTILITY EASEMENT
IR	– IRON ROD	UNK	– UNKNOWN
IR&C	– IRON REBAR & CAP	UTL	– UNDERGROUND TELEPHONE LINES
IRR	– IRRIGATION	W/	– WITH
L	– ARC LENGTH	WL	– UNDERGROUND WATER LINE
LB#	– LICENSED BUSINESS NUMBER	WLP	– WOOD LIGHT POLE
LP	– LIGHT POLE	WM	– WATER METER
(M)	– MEASURED	WP	– WORK PROGRAM
MB	– MAP BOOK	WPF	– WOOD POST FENCE
MBX	– MAILBOX	WPP	– WOOD POWER POLE
		WV	– WATER VALVE

Line Legend:
NOT TO SCALE

- = 1 FOOT CONTOURS
- = 5 FOOT CONTOURS
- = ADJOINER PROPERTY LINES
- = BARBED WIRE FENCE
- = BROKEN LINE
- = BURIED CABLE
- = BURIED CABLE TELEVISION
- = BURIED ELECTRIC
- = BURIED FIBER OPTICS
- = BURIED GAS
- = BURIED RECLAIMED WATER LINE
- = BURIED SANITARY LINES
- = BURIED SANITARY SEWER FORCE MAIN LINE
- = BURIED TRAFFIC CONTROL
- = BURIED TELEPHONE LINE
- = BURIED WATER LINES
- = CENTER LINE R/W
- = CHAIN LINK FENCE
- = EASEMENT LINES (EXISTING)
- = EASEMENT LINES (PROPOSED)
- = EDGE OF WATER LINES
- = EXISTING DRAINAGE PIPES
- = EXISTING DRAINAGE PIPES (OUTFALL NOT LOCATED)
- = FIRE WATER MAIN LINES
- = HOT WATER SUPPLY LINES
- = IRRIGATION LINES
- = OVERHEAD TRAFFIC LINES
- = OVERHEAD UTILITY LINES
- = RAILROAD TRACKS
- = RIGHT-OF-WAY LINES
- = SECTION LINES
- = STONE WALL LINES
- = TOP OF BANK LINES
- = TOE OF SLOPE LINES
- = TREE LINES
- = TRAVERSE LINES
- = UNKNOWN BURIED LINES
- = SILT FENCE
- = WOOD FENCE
- = WETLAND LINE

Symbol Legend:
NOT TO SCALE

- AIR RELEASE VALVE
- BORING HOLE LOCATION
- BRICK PAVERS
- CABLE TV RISER
- CENTRAL ANGLE
- CONCRETE
- CLEAN OUT
- CONCRETE MITERED END SECTION
- CONCRETE RIP RAP
- CONCRETE UTILITY POLE
- COUNTY ROAD SYMBOL
- DUAL SUPPORT SIGN
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRIC OUTLET
- ELECTRIC RISER
- FIRE HYDRANT
- FLOOD LIGHT
- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND IRON PIPE (AS NOTED)
- FOUND IRON REBAR (AS NOTED)
- FOUND/SET NAIL (AS NOTED)
- GARBAGE CAN
- GAS VALVE
- GOPHER TORTOISE HOLE
- GRATE INLET
- GREASE TRAP MANHOLE
- GUY ANCHOR
- HANDICAP PARKING SPACE
- INTERSTATE SYMBOL
- IRRIGATION CONTROL VALVE
- CONCRETE LIGHT POLE
- LIGHT POLE
- LIGHT POLE (DUAL)
- LIGHT POLE (TRIPLE)
- LIGHT POLE (QUAD)
- MAILBOX
- MONITOR WELLS
- NAIL & DISC (AS NOTED)
- PULL BOX (AS NOTED)
- PARKING SPACES (2)
- REVISION NUMBER (3)
- RECLAIMED WATER METER
- RECLAIMED WATER VALVE
- ROOF DRAIN
- SANITARY SEWER MANHOLE
- SANITARY SEWER VALVE
- SCHEDULE B ITEM NUMBER (8)
- GROUND LIGHT
- SECTION CORNER
- 4" X 4" CM LB #7143
- 5/8" IR&C LB #7143
- SIGN
- SITE BENCH MARK
- STORM SEWER MANHOLE
- STRIPING (DIRECTIONAL)
- TELEPHONIC CABLE RISER
- TELEPHONIC MANHOLE
- TELEPHONE JUNCTION BOX
- TEST HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL SUPPORT POLE
- WATER METER
- WATER SERVICE
- WATER SPIGOT
- WATER SPRINKLER
- WATER VALVE
- WELL
- WETLAND FLAG
- WOOD UTILITY POLE
- UNKNOWN MANHOLE
- CONCRETE PAVERS
- DETECTABLE WARNING AREA
- CONCRETE LIGHT POLE (DUAL)
- CONCRETE LIGHT POLE (TRIPLE)
- CONCRETE LIGHT POLE (QUAD)
- UNKNOWN RISER

NOTE: VENT (AS NOTED) THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.
WIRE HEIGHTS (SEE CHART)
CROSSWALK SIGNAL POLE

Sign Legend:
NOT TO SCALE

(R1)	ROW NUMBER SIGN
(B)	BUS STOP SIGN
(DE)	DEAD END SIGN
(DNE)	DO NOT ENTER SIGN (R5-1)
(HC)	HANDICAP SIGN
(KR)	KEEP RIGHT SIGN
(LTO)	LEFT TURN ONLY
(ME)	MEDIAN SIGN
(ND)	NO DUMPING SIGN
(NL)	NO LEFT TURN SIGN (R3-2)
(NU)	NO U-TTERING SIGN
(FL)	NO PARKING FIRE LANE SIGN
(NOR)	NO RIGHT TURN SIGN (R3-1)
(NOT)	NO TRUCKS (R5-2)
(NP)	NO PARKING SIGN
(1W)	ONE WAY SIGN (R6-2)
(PE)	PEDESTRIAN CROSSING SIGN
(RTO)	RIGHT TURN ONLY
(SL)	SPEED LIMIT SIGN
(ST)	STOP SIGN (R1-1)
(SS)	STREET SIGN
(TZ)	TOW AWAY ZONE SIGN
(TE)	TRUCK ENTRANCE SIGN
(U)	UNKNOWN SIGN
(WL)	WEIGHT LIMIT SIGN
(WW)	WRONG WAY SIGN
(Y)	YELD SIGN

Reference Material

1) FDOT MAP SECTION 90060 DATED 03-02.
2) ALTA/ACSM BOUNDARY SURVEY PREPARED BY McVAY-WOOD & ASSOCIATES, INC DATED 2/7/03.
3) MODEL LAND COMPANY, PLAT PB 1, PG 68 (4 PAGES).

TITLE BLOCK ABBREVIATIONS
Esq. = ENGINEERING LB = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION AA = ARCHITECTURAL
Landscape Architecture LA = LICENSED
N/A = NOT APPLICABLE Lic. = LICENSED
No. = NUMBER P.O. = POST OFFICE ©= COPYRIGHT

Index of Sheets

1	ALTA/ACSM LAND TITLE SURVEY (COVER SHEET)
2	ALTA/ACSM LAND TITLE SURVEY (BOUNDARY SURVEY)
3	ALTA/ACSM LAND TITLE SURVEY (TOPOGRAPHIC SURVEY)

Surveyor's Certification:

Certified to: KEY LARGO TREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

This is to certify that this map or plat and the survey 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 1-5, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13-16, 18 and 19 of Table A thereof. The field work was completed on March 25, 2015.

Also

I hereby certify that the attached "ALTA/ACSM Land Title Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as surveyed in the field on March 25, 2015. I further certify that this "Boundary & Topographic Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027.

For the Firm By: _____
Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 6549

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• Puerto Rico
• Connecticut
• Maryland
• Texas

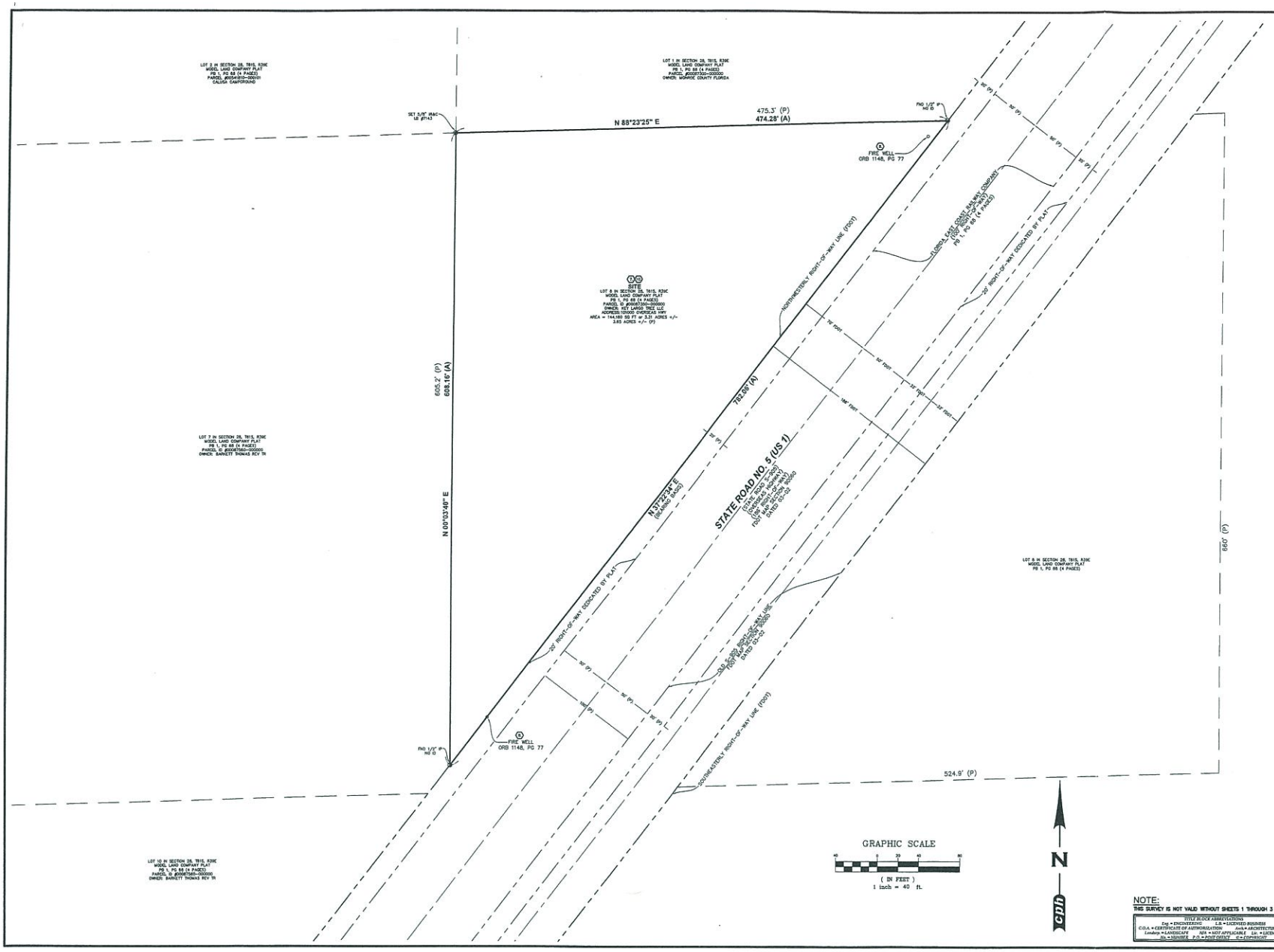
No.	Date	Revision	By

Field Crew: L.S.
Drawn by: J.A.B.
Checked by: R.L.R.
Approved by: T.J.G.
Scale: N/A
Date: 3/25/15
Job No.: I3664
File: I3664.dwg
© 2015

Survey Prepared By:
CPH, Inc.
500 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6541
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26002926
Lndscp. Lic. No. LC0000256

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)
IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No. 1 of 3



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• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

No.	Date	Revision	By

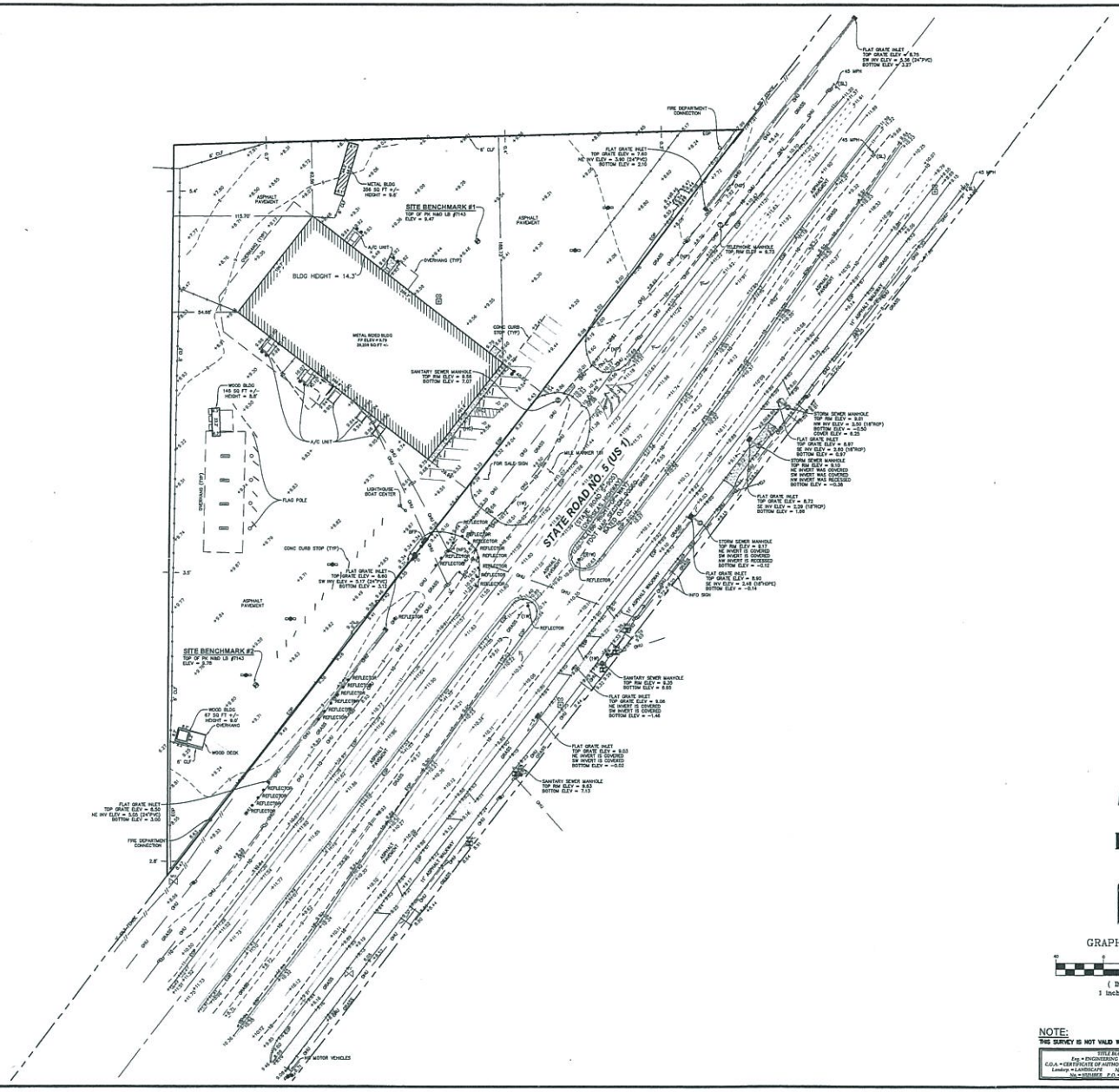
Field Crew: L.S.
Drawn by: J.A.B.
Checked by: R.L.R.
Approved by: T.J.G.
Scale: 1"=40'
Date: 3/25/15
Job No.: 13604
File: 13604.dwg
© 2015

Survey Prepared By:
CPH, Inc.
550 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6541
Licenses:
Eng. C.O.A. No. 3216
Survey L.B. No. 7143
Arch. Lic. No. AA26000526
Lndscp. Lic. No. LC0000286

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO KNOWN AS
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
2
of 3



NOTE:
THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 3 OF 3.

TITLE BLOCK ABBREVIATIONS
Eng. = ENGINEERING L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION L.S. = LICENSED SURVEYOR
Landscape Arch. = LANDSCAPE ARCHITECTURE N/A = NOT APPLICABLE P.L.S. = LICENSED
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

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• Florida
• Puerto Rico
• Connecticut
• Maryland
• Texas

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			

Field Crew:	L.S.
Drawn by:	J.A.B.
Checked by:	R.L.R.
Approved by:	T.J.G.
Scale:	1"=40'
Date:	3/25/15
Job No.:	13604
File:	13604.dwg

Survey Prepared By:
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Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA26000928
Landscp. Lic. No. LC0000286

BOUNDARY & TOPOGRAPHIC SURVEY
ALSO BEING AN
(ALTA/ACSM LAND TITLE SURVEY)

IMC PROPERTY MANAGEMENT
(OVERSEAS HIGHWAY - KEY LARGO)
SECTION 28-TOWNSHIP 61 SOUTH-RANGE 39 EAST
MONROE COUNTY, FLORIDA

Sheet No.
3
of 3

PROPOSED SITE DATA								
Proposed Project Area	=	144,155	sf	=	3.31	acres	=	100%
Total Impervious Area	=	91,456	sf	=	2.10	acres	=	63%
Building	=	18,116	sf	=	0.42	acres	=	13%
Pavement/ Sidewalk	=	73,340	sf	=	1.68	acres	=	51%
Total Pervious Area	=	52,699	sf	=	1.21	acres	=	37%
Open Space	=	52,699	sf	=	1.21	acres	=	37%
Dry Detention	=	0	sf	=	0.00	acres	=	0%

PROPOSED WATER QUALITY

A. First Inch of Runoff Over the Project Site:

Area = 3.31 ac

V_1 = 1 in. x Total Area x 1 ft./12 in.

$V_{1=}$ **0.28** ac-ft

B. Runoff from 2.5 Times the Percent Imperviousness Over the Project Site:

Site Area for WQ

= Total Basin Area - Roof Area

= 3.31 - 0.42

= 2.89 ac

Impervious Area for WQ

= Basin Area for WQ - Pervious Area

= 2.89 - 1.21

= 1.68 ac

% Imperviousness for WQ

= Impervious Area for WQ / Basin Area for WQ

= 58%

For 2.5 Inches Times the % Imperviousness

= 2.5 x Percent Impervious

= 2.5 x 58%

= 1.45 in

Volume Required for Treatment

V_2 = $\frac{1.45 \text{ in} \quad 3.31 \text{ ac} \quad 1 \text{ ft}}{12 \text{ in}}$

V_2 = **0.40 ac-ft**

4.82 ac-in

Maximum allowable volume within the exfiltration trench is 3.28" over the site.

Area = 3.31 ac

V_1 = 3.28 in. x Total Area x 1 ft./12 in.

$V_{1=}$ **0.90** ac-ft

10.85 ac-in

Please see exfiltration trench calculations where the additional volume held in the trench is approximately 6.04 ac-in.

PROPOSED		
SOIL STORAGE		
Depth to Water Table (feet)	**Cumulative Water Storage (inches)**	**Compacted Water Storage (inches)**
1	0.6	0.45
2	2.5	1.88
3	6.6	4.95
4	10.9	8.18

S.H.W.T. Elevation (ft)	1.50	
Average Ground Elevation (ft)	9.40	Open (7.8 ft- 11 ft)
Depth to water table (ft)	7.90	

Since the depth to groundwater is 4' or greater, the Compacted Water Storage 8.18"

Per SFWM,

Soil Storage = Compacted Water Storage x % Perviousness

Soil Storage = 8.18' x 37%

Soil Storage = **3.03** **inches**

EXFILTRATION DESIGN CALCULATIONS

Per SFWMD, Required Length of Trench to Provide

$L = FS\ [(\%WQ)(V_{wq})+V_{add}] / K\ (H_2W + 2H_2\ D_u - D_u^2 + 2H_2D_S) + (1.39 \times 10^{-4})\ W\ D_u$

wheras,

FS= factor of safety; no less than 2
%WQ= precent reduction in required water quality (WQ) treatment volume based on method of WQ treatment: 50% for wet/dry retention
V_{wq}= volume of WQ treatment
D_s = Saturated Depth of Trench (ft)
D_u = Unsaturated Depth (ft)
H_2 = Depth from Land Surface to Water Table (ft)
W = Trench Width (ft)
Volume = Required Wet Detention Volume (ac-in)
Length = Calculated Trench Length (ft)
K = Hydraulic Conductivity (cfs/ft^2-ft)

K, Hydraulic Conductivity

K_1 5.72E-04
K_2 6.57E-04
K_3 6.36E-04
Average K 6.2E-04

These values correspond to the results provided within the Geotechnical Report in Appendix B

Water Quality

WQ Volume Required = **0.90 ac-ft**

Volume (ac-in) = (Area * runoff retained)
Volume (ac-in) = 10.85
FS= 2.00
WQ= 0.50
V_{wq}= 4.82
V_{add}= 6.04
D_s (ft) = 3.00
D_u (ft) = 4.35
H_2 (ft)= 6.35
W (ft) = 5.00
K (cfs/ft^2) = 6.22E-04
L (ft) = 244.74

Actual Trench Provided L = **271** ft

This calculation states 245 linear feet of trench is required to provide the 0.90 ac-ft.

WQ = 0.4 ac-ft (4.82 ac-ft)
Add Vol 0.9 ac-ft - 0.4 ac-ft = 0.5 ac-ft (6 ac-in)

PROPOSED STAGE-STORAGE CALCULATIONS				
Stage (ft)	**Storage (ac-ft)**			
	0.90 ac Exfil 1.5-5.85	1.68 ac Pvmt 7.85-10	1.21 ac Open 7.8-11	**Total (ac-ft)**
1.5	0.00	0.00	0.00	0.00
2	0.10	0.00	0.00	0.10
2.5	0.20	0.00	0.00	0.20
3	0.30	0.00	0.00	0.30
3.5	0.40	0.00	0.00	0.40
4	0.50	0.00	0.00	0.50
4.5	0.60	0.00	0.00	0.60
5	0.70	0.00	0.00	0.70
5.5	0.80	0.00	0.00	0.80
6	0.90	0.00	0.00	0.90
6.5	0.90	0.00	0.00	0.90
7	0.90	0.00	0.00	0.90
7.5	0.90	0.00	0.00	0.90
8	0.90	0.01	0.01	0.92
8.5	0.90	0.17	0.09	1.16
9	0.90	0.52	0.27	1.69
9.5	0.90	1.06	0.55	2.51
10	0.90	1.81	0.92	3.63

Project Name: IMC- Key Largo Commercial Center
Reviewer: HH
Project Number: I3604
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 5 year
1 Day Rainfall: 6 inches
Area: 3.31 acres
Ground Storage: 3.03 inches
Time of Concentration: 0.17 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.10
2.50	0.20
3.00	0.30
3.50	0.40
4.00	0.50
4.50	0.60
5.00	0.70
5.50	0.80
6.00	0.90
6.50	0.90
7.00	0.90
7.50	0.90
8.00	0.92
8.50	1.16
9.00	1.69
9.50	2.51
10.00	3.63

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	8.07	25.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	0.95	0.00	0.00	0.00	0.95	0.00

Project Name: IMC- Key Largo Commercial Center
Reviewer: HH
Project Number: I3604
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 24 hr
Design Frequency: 25 year
1 Day Rainfall: 8 inches
Area: 3.31 acres
Ground Storage: 3.03 inches
Time of Concentration: 0.17 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.10
2.50	0.20
3.00	0.30
3.50	0.40
4.00	0.50
4.50	0.60
5.00	0.70
5.50	0.80
6.00	0.90
6.50	0.90
7.00	0.90
7.50	0.90
8.00	0.92
8.50	1.16
9.00	1.69
9.50	2.51
10.00	3.63

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	8.77	25.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	1.45	0.00	0.00	0.00	1.45	0.00

Project Name: IMC- Key Largo Commercial Center
Reviewer: HH
Project Number: I3604
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 25 year
3 Day Rainfall: 11.8 inches
Area: 3.31 acres
Ground Storage: 3.03 inches
Time of Concentration: 0.17 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.10
2.50	0.20
3.00	0.30
3.50	0.40
4.00	0.50
4.50	0.60
5.00	0.70
5.50	0.80
6.00	0.90
6.50	0.90
7.00	0.90
7.50	0.90
8.00	0.92
8.50	1.16
9.00	1.69
9.50	2.51
10.00	3.63

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	9.45	73.60	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	2.43	0.00	0.00	0.00	2.43	0.00

Project Name: IMC- Key Largo Commercial Center
Reviewer: HH
Project Number: I3604
Period Begin: Jan 01, 2000;0000 hr End: Jan 16, 2000;0000 hr Duration: 360 hr
Time Step: 0.2 hr, Iterations: 10

Basin 1: Site

Method: Santa Barbara Unit Hydrograph
Rainfall Distribution: SFWMD - 3day
Design Frequency: 100 year
3 Day Rainfall: 14 inches
Area: 3.31 acres
Ground Storage: 3.03 inches
Time of Concentration: 0.17 hours
Initial Stage: 1.5 ft NGVD

Stage (ft NGVD)	Storage (acre-ft)
1.50	0.00
2.00	0.10
2.50	0.20
3.00	0.30
3.50	0.40
4.00	0.50
4.50	0.60
5.00	0.70
5.50	0.80
6.00	0.90
6.50	0.90
7.00	0.90
7.50	0.90
8.00	0.92
8.50	1.16
9.00	1.69
9.50	2.51
10.00	3.63

STRUCTURE MAXIMUM AND MINIMUM DISCHARGES

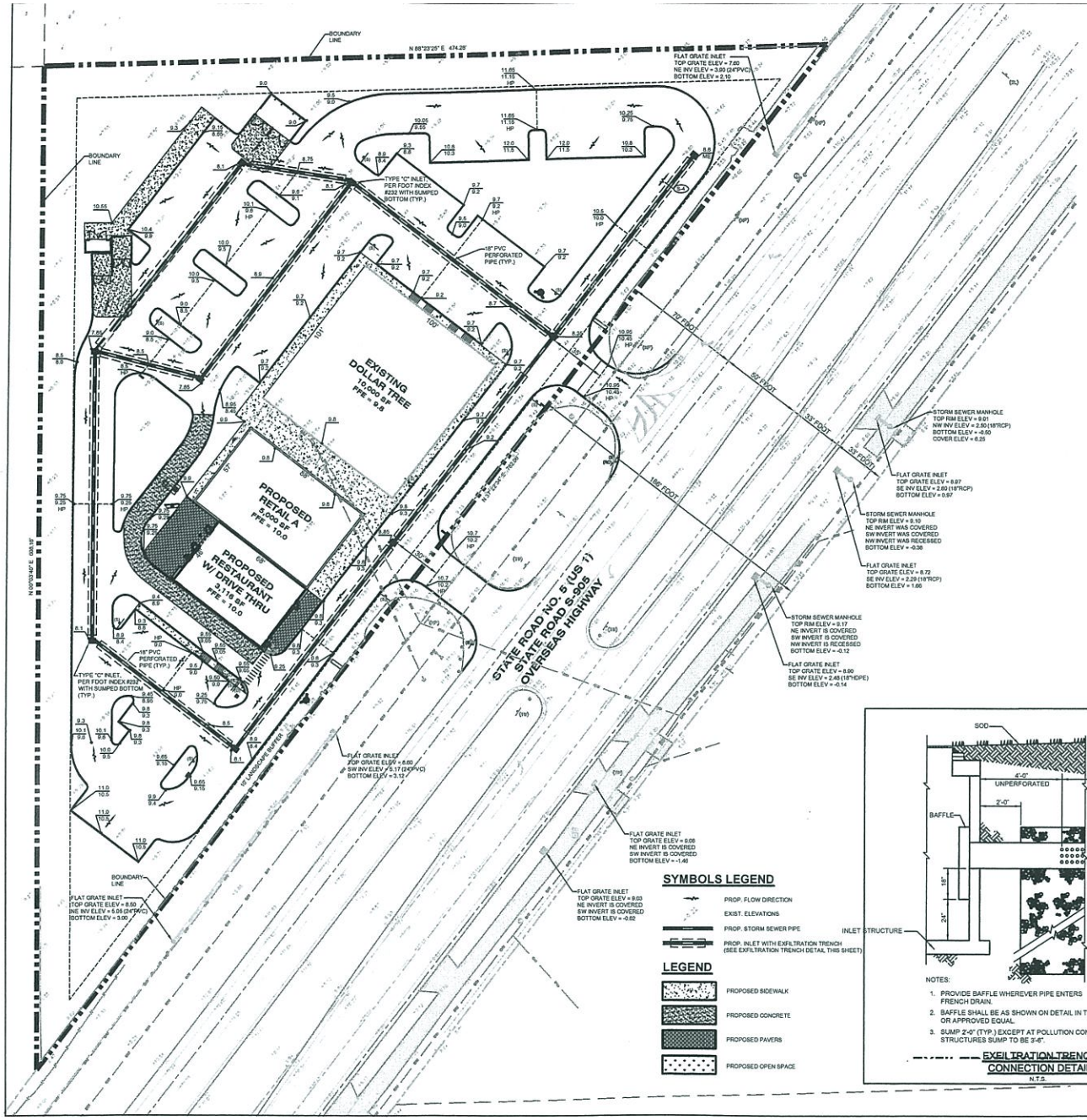
Struc	Max (cfs)	Time (hr)	Min (cfs)	Time (hr)

BASIN MAXIMUM AND MINIMUM STAGES

Basin	Max (ft)	Time (hr)	Min (ft)	Time (hr)
Site	9.72	73.40	1.50	0.00

BASIN WATER BUDGETS (all units in acre-ft)

Basin	Total Runoff	Structure Inflow	Structure Outflow	Initial Storage	Final Storage	Residual
Site	3.01	0.00	0.00	0.00	3.01	0.00



SYMBOLS LEGEND

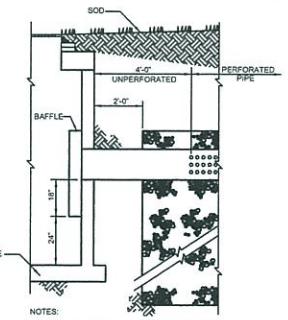
- PROP. FLOW DIRECTION
- EXIST. ELEVATIONS
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH (SEE EXFILTRATION TRENCH DETAIL THIS SHEET)

LEGEND

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED OPEN SPACE

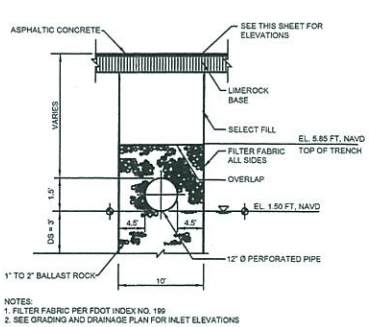
LAND USE CALCULATION

PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,456 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.



NOTES:
1. PROVIDE BAFFLE WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

EXFILTRATION TRENCH CONNECTION DETAIL
N.T.S.



NOTES:
1. FILTER FABRIC PER FDOT INDEX NO. 199
2. SEE GRADING AND DRAINAGE PLAN FOR INLET ELEVATIONS

ALL ELEVATIONS WITHIN THESE PLANS ARE IN THE NORTH AMERICAN VERTICAL DATUM OF 1988

18" EXFILTRATION TRENCH DETAIL
N.T.S.

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CHRISTOPHER COLLINS, P.E. No.# 73819

No.	Date	Revision	By
1	10-05-15	REVISED PER CITY COMMENTS (DATED 09-16-15)	A.T.S.

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: 1"=20'
Date: 04-13-15
Job No.: 13004
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Plans Prepared By:
CPH, Inc.
550 West Fulton St.
Sanford, FL 32771
Ph: 407.322.6841
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Llc. No. AA26000926
Lndscp. Llc. No. LC0000288

STORMWATER/ SURFACE WATER MANAGEMENT PLAN

IMC - KEY LARGO COMMERCIAL CENTER

101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-3

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Landscape Architects
Planners
Transportation/Traffic

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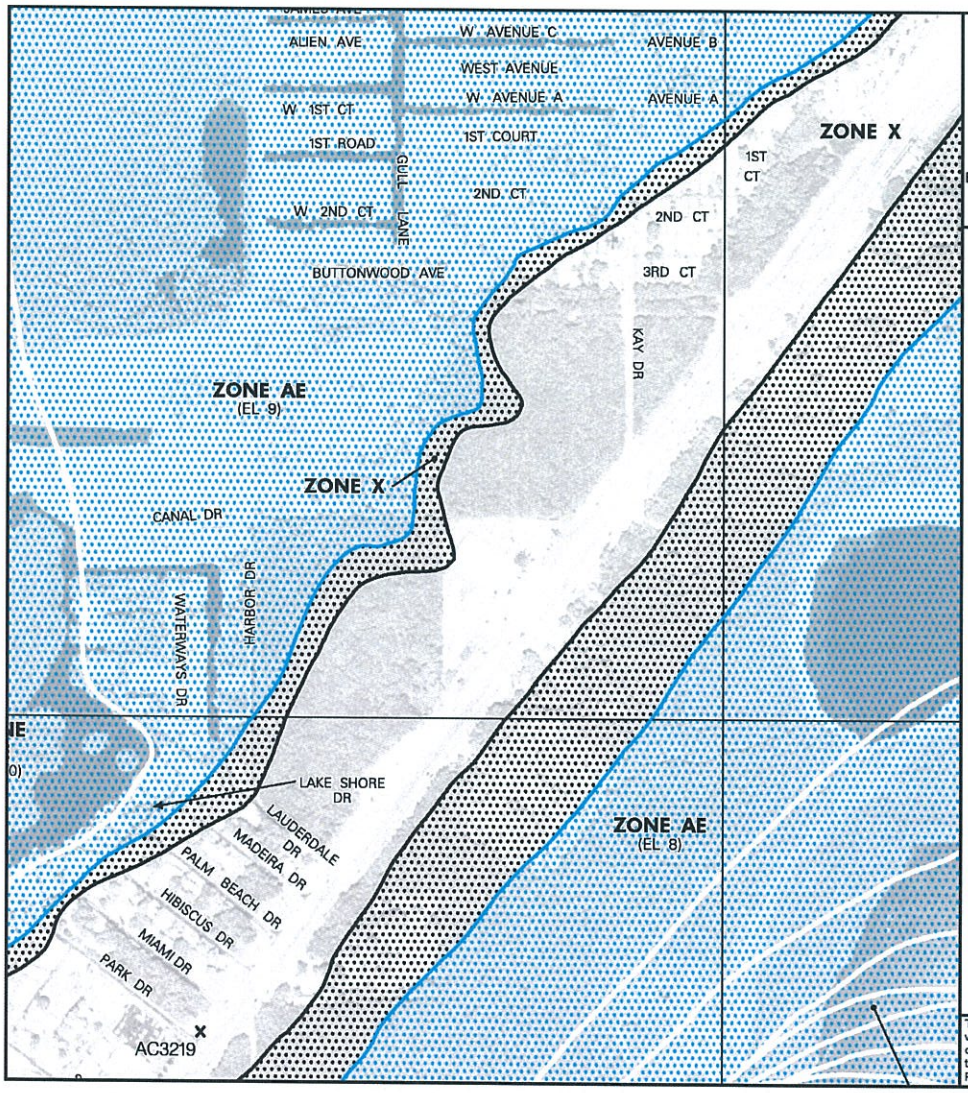
Miami, FL 33135
Phone: 305.274.4805
Fax: 305.274.4807

APPENDIX A

Exhibit 1 – AERIAL Map
Exhibit 2 – FEMA FIRM Map
Exhibit 3 – Broward County 100 Year Flood Elevation
Exhibit 4 – Soil Map- Custom Soil Resource Report
Exhibit 5 – SFWMD Rainfall 5 year- 1 day
Exhibit 6 – SFWMD Rainfall 25 year- 3 day
Exhibit 7 – SFWMD Rainfall 100 year- 3 day

Aerial Map- IMC Key Largo
Buttonwood Ave
3rd Ct
Calusa St
Canal
101000 Overseas Hwy
5
Harbor Dr
Lake Shore Dr
Lauderdale Dr
Madeira Dr
Overseas Hwy
© 2016 Google
1994
Imagery Date: 12/16/2014 25°06'33.19" N 80°25'38.06" W elev 9 ft



MAP SCALE 1" = 500'

250 0 500 1000 FEET

NFIP NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0931K

FIRM

FLOOD INSURANCE RATE MAP

MONROE COUNTY, FLORIDA AND INCORPORATED AREAS

PANEL 931 OF 1585

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE COUNTY	125129	0931	K

-NOTE-

THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1990 (PL 101-591).

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

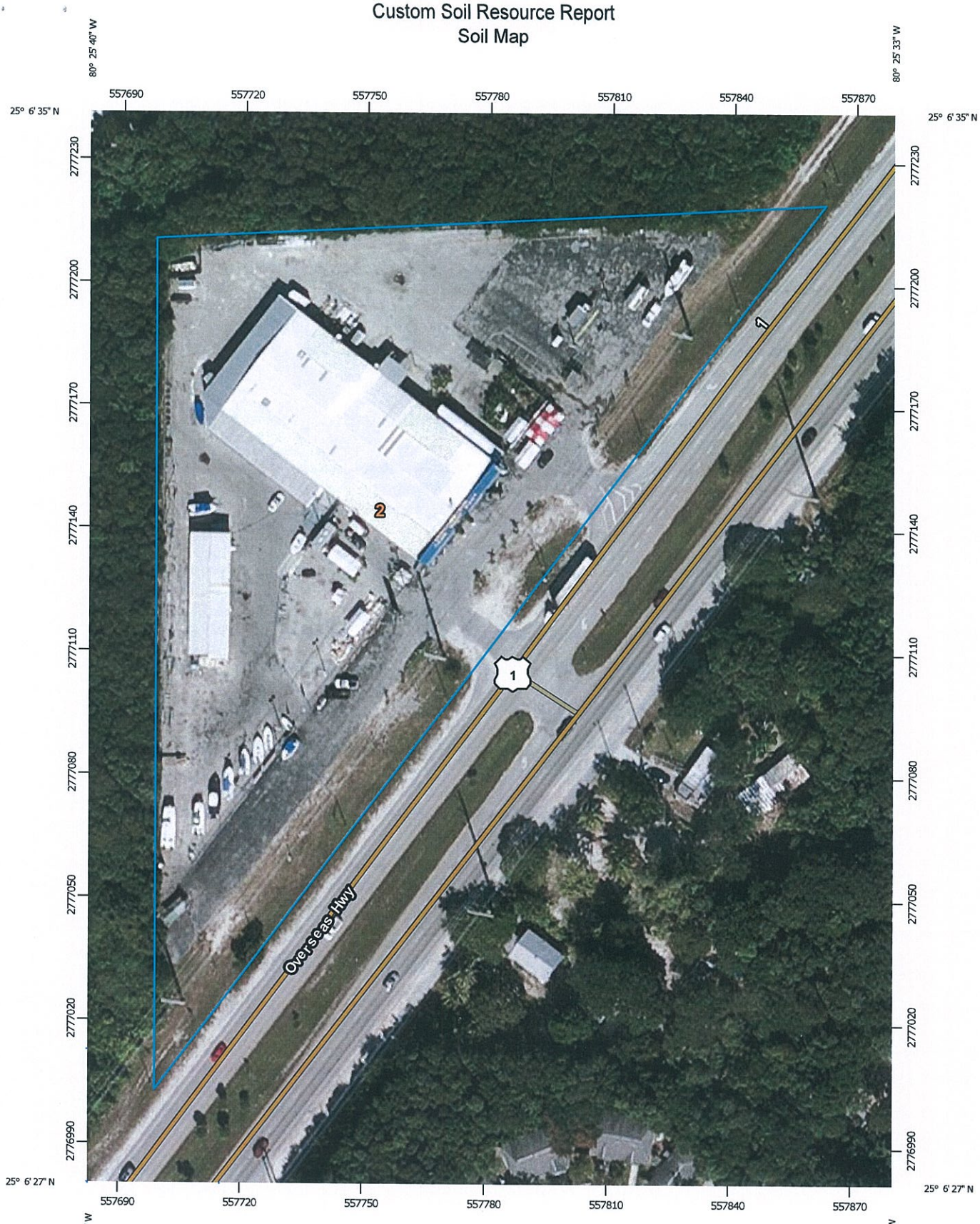
MAP NUMBER 12087C0931K

MAP REVISED FEBRUARY 18, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Custom Soil Resource Report
Soil Map



Map Scale: 1:1,270 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Monroe County, Keys Area, Florida
Survey Area Data: Version 7, Nov 19, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 11, 2010—Dec 14, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Monroe County, Keys Area, Florida (FL687)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Pennekamp gravelly muck, 0-2 percent slopes, extremely stony	4.2	100.0%
Totals for Area of Interest		**4.2**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

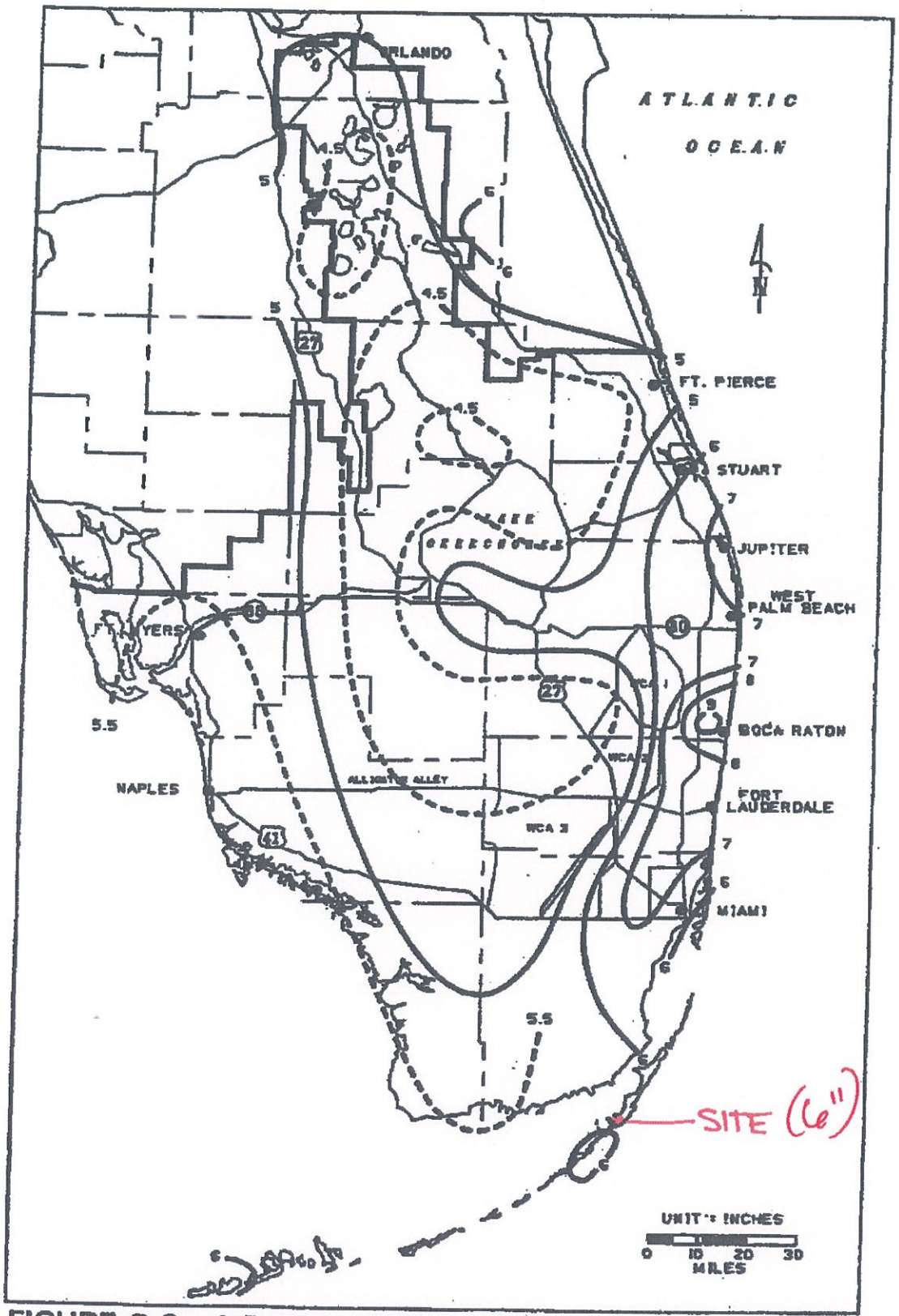


FIGURE C-3. 1-DAY RAINFALL: 5-YEAR RETURN PERIOD

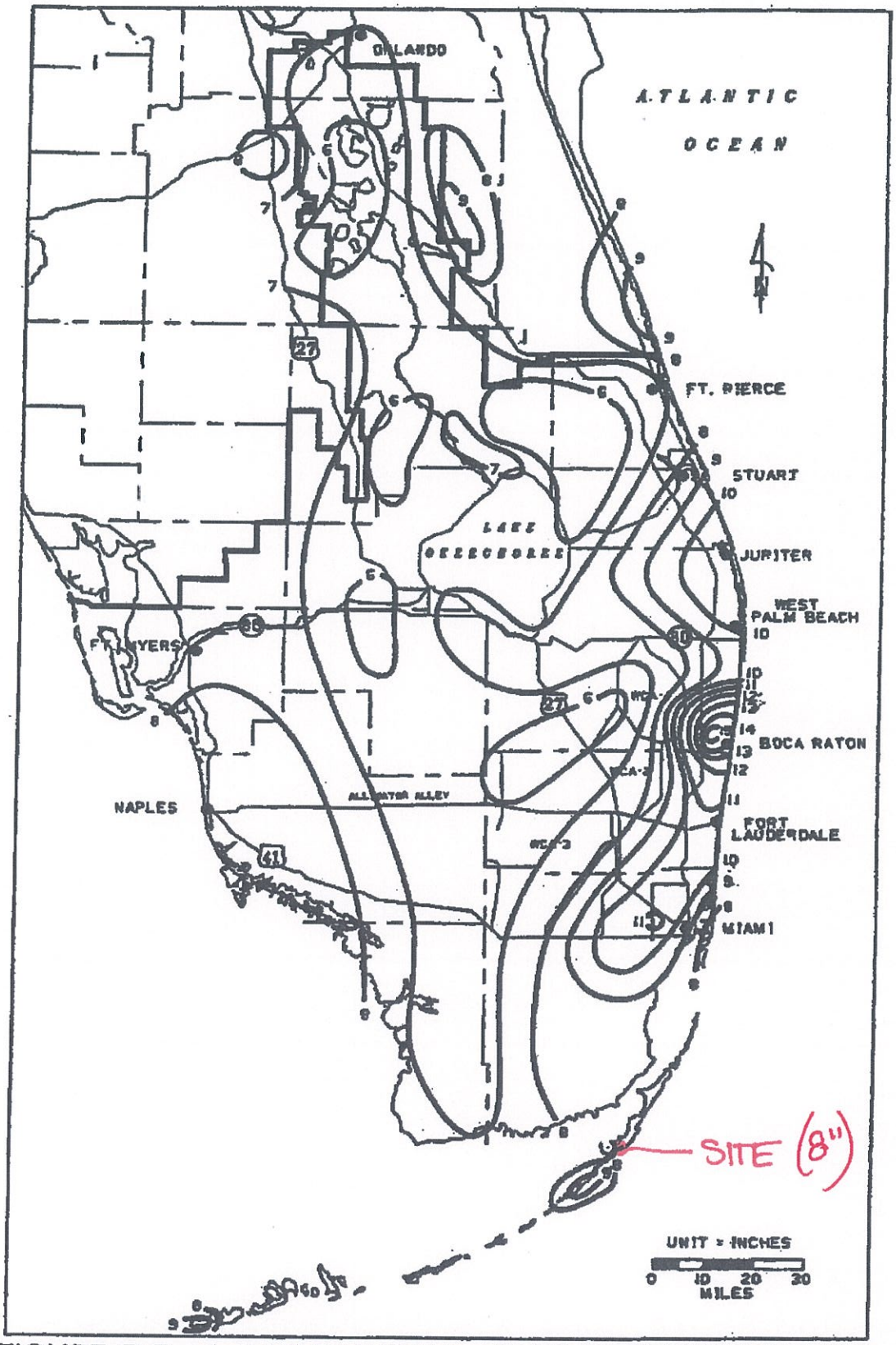


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

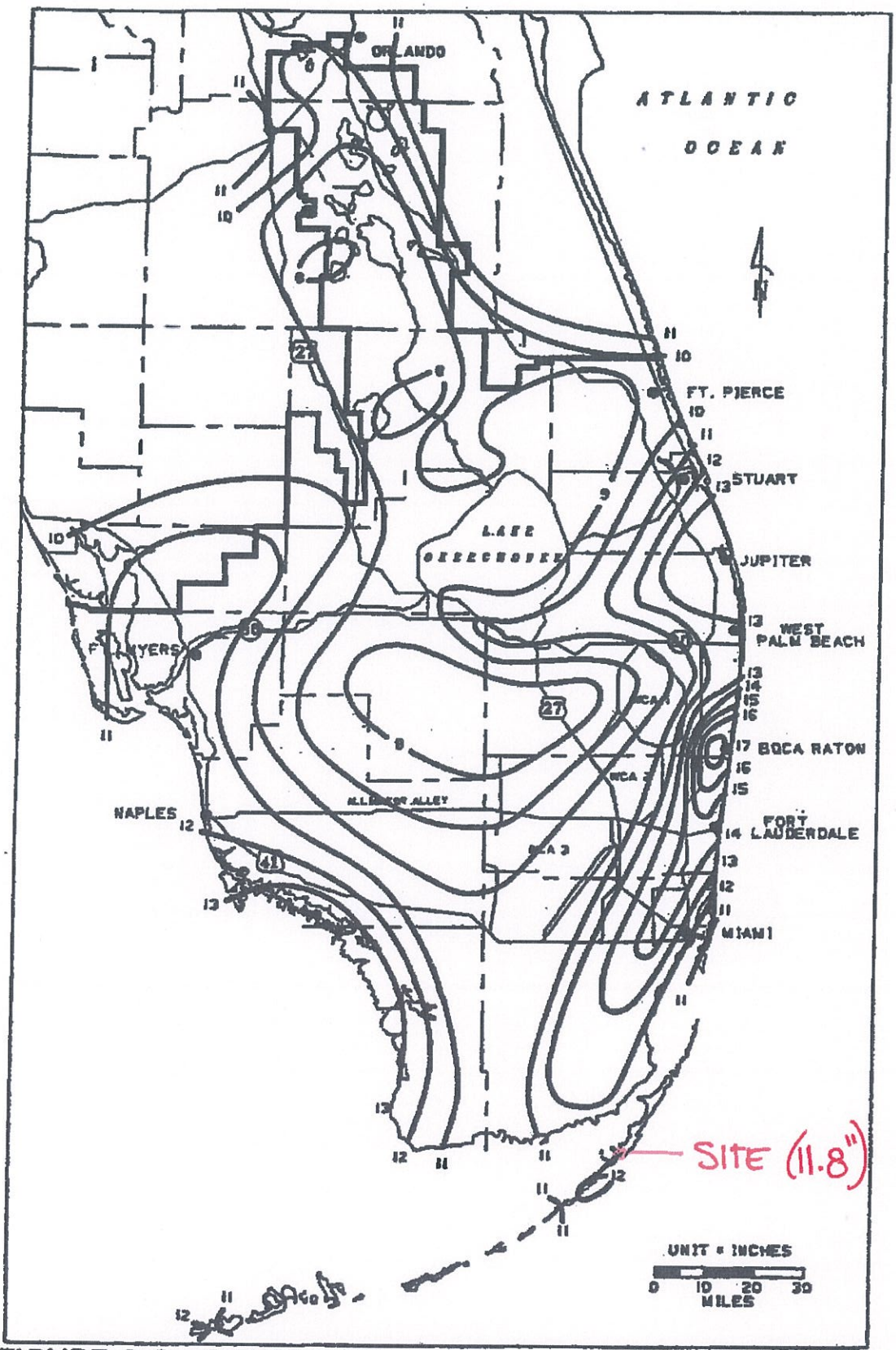


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

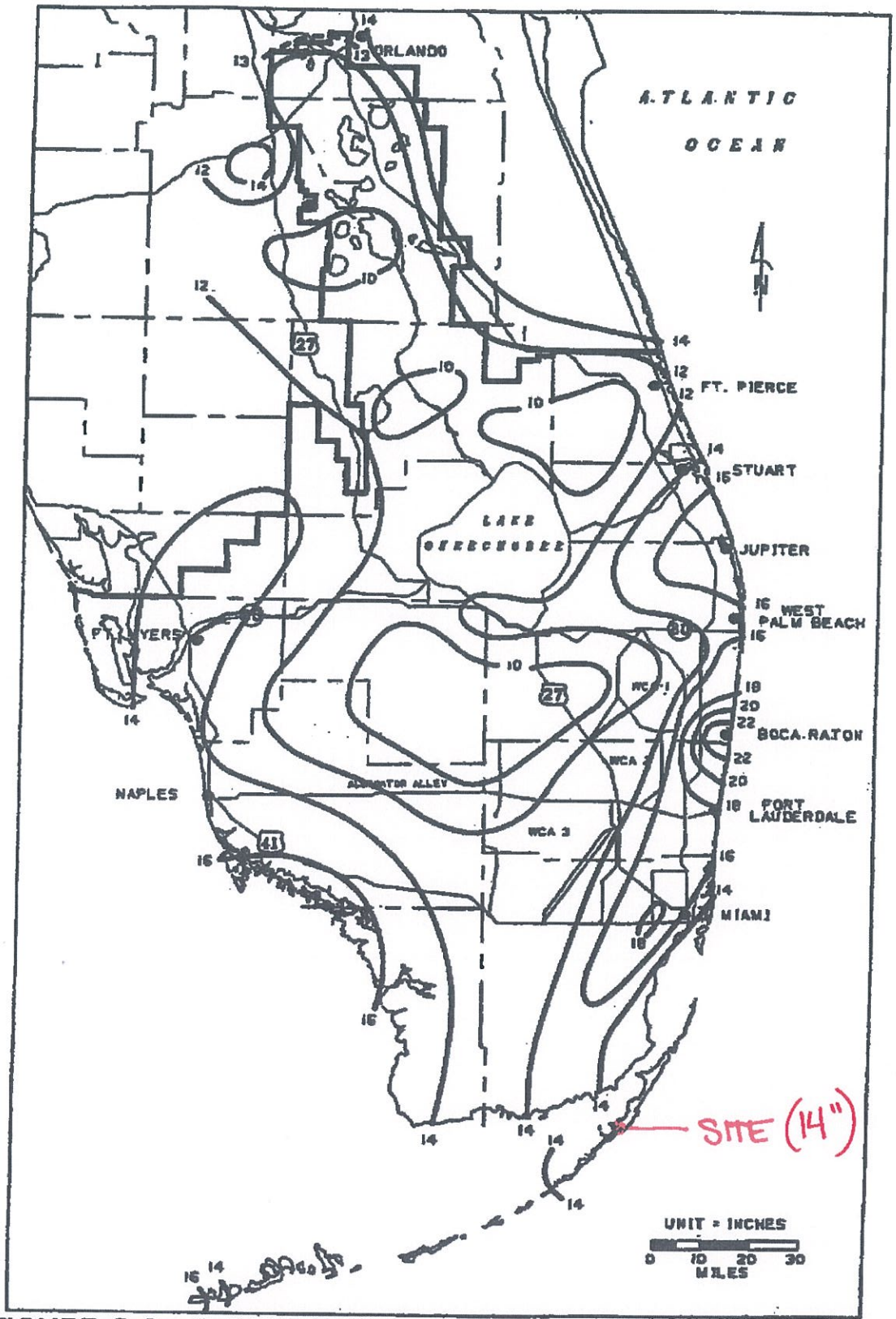


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

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Fax: 305.274.4807

APPENDIX B

Geotechnical Report prepared by PSI, Inc. dated May 3, 2014.

UNIVERSAL
ENGINEERING SCIENCES

GEOTECHNICAL ENGINEERING REPORT

KEY LARGO COMMERCIAL CENTER

101000 OVERSEAS HIGHWAY
KEY LARGO, MONROE COUNTY, FL

UES PROJECT NO. 2130.1500074
UES REPORT NO. G00157

Prepared For:

Mr. Yoram Izhak
Managing Member
Beach Holding, Inc.
696 NE 125th Street
North Miami, FL 33161

Prepared By:

Universal Engineering Sciences
9960 NW 116th Way, Suite 8
Miami, Florida 33178
(305) 249-8434

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- Sarasota
- Tampa
- Tifton
- West Palm Beach

November 5, 2015

Beach Holding, Inc.
696 NE 125th Street
North Miami, FL 33161

Attention: Mr. Yoram Izhak
Managing Member

Reference: **Geotechnical Engineering Report**
Key Largo Commercial Center
101000 Overseas Highway
Ker Largo, Monroe County, Florida
UES Project No. 2130.1500074
UES Report No. G00157

Dear Mr. Izhak:

Universal Engineering Sciences, Inc. (UES) has completed a subsurface exploration for the above-referenced project in Key Largo, Monroe County, Florida. The scope of this exploration was conducted in general accordance with our proposal No. 2130.1015.00002 dated October 1, 2015. Authorization was provided by you by means of sign proposal on October 14, 2015. This exploration was performed in accordance with generally accepted soil and foundation engineering practices. No other warranty, expressed or implied, is made.

This report contains the results of the subsurface exploration, an engineering interpretation of the results with respect to the project characteristics as described, and recommendations for groundwater considerations, foundation design, pavement design and site preparation.

We appreciate the opportunity to work with you on this project and look forward to a continued association. If you have any questions, or when preliminary or final project design plans are available for our recommended review, please contact the undersigned.

Respectfully submitted,
UNIVERSAL ENGINEERING SCIENCES, INC.
Certificate of Authorization No. 549

Steve Jaime, E.I.
Staff Engineer

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5/13

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TABLE OF CONTENTS

1.0 INTRODUCTION 1

1.1 GENERAL 1
1.2 PROJECT DESCRIPTION 1

2.0 SCOPE OF SERVICES 2

2.1 PURPOSE 2
2.2 FIELD EXPLORATION 2
2.3 LABORATORY TESTING 3

3.0 FINDINGS 3

3.1 SURFACE CONDITIONS 3
3.2 SUBSURFACE CONDITIONS 3

4.0 RECOMMENDATIONS 4

4.1 GENERAL 4
4.2 GROUNDWATER CONSIDERATIONS 5
4.3 STRUCTURE FOUNDATIONS 6
4.3.1 ANALYSIS 6
4.3.2 DEEP FOUNDATIONS - AXIAL CAPACITY OF ACIP PILES 6
4.3.3 DEEP FOUNDATIONS - LATERAL LOAD CAPACITIES 6
4.3.4 DEEP FOUNDATIONS - SETTLEMENT AND PILE-HEAD DEFLECTIONS OF ACIP PILES 7
4.3.5 STRUCTURAL FLOOR SLAB 7
4.4 PAVEMENTS 8
4.4.1 GENERAL 8
4.4.2 RIGID PAVEMENTS 8
4.4.3 FLEXIBLE PAVEMENTS 8
4.4.4 STABILIZED SUBGRADE 9
4.4.5 BASE COURSE 9
4.4.6 SURFACE COURSE 10
4.4.7 EFFECTS OF GROUNDWATER 10
4.4.8 CURBING 10
4.4.9 CONSTRUCTION TRAFFIC 11
4.5 SITE PREPARATION 11
4.5.1 SITE PREPARATION 11
4.5.2 GROUNDWATER AND SURFACE WATER CONTROL 13
4.6 CONSTRUCTION CONSIDERATIONS 13
4.6.1 ACIP PILE INSTALLATION 13
4.6.2 ACIP PILE DRILLING AND GROUTING 14
4.6.3 ACIP PILE INSTALLATION MONITORING 15
4.6.4 TEST PILE PROGRAM 15
4.7 CONSTRUCTION RELATED SERVICES 16

5.0 LIMITATIONS 16

6.0 SUMMARY 17

TABLE OF CONTENTS (CONTINUED)

APPENDICES

APPENDIX A
SITE LOCATION MAP A-1

APPENDIX B
TEST LOCATION PLAN B-1
BORING LOGS ..... B-2 THROUGH B-12
KEY TO BORING LOGS ..... B-13 THROUGH B-15
SUMMARY OF CONSTANT HEAD EXFILTRATION TEST RESULTS B-16

APPENDIX C
IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL ENGINEERING REPORT ..... C-1 AND C-2
CONSTRAINTS AND RESTRICTIONS ..... C-3 AND C-4

APPENDIX D
GENERAL CONDITIONS ..... D-1 AND D-2

1.0 INTRODUCTION

1.1 GENERAL

This report contains the results of a geotechnical exploration conducted for the proposed commercial center located at 101000 Overseas Highway, Monroe County, Florida. A general location map of the project area appears in Appendix A: Site Vicinity Map. This report has been divided into the following sections:

- SCOPE OF SERVICES - Defines what services were completed
- FINDINGS - Describes what was encountered
- RECOMMENDATIONS - Describes what we encourage you to do
- LIMITATIONS - Describes the restrictions inherent in this report
- SUMMARY - Reviews the material in this report
- APPENDICES - Presents support materials referenced in this report

1.2 PROJECT DESCRIPTION

Our understanding of the proposed construction is based on information and a conceptual site plan provided to us by CPH, Inc. We understand that the project consists of constructing a retail store with a building footprint of 6,000 square-feet, and a restaurant with a building footprint of 3,116 square-feet with associated paved parking and drainage improvements. The conceptual site plan provided was referenced for our subsurface exploration and geotechnical report.

At this point we have not been provided with any structural loading information. For purposes of preparing this geotechnical report, we are assuming that column and wall loads will not exceed 100 kips and 4 kips/foot, respectively. We are assuming that the proposed construction will consist of conventional masonry construction. Based on our site visit, the project site is relatively flat. However, we are anticipating that no more than one (1) foot of additional fill materials will be required to bring the site to finished grade.

We note that since the applicability of geotechnical recommendations is very dependent upon project characteristics, most specifically: improvement locations, grade alterations, and actual structural loads applied, UES must review the preliminary and final site and grading plans, and structural design loads to validate all recommendations rendered herein. Without such review our recommendations should not be relied upon for final design or construction of any site improvements.

2.0 SCOPE OF SERVICES

2.1 PURPOSE

The purposes of this geotechnical exploration were:

- to explore and evaluate the subsurface conditions at the site by advancing SPT (Standard Penetration Test) test borings with special attention to potential geotechnical considerations that may affect the proposed design, construction, and serviceability of the proposed improvements;

- to provide geotechnical engineering recommendations for groundwater considerations, foundation design, pavement design, and site preparation.

This report presents an evaluation of site conditions on the basis of traditional geotechnical procedures for site characterization. The recovered samples were not examined, either visually or analytically, for chemical composition or environmental hazards. UES would be pleased to perform these services, if you desire.

2.2 FIELD EXPLORATION

The subsurface conditions at the site were explored with the performance of eleven (11) test borings. Standard Penetration Test (SPT) borings (designated as B-1 and B-2) were performed to depths of 15 feet below existing grades in the proposed building footprint of the retail store. SPT borings (designated as B-3 and B-4) were performed to depths of 15 feet below existing grades in the proposed building footprint of the restaurant. SPT boring (designated as B-5) was performed to depths of 15 feet below existing grade for the proposed restaurant drive thru sign. SPT borings (designated as P-1 through P-6) were performed to depths of 6 feet below existing grades in the proposed paved areas throughout the site. Additionally, three (3) exfiltration tests (designated as E-1 through E-3) were performed at depths of 15 feet below existing grade for use in drainage evaluation and design. The exfiltration tests were performed in general accordance with the usual open-hole method promulgated by the South Florida Water Management District. The approximate locations of the test borings are presented in Appendix B titled "Test Location Plan".

A representative of UES located the borings in the field based upon estimated distances, relationships to obvious landmarks and the conceptual site plan provided to us. Therefore, consider the indicated test locations and depths to be approximate.

The SPT borings were advanced to depths ranging from 6 to 15 feet below existing grades using the rotary wash method; samples were collected while performing the SPT at regular intervals. We completed the SPT in general accordance with ASTM D-1586 guidelines, with continuous sampling from 0 to 10 feet, and then at 5-foot sampling intervals. The SPT test consists of driving a standard split-barrel sampler (split-spoon) into the subsurface using a 140-pound hammer free-falling 30 inches. The number of hammer blows required to drive the sampler 12 inches, after first seating it 6 inches, is designated the penetration resistance, or SPT-N value. This value is used as an index to soil strength and consistency. All SPT borings were performed with the use of an automatic hammer.

Samples collected during the SPT were placed in clean sample containers and transported to our laboratory where they were visually classified by a member of our geotechnical engineering staff in accordance with ASTM D-2488.

2.3 LABORATORY TESTING

The soil/rock samples recovered from the test borings were returned to the laboratory where a member of our geotechnical staff visually classified them, reviewed the field descriptions, and selected representative samples for laboratory tests. No tests were performed to aid in classifying the soils and to help evaluate the general engineering characteristics of the site soils.

3.0 FINDINGS

3.1 SURFACE CONDITIONS

The site of the proposed commercial center is located at 101000 Overseas Highway, Monroe County, Florida. At the time of our visit, the site was partially occupied by a existing Family Dollar Store near the center of the site. The surrounding areas had asphalt pavement which was being used as a boat and RV storage. Based on our visual observation, the areas of the site surface which were covered with asphalt pavement, in our opinion, appeared to be in poor condition with cracks visible at the ground surface.

Based on the 1989 Soil Survey for Monroe County, Key Area, Florida, as prepared by the US Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS), the predominant soil type at the site is identified as Pennekamp gravelly muck.

Pennekamp gravelly muck is on tropical hammocks in the uplands of the upper keys. About 10 percent of the surface of this soil is covered with stones that are dominantly 10 to 20 inches in diameter.

3.2 SUBSURFACE CONDITIONS

The results of our field exploration, laboratory tests, together with pertinent information obtained from the SPT borings, such as soil profiles, penetration resistance and groundwater levels are shown on the boring logs included in Appendix B. The Key to Boring Logs is also included in Appendix B. The stratification lines shown on the boring logs represent the approximate boundaries between soil types, and may not depict exact subsurface soil conditions. The actual soil boundaries may be more transitional than depicted. A generalized profile of the soils found at our boring locations is presented in Table 1. The soil profile was prepared from field logs after the recovered soil samples were visually classified by a member of our geotechnical staff.

TABLE 1: GENERAL SOIL PROFILE	
Typical Depths Below Grade (feet)	**Soil Description**
0 to 8	Light Brown, Dense to Very Dense, Slightly Silty, Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)
8 to 15*	Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)
* Maximum Boring Explored Depth	

Groundwater was measured at depths ranging from 8 to 8.3 feet below existing grades in the test borings at the time of drilling. It should be noted that the groundwater levels were recorded during the wet season. The variation in measured groundwater levels may be due to differences in ground surface elevations a cross the site and regional tidal conditions.

4.0 RECOMMENDATIONS

4.1 GENERAL

The following recommendations are made based upon the attached test boring logs, our stated understanding of the proposed construction, and our experience with similar projects and subsurface conditions. If subsurface conditions are encountered during construction which were not encountered in the borings, those conditions should be reported immediately to UES for evaluation and possible recommendations. In this section of the report, recommendations are presented for groundwater considerations, structure foundations, pavement design, site preparation, and construction related services.

We note that since the applicability of geotechnical recommendations is very dependent upon project characteristics, most specifically: improvement locations, grade alterations, and actual structural loads applied, UES must review the preliminary and final site and grading plans, and structural design loads to validate all recommendations rendered herein. Without such review our recommendations should not be relied upon for final design or construction of any site improvements.

4.2 GROUNDWATER CONSIDERATIONS

The groundwater table will fluctuate seasonally depending upon local rainfall. The rainy season in South Florida is normally between May and October. Based upon the test boring data, a reasonable estimate for the seasonal high groundwater table is approximately 6 feet below existing grade. The existing and estimated seasonal high groundwater table at each location appears on the boring logs in Appendix B.

Note that our estimate of seasonal high groundwater level is based on limited data and does not provide any assurance that groundwater levels will not exceed the estimated level during any given year in the future. If the rainfall intensity and duration or total rainfall quantities exceed those normally anticipated, then groundwater levels will likely exceed the seasonal high estimate.

The estimate of seasonal high groundwater level is made for the site at the present time. Future development of adjoining or nearby properties and development on a regional scale may affect the local seasonal high groundwater table. Universal makes no warranty on the estimate of the seasonal high groundwater table.

UES recommends that all foundation and pavement design incorporate assumption of the seasonal high groundwater condition. We recommend that positive drainage be established and maintained on the site during construction. UES further recommends that permanent measures be implemented to maintain positive drainage throughout the life of the project.

The performance of site improvements may be sensitive to their post-construction relationship to site groundwater levels, seepage zones, or soil/rock characteristics exposed at final grades. Since horizontal and vertical control of our site borings was not provided, we do not recommend the use of our boring stratigraphy or groundwater information for final grading and improvement design purposes. Such use could result in potentially unacceptable performance of site improvements and/or additional costs for unanticipated construction modifications. UES will not be responsible or liable for the consequences of such use. UES recommends that use of boring information for final design of all site improvements be predicated on proper horizontal and vertical control of borings.

4.3 STRUCTURE FOUNDATIONS

4.3.1 ANALYSIS

Based on near coastal setting of the site, we recommend that the proposed structure be supported on a deep foundation system to transfer the structural loads to competent rock material to reduce the risk of excessive uplift force and prevent undermining if shallow foundations are used for support of the proposed structures. The following paragraphs provide recommendations for deep foundations for the proposed commercial center.

4.3.2 DEEP FOUNDATIONS - AXIAL CAPACITY OF ACIP PILES

We recommend that the proposed structures that will be part of the commercial center be supported on a deep foundation system which extends into the natural limestone formation. For support of the proposed structures, we recommend that the use of Auger Cast-In-Place (ACIP) piles due to their relatively low cost compared to other deep foundations. We recommend that the ACIP piles penetrate into the natural limestone formation in order to develop the required compression and tension capacities as well as to limit settlement. Table B of this report presents a summary of the allowable compression, uplift and lateral load capacities that the ACIP pile may develop as well as anticipated pile lengths for diameters ranging from 14 to 18 inches.

The ACIP pile capacities were estimated using the procedures for cohesionless soils developed by O'Neill and Reese (1999) outlined in the *Geotechnical Engineering Circular No. 8: Design and Construction of Continuous Flight Auger Piles (2007)* developed by the FHWA as well as the shear strength values for the natural limestone formation derived for the local rock formations with established empirical correlations presented in the FHWA publication. Essentially, the capacities were estimated by summing the product of the effective lateral stresses on the pile and the soil profile friction over the length of the piles due to skin friction only. The Structural Engineer shall specify the required pile reinforcement to withstand the design compression, tension and lateral loads.

4.3.3 DEEP FOUNDATIONS - LATERAL LOAD CAPACITIES

We have performed lateral load capacity evaluations for ACIP piles using a rock embedment into the natural limestone formation. The lateral load analyses of ACIP piles have been performed using the software LPILE v6.0 developed by Ensoft, Inc. The analyses presented herein are based on pile stiffness (EI), estimated using 100 percent of the gross value of EI value. The modulus of elasticity for grout (E_g) was estimated to be 3,094 kips per square inch (ksi) using a 28-day grout compressive strength (f'_c) of 4,000 psi. The pile-head was considered to be free and fixed-headed. A summary of the laterally loaded pile capacity evaluations for the ACIP piles is presented on Table B of this report. It is to be noted that The Structural Engineer shall design the reinforcement for the ACIP piles.

4.3.4 DEEP FOUNDATIONS - SETTLEMENT AND PILE-HEAD DEFLECTIONS OF ACIP PILES

Settlement of the pile-supported structures should be small and tolerable for the anticipated design loads. Based on our analyses, it is estimated that the settlement of a single pile under allowable working loads will be less than about 1 inch. Differential settlements are expected to be half of the total settlement. Lateral deformations at the pile-head were estimated to be in less than 1 inch, based on the performance of lateral load capacity evaluations with the software LPILE under the allowable working loads.

TABLE 2 – AUGER CAST-IN-PLACE PILE DATA TABLE

PILE DIAMETER (IN.)	ALLOWABLE PILE CAPACITIES (TONS)			ANTICIPATED PILE LENGTH BELOW EXISTING GRADES (FEET)	MINIMUM PILE ROCK EMBEDMENT (FEET)	GROUT STRENGTH (PSI)
	COMPRESSION	TENSION	LATERAL			
14	25	10	2	13	5	4,000
16	30	12	3	13	5	4,000
18	35	15	4	13	5	4,000

Note:

1. Pile lengths, tip elevations and allowable capacities shall be re-visited once we have had a chance to review the actual design loads to be provided by the Structural Engineer.
2. UES must review the structural loads, structural drawings, and site plans prior to construction for our recommendations to be valid.
3. The structural engineer is responsible for the structural integrity of the ACIP pile foundations.
4. UES must be present to monitor the installation of all piles to ensure that our recommendations are properly implemented.
5. The minimum top of rock depth should be considered to be 8 feet below existing grades. Minimum rock embedment into the natural limestone formation should be confirmed by the onsite Geotechnical Engineer.

4.3.5 STRUCTURAL FLOOR SLAB

Due to the near coastal setting of the site with the possibility of storm surge, a structural floor system is recommended for the proposed structures which are part of the commercial center. A reinforced floor slab, supported by grade beams, pile caps and the pile foundation system will minimize uplift forces due to storm surge waters compared to a conventional ground supported slab-on-grade. This slab should be designed by the structural engineer of record.

4.4 PAVEMENTS

4.4.1 GENERAL

UES recommends using a flexible pavement section on this project in areas where light autos, pickup trucks and smaller delivery vehicles will travel. Flexible pavements combine the strength and durability of several layer components to produce an appropriate and cost-effective combination of available materials. In the dumpster pad areas and for any tractor trailer delivery, access and pit areas, we recommend using rigid concrete pavement made with Portland cement.

4.4.2 RIGID PAVEMENTS

UES recommends using rigid (concrete) pavement for durability, strength and longer life in the heavy-duty traffic areas and for the truck areas and dumpster pads. Concrete pavement is a rigid pavement resulting in much lighter load transfer to subgrade soils than flexible (asphalt) pavement. Rigid pavement may be constructed of unreinforced Portland cement concrete (Type I) providing a minimum 28-day compressive strength of 4,000 psi. In addition, the concrete should provide a minimum 28-day flexural strength (modulus of rupture) of 600 psi, based on the 3rd point loading of concrete beam samples. Pavement thickness should be 7 inches.

Concrete pavement is a rigid pavement that transfers reduced wheel pressures to the underlying subgrade soils. We recommend constructing a base course and stabilized subgrade beneath concrete pavement. The stabilized subgrade should be at least 4 inches thick, "free-draining", and have a minimum Limerock Bearing Ratio (LBR) value of 40. The base course should be at least 4 inches thick, "free-draining", and have a minimum LBR value of 100.

Control joints for crack control should be closely spaced, between 8 to 12 feet apart. Control joints should be provided in a uniform square or rectangular pattern. The joints should be submitted for review and approved prior to construction. Control joints should be sawed as soon as the concrete can withstand traffic, and concrete surface and aggregate raveling can be prevented.

A critical factor for pavement performance in South Florida is the relationship between the pavement subgrade and the seasonal high groundwater level. It is recommended that the seasonal high groundwater and the bottom of the stabilized subgrade be separated by at least 18 inches.

4.4.3 FLEXIBLE PAVEMENTS

We recommend a three-layer pavement section consisting of stabilized subgrade, base course, and surface course, placed on top of existing subgrade or compacted structural fill. Because traffic loadings are commonly unavailable, we have generalized our pavement design into groups. Table 3: Pavement Component Recommendations shows group descriptions and recommended component thicknesses, referencing structural numbers based on stated estimated daily traffic volume for a 20-year pavement design life. A pavement design should be completed for loading conditions exceeding those described in Table 3.

TABLE 3: PAVEMENT COMPONENT RECOMMENDATIONS				
Traffic Group	**Structural Number**	**Component Thickness (inches)**		
		Stabilized Subgrade	**Limerock Base**	**Asphalt Course**
Parking lots - light duty	2.6	10	6	1.5
Parking lots - heavy duty	3.3	12	8	2.0

Parking lots - light duty: Auto parking areas; over eighty cars; light panel and pickup trucks; average gross weight of 4,000 pounds

Parking lots - heavy duty: Heavy truck traffic and parking; twenty trucks or less per day; average gross vehicle weight of 25,000 pounds

4.4.4 STABILIZED SUBGRADE

We recommend that subgrade materials be compacted in place according to the requirements in the "Site Preparation" section of this report. The stabilized subgrade should be compacted to at least 98 percent of the modified Proctor maximum dry density [American Association of State Highway and Transportation Officials (AASHTO) T-180]. If in situ soils other than limestone are encountered, they should be stabilized properly with limerock or other equivalent materials, and compacted in place according to the requirements in the "Site Preparation" section of this report. The stabilized subgrade materials should achieve a minimum LBR of 40, as specified by Florida Department of Transportation (FDOT) requirements for Type B or Type C Stabilized Subgrade.

The stabilized subgrade can be imported material or a blend of on-site soils and imported materials. If a blend is proposed, we recommend that the contractor perform a mix design to find the optimum mix proportions.

4.4.5 BASE COURSE

UES recommends the base course be either limerock or asphaltic concrete. Limerock should have a minimum LBR of 100. Place limerock in maximum 6-inch lifts and compact each lift to a minimum density of 98 percent of the modified Proctor maximum dry density (AASHTO T-180). The base course can also be an asphaltic concrete material (FDOT specified ABC-3 or equivalent with a minimum Marshall Stability of 1,000 lbs). Perform compliance testing for either limerock or asphaltic concrete at a frequency of one test per 10,000 square feet, or at a minimum of two test locations, whichever is greater.

4.4.6 SURFACE COURSE

In light duty areas where there is occasional truck traffic, but primarily passenger cars, we recommend using an asphaltic concrete, FDOT Type S-III or equivalent, which has a stability of 1,200 pounds. In heavy duty areas, where truck traffic is predominant, we recommend using an asphaltic concrete, FDOT Type S-III or S-I or equivalent, which has a minimum stability of 1,500 pounds.

Asphaltic concrete mixes should be a current FDOT approved design for the materials actually used. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design requirements. Compact the asphalt to a minimum of 95 percent of the Marshall design density. After placement and field compaction, core the wearing surface to evaluate material thickness and to perform laboratory densities. Obtain cores at frequencies of at least one core per 3,000 square feet of placed pavement or a minimum of two cores per day's production.

For extended life expectancy of the surface course in parking lots, we recommend applying a coal tar emulsion sealer at least six months after placement of the surface course. The seal coat will help to patch cracks and voids, and protect the surface from damaging ultraviolet light and automobile liquid spillage. Please note that applying the seal coat prior to six months after placement may hinder the "curing" of the surface course, leading to its early deterioration.

4.4.7 EFFECTS OF GROUNDWATER

Adequate separation between the pavement subgrade and the seasonal high groundwater level is critical for long-term pavement performance. Many roadways and parking areas have been destroyed as a result of deterioration of the base and the base/surface course bond. Regardless of the type of pavement base selected, we recommend that the seasonal high groundwater and the bottom of the stabilized subgrade be separated by at least 18 inches.

4.4.8 CURBING

Most pavement curbing is currently extruded curb which lies directly atop of the final asphaltic concrete surface course. Use of extruded curb or elimination of curb entirely, can allow lateral migration of irrigation water from the abutting landscape areas into the base and/or interface between the asphaltic concrete and base. This migration of water may cause base saturation and failure, and/or separation of the asphaltic concrete wearing surface from the base with subsequent rippling and pavement deterioration. For extruded curbing, we recommend that underdrain be installed behind the curb wherever anticipated storm, surface or irrigation waters may collect. In addition, landscape islands should be drained of excess water buildup using an underdrain system.

Alternatively, curbing around any landscaped sections adjacent to the parking lots and driveways could be constructed with full-depth curb sections to reduce horizontal water migration. However, underdrains may still be required dependent upon the soil type and spatial relationships. UES should review final grading plans to evaluate the need and placement of pavement and landscape underdrains.

4.4.9 CONSTRUCTION TRAFFIC

Light duty roadways and incomplete pavement sections will not perform satisfactorily under construction traffic loadings. We recommended that construction traffic (construction equipment, concrete trucks, sod trucks, garbage trucks, moving vans, dump trucks, etc.) be routed away from these roadways or that the pavement section be designed for these loadings.

4.5 SITE PREPARATION

The existing pavement, substructures, and existing utilities scheduled for abandonment should be completely removed by a qualified contractor as per the requirements of an approved demolition plan. The following sections provide site preparation recommendations for utilizing conventional vibratory compaction efforts.

4.5.1 SITE PREPARATION

We recommend normal, good practice site preparation procedures for the building and parking areas. These procedures include: stripping the site of vegetation, asphalt, deleterious material, proof-rolling, and proof-compacting the subgrade, and filling to grade with engineered fill. A general outline of the anticipated earthwork is as follows:

1. If required, perform remedial dewatering prior to any earthwork operations.

2. Prior to construction, any existing underground utility lines within the construction area should be located. Provisions should be made to relocate interfering utilities. Note that if underground pipes are not properly removed or plugged, they may serve as conduits for subsurface erosion which may lead to excessive settlement of overlying structures.

3. The proposed construction limits should be stripped of construction debris, asphalt, and other deleterious materials within and 5 feet beyond the perimeter of the proposed building and pavement areas. Expect clearing and grubbing as much as 12 inches below existing grade.

4. The site should be graded to direct surface water runoff away from the construction areas. Positive drainage must be maintained throughout the design life of the project.

5. After clearing and stripping of the site is completed, the prepared subgrade soils outside the building area should be observed by a qualified geotechnical engineer or his representative to locate any surficial deposits of organic soils, vegetation, excessive roots or debris. Organic soils, vegetation, or deleterious material should be undercut until clean natural soils are encountered, and the resulting excavations backfilled according to the fill placement procedures provided later in this section.

6. Prior to construction of improvement or placement of fill, the subgrade should be compacted using a smooth drum vibratory roller ***in the static mode***, having a minimum static, at-drum weight on the order of 10 tons and a drum diameter on the order of 3 to 4 feet making a minimum of eight overlapping passes with the second set of 4 passes perpendicular to the first set of 4 passes. Typically, the material should exhibit moisture content within +/- 2 percent of the modified Proctor optimum moisture content (ASTM D-1557) during the compaction operations. Compaction should continue until densities of at least 95 percent of the modified Proctor maximum dry density (ASTM D-1557) have been uniformly achieved within the upper 12 inches of the compacted natural soil surface.

   Care should be exercised to avoid damaging any nearby structures while the compaction operation is underway. Compaction should cease if deemed detrimental to adjacent structures and the geotechnical engineer should be contacted immediately. It is recommended that heavy vibratory equipment ***in the vibratory mode*** remain a minimum of 50 feet from existing structures. Within this zone, use of a track-mounted bulldozer, a heavy vibratory roller operating in the static mode, or a smaller vibratory roller is recommended.

7. Place fill material, as required. The fill should consist of sand with less than 10 percent soil fines. Place fill in uniform 10 to 12-inch loose lifts and compact each lift to a minimum density of at least 95 percent of the modified Proctor maximum dry density (ASTM D1557). The last 6 inches of fill beneath pavement areas should be compacted to 98 percent of the modified Proctor maximum dry density. Stabilize this zone with shell or limerock as required to meet the subgrade recommendations contained in the Pavements Section of this report. All fill materials used shall be free of organic materials, roots, vegetation, asphalt, clay or other deleterious materials, and have a maximum particle size less than three (3) inches. Fill material to be placed under the groundwater table (if required) shall consist of FDOT No. 57 stone with a maximum particle size not to exceed 2 inches.

8. Complete in-situ density tests on the subgrade and each lift of fill at a frequency of not less than one test per 2,500 square feet in the building areas and one test per 10,000 square feet in paved areas.

9. If difficult compaction conditions are encountered during the site work operations, the compaction efforts should stop and the geotechnical engineer should be contacted. The geotechnical engineer or his representative should observe proof-rolling of the exposed subgrade to determine if additional compaction is warranted or if any material needs to be over-excavated and replaced.

10. The Contractor is advised that the natural limestone formation may be difficult to excavate, penetrate and/or dewater and may require special equipment to do so.

4.5.2 GROUNDWATER AND SURFACE WATER CONTROL

If site preparation work is performed during the rainy season (May through October), special care should be taken to maintain positive drainage from the building pad and paved areas to drains or ditches around the site. Unexpected wet periods can also occur in Florida during the "dry" season. Such events can raise water tables to levels above seasonal highs without the associated high temperatures to evaporate ponded water. Therefore, the contractor should practice wet weather means and methods for earthwork during the "dry" season as well. Groundwater and surface water control, use of granular fill material and aeration are typical means to accomplish wet weather grading. All fill materials that are excavated from below the water table should be stockpiled for a sufficiently long period to allow drainage.

4.6 CONSTRUCTION CONSIDERATIONS

4.6.1 ACIP PILE INSTALLATION

Recommendations for ACIP pile installation are presented hereafter.

- A minimum center-to-center pile spacing shall be 2.5 times the diameter of the pile.
- A placement tolerance of not more than ¼ inch per foot deviation from the vertical or batter line, with a total deviation of not more than 4 inches at the head of the pile and not more than 2 inches above or below the finished (top) elevation indicated should be required.
- The 28-day compressive strength of the grout used in the piles should be at least 4,000 pounds per square inch (psi).
- In order to provide some assurance that the piles has been constructed with a continuous cross section, a full-length steel reinforcing bar or cage should be installed at the center of each pile immediately after grouting. Centralizers should be attached to individual bars at the bottom and at third points.
- Piles subject to uplift and lateral loading must be provided with adequate reinforcing steel throughout their entire length.
- The installation of adjacent piles located within six (6)-pile diameters of each other within 12 hours from freshly placed grout is not recommended. We recommend that adjacent piles located within six (6)-pile diameters not be installed until the initial grouted pile has set at least 12 hours.
- Place a minimum volume of grout in the hole of at least 115% of the column of the auger hole from the pile tip to the top of the pile. If less than 115% of the theoretical volume of grout is placed in any 5-foot increment, reinstall the pile by advancing the auger 10 feet or to the bottom of the pile if that is less, followed by controlled removal and grout injection.

4.6.2 ACIP PILE DRILLING AND GROUTING

ACIP piles are constructed by rotating a hollow-stem continuous flight auger into the ground until the planned tip depth or termination criterion is achieved. At the termination depth, a grout with high fluidity is pumped under pressure into the hole through the hollow stem auger. As long as pressure is observed in the line, the auger is slowly withdrawn up the hole and the ACIP pile is constructed.

Grout volumes, possibly up to 1.5 to 2 times the theoretical pile volume, may be required for proper pile installation. The minimum grout factor shall be 1.15. No additional compensation shall be provided to The Contractor for grout factors between 1.15 and 1.75. The grout factor is defined as the actual volume of grout pumped into the pile divided by the theoretical volume of the drilled hole.

After achieving the desired depth, a positive grout pressure should be observed prior to initiating withdrawal of the auger. A continuous fluid return consisting of slurry and then grout at the top of the hole is the best indication that the desired pressure head is being achieved. The auger should be withdrawn slowly so that a positive grout pressure is maintained in the hole at all times during auger withdrawal. If the withdrawal of the auger becomes erratic, grout pressure suddenly drops, or if the grout is interrupted, the auger tip should be reinserted at least five (5) feet below the level where the grouting operation was disrupted prior to resuming withdrawal of the auger.

It should be noted that the drilling through the natural limestone formation may be difficult given the strength of the material that was encountered. Refer to the Test Boring Records in Appendix B for information regarding SPT N-values obtained within the natural rock formation.

Some subsidence of fresh grout may occur in the top of the piles. This subsidence is in part a result of the weight of the grout column "pushing" laterally into subsurface material layers. We anticipate that subsidence will occur within a period of approximately two hours following the grouting operation. If subsidence occurs while the pile grout is in a fluid state, we recommend that the pile be immediately filled with fresh grout to the proper cut-off elevation. We recommend that a pile grout subsidence of up to eight (8) inches be considered acceptable. Grout should not be pumped into the piles when it is older than 120 minutes from the time it was batched. Prior to actual installation of the piles, The Contractor should demonstrate that the materials and equipment proposed for use are capable of installing the production piles. The Contractor should provide an accurate method of determining the depth and alignment of the auger during installation.

4.6.3 ACIP PILE INSTALLATION MONITORING

The successful ACIP pile installation will in large part depend upon the expertise of The Contractor and the techniques that are used. Because of the possibility of soil intrusions during auger withdrawal, the job specifications must be carefully prepared and continuous inspections made of the installation. Full-time inspection must be maintained during installation to monitor depths, the number of strokes every five (5) feet of pile length, and the amount of grout pumped versus the rate of auger withdrawal. The full-time monitoring of pile installation will provide a degree of assurance that continuous piles of the proper cross-section are being constructed. Additionally, monitoring of the pile installation will ensure that the proper rock embedment is attained during installation. We recommend that the grout pump be calibrated in the presence of a Geotechnical Engineer prior to initiation of the pile installations. At least one (1) set of 3-inch by 6-inch grout cylinders be made for every 50 cubic yards of pile installation, or fraction thereof, per day.

4.6.4 TEST PILE PROGRAM

Construction documents produced for the project should include provisions for an indicator pile program. The indicator piles should be placed at non-production pile locations and near the exploratory borings so that the drilling characteristics can be directly correlated to known subsurface conditions. The drilling of the indicator piles should be performed under the direct supervision of a Geotechnical Engineer from this office that is familiar with the subsurface conditions encountered at the site. Once final design details are available, The Geotechnical Engineer of Record shall provide recommendations regarding the number, locations and depths of indicator piles for this project. As a minimum, a total of four (4) grouted indicator piles should be installed prior to the start of production pile installation to demonstrate the ACIP pile installation procedures.

We recommend that a test pile program be performed to confirm the length and load carrying capacity of the ACIP piles. As a minimum, we recommend the performance of one (1) fully instrumented compression load test for the ACIP piles. Once final design details have been finalized, the Geotechnical Engineer of Record shall provide recommendations regarding the location and pile length for the load test to be performed as well as the location of strain gauges. The test pile would be loaded to at least twice the design load. Grouted, reinforced piles should be subjected to full scale static compression load test pursuant to the requirements of ASTM D-1143 as well as the Florida Building Code under the direct supervision of a Geotechnical Engineer from our office. It has been widely accepted that piles with compression capacities less than 35 tons do not require a load test. The Owner and Structural Engineer should consult with the local building department to verify that a load test is not required for piles with less than 35 tons of compression capacity.

The purpose of the grouted test piles is to evaluate the load deformation behavior as well as the load distribution of this foundation element as compared to production piles. Therefore, it is imperative that the cut off elevations of the test piles be the same as that of the production piles. Based on the results of the load testing and the installation of the indicator piles, the Geotechnical Engineer would then provide additional installation criteria (i.e. rock socket length, minimum grout factor, revised termination criteria, etc.) for the production piles, if necessary.

We recommend the owner retain UES to perform construction material testing and observations on this project. Field tests and observations could include items such as observation of vibro-replacement operations, load testing as needed, verification of foundation subgrade, monitoring of proof-rolling operations, and performing quality assurance tests on the placement of compacted structural fill.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

4.7 CONSTRUCTION RELATED SERVICES

We recommend the owner retain UES to perform construction material testing and observations on this project. Field tests and observations could include items such as verification of foundation subgrade by cone penetration testing, monitoring of proof-rolling operations, pile installation, load test monitoring, and performing quality assurance tests on the placement of compacted structural fill.

The geotechnical engineering design does not end with the advertisement of the construction documents. The design is an on-going process throughout construction. Because of our familiarity with the site conditions and the intent of the engineering design, we are most qualified to address problems that might arise during construction in a timely and cost-effective manner.

5.0 LIMITATIONS

The test borings completed for this report were widely spaced and are not considered sufficient for reliably detecting the presence of isolated, anomalous surface or subsurface conditions, or reliably estimating unsuitable or suitable material quantities. Accordingly, UES does not recommend relying on our boring information to negate the presence of anomalous materials or for estimation of material quantities. Therefore, UES will not be responsible for any extrapolation or use of our data by others beyond the purpose(s) for which it is applicable or intended. Observation, testing and inspections during earthwork and foundation installation are an extension of the design process. We cannot be held responsible or liable for foundation systems or other recommendations contained in this report if we are not engaged to provide additional consultation during design development and construction.

During the early stages of this construction, geotechnical issues not addressed in this report may arise. Because of the natural limitations inherent in working with the subsurface, it is not possible for a geotechnical engineer to predict and address all possible problems. An (ASFE) publication, "Important Information About Your Geotechnical Engineering Report" appears in Appendix C, and will help explain the nature of geotechnical issues.

Further, we present documents in Appendix C: Constraints and Restrictions, to bring to your attention the potential concerns and the basic limitations of a typical geotechnical report.

6.0 SUMMARY

In summary, we understand that the project consists of constructing a retail store with a building footprint of 6,000 square-feet, and a restaurant with a building footprint of 3,116 square-feet with associated paved parking and drainage improvements, Key Largo, Monroe County, Florida. Limited field and laboratory tests have been performed to provide geotechnical engineering recommendations for foundation design, pavement design, and site preparation.

The soils encountered generally consist of light brown, dense to very dense, slightly silty, fine to medium sand and limerock fragments (FILL; SP-SM) to average depths of about 8 feet below land surface (bls). Below, a layer of light brown sandy limestone (KEY LARGO LIMESTONE FORMATION) was encountered to the maximum explored depths of 15 feet bls.

Groundwater was measured at depths ranging from 8 to 8.3 feet below the existing land surface in the test borings. A reasonable estimate for an average wet seasonal high groundwater table is approximately 6 feet below land surface (bls).

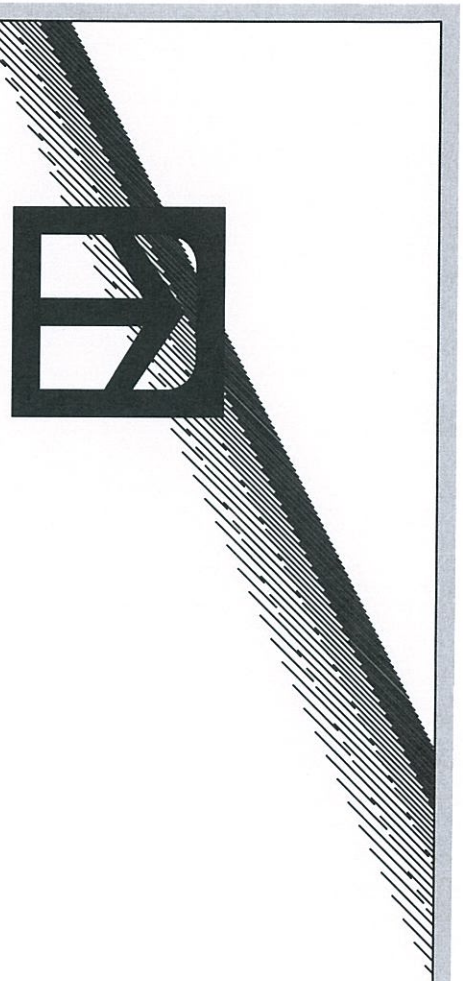
Estimates of allowable pile capacities and settlement for the proposed structures are covered in detail within the body of this report. The proposed retail and restaurant structures may be supported with 14 to 18-inch diameter auger-cast piles.

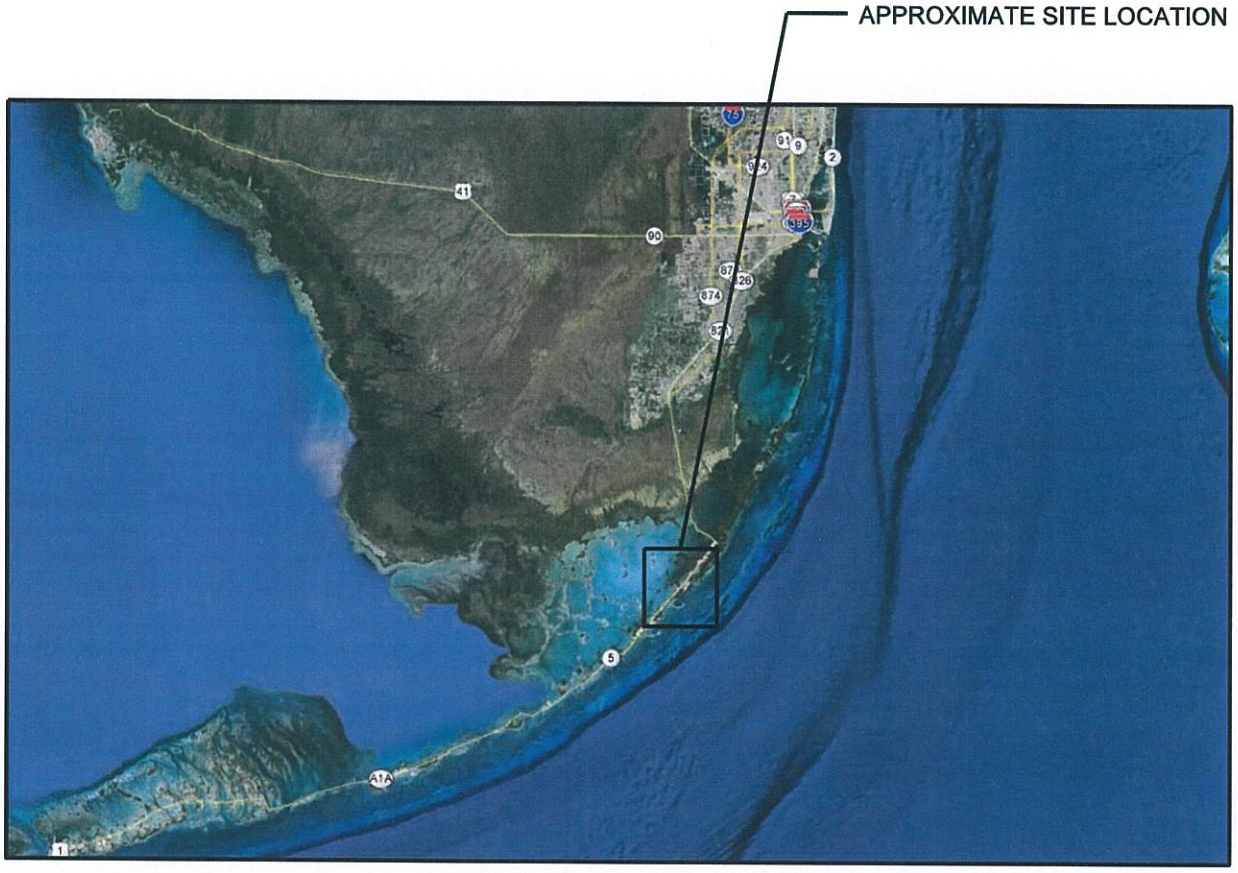
Pavements should be designed as a function of anticipated traffic loadings. We recommend using a rigid concrete pavement in the dumpster pad locations and a three-layer pavement section consisting of stabilized subgrade, base course, and a surface course in other areas. All pavement designs should incorporate the effects of groundwater, irrigated landscape areas, and construction traffic.

We note that since the applicability of geotechnical recommendations is very dependent upon project characteristics, most specifically: improvement locations, grade alterations, and actual structural loads applied, UES must review the preliminary and final site and grading plans, and structural design loads to validate all recommendations rendered herein. Without such review our recommendations should not be relied upon for final design or construction of any site improvements.

UES recommends normal, good practice site preparation procedures to prepare the subgrade to support the structure and pavements.

APPENDIX A





SITE VICINITY MAP

COUNTY: MONROE, FLORIDA

REFERENCE: GOOGLE EARTH, 2015

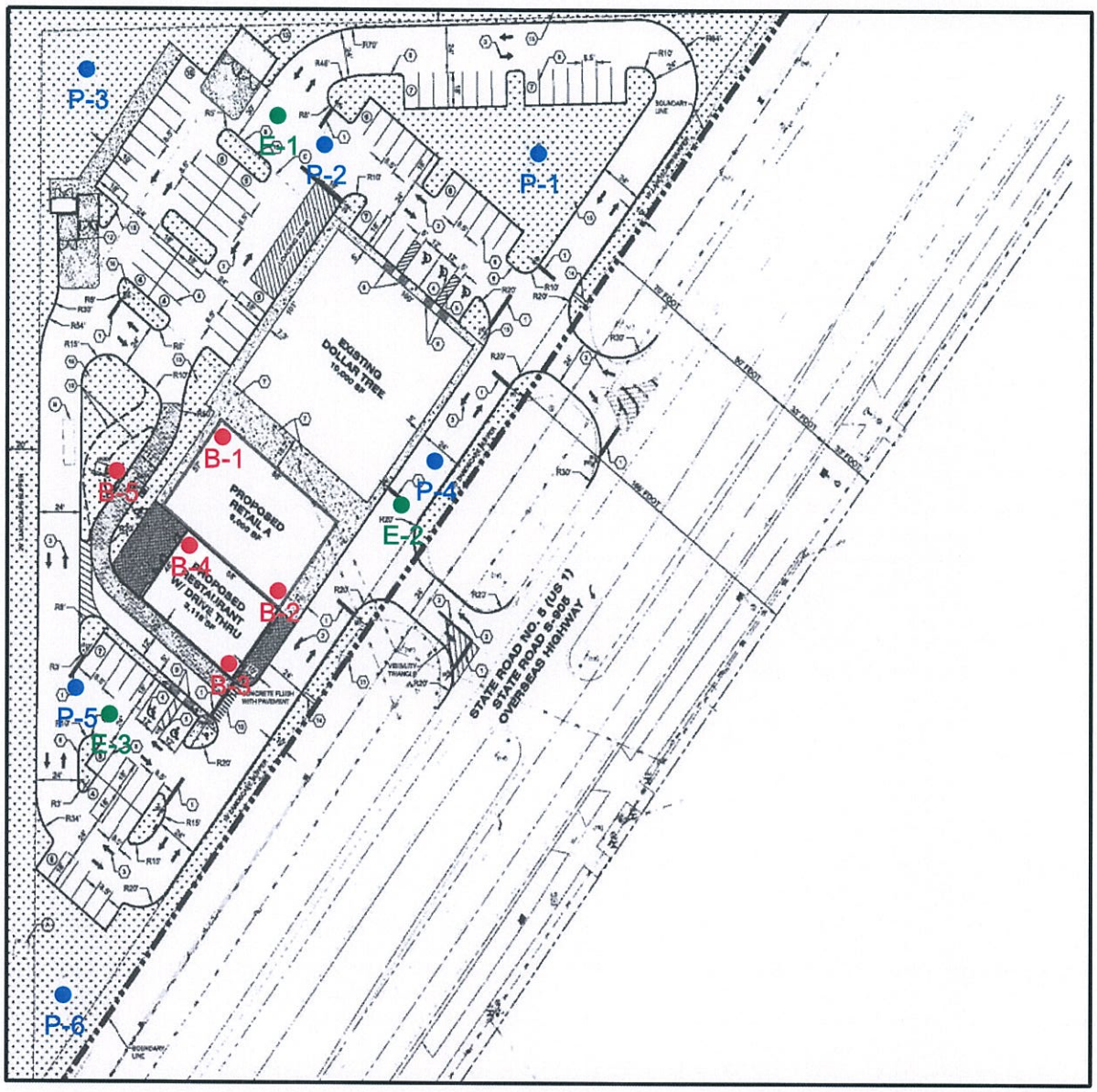
DATE: NOVEMBER, 2015

SITE VICINITY MAP

KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
KEY LARGO, FL

DRAWN	SCALE	PROJ. No.
SJ	N.T.S.	2130.1500074
CHECKED	DATE	
RV	NOVEMBER, 2015	SHEET A-1

APPENDIX B



TEST LOCATION PLAN

LEGEND

- APPROXIMATE SPT BORING LOCATION FOR STRUCTURES
- APPROXIMATE SPT BORING LOCATION FOR PAVEMENT
- APPROXIMATE EXFILTRATION TEST LOCATION

TEST LOCATION PLAN

KEY LARGO COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
KEY LARGO, FL

DRAWN	SCALE	PROJ. No.
SJ	N.T.S.	2130.1500074
CHECKED	DATE	
RV	NOV., 2015	SHEET B-1

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	1

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **B-1** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): 8.0 CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		36-20-16-11	36										
		8-10-10-12	20										
5													
		16-16-22-19	38										
		33-22-18-14	40	▼									
						Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)							
10		19-17-14-10	31										
15		18-20-22-21	42			SPT Boring Terminated at Depth of 15 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	2

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **B-2** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): 8.1 CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		6-12-12-36	24										
		22-28-50/3"	78/9"										
5													
		29-42-50-50	92										
		41-25-37-29	62	▼		Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)							
10		19-18-22-17	40										
15		20-29-50/4"	79/10"			SPT Boring Terminated at Depth of 15 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	3

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **B-3** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): 8.3 CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		41-48-29-19	77										
		18-22-26-31	48										
5													
		24-30-42-51	72										
		40-49-50-50/2"	99	▼		Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)							
10		40-22-19-17	41										
15		29-47-50/4"	97/10"			SPT Boring Terminated at Depth of 15 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	4

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **B-4** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): 8.1 CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		28-14-17-18	31										
		12-18-16-35	34										
5													
		40-50/4"	50/4"										
		29-31-40-28	71	▼		Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)							
10		20-26-29-26	55										
15		17-20-24-27	44			SPT Boring Terminated at Depth of 15 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	5

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **B-5** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): 8.1 CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		14-8-50/5"	58/11"										
		42-47-50/5"	97/11"										
5													
		37-42-40-39	82										
		36-40-42-19	82	▼		Light Brown Sandy LIMESTONE (KEY LARGO LIMESTONE FORMATION)							
10		20-20-22-26	42										
15		14-22-28-31	50			SPT Boring Terminated at Depth of 15 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	6

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **P-1** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): GNE CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		12-5-35-50/2"	40										
		50/3"	50/3"										
5													
		50/3"	50/3"										
						SPT Boring Terminated at Depth of 6 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	7

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **P-2** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): GNE CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA			
										REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		40-27-23-16	50										
		29-41-50/5"	91/11"										
5													
		50/5"	50/5"										
						SPT Boring Terminated at Depth of 6 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	8

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **P-3** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): GNE CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA			
										REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		29-23-10-10	33										
		5-3-3-4	6										
5													
		18-11-13-30	24										
						SPT Boring Terminated at Depth of 6 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	9

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **P-4** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): GNE CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		36-19-44-49	63										
		50/4"	50/4"										
5													
		50/3"	50/3"										
						SPT Boring Terminated at Depth of 6 feet. Borehole Backfilled.							

UNIVERSAL ENGINEERING SCIENCES
BORING LOGS

PROJECT NO.:	2130.1500074.000
REPORT NO.:	G00157
PAGE:	10

PROJECT: Key Largo Commercial Center
1010000 Overseas Highway
Key Largo, FL

CLIENT: Beach Holding, Inc.

LOCATION: 1010000 Overseas Highway

REMARKS: B-57 (Automatic Hammer)

BORING DESIGNATION: **P-5** SHEET: **1 of 1**

NORTHING (ft): EASTING (ft):

G.S. ELEVATION (ft): N/A SPT DATE: 10/31/15

WATER TABLE (ft): GNE CORING DATE: 10/31/15

DATE OF READING: 10/31/2015 DRILLED BY: LT

EST. W.S.W.T. (ft): TYPE OF SAMPLING: SPT

DEPTH (FT.)	SAMPLE	BLOWS PER 6" INCREMENT	N (BLOWS/ FT.)	W.T.	SYMBOL	DESCRIPTION	-200 (%)	MC (%)	ORG. CONTENT (%)	ROCK CORING DATA			
										REC (%)	RQD (%)	DOWN PRESSURE (PSI)	TIME (s.)
0						1" Asphalt Pavement							
						Light Brown Slightly Silty Fine to Medium SAND and Limerock Fragments (FILL; SP-SM)							
		16-29-41-46	70										
		40-29-42-50	71										
5													
		50/5"	50/5"			SPT Boring Terminated at Depth of 6 feet. Borehole Backfilled.							

NOTES RELATED TO BORING LOGS

General Notes

- The Groundwater level was encountered and recorded (if shown) following the completion of the soil test borings on the date indicated. Fluctuations in groundwater levels are common; refer to report text for a discussion.
- The boring location on land was identified in the field utilizing standard taping procedures and existing land marks.
- The Boring Logs represent our interpretation of field conditions based on engineering examination of the soil/rock samples.
- The Boring Logs are subject to limitations, conclusions and recommendations presented in the report text.
- The N-values shown in the Boring Logs indicated as 50/1" refers to the Standard Penetration Test (SPT) and means 50 blows per 1 inch of sampler penetration. The SPT uses a 140-pound hammer falling 30 inches (ASTM D-1583).
- The N-value from the SPT is the sum of the hammer blows required to drive the sampler the second and third 6-inch increments.
- The soil/rock strata interfaces shown on the Boring Logs are approximate and may vary from those shown. The soil/rock conditions shown on the Boring Logs refer to conditions at the specific location tested; soil/rock conditions may vary between test locations.
- W.O.H. denotes fell under weight of hammer.

General Descriptors

- The grain-size descriptions are as follows:

Name	Size Limits
Boulder	12 inches or more
Cobbles	3 to 12 inches
Coarse Gravel	¾ to 3 inches
Fine Gravel	No. 4 sieve to ¾ inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines	Smaller than No. 200 sieve

- Definitions related to adjectives used in soil/rock descriptions:

Proportion	Adjective
About 0 to 10 %	trace
About 10% to 25%	little
About 25% to 35%	some
About 35% to 50%	and

NOTES RELATED TO BORING LOGS

- Relative density of sands/gravels and consistency of silts/clays:

Granular Soils		
Relative Density	**Safety Hammer SPT (Blows/Foot)**	**Automatic Hammer SPT (Blows/Foot)**
Very Loose	0-4	0-3
Loose	4-10	3-8
Medium Dense	10-30	8-24
Dense	30-50	24-40
Very Dense	Greater than 50	Greater than 40
Silts and Clays		
Consistency	**Safety Hammer SPT (Blows/Foot)**	**Automatic Hammer SPT (Blows/Foot)**
Very Soft	0-2	0-1
Soft	3-4	1-3
Firm	5-8	3-6
Stiff	9-15	6-12
Very Stiff	16-30	12-24
Hard	Greater than 30	Greater than 24

- Boring Log Symbols

Split spoon sample

Rock core specimen

Groundwater table

NOTES RELATED TO BORING LOGS

Soil Classification Chart

MAJOR DIVISIONS			SYMBOLS		TYPICAL DESCRIPTIONS
			GRAPH	LETTER	
COARSE GRAINED SOILS MORE THAN 50% OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVEL AND GRAVELLY SOILS MORE THAN 50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVELS (LITTLE OR NO FINES)		GW	WELL-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
				GP	POORLY-GRADED GRAVELS, GRAVEL - SAND MIXTURES, LITTLE OR NO FINES
		GRAVELS WITH FINES (APPRECIABLE AMOUNT OF FINES)		GM	SILTY GRAVELS, GRAVEL - SAND - SILT MIXTURES
				GC	CLAYEY GRAVELS, GRAVEL - SAND - CLAY MIXTURES
	SAND AND SANDY SOILS MORE THAN 50% OF COARSE FRACTION PASSING ON NO. 4 SIEVE	CLEAN SANDS (LITTLE OR NO FINES)		SW	WELL-GRADED SANDS, GRAVELLY SANDS, LITTLE OR NO FINES
				SP	POORLY-GRADED SANDS, GRAVELLY SAND, LITTLE OR NO FINES
		SANDS WITH FINES (APPRECIABLE AMOUNT OF FINES)		SM	SILTY SANDS, SAND - SILT MIXTURES
				SC	CLAYEY SANDS, SAND - CLAY MIXTURES
FINE GRAINED SOILS MORE THAN 50% OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS	LIQUID LIMIT LESS THAN 50		ML	INORGANIC SILTS AND VERY FINE SANDS, ROCK FLOUR, SILTY OR CLAYEY FINE SANDS OR CLAYEY SILTS WITH SLIGHT PLASTICITY
				CL	INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELLY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS
				OL	ORGANIC SILTS AND ORGANIC SILTY CLAYS OF LOW PLASTICITY
	SILTS AND CLAYS	LIQUID LIMIT GREATER THAN 50		MH	INORGANIC SILTS, MICACEOUS OR DIATOMACEOUS FINE SAND OR SILTY SOILS
				CH	INORGANIC CLAYS OF HIGH PLASTICITY
				OH	ORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, ORGANIC SILTS
HIGHLY ORGANIC SOILS				PT	PEAT, HUMUS, SWAMP SOILS WITH HIGH ORGANIC CONTENTS

USCS LEGEND 7/18/14

NOTE: DUAL SYMBOLS ARE USED TO INDICATE BORDERLINE SOIL CLASSIFICATIONS

TABLE 1 - SUMMARY OF CONSTANT HEAD EXFILTRATION TEST RESULTS

KEY LARGO COMMERCIAL CENTER
1010000 OVERSEAS HIGHWAY
KEY LARGO, FL
MONROE COUNTY
UES PROJECT NO. 2130.1500074
UES REPORT NO. G00157

Test No.	Date Performed	Diameter		Depth of Hole (Feet)	Depth to Groundwater Level Below Ground Surface (Feet)		SATURATED HOLE DEPTH Ds (Feet)	Corrected Depth of Hole (Feet)	Average Flow Rate (gpm)	K, Hydraulic Conductivity (cfs/ft^2-Ft Head)
		Casing (Inches)	Hole (Inches)		Prior to Test	During Test				
E-1	10/31/2015	3	4	15	8.1	0.00	6.90	15.00	18.0	5.72E-04
E-2	10/31/2015	3	4	15	7.7	0.00	7.30	15.00	20.0	6.57E-04
E-3	10/31/2015	3	4	15	8.1	0.00	6.90	15.00	20.0	6.36E-04

NOTES:

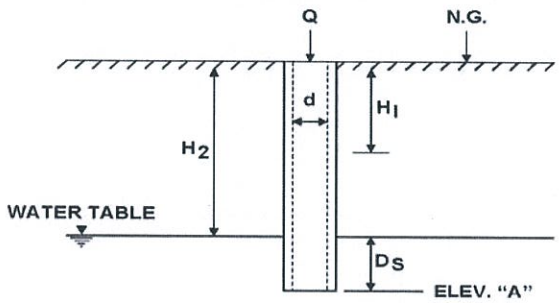
(1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The values represent an ultimate value. The designer should decide on the required factor of safety.

(2) The hydraulic conductivity values were calculated based on the South Florida Water Management Districts's USUAL OPEN HOLE CONSTANT HEAD exfiltration test procedure as shown on the following page.

(3) The diameter of the CASING was used in the computation of the hydraulic conductivity values presented in the above table.

Test No.	DEPTH (FEET) FROM	TO	GENERAL MATERIAL DESCRIPTION
E-1	0	1"	Asphalt Pavement
	1"	8	Light Brown Slightly Silty Fine to Medium SAND with Limerock Fragments (FILL; SP-SM)
	8	15	Light Brown Sandy LIMESTONE (KEY LARGO FORMATION)
E-2	0	1"	Asphalt Pavement
	1"	8	Light Brown Slightly Silty Fine to Medium SAND with Limerock Fragments (FILL; SP-SM)
	8	15	Light Brown Sandy LIMESTONE (KEY LARGO FORMATION)
E-3	0	1"	Asphalt Pavement
	1"	8	Light Brown Slightly Silty Fine to Medium SAND with Limerock Fragments (FILL; SP-SM)
	8	15	Light Brown Sandy LIMESTONE (KEY LARGO FORMATION)

SCHEMATICS OF SFWMD USUAL OPEN-HOLE TEST PROCEDURES



$$K = \frac{4Q}{\pi d (2H_2^2 + 4H_2D_S + H_2d)}$$

K= HYDRAULIC CONDUCTIVITY (CFS/FT.^{2} - FT.HEAD)

Q= "STABILIZED" FLOW RATE (CFS)

d= DIAMETER OF TEST HOLE (FEET)

H_2 = DEPTH TO WATER TABLE (FEET)

D_S = SATURATED HOLE DEPTH (FEET)

ELEV. "A"= PROPOSED TRENCH BOTTOM ELEV.

H_1 = AVERAGE HEAD ON UNSATURATED HOLE SURFACE (FT.HEAD)

APPENDIX C

Important Information about This

Geotechnical-Engineering Report

Subsurface problems are a principal cause of construction delays, cost overruns, claims, and disputes.

While you cannot eliminate all such risks, you can manage them. The following information is provided to help.

Geotechnical Services Are Performed for Specific Purposes, Persons, and Projects

Geotechnical engineers structure their services to meet the specific needs of their clients. A geotechnical-engineering study conducted for a civil engineer may not fulfill the needs of a constructor — a construction contractor — or even another civil engineer. Because each geotechnical- engineering study is unique, each geotechnical-engineering report is unique, prepared *solely* for the client. No one except you should rely on this geotechnical-engineering report without first conferring with the geotechnical engineer who prepared it. *And no one — not even you* — should apply this report for any purpose or project except the one originally contemplated.

Read the Full Report

Serious problems have occurred because those relying on a geotechnical-engineering report did not read it all. Do not rely on an executive summary. Do not read selected elements only.

Geotechnical Engineers Base Each Report on a Unique Set of Project-Specific Factors

Geotechnical engineers consider many unique, project-specific factors when establishing the scope of a study. Typical factors include: the client's goals, objectives, and risk-management preferences; the general nature of the structure involved, its size, and configuration; the location of the structure on the site; and other planned or existing site improvements, such as access roads, parking lots, and underground utilities. Unless the geotechnical engineer who conducted the study specifically indicates otherwise, do not rely on a geotechnical-engineering report that was:

- not prepared for you;
- not prepared for your project;
- not prepared for the specific site explored; or
- completed before important project changes were made.

Typical changes that can erode the reliability of an existing geotechnical-engineering report include those that affect:

- the function of the proposed structure, as when it's changed from a parking garage to an office building, or from a light-industrial plant to a refrigerated warehouse;
- the elevation, configuration, location, orientation, or weight of the proposed structure;
- the composition of the design team; or
- project ownership.

As a general rule, *always* inform your geotechnical engineer of project changes—even minor ones—and request an assessment of their impact. *Geotechnical engineers cannot accept responsibility or liability for problems that occur because their reports do not consider developments of which they were not informed.*

Subsurface Conditions Can Change

A geotechnical-engineering report is based on conditions that existed at the time the geotechnical engineer performed the study. *Do not rely on a geotechnical-engineering report whose adequacy may have been affected by*: the passage of time; man-made events, such as construction on or adjacent to the site; or natural events, such as floods, droughts, earthquakes, or groundwater fluctuations. *Contact the geotechnical engineer before applying this report to determine if it is still reliable.* A minor amount of additional testing or analysis could prevent major problems.

Most Geotechnical Findings Are Professional Opinions

Site exploration identifies subsurface conditions only at those points where subsurface tests are conducted or samples are taken. Geotechnical engineers review field and laboratory data and then apply their professional judgment to render an opinion about subsurface conditions throughout the site. Actual subsurface conditions may differ — sometimes significantly — from those indicated in your report. Retaining the geotechnical engineer who developed your report to provide geotechnical-construction observation is the most effective method of managing the risks associated with unanticipated conditions.

A Report's Recommendations Are Not Final

Do not overrely on the confirmation-dependent recommendations included in your report. *Confirmation-dependent recommendations are not final,* because geotechnical engineers develop them principally from judgment and opinion. Geotechnical engineers can finalize their recommendations *only* by observing actual subsurface conditions revealed during construction. *The geotechnical engineer who developed your report cannot assume responsibility or liability for the report's confirmation-dependent recommendations if that engineer does not perform the geotechnical-construction observation required to confirm the recommendations' applicability.*

A Geotechnical-Engineering Report Is Subject to Misinterpretation

Other design-team members' misinterpretation of geotechnical-engineering reports has resulted in costly

problems. Confront that risk by having your geotechnical engineer confer with appropriate members of the design team after submitting the report. Also retain your geotechnical engineer to review pertinent elements of the design team's plans and specifications. Constructors can also misinterpret a geotechnical-engineering report. Confront that risk by having your geotechnical engineer participate in prebid and preconstruction conferences, and by providing geotechnical construction observation.

Do Not Redraw the Engineer's Logs

Geotechnical engineers prepare final boring and testing logs based upon their interpretation of field logs and laboratory data. To prevent errors or omissions, the logs included in a geotechnical-engineering report should *never* be redrawn for inclusion in architectural or other design drawings. Only photographic or electronic reproduction is acceptable, *but recognize that separating logs from the report can elevate risk.*

Give Constructors a Complete Report and Guidance

Some owners and design professionals mistakenly believe they can make constructors liable for unanticipated subsurface conditions by limiting what they provide for bid preparation. To help prevent costly problems, give constructors the complete geotechnical-engineering report, *but* preface it with a clearly written letter of transmittal. In that letter, advise constructors that the report was not prepared for purposes of bid development and that the report's accuracy is limited; encourage them to confer with the geotechnical engineer who prepared the report (a modest fee may be required) and/ or to conduct additional study to obtain the specific types of information they need or prefer. A prebid conference can also be valuable. *Be sure constructors have sufficient time* to perform additional study. Only then might you be in a position to give constructors the best information available to you, while requiring them to at least share some of the financial responsibilities stemming from unanticipated conditions.

Read Responsibility Provisions Closely

Some clients, design professionals, and constructors fail to recognize that geotechnical engineering is far less exact than other engineering disciplines. This lack of understanding has created unrealistic expectations that have led to disappointments, claims, and disputes. To help reduce the risk of such outcomes, geotechnical engineers commonly include a variety of explanatory provisions in their reports. Sometimes labeled "limitations," many of these provisions indicate where geotechnical engineers' responsibilities begin and end, to help others recognize their own responsibilities and risks. *Read these provisions closely.* Ask questions. Your geotechnical engineer should respond fully and frankly.

Environmental Concerns Are Not Covered

The equipment, techniques, and personnel used to perform an *environmental* study differ significantly from those used to perform a *geotechnical* study. For that reason, a geotechnical-engineering report does not usually relate any environmental findings, conclusions, or recommendations; e.g., about the likelihood of encountering underground storage tanks or regulated contaminants. *Unanticipated environmental problems have led to numerous project failures.* If you have not yet obtained your own environmental information, ask your geotechnical consultant for risk-management guidance. *Do not rely on an environmental report prepared for someone else.*

Obtain Professional Assistance To Deal with Mold

Diverse strategies can be applied during building design, construction, operation, and maintenance to prevent significant amounts of mold from growing on indoor surfaces. To be effective, all such strategies should be devised for the *express purpose* of mold prevention, integrated into a comprehensive plan, and executed with diligent oversight by a professional mold-prevention consultant. Because just a small amount of water or moisture can lead to the development of severe mold infestations, many mold- prevention strategies focus on keeping building surfaces dry. While groundwater, water infiltration, and similar issues may have been addressed as part of the geotechnical- engineering study whose findings are conveyed in this report, the geotechnical engineer in charge of this project is not a mold prevention consultant; *none of the services performed in connection with the geotechnical engineer's study were designed or conducted for the purpose of mold prevention. Proper implementation of the recommendations conveyed in this report will not of itself be sufficient to prevent mold from growing in or on the structure involved.*

Rely, on Your GBC-Member Geotechnical Engineer for Additional Assistance

Membership in the Geotechnical Business Council of the Geoprofessional Business Association exposes geotechnical engineers to a wide array of risk-confrontation techniques that can be of genuine benefit for everyone involved with a construction project. Confer with you GBC-Member geotechnical engineer for more information.

GEOTECHNICAL BUSINESS COUNCIL
of the Geoprofessional Business Association

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e-mail: info@geoprofessional.org www.geoprofessional.org

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CONSTRAINTS AND RESTRICTIONS

WARRANTY

UES has prepared this report for our client for his exclusive use, in accordance with generally accepted soil and foundation engineering practices, and makes no other warranty either expressed or implied as to the professional advice provided in the report.

UNANTICIPATED SOIL CONDITIONS

The analysis and recommendations submitted in this report are based upon the data obtained from soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings.

The nature and extent of variations between borings may not become known until excavation begins. If variations appear, we may have to re-evaluate our recommendations after performing on-site observations and noting the characteristics of any variations.

CHANGED CONDITIONS

We recommend that the specifications for the project require that the contractor immediately notify Universal Engineering Sciences, as well as the owner, when subsurface conditions are encountered that are different from those present in this report.

No claim by the contractor for any conditions differing from those anticipated in the plans, specifications, and those found in this report, should be allowed unless the contractor notifies the owner and UES of such changed conditions. Further, we recommend that all foundation work and site improvements be observed by a representative of UES to monitor field conditions and changes, to verify design assumptions and to evaluate and recommend any appropriate modifications to this report.

MISINTERPRETATION OF SOIL ENGINEERING REPORT

UES is responsible for the conclusions and opinions contained within this report based upon the data relating only to the specific project and location discussed herein. If the conclusions or recommendations based upon the data presented are made by others, those conclusions or recommendations are not the responsibility of UES.

CHANGED STRUCTURE OR LOCATION

This report was prepared in order to aid in the evaluation of this project and to assist the architect or engineer in the design of this project. If any changes in the design or location of the structure as outlined in this report are planned, or if any structures are included or added that are not discussed in the report, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed and the conclusions modified or approved by UES.

USE OF REPORT BY BIDDERS

Bidders who are examining the report prior to submission of a bid are cautioned that this report was prepared as an aid to the designers of the project and it may affect actual construction operations. Bidders are urged to make their own soil borings, test pits, test caissons or other investigations to determine those conditions that may affect construction operations. UES cannot be responsible for any interpretations made from this report or the attached boring logs with regard to their adequacy in reflecting subsurface conditions which will affect construction operations.

STRATA CHANGES

Strata changes are indicated by a definite line on the boring logs which accompany this report. However, the actual change in the ground may be more gradual. Where changes occur between soil samples, the location of the change must necessarily be estimated using all available information and may not be shown at the exact depth.

OBSERVATIONS DURING DRILLING

Attempts are made to detect and/or identify occurrences during drilling and sampling, such as: water level, boulders, zones of lost circulation, relative ease or resistance to drilling progress, unusual sample recovery, variation of driving resistance, obstructions, etc.; however, lack of mention does not preclude their presence.

WATER LEVELS

Water level readings have been made in the drill holes during drilling and they indicate normally occurring conditions. Water levels may not have been stabilized at the last reading. This data has been reviewed and interpretations made in this report. However, it must be noted that fluctuations in the level of the groundwater may occur due to variations in rainfall, temperature, tides, and other factors not evident at the time measurements were made and reported. Since the probability of such variations is anticipated, design drawings and specifications should accommodate such possibilities and construction planning should be based upon such assumptions of variations.

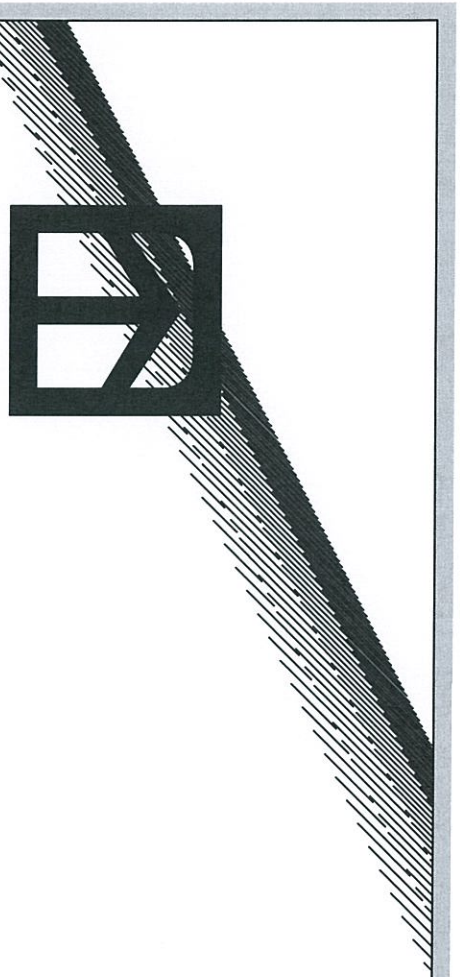
LOCATION OF BURIED OBJECTS

All users of this report are cautioned that there was no requirement for UES to attempt to locate any man-made buried objects during the course of this exploration and that no attempt was made by UES to locate any such buried objects. UES cannot be responsible for any buried man-made objects which are subsequently encountered during construction that are not discussed within the text of this report.

TIME

This report reflects the soil conditions at the time of investigation. If the report is not used in a reasonable amount of time, significant changes to the site may occur and additional reviews may be required.

APPENDIX D



Universal Engineering Sciences, Inc.
GENERAL CONDITIONS

SECTION 1: RESPONSIBILITIES

1.1 *Universal Engineering Sciences, Inc.*, ("UES"), has the responsibility for providing the services described under the Scope of Services section. The work is to be performed according to accepted standards of care and is to be completed in a timely manner. The term "UES" as used herein includes all of *Universal Engineering Sciences, Inc's* agents, employees, professional staff, and subcontractors.

1.2 The Client or a duly authorized representative is responsible for providing UES with a clear understanding of the project nature and scope. The Client shall supply UES with sufficient and adequate information, including, but not limited to, maps, site plans, reports, surveys and designs, to allow UES to properly complete the specified services. The Client shall also communicate changes in the nature and scope of the project as soon as possible during performance of the work so that the changes can be incorporated into the work product.

1.3 The Client acknowledges that UES's responsibilities in providing the services described under the Scope of Services section is limited to those services described therein, and the Client hereby assumes any collateral or affiliated duties necessitated by or for those services. Such duties may include, but are not limited to, reporting requirements imposed by any third party such as federal, state, or local entities, the provision of any required notices to any third party, or the securing of necessary permits or permissions from any third parties required for UES's provision of the services so described, unless otherwise agreed upon by both parties.

1.4 **PURSUANT TO FLORIDA STATUTES §558.0035, ANY INDIVIDUAL EMPLOYEE OR AGENT OF UES MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.**

SECTION 2: STANDARD OF CARE

2.1 Services performed by UES under this Agreement will be conducted in a manner consistent with the level of care and skill ordinarily exercised by members of UES's profession practicing contemporaneously under similar conditions in the locality of the project. No other warranty, express or implied, is made.

2.2 The Client recognizes that subsurface conditions may vary from those observed at locations where borings, surveys, or other explorations are made, and that site conditions may change with time. Data, interpretations, and recommendations by UES will be based solely on information available to UES at the time of service. UES is responsible for those data, interpretations, and recommendations, but will not be responsible for other parties' interpretations or use of the information developed.

2.3 Execution of this document by UES is not a representation that UES has visited the site, become generally familiar with local conditions under which the services are to be performed, or correlated personal observations with the requirements of the Scope of Services. It is the Client's responsibility to provide UES with all information necessary for UES to provide the services described under the Scope of Services, and the Client assumes all liability for information not provided to UES that may affect the quality or sufficiency of the services so described.

2.4 Should UES be retained to provide threshold inspection services under Florida Statutes §553.79, Client acknowledges that UES's services thereunder do not constitute a guarantee that the construction in question has been properly designed or constructed, and UES's services do not replace any of the obligations or liabilities associated with any architect, contractor, or structural engineer. Therefore it is explicitly agreed that the Client will not hold UES responsible for the proper performance of service by any architect, contractor, structural engineer or any other entity associated with the project.

SECTION 3: SITE ACCESS AND SITE CONDITIONS

3.1 Client will grant or obtain free access to the site for all equipment and personnel necessary for UES to perform the work set forth in this Agreement. The Client will notify any and all possessors of the project site that Client has granted UES free access to the site. UES will take reasonable precautions to minimize damage to the site, but it is understood by Client that, in the normal course of work, some damage may occur, and the correction of such damage is not part of this Agreement unless so specified in the Proposal.

3.2 The Client is responsible for the accuracy of locations for all subterranean structures and utilities. UES will take reasonable precautions to avoid known subterranean structures, and the Client waives any claim against UES, and agrees to defend, indemnify, and hold UES harmless from any claim or liability for injury or loss, including costs of defense, arising from damage done to subterranean structures and utilities not identified or accurately located. In addition, Client agrees to compensate UES for any time spent or expenses incurred by UES in defense of any such claim with compensation to be based upon UES's prevailing fee schedule and expense reimbursement policy.

SECTION 4: SAMPLE OWNERSHIP AND DISPOSAL

4.1 Soil or water samples obtained from the project during performance of the work shall remain the property of the Client.

4.2 UES will dispose of or return to Client all remaining soils and rock samples 60 days after submission of report covering those samples. Further storage or transfer of samples can be made at Client's expense upon Client's prior written request.

4.3 Samples which are contaminated by petroleum products or other chemical waste will be returned to Client for treatment or disposal, consistent with all appropriate federal, state, or local regulations.

SECTION 5: BILLING AND PAYMENT

5.1 UES will submit invoices to Client monthly or upon completion of services. Invoices will show charges for different personnel and expense classifications.

5.2 Payment is due 30 days after presentation of invoice and is past due 31 days from invoice date. Client agrees to pay a finance charge of one and one-half percent (1 ½ %) per month, or the maximum rate allowed by law, on past due accounts.

5.3 If UES incurs any expenses to collect overdue billings on invoices, the sums paid by UES for reasonable attorneys' fees, court costs, UES's time, UES's expenses, and interest will be due and owing by the Client.

SECTION 6: OWNERSHIP AND USE OF DOCUMENTS

6.1 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, as instruments of service, shall remain the property of UES.

6.2 Client agrees that all reports and other work furnished to the Client or his agents, which are not paid for, will be returned upon demand and will not be used by the Client for any purpose.

6.3 UES will retain all pertinent records relating to the services performed for a period of five years following submission of the report, during which period the records will be made available to the Client at all reasonable times.

6.4 All reports, boring logs, field data, field notes, laboratory test data, calculations, estimates, and other documents prepared by UES, are prepared for the sole and exclusive use of Client, and may not be given to any other party or used or relied upon by any such party without the express written consent of UES.

SECTION 7: DISCOVERY OF UNANTICIPATED HAZARDOUS MATERIALS

7.1 Client warrants that a reasonable effort has been made to inform UES of known or suspected hazardous materials on or near the project site.

7.2 Under this agreement, the term hazardous materials include hazardous materials (40 CFR 172.01), hazardous wastes (40 CFR 261.2), hazardous substances (40 CFR 300.6), petroleum products, polychlorinated biphenyls, and asbestos.

7.3 Hazardous materials may exist at a site where there is no reason to believe they could or should be present. UES and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work. UES and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for UES to take immediate measures to protect health and safety. Client agrees to compensate UES for any equipment decontamination or other costs incident to the discovery of unanticipated hazardous waste.

7.4 UES agrees to notify Client when unanticipated hazardous materials or suspected hazardous materials are encountered. Client agrees to make any disclosures required by law to the appropriate governing agencies. Client also agrees to hold UES harmless for any and all consequences of disclosures made by UES which are required by governing law. In the event the project site is not owned by Client, Client recognizes that it is the Client's responsibility to inform the property owner of the discovery of unanticipated hazardous materials or suspected hazardous materials.

7.5 Notwithstanding any other provision of the Agreement, Client waives any claim against UES, and to the maximum extent permitted by law, agrees to defend, indemnify, and save UES harmless from any claim, liability, and/or defense costs for injury or loss arising from UES's discovery of unanticipated hazardous materials or suspected hazardous materials including any costs created by delay of the project and any cost associated with possible reduction of the property's value. Client will be responsible for ultimate disposal of any samples secured by UES which are found to be contaminated.

SECTION 8: RISK ALLOCATION

8.1 Client agrees that UES's liability for any damage on account of any breach of contract, error, omission or other professional negligence will be limited to a sum not to exceed $50,000 or UES's fee, whichever is greater. If Client prefers to have higher limits on contractual or professional liability, UES agrees to increase the limits up to a maximum of $1,000,000.00 upon Client's written request at the time of accepting our proposal provided that Client agrees to pay an additional consideration of four percent of the total fee, or $400.00, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SECTION 9: INSURANCE

9.1 UES represents and warrants that it and its agents, staff and consultants employed by it, is and are protected by worker's compensation insurance and that UES has such coverage under public liability and property damage insurance policies which UES deems to be adequate. Certificates for all such policies of insurance shall be provided to Client upon request in writing. Within the limits and conditions of such insurance, UES agrees to indemnify and save Client harmless from and against loss, damage, or liability arising from negligent acts by UES, its agents, staff, and consultants employed by it. UES shall not be responsible for any loss, damage or liability beyond the amounts, limits, and conditions of such insurance or the limits described in Section 8, whichever is less. The Client agrees to defend, indemnify and save UES harmless for loss, damage or liability arising from acts by Client, Client's agent, staff, and other UESs employed by Client.

SECTION 10: DISPUTE RESOLUTION

10.1 All claims, disputes, and other matters in controversy between UES and Client arising out of or in any way related to this Agreement will be submitted to alternative dispute resolution (ADR) such as mediation or arbitration, before and as a condition precedent to other remedies provided by law, including the commencement of litigation.

10.2 If a dispute arises related to the services provided under this Agreement and that dispute requires litigation instead of ADR as provided above, then:

(a) the claim will be brought and tried in judicial jurisdiction of the court of the county where UES's principal place of business is located and Client waives the right to remove the action to any other county or judicial jurisdiction, and

(b) The prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorneys' fees, and other claim related expenses.

SECTION 11: TERMINATION

11.1 This agreement may be terminated by either party upon seven (7) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof. Such termination shall not be effective if that substantial failure has been remedied before expiration of the period specified in the written notice. In the event of termination, UES shall be paid for services performed to the termination notice date plus reasonable termination expenses.

11.2 In the event of termination, or suspension for more than three (3) months, prior to completion of all reports contemplated by the Agreement, UES may complete such analyses and records as are necessary to complete its files and may also complete a report on the services performed to the date of notice of termination or suspension. The expense of termination or suspension shall include all direct costs of UES in completing such analyses, records and reports.

SECTION 12: ASSIGNS

12.1 Neither the Client nor UES may delegate, assign, sublet or transfer their duties or interest in this Agreement without the written consent of the other party.

SECTION 13. GOVERNING LAW AND SURVIVAL

13.1 The laws of the State of Florida will govern the validity of these Terms, their interpretation and performance.

13.2 If any of the provisions contained in this Agreement are held illegal, invalid, or unenforceable, the enforceability of the remaining provisions will not be impaired. Limitations of liability and indemnities will survive termination of this Agreement for any cause.

SECTION 14. INTEGRATION CLAUSE

14.1 This Agreement represents and contains the entire and only agreement and understanding among the parties with respect to the subject matter of this Agreement, and supersedes any and all prior and contemporaneous oral and written agreements, understandings, representations, inducements, promises, warranties, and conditions among the parties. No agreement, understanding, representation, inducement, promise, warranty, or condition of any kind with respect to the subject matter of this Agreement shall be relied upon by the parties unless expressly incorporated herein.

14.2 This Agreement may not be amended or modified except by an agreement in writing signed by the party against whom the enforcement of any modification or amendment is sought.

Traffic Impact Statement

For Submittal to the Monroe County

IMC Key Largo Commercial Center #I3604

101000 Overseas Highway

Key Largo, Florida

RECEIVED
APR 15 2016
2015-163
MONROE CO. PLANNING DEPT

Prepared for:

IMC-KEY LARGO COMMERCIAL CENTER

101000 OVERSEAS HIGHWAY

MONROE COUNTY/FLORIDA

Revised: April 2016

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Design/Build

Certificate of Authorization No. 00003215

5601 Mariner Street
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Tel: (813) 288-0233
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Contact: Sandra Gorman

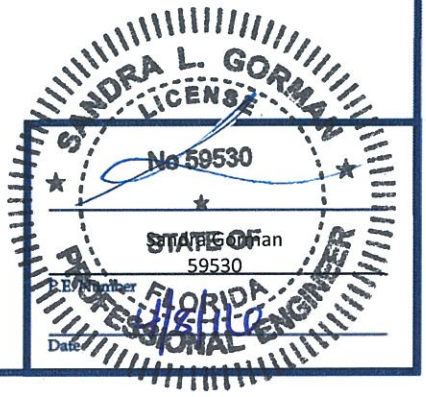

TABLE OF CONTENTS

Executive Summary....1

Introduction....2

Project Impacts....5

Project Trip Generation....5

Trip Distribution and Assignment....7

Future Condition....11

Intersection Analysis....11

Site Access Analysis....12

Conclusions....13

LIST OF TABLES

Table 1 – ITE Trip Generation....5

Table 2 – Pass-By and Primary Trips Calculations....6

Table 3 –Traffic Volumes through Impacted Segments....7

Table 4 – Identification of US-1 impacted segments....7

Table 5 – Adjacent Roadway Level of Service....11

Table 6 – Intersection Analysis....11

Table 7– Driveway Level of Service....12

LIST OF FIGURES

Figure 1 – Site Location Map....3

Figure 2 – Site Plan....4

Figure 2 –Existing Traffic Condition....8

Figure 3 –Project Traffic Assignment....9

Figure 4 –Total Traffic Condition....10

LIST OF APPENDICES

APPENDIX A METHODOLOGY

APPENDIX B COMMENTS AND RESPONSES

APPENDIX C TRAFFIC COUNTS

APPENDIX D SIGNAL TIMINGS

APPENDIX E TRIP GENERATION

APPENDIX F TRIP DISTRIBUTION

APPENDIX G TURNING MOVEMENT COUNT WORKSHEETS

APPENDIX H EXISTING CONDITIONS INTERSECTION ANALYSIS

APPENDIX I FUTURE CONDITIONS INTERSECTION ANALYSIS

APPENDIX J HCS DRIVEWAY ANALYSIS

APPENDIX K MONROE COUNTY LEVEL OF SERVICE AND RESERVE CAPACITY TABLE

Executive Summary

A 21,050 square foot of retail building is proposed to be developed at 101000 Overseas Highway in Key Largo, Florida. As part of the redevelopment, a 10,239 square foot portion of the existing retail building is proposed to be demolished while the 10,000 square foot Dollar Tree store will remain in place. Furthermore, the new 5,000 square foot of retail space and 3,116 square foot fast food restaurant with drive-through will be added. CPH has prepared a Traffic Impact Statement for submittal to Monroe County to address the impacts of the project. The project is located in Monroe County, Florida.

Access to the project is proposed through two existing driveways and both driveways located on Overseas Highway.

The project is expected to generate 2,184 gross trips per day (1,093 entering/1,091 exiting), and also additional 59 new PM Peak Hour driveway trips (33 entering/26 exiting). Based upon the analysis, all driveways and the surrounding roadway network are anticipated to continue operating at acceptable levels of service with addition of the project.

Introduction

The existing commercial center at 101000 Overseas Highway Key Largo, Florida is proposed to be redeveloped into a fast food restaurant with drive-through and additional retail space. The existing retail space is currently 21,050 square feet. New 3,116 square foot restaurant with an adjoining 15,000 square foot retail building are proposed to replace the existing commercial center. The overall commercial center's area will decrease by approximately 2,934 square feet. The project is located in Monroe County, Florida.

Access to the project is proposed through two existing driveways located on Overseas Highway.

The traffic analysis has been proposed in compliance with section XIII, requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Report Guidelines Manual. The methodology statement and relevant correspondence are included in the Appendix.

Figure 1 illustrates the project location and **Figure 2** is a site plan of the proposed development.

Figure 1
Monroe County, Florida
Site Location Map
Commercial Center

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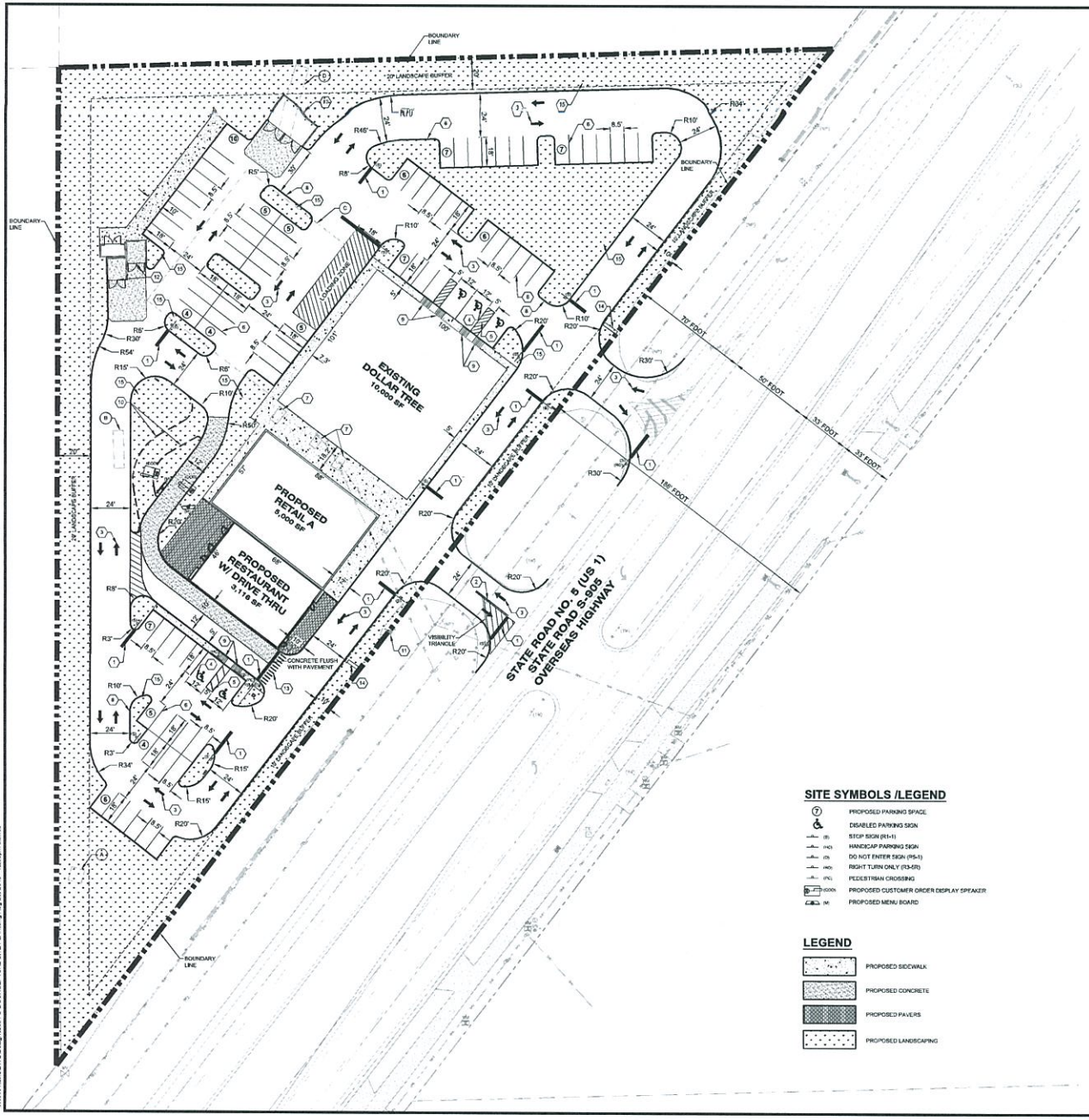

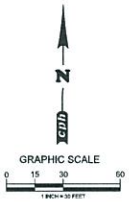

SITE LEGEND

1. 24" WIDE THERMOPLASTIC SOLID WHITE PAINTED STOP BAR. (TYP.)
2. 5" WIDE DOUBLE YELLOW LINE (TYP.)
3. WHITE REFLECTIVE DIRECTIONAL ARROWS ON PAVEMENT (TYP.)
4. WHITE ACCESSIBLE SYMBOL PAINTED ON PAVEMENT (TYP.)
5. 5' WIDE ACCESSIBLE AISLE STRIPING PAINTED ON PAVEMENT
6. 4" WIDE SINGLE WHITE PAVEMENT PARKING STRIPE (TYP.)
7. EXISTING CONDENSATE UNITS (TO REMAIN)
8. 6" VERTICAL CURB TYPE "D" PER FDOT INDEX 300 (TYP.)
9. HANDICAP ACCESSIBLE RAMP, MAX. SLOPE 1:12, PER FDOT INDEX # 304 (CURB RAMP TYPE CR-D)
10. POTENTIAL FUTURE 2nd DRIVE-THRU LANE.
11. EXISTING FIRE HYDRANT.
12. DUMPSTER ENCLOSURE.
13. 6' WIDE PEDESTRIAN CROSSWALK WITH 12" WIDE REFLECTIVE STRIPPING PARALLEL TO DIRECTION OF TRAFFIC AT 7' O.C. PER FDOT INDEX # 17346
14. FREE STANDING SIGN. (BY SEPARATE PERMIT)
15. LANDSCAPE AREA (TYP.)

A. WOOD BUILDING (8.2'x8.2') TO BE DEMOLISHED (67 S.F.)
B. WOOD BUILDING (6.3'x23.2') TO BE DEMOLISHED (146 S.F.)
C. PORTION OF CASTING BUILDING (100.7'x100.7') TO BE DEMOLISHED (10,239 S.F.)
D. METAL BUILDING (6.1'x44.2') TO BE DEMOLISHED (356 S.F.)

SITE SYMBOLS /LEGEND

- PROPOSED PARKING SPACE
- DISABLED PARKING SIGN
- STOP SIGN (R1-1)
- HANDICAP PARKING SIGN
- DO NOT ENTER SIGN (R5-1)
- RIGHT TURN ONLY (R3-5R)
- PEDESTRIAN CROSSING
- PROPOSED CUSTOMER ORDER DISPLAY SPEAKER
- PROPOSED MENU BOARD

LEGEND

- PROPOSED SIDEWALK
- PROPOSED CONCRETE
- PROPOSED PAVERS
- PROPOSED LANDSCAPING

SITE DATA

PARCEL IDENTIFICATION NUMBER	00067350.000000	
TOTAL SITE AREA	144,155 S.F. (3.31 AC.)	
ZONING		
LAND USE (ZONING) DISTRICT DESIGNATION	(SC) SUBURBAN COMMERCIAL	
FUTURE LAND USE (FLUM)	(MC) MIXED USE / COMMERCIAL	
TIER DESIGNATION	III	
FEMA		
FEMA FLOOD INSURANCE RATE MAP FLOOD ZONE	X PER MAP NO. 12087C0931K (DATED FEBRUARY 18, 2005)	
SETBACKS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 25' REAR YARD: 10' SIDE YARD: 10'/15'	FRONT YARD: 40' REAR YARD: 88' SIDE YARD: 126'
BUFFERS	**REQUIRED**	**PROPOSED**
STATE ROAD NO. 5 (US 1)	FRONT YARD: 10' (CLASS "C") NORTH: 20' (CLASS "D") WEST: 20' (CLASS "D")	FRONT YARD: 10' NORTH: 20' WEST: 20'
PRESERVATION		
EXTENT AREA OF WETLANDS	N/A	
PRESERVATION AREA	N/A	
CONSERVATION EASEMENTS	N/A	
PARKING		
REQUIRED PARKING		
COMMERCIAL RETAIL 3 SPACE / 1,000 S.F.	45	
COMMERCIAL RETAIL REST. 1 SPACE / 3 SEATS	12	
TOTAL REQUIRED PARKING	57	
PROPOSED PARKING	88	
BUILDING	**REQUIRED**	**PROPOSED**
	MAX. BLDG. HEIGHT: 35'	MAX. BLDG. HEIGHT: 35'
DEMOLITION		
TOTAL AREA OF EXISTING BUILDING TO BE DEMOLISHED	10,807 S.F.	
LAND USES		
EXISTING LAND USE	COMMERCIAL RETAIL (RETAIL)	
PROPOSED LAND USE	COMMERCIAL RETAIL (RETAIL & RESTAURANT)	
NONRESIDENTIAL	**TYPE**	**SIZE**
EXISTING DOLLAR TREE	COMMERCIAL RETAIL	10,000 S.F.
PROPOSED RETAIL A	COMMERCIAL RETAIL	5,000 S.F.
PROPOSED RESTAURANT W/ DRIVE THRU	COMMERCIAL RETAIL	3,116 S.F.

LAND USE INTENSITY	**BLDG. SIZE**	**PROP. FAR**	**MAX. FAR ALLOWED**
COMMERCIAL (HIGH-INTENSITY)	18,116 S.F.	0.13	0.15

LAND USE CALCULATION	
PROPOSED PERVIOUS AREA	52,699 S.F. (37%)
PROPOSED IMPERVIOUS AREA	91,456 S.F. (63%)
OPEN SPACE REQUIRED	20% MIN.

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No.	Date	Revision	By
1	08-20-15	C.P.C.	
2		A.T.S.	
3		C.P.S.	

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.S.
Approved by: C.P.S.
Scale: 1"=20'
Date: 08-20-15
Job No.: I3604
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Landscp. Llc. No. LC0000298

CONCEPTUAL SITE PLAN
KEY LARGO
IMC - KEY LARGO
COMMERCIAL CENTER
101000 OVERSEAS HIGHWAY
MONROE COUNTY / FLORIDA

Sheet No.
C-2

J:\I3604\Cad\DWG\Design\I3604 C-2 CONCEPTUAL SITE PLAN.dwg Aug 20, 2015 - 12:53pm aliana

Project Impacts

Project Trip Generation
Trip generation was calculated using the rates and equations from the 9th Edition ITE Trip Generation. To estimate trip generation for the existing scenario, the shopping center land use was applied to the calculation. Land Use Code 820 – Shopping Center was used to calculate the trip generation.

Figure 3 illustrates the estimated existing driveway volumes.

For the proposed scenario *ITE* Land Use Code 934 – Fast Food Restaurant with Drive Through and Land Use Code 820-Shopping Center were applied to the calculations. Pass-By Capture was calculated using the methods outlined in the *ITE Trip Generation Handbook* and capped per correspondence with Monroe County. Internal capture was not applied for the proposed scenario between shopping center and the fast food restaurant with drive-through per discussion with Monroe County. However, it should be noted that ITE recommends for restaurants to be included in the overall 820 Land Use Code or else internal capture should be applied. The restaurant was separated to provide the most conservative analysis with no internal capture per discussion with Monroe County.

Table 1 summarizes the trip generation estimated for the project, and detailed worksheets from the OTISS Traffic Analysis Software are included in the Appendix.

Table 1 - ITE Trip Generation

Scenario	Land Use	Size	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.			Weekday			Trips per 1000 SF	Intensity
			Entry	Exit	Total	Entry	Exit	Total		
Existing Plaza	820-Shopping Center	21,050 square feet	101	110	211	450	449	**899**	43	Low
		Pass By	-35	-39	-74	-158	-157	-315		
		Net Trips	66	71	137	292	292	**584**	28	Low
Proposed Redevelopment	820-Shopping Center & 934 – Fast Food Restaurant	15,000 square feet	81	87	168	321	320	641		
		3,116 square feet	53	49	102	772	771	1543		
		Gross Trips	134	136	270	1093	1091	**2184**	121	High
		Pass By	-54	-56	-110	-498	-498	-996		
		Net Trips	80	80	160	595	593	**1188**	66	Medium
		Increase in Driveway Trips	33	26	59	643	642	1285		

Table 2 summarizes Pass-By and Primary Trips Calculations

Table 2 – Trip Calculations

Scenario	Total Daily Trips	Pass-By Trips	Primary Trips
Existing	899	315	584
Proposed	2184	996	1188
Difference	1285	681	604
	Percentage %	53%	47%

Note:

Primary Trips=(Total Daily Trips)-(Pass-By Trips)

Difference=(Proposed)- (Existing)

Percentages=(Pass-by Trips)/ (Total Daily Trips) & (Primary Trips)/(Total Daily Trips)

Trip Distribution and Assignment
Project traffic was distributed based upon the existing travel patterns in the area and PM- peak hour traffic counts on Overseas Highway.

Because of the high percentage of pass-by trips as a result of new development, an average trip length of 5 miles and a linear dissipation were considered for this project. The maximum trip length will extend to 10 miles.

Table 3 summarizes the trip distribution and traffic volumes through impacted segments.

Table 3 – Traffic Volumes through Impacted Segments

Segment No	Length (miles)	Mile Markers		LOS 2013	Median Speed 2013	Total Daily Trips	Percent Pass-By Trips	Percent primary Trips	Primary Trips	Percent Directional Split	% Impact Based on Trip Length	Project Generated Daily Trips	2013 Reserve Capacity
21	5.8	86	91.5	B	41.3					48%	0%	0	4,226
22	8	91.5	99.5	A	46.9					48%	46%	134	8,214
23	6.8	99.5	106	A	43.9	1285	53%	47%	604	52%/48%	100%	314/290	7,432
24	6.2	106	112.5	B	52.9					52%	16%	51	6,058
Distance Between Atlantic Blvd & Project 's Location						1.5 Miles							
Project's Location Mile Marker						101							

Table 4 Identification of US-1 impacted segments

Table 4 –Impacted Segments

Segment No	KEY(S)	From	To
21	Plantation	Snake Creek Br (N)	Ocean Blvd
22	Tavernier	Ocean Blvd	Atlantic Blvd
23	Key Largo	Atlantic Blvd	C-905
24	Key Largo, Cross Key	C-905	County Line sign

Figure 4 illustrates the project traffic assignment and **Figure 5** demonstrates the total traffic volumes.

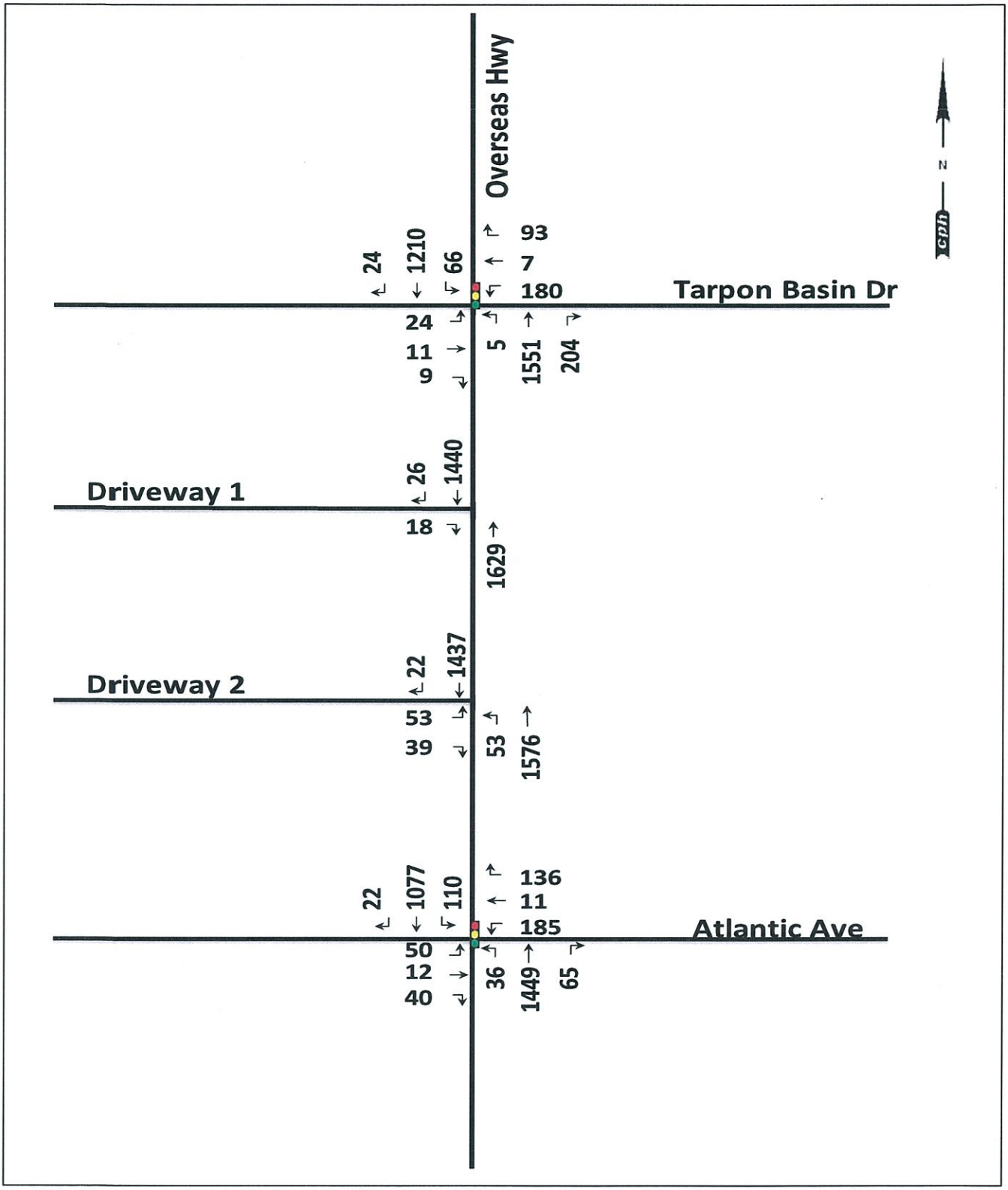

Figure 3
Monroe County, Florida
Existing Traffic Condition
IMC McDonald's & Retail Development

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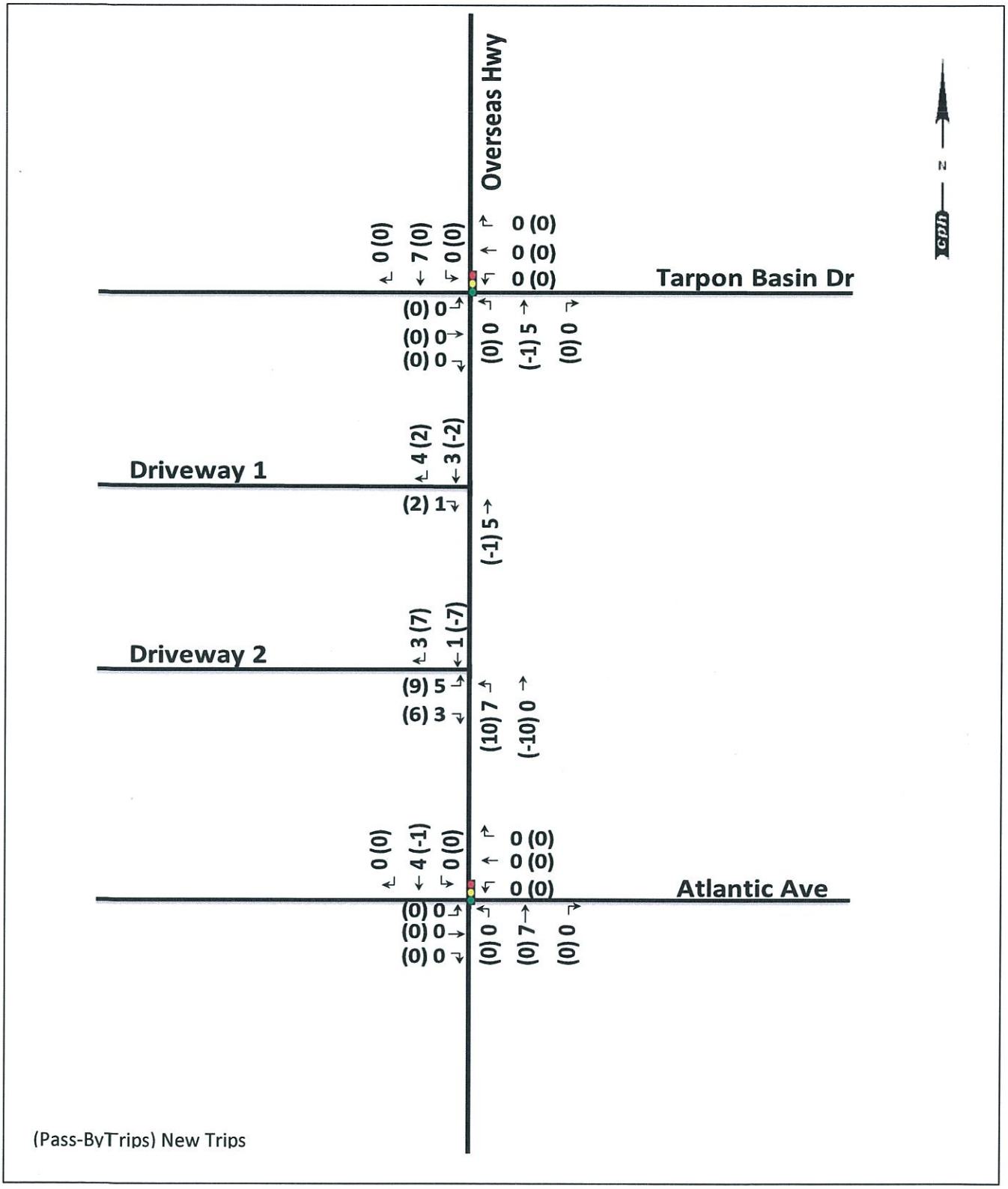

Figure 4
Monroe County, Florida
Project Traffic Assignment
IMC McDonald's & Retail Development

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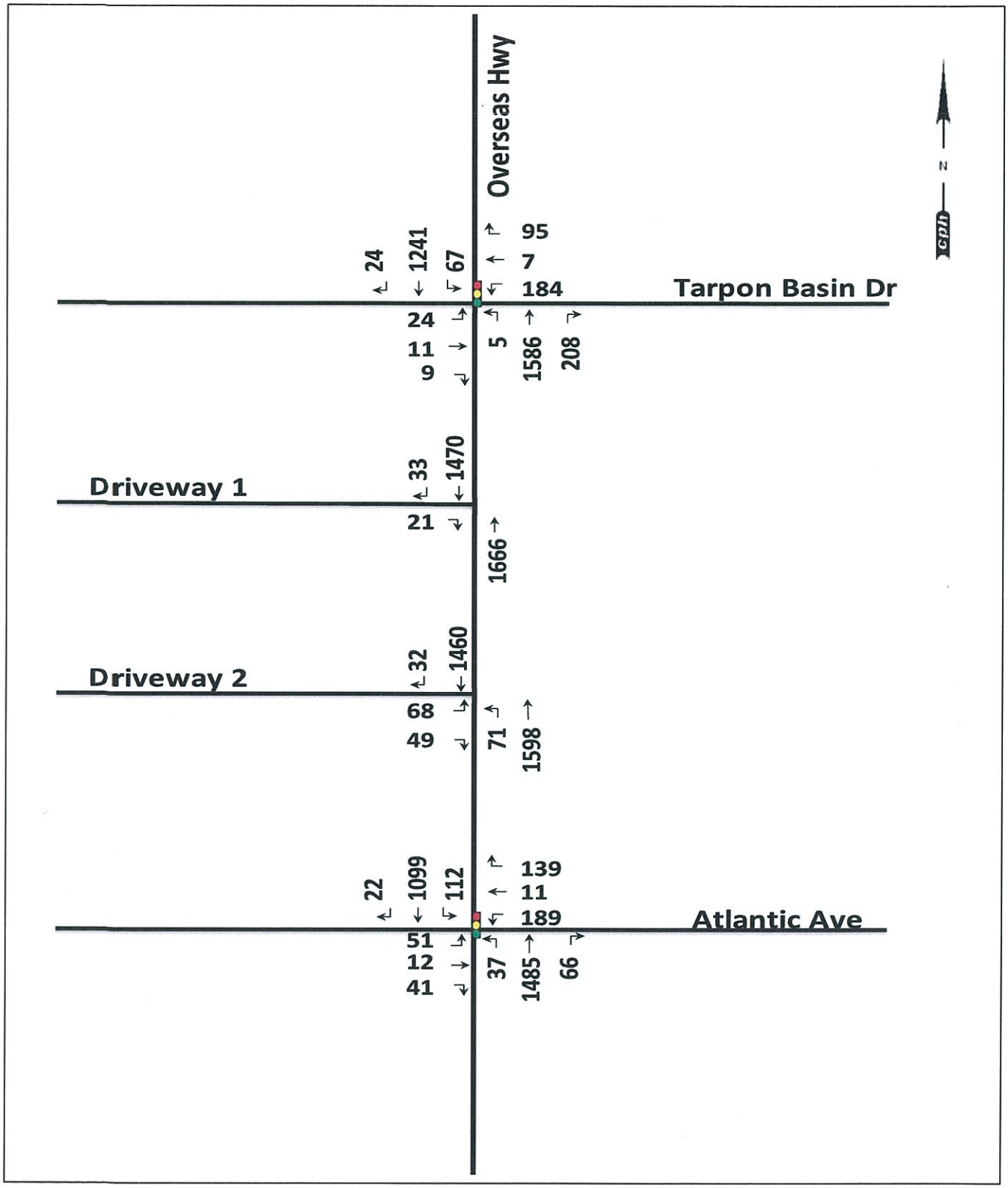

Figure 5
Monroe County, Florida
Total Traffic Volumes
IMC McDonald's & Retail Development

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Future Condition

General planning analysis was performed using the methodology presented in Monroe County Traffic Report Guidelines Manual to determine whether the adjacent roadway will continue to operate at acceptable levels of service. Both Monroe County and FDOT have adopted a level of service statement of C for US-1. As shown in **Table 4** new trips through impacted segments are insignificant, the proposed project is not anticipated to affect adopted levels of service for US-1 and its segments.

Table 5 summarizes the adjacent roadway analysis.

Table 5 - Roadway Level of Service

Overseas Highway (US-1)									
Segment NO	KEY(S)	From	To	Number of Lanes	2013 Reserve Volume	Adopted LOS	Project Trips	Future Volume	Adjusted LOS
21	Plantation	Snake Creek Br (N)	Ocean Blvd	2-L/U	4,226	B	0	4226	B
22	Tavernier	Ocean Blvd	Atlantic Blvd	4-L/D	8,214	A	134	8348	A
23	Key Largo	Atlantic Blvd	C-905	4-L/D	7432	A	314/290	8036	A
24	Key Largo, Cross Key	C-905	County Line sign	2-L/U	6,058	B	51	6109	B

Intersection Analysis

The signalized Intersections of Overseas Highway (US 1) at Atlantic Avenue and Overseas Highway (US1) at Tarpon Basin Drive were analyzed for the PM peak hour using Synchro 8 for existing and future scenarios. Turning-movement counts collected by Quality Counts on Feb. 25, 2016 and signal timing plans were provided by Monroe County.

Table 6– PM Peak Hour Intersection Analysis

Intersection	Existing			Future		
	Intersection LOS	Approach	Approach LOS (Delay)	Intersection LOS	Approach	Approach LOS (Delay)
Overseas Highway (US 1) & Atlantic Avenue	C (33.2)	EB	D (39.1)	D (35.3)	EB	D (39.0)
		WB	D (44.1)		WB	D (44.6)
		NB	D (39.5)		NB	D (43.4)
		SB	C (21.7)		SB	C (22.0)
Overseas Highway (US 1) & Tarpon Basin Drive	B (14.8)	EB	C (33.9)	B (15.1)	EB	C (34.7)
		WB	D (42.5)		WB	D (44.2)
		NB	B (14.7)		NB	B (14.9)
		SB	A (8.2)		SB	A (8.4)

Based on the intersection analysis, the existing levels of service are not anticipated to change during the PM peak hour. Therefore, the new trips added to the network are not anticipated to have considerable impact on the intersection level of service. It should be noted that FDOT is planning to implement new timing plans at Tarpon Basin Drive and Atlantic Avenue in near future. However, turning movement counts have been collected under the old timing plan, so the existing timing plans were used in analysis. Detailed analysis reports are included in the Appendix.

Site Access Analysis

HCS intersection analysis was performed for each of the project driveways and indicated that each project driveway will continue to operate at acceptable levels of service with addition of the proposed redevelopment. Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic.

Table 7 summarizes the driveway analysis.

Table 7 - Driveway Level of Service

Intersection	Direction	PM Peak Hour LOS
Driveway 1 & Overseas Highway	EBR	B
Driveway 2 & Overseas Highway	EBR	C
	EBL	E
	NBL	C

Queue studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles.

Conclusion

A 21,050 square foot retail building is proposed to be developed at 101000 Overseas Highway in Monroe County, Florida. CPH has prepared a Level 3 Traffic Impact Report for submittal to Monroe County to address the impacts of the project.

Access to the project is proposed through two existing driveways located on Overseas Highway. Based upon the driveway analysis, both driveways are anticipated to continue to operate at acceptable levels of service with addition of the proposed redevelopment. The adjacent roadway is also anticipated to continue to operate at acceptable levels of service with addition of the proposed redevelopment. Due to negligible number of new trips through impacted segments and intersections, the proposed redevelopment is unlikely to significantly affect the traffic pattern through US 1.

APPENDIX

APPENDIX A METHODOLOGY

APPENDIX B COMMENTS AND RESPONSES

APPENDIX C TRAFFIC COUNTS

APPENDIX D SIGNAL TIMINGS

APPENDIX E TRIP GENERATION

APPENDIX F TRIP DISTRIBUTION

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APPENDIX I FUTURE CONDITIONS INTERSECTION ANALYSIS

APPENDIX J HCS DRIVEWAY ANALYSIS

APPENDIX K MONROE COUNTY LEVEL OF SERVICE AND RESERVE CAPACITY TABLE

APPENDIX A
METHODOLOGY

Revised Traffic Study Methodology
IMC – Key Largo Commercial Center
101000 Overseas Highway
Key Largo, Florida
Revised November, 2015

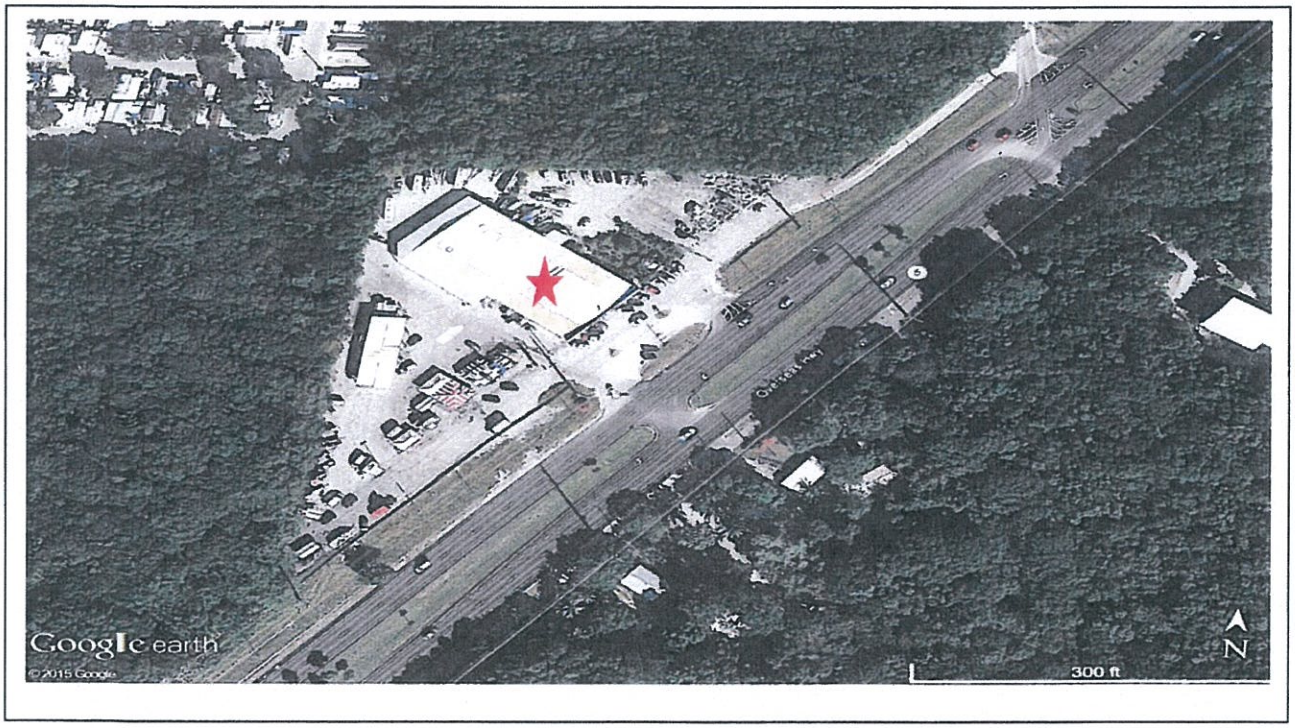
Introduction

A 21,050 square foot of retail building is proposed to be developed at 101000 Overseas Highway in Key Largo, Florida. As part of the redevelopment, a 10,239 square foot portion of the existing retail building is proposed to be demolished while the 10,000 square foot Dollar Tree store will remain in place. Furthermore, the new 5,000 square foot of retail space and 3,116 square foot of fast food restaurant with drive-through will be added. . The project is located in Monroe County, Florida.

Access to the project is proposed through two existing driveways and both driveways located on Overseas Highway.

The project is expected to generate 2,184 gross trips per day (1,093 entering/1,091 exiting), and also additional 59 new PM Peak Hour driveway trips (33 entering/26 exiting). The traffic analysis will be proposed in compliance with section XIII, requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Report Guidelines Manual.

Figure 1 illustrates the project location


Google earth
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300 ft
N
6
Overseas Hwy

Figure 1
Monroe County, Florida
Site Location Map
Commercial Center

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Project Impacts

Trip Generation

Trip generation was calculated using the rates and equations from the 9th Edition ITE Trip Generation. To estimate trip generation for the existing scenario, the shopping center land use was applied to the calculation; therefore no internal capture was assumed. Land Use Code 820 – Shopping Center was used to calculate the trip generation.

For the proposed scenario ITE Land Use Code 934 – Fast Food Restaurant with Drive Through accompanied by reduced size Shopping Center was applied to the calculations. Pass-By Capture was calculated using the methods outlined in the ITE Trip Generation Handbook. Internal capture was excluded for the proposed scenario due to the size of two retail buildings and lack of residential components. Pass-by capture will be calculated based on the ITE Trip Generation Handbook and it will be capped at 10% of the adjacent street traffic.
Table 1 outlines the anticipated increase in trip generation as a result of the proposed development.

Credit for trips associated with the existing retail center will be applied using ITE Trip Generation for Land Use Code 820 – Shopping Center. Table 1 attached summarizes the trip generation calculations for the proposed project.

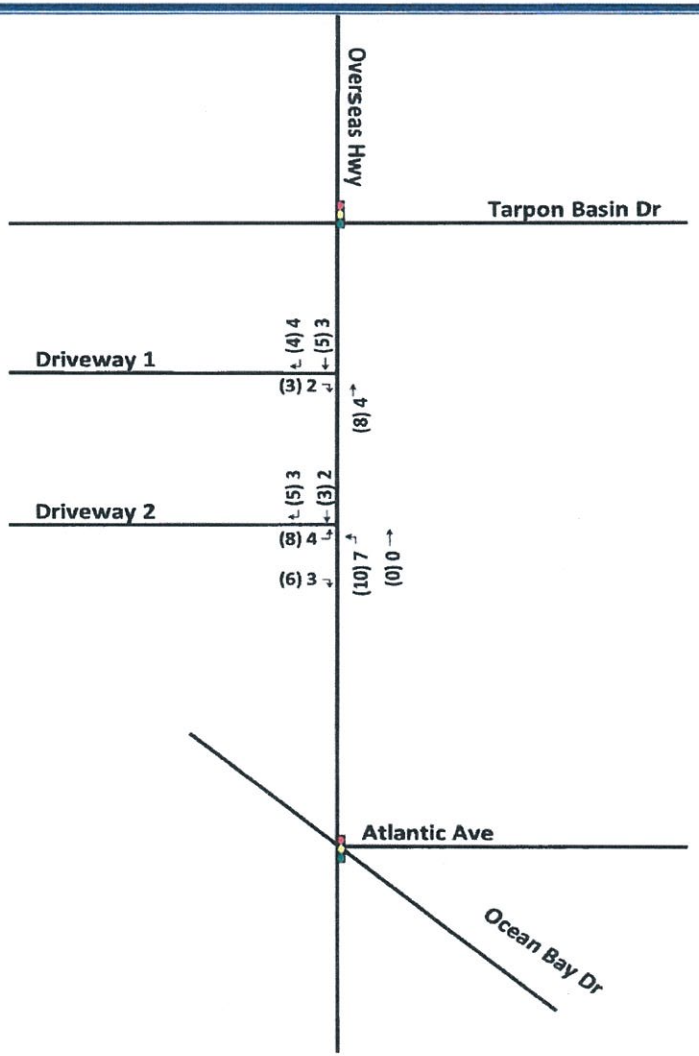
It should be noted that based upon the revised trip generation calculations, there is an anticipated net increase in trips associated with the project redevelopment. The project is expected to generate 2,184 gross trips per day (1,093 entering/1,091 exiting), and also additional 59 new PM Peak Hour driveway trips (33 entering/26 exiting).

Scenario	Land Use	Size	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.			Weekday			Peak Hour Trips-per-1,000 sf	Weekday Trips-per-1,000 sf
			Entry	Exit	Total	Entry	Exit	Total		
Existing Plaza	820- Shopping Center	21,050 square feet	101	110	211	450	449	899	10	43
		Pass By	-35	-39	-74	-158	-157	-315		
		Net Trips	66	71	137	292	292	584		
Proposed Redevelopment	820- Shopping Center	15,000 square feet	81	87	168	321	320	641	11	43
	934 – Fast Food Restaurant	3,116 square feet	53	49	102	772	771	1543	33	495
		Gross Trips	134	136	270	1093	1091	2184		
		Pass By	-54	-56	-110	-498	-498	-996		
		Net Trips	80	80	160	595	593	1188		
		Increase in Driveway Trips	33	26	59	643	642	1285		

Trip Distribution and Assignment

Project traffic was distributed based on the observed traffic patterns in the area. Traffic was assigned to the project driveways based on the layout of the McDonald's and location of major tenants.

Figure 2 illustrates the project traffic assignment and **Figure 3** demonstrates the total traffic volumes.



New Trips (Pass-By Trips)

Figure 2
Monroe County, Florida
Project Traffic Assignment
IMC McDonald's & Retail Development

cph
Engineers
Architects
Planners
Landscape Architects
Transportation/Traffic
Surveyors
Environmental Scientists
Construction Management

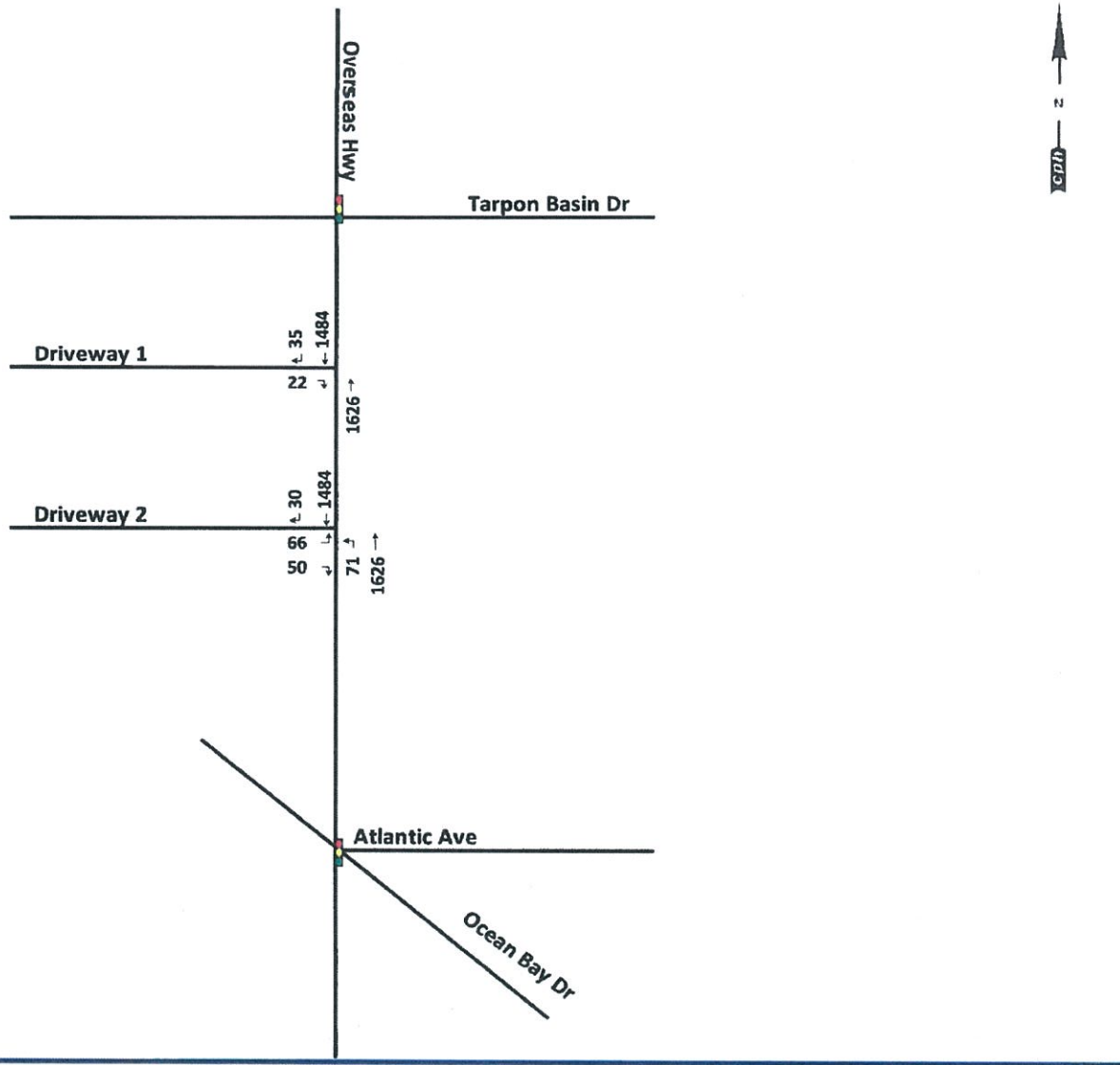


Figure 3
Monroe County, Florida
Total Traffic Volumes
IMC McDonald's & Retail Development

cph
Engineers
Architects
Planners
Landscape Architects
Transportation/Traffic
Surveyors
Environmental Scientists
Construction Management

Report

A Traffic Impact Statement will be prepared for submittal to Monroe County and will include the following information:

- Summary of Methodology
- Existing Conditions
- Trip Generation and Distribution
- Future Condition
- Access Analysis
- Conclusions

Traffic Engineer Pre-Approval

As noted in the comments received by Monroe County, attached is a copy of the appropriate resume and PE license for Sandra Gorman, PE to be pre-approved for future traffic analysis within Monroe County.

APPENDIX B
COMMENTS AND RESPONSES

Gorman, Sandra

From: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Sent: Tuesday, November 03, 2015 12:18 PM
To: Collins, Christopher (P.E.); Gorman, Sandra
Cc: Crystal-Mitzi; John Arrieta (john.arrieta@aecom.com)
Subject: FW: Key Largo Tree, LLC Major CU (File#2015-163) - Traffic Study Methodology

Hi, Sandra. Hi, Chris.

Below are our comments on the revised traffic study methodology dated October 2015. Please make the following corrections and submit an amended methodology for our review.

Thank you.

Kevin Bond, AICP
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410 | Marathon, Florida 33050-4277
P: 305-289-2507 | M: 305-509-2477 | F: 305-289-2536
www.monroecounty-fl.gov

From: Arrieta, John [mailto:john.arrieta@aecom.com]
Sent: Tuesday, November 03, 2015 12:00 PM
To: Bond-Kevin
Cc: Crystal-Mitzi
Subject: Key Largo Tree, LLC Major CU (File#2015-163) - Traffic Study Methodology

Hello Kevin,

The following are my comments for the Revised Traffic Study Methodology submitted by CPH.

1. The street number "1010000" needs to be verified.
2. The methodology states that the Pass-By capture was calculated based on ITE Trip Generation Handbook / ITE TGH (and it will be capped at 10% of the adjacent street traffic). However, the ITE TGH 3rd Edition (page 242) shows an average of 34% for ITE LU 820 – Shopping Center and the trip generation prepared for the site by CPH shows approximately 61%. CPH also does not show a different Pass-By rate for ITE LU 934 – Fast Food Restaurant with a Drive-Through Window, which ITE TGH 3rd Edition (page 265) shows an average of 49%.
3. The methodology does not state if equations or average rates have been use to develop the trip generation. Given the characteristics of the site (size and different land uses; some of which do not have ITE trip generation equations), using all average rates for consistency would be appropriate. Rates will need to be included in the report for proper review.
4. The last paragraph in the first page should note the total number of gross trips and the need for the corresponding Level 3 analysis.
5. In addition to site trip generation for traffic analysis, the Revised Traffic Study Methodology needs to include a separate Site Trip Intensity Calculation per Section 101-1 of the County Land Development Code. The calculation is to be based on the number of total gross daily trips divided by the floor area of the buildings on the proposed site. The generation rate is to be reported in trips-per-1,000 sf.
6. Weekday trip generation does not seem to be calculated based on a weighted average per Monroe County Methodology.

7. Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic Report Guidelines Manual (Section IX, pages 14-16).
8. Study Area section: add overall US 1 analysis.
9. Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".
10. Report section: replace "Marion County" with "Monroe County".
11. Report section: replace "and will include the following information: [list]" with "in compliance with Section XIII, Requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Guidelines Manual." Note that item 6. Safety and Visibility for properties accessing US 1 is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

Thank you,

John Arrieta, PE, PTOE
Project Manager
D 1-561-862-1113
john.arrieta@aecom.com

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www.aecom.com

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AECOM and URS have joined together as one company. Learn more.

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M/E/P
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Engineers
Landscape Architects
Planners
Transportation/Traffic

5601 Mariner Street
Suite 105
Tampa, FL 33609
Phone: 813.288.0233
Fax: 813.288.0433

4/8/2016

JOHN ARIETA, P.E., PTOE
URS Corporation Southern
Senior Traffic Engineer/Transportation Planner
AECOM
7800 Congress Avenue, Suite 200, Boca Raton, Florida 33487-1350
Ph: 1-561-862-1113
Email: iohn.arrieta@aecom.com

RE: Key Largo Tree, LLC Major CU (File#2015-163)
Traffic Study Methodology Standards Review
CPH Job No: I3604

Dear Mr. Arieta,

Please see attached responses to the comment letter sent dated November 03, 2015 for the project listed above.

1. **Comment:** The street number "1010000" needs to be verified.

   Response: Acknowledged.

2. **Comment:** The methodology states that the Pass-By capture was calculated based on ITE Trip Generation Handbook / ITE TGH (and it will be capped at 10% of the adjacent street traffic). However, the ITE TGH 3rd Edition (page 242) shows an average of 34% for ITE LU 820 - Shopping Center and the trip generation prepared for the site by CPH shows approximately 61%. CPH also does not show a different Pass-By rate for ITE LU 934 - Fast Food Restaurant with a Drive-Through Window, which ITE TGH 3rd Edition (page 265) shows an average of 49%.

   Response: Trip generation was calculated using the rates and equations from the 9th Edition ITE Trip Generation, pass-by percentages were revised accordingly on the revised analysis.

3. **Comment:** The methodology does not state if equations or average rates have been use to develop the trip generation. Given the characteristics of the site (size and different land uses; some of which do not have ITE trip generation equations), using all average rates for consistency would be appropriate. Rates will need to be included in the report for proper review.

Response: Average rates and equations have been included in Trip Generation reports attached to the revised analysis.

4. **Comment:** The last paragraph in the first page should note the total number of gross trips and the need for the corresponding Level 3 analysis.

   Response: Acknowledged.

5. **Comment:** In addition to site trip generation for traffic analysis, the Revised Traffic Study Methodology needs to include a separate Site Trip Intensity Calculation per Section 101-1 of the County Land Development Code. The calculation is to be based on the number of total gross daily trips divided by the floor area of the buildings on the proposed site. The generation rate is to be reported in trips-per-1,000 sf.

   Response: Trips-per-1,000 sf and Site Trip Intensity Calculation were added to Table 1 in the revised analysis.

6. **Comment:** Weekday trip generation does not seem to be calculated based on a weighted average per Monroe County Methodology

   Response: Weekday trip generation was calculated based on average rates in the revised analysis.

7. **Comment:** Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic.

   Response: Acknowledged.

8. **Comment:** Study Are Section: add overall US 1 analysis.

   Response: Acknowledged.

9. **Comment:** Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".

   Response: Acknowledged.

10. **Comment:** Report section: replace "Marion County" with "Monroe County".

    Response: Acknowledged.

11. **Comment:** Report section: replace "and will include the following information: [list]" with "in compliance with Section XIII, Requirements of Level 3 Traffic Impact Reports of the Monroe County Traffic Guidelines Manual." Note that item 6. Safety and Visibility for

properties accessing US 1 is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

Response: Acknowledged.

If you have any questions please feel free to contact our office at (813) 288-0233.

Sincerely,
CPH, INC.

Sandra Gorman, P.E.
Senior Traffic Engineer

URS

January 11, 2016

Mr. Kevin Bond, AICP – Planning and Development Review Manager **via eMail**
Monroe County Planning & Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277

Re: File #2015-163, Key Largo Tree, LLC Major CU – Key Largo (Overseas Highway – MM 101.0)
Level III Traffic Impact Study dated November 2015 - Review

Dear Mr. Bond:

We have reviewed the traffic impact study dated November 2015 submitted by *CPH, Inc.* for the applicant *IMC-Key Largo Commercial Center,* and received via email on December 9, 2015.

- A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix A also includes previous review comments. Comments 5, 8, and 11 have not been properly addressed.

- *Background data:* The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building.

- *Site Plan*: A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The site plan does not show the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the provided site plan yielded the following comments (see attachment):

    1. Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).
    2. Need to show drive through queue capacity and direction.

- *Trip Generation*: The trip generation for this traffic study is based on *ITE Trip Generation Manual - 9th Edition* using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

  Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116).

  The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

URS Corporation Southern
7800 Congress Avenue, Suite 200
Boca Raton, FL 33487-1350
Tel: 561.994.6500
Fax: 561.994.6524

- *U.S. 1 Traffic Impact and Reserve Capacity*: The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.

- *Intersection Analysis:* The study presents inbound/outbound volumes and analysis for the site driveways, but it does not provide intersection analyses for the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive. As stated in page 9 of the report, *Intersection analyses at the intersections of Atlantic Ave and Tarpon Dr have been requested by Monroe County. As documented during the methodology process, turning movement counts have been scheduled and analysis will be forwarded as an addendum to the report.* An addendum to the report has not been provided as yet.

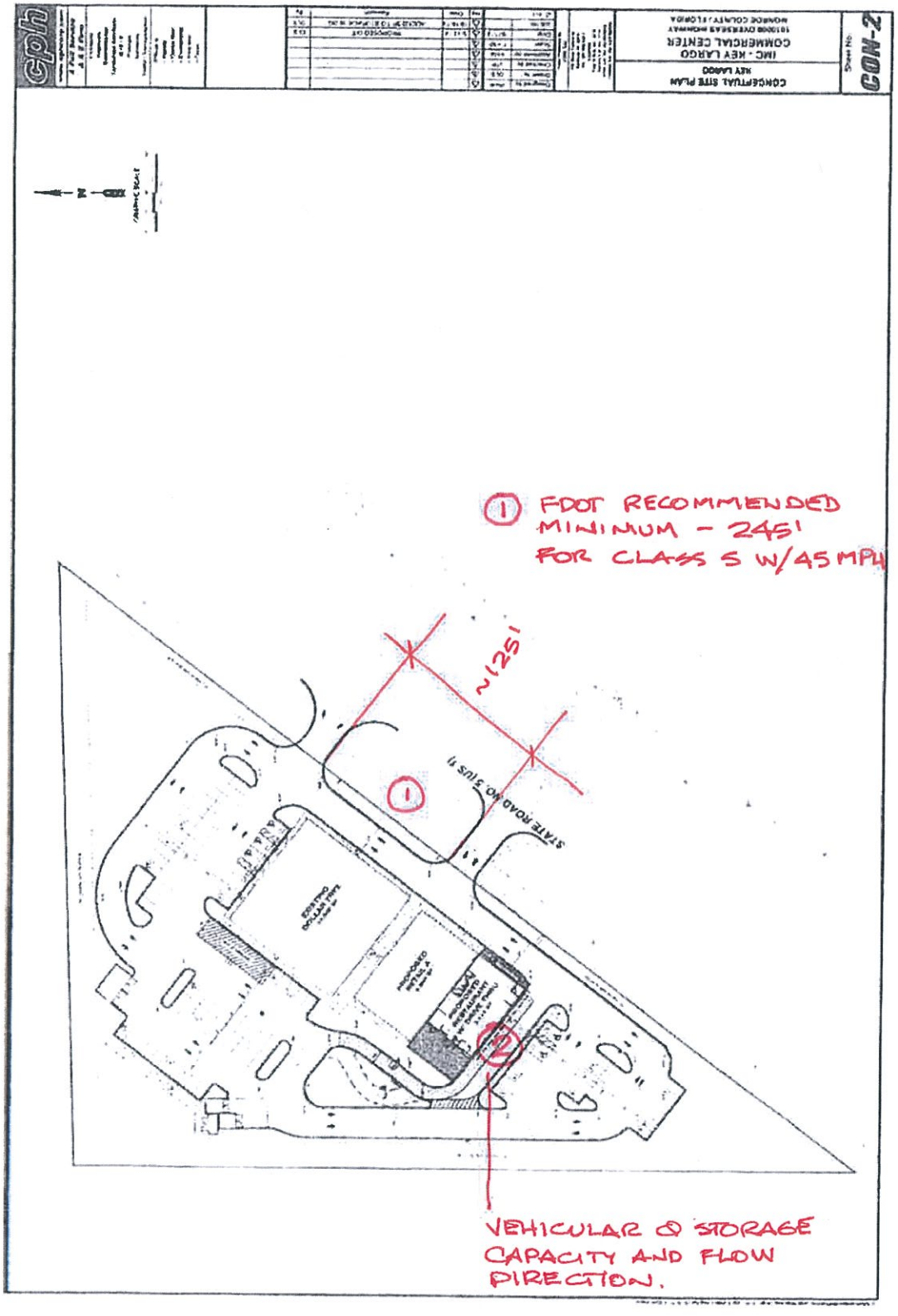
  Table 5 – Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed.

At this time, we concur with the findings that the proposed Key Largo Tree site redevelopment would not degrade the LOS of surrounding roadways (pending the analyses for the two nearby signalized intersections). However, it is County policy to reduce the number of driveways along Overseas Highway when feasible to improve traffic safety and operations. As previously stated, further consideration should be given to the current two (2) driveway access configuration. Also, the applicant's consultant should certify that the site driveways provide clear sight visibility and the site is designed to accommodate the design vehicle. The final report needs to be signed and sealed. Should you have any questions, feel free to call me.

Sincerely,
URS Corporation Southern

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

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


CONCEPTUAL SITE PLAN
KEY LARGO
IMC - KEY LARGO
COMMERCIAL CENTER
CON-2
1 FDOT RECOMMENDED MINIMUM - 245' FOR CLASS 5 W/45 MPH
245'
STATE ROAD NO. 3 (US 1)
1
2
VEHICULAR & STORAGE CAPACITY AND FLOW DIRECTION.

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Phone: 813.288.0233
Fax: 813.288.0433

4/8/2016

JOHN ARIETA, P.E., PTOE
URS Corporation Southern
Senior Traffic Engineer/Transportation Planner
AECOM
7800 Congress Avenue, Suite 200, Boca Raton, Florida 33487-1350
Ph: 1-561-862-1113
Email: iohn.arrieta@aecom.com

RE: Key Largo Tree, LLC Major CU (File#2015-163)
Traffic Study Methodology Standards Review
CPH Job No: I3604

Dear Mr. Arieta,

Please see attached responses to the comment letter sent dated January 11,2016 for the project listed above.

1. **Comment:** A Traffic Methodology Memorandum was included with the report in Appendix A. Appendix A also includes previous review comments. Comments 5, 8, and 11 have not been properly addressed.

   Response: Acknowledged. The final analysis has been revised to incorporate all comments.

2. **Comment:** The site is located near MM 101.0 along US 1 at 101000 Overseas Highway, Key Largo, Florida. The site is currently developed with 21,050 square feet of retail space; and it is proposed to be redeveloped into a 3,116 square foot fast food restaurant with drive through service and an adjoining 15,000 square foot retail building

   Response: Acknowledged.

3. **Comment:** A reduced size site plan is included with the traffic report. Access to the site is proposed to be provided via two (2) existing driveways along Overseas Highway. The site plan does not show the sight triangles at the driveways to attest for clear sight visibility, nor are the vehicle maneuverability details presented on the site plan. A review of the provided site plan yielded the following comments (see attachment):

   Response: A site plan with sight-triangle was added to the submittal package.

- Connection Spacing distance between the two site driveways is approximately 125 feet, which is 120 feet less than the recommended minimum of 245 feet for an FDOT Access Class 5 roadway with a posted speed limit of 45 mph. As previously stated in comment 11 (see Appendix A of report), compliance with Item 6 of Section XIII, Safety and Visibility for properties accessing Overseas Highway is generally interpreted for Safety: to meet FDOT Access Management policies and standards (Major References: Median Handbook, Driveway Information Guide); for visibility to meet FDOT sight distance standards (Major Reference: Standard Index 546).

  Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic.

- Need to show drive through queue capacity and direction

  Response: Acknowledged. Queue studies performed for similar land uses indicate an 85th percentile queue of 12 vehicles and the proposed site plan is anticipated to accommodate 12 vehicles. Attach you can find the Cars.com study regarding queue analysis for the similar land uses.

4. **Comment:** The trip generation for this traffic study is based on ITE Trip Generation Manual - 9th Edition using ITE land uses 820 and 934. The report indicates that the proposed development is anticipated to generate 1,188 additional site driveway daily trips, of which 59 are PM peak hour trips (33 inbound and 26 outbound); and an additional 604 daily new link trips along Overseas Highway, respectively.

   Response: Acknowledged.

5. **Comment:** Table 1, ITE Trip Generation shows Peak Hour and Weekday Trips-per 1,000 square feet for each land use. However, a total site trip per total square footage should have been calculated for Site Trip Intensity per Section 101-1 of the County Land Development Code (previous comment 5; see Appendix A of report). The correct Site Trip Intensity is 121 trips per 1000 square feet (2184/18.116).

   Response: Trips-per-1,000 sf and Site Trip Intensity Calculation were added to Table 1 in the revised analysis.

6. **Comment:** The trip generation calculation indicates an increase of approximately 28% for the driveway trips during the PM peak hour period (59/211), which is greater than the 20% typical threshold FDOT has used to consider a significant change in volume for requesting a new driveway permit application. Therefore, further review of the access configuration is expected as part of the access permit application.

   Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic

7. **Comment:** Trip Distribution and Assignment section: Trip distribution and assignment for intersection and link analyses need to correlate. Trip distribution and assignment based on observed traffic patterns should be appropriate. Trip Dissipation for link analysis should be linear in the absence of an adequate alternative procedure per Monroe County Traffic.

   Response: Acknowledged.

8. **Comment:** U.S. 1 Traffic Impact and Reserve Capacity. The analysis uses the 2013 TTDS Level of Service and Reserve Capacity Table per Traffic Methodology agreement. Based on this table, reserve capacities for Overseas Highway Segments # 22 through 24 are identified to have adequate reserve capacity to accommodate the project trips based on a linear trip dissipation with a maximum trip length of 10 miles each direction and a 52% north/east and 48% south/west distribution.

   Response: Acknowledged.

9. **Comment:** Report section: replace "Traffic Impact Statement" with "Level 3 Traffic Impact Report".

   Response: Acknowledged.

10. **Comment:** The study presents inbound/outbound volumes and analysis for the site driveways, but it does not provide intersection analyses for the nearby signalized intersections of Overseas Highway at Atlantic Avenue and Overseas Highway at Tarpon Basin Drive. As stated in page 9 of the report, Intersection analyses at the intersections of Atlantic Ave and Tarpon Dr have been requested by Monroe County. As documented during the methodology process, turning movement counts have been scheduled and analysis will be forwarded as an addendum to the report. An addendum to the report has not been provided as yet.

Response: Intersections at Atlantic Avenue and Tarpon Basin Drive were analyzed using Synchro 8.Turning movement counts provided by Quality Counts and signal timing plans provided by Monroe County were attached to the revised analysis.

11. **Comment:** Table 5 - Driveway Level of Service shows a LOS E for the EBL movement at Driveway 2 and Overseas Highway intersection. The proposed site does add trips to this movement, the access connection distance standard is not met, and site trips increase does require an access permit; therefore, an alternate configuration should be considered and reviewed

    Response: Preliminary discussions with FDOT have resulted in no objections to the configuration of the existing driveways with the proposed redevelopment. However, modifying driveway 1 to right in only access can be a potential option to mitigate impacts of the sub-standard spacing distance between the two driveways. Maintaining a right-in only driveway would facilitate on-site circulation for the proposed drive-through. By changing driveway1 to right in only access, all of the exiting traffic will be loaded on driveway 2, however acceptable levels of service are anticipated to be maintained even with the consolidated exiting traffic

If you have any questions please feel free to contact our office at (813) 288-0233.

Sincerely,
CPH, INC.

Sandra Gorman, P.E.
Senior Traffic Engineer

APPENDIX C
TRAFFIC COUNTS

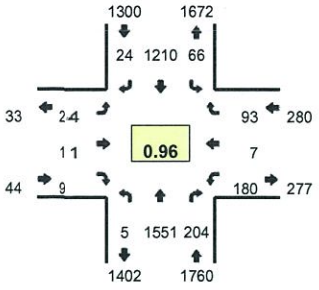
Type of peak hour being reported: Intersection Peak

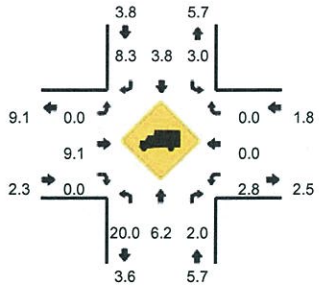
Method for determining peak hour: Total Entering Volume

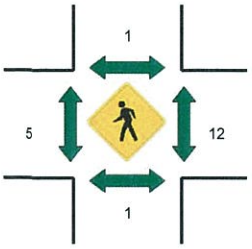
LOCATION: US 1 -- Tarpon Basin Dr
CITY/STATE: Key Largo, FL

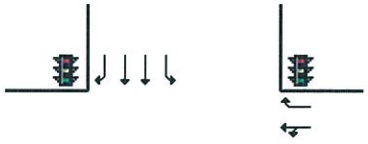
QC JOB #: 13717001
DATE: Thu, Feb 25 2016

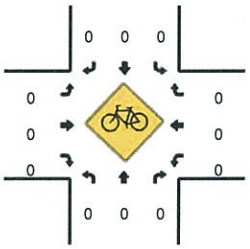
Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:45 PM -- 5:00 PM

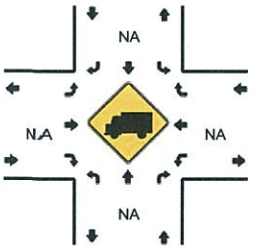


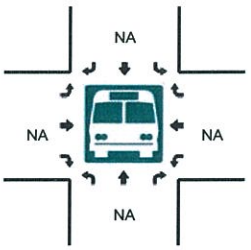












R* = RTOR

15-Min Count Period Beginning At	US 1 (Northbound)					US 1 (Southbound)					Tarpon Basin Dr (Eastbound)					Tarpon Basin Dr (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	372	37	1	11	15	340	5	1	0	6	2	3	0	0	43	2	10	0	14	862	
4:15 PM	1	379	48	1	14	14	292	2	2	2	5	2	0	0	3	32	0	8	0	17	822	
4:30 PM	0	397	29	1	13	17	274	3	0	1	7	2	2	0	0	51	3	9	0	14	823	
4:45 PM	1	403	41	0	11	16	304	10	1	1	6	5	0	0	1	54	2	14	0	7	877	3384
5:00 PM	1	391	31	0	6	18	300	6	0	1	7	3	3	0	2	48	0	13	0	9	839	3361
5:15 PM	1	377	43	2	9	9	304	7	0	0	5	6	0	0	2	62	1	9	0	8	845	3384
5:30 PM	1	306	22	2	10	19	278	3	0	0	2	2	1	0	2	39	1	3	0	16	707	3268
5:45 PM	2	348	27	3	10	12	225	6	2	0	6	2	0	0	2	42	1	8	0	3	699	3090

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	4	1612	164	0	44	64	1216	40	4	4	24	20	0	0	4	216	8	56	0	28	3508
Heavy Trucks	4	160	8			0	40	4			0	0	0			12	0	0			228
Pedestrians		0					4					0					28				32
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0
Railroad Stopped Buses																					

Comments:

Report generated on 3/8/2016 9:20 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

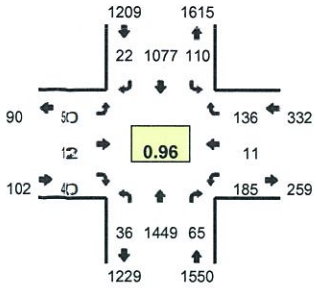
Type of peak hour being reported: Intersection Peak

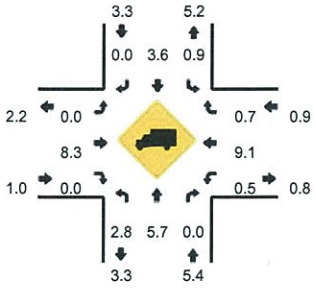
Method for determining peak hour: Total Entering Volume

LOCATION: US 1 -- Atlantic Ave
CITY/STATE: Key Largo, FL

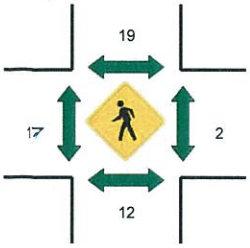
QC JOB #: 13717002
DATE: Thu, Feb 25 2016

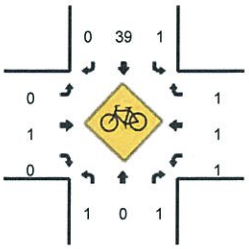
Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

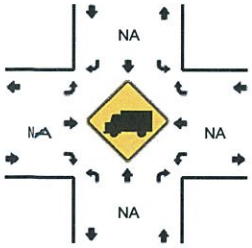


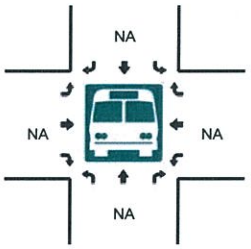


Quality Counts
TRANSPORTATION DATA COLLECTION SERVICES









R* = RTOR

15-Min Count Period Beginning At	US 1 (Northbound)					US 1 (Southbound)					Atlantic Ave (Eastbound)					Atlantic Ave (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	370	15	2	2	27	298	4	3	3	6	3	2	3	3	19	4	11	24	24	823	
4:15 PM	2	380	12	1	1	21	263	4	3	3	7	1	2	5	5	29	2	9	21	21	792	
4:30 PM	8	347	18	1	1	19	260	5	2	2	7	2	0	7	7	31	4	16	17	17	771	
4:45 PM	10	359	15	1	1	28	255	3	1	1	9	4	6	7	7	25	2	11	23	23	791	3177
5:00 PM	6	399	10	3	3	21	282	6	1	1	2	3	3	10	10	25	3	12	16	16	832	3186
5:15 PM	7	344	17	0	0	36	280	2	2	2	6	3	5	2	2	26	2	19	22	22	799	3193
5:30 PM	7	297	14	0	0	17	250	8	1	1	11	1	3	5	5	23	5	9	21	21	699	3121
5:45 PM	9	289	11	1	1	17	225	5	0	0	6	1	1	12	12	19	3	11	19	19	661	2991

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	24	1596	40	12	12	84	1128	24	4	4	8	12	12	40	40	100	12	48	64	64	3328
Heavy Trucks	4	92	0			0	40	0			0	0	0			4	0	0			140
Pedestrians		12					24					12					0				48
Bicycles	1	0	1			0	10	0			0	0	0			1	0	0			13
Railroad Stopped Buses																					

Comments:

Report generated on 3/8/2016 9:20 AM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

OUNTY: 90 - MONROE

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

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
014	36000 C	N 18000	S 18000	9.50	55.20	9.20
013	30000 C	N 15000	S 15000	9.50	54.80	9.30
012	29000 C	N 15000	S 14000	9.50	55.00	8.60
011	30000 C	N 15500	S 14500	9.50	55.10	8.70
010	28000 C	N 14000	S 14000	10.26	56.84	9.10
009	35000 C	N 17500	S 17500	10.23	56.56	8.30
008	30000 C	N 15000	S 15000	10.45	54.98	10.90
007	33000 C	N 16500	S 16500	10.00	55.10	11.30
006	31500 C	N 16000	S 15500	10.08	55.69	9.80
005	32000 C	N 16000	S 16000	10.40	55.70	9.30
004	27000 C	N 13500	S 13500	10.00	56.00	8.60
003	28500 C	N 14500	S 14000	10.10	56.30	9.30
002	26000 C	N 13000	S 13000	10.00	54.20	6.10
001	28500 C	N 14000	S 14500	10.00	55.90	8.90
000	26500 C	N 13500	S 13000	9.90	54.80	4.50
999	26500 C	N 13000	S 13500	9.50	56.70	7.30

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

OUNTY: 90
TATION: 0064
ESCRIPTION: SR 5/US-1, 50' N SUNSET DR(KEY LARGO MM 99.85)
TART DATE: 05/08/2014
TART TIME: 0000

IME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
000	30	22	42	28	122	35	46	18	27	126	248
100	19	22	15	10	66	15	25	16	14	70	136
200	16	17	5	20	58	11	13	16	3	43	101
300	18	23	13	25	79	26	20	21	21	88	167
400	18	20	15	29	82	16	36	39	40	131	213
500	28	42	47	47	164	39	54	74	95	262	426
600	48	64	68	111	291	116	152	215	256	739	1030
700	86	129	197	199	611	275	309	292	331	1207	1818
800	251	232	268	314	1065	259	322	319	370	1270	2335
900	299	268	273	312	1152	318	315	321	299	1253	2405
000	299	314	351	318	1282	295	331	312	370	1308	2590
100	350	334	351	389	1424	350	377	388	329	1444	2868
200	344	399	333	340	1416	382	387	411	339	1519	2935
300	352	342	351	372	1417	338	371	307	324	1340	2757
400	336	313	340	318	1307	355	325	317	312	1309	2616
500	345	410	394	397	1546	312	274	329	378	1293	2839
600	378	404	373	397	1552	329	326	280	296	1231	2783
700	373	424	375	334	1506	288	349	316	257	1210	2716
800	264	248	267	229	1008	248	253	222	218	941	1949
900	235	207	201	182	825	213	174	172	190	749	1574
000	181	171	168	128	648	171	165	121	110	567	1215
100	130	136	119	118	503	121	130	124	116	491	994
200	125	100	106	78	409	78	75	92	63	308	717
300	64	60	55	58	237	67	69	57	40	233	470
4-HOUR TOTALS:					18770					19132	37902

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
.M.	845	1154	815	1329	845	2478
.M.	1515	1579	1200	1519	1200	2935
AILY	1515	1579	1200	1519	1145	2974

ENERATED BY SPS 5.0.45P

OUNTY: 90
TATION: 0064
ESCRIPTION: SR 5/US-1, 50' N SUNSET DR(KEY LARGO MM 99.85)
TART DATE: 05/06/2014
TART TIME: 0000

IME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
000	45	28	24	23	120	35	26	34	29	124	244
100	23	24	27	14	88	20	13	18	16	67	155
200	15	16	8	15	54	14	13	12	16	55	109
300	11	18	9	15	53	13	9	17	21	60	113
400	19	31	25	25	100	21	17	13	29	80	180
500	32	42	37	36	147	47	58	86	94	285	432
600	50	51	64	88	253	102	115	233	236	686	939
700	96	118	166	227	607	287	308	297	305	1197	1804
800	243	226	209	325	1003	279	308	360	343	1290	2293
900	264	255	251	296	1066	329	319	272	318	1238	2304
000	287	313	320	321	1241	326	292	316	325	1259	2500
100	350	320	328	359	1357	290	359	311	368	1328	2685
200	386	341	322	305	1354	364	374	353	305	1396	2750
300	364	361	342	336	1403	317	362	334	313	1326	2729
400	372	328	348	328	1376	299	346	327	296	1268	2644
500	348	368	391	361	1468	311	304	324	339	1278	2746
600	375	389	404	379	1547	334	325	326	294	1279	2826
700	375	427	366	350	1518	292	285	297	252	1126	2644
800	280	249	291	255	1075	243	221	201	199	864	1939
900	206	211	180	171	768	178	182	199	168	727	1495
000	198	166	117	167	648	179	157	125	115	576	1224
100	162	136	103	95	496	108	108	86	103	405	901
200	91	85	82	77	335	91	94	63	59	307	642
300	74	92	50	41	257	46	47	33	39	165	422
4-HOUR TOTALS:					18334					18386	36720

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
.M.	845	1095	830	1351	830	2404
.M.	1630	1585	1200	1396	1545	2853
AILY	1630	1585	1145	1459	1145	2867

ENERATED BY SPS 5.0.45P

OUNTY: 90
TATION: 0064
ESCRIPTION: SR 5/US-1, 50' N SUNSET DR(KEY LARGO MM 99.85)
TART DATE: 05/07/2014
TART TIME: 0000

IME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
000	36	33	29	24	122	34	26	23	21	104	226
100	21	12	15	12	60	21	17	17	16	71	131
200	16	13	8	23	60	8	5	13	25	51	111
300	17	15	16	17	65	17	11	16	19	63	128
400	28	23	22	26	99	13	24	26	44	107	206
500	38	43	52	57	190	36	47	69	80	232	422
600	49	50	79	93	271	110	167	206	219	702	973
700	91	142	176	221	630	315	305	288	316	1224	1854
800	247	240	265	270	1022	269	288	389	350	1296	2318
900	277	276	264	299	1116	312	304	300	314	1230	2346
000	309	320	343	313	1285	331	313	331	326	1301	2586
100	348	327	366	332	1373	344	352	345	357	1398	2771
200	356	357	358	304	1375	360	392	342	331	1425	2800
300	330	330	298	344	1302	337	334	315	371	1357	2659
400	313	335	316	307	1271	335	302	298	295	1230	2501
500	365	385	364	341	1455	335	304	305	327	1271	2726
600	399	420	398	400	1617	335	352	297	274	1258	2875
700	368	418	356	324	1466	339	302	323	283	1247	2713
800	291	264	253	263	1071	257	238	212	187	894	1965
900	202	211	194	202	809	196	189	175	172	732	1541
000	183	164	178	161	686	178	160	114	124	576	1262
100	135	126	116	99	476	129	110	81	91	411	887
200	89	101	99	87	376	93	60	70	58	281	657
300	82	64	44	41	231	60	48	34	34	176	407
4-HOUR TOTALS:					18428					18637	37065

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
.M.	830	1088	830	1355	830	2443
.M.	1600	1617	1200	1425	1600	2875
AILY	1600	1617	1130	1454	1600	2875

ENERATED BY SPS 5.0.45P

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2014 HISTORICAL AADT REPORT

OUNTY: 90 - MONROE

ITE: 5042 - SR-5/US-1/OVERSEAS HWY, 400' S OF HARBOR SHORES RD

EAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
014	16000 C	S 16000		9.00	99.90	6.10
013	14500 C	S 14500	0	9.00	99.90	8.50
012	13500 C	S 13500	0	9.00	99.90	7.20
011	14000 C	S 14000	0	9.00	99.90	5.80
010	13500 C	S 13500	0	10.26	99.99	9.50
009	12000 C	S 12000	0	10.23	99.99	11.50
008	12000 C	S 12000	0	10.45	99.99	9.40
007	13000 C	S 13000	0	10.00	99.99	15.10
006	13500 C	S 13500	0	10.08	99.99	22.80
005	29000 E	S 29000		10.40	99.90	5.50

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

OUNTY: 90
TATION: 5042
ESCRIPTION: SR-5/US-1/OVERSEAS HWY, 200' S OF GRAND ST. O-W
TART DATE: 01/07/2014
TART TIME: 0000

DIRECTION: S

IME	1ST	2ND	3RD	4TH	TOTAL
000	26	29	25	26	106
100	18	20	17	23	78
200	10	13	14	14	51
300	8	15	15	10	48
400	16	11	14	28	69
500	22	48	57	65	192
600	82	119	124	133	458
700	197	203	219	224	843
800	228	252	279	275	1034
900	255	263	314	299	1131
000	275	327	335	341	1278
100	384	393	369	376	1522
200	391	347	363	399	1500
300	394	385	342	364	1485
400	393	390	425	374	1582
500	368	331	350	337	1386
600	336	327	306	299	1268
700	337	292	291	264	1184
800	253	209	215	191	868
900	196	180	203	150	729
000	163	131	131	136	561
100	124	121	109	92	446
200	106	71	80	52	309
300	66	50	72	41	229
4-HOUR TOTALS:					18357

PEAK VOLUME INFORMATION

	HOUR	VOLUME
.M.	845	1107
.M.	1400	1582
AILY	1400	1582

RUCK PERCENTAGE 7.19 NAN 7.19

CLASSIFICATION SUMMARY DATABASE

IR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
S	99	13288	3651	97	744	48	37	235	144	5	7	2	0	0	0	1319	18357

ENERATED BY SPS 5.0.45P

OUNTY: 90
TATION: 5042
ESCRIPTION: SR-5/US-1/OVERSEAS HWY, 200' S OF GRAND ST. O-W
TART DATE: 01/08/2014
TART TIME: 0000

DIRECTION: S

IME	1ST	2ND	3RD	4TH	TOTAL
000	30	35	36	24	125
100	30	12	25	20	87
200	13	18	6	13	50
300	15	13	14	19	61
400	17	18	16	14	65
500	28	38	60	54	180
600	90	82	121	110	403
700	140	170	203	202	715
800	172	217	229	239	857
900	259	247	308	304	1118
000	282	321	280	359	1242
100	327	335	350	345	1357
200	357	377	376	377	1487
300	329	321	317	330	1297
400	280	328	309	366	1283
500	294	348	272	296	1210
600	289	297	281	244	1111
700	290	257	246	218	1011
800	184	200	177	189	750
900	164	185	124	134	607
000	125	87	102	92	406
100	90	93	88	77	348
200	73	78	56	47	254
300	40	45	38	35	158
4-HOUR TOTALS:					16182

PEAK VOLUME INFORMATION

	HOUR	VOLUME
.M.	845	1053
.M.	1200	1487
AILY	1200	1487

RUCK PERCENTAGE 6.77 NAN 6.77

CLASSIFICATION SUMMARY DATABASE

IR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
S	88	12050	2949	84	613	41	15	186	145	0	10	1	0	0	0	1095	16182

ENERATED BY SPS 5.0.45P

OUNTY: 90
TATION: 5042
ESCRIPTION: SR-5/US-1/OVERSEAS HWY, 200' S OF GRAND ST. O-W
TART DATE: 01/09/2014
TART TIME: 0000

DIRECTION: S

IME	1ST	2ND	3RD	4TH	TOTAL
000	15	35	126	74	250
100	60	48	50	38	196
200	30	31	31	39	131
300	15	24	17	12	68
400	26	12	18	17	73
500	22	13	34	43	112
600	35	39	56	40	170
700	60	87	66	85	298
800	76	101	97	137	411
900	124	175	162	217	678
000	210	225	224	275	934
100	273	340	345	334	1292
200	301	320	285	379	1285
300	288	331	338	322	1279
400	347	331	305	341	1324
500	323	326	304	268	1221
600	248	246	238	234	966
700	219	210	219	188	836
800	186	167	162	150	665
900	148	150	125	119	542
000	117	95	101	98	411
100	94	93	74	82	343
200	70	59	64	42	235
300	49	37	34	27	147
4-HOUR TOTALS:					13867

PEAK VOLUME INFORMATION

	HOUR	VOLUME
.M.	845	598
.M.	1315	1338
AILY	1315	1338

RUCK PERCENTAGE 4.05 NAN 4.05

CLASSIFICATION SUMMARY DATABASE

IR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
S	122	11073	2110	47	285	13	0	158	58	1	0	0	0	0	0	562	13867

ENERATED BY SPS 5.0.45P

APPENDIX D
SIGNAL TIMINGS

INTERSECTION: US1/Overseas Hwy & Atlantic Blvd

Group Assignment: **NONE**
Field Master Assignment: **NONE**
System Reference Number: **5**

N/S Street Name: **Atlantic Blvd/N Ocean Bay Dr**
E/W Street Name: **SR5/US1/Overseas Highway**

Last Database Change: **12/2/2014 14:26**

Change Record					
Change	By	Date	Change	By	Date

Notes:

Manual Plan
0 = Automatic
1-9 = Plan 1-9
14 = Free
15 = Flash

Manual Offset
0 = Automatic
1 = Offset A
2 = Offset B
3 = Offset C

Drop Number	1	<C/0+0+0>
Zone Number	1	<C/0+0+1>
Area Number	1	<C/0+0+2>
Area Address	10	<C/0+0+3>
QuicNet Channel	0	(QuicNet)

Communication Addresses

Manual Plan		<C/0+A+1>
Manual Offset		<C/0+B+1>

Manual Selection

Flash Start	0	<F/1+0+E>
Red Revert	5.0	<F/1+0+F>
All Red Start	5.0	<F/1+C+0>
FYA Red Revert	2.0	<F/1+0+5>
OVLP CHG Red	6.0	<F/1+0+3>

Start / Revert Times

Exclusive Walk	0	<F/1+0+0>
Exclusive FDW	0	<F/1+0+1>
All Red Clear	0.0	<F/1+0+2>

Exclusive Ped Phase
(Outputs specified in Assignable Outputs at E/127+A+E & F)

Row	Column Numbers ---->	Phase 1	2	3	4	5	6	7	8
	Phase Names ---->								
0	Ped Walk	0	4	7	7	0	7	0	7
1	Ped FDW	0	20	15	15	0	15	0	15
2	Min Green	4	7	8	8	4	7	4	4
3	Type 3 Disconnect	0	20	0	20	0	20	0	20
4	Added per Vehicle	0.0	5.0	0.0	2.0	0.0	2.0	0.0	2.0
5	Veh Extension	3.5	5.0	3.5	3.5	3.5	5.0	2.0	2.5
6	Max Gap	3.5	5.0	3.5	3.5	3.5	5.0	3.0	3.0
7	Min Gap	3.5	5.0	3.5	3.5	3.5	5.0	0.5	1.5
8	Max Limit	20	55	20	25	20	55	20	25
9	Max Limit 2	30	90	30	40	30	90	30	40
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	7	7	7	7	7	7	7	7
C	Cond Serv Check	10	10	10	10	10	10	10	10
D	Reduce Every	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Yellow Change	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0
F	Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0

Phase Timing - Bank 1 <C+0+F=1>

	9	A	B	C	D
	---	---	---	---	---
Phase 1	0	0	0	0	0.0
Phase 2	20	0	0	0	0.0
Phase 3	0	0	0	0	0.0
Phase 4	20	0	0	0	0.0
Phase 5	0	0	0	0	0.0
Phase 6	20	0	0	0	0.0
Phase 7	0	0	0	0	0.0
Phase 8	20	0	0	0	0.0

Max Initial
Alternate Walk
Alternate FDW
Alternate Initial
Alternate Extension

Alternate Timing <C+0+F=1>

E	
RR-1 Delay	0
RR-1 Clear	0
EV-A Delay	0
EV-A Clear	0
EV-B Delay	0
EV-B Clear	0
EV-C Delay	0
EV-C Clear	0
EV-D Delay	0
EV-D Clear	0
RR-2 Delay	0
RR-2 Clear	0
View EV Delay	---
View EV Clear	---
View RR Delay	---
View RR Clear	---

Preempt Timing

Row	F	
0	Permit	123456__
1	Red Lock	_____
2	Yellow Lock	12345678
3	Min Recall	_2___6__
4	Ped Recall	_2_____
5	*View Set Peds*	-----
6	Rest In Walk	_____
7	Red Rest	_____
8	Dual Entry	_____
9	Max Recall	_____
A	Soft Recall	_____
B	Max 2	_____
C	Cond. Service	_____
D	Man Cntrl Calls	123456__
E	Yellow Start	_2___6__
F	First Phases	___4___8

Phase Functions <C+0+F=1>

Row	Column Numbers ---->	Overlap 1	2	3	4	5	6	7	8
	Overlap Name ---->								
0	Load Switch Number	0	0	0	0	0	0	0	0
1	Veh Set 1 - Phases								
2	Veh Set 2 - Phases								
3	Veh Set 3 - Phases								
4	Neg Veh Phases								
5	Neg Ped Phases								
6	Green Omit Phases								
7	Green Clear Omit Phs.								
8	Overlap Recall	N	N	N	N	N	N	N	N
9	Queue Jump Phase								
A	Queue Jump Time	0	0	0	0	0	0	0	0
B	Minimum Green	0	0	0	0	0	0	0	0
C	Maximum Green	0	0	0	0	0	0	0	0
D	Green Clear	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
E	Yellow Change	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
F	Red Clear	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Overlap Assignments <C+0+E=29>

Extra 1 Flags
1 = TBC Type 1
2 = NEMA Ext. Coord
3 = Auto Daylight Savings
4 = Solid FDW on EV
5 = Extended Status
6 = International Ped
7 = Flash - Clear Outputs
8 = Split Ring

Extra 2 Flags
1 = AWB During Initial
2 = Reserved
3 = Disable Min Walk
4 = QuicNet System
5 = Ignore P/P on EV
6 = Manual Hold in FDW
7 = Allow QuicNet PE
8 = Flash Grn B4 Yellow

Row		C
0	EV-A	0
1	EV-B	0
2	EV-C	0
3	EV-D	0
4	RR-1 *	---
5	RR-2 *	---
6	SE-1	0
7	SE-2	0
8		
9		
A		
B		
C		
D		
E		
F		

Preempt Priority <C+0+E=125>
(* RR-1 is always Highest, and RR-2 is always Second Highest)

Row	Column Numbers ---->	E
0	Exclusive Phases	34
1	RR-1 Clear Phases	
2	RR-2 Clear Phases	
3	RR-2 Limited Service	
4	Prot / Perm Phases	
5	Flash to PE Circuits	
6	Flash Entry Phases	
7	Disable Yellow Range	
8	Disable Ovp Yel Range	
9	Overlap Yellow Flash	
A	EV-A Phases	
B	EV-B Phases	
C	EV-C Phases	
D	EV-D Phases	
E	Extra 1 Config. Bits	1_3
F	IC Select (Interconnect)	2

Configuration <C+0+E=125>

	F
Ext. Permit 1 Phases	
Ext. Permit 2 Phases	
Exclusive Ped Assign	
Preempt Non-Lock	12345678
Ped for 2P Output	2
Ped for 6P Output	6
Ped for 4P Output	4
Ped for 8P Output	3
Yellow Flash Phases	
Low Priority A Phases	
Low Priority B Phases	
Low Priority C Phases	
Low Priority D Phases	
Restricted Phases	
Extra 2 Config. Bits	

Configuration <C+0+E=125>

	F
Fast Green Flash Phase	
Green Flash Phases	
Flashing Walk Phases	
Guaranteed Passage	
Simultaneous Gap Term	12345678
Sequential Timing	
Advance Walk Phases	
Delay Walk Phases	
External Recall	
Start-up Overlap Green	
Max Extension	
Inhibit Ped Reservice	
Semi-Actuated	
Start-up Overlap Yellow	
Start-up Vehicle Calls	12345678
Start-up Ped Calls	12345678

Specials <C+0+F=2>

Flash to PE & PE Non-Lock
1 = EV A 5 = RR 1
2 = EV B 6 = RR 2
3 = EV C 7 = SE 1
4 = EV D 8 = SE 2

IC Select Flags
1 =
2 = Modem
3 = 7-Wire Slave
4 =
5 =
6 = Simplex Master
7 =
8 = Offset Interrupter

Row		2
0		
1	Phase 1	10
2	Phase 2	10
3	Phase 3	10
4	Phase 4	10
5	Phase 5	10
6	Phase 6	10
7	Phase 7	10
8	Phase 8	10
9		
A		
B		
C		
D		
E		
F		

Coordination Transition Minimums <C+0+C=5>

Row	Column Numbers ---->	Plan 1	2	3	4	5	6	7	8	9	Row
	Plan Name ---->										
0	Cycle Length	100	100	100	100	100	100	100	100	100	0
1	Phase 1 - ForceOff	55	55	55	55	55	55	55	55	55	1
2	Phase 2 - ForceOff	0	0	0	0	0	0	0	0	0	2
3	Phase 3 - ForceOff	20	20	20	20	20	20	20	20	20	3
4	Phase 4 - ForceOff	40	40	40	40	40	40	40	40	40	4
5	Phase 5 - ForceOff	55	55	55	55	55	55	55	55	55	5
6	Phase 6 - ForceOff	0	0	0	0	0	0	0	0	0	6
7	Phase 7 - ForceOff	20	20	20	20	20	20	20	20	20	7
8	Phase 8 - ForceOff	40	40	40	40	40	40	40	40	40	8
9	Ring Offset	0	0	0	0	0	0	0	0	0	9
A	Offset 1	0	0	0	0	0	0	0	0	0	A
B	Offset 2	0	0	0	0	0	0	0	0	0	B
C	Offset 3	0	0	0	0	0	0	0	0	0	C
D	Perm 1 - End	15	15	15	15	15	15	15	15	15	D
E	Hold Release	255	255	255	255	255	255	255	255	255	E
F	Reserved	0	0	0	0	0	0	0	0	0	F

Coordination - Bank 1 <C+0+C=1>

Row		Plan 1	2	3	4	5	6	7	8	9	Row
0	Ped Adjustment	0	0	0	0	0	0	0	0	0	0
1	Perm 2 - Start	0	0	0	0	0	0	0	0	0	1
2	Perm 2 - End	0	0	0	0	0	0	0	0	0	2
3	Perm 3 - Start	0	0	0	0	0	0	0	0	0	3
4	Perm 3 - End	0	0	0	0	0	0	0	0	0	4
5	Reservice Time	0	0	0	0	0	0	0	0	0	5
6	Reservice Phases										6
7											7
8	Pretimed Phases										8
9	Max Recall										9
A	Perm 1 Veh Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	A
B	Perm 1 Ped Phase	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	12345678	B
C	Perm 2 Veh Phase										C
D	Perm 2 Ped Phase										D
E	Perm 3 Veh Phase										E
F	Perm 3 Ped Phase										F

Coordination - Bank 2 <C+0+C=2>

Coord Extra
1 = Programmed WALK Time for Sync Phases
2 = Always Terminate Sync Phase Peds

	E	Row
		0
Plan 1 - Sync	2 6	1
Plan 2 - Sync	2 6	2
Plan 3 - Sync	2 6	3
Plan 4 - Sync	2 6	4
Plan 5 - Sync	2 6	5
Plan 6 - Sync	2 6	6
Plan 7 - Sync	2 6	7
Plan 8 - Sync	2 6	8
Plan 9 - Sync	2 6	9
NEMA Sync		A
NEMA Hold		B
		C
		D
		E
		F

Sync Phases <C+0+C=1>

	F	Row
Free Lag	2 4 6 8	0
Plan 1 - Lag	2 4 6 8	1
Plan 2 - Lag	2 4 6 8	2
Plan 3 - Lag	2 4 6 8	3
Plan 4 - Lag	2 4 6 8	4
Plan 5 - Lag	2 4 6 8	5
Plan 6 - Lag	2 4 6 8	6
Plan 7 - Lag	2 4 6 8	7
Plan 8 - Lag	2 4 6 8	8
Plan 9 - Lag	2 4 6 8	9
External Lag		A
Lag Hold		B
		C
		D
		E
		F

Lag Phases <C+0+C=1>

Row	Column 8		Column 9		Column A		Column B		Column C		Column D		Column E		Column F		Row
0	One-Shot Timer	0	Latch 1 Set	0	NOT-3	0	Max 2	0	Pretimed	0	Set Monday	0	Dial 2 (7-Wire)	0	Sim Term	0	0
1	AND-5 (a)	0	Latch 1 Reset	0	NOT-4	0	Reserved	0	Plan 1	0	Ext. Perm 1	0	Dial 3 (7-Wire)	0	EV-A	71	1
2	AND-5 (b)	0	Latch 2 Set	0	OR-4 (a)	0	Reserved	0	Plan 2	0	Ext. Perm 2	0	Offset 1 (7-Wire)	0	EV-B	72	2
3	AND-6 (a)	0	Latch 2 Reset	0	OR-4 (b)	0	Reserved	0	Plan 3	0	Gate Down	0	Offset 2 (7-Wire)	0	EV-C	73	3
4	AND-6 (b)	0	NAND-3 (a)	0	OR-5 (a)	0	Reserved	0	Plan 4	0	Set Clock	0	Offset 3 (7-Wire)	0	EV-D	74	4
5	Reserved		NAND-3 (b)	0	OR-5 (b)	0	Reserved	0	Plan 5	0	Stop Time	82	Free (7-Wire)	0	RR-1	51	5
6	Reserved		NAND-4 (a)	0	OR-6 (a)	0	Reserved	0	Plan 6	0	Flash Sense	81	Flash (7-Wire)	0	RR-2	52	6
7	Reserved		NAND-4 (b)	0	OR-6 (b)	0	Reserved	0	Plan 7	0	Manual Enable	0	Excl. Ped Omit	0	Spec. Event 1	0	7
8	Spec. Funct. 1	0	OR-7 (a)	0	EXTMR	0	Reserved	0	Plan 8	0	Man. Advance	0	NOT-1	0	Spec. Event 2	0	8
9	Spec. Funct. 2	0	OR-7 (b)	0	Reserved		Max Inhibit (nema)	0	Plan 9	0	External Alarm	0	NOT-2	0	External Lag	0	9
A	Spec. Funct. 3	0	OR-7 (c)	0	AND-4 (a)	0	Force A (nema)	0	DELAY-A	0	Phase Bank 2	0	OR-1 (a)	0	AND-1 (a)	201	A
B	Spec. Funct. 4	0	OR-7 (d)	0	AND-4 (b)	0	Force B (nema)	0	DELAY-B	0	Phase Bank 3	0	OR-1 (b)	0	AND-1 (b)	203	B
C	Reserved		OR-8 (a)	0	NAND-1 (a)	0	C.N.A. (nema)	0	DELAY-C	0	Overlap Set 2	0	OR-2 (a)	0	AND-2 (a)	202	C
D	Reserved		OR-8 (b)	0	NAND-1 (b)	0	Hold (nema)	0	DELAY-D	0	Overlap Set 3	0	OR-2 (b)	0	AND-2 (b)	204	D
E	Reserved		OR-8 (c)	0	NAND-2 (a)	0	Max Recall	0	DELAY-E	0	Detector Set 2	0	OR-3 (a)	0	AND-3 (a)	0	E
F	Reserved		OR-8 (d)	0	NAND-2 (b)	0	Min Recall	0	DELAY-F	0	Detector Set 3	0	OR-3 (b)	0	AND-3 (b)	0	F

Assignable Inputs <C+0+E=126>

Row	Column 8		Column 9		Column A		Column B		Column C		Column D		Column E		Column F		Row
0	Reserved		Phase ON - 1	0	Preempt Fail	0	Flasher 0	203	Free	0	NOT-1	0	TOD Out 1	0	Dial 2 (7-Wire)	0	0
1	Reserved		Phase ON - 2	0	Sp Evnt Out 1	0	Flasher 1	204	Plan 1	0	OR-1	0	TOD Out 2	0	Dial 3 (7-Wire)	0	1
2	Reserved		Phase ON - 3	0	Sp Evnt Out 2	0	Fast Flasher	0	Plan 2	0	OR-2	0	TOD Out 3	0	Offset 1 (7-Wire)	0	2
3	Reserved		Phase ON - 4	0	Sp Evnt Out 3	0	EXTMR	0	Plan 3	0	OR-3	0	TOD Out 4	0	Offset 2 (7-Wire)	0	3
4	Reserved		Phase ON - 5	0	Sp Evnt Out 4	0	One-Shot Timer	0	Plan 4	0	AND-1	36	TOD Out 5	0	Offset 3 (7-Wire)	0	4
5	Reserved		Phase ON - 6	0	Sp Evnt Out 5	0	Reserved		Plan 5	0	AND-2	38	TOD Out 6	0	Free (7-Wire)	0	5
6	Reserved		Phase ON - 7	0	Sp Evnt Out 6	0	Latch 1	0	Plan 6	0	AND-3	0	TOD Out 7	0	Flash (7-Wire)	75	6
7	Reserved		Phase ON - 8	0	Sp Evnt Out 7	0	Latch 2	0	Plan 7	0	NOT-2	0	TOD Out 8	0	Preempt	0	7
8	Flh Yell Arrow 1	0	Ph. Check - 1	0	Sp Evnt Out 8	0	NOT-3	0	Plan 8	0	EV-A	0	Adv. Warn - 1	201	Low Priority A	0	8
9	Green 1	0	Ph. Check - 2	0	Coord On	0	NOT-4	0	Plan 9	0	EV-B	0	Adv. Warn - 2	202	Low Priority B	0	9
A	Flh Yell Arrow 3	0	Ph. Check - 3	0	Detector Fail	0	OR-4	0	Spec. Funct. 3	0	EV-C	0	DELAY-A	0	Low Priority C	0	A
B	Green 3	0	Ph. Check - 4	0	Spec. Funct. 1	0	OR-5	0	Spec. Funct. 4	0	EV-D	0	DELAY-B	0	Low Priority D	0	B
C	Flh Yell Arrow 5	0	Ph. Check - 5	0	Spec. Funct. 2	0	OR-6	0	NAND-3	0	RR-1	0	DELAY-C	0	AND-5	0	C
D	Green 5	0	Ph. Check - 6	0	Central Control	0	AND-4	0	NAND-4	0	RR-2	0	DELAY-D	0	AND-6	0	D
E	Flh Yell Arrow 7	0	Ph. Check - 7	0	Excl. Ped DW	0	NAND-1	0	OR-7	0	Spec. Event 1	0	DELAY-E	0	Reserved		E
F	Green 7	0	Ph. Check - 8	0	Excl. Ped WK	0	NAND-2	0	OR-8	0	Spec. Event 2	0	DELAY-F	0	Reserved		F

Assignable Outputs <C+0+E=127>

Row	Column Numbers ----> / Phase Names ---->	Phase 1	2	3	4	5	6	7	8
0	Ped Walk	0	7	0	7	0	7	0	7
1	Ped FDW	0	15	0	15	0	15	0	15
2	Min Green	4	7	4	4	4	7	4	4
3	Type 3 Disconnect	0	20	0	20	0	20	0	20
4	Added per Vehicle	0.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0
5	Veh Extension	2.0	4.0	2.0	2.5	2.0	4.0	2.0	2.5
6	Max Gap	3.0	6.0	3.0	3.0	3.0	6.0	3.0	3.0
7	Min Gap	0.5	2.0	0.5	1.5	0.5	2.0	0.5	1.5
8	Max Limit	20	30	20	25	20	30	20	25
9	Max Limit 2	30	50	30	40	30	50	30	40
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	7	7	7	7	7	7	7	7
C	Cond Serv Check	10	10	10	10	10	10	10	10
D	Reduce Every	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Yellow Change	3.0	4.0	3.0	3.0	3.0	4.0	3.0	3.0
F	Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Phase Timing - Bank 2 <C+0+F=2>

	9	A	B	C	D
	---	---	---	---	---
Phase 1	0	0	0	0	0.0
Phase 2	20	0	0	0	0.0
Phase 3	0	0	0	0	0.0
Phase 4	20	0	0	0	0.0
Phase 5	0	0	0	0	0.0
Phase 6	20	0	0	0	0.0
Phase 7	0	0	0	0	0.0
Phase 8	20	0	0	0	0.0
Max Initial					
Alternate Walk					
Alternate FDW					
Alternate Initial					
Alternate Extension					

Alternate Timing

Transition Type
0.X = Shortway
1.X = Lengthen
X.1 thru X.4 = Number of cycles when lengthing

Transition Type	0.3	<C/5+1+9>

TBC Transition

Hawk Select	0	F/1+0+4>

Hawk Select 200 = Mid-Block, 201 = Hawk

Address	0	<C/1+0+6>
Select Parity	0	<C/1+0+5>

AB3418 Comm 2 0 = No Parity, 1 = Even

Daylight Savings Date
If set to all zeros, standard dates will be used.

Begin Month	3	<C/5+2+A>
Begin Week	2	<C/5+2+B>
End Month	11	<C/5+2+C>
End Week	1	<C/5+2+D>

Daylight Savings Time

Row		1	2	3	4	5	6	7	8
0	Ped Walk	0	7	0	7	0	7	0	7
1	Ped FDW	0	15	0	15	0	15	0	15
2	Min Green	4	7	4	4	4	7	4	4
3	Type 3 Disconnect	0	20	0	20	0	20	0	20
4	Added per Vehicle	0.0	2.0	0.0	2.0	0.0	2.0	0.0	2.0
5	Veh Extension	2.0	4.0	2.0	2.5	2.0	4.0	2.0	2.5
6	Max Gap	3.0	6.0	3.0	3.0	3.0	6.0	3.0	3.0
7	Min Gap	0.5	2.0	0.5	1.5	0.5	2.0	0.5	1.5
8	Max Limit	20	30	20	25	20	30	20	25
9	Max Limit 2	30	50	30	40	30	50	30	40
A	Adv. / Delay Walk	0	0	0	0	0	0	0	0
B	PE Min Ped FDW	7	7	7	7	7	7	7	7
C	Cond Serv Check	10	10	10	10	10	10	10	10
D	Reduce Every	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
E	Yellow Change	3.0	4.0	3.0	3.0	3.0	4.0	3.0	3.0
F	Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Phase Timing - Bank 3 <C+0+F=3>

	9	A	B	C	D
	---	---	---	---	---
Phase 1	0	0	0	0	0.0
Phase 2	20	0	0	0	0.0
Phase 3	0	0	0	0	0.0
Phase 4	20	0	0	0	0.0
Phase 5	0	0	0	0	0.0
Phase 6	20	0	0	0	0.0
Phase 7	0	0	0	0	0.0
Phase 8	20	0	0	0	0.0
Max Initial					
Alternate Walk					
Alternate FDW					
Alternate Initial					
Alternate Extension					

Alternate Timing

Time B4 Yellow	0.0	<F/1+C+E>
Phase Number	0	<F/1+C+F>

Advance Warning Beacon - Sign 1

Time B4 Yellow	0.0	
Phase Number	6	<F/1+D+F>

Advance Warning Beacon - Sign 2

Offset Time	0	<C/5+2+E>
Max Cycle Time	20	<C/5+2+F>

Yellow Yield Coordination

	12345678	
Omit Alarm	12345678	<C/5+F+0>

Local Alarm Disable

Column Numbers ---->	0	1	2	3	1	3
Row	Detector Name	C1 Pin Number	Attributes	Phase(s)	Assign	Delay	Carry-over
0		39	45_7_	2	123 8	0.0	0.0
1		40	45_7_	6	123 8	0.0	0.0
2		41	45_7_	4	123 8	0.0	0.0
3		42	45_7_	8	123 8	0.0	0.0
4		43	45_7_	2	123 8	0.0	0.0
5		44	45_7_	6	123 8	0.0	0.0
6		45	45_7_	4	123 8	0.0	0.0
7		46	45_7_	8	123 8	0.0	0.0
8		47	67_	2	123 8	0.0	0.0
9		48	67_	6	123 8	0.0	0.0
A		49	67_	4	123 8	0.0	0.0
B		50	67_	8	123 8	0.0	0.0
C		55	45_7_	5	123 8	0.0	0.0
D		56	45_7_	1	123 8	0.0	0.0
E		57	45_7_	7	123 8	0.0	0.0
F		58	45_7_	3	123 8	0.0	0.0

	4	5	6	7	2	4
Row	Detector Name	C1 Pin Number	Attributes	Phase(s)	Assign	Delay	Carry-over
0		59	45_7_	5	123 8	0.0	0.0
1		60	45_7_	1	123 8	0.0	0.0
2		61	45_7_	7	123 8	0.0	0.0
3		62	45_7_	3	123 8	0.0	0.0
4		63	45_7_	2	123 8	0.0	0.0
5		64	45_7_	6	123 8	0.0	0.0
6		65	45_7_	4	123 8	0.0	0.0
7		66	45_7_	8	123 8	0.0	0.0
8		67	2	2	123 8	0.0	0.0
9		68	2	6	123 8	0.0	0.0
A		69	2	4	123 8	0.0	0.0
B		70	2	3	123 8	0.0	0.0
C		76	45_7_	2	123 8	0.0	0.0
D		77	45_7_	6	123 8	0.0	0.0
E		78	45_7_	4	123 8	0.0	0.0
F		79	45_7_	8	123 8	0.0	0.0

Detector Assignments <C+0+E=126> <C+0+D=0>

Detector Attributes
1 = Full Time Delay
2 = Ped Call
3 = Overlap
4 = Count
5 = Extension
6 = Type 3
7 = Calling
8 = Alternate

Det. Assignments
1 = Det. Set 1
2 = Det. Set 2
3 = Det. Set 3
4 =
5 =
6 = Failure - Min Recall
7 = Failure - Max Recall
8 = Report on Failure

	Ped / Phase / Overlap								
Column Numbers ---->	1	2	3	4	5	6	7	8	Row
Walk	0	0	0	0	0	0	0	0	0
Don't Walk	0	0	0	0	0	0	0	0	1
Phase Green	0	0	0	0	0	0	0	0	2
Phase Yellow	0	0	0	0	0	0	0	0	3
Phase Red	0	0	0	0	0	0	0	0	4
Overlap Green	0	0	0	0	0	0	0	0	5
Overlap Yellow	0	0	0	0	0	0	0	0	6
Overlap Red	0	0	0	0	0	0	0	0	7

Redirect Phase Outputs <C+0+E=127>

Cabinet Type	0	<E/125+D+0>

Enable Redirection
(Enable Redirection = 30)

Max OFF (minutes)	20	<D/0+0+1>
Max ON (minutes)	7	<D/0+0+2>
Chatter Fail Time	0	<D/0+0+4>

Detector Failure Monitor

	B	Row
One-Shot	0	8
Ext. Timer	0	9
DELAY-A	0	A
DELAY-B	0	B
DELAY-C	0	C
DELAY-D	0	D
DELAY-E	0	E
DELAY-F	0	F

Delay Logic Times
<C+0+D=0> (seconds)

Row	Time	Plan	Offset	Day of Week
0	00 : 00	0	0	
1	00 : 00	0	0	
2	00 : 00	0	0	
3	00 : 00	0	0	
4	00 : 00	0	0	
5	00 : 00	0	0	
6	00 : 00	0	0	
7	00 : 00	0	0	
8	00 : 00	0	0	
9	00 : 00	0	0	
A	00 : 00	0	0	
B	00 : 00	0	0	
C	00 : 00	0	0	
D	00 : 00	0	0	
E	00 : 00	0	0	
F	00 : 00	0	0	

TOD Coordination <C+0+9=0.1>
(Bank 1)

Time	Funct.	Day of Week
10 : 00	B	1
20 : 00	B	1
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	

TOD Function <C+0+7=0.1>

Column 4 Phases/Bits
_2___6_

<C+0+E=27>

Day	Year	Month	Holiday Type
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	

Holiday Dates <C+0+8=1.1>
(Bank 1)

Time	Plan	Offset	Holiday Type
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	

Holiday Events <C+0+9=1.1>
(Bank 1)

T.O.D. Functions
0 =
1 = Red Lock
2 = Yellow Lock
3 = Veh Min Recall
4 = Ped Recall
5 =
6 = Rest In Walk
7 = Red Rest
8 = Double Entry
9 = Veh Max Recall
A = Veh Soft Recall
B = Maximum 2
C = Conditional Service
D = Free Lag Phases
E = Bit 1 - Local Override
Bit 4 - Disable Detector OFF Monitor
Bit 5 - Disable Low Priority Preempt
Bit 6 - FYA Inhibit
Bit 7 - Detector Count Monitor
Bit 8 - Real Time Split Monitor
F = Output Bits 1 thru 8

Plan Select
1 thru 9 = Coordination Plan 1 thru 9
14 or E = Free
15 or F = Flash

Offset Select
A = Offset A
B = Offset B
C = Offset C

Row	Time	Plan	Offset	Day of Week
0	00 : 00	0	0	
1	00 : 00	0	0	
2	00 : 00	0	0	
3	00 : 00	0	0	
4	00 : 00	0	0	
5	00 : 00	0	0	
6	00 : 00	0	0	
7	00 : 00	0	0	
8	00 : 00	0	0	
9	00 : 00	0	0	
A	00 : 00	0	0	
B	00 : 00	0	0	
C	00 : 00	0	0	
D	00 : 00	0	0	
E	00 : 00	0	0	
F	00 : 00	0	0	

TOD Coordination <C+0+9=0.2>
(Bank 2)

Time	Funct.	Holiday Type
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	
00 : 00	0	

Holiday TOD Function <C+0+7=0.2>

Column 4 Phases/Bits

<C+0+E=28>

Day	Year	Month	Holiday Type
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	
00	00	0	

Holiday Dates <C+0+8=1.2>
(Bank 2)

Time	Plan	Offset	Holiday Type
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	
00 : 00	0	0	

Holiday Events <C+0+9=1.2>
(Bank 2)

Month Select: October = A, November = B, Decmber = C

Row	6 Clear	7 Time	8 Ped Call	9 Hold	A Advance	B Force Off	C Vehicle Call	D Permit Phases	E Ped Omit	F Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

Special Event Schedule -- Table 1 <C+0+E=27>

Notes:

0 <E/27+5+F>
Limited Service Interval

Row	6 Clear	7 Time	8 Ped Call	9 Hold	A Advance	B Force Off	C Vehicle Call	D Permit Phases	E Ped Omit	F Output
0		0								
1		0								
2		0								
3		0								
4		0								
5		0								
6		0								
7		0								
8		0								
9		0								
A		0								
B		0								
C		0								
D		0								
E		0								
F		0								

Special Event Schedule -- Table 2 <C+0+E=28>

Notes:

0 <E/28+5+F>
Limited Service Interval

Min Time (seconds)	0	<F/1+0+8>

Min Green Before PE Force Off

Max Time (minutes)	255	<F/1+0+9>

Max Preempt Time Before Failure

Min Time (seconds)	0	<F/1+0+A>

Min Time Between Same Preempts
(Does Not Apply To Railroad Preempt)

Low Pri. Channel	_____	<E/125+C+8>

Disable Low Priority Channel

Low Priority
1 = Channel A
2 = Channel B
3 = Channel C
4 = Channel D

Row		
C	Bus Headway	0
D	Bus Delay	0
E	Max Early Grn	0
F	Max Grn Ext.	0

Priority Parameters
<F/1 +A+Row>

Row	Time	Headway	Direction	Day of Week
0	00 : 00	0	0	_____
1	00 : 00	0	0	_____
2	00 : 00	0	0	_____
3	00 : 00	0	0	_____
4	00 : 00	0	0	_____
5	00 : 00	0	0	_____
6	00 : 00	0	0	_____
7	00 : 00	0	0	_____
8	00 : 00	0	0	_____
9	00 : 00	0	0	_____
A	00 : 00	0	0	_____
B	00 : 00	0	0	_____
C	00 : 00	0	0	_____
D	00 : 00	0	0	_____
E	00 : 00	0	0	_____
F	00 : 00	0	0	_____

Headway Schedule <C+0+9=2.1>

Headway Time
(minutes)
1 thru 9 = 1 thru 9
A = 10
B = 11
C = 12
D = 13
E = 14
F = 15

Low Priority Preemption (Bus Priority)

Note: Also see "Time of Day Functions", Function E, Bit 5 (Disable Low Priority)

Signal Technology, inc.
As-Builts
MAY 2 1 2015

COMMUNITY ASPHALT CORP
SHOP DRAWING REVIEW
DATE: 5-14-15
PROJECT: CAC #6682/EE170-930868-8-52-01
REVIEWER: John Mader
STATUS: No Comments/Exceptions

6553 Ped head = 1
6491 Ped Pole = 1

670-5-140 = 1
690-50 = 1
610-313-1A = 1

635-2-11 = 6

SIGNAL HEAD DETAILS

3-SECT., 1-WAY (EXIST. TO REMAIN) | 3-SECT., 1-WAY (EXIST. TO REMAIN) | 3-SECT., 1-WAY (EXIST. TO REMAIN) | PED. SIGNAL COUNT-DOWN 1-SECT., 1-WAY (EXIST. TO REMAIN) | PED. SIGNAL COUNT-DOWN 1-SECT., 2-WAY (EXIST. TO REMAIN)

SIGN DETAILS

(EXIST. TO REMAIN) (EXIST. TO REMAIN) (EXIST. TO REMAIN)

CONTROLLER OPERATION

MODEL 2070 CONTROLLER ASSEMBLY
MAIN STREET: US 1/SR5- OVERSEAS HIGHWAY
MINOR STREET: TARPON BASIN DRIVE
SDP: 11
PHASE 2 AND 6 RECALL
FLASHING OPERATIONS:
MOVEMENTS 216 YELLOW
MOVEMENTS 318, 417 AND 215 RED
DELAY DETECTION ON LOOP 3R AND LOOP 8.

SIGNAL OPERATING PLAN USED #1

PHASE 1 PHASE 2 PHASE 3

IF 1	IF 2	IF 3
②-⑤	②-⑥	④-⑩
	1-⑧	1-⑧-⑪

DETECTIONS FOR LOOPS

LOOP	NO. OF LOOPS	NO. OF NEW DETS.	NO. OF EXIST. DETS.	DELAY TIME (SEC)
1-1	1		1	
1-2	2		1	
1-3	2		1	
1-4	1		1	
1-5	2		1	
1-8	1		1	

* THE MAINTAINING AGENCY PREFERENCE IS TO USE A MCCAIN CONTROLLER. THE CONTRACTOR SHALL COORDINATE WITH THE MAINTAINING AGENCY PRIOR TO THE PURCHASE OF THE CONTROLLER.

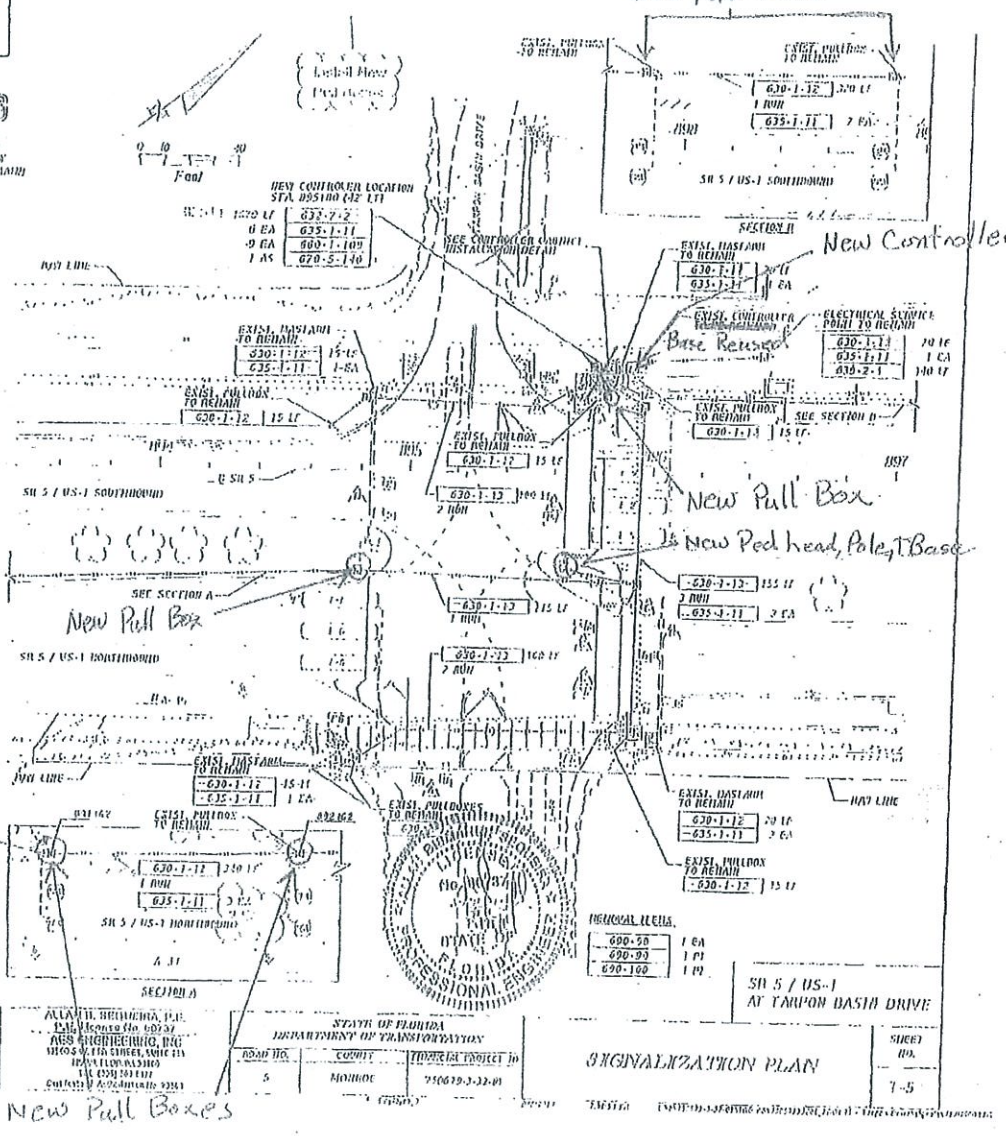
CONTROLLER TIMING

TIMING FUNCTION	MOVMENTS	1	2	3	4	5	6	7	8
TIMING FUNCTION	Direction	-	SB	-	WB	SBL	NB	-	EB
	Initial Green	-	25	-	10	7	25	-	10
	Gap	-	3	-	2.0	2.5	3.0	-	2.0
	Max. Green	-	90	-	20	15	90	-	20
	All Red	-	2.0	-	2.0	2.0	2	-	2.0
	Recall	-	Min	-	-	-	Min	-	-
	Walk	-	7	-	7	-	7	-	-
	Ped/Clear	-	25	-	25	-	25	-	-

6100-23:00
23:00-6100: 216 YELLOW FLASH
OTHERS RED

LEGEND: DENOTES 5' CONC. SIDEWALK

Install New Ped Poles



New Controller
Base Reused

DIVISIONS

DATE	DESCRIPTION	DATE	DESCRIPTION

APPENDIX E
TRIP GENERATION

EXISTING
TRIP GENERATION

PERIOD SETTING

Analysis Name :	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.		
Project Name :	Key largo commercial/Existing/MK	**No :**	
Date:	9/30/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	21.05	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	101 48%	110 52%	211

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	101	0 %	110

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	211	35 %	74	137

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse No deviations from ITE.

Methods No deviations from ITE.

External Trips 820 - Shopping Center
The chosen pass-by% (35) is not provided by ITE. ITE recommends 61.

SUMMARY

Total Entering	101
Total Exiting	110
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	35
Total Exiting Pass-by Reduction	39
Total Entering Non-Pass-by Trips	66
Total Exiting Non-Pass-by Trips	71

PERIOD SETTING

Analysis Name :	Weekday		
Project Name :	Key largo commercial/Existing/MK	**No :**	
Date:	9/30/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	21.05	Weekday	Average 42.7	450 50%	449 50%	899

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	450	0 %	449

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	899	35 %	315	584

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — 820 - Shopping Center
The chosen method (Average) is not recommended by ITE. ITE recommends LOG based on the criterion.

External Trips — 820 - Shopping Center
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	450
Total Exiting	449
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	158
Total Exiting Pass-by Reduction	157
Total Entering Non-Pass-by Trips	292
Total Exiting Non-Pass-by Trips	292

Project Information	
Project Name:	Key largo
No:	
Date:	9/30/2015
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	ITE-TGM 9th

Land Use	Size	Weekday		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit
820 - Shopping	21.05 1000 Sq.	450	449	101	110
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		158	157	35	39
Non-pass-by		292	292	66	71
Total		450	449	101	110
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		158	157	35	39
Total Non-pass-by		292	292	66	71

PROPOSED
TRIP GENERATION

PERIOD SETTING

Analysis Name :	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.		
Project Name :	Key largo commercial/Proposed/MK	**No :**	
Date :	9/30/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	15	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Best Fit (LOG) Ln(T) = 0.67Ln(X) +3.31	81 48%	87 52%	168
934 - Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	3.11	Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	Average 32.65	53 52%	49 48%	102

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 – Shopping Center	0 %	81	0 %	87
934 – Fast-Food Restaurant with Drive-Through Window	0 %	53	0 %	49

INTERNAL TRIPS

820 - Shopping Center

934 - Fast-Food Restaurant with Drive-Through Window

Exit	87	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry**	53
Entry	81	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit**	49

820 - Shopping Center

Total Trips	Internal Trips		External Trips
	934 - Fast-Food Restaurant with Drive-Through Window	Total	

Entry	81 (100%)	0 (0%)	0 (0%)	81 (100%)
Exit	87 (100%)	0 (0%)	0 (0%)	87 (100%)
Total	168 (100%)	0 (0%)	0 (0%)	168 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	**Internal Trips**		**External Trips**
		820 - Shopping Center	**Total**	
Entry	53 (100%)	0 (0%)	0 (0%)	53 (100%)
Exit	49 (100%)	0 (0%)	0 (0%)	49 (100%)
Total	102 (100%)	0 (0%)	0 (0%)	102 (100%)

EXTERNAL TRIPS

Land Use	**External Trips**	**Pass-by%**	**Pass-by Trips**	**Non-pass-by Trips**
820 - Shopping Center	168	35 %	59	109
934 - Fast-Food Restaurant with Drive-Through Window	102	50 %	51	51

ITE DEVIATION DETAILS

Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.

Landuse — No deviations from ITE.

Methods — No deviations from ITE.

External Trips — 820 - Shopping Center
The chosen pass-by% (35) is not provided by ITE. ITE recommends 68.

SUMMARY

Total Entering	134
Total Exiting	136
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	54
Total Exiting Pass-by Reduction	56
Total Entering Non-Pass-by Trips	80
Total Exiting Non-Pass-by Trips	80

PERIOD SETTING

Analysis Name :	Weekday		
Project Name :	Key largo commercial/Proposed/MK	**No :**	
Date:	9/30/2015	**City:**	
State/Province:		**Zip/Postal Code:**	
Country:		**Client Name:**	
Analyst's Name:		**Edition:**	ITE-TGM 9th Edition

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
820 - Shopping Center	1000 Sq. Feet Gross Leasable Area	15	Weekday	Average 42.7	321 50%	320 50%	641
934 - Fast-Food Restaurant with Drive-Through Window	1000 Sq. Feet Gross Floor Area	3.11	Weekday	Average 496.12	772 50%	771 50%	1543

TRAFFIC REDUCTIONS

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
820 - Shopping Center	0 %	321	0 %	320
934 - Fast-Food Restaurant with Drive-Through Window	0 %	772	0 %	771

INTERNAL TRIPS

820 - Shopping Center

934 - Fast-Food Restaurant with Drive-Through Window

Exit	320	Demand Exit:	0 % (0)	Balanced: 0	Demand Entry:	0 % (0)	**Entry**	772
Entry	321	Demand Entry:	0 % (0)	Balanced: 0	Demand Exit:	0 % (0)	**Exit**	771

820 - Shopping Center

	Total Trips	Internal Trips		External Trips
		934 - Fast-Food Restaurant with Drive-Through Window	Total	
Entry	321 (100%)	0 (0%)	0 (0%)	321 (100%)
Exit	320 (100%)	0 (0%)	0 (0%)	320 (100%)
Total	641 (100%)	0 (0%)	0 (0%)	641 (100%)

934 - Fast-Food Restaurant with Drive-Through Window

	Total Trips	Internal Trips		External Trips
		820 - Shopping Center	Total	
Entry	772 (100%)	0 (0%)	0 (0%)	772 (100%)
Exit	771 (100%)	0 (0%)	0 (0%)	771 (100%)
Total	1543 (100%)	0 (0%)	0 (0%)	1543 (100%)

EXTERNAL TRIPS

Land Use	External Trips	Pass-by%	Pass-by Trips	Non-pass-by Trips
820 - Shopping Center	641	35 %	224	417
934 - Fast-Food Restaurant with Drive-Through Window	1543	50 %	772	771

ITE DEVIATION DETAILS

Weekday

Landuse — No deviations from ITE.

Methods — 820 - Shopping Center
The chosen method (Average) is not recommended by ITE. ITE recommends LOG based on the criterion.

External Trips — 820 - Shopping Center
ITE does not recommend a particular pass-by% for this case.

934 - Fast-Food Restaurant with Drive-Through Window
ITE does not recommend a particular pass-by% for this case.

SUMMARY

Total Entering	1093
Total Exiting	1091
Total Entering Reduction	0
Total Exiting Reduction	0
Total Entering Internal Capture Reduction	0
Total Exiting Internal Capture Reduction	0
Total Entering Pass-by Reduction	498
Total Exiting Pass-by Reduction	498
Total Entering Non-Pass-by Trips	595
Total Exiting Non-Pass-by Trips	593

Project Information	
Project Name:	Key largo
No:	
Date:	9/30/2015
City:	
State/Province:	
Zip/Postal Code:	
Country:	
Client Name:	
Analyst's Name:	
Edition:	ITE-TGM 9th

Land Use	Size	Weekday		Weekday, Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m.	
		Entry	Exit	Entry	Exit
820 - Shopping	15 1000 Sq. Feet	321	320	81	87
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		112	112	28	31
Non-pass-by		209	208	53	56
934 - Fast-Food	3.11 1000 Sq. Feet	772	771	53	49
Reduction		0	0	0	0
Internal		0	0	0	0
Pass-by		386	386	26	25
Non-pass-by		386	385	27	24
Total		1093	1091	134	136
Total Reduction		0	0	0	0
Total Internal		0	0	0	0
Total Pass-by		498	498	54	56
Total Non-pass-by		595	593	80	80

APPENDIX F
TRIP DISTRIBUTION

Proposed (PM-Peak Hour)

APPENDIX G
TURNING MOVEMENT COUNT WORKSHEETS

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: Overseas Highway & Driveway 1
COUNT DATE: 5/6/2014
TIME PERIOD: 4:00 - 5:00
PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements			18	0	0	0		1629	0	0	1440	26
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
EXISTING PEAK SEASON			**18**	**0**	**0**	**0**		**1629**	**0**	**0**	**1440**	**26**

"BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH			0	0	0	0		33	0	0	29	1
NON-PROJECT TRAFFIC			**18**	**0**	**0**	**0**		**1662**	**0**	**0**	**1469**	**27**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By	0	0	2		0	0	0	-1	0	0	-2	2	**1**
	New	0	0	1		0	0	0	5	0	0	3	4	**13**
TOTAL PROJECT TRAFFIC				**3**	**0**	**0**	**0**		**4**	**0**	**0**	**1**	**6**	**14**
TOTAL TRAFFIC				**21**	**0**	**0**	**0**		**1666**	**0**	**0**	**1470**	**33**	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: Overseas Highway & Driveway 2
COUNT DATE: 5/6/2014
TIME PERIOD: 4:00 - 5:00
PEAK HOUR FACTOR: 0.920

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	53	0	39	0	0	0	53	1576	0	0	1437	22
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
EXISTING PEAK SEASON	**53**	**0**	**39**	**0**	**0**	**0**	**53**	**1576**	**0**	**0**	**1437**	**22**

"BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	1	0	1	0	0	0	1	32	0	0	29	0
NON-PROJECT TRAFFIC	**54**	**0**	**40**	**0**	**0**	**0**	**54**	**1608**	**0**	**0**	**1466**	**22**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By	9	0	6	0	0	0	10	-10	0	0	-7	7	**15**
	New	5	0	3	0	0	0	7	0	0	0	1	3	**19**
TOTAL PROJECT TRAFFIC		**14**	**0**	**9**	**0**	**0**	**0**	**17**	**-10**	**0**	**0**	**-6**	**10**	**34**
TOTAL TRAFFIC		**68**	**0**	**49**	**0**	**0**	**0**	**71**	**1598**	**0**	**0**	**1460**	**32**	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION:	**Overseas Highway (US1) & Tarpon Basin Dr**
COUNT DATE:	**3/25/2016**
TIME PERIOD:	**4:00 - 5:00**
PEAK HOUR FACTOR:	**0.960**

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	24	11	9	180	7	93	5	1551	204	66	1210	24
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
EXISTING PEAK SEASON	**24**	**11**	**9**	**180**	**7**	**93**	**5**	**1551**	**204**	**66**	**1210**	**24**

"BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	0	0	0	4	0	2	0	31	4	1	24	0
NON-PROJECT TRAFFIC	**24**	**11**	**9**	**184**	**7**	**95**	**5**	**1582**	**208**	**67**	**1234**	**24**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By	0	0	0	0	0	0	0	-1	0	0	0	0	-1
	New	0	0	0	0	0	0	0	5	0	0	7	0	12
TOTAL PROJECT TRAFFIC		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**	**0**	**0**	**7**	**0**	**11**
TOTAL TRAFFIC		**24**	**11**	**9**	**184**	**7**	**95**	**5**	**1586**	**208**	**67**	**1241**	**24**	

TRAFFIC VOLUMES FOR PROPOSED PROJECT AT STUDY INTERSECTIONS

INTERSECTION: Overseas Highway (US1) & Atlantic Ave
COUNT DATE: 3/25/2016
TIME PERIOD: 4:00 - 5:00
PEAK HOUR FACTOR: 0.960

"EXISTING TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Raw Turning Movements	50	12	40	185	11	136	36	1449	65	110	1077	22
100th Highest Hour Factor	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
EXISTING PEAK SEASON	**50**	**12**	**40**	**185**	**11**	**136**	**36**	**1449**	**65**	**110**	**1077**	**22**

"BACKGROUND TRAFFIC"	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Years To Buildout	1	1	1	1	1	1	1	1	1	1	1	1
Yearly Growth Rate	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
BACKGROUND TRAFFIC GROWTH	1	0	1	4	0	3	1	29	1	2	22	0
NON-PROJECT TRAFFIC	**51**	**12**	**41**	**189**	**11**	**139**	**37**	**1478**	**66**	**112**	**1099**	**22**

"PROJECT TRAFFIC"

LAND USE	TRIP TYPE	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	TOTAL
Proposed Project	Pass - By	0	0	0	0	0	0	0	0	0	0	-1	0	-1
	New	0	0	0	0	0	0	0	7	0	0	4	0	11
TOTAL PROJECT TRAFFIC		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**7**	**0**	**0**	**0**	**0**	**10**
TOTAL TRAFFIC		**51**	**12**	**41**	**189**	**11**	**139**	**37**	**1485**	**66**	**112**	**1099**	**22**	

APPENDIX H
EXISTING CONDITIONS INTERSECTION ANALYSIS

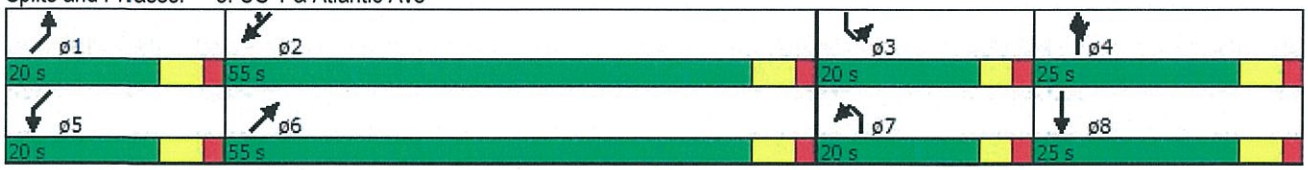
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (vph)	185	11	136	50	12	40	36	1449	65	110	1077	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	302		0	200		750
Storage Lanes	1		1	1		0	1		0	1		1
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Ped Bike Factor				0.96	0.97		0.99	1.00		1.00		
Frt			0.850		0.883			0.994				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1601	0	1770	3515	0	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	1863	1583	1690	1601	0	1752	3515	0	1768	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			142		42			5				127
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		580			441			647			983	
Travel Time (s)		13.2			10.0			14.7			22.3	
Confl. Peds. (#/hr)				19		12	17		2	2		17
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	193	11	142	52	12	42	38	1509	68	115	1122	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	193	11	142	52	54	0	38	1577	0	115	1122	23
Turn Type	Prot	NA	Prot	Prot	NA		Prot	NA		Prot	NA	Prot
Protected Phases	7	4	4	3	8		1	6		5	2	2
Permitted Phases												
Detector Phase	7	4	4	3	8		1	6		5	2	2
Switch Phase												
Minimum Initial (s)	4.0	8.0	8.0	4.0	8.0		4.0	7.0		4.0	7.0	7.0
Minimum Split (s)	20.0	25.0	25.0	20.0	25.0		20.0	55.0		20.0	55.0	55.0
Total Split (s)	20.0	25.0	25.0	20.0	25.0		20.0	55.0		20.0	55.0	55.0
Total Split (%)	16.7%	20.8%	20.8%	16.7%	20.8%		16.7%	45.8%		16.7%	45.8%	45.8%
Yellow Time (s)	3.0	4.0	4.0	3.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0		6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min		None	Min	Min
Act Effct Green (s)	14.3	13.5	13.5	8.5	8.4		7.7	49.5		11.4	58.5	58.5
Actuated g/C Ratio	0.14	0.13	0.13	0.08	0.08		0.07	0.48		0.11	0.57	0.57

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.79	0.05	0.43	0.36	0.32		0.29	0.94		0.59	0.56	0.02
Control Delay	67.7	43.1	12.0	53.8	24.8		52.9	39.1		57.9	18.4	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	67.7	43.1	12.0	53.8	24.8		52.9	39.1		57.9	18.4	0.0
LOS	E	D	B	D	C		D	D		E	B	A
Approach Delay		44.1			39.1			39.5			21.7	
Approach LOS		D			D			D			C	
Queue Length 50th (ft)	130	7	0	35	8		25	544		76	286	0
Queue Length 95th (ft)	#254	25	59	74	48		59	#764		138	389	0
Internal Link Dist (ft)		500			361			567			903	
Turn Bay Length (ft)							302			200		750
Base Capacity (vph)	259	345	409	259	331		241	1682		241	1998	949
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	0
Reduced v/c Ratio	0.75	0.03	0.35	0.20	0.16		0.16	0.94		0.48	0.56	0.02

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 103.5
Natural Cycle: 120
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.94
Intersection Signal Delay: 33.2 Intersection LOS: C
Intersection Capacity Utilization 80.1% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: US 1 & Atlantic Ave



Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (vph)	24	11	9	180	7	93	5	1551	204	66	1210	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	100		400	150		170
Storage Lanes	0		0	0		1	1		1	1		1
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor		1.00			1.00	0.99	1.00		0.98	1.00		0.98
Frt		0.973				0.850			0.850			0.850
Flt Protected		0.973			0.954		0.950			0.950		
Satd. Flow (prot)	0	1759	0	0	1777	1583	1770	3539	1583	1770	3539	1583
Flt Permitted		0.798			0.765		0.221			0.950		
Satd. Flow (perm)	0	1441	0	0	1422	1561	411	3539	1559	1763	3539	1548
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9				97			139			104
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		209			196			1960			1017	
Travel Time (s)		4.8			4.5			44.5			23.1	
Confl. Peds. (#/hr)	1		1	1		1	5		12	12		5
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	25	11	9	188	7	97	5	1616	212	69	1260	25
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	45	0	0	195	97	5	1616	212	69	1260	25
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA	Free	Prot	NA	Free
Protected Phases		8			4			6		5	2	
Permitted Phases	8			4		4	6		Free			Free
Detector Phase	8	8		4	4	4	6	6		5	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0	10.0	25.0	25.0		7.0	25.0	
Minimum Split (s)	20.0	20.0		20.0	20.0	20.0	37.0	37.0		12.5	37.0	
Total Split (s)	20.0	20.0		20.0	20.0	20.0	75.0	75.0		15.0	90.0	
Total Split (%)	18.2%	18.2%		18.2%	18.2%	18.2%	68.2%	68.2%		13.6%	81.8%	
Yellow Time (s)	2.0	2.0		2.0	2.0	2.0	3.0	3.0		2.5	3.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0			0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.0			4.0	4.0	5.0	5.0		4.5	5.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None	None	Min	Min		None	Min	
Act Effct Green (s)		16.7			16.7	16.7	53.0	53.0	89.4	9.1	63.1	89.4
Actuated g/C Ratio		0.19			0.19	0.19	0.59	0.59	1.00	0.10	0.71	1.00

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio		0.16			0.74	0.26	0.02	0.77	0.14	0.38	0.50	0.02
Control Delay		33.9			58.1	10.9	8.0	16.7	0.2	50.2	6.1	0.0
Queue Delay		0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		33.9			58.1	10.9	8.0	16.7	0.2	50.2	6.1	0.0
LOS		C			E	B	A	B	A	D	A	A
Approach Delay		33.9			42.5			14.7			8.2	
Approach LOS		C			D			B			A	
Queue Length 50th (ft)		18			113	0	1	353	0	39	136	0
Queue Length 95th (ft)		57			#279	48	6	452	0	93	167	0
Internal Link Dist (ft)		129			116			1880			937	
Turn Bay Length (ft)							100		400	150		170
Base Capacity (vph)		281			270	375	319	2751	1559	221	3179	1548
Starvation Cap Reductn		0			0	0	0	0	0	0	0	0
Spillback Cap Reductn		0			0	0	0	0	0	0	0	0
Storage Cap Reductn		0			0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.16			0.72	0.26	0.02	0.59	0.14	0.31	0.40	0.02

Intersection Summary

Area Type: Other
Cycle Length: 110
Actuated Cycle Length: 89.4
Natural Cycle: 75
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.77
Intersection Signal Delay: 14.8 Intersection LOS: B
Intersection Capacity Utilization 78.9% ICU Level of Service D
Analysis Period (min) 15
\# 95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 13: US 1 & Tarpon Basin Dr

APPENDIX J
FUTURE CONDITIONS INTERSECTION ANALYSIS

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (vph)	189	11	139	51	12	41	37	1485	66	112	1099	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	302		0	200		750
Storage Lanes	1		1	1		0	1		0	1		1
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	1.00
Ped Bike Factor				0.96	0.97		0.99	1.00		1.00		
Frt			0.850		0.883			0.994				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1863	1583	1770	1601	0	1770	3515	0	1770	3539	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	1863	1583	1690	1601	0	1753	3515	0	1768	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			145		43			4				127
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		580			441			647			983	
Travel Time (s)		13.2			10.0			14.7			22.3	
Confl. Peds. (#/hr)				19		12	17		2	2		17
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	197	11	145	53	12	43	39	1547	69	117	1145	23
Shared Lane Traffic (%)												
Lane Group Flow (vph)	197	11	145	53	55	0	39	1616	0	117	1145	23
Turn Type	Prot	NA	Prot	Prot	NA		Prot	NA		Prot	NA	Prot
Protected Phases	7	4	4	3	8		1	6		5	2	2
Permitted Phases												
Detector Phase	7	4	4	3	8		1	6		5	2	2
Switch Phase												
Minimum Initial (s)	4.0	8.0	8.0	4.0	8.0		4.0	7.0		4.0	7.0	7.0
Minimum Split (s)	20.0	25.0	25.0	20.0	25.0		20.0	55.0		20.0	55.0	55.0
Total Split (s)	20.0	25.0	25.0	20.0	25.0		20.0	55.0		20.0	55.0	55.0
Total Split (%)	16.7%	20.8%	20.8%	16.7%	20.8%		16.7%	45.8%		16.7%	45.8%	45.8%
Yellow Time (s)	3.0	4.0	4.0	3.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0		2.0	2.0		2.0	2.0	2.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	5.0	6.0	6.0	5.0	6.0		6.0	6.0		6.0	6.0	6.0
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes		Yes	Yes	Yes
Recall Mode	None	None	None	None	None		None	Min		None	Min	Min
Act Effct Green (s)	14.5	13.5	13.5	8.5	8.4		7.8	49.4		11.5	58.4	58.4
Actuated g/C Ratio	0.14	0.13	0.13	0.08	0.08		0.08	0.48		0.11	0.56	0.56

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio	0.80	0.05	0.44	0.37	0.33		0.29	0.96		0.60	0.57	0.02
Control Delay	68.7	43.2	12.0	53.9	24.6		53.0	43.2		58.2	18.7	0.0
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Total Delay	68.7	43.2	12.0	53.9	24.6		53.0	43.2		58.2	18.7	0.0
LOS	E	D	B	D	C		D	D		E	B	A
Approach Delay		44.6			39.0			43.4			22.0	
Approach LOS		D			D			D			C	
Queue Length 50th (ft)	133	7	0	35	8		26	~579		77	296	0
Queue Length 95th (ft)	#262	25	59	75	48		61	#797		139	401	0
Internal Link Dist (ft)		500			361			567			903	
Turn Bay Length (ft)							302			200		750
Base Capacity (vph)	258	344	410	258	330		241	1678		241	1994	947
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	0
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	0
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	0
Reduced v/c Ratio	0.76	0.03	0.35	0.21	0.17		0.16	0.96		0.49	0.57	0.02

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 103.7
Natural Cycle: 120
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.96
Intersection Signal Delay: 35.3 Intersection LOS: D
Intersection Capacity Utilization 81.5% ICU Level of Service D
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: US 1 & Atlantic Ave

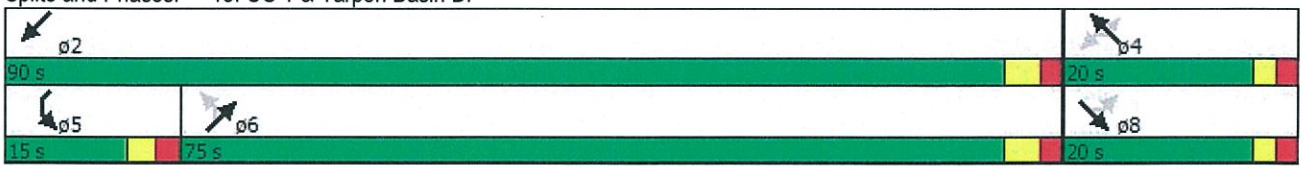
Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Volume (vph)	24	11	9	184	7	95	5	1586	208	67	1241	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	0		0	0		0	100		400	150		170
Storage Lanes	0		0	0		1	1		1	1		1
Taper Length (ft)	25			25			100			100		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	1.00	1.00	0.95	1.00
Ped Bike Factor		1.00			1.00	0.99	1.00		0.98	1.00		0.98
Frt		0.973				0.850			0.850			0.850
Flt Protected		0.973			0.954		0.950			0.950		
Satd. Flow (prot)	0	1759	0	0	1777	1583	1770	3539	1583	1770	3539	1583
Flt Permitted		0.781			0.764		0.214			0.950		
Satd. Flow (perm)	0	1411	0	0	1421	1561	398	3539	1559	1763	3539	1548
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		9				99			139			104
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		209			196			1960			1017	
Travel Time (s)		4.8			4.5			44.5			23.1	
Confl. Peds. (#/hr)	1		1	1		1	5		12	12		5
Confl. Bikes (#/hr)												
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Adj. Flow (vph)	25	11	9	192	7	99	5	1652	217	70	1293	25
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	45	0	0	199	99	5	1652	217	70	1293	25
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA	Free	Prot	NA	Free
Protected Phases		8			4			6		5	2	
Permitted Phases	8			4		4	6		Free			Free
Detector Phase	8	8		4	4	4	6	6		5	2	
Switch Phase												
Minimum Initial (s)	10.0	10.0		10.0	10.0	10.0	25.0	25.0		7.0	25.0	
Minimum Split (s)	20.0	20.0		20.0	20.0	20.0	37.0	37.0		12.5	37.0	
Total Split (s)	20.0	20.0		20.0	20.0	20.0	75.0	75.0		15.0	90.0	
Total Split (%)	18.2%	18.2%		18.2%	18.2%	18.2%	68.2%	68.2%		13.6%	81.8%	
Yellow Time (s)	2.0	2.0		2.0	2.0	2.0	3.0	3.0		2.5	3.0	
All-Red Time (s)	2.0	2.0		2.0	2.0	2.0	2.0	2.0		2.0	2.0	
Lost Time Adjust (s)		0.0			0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)		4.0			4.0	4.0	5.0	5.0		4.5	5.0	
Lead/Lag							Lag	Lag		Lead		
Lead-Lag Optimize?							Yes	Yes		Yes		
Recall Mode	None	None		None	None	None	Min	Min		None	Min	
Act Effct Green (s)		17.0			17.0	17.0	54.8	54.8	91.5	9.1	65.0	91.5
Actuated g/C Ratio		0.19			0.19	0.19	0.60	0.60	1.00	0.10	0.71	1.00

Lane Group	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
v/c Ratio		0.17			0.76	0.27	0.02	0.78	0.14	0.40	0.51	0.02
Control Delay		34.7			60.8	11.0	7.8	16.9	0.2	51.6	6.2	0.0
Queue Delay		0.0			0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay		34.7			60.8	11.0	7.8	16.9	0.2	51.6	6.2	0.0
LOS		C			E	B	A	B	A	D	A	A
Approach Delay		34.7			44.2			14.9			8.4	
Approach LOS		C			D			B			A	
Queue Length 50th (ft)		19			120	0	1	370	0	41	141	0
Queue Length 95th (ft)		57			#288	48	6	471	0	94	174	0
Internal Link Dist (ft)		129			116			1880			937	
Turn Bay Length (ft)							100		400	150		170
Base Capacity (vph)		269			263	370	304	2704	1559	215	3131	1548
Starvation Cap Reductn		0			0	0	0	0	0	0	0	0
Spillback Cap Reductn		0			0	0	0	0	0	0	0	0
Storage Cap Reductn		0			0	0	0	0	0	0	0	0
Reduced v/c Ratio		0.17			0.76	0.27	0.02	0.61	0.14	0.33	0.41	0.02

Intersection Summary

Area Type: Other
Cycle Length: 110
Actuated Cycle Length: 91.5
Natural Cycle: 75
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.78
Intersection Signal Delay: 15.1 Intersection LOS: B
Intersection Capacity Utilization 80.1% ICU Level of Service D
Analysis Period (min) 15
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 13: US 1 & Tarpon Basin Dr



APPENDIX K
HCS DRIVEWAY FUTURE CONDITION ANALYSIS

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*MK*
Agency/Co.	*CPH Engineering*
Date Performed	*8/13/2015*
Analysis Time Period	

Site Information

Intersection	*Driveway 1 & Overseas Highway*
Jurisdiction	
Analysis Year	

Project Description

East/West Street:

North/South Street: *Driveway 1*

Intersection Orientation: *North-South*

Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		*1666*			*1470*	*33*
Peak-Hour Factor, PHF	*1.00*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Hourly Flow Rate, HFR (veh/h)	*0*	*1810*	*0*	*0*	*1597*	*35*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*0*	*2*	*0*	*0*	*2*	*1*
Configuration		*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			*21*			
Peak-Hour Factor, PHF	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Hourly Flow Rate, HFR (veh/h)	*0*	*0*	*22*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*0*	*0*	*1*	*0*	*0*	*0*
Configuration			*R*			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration								*R*
v (veh/h)								*22*
C (m) (veh/h)								*389*
v/c								*0.06*
95% queue length								*0.18*
Control Delay (s/veh)								*14.8*
LOS								*B*
Approach Delay (s/veh)	--	--				*14.8*		
Approach LOS	--	--				*B*		

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TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	*MK*
Agency/Co.	*CPH Engineering*
Date Performed	*8/13/2015*
Analysis Time Period	

Site Information

Intersection	*Driveway 2 & Overseas Highway*
Jurisdiction	
Analysis Year	

Project Description

East/West Street:

North/South Street: *Driveway 2*

Intersection Orientation: *North-South*

Study Period (hrs): *0.25*

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	*71*	*1598*			*1460*	*32*
Peak-Hour Factor, PHF	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Hourly Flow Rate, HFR (veh/h)	*77*	*1736*	*0*	*0*	*1586*	*34*
Percent Heavy Vehicles	*0*	--	--	*0*	--	--
Median Type	*Raised curb*					
RT Channelized			*0*			*0*
Lanes	*1*	*2*	*0*	*0*	*2*	*1*
Configuration	*L*	*T*			*T*	*R*
Upstream Signal		*0*			*0*	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	*68*		*49*			
Peak-Hour Factor, PHF	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*	*0.92*
Hourly Flow Rate, HFR (veh/h)	*73*	*0*	*53*	*0*	*0*	*0*
Percent Heavy Vehicles	*0*	*0*	*0*	*0*	*0*	*0*
Percent Grade (%)		*0*			*0*	
Flared Approach		*N*			*N*	
Storage		*0*			*0*	
RT Channelized			*0*			*0*
Lanes	*1*	*0*	*1*	*0*	*0*	*0*
Configuration	*L*		*R*			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	*L*					*L*		*R*
v (veh/h)	*77*					*73*		*53*
C (m) (veh/h)	*407*					*152*		*392*
v/c	*0.19*					*0.48*		*0.14*
95% queue length	*0.69*					*2.26*		*0.46*
Control Delay (s/veh)	*15.9*					*48.8*		*15.6*
LOS	*C*					*E*		*C*
Approach Delay (s/veh)	--	--				*34.9*		
Approach LOS	--	--				*D*		

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APPENDIX J
MONROE COUNTY LEVEL OF SERVICE AND RESERVE CAPACITY TABLE

2013 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2013		2012	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	35/45/55	42.2	N/A	22.0	**33.1**	**B**	**11.1**	**2,022**	**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**	**1,802**	**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

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: July 7, 2016

Subject: *Request for a Minor Conditional Use Permit to transfer eighteen (18) Transferrable ROGO Exemptions (TREs) from a sender site at 91865 Overseas Highway in Tavernier (Tavernier Inn) to a receiver site at 97450 Overseas Highway in Key Largo (Playa Largo Resort) (File #2016-085)*

Meeting: July 25, 2016

I REQUEST:

The applicant is requesting approval of a minor conditional use permit in order to transfer eighteen (18) transient Residential Rate of Growth Ordinance (ROGO) exemptions – known as TREs – from a sender site at 91865 Overseas Highway in Tavernier (the Tavernier Inn) to a receiver site at 97450 Overseas Highway in Key Largo (Playa Largo Resort).

The TRE's are required by a major conditional use permit (Planning Commission Resolution #P12-15) for the development of hotel units at the receiver site.

Applicant: Jorge Cepero, Key Largo Hospitality Group, LLC (Playa Largo Resort)

II BACKGROUND INFORMATION AND RELEVANT PRIOR COUNTY ACTIONS:

Sender Site: Tavernier Inn, 91865 Overseas Highway, Tavernier:

Location: MM 91.8, Tavernier, Oceanside
Address: 91865 Overseas Highway, Tavernier
Description: Lots 1, 2, 3, 4, 5, 36, and 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Key Largo, Monroe County, Florida
Real Estate Number: 00555610.000000
Size of Site: 0.48 acres
Land Use District (LUD): Suburban Commercial (SC)
Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
Tier Designation: Tier III
Flood Zone: AE-EL 10
Existing Use: Hotel, Commercial Retail/Restaurant, some vacant
Existing Vegetation / Habitat: Scarified
Owner/Applicant: Tavernier Hotel Holdings, LLC
Agent: Key Largo Hospitality Group LLC/ (Jorge Cepero)

Proposed sender site, outlined (aerial 2015, MC GIS)

The site is located within the Tavernier Historic District Overlay on the Land Use District (Zoning) Map, and is also specifically designated as a historic landmark. It is therefore subject to the historic preservation regulations in the Monroe County Land Development Code. On August 17, 2005, the Monroe County Board of County Commissioners (BOCC) adopted Ordinance No. 019-2005, amending the Monroe County Code to create the Tavernier Historic District Overlay, and amending the Land Use District Map to establish the boundaries of the Tavernier Historic District Overlay. On November 12, 1996, the BOCC signed Resolution Numbers 524-1996, 525-1996, 526-1996, and 527-1996, designating the "Copper Kettle," the "Standard Oil Gas Station," the "Tavernier Hotel," and the "Old Tavern Tea Room," respectively, as historic and cultural landmarks.

On March 26, 2015, the County issued a Letter of Understanding (LOU) (Exhibit 1), updating and confirming an LOU dated November 16, 2006 regarding the subject property. In the LOUs, the County recognizes eighteen (18) transient units, one (1) permanent dwelling unit, and 4,108 square feet of nonresidential floor area as lawfully established on the site and thereby exempt from the ROGO/NROGO permit allocation system (18 transient ROGO exemptions; 1 permanent ROGO exemption; 4,108 square feet of nonresidential floor area exempt from NROGO). The 2015 LOU provides details regarding which portions of the buildings on the site contain which types of ROGO/NROGO exemptions.

On May 27, 2016, the County received an application for a minor conditional use permit for the subject property in order to redevelop the site (re-using the existing buildings) with six (6) affordable housing dwelling units and 3,481 square feet of nonresidential floor area. The application is currently under review.

Receiver Site: Playa Largo Resort, 97450 Overseas Highway, Key Largo:

Location: MM 97.4, Key Largo, Bayside
Address: 97450 Overseas Highway, Key Largo
Description: Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No. 22416), Key Largo, Monroe County, Florida
Real Estate Number: 00555010.000000
Size of Site: 515,161 SF (11.83 acres) of total upland
Land Use District (LUD): Recreational Vehicle (RV)
Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
Tier Designation: Tier III-A (SPA)
Flood Zone: Part X, Part AE-EL 9, Part AE-EL 10, & Part VE-EL 13
Existing Use: Vacant (previously developed with an RV park), with approved development in progress
Existing Vegetation / Habitat: Partially scarified with areas of hammock
Community Character of Immediate Vicinity: Single-family residential to the southwest; multi-family residential to the northeast; commercial to the south/east (median of US1)
Owner/Applicant: Key Largo Hospitality Land Trust, Steve B. Greenfield as Trustee
Agent: Key Largo Hospitality Group LLC/ (Jorge Cepero)

Proposed receiver site, outlined (aerial 2015, MC GIS)

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

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

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

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

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

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

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

On May 28, 2014, a time extension was granted in accordance with §110-73 of the Monroe County Code, and memorialized by Planning Commission Resolution #P10-14. The project was provided with a new expiration date of January 29, 2017 to acquire all required certificates of occupancy.

On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units and one (1) commercial apartment). The eight (8) additional hotel rooms require eight (8) transient TREs to be transferred to the property prior to issuance of a building permit for those eight hotel rooms.

On May 27, 2015, the applicant received an amendment to the major conditional use permit to allow the addition of 15 additional hotel rooms (for a total of 177 transient units and one (1) commercial apartment). The approval was memorialized by Planning Commission Resolution #P12-15 (Exhibit 2), with an effective date of October 9, 2015. The 15 additional hotel rooms require 15 transient TREs to be transferred to the property prior to issuance of a building permit for those 15 hotel rooms, bringing the total number of TREs required for the 177-room development to 23.

On February 11, 2016, a time extension was granted by the Planning Director in accordance with Florida Statute §252.363(1)(a) and (1)(c), and Executive Order Number 15-173 (Declaration of a State of Emergency by the Governor). The project was provided with a new expiration date of September 27, 2017, by which all certificates of occupancy and certificates of completion associated with the scope of work of the major conditional use permit approval shall be acquired unless an additional time extension is granted.

On June 27, 2016, at a regularly scheduled meeting, the Monroe County Development Review Committee (DRC) reviewed a request by the applicant for a minor conditional use permit to transfer five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo.

On June 30, 2016, the Senior Director of Planning and Environmental Resources (the chair of the DRC) signed Development Order No. 04-16, approving a minor conditional use permit to allow the transfer of five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo. The approval is currently in its 30-day County appeal period, which is due to expire on July 30, 2016, after which it will be transmitted to the State of Florida Department of Economic Opportunity (DEO) for their 45-day review period. If no valid appeal is filed, the permit will become effective after the DEO appeal period has passed or DEO waives its right of appeal.

On July 25, 2016, the DRC is scheduled to review a separate request from the applicant to transfer five (5) transient TREs to the same receiver site (Playa Largo), from another sender site in Key Largo (Coral Sands Trailer Park). Those five (5) TREs from Coral Sands Trailer Park, plus the five (5) TREs approved for transfer to Playa Largo by D.O. 04-16, plus the eighteen (18) TREs requested by this application from the Tavernier Inn would equal a total of twenty-eight (28) TREs transferred to the Playa Largo site.

Per the Playa Largo major conditional use permit (Resolution #P12-15, Exhibit 2), only twenty-three (23) TREs are required to complete the approved development, which brings the site to its maximum development potential. **No more than twenty-three (23) TREs can be approved for transfer to the Playa Largo site. Therefore, the requested minor conditional use permit to transfer eighteen (18) TREs from the Tavernier Inn to Playa Largo cannot be approved unless the applicant submits a request to vacate the minor conditional use permit approved by D.O. 04-16 allowing the transfer of five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo; or a request to withdraw the application for the transfer of five (5) TREs from Coral**

Sands Trailer Park so that a total of no more than twenty-three (23) TREs are approved for transfer to the Playa Largo Resort site.

The following relevant building permits have been issued thus far for buildings within the proposed development:
#133-4880, issued 8/20/14 for construction of the "beach lounge" building;
#133-4881, issued 9/9/2014 for construction of one (1) commercial apartment;
#133-4882, issued 9/9/2014 for a restaurant building – the Marina Grill;
#133-4883, issued 8/20/2014 for four (4) bungalows;
#133-4884, issued 8/20/2014 for five (5) bungalows;
#133-4885, issued 9/9/2014 for one (1) ADA compliant bungalow;
#133-5054, issued 3/20/2014 for the hotel building (based on 10/11/2013 minor deviation);
#143-4585, issued 2/11/2015 for a pool;
#143-4587, issued 10/5/2015 for a pool; and
#153-2746, issued 11/23/2015 for Phase II of Building C (issued as accessory office space – may be revised to include up to 23 transient hotel units once the equivalent number of TREs are acquired)

III REVIEW OF APPLICATION:

Pursuant to MCC §138-22(2), the following criteria must be met to transfer to a hotel, motel, or RV park:

MCC §138-22. *Type of Development Not Affected*
* * *
*(2) **Transfer off-site.** Transfer off-site shall consist of either the demolition of a dwelling unit on a sender site or a change of use of the floor area of dwelling unit on a sender site to another permitted use in the applicable land use (zoning) district that does not require the ROGO exemption and the development of a new transient residential unit or affordable housing unit on a receiver site as follows:*

*a. **Eligibility of sender unit or space.** In order to be an eligible sender unit or space, the unit or space shall be a hotel room, motel room, campground space, recreational vehicle space, mobile home, or dwelling unit found to have been lawfully established.*

In Compliance. On March 26, 2015, the County issued an LOU (see Exhibit 1) recognizing eighteen (18) hotel rooms as lawfully established transient residential dwelling units on the site and thereby exempt from the ROGO permit allocation system.

*b. **Criteria for redevelopment off-site:***

*1. **Transfer to a hotel, motel, or recreational vehicle park.** A lawfully established hotel room, motel room, campground space, or recreational vehicle space may be transferred offsite to another hotel, motel or recreational vehicle park if the:*

(i) Sender site is an eligible ROGO exemption and was used as a transient residential unit in accordance with section 101-1

In Compliance. Per Section 101-1, *Transient residential unit means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.* The LOU dated March 26, 2015 (see Exhibit 1), confirms that the County recognizes eighteen (18) hotel rooms as lawfully established transient residential dwelling units on the site and thereby exempt from the ROGO permit allocation system.

(ii) Receiver site/unit meets all of the following criteria:

(AA) The receiver site is located in the same ROGO subarea as the sender site, with the exception that ROGO exemptions associated with transient residential dwelling units may be transferred from the Big Pine and No Name Key ROGO subarea to the Lower Keys ROGO subarea

In Compliance. Both the sender site and receiver site are located within the Upper Keys ROGO subarea, as described in Section 138-20(c)(1): *Upper Keys: the unincorporated area of the county north of Tavernier Creek and corporate limits of the Village of Islamorada (approximately mile marker 90).*

(BB) The receiver unit shall only be constructed within a) a tier III designated area or b) a tier III-A (special protection area) designated area where the development does not involve the clearing of any native habitat

In Compliance. The proposed receiver site is within a tier III-A area, but does not involve any clearing of native habitat for the proposed transient units, as shown in the approved plans for the site's current major conditional use permit (Planning Commission Resolution #P12-15).

(CC) Receiver unit shall not be constructed within a velocity (V) zone

In Compliance. The location of the proposed transient units is not within a velocity (V) zone, according to the approved plans for the site's major conditional use permit (Planning Commission Resolution #P12-15).

Receiver Site Development Overview:

On May 27, 2015, the applicant received an amendment to the site's major conditional use permit. The approval was memorialized by Planning Commission Resolution #P12-15, with an effective date of October 9, 2015.The approval includes a total development plan of 177 transient hotel room units and associated amenities, one (1) commercial apartment, and 2,500 square feet of nonresidential area. As indicated in the conditional use permit, 23 of the 177

approved transient hotel room units require transient TREs to be transferred to the property prior to issuance of a building permit for those 23 hotel room units.

*d. **Conditions for issuance of permit.** No building permit shall be issued for the new transient residential unit or affordable housing unit on the receiver site until one of the following conditions is met:*

1. The dwelling unit to be transferred is demolished as per an issued demolition permit and a final inspection of the demolished or removed dwelling unit or space has been completed by all necessary county staff;

2. The structure in which the dwelling unit to be transferred is located is converted to another permitted use as per an issued building permit and a final certificate of occupancy for the conversion has been issued; or

3. Restoration of the sender site consistent with an approved restoration/re-vegetation plan.

Based on the sender site's historic status, and the applicant's proposed reuse of the sender site for affordable employee housing (minor conditional use permit application submitted to the County on May 27, 2016), no building permit shall be issued for the hotel rooms requiring the TREs on the receiver site (Playa Largo) until the structures in which the hotel rooms to be transferred are located (Tavernier Inn and associated buildings on the site) are converted to another permitted use as per an issued building permit, and a final certificate of occupancy for the conversion has been issued.

IV RECOMMENDATION:

Staff recommends APPROVAL to the Director of Planning & Environmental Resources of the transfer of eighteen (18) transient TRE's to the receiver site, contingent on the applicant's request to vacate D.O. 04-16 (which allows the transfer of 5 TREs from the Eager Family Limited Partnership LP to Playa Largo), or to withdraw or amend their application for the transfer of five (5) TREs from Coral Sands Trailer Park to Playa Largo so that a total of no more than twenty-three (23) TREs are approved for transfer to the Playa Largo Resort site; subject to the following condition:

1. No building permit shall be issued for the hotel rooms requiring the TREs on the receiver site (Playa Largo) until the structures in which the hotel rooms to be transferred are located (Tavernier Inn and associated buildings on the site) are converted to another permitted use as per an issued building permit, and a final certificate of occupancy for the conversion has been issued.

V EXHIBITS:

1. LOU, dated March 26, 2015.
2. Resolution #P12-15.

Exhibit 1

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

March 26, 2015

Jorge Cepero
PMG Asset Services, LLC
4651 Sheridan Street, Suite 480
Fort Lauderdale, FL 33070

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE TAVERNIER HOTEL AND MOKA CAFÉ COMPLEX, LOCATED AT 91865 US HIGHWAY 1, TAVERNIER, MILE MARKER 92 AND HAVING REAL ESTATE NUMBER 00555610.000000.

Mr. Cepero,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). Based on the specific request by the applicant, no official pre-application conference was required.

Materials submitted for review included:
(a) Pre-Application Conference Request Form;
(b) Letter of Understanding dated November 16, 2006, concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000;
(c) Map of Boundary Survey by Reece & White, dated 3/10/14;
(d) Monroe County Property Record Card; and
(e) Agent authorization letter.

I. APPLICANT REQUEST

1. The Applicant has specifically requested an update to the November 16, 2006, Letter of Understanding (LOU) concerning the redevelopment of the subject property in order to confirm the number of transient and permanent residential units and nonresidential floor area existing on the site.

II. SUBJECT PROPERTY DESCRIPTION

1. At the time of the 2006 LOU, the subject property was assessed under two separate RE numbers: 00555610.000000 and 00555620.000000, which were combined into one parcel under RE #00555610.000000 in 2011. The parcel having RE #00555610.000000 is described as Lots 1, 2, 3, 4, 36, & 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Parcel Identification No. 1681946; and Lot 5, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1000, Parcel Identification No. 1681954.

Subject property outlined in red (Monroe County GIS – 2012 aerial)
Building Numbers shown as referenced on 2015 Property Record Card

III. RELEVANT PRIOR COUNTY ACTIONS

1. On November 16, 2006, a Letter of Understanding concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000 was issued by the County. The LOU recognized (18) transient dwelling units, one (1) permanent dwelling unit, and 4,108 square feet of nonresidential floor area as lawfully established on the site and not

subject to the Residential Rate of Growth Ordinance (ROGO) or Nonresidential Rate of Growth Ordinance (NROGO).

IV. REVIEW

1. Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance.

2. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that **nineteen (19) dwelling units, in the form of eighteen (18) transient residential dwelling units and one (1) permanent residential unit** were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system. These lawfully established units are associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 17 transient units (includes "hotel rooms #2-12, 14-18," and a portion of the "hotel office" that was previously used as one lawful hotel unit);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 1 permanent dwelling unit ("hotel room #20," used as a permanent apartment for a hotel staff member); and
   c) Standard Oil station within courtyard (Building No. 4 per 2015 Property Record Card): 1 transient unit ("hotel room #1").

3. Pursuant to MCC §138-50(1), the NROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully established nonresidential floor area which does not increase the amount of nonresidential floor area greater than that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing nonresidential floor area shall be entitled to one square foot for each such square foot lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of nonresidential floor area on or about September 19, 2001, the effective date of the original NROGO.

4. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that a total of **4,108 square feet of nonresidential floor area** was lawfully established on the site and is therefore not subject to the NROGO permit allocation system. This lawfully established floor area is associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 300 square feet (includes portion of "hotel office" that was not previously used as a hotel room);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 504 square feet;

c) Moka Café/formerly Copper Kettle (Building No. 3 per 2015 Property Record Card): 1,912 square feet;
d) Former Tea Room building (Building No. 5 per 2015 Property Record Card): 1,104 square feet;
e) Utility/storage shed (included as 12'x24' rear portion of Building No. 5 per 2015 Property Record Card): 288 square feet.

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO or NROGO exemptions on the property. This letter does not provide any vesting to existing regulations and the replacement dwelling units, nonresidential floor area, and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations and policies at the time of development approval.

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

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

Sincerely,

Townsley Schwab, Senior Director of Planning & Environmental Resources
Mayté Santamaria, Senior Director Planning & Environmental Resources

CC: Emily Schemper, Comprehensive Planning Manager
Tavernier Properties, LLC

Doc# 2048669 10/09/2015 1:46PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2048669
Bk# 2764 Pg# 1056

Exhibit 2

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P12-15

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY KEY LARGO HOSPITALITY LAND TRUST FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P40-07 AND SUBSEQUENT DEVIATIONS, AT PROPERTY 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 AND HAVING REAL ESTATE #00555010.000000.

WHEREAS, during a regularly scheduled public meeting held on May 27, 2015, the Monroe County Planning Commission conducted a review and consideration of a request filed by Prime Hospitality Group, on behalf of Key Largo Hospitality Land Trust, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-92 of the Monroe County Code; and

WHEREAS, the subject property is located at 97450 Overseas Highway, Key Largo, approximate mile marker 97.5, and 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; and

WHEREAS, on July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment; and

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

WHEREAS, on October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway; and

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

WHEREAS, the application includes the addition of 15 transient hotel units to the previously approval memorialized by Resolution #P40-07 and subsequent deviations, for a total of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment, and 2,500 square feet of commercial retail nonresidential floor area; and

WHEREAS, on March 24, 2015, the application was reviewed by the Development Review Committee. At the meeting, staff requested that the applicant provide a level III traffic study analyzing the proposed increase to 177 total hotel units; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2015-031), received by the Monroe County Planning & Environmental Resources Department on February 11, 2015;
2. Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014;
3. Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015;
4. Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015;
5. Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
6. Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
7. Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
8. Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
9. Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
10. Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
11. Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;

12. Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;
13. Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group, dated 1/26/2015, signed and sealed 1/23/2015;
14. Traffic Study, prepared by Joaquin E. Vargas, Traf Tech Engineering, dated May 2015;
15. Staff report prepared by Emily Schemper, Comprehensive Planning Manager, dated May 19, 2015;
16. Sworn testimony of Monroe County Planning & Environmental Resources Department staff;
17. Sworn testimony of Jorge Cepero, Prime Hospitality Group, on behalf of the applicant; and
18. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Recreational Vehicle (RV) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of Tier III-A (SPA); and

4. On July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment (Planning Department File #27014); and

5. On September 21, 2012, the applicant received a minor deviation to the major conditional use permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the addition of three accessory playing courts (Planning Department File #2012-105); and

6. On October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway (Planning Department File #2013-101); and

7. On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units) (Planning Department File #2014-119); and

8. Pursuant to §130-92 of the Monroe County Code, in the Recreational Vehicle (RV) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that, a) the hotel has restaurant facilities on or adjacent to the premises, and b) access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and

9. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

   (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
   (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
   (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
   (d) The proposed use will have an adverse effect on the value of surrounding properties; and
   (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
   (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
   (g) The development will adversely affect a known archaeological, historical or cultural resource; and
   (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
   (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

10. Development shall not be inconsistent with the Monroe County Code; and

11. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

12. Development in Key Largo shall not be inconsistent with the Key Largo Community Master Plan, also known as the Key Largo Livable CommuniKeys Plan; and

13. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Recreational Vehicle (RV) district , as set forth in §130-42; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Recreational Vehicle (RV) district, as set forth in §130-92; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the Key Largo Community Master Plan; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

5. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, revisions to the traffic study, which shall be signed and sealed, as requested by URS (the County's traffic consultant), shall be completed, and the findings of the revised traffic study shall be approved by URS; and

6. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, proof of coordination with FDOT regarding the increase to 177 hotel units shall be required; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a signed and sealed traffic study on May 27, 2015, as requested by URS (the County's traffic consultant), and the findings of the revised traffic study were approved by URS, thereby satisfying the condition; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a letter from FDOT, dated May 29, 2015, providing proof of coordination with FDOT regarding the increase to 177 hotel units, thereby satisfying the condition;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. During construction for each phase, the applicant shall coordinate with the County Biologist in order to ensure that the hammock barriers are intact; and
2. All permanent structures shall be a minimum of ten (10) feet apart; and
3. In accordance with MCC Section 110-73, all required building permits and certificates of occupancy shall be procured within three years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the County. Approval time frames do not change with successive owners. Extensions of time to this major conditional use approval may be granted only by the Planning Commission for periods not to exceed two years; and
4. No jet skis shall be allowed on the property at any time; and
5. Lighting directed towards Rock Harbor Condominium Association is prohibited; and
6. Outdoor entertainment at Playa Largo shall not be allowed past the hour of 10:00 p.m.; and
7. Playa Largo shall provide transportation via a van shuttle service for both guests and Playa Largo Employees; and
8. If there are no changes to the surface water management plan approved under building permit 133-0330, prior to issuance of a building permit, the applicant shall submit in writing to the Monroe County Public Works & Engineering Division that there will be no change in the surface water management plan as approved under building permit 133-0330; and
9. No clearing of native upland vegetation greater than 4" diameter at breast height (DBH) or any threatened or endangered plant species shall be permitted for the mulch exercise path within the required bufferyards; and
10. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions (TRE's)

to be transferred onto the property prior to the approval of any building permit associated with their development; and

11. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, a Notice of Intent from FDOT regarding permit(s) for access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

12. Prior to issuance of a certificate of occupancy for any hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, an approved FDOT permit regarding access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

13. Per the definition of commercial apartment in MCC §101-1, the commercial apartment shall only serve as permanent housing for the owner or employee(s) of the resort hotel, and may not be used for vacation rental purposes; and

14. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, clear sight triangles and maneuverability details shall be shown as compliant on the site plan.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a meeting held on the 27th day of May, 2015.

Chair Werling	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Ramsay-Vickrey	YES
Commissioner Wiatt	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
Denise Werling, Chair

Signed this 24th day of July, 2015.

FILED WITH THE

JUL 24 2015

AGENCY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 7/23/15

MONROE COUNTY
OFFICIAL RECORDS

BOOK 2764 PAGE 1063

DESCRIPTIONS

Tracts 4B and 5B, " Amended Plat of MANDALAY ", on Key Largo, according to the plat thereof as recorded in Plat Book 7 at Page 25 of the public records of

A tract of submerged land in the Bay of Florida in fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No 22416, more particularly

From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the northwesterly right of way line of State Road No. 5, run N49°59'40"W along said dividing line, a distance of 800 feet to the mean high tide line on the shore of the Bay of Florida and the Point of Beginning of the tract hereinafter described, thence meander said mean high tide line in a northeasterly direction for 537 feet more or less, to the south line of Lot 9, as shown on the plat of "Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Section 5 and Lots 1 and 2 of Section 6, Township 62 South, Range 39 East" and recorded in Plat Book 1 at Page 80, public records, Monroe County, Florida; thence N 88°55'W along the said south line of Lot 9, a distance of 75 feet more or less to the most westerly corner of said Lot 9, as shown on said plat; thence N 44°22'W, a distance of 145 feet, thence S40°21'W a distance of 309.6 feet to the northwesterly prolongation of the dividing line between Tracts 4B and 5B, adjoining to said Amended Plat of Mandalay; thence S 49°50'40"E, along said northwesterly prolongation, a distance of 200 feet to the Point of Beginning.

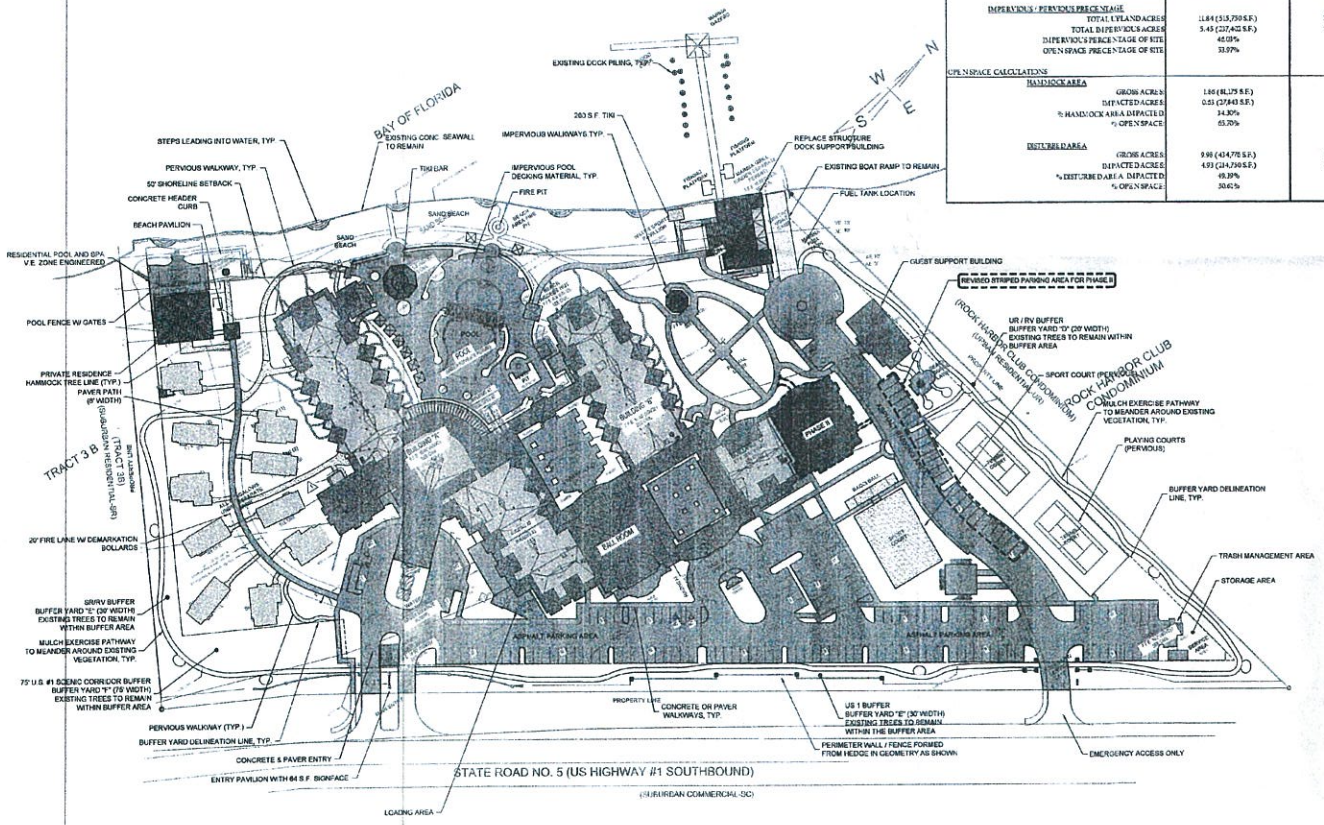
Subject to aerial easement (OR 828, P 2488) in favor of Florida Keys Electric CoOp

The southeasterly 3' of Tract 5B of Amended Plat of Mandalay according to the plat thereof, recorded in Plat book 2 at Page 25 of the public records of Monroe County, Florida, said southeasterly 3' being adjacent to US Highway No. 1, and located between poles numbered 410 and 412 of the grantee herein, adjacent to said easement. This easement shall be an aerial easement only to permit grantee to encroach on the property of grantor with pole attachments affixed to grantee's poles numbered 410, 411 and 412

GENERAL NOTES

- ALL LIGHTING STANDARDS WILL MEET MONROE COUNTY REQUIREMENT FOR FULL CUT OFF FIXTURES.
- CLEAR SITE TRIANGLES TO BE IN ACCORDANCE WITH FDOT 2013 STANDARDS AND SPECIFICATIONS.
- THERE IS NO PARKING LOT LANDSCAPING REQUIRED IN A RV ZONE.
- ALL LANDSCAPE DESIGN IS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE DRAWINGS FOR COORDINATION.

GENERAL INFORMATION	APPROVED SITE PLAN (2007)	REVISED SITE PLAN (APPROVED SEPT 2012)	REVISED SITE PLAN (JULY 2014)	REVISED SITE PLAN (2015)	VARIATION (2007 vs 2015)
LANDUSE:	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	NONE
GROSS ACRES:	11.8+	11.84	11.84	11.84	NONE
SUBMERGED LANDS:	2.31	2.31	2.31	2.31	NONE
DWELLING UNITS:	154 KEYS (PLUS ONE RESIDENCE)	154 KEYS (PLUS ONE RESIDENCE)	163 KEYS (PLUS ONE RESIDENCE)	177 KEYS (PLUS ONE RESIDENCE)	+ 14.94%
PARKING REQUIRED:	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	NONE
PARKING PROVIDED:	147 (6 HANDICAP SPACES)	168 (6 HANDICAP SPACES)	169 (8 HANDICAP SPACES)	177 (8 HANDICAP SPACES)	+ 20.41%
TOTAL COMMERCIAL AREA:	1,924 S.F.	2,500 S.F.	2,500 S.F.	2,500 S.F.	NONE
SETBACKS					
US NO. 1 SETBACK:	25	25	25	25	NONE
UR / RV BOUNDARY SETBACK:	10 / 15	10 / 15	10 / 15	10 / 15	NONE
SR / RV BOUNDARY SETBACK:	10 / 15	10 / 15	10 / 15	10 / 15	NONE
SHORELINE SETBACK:	50	50	50	50	NONE
REQUIRED LANDSCAPE BUFFERYARDS					
US NO. 1 BUFFER:	30 E CLASS BUFFER	30 E CLASS BUFFER	30 E CLASS BUFFER	30 E CLASS BUFFER	NONE
UR / RV BOUNDARY BUFFER:	BUFFERYARD D (20 WIDTH)	BUFFERYARD D (20 WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD D (20 WIDTH)	NONE
SR / RV BOUNDARY BUFFER:	BUFFERYARD E (30' WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD B (30' WIDTH)	NONE
OPEN SPACE REQUIREMENT:	20%	20%	20%	20%	NONE
IMPERVIOUS / PERVIOUS DATA					
UPLAND AREA					
GROSS ACRES:	11.84	11.84	11.84	11.84	NONE
SUBMERGED ACRES:	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	NONE
TOTAL UPLAND AREAS:	11.84	11.84	11.84	11.84	NONE
S.F. OF GROUND COVER BY STRUCTURES					
TOTAL GROUND COVER BY STRUCTURES:	106,757 S.F. (2.54 ACRES)	107,345 (2.46 ACRES)	119,239 S.F. (2.74 ACRES)	119,239 S.F. (2.74 ACRES)	+ 5.85%
S.F. OF GROUND COVER BY ROADS / WALKWAYS / POOL					
TOTAL G.C. BY ROADS/WALKWAYS/POOL / POND:	126,760 S.F. (2.91 ACRES)	136,349 (3.13 ACRES)	144,036 S.F. (3.3C ACRES)	144,036 S.F. (3.40 ACRES)	+ 9.14%
IMPERVIOUS / PERVIOUS PRECENTAGE					
TOTAL UPLAND ACRES:	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	NONE
TOTAL IMPERVIOUS ACRES:	5.45 (237,452 S.F.)	5.39 (243,694 S.F.)	6.13 (267,315 S.F.)	6.13 (267,315 S.F.)	+ 12.59%
IMPERVIOUS PERCENTAGE OF SITE:	46.03%	47.25%	51.83%	51.83%	+ 11.19%
OPEN SPACE PRECENTAGE OF SITE:	53.97%	52.75%	48.17%	48.17%	- 11.72%
OPEN SPACE CALCULATIONS					
HAMMOCK AREA					
GROSS ACRES:	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	NONE
IMPACTED ACRES:	0.51 (37,843 S.F.)	.70 (30,775 S.F.)	.70 (30,775 S.F.)	.70 (30,775 S.F.)	10.33%
% HAMMOCK AREA IMPACTED:	34.30%	37.91%	37.91%	37.91%	9.52%
% OPEN SPACE:	65.70%	62.09%	62.09%	62.09%	- 5.49%
DISTURBED AREA					
GROSS ACRES:	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	NONE
IMPACTED ACRES:	4.93 (214,790 S.F.)	4.84 (210,895 S.F.)	5.20 (230,522 S.F.)	5.20 (232,522 S.F.)	+ 7.34%
% DISTURBED AREA IMPACTED:	49.39%	48.07%	53.02%	53.02%	+ 7.35%
% OPEN SPACE:	50.61%	51.93%	46.98%	46.98%	- 7.29%



60' 0 60'
SCALE 1"=60'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

APPROVED PLANS
RESOLUTION # P15-15
DATE 8.26.15
PLANNING COMMISSION CHAIR

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

PEREZ ENGINEERING
& DEVELOPMENT, INC
CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
KEY WEST OFFICE
1010 SAM RAYBURN HWY., SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 293-9243
CERTIFICATE OF AUTHORIZATION No. 8972

ALBERT PEREZ P.E.
Florida P.E. NO 51498
February 4, 2015

REVISIONS:
1. ORIGINAL - JUNE 2012
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

KEY LARGO HOTEL

MINOR CHANGE TO CONDITIONAL USE-
SITE PLAN AND SITE DATA

KEY LARGO HOSPITALITY LAND TRUST
4651 SHERIDAN ST., STE. # 400
HOLLYWOOD, FL 33021

JOB NO. 121014
DRAWN RTM
DESIGNED AEP
CHECKED AEP
QC
SHEET C-1

File #: **2016-085**

Owner's Name: Key Largo Hospitality Land Trust
Tavernier Hotel Holdings LLC

Applicant: Key Largo Hospitality Group LLC

Agent: Jorge Cepero

Type of Application: Minor - TRE

Key: Key Largo

RE: **Sender Site:** 00555610.000000

Receiver Site: 00555010.000000

Additional Information added to File 2016-085

County of Monroe

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

We strive to be caring, professional, and fair.

Date: 6.02.16
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Minor - TRE
Type of application

Keylargo Hospitality Group LLC to the Monroe County Planning Department.
Project Name

Thank you.

Gail Creech

Planning Staff

MCPA GIS Public Portal
Scott P. Russell, CFA

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MCPA GIS Public Portal
Major Road

Monroe Outline

Subdivisions

Section Lines

SECTION TEXT

Parcels

Shoreline

Lot Lines

Hooks Leads

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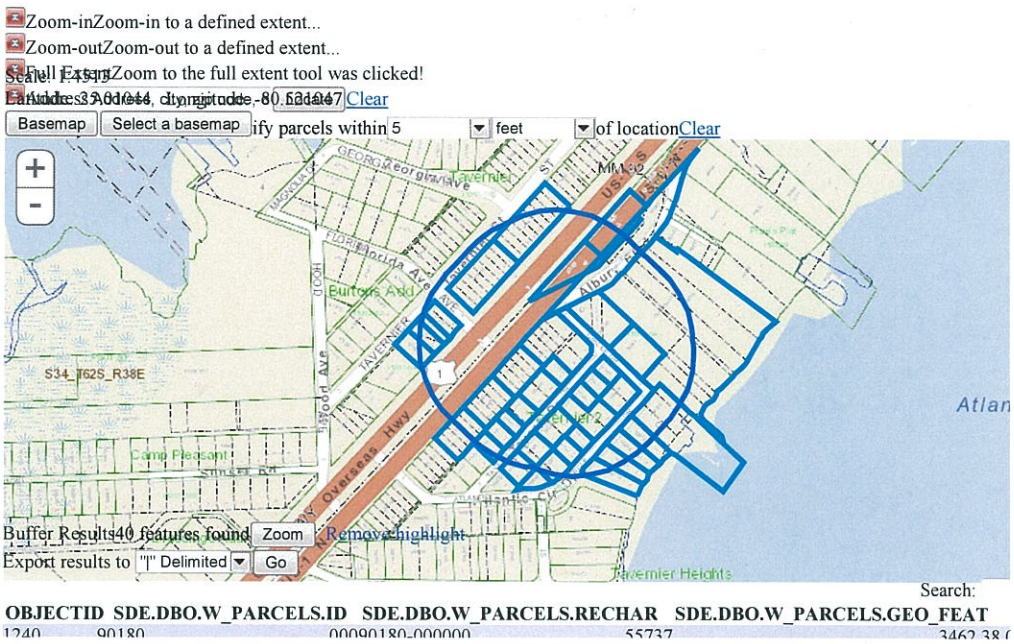
Easements

2016 Condo
Expand All
2015 Condo
2014 Condo
2013 Condo
2016 Sales
2015 Sales
2014 Sales
2013 Sales

Road Centerline

Road Block Name

Right of Way



Verified GC

Sender

132 TAVERN LLC
PO BOX 539
TAVERNIER, FL 33070-0539

150 ATLANTIC CIRCLE LLC
4490 NAVAJO TRL
JAMESTOWN, OH 45335-1479

ATLANTIC CIRCLE LLC
256 BOUGAINVILLEA ST
TAVERNIER, FL 33070-2206

BIGGER CHARLES H
170 ATLANTIC CIRCLE DR
TAVERNIER, FL 33070-2605

BIGGER ELLEN LENORE
128 TAVERN DR
TAVERNIER, FL 33070-2625

BLACKWOOD ROBERT H AND TAMMY R
1331 N TROPICAL TRL
MERRITT ISLAND, FL 32953-6036

CRAMER STEVEN J AND SHELLI M
165 ATLANTIC CIRCLE DR
TAVERNIER, FL 33070-2657

DANGEL BRIDGET
107 TAVERN DR
TAVERNIER, FL 33070-2624

DOT/ST.OF FL
(STATE ROAD DEPARTMENT)
TALLAHASSEE, FL 32399

G AND W 2009 INVESTMENT LLC
8 BOUNTY LN
KEY LARGO, FL 33037

GALLAGHER THOMAS F AND GAE
PO BOX 743
TAVERNIER, FL 33070-0743

GARGANO LYNDA E
PO BOX 1113
TAVERNIER, FL 33070-1113

GOTTA LUV IT INVESTMENTS LLC
3005 SW 2ND AVE STE 101
FORT LAUDERDALE, FL 33315-3339

HEWITT MARK D AND PEGGY A
14818 E FISH HOOK DR
PARK RAPIDS, MN 56470

HOKE TYLER ROBERT
151 OCEAN VIEW DR
TAVERNIER, FL 33070-2635

J & K INC
PO BOX 554
TAVERNIER, FL 33070-0554

KLEIN SHARI
140 ATLANTIC CIRCLE DR
TAVERNIER, FL 33070-2605

KRUSZELNICKI VIOLETTA
PO BOX 370551
KEY LARGO, FL 33037-0551

LOWE HOUSE CORPORATION
91770 OVERSEAS HWY
TAVERNIER, FL 33070-2640

MITCHELL TONY BOB AND DIANE
PO BOX 370845
KEY LARGO, FL 33037-0845

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040-6581

MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

NICHOLLS CHRISTINE
PO BOX 584
TAVERNIER, FL 33070-0584

OHARA JUDY
136 TAVERN DR
TAVERNIER, FL 33070-2625

PEACE GEORGE W TRUST AGREEMENT
5/27/2008
10400 SW 53RD ST
COOPER CITY, FL 33328-5608

REBOREDO JOSE AND ALEJANDRINA
2831 SW 128TH AVE
MIAMI, FL 33175-2005

ROSE GLEN A REV TR AGR 6/16/05
1830 NW 87TH AVE
PEMBROKE PINES, FL 33024-3318

SCOTT GEORGE AND LOUISE
420 S COCONUT PALM BLVD
TAVERNIER, FL 33070-2253

SHORCITOS HOLDINGS LLC
PO BOX 782
TAVERNIER, FL 33070-0782

STEWART FAMILY TRUST 06/29/2007
143 ATLANTIC CIR DR
TAVERNIER, FL 33070

Labels GC - Sender
1 of 2

32

STEWART TITLE GUARANTY COMPANY
1980 POST OAK BLVD STE 800
HOUSTON, TX 77056-3826

SUNSHINE GASOLINE DISTRIBUTORS INC
1650 NW 87TH AVE
DORAL, FL 33172-2614

TAVERNIER HOTEL HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

YAYOU LLC
400 S COCONUT PALM BLVD
TAVERNIER, FL 33070-2253

Sender
2 of 2

MCPA GIS Public Portal
Scott P. Russell, CFA

- **Pan**
- Legend
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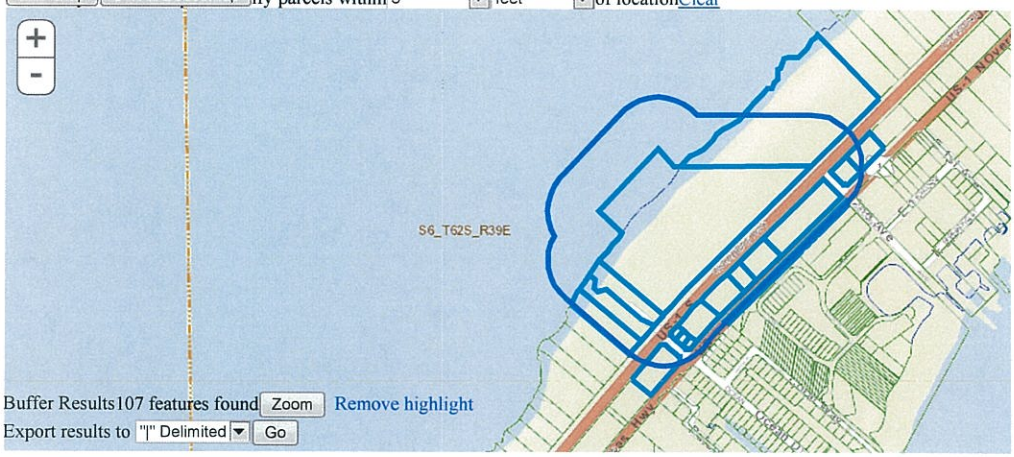
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
  - Transportation

MCPA GIS Public Portal
Major Road
Monroe Outline
Subdivisions
Section Lines
SECTION TEXT
Parcels
Shoreline
Lot Lines
Hooks Leads
Easements
2016 Condo
2015 Condo
2014 Condo
2013 Condo
2016 Sales
2015 Sales
2014 Sales
2013 Sales
Road Centerline
Road Block Name
Right of Way

Zoom-inZoom-in to a defined extent...
Zoom-outZoom-out to a defined extent...
Full ExtentZoom to the full extent tool was clicked!
Scale: 1:9027
Latitude: 24.676392 Longitude: -80.667866 Clear
Basemap | Select a basemap | ify parcels within 5 feet of location Clear



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OBJECTID	SDE.DBO.W_PARCELS.ID	SDE.DBO.W_PARCELS.RECHAR	SDE.DBO.W_PARCELS.GEO_FEAT

Verified GC
Receiver

97 PALMS SOUTH L C
C/O TUFTS KATHY
9357 CALLIANDRA DR
BOYNTON BEACH, FL 33436-3034

ACKERMANN DONALD W AND MARILYN
97652 OVERSEAS HWY APT HH1
KEY LARGO, FL 33037-2207

ADAM RYAN A REV TR OF 05/13/05
600 S ATLANTIC AVE
DAYTONA BEACH, FL 32118-4510

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

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

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

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

BESADA MARCIA
521 MAJORCA AVE
CORAL GABLES, FL 33134-4221

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

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

BOLAND CECIL SAMUEL REVOCABLE
TRUST 10/1/2015
97652 OVERSEAS HWY APT HH7
KEY LARGO, FL 33037-2201

BOLAND CECIL SAMUEL REVOCABLE
TRUST 10/1/2015
97652 OVERSEAS HWY HH 7
KEY LARGO, FL 33037-2221

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

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

BURGESS CHRISTOPHER R & ANGELA D
15440 SW 148TH PL
MIAMI, FL 33187-5535

BURKARD JONATHAN W
106 S SEWALLS POINT RD
STUART, FL 34996-6319

CAMILLE'S FOODS INC
PO BOX 371532
KEY LARGO, FL 33037-1532

CAMMAROTA ARMAND A JR
305 BAY TREE CIR
VERNON HILLS, IL 60061-1234

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

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

CLARK JAMES C AND DIANA
1673 SOUTH ST
NEW HAVEN, VT 05472-4051

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

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

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

DICKER CRAIG L
9000 NEW DELHI PL
DULLES, VA 20189-9005

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

DOT/ST.OF FL
FDOT
TALLAHASSEE, FL 32399

ELIADES STEVEN AND JEANNE
31 STARLIGHT DR
HOPEWELL JUNCTION, NY 12533-5524

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

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

Label GC Receiver
1 of 4

* = added to applicant labels

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

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

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

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

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

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

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

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

HAAS DENNIS
97652 OVERSEAS HWY APT T6
KEY LARGO, FL 33037-2205

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

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

HARRIS MARGARET M
424 SPRUCE AVE
WEST ISLIP, NY 11795-2712

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

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

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

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

HELLER MARGARUITTE AND ERICH E
97652 OVERSEAS HWY APT M12
KEY LARGO, FL 33037-2225

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

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

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

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

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

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

KERCKAERT MICHAEL AND SHANNON L/E
5825 HEMPSTEAD RD
OXFORD, MI 48371-1233

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

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

KLUMPENAAR BRAM
296 CLAUDE AVE
DORVAL, QUEBEC H95 3B2
CANADA

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

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

LESPERANCE LISA V
1351 NW 16TH ST
MIAMI, FL 33125-2493

2 of 4 Receiver

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

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

MAJOY CHRISTOPHER O AND MARLENE M
1149 SHELTERED BROOK DR
HURON, OH 44839-2824

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

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

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

MERRELL RUSTY N AND CHERYL ANN
97652 OVERSEAS HWY APT M11
KEY LARGO, FL 33037-2225

MILANDER MARY LOU
PO BOX 467
ISLAMORADA, FL 33036-0467

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

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

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

MONROE COUNTY FLORIDA
1100 SIMONTON ST
KEY WEST, FL 33040

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

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

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

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

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

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

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

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

SEVERSON DONALD R AND LOUANNE
DEC TRUST 11/12/1996
PO BOX 886
ELKHORN, WI 53121-0886

SHUCK RONALD E AND LISA L
7485 CADY RD
NORTH ROYALTON, OH 44133-6338

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

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

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

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

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

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

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

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

3 of 4 Receiver

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

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

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

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

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

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

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

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

WATERMAN JAMES HENRY TRUST AGR
3/19/1997
193 ATLANTIC BLVD
KEY LARGO, FL 33037-4339

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

4 of 4 Receiver

End of Additional File 2016-085

RECEIVED
JUN - 2 2016
MONROE CO. PLANNING DEPT

PRIMEHOSPITALITYGROUP

TRANSMITTAL LETTER

To: Gail Creech, Planning and Environmental Resource Department
From Jorge Cepero
Date: June 1, 2016

Ref.: Playa Largo- TRE Transfer- Tavernier Hotel to Playa Largo Hotel & Spa

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Dear Gail,

Enclosed please find the following required documents to the TRE application:

A. Executed Application Form
B. Required Fee
    1. Application Fee of $1,740.00
    2. Advertising Fee of $245.00
    3. Property Owner Notification Fee of $318.00 (3x106)
C. Proof of ownership- Receiver
    1. Warranty Deed
    2. Power of Attorney
D. Proof of Ownership- Sender
E. Current Property Record Card- Receiver
F. Current Property Record Card- Sender
G. Location Map- Receiver
H. Location Map- Sender
I. Photographs of ReceiverSite from Overseas Highway
J. Photographs of Sender Site from Overseas Highway
K. Boundary Survey- Receiver (2 Sets)
L. Boundary Survey- Sender (2 Sets)
M. Mailing Labels- Receiver
N. Mailing Labels- Sender
O. Radius Report- Receiver
P. Radius Report- Sender
Q. Radius Map- Receiver
R. Radius Map- Sender
S. Notarized Agent Authorization- Receiver
T. Notarized Agent Authorization- Sender
U. Res. No. P-12-15 for Letter of Development Rights Determination- Receiver
V. LOU- Sender
W. Disclosure of Interest- Receiver
X. Disclosure of Interest- Sender

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

Thank you,

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

Playa Largo Resort

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

June 1, 2016

Document Index

Section A- Executed Application Form

Section B- Required Fees

Section C- Proof of Ownership- Receiver

1. Warranty Deed
2. Power of Attorney

Section D- Proof of Ownership- Sender

Section E- Current Property Card- Receiver

Section F- Current Property Card- Sender

Section G- Location Map- Receiver

Section H- Location Map- Sender

Section I- Photographs of Receiver Site from Overseas Highway

Section J- Photographs of Sender Site from Overseas Highway

Section K- Boundary Survey- Receiver

Section L- Boundary Survey- Sender

Section M- Mailing Labels- Receiver

Section N- Mailing Labels- Sender

Section O- Radius Report- Receiver

Section P- Radius Report- Sender

Section Q- Radius Map- Receiver

Section R- Radius Map- Sender

Section S- Notarized Agent Authorization- Receiver

Section T- Notarized Agent Authorization- Sender

Section U- Res. No. P-12-15 for Letter of Development Rights Determination- Receiver

Section V- LOU- Sender

Section W- Disclosure of Interest- Receiver

Section X- Disclosure of Interest- Sender

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section A-

Executed Application Form

APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED

JUN - 2 2016

MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)

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.

Conditional Use, Transfer of ROGO Exemption Fee: $1,740.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Application: 6 / 1 / 2016
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: (Agents must provide notarized authorization from all property owners.)

Key Largo Hospitality Group, LLC — Jorge Cepero
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

4651 Sheridan St. Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 — jorgec@primegroupus.com
Work Phone — Home Phone — Cell Phone — Email Address

Sender Site Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

Tavernier Hotel Holdings, LLC — Jorge Cepero
(Name/Entity) — Contact Person

4651 Sheridan ST. Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 — jorgec@primegroupus.com
Work Phone — Home Phone — Cell Phone — Email Address

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

A — 1,2,3,4,5,36 and 37 — Tavernier No. 2 — Largo
Block — Lot — Subdivision — Key

00555610.000000 — 00555610
Real Estate (RE) Number — Alternate Key Number

91865 US Highway 1, Tavernier, FL 33070 — MM 92
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Receiver Site Property Owner: (Business/Corp must include documents showing who has legal authority to sign.)

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee
(Name/Entity) Contact Person

4651 Sheridan St. Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 jorgec@primegroupus.com
Work Phone Home Phone Cell Phone Email Address

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

Tracts 4-B and 5-B Mandalay Largo
Block Lot Subdivision Key

00555010-000000 1680508
Real Estate (RE) Number Alternate Key Number

97450 Overseas Hwy, Key Largo, FL 33037 MM 97.5
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

Sender Site Future Land Use Map Designation: MC- Mixed Use Commercial

Receiver Future Land Use Map Designation: MC- Mixed Use Commercial

Sender Site Land Use District Designation: SC- Suburban Commercial

Receiver Site Land Use District Designation: RV- Recreational Vehicle

Sender Site Existing Land Use: Hotel & Restaurant

Receiver Site Existing Land Use: Hotel (Under Construction)

Sender Site Tier Designation: Tier III

Receiver Site Tier Designation: Tier III-A

Number of dwelling units lawfully established on Sender Site: 18 Transient

Number of dwelling units to be transferred from Sender Site: 18 Transient

Number of dwelling units to be transferred to Receiver Site: 18 Transient

Date of pre-application conference regarding the transfer of units: ____/____/____
Month Day Year

Has a previous TRE application been submitted for this site within the past two years? ☐Yes ☒No

APPLICATION

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- [X] Complete application (unaltered and unbound)
- [X] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- [X] Proof of ownership for sender & receiver (i.e., Warranty Deed)
- [X] Current Property Record Cards from the Monroe County Property Appraiser for sender & receiver sites
- [X] Location map of sender & receiver sites
- [X] Photographs of sender & receiver sites from adjacent roadway(s)
- [X] Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – two (2) sets each (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 by land use district; and total acreage by habitat)
- [X] Typed name and address mailing labels of all property owners within a 300-foot radius of the sender & receiver sites. 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 items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- [X] Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- [X] Any Letters of Development Rights Determination pertaining to the sender or receiver sites
- [X] Any Letters of Understanding pertaining to the proposed transfer
- [X] Disclosure of Interest Forms for the sender and receiver sites

Is there any pending code enforcement proceeding involving all or a portion of the sender or receiver site parcels?

☐ Yes ☒ No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

_____.

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

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

* * * * * * *

See Page 4 for Signature and Notary Acknowledgement

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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.

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC, as its Attorney in fact

Signature of Applicant: _____ **Date:** 06-01-2016

Larry M. Abbo, It's Manager

STATE OF FLORIDA

COUNTY OF BROWARD

Sworn to and subscribed before me this 2nd day of June, 20 16,

by LARRY M. ABBO, who is personally known to me ~~OR produced~~

(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.

(TYPE OF ID PRODUCED)

_____

Signature of Notary Public, State of Florida

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

_____

Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section B-

Required Fees

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section C-

Proof of Ownership- Receiver

1. Warranty Deed
2. Power of Attorney

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

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

Doc# 1912251
Bk# 2604 Pg# 637

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

Parcel ID: 00555010-00000066239

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF MONROE

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

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN ANDNO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Monroe County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

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

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

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

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

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

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

Doc# 1912251
Bk# 2604 Pg# 639

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

Signed, sealed and delivered
in the presence of:

Linda M Phillips
Witness signature

Linda M Phillips
Print witness name

Witness signature

Deborah J. Minerva
Print witness name

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

By: Clyde J Measey
Print Name: Clyde Measey
Title: Vice President

State of Florida
County of Collier

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

Linda M Phillips
Notary Public

Print Notary Name

NOTARY PUBLIC STATE OF FLORIDA
Linda M. Phillips
Commission # EE039252
Expires: NOV. 25, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

Notary Seal

Doc# 1912251
Bk# 2604 Pg# 640

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

Signed, sealed and delivered
in the presence of:

Anila Kosta
Witness signature

ANILA KOSTA
Print witness name

Witness signature

BRAD BOERSMA
Print witness name

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

By: Lisa M. Wilcoxson
Print Name: Lisa Wilcoxson
Title: Assistant Vice President

State of Florida
County of Collier

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

ANILA KOSTA
MY COMMISSION #DD951439
EXPIRES: JAN 11, 2014
Bonded through 1st State Insurance

Anila Kosta
Notary Public

ANILA KOSTA
Print Notary Name

My Commission Expires: 01/11/2014

Notary Seal

MONROE COUNTY
OFFICIAL RECORDS

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

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

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

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

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

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

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

Key Largo Hospitality Land Trust,
a Florida land trust

By: _____
Steven B. Greenfield, as trustee

SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
Print name: CARA J. LAUDANNO

_____
Print name:

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

The foregoing Limited Power of Attorney was acknowledged before me this 26 day of DECEMBER 2012, by Steven B. Greenfield, Esquire, as trustee of the Key Largo Hospitality Land Trust, who is personally known to me or who has produced _____ as identification.

Cara J. Laudanno
Notary Public

CARA J. LAUDANNO
Commission # EE 852356
My Commission Expires
November 18, 2016

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section D-

Proof of Ownership- Sender

NOTE TO CLERK/TAX EXAMINER: Actual consideration paid is $ 2,400,000.00

This Instrument Prepared by and Return to:
Jennifer G. Sanchez, Esq.
Sanchez & Ashby, P.A.
1223 White Street, Unit 104
Key West, FL 33040
(305) 293-0084

Parcel ID Number: 00555610-000000

Warranty Deed

This Indenture, Made this 29th day of May, 2015 A.D., **Between**
Tavernier Properties LLC, a Florida limited liability company

of the County of **MONROE**, State of **Florida**, **grantor,** and
Tavernier Hotel Holdings LLC, a Florida limited liability company

whose address is: **4651 Sheridan Street, Suite 480, Hollywood, FL 33021**

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

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

Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the center of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

Subject to current taxes, easements and restrictions of record.

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

Warranty Deed - Page 2

Parcel ID Number: 00555610-000000

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:

Tavernier Properties LLC, a Florida limited liability company
By: Conch Harbor Marina LLC, a Florida limited liability company, as Managing Member

Printed Witness 1

By: _____ (Seal)
Craig H. Hunt, Managing Member
P.O. Address: 951 Caroline Street, KEY WEST, FL 33040

Printed Witness 2 Ralph Sanchez

STATE OF Florida
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 29th day of May, 2015 by **Craig H. Hunt, as Managing Member of Conch Harbor Marina LLC, a Florida a limited liability company, as Managing Member of Tavernier Properties LLC, a Florida limited liability company**

who is personally known to me or who has produced his _____ as identification.

Printed Name: Jennifer G. Sanchez
Notary Public
My Commission Expires: 04/15/17

JENNIFER G. SANCHEZ MY COMMISSION EXPIRES April 15, 2017 #EE 885406 Bonded thru Notary Public Underwriters NOTARY PUBLIC STATE OF FLORIDA

Laser Generated by eo Display Systems, Inc., 2015 (863) 763-5555 Form FLWD-2

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section E-

Current Property Record Card-
Receiver

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: 1680508 **Parcel ID:** 00555010-000000

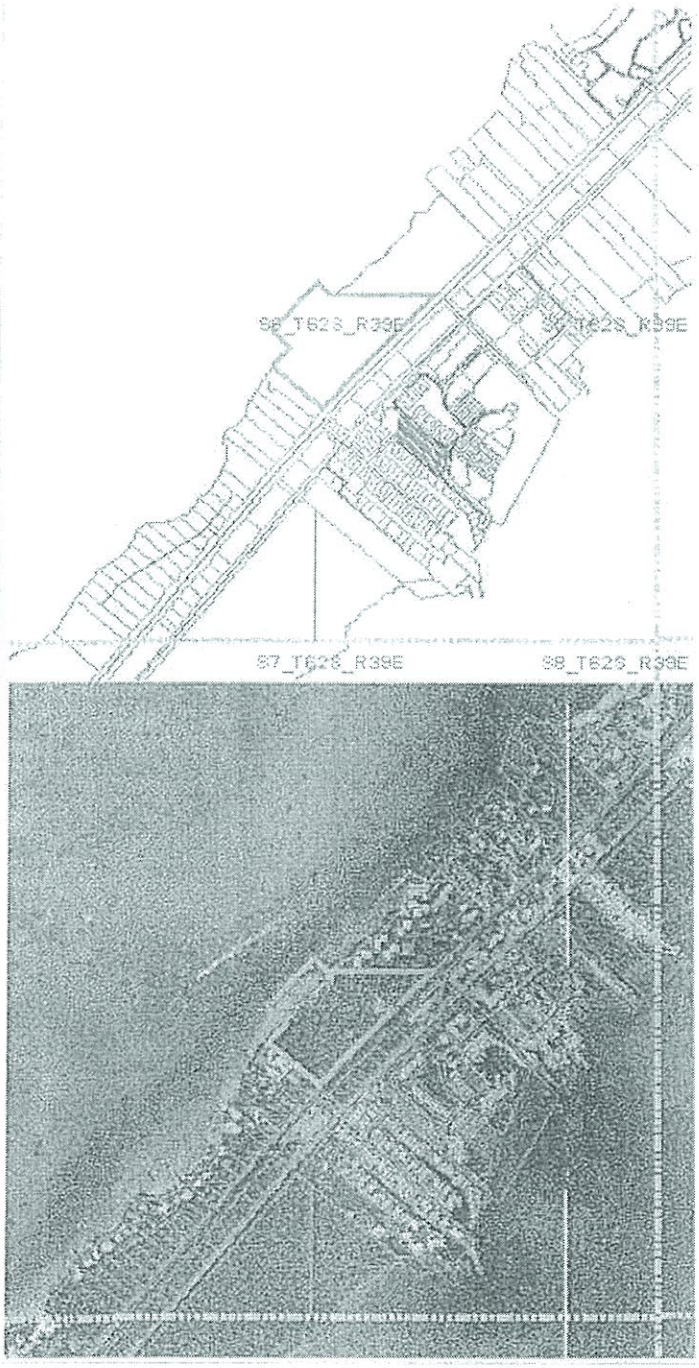
Ownership Details

Mailing Address:
KEY LARGO HOSPITALITY LAND TRUST
C/O KEY LARGO HOSPITALITY GROUP LLC
4651 SHERIDAN ST STE 460
HOLLYWOOD, FL 33021-3430

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	06-62-39
Property Location:	97450 OVERSEAS HWY KEY LARGO
Legal Description:	AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2.4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2.31AC) II NO 22416 OR288-282/86 OR477-589/90 OR531-864 OR668-315 OR826-2489E OR926-1722/1723 OR2125-102/05 OR2485-16/16A OR2485-2431/34AMDC/T OR2604-637/40

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	515,140.00 SF
000X - ENVIRONMENTALLY SENS	0	0	2.31 AC

Misc Improvement Details

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

0	BR2:BOAT RAMP	600 SF	30	20	1975	2006	1	60
1	RW2:RETAINING WALL	1,086 SF	362	3	1975	1976	4	50
2	AP2:ASPHALT PAVING	6,500 SF	0	0	1975	1976	2	25
3	FN2:FENCES	720 SF	120	6	1975	1976	2	30
4	CL2:CH LINK FENCE	12,300 SF	2,050	6	1981	1982	1	30
6	FN2:FENCES	510 SF	85	6	1983	1984	2	30
7	DK4:WOOD DOCKS	2,510 SF	0	0	1983	1984	5	40
8	DK4:WOOD DOCKS	100 SF	0	0	1983	1984	4	40

Appraiser Notes

AMERICAN OUTDOOR RESORTS BLDG #1 = BAITSTORE BLDG #2 = BATHHOUSE BLDG #3 = MOBILEHOME W/ROOF OVER BLDG #4 = MOBILEHOME BLDG #5 = OFFICE-STORE-RESTROOMS W/2ND FLOOR ADDITION ADDED IN 1990 (1/95) 115 RV SITES AS PER SITE PLAN
2/15/08 PLAZA CRYSTAL RESORT
PROPERTY BEING REDEVELOPED INTO CONDOS
AS OF 02/15/08 ONLY 2 BLDGS LEFT ON PROPERTY- SALES OFFICE AT HWY & DOCKSIDE BLDG (OLD REST.) THE REST DEMOED 06-07
MONROE COUNTY PLANNING COMMISSION APPROVING AN AMENDMENT TO MAJOR CONDITIONAL USE PERMIT-RESOLUTION P40-07
12/14/2015 BEN. PERMIT REVIEW FOR NEW RESORT HOTEL. UNFINISHED.
PLANNING COMMISSION RESOLUTION NO P40-07 - AMENDMENT TO GRANT REVISIONS TO PREVIOUSLY GRANTED MAJOR CONDITIONAL USE FOR PROPERTY PURSUANT TO P51-05 SIGNED NOVEMBER 15 2005 -RE-RECORDED AT OR2767-1083 TO INCLUDE COPY OF SURVEY
PLANNING COMMISSION RESOLUTION NO P40-07 - AMENDMENT TO GRANT REVISIONS TO A PREVIOUSLY GRANTED MAJOR CONDITIONAL USE TO INCORPORATE COTTAGE-STYLE TRANSIENT UNITS AND REMOVE THE CENTRAL HOTEL FACILITY AS WELL AS GRANT CHANGES TO ACCESSORY USES AND PARKING -IN ADDITION THE MINOR CONDITIONAL USE PERMIT MEMORIALIZED BY RESOLUTION NO P40-07 IS HEREBY EXTENDED TO JANUARY 29 2015 - ALL REQUIRED CERTIFICATES OF OCCUPANCY MUST BE ACQUIRED BY THIS DATE UNLESS ADDITIONAL EXTENSION IS GRANTED -DOCUMENT FORWARDED TO KEY LARGO APPRAISAL FOR REVIEW OF IMPACT TO 2013 VALUE
CONDITIONAL USE PERMIT EXTENDED FOR TWO (2) YEARS UNTIL JANUARY 29, 2013, NO FURTHER EXTENSION CAN BE GIVEN - HOWEVER A 1 YEAR EXTENSION MAYBE APPLIED FOR NO LATER THAN JANUARY 29, 2013.
PLANNING COMMISSION RESOLUTION NO P40-07 TO PERMIT DEVELOPMENT OF A 124 UNIT HOTEL RESORT WITH ACCESSORY USES AND 1 COMMERCIAL APARTMENT FOR GUESTS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305054	03/20/2014		1		COMMERCIAL BUILDING
	14301635	06/26/2014	08/08/2014	3,000		DEMO WASTE WATER PLANT
	13304884	08/20/2014		1		COMMERCIAL BUILDING (MARRIOTT BUNGALOW 2)
	13304883	08/20/2014		1		COMMERCIAL BLDG (MARRIOTT BUNGALOW #1)
	13304880	08/20/2014		1		COMMERCIAL BLDG (MARRIOTT BEACH LOUNGE)
	13304881	09/09/2014		1		COMMERCIAL BUILDING
	13304885	09/09/2014		1		COMMERCIAL BLDG/ADA BUNGALOW
	13304882	09/09/2014		1		COMMERCIAL BLDG/MARRIOTT MARINA GRILL
	14304404	11/14/2014	02/27/2015	17,000		DEMO OF EXISTING STRUCTURE
	14304585	02/11/2015		292,000		POOL
	14304586	02/11/2015		129,900		FOUNTAIN & WATER FEATURE

14304587	10/05/2015		94,000	CONSTRUCT POOL
15302746	11/23/2015		2,731,947	ADDITION - PHASE II BLDG C
16300870	03/31/2016		120,500	(2) TENNIS COURTS & CHAIN LINK FENCE
13300330	10/18/2013		1	SITE WORK: INSTALL STORMWATER MGMT SYSTEM
9832893	05/27/1999	11/16/1999	1	SEWAGE TREATMENT
06306159	10/30/2006	01/16/2007	1	DEMO BLDGS & ROADWAYS

Parcel Value History

Certified Roll Values

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	71,373	6,208,881	6,280,254	6,280,254	0	6,280,254
2014	0	64,862	6,208,881	6,273,743	6,273,743	0	6,273,743
2013	0	64,862	6,208,881	6,273,743	6,273,743	0	6,273,743
2012	0	64,862	6,153,231	6,218,093	6,218,093	0	6,218,093
2011	0	65,042	6,153,231	6,218,273	6,218,273	0	6,218,273
2010	0	65,132	7,721,231	7,786,363	7,786,363	0	7,786,363
2009	0	65,312	9,375,731	9,441,043	9,441,043	0	9,441,043
2008	230,557	65,492	13,787,731	23,249,844	23,249,844	0	23,249,844
2007	219,867	23,099	13,787,731	23,249,844	23,249,844	0	23,249,844
2006	618,401	60,152	13,787,731	14,466,284	14,466,284	0	14,466,284
2005	558,736	59,575	1,723,669	4,653,315	4,653,315	0	4,653,315
2004	544,109	61,522	1,723,669	4,653,315	4,653,315	0	4,653,315
2003	544,109	64,245	1,723,669	4,653,315	4,653,315	0	4,653,315
2002	505,567	66,192	1,723,669	4,653,315	4,653,315	0	4,653,315
2001	505,567	65,969	2,413,044	4,653,315	4,653,315	0	4,653,315
2000	505,567	42,100	2,413,044	3,013,952	3,013,952	0	3,013,952
1999	505,567	43,842	2,413,044	3,013,952	3,013,952	0	3,013,952
1998	353,123	45,078	2,413,044	3,013,952	3,013,952	0	3,013,952
1997	353,123	46,828	2,413,044	3,013,952	3,013,952	0	3,013,952
1996	325,211	48,053	2,413,044	3,013,952	3,013,952	0	3,013,952
1995	325,211	49,807	2,413,044	3,013,952	3,013,952	0	3,013,952
1994	304,338	51,038	1,930,481	3,013,952	3,013,952	0	3,013,952
1993	304,338	52,808	1,930,481	2,543,427	2,543,427	0	2,543,427
1992	304,338	54,063	1,930,481	2,582,156	2,582,156	0	2,582,156
1991	303,280	55,881	1,930,481	2,582,156	2,582,156	0	2,582,156
1990	303,337	57,707	1,930,481	2,582,156	2,582,156	0	2,582,156
1989	216,499	60,093	1,930,481	2,582,156	2,582,156	0	2,582,156
1988	194,642	41,678	1,930,273	2,210,811	2,210,811	0	2,210,811
1987	191,533	43,248	1,034,084	1,738,884	1,738,884	0	1,738,884
1986	191,943	44,501	874,684	1,558,189	1,558,189	0	1,558,189

1985	149,376	46,075	874,684	1,595,114	1,595,114	0	1,595,114
1984	91,191	12,862	873,991	1,373,664	1,373,664	0	1,373,664
1983	91,191	12,908	837,572	941,671	941,671	0	941,671
1982	86,709	11,802	837,572	936,083	936,083	0	936,083

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/20/2012	2604 / 637	7,300,000	WD	01
9/27/2010	2485 / 2431	0	CT	11
9/16/2010	2485 / 16	100	CT	12
6/9/2005	2125 / 102	28,000,000	WD	Z

This page has been visited 26,230 times.

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

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section F-

Current Property Record Card- Sender

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: 1681946 **Parcel ID:** 00555610-000000

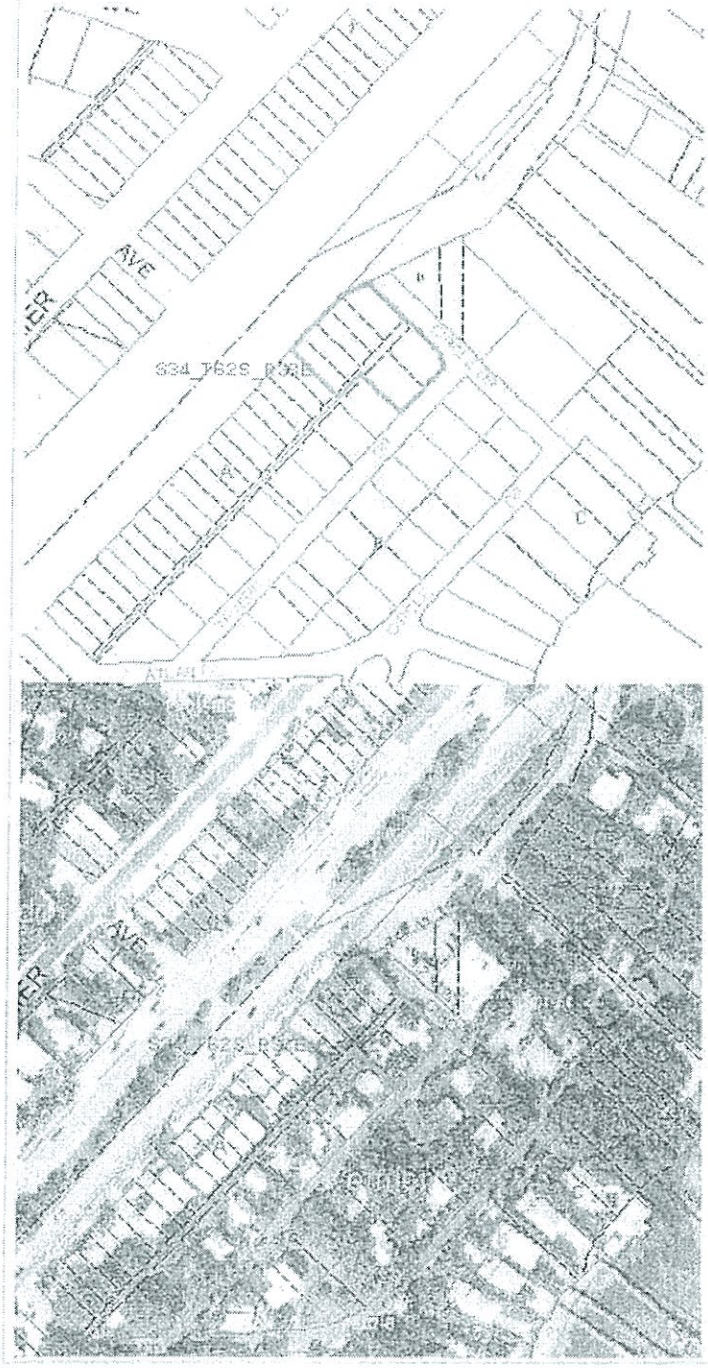
Ownership Details

Mailing Address:
TAVERNIER HOTEL HOLDINGS LLC
4651 SHERIDAN ST STE 480
HOLLYWOOD, FL 33021-3430

Property Details

PC Code:	39 - HOTELS,MOTELS
Millage Group:	500P
Affordable Housing:	No
Section-Township-Range:	34-62-38
Property Location:	91865 OVERSEAS HWY TAVERNIER
Subdivision:	TAVERNIER NO 2
Legal Description:	BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY LARGO AND PT DISCLAIMED ALLEY (RES NO 11-1968) E6-162 OR405-1100 OR456-15/16 OR679-206 OR760-97 OR777-285 OR833-593 OR841-265 OR841-266 OR841-270D/C OR841-272 OR841-274 OR841-284 OR1044-1828 OR1010-31 OR1010-399/AFF OR1067-2306/07 OR1172-997 OR1197-1015/16 OR1229-148 OR1657-1813 OR2186-2007/2008 OR2347-1038/1043ORD OR2461-82/84 OR2745-570-71

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	25	90	10,665.00 SF
100D - COMMERCIAL DRY	0	0	8,100.00 SF
100H - COMMERCIAL HIGHWAY	25	90	2,375.00 SF

Building Summary

Number of Buildings: 5
Number of Commercial Buildings: 5
Total Living Area: 10150
Year Built: 1936

Building 1 Details

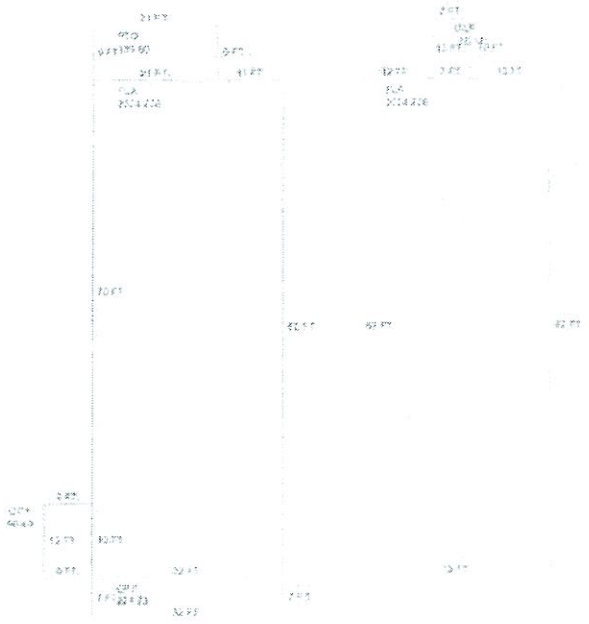
Building Type	Condition F	Quality Grade 300
Effective Age 25	Perimeter 456	Depreciation % 33
Year Built 1936	Special Arch 0	Grnd Floor Area 5,248
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation CONC PILINGS
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	21	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPX		1	2013					96
1	FLA		1	1981					2,624
2	OPF		1	1981					224

4	PTO	1	1975	189
5	FLA	1	1981	2,624
6	OUF	1	1981	70

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14549	HOTEL/MOTEL C	90	N	N
	14550	OFFICE BLD-1 STORY	10	N	N
	14551	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5043	C.B.S.	100

Building 2 Details

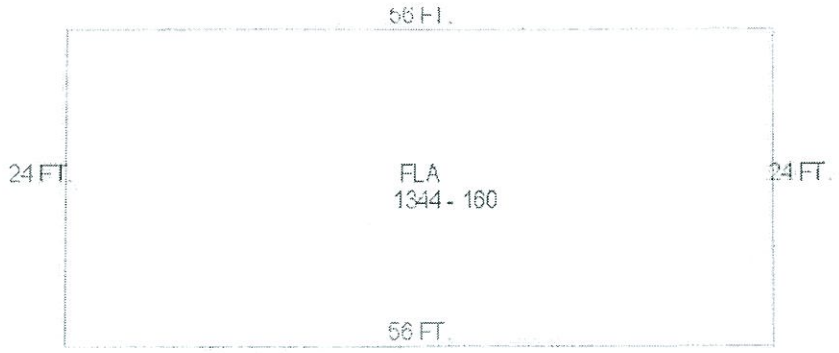
Building Type	Condition F	Quality Grade 300
Effective Age 25	Perimeter 160	Depreciation % 33
Year Built 1936	Special Arch 0	Grnd Floor Area 1,344
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	9	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1981					1,344

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14552	HOTEL/MOTEL C	20	N	N
	14553	APARTMENTS	55	N	N
	14554	SERV SHOPS ETC	25	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5044	C.B.S.	100

Building 3 Details

Building Type	Condition F	Quality Grade 250
Effective Age 25	Perimeter 195	Depreciation % 33
Year Built 1936	Special Arch 0	Grnd Floor Area 1,618
Functional Obs 0	Economic Obs 0	

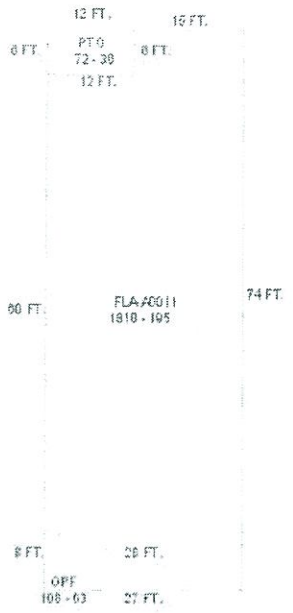
Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath 0	Vacuum 0

3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	9	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
0	PTO		1	1981				72
0	OPF		1	1981				108
1	FLA	1:WD FRAME	1	1981	Y			1,818

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		RESTAURANT & CAFETR	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5045	AVE WOOD SIDING	100

Building 4 Details

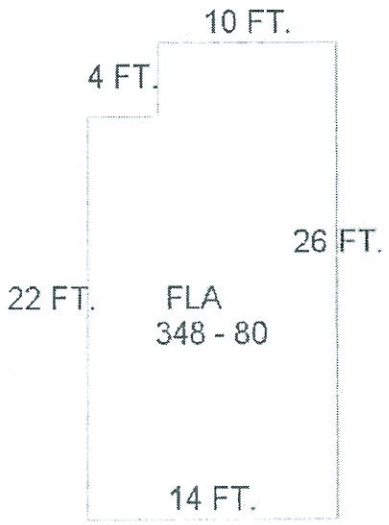
Building Type		Condition	F	Quality Grade	250
Effective Age	25	Perimeter	80	Depreciation %	33
Year Built	1936	Special Arch	0	Grnd Floor Area	348
Functional Obs	0	Economic Obs	0		

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	3	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1951					348

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14556	HOTEL/MOTEL C	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5046	AVE WOOD SIDING	100

Building 5 Details

Building Type	Condition F	Quality Grade 250
Effective Age 25	Perimeter 212	Depreciation % 33

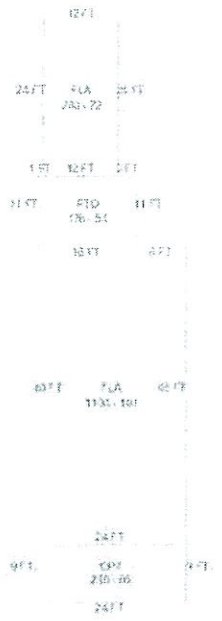
Year Built 1943	Special Arch 0	Grnd Floor Area 1,392
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	6	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	PTO		1	1997					176
0	FLA		1	1997					1,104
0	OPF		1	1975					216
0	FLA		1	1975					288

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFFICE BLD-1 STORY	20	N	N
		HOTEL/MOTEL D	80	N	N
		HOTEL/MOTEL D	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
	AVE WOOD SIDING	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	PT2:BRICK PATIO	1,000 SF	0	0	2013	2014	2	50
1	AC2:WALL AIR COND	6 UT	0	0	1975	1976	1	20
2	AC2:WALL AIR COND	16 UT	0	0	1975	1976	2	20
3	FN2:FENCES	1,158 SF	0	0	1994	1995	2	30
4	WD2:WOOD DECK	796 SF	0	0	1997	1998	2	40
5	PT3:PATIO	1,582 SF	0	0	1975	1976	2	50
6	AP2:ASPHALT PAVING	232 SF	29	8	1991	1992	2	25
7	FN2:FENCES	96 SF	16	6	1983	1984	2	30
8	AC2:WALL AIR COND	2 UT	0	0	2013	2014	1	20

Appraiser Notes

BK A LOT 5 (RE00555620-000000 AK1681954) IS NOW COMBINED WITH THIS PARCEL FOR ASSESSMENT PURPOSES, DONE FOR THE 2011 TAX ROLL 4/7/2011MKD
THE DEVELOPMENT ORDER FILED 2/27/2008 IN OR2347-1038/1043 STATES THAT THERE ARE 18 TRANSIENT UNITS AND 1 MARKET RATE UNIT ELIGIBLE TO BE TRANSFERRED OFF SITE. FOUR OF THE BUILDINGS ON-SITE HAVE BEEN DESIGNATED HISTORICAL AND CULTURAL LANDMARKS. THE PROPERTY OWNERS (TAVERNIER HOTEL LLC) HAS ESTABLISHED LOTS 1-5 BLK A AS THE SENDER SITE AND THE EXISTING TRANSIENT AND PERMANENT USES SHALL CONTINUE UNTIL A RECEIVER SITE HAS BEEN IDENTIFIED. THIS DEVELOPMENT ORDER SHALL REMAIN EFFECTIVE FOR 5 YEARS FROM THE DATE OF THIS ORDER BEING RECORDED (EXPIRES 2/27/2013).
2001/05/09 FIELD INSPECTED, PHOTO ON FILE. NCC HISTORICAL BLDGS WITH EXTERIOR/INTERIOR RENOVATIONS 1982. BLDG. 1 - 2 STORY HOTEL BLDG. 2 - CONNECTS RESTAURANT TO HOTEL 56'X24' (1 ROOM/STORAGE/1 APT) UNDER REPAIRS BLDG. 3 - RESTAURANT -(CLOSED AT PRESENT TIME) BLDG. 4 - COTTAGE (1 ROOM)
RE #S 555560-55560 & 555920 & 555930 COMBINED FOR ASSMT PURPOSES 1-27-98

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	12303532	01/18/2013	05/07/2013	13,500	Commercial	INSTALL PAVERS
	2303978	09/05/2002	01/01/2004	1		REM/REP 5 TON A/H
	06301814	05/05/2006	01/01/2007	1		INTERIOR DEMOLITION
	06303255	07/07/2006	01/01/2007	1		ROOF (HOTEL #4)
	06303257	07/07/2006	01/01/2007	1		ROOF (HOTEL #3)
	06302331	07/07/2006	01/01/2007	1		ROOF (HOTEL #6)
	06303256	07/07/2006	01/01/2007	1		ROOF (HOTEL #1)
	07303655	09/24/2007	12/10/2007	1		INTERIOR DEMOLITION

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
2015	781,647	27,803	268,500	1,717,769	1,717,769	0	1,717,769
2014	781,647	25,672	268,500	1,738,891	1,735,882	0	1,738,891
2013	722,867	18,002	159,160	1,568,949	1,568,949	0	1,568,949
2012	763,758	18,331	159,160	1,554,514	1,554,514	0	1,554,514
2011	790,587	18,804	294,435	1,554,514	1,554,514	0	1,554,514
2010	689,084	18,679	330,700	1,038,463	1,038,463	0	1,038,463
2009	726,495	19,110	367,710	1,214,520	1,214,520	0	1,214,520
2008	726,495	19,479	494,500	1,458,518	1,458,518	0	1,458,518
2007	574,683	19,911	568,875	1,927,654	1,927,654	0	1,927,654
2006	539,934	23,237	368,065	931,236	931,236	0	931,236
2005	540,975	24,004	275,540	840,519	840,519	0	840,519
2004	540,964	24,625	201,165	766,754	766,754	0	766,754
2003	578,254	25,350	179,495	783,099	783,099	0	783,099
2002	540,964	26,011	122,010	688,985	688,985	0	688,985
2001	572,788	26,737	76,856	676,381	676,381	0	676,381
2000	520,054	854	62,169	583,077	583,077	0	583,077
1999	520,054	890	62,169	583,113	583,113	0	583,113
1998	427,505	926	62,169	490,600	490,600	0	490,600
1997	320,359	325	8,907	329,591	329,591	0	329,591
1996	291,236	336	8,907	300,479	300,479	0	300,479
1995	291,236	347	8,907	300,490	300,490	0	300,490
1994	291,236	112	7,125	298,473	298,473	0	298,473
1993	291,236	112	7,719	299,067	299,067	0	299,067
1992	291,236	112	7,313	298,661	298,661	0	298,661
1991	223,499	112	7,313	230,924	230,924	0	230,924
1990	223,499	112	7,313	230,924	230,924	0	230,924
1989	223,499	112	6,750	230,361	230,361	0	230,361
1988	174,062	112	6,750	180,924	180,924	0	180,924
1987	171,422	112	6,750	178,284	178,284	0	178,284
1986	171,567	112	6,750	178,429	178,429	0	178,429
1985	168,449	112	6,750	175,311	175,311	0	175,311
1984	166,321	112	6,750	173,183	173,183	0	173,183
1983	166,321	112	6,035	172,468	172,468	0	172,468
1982	80,138	112	6,035	86,285	86,285	0	86,285

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

5/29/2015	2745 / 570	2,400,000	WD	37
3/25/2010	2461 / 82	2,300,000	WD	01
2/3/2006	2186 / 2007	2,750,000	WD	M
10/4/2000	1657 / 1813	1	WD	M
12/1/1991	1197 / 1015	1	WD	M
9/1/1988	1067 / 2306	1	WD	M
3/1/1988	1044 / 1628	1	WD	M

This page has been visited 105,041 times.

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

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section G-

Location Map- Receiver

Search Results for "97450 Overseas Hwy, Key Largo, FL 33037-2209"

page 1 of 1

1. 97450 Overseas Hwy
97450 Overseas Hwy,
Key Largo, FL 33037-2209

More Info

Search Results for "97450 Overseas Hwy, Key Largo, FL 33037-2209"

page 1 of 1

1. 97450 Overseas Hwy
97450 Overseas Hwy,
Key Largo, FL 33037-2209

More Info

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section H-

Location Map- Sender

Search Results for "91865 Overseas Hwy, tavernier, FL 33037"

page 1 of 1

1. 91865 Overseas Hwy
91865 Overseas Hwy,
Tavernier, FL 33070-2652

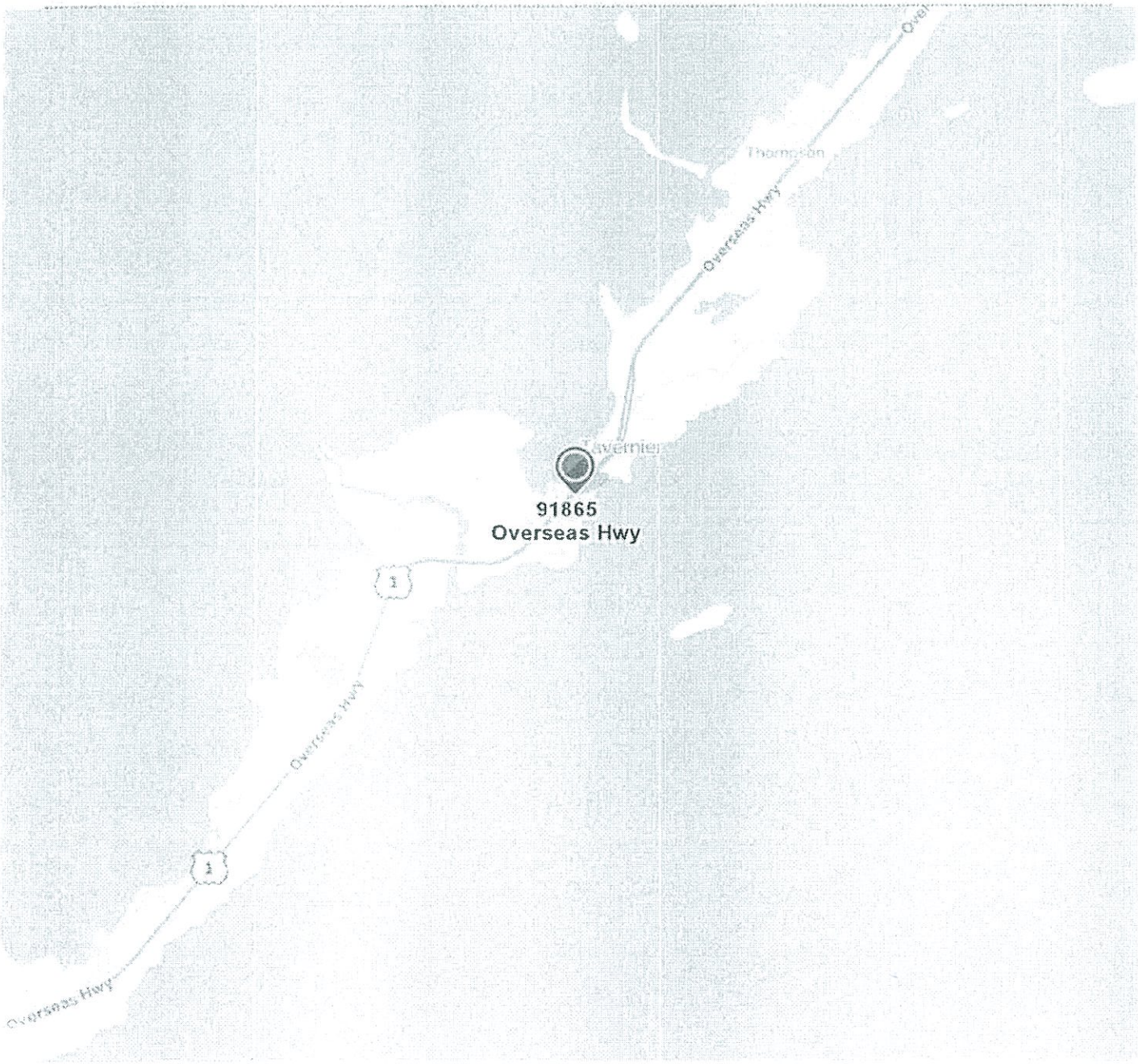
+
More Info

Search Results for "91865 Overseas Hwy, tavernier, FL 33037"

page 1 of 1

1. 91865 Overseas Hwy
91865 Overseas Hwy,
Tavernier, FL 33070-2652

+
More Info



Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section I-

Photographs of Receiver Site from Overseas Highway

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking south from north end.

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking towards construction entry.

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking north from south end.

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section J-

Photographs of Sender Site from Overseas Highway

CAFÉ MOKA

TAVERNIER HOTEL
HOTEL ROOMS
$79
COMPLETE
AUTO PARTS
AUTO REPAIR
ALIGNMENT BRAKES
TUNE UPS A/C

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section K-

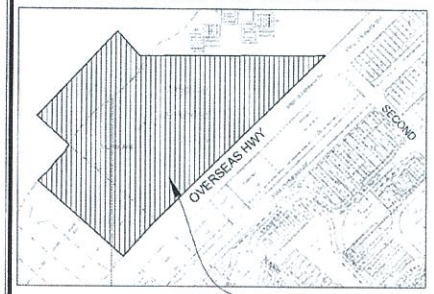
Boundary Survey- Receiver

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

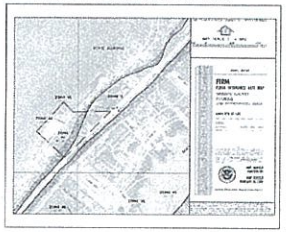
America Layout Corp

VICINITY MAP
NOT TO SCALE

PORTION OF SEC 6 -TWP 62S - RGE 39E



FLOOD INSURANCE RATE MAP



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 SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

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.

2011 ALTA/ACSM CERTIFICATION
To: KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC:
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 12-30-2015.

Date of Map : 12-30-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elev/ Mean High Water Elev. of 2.0' NGVD.
#17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929k
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
#18 A title report was not provided for this survey. therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
#19 There is no visible surface or overhead encroachment, other than shown on this survey.
#20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11.826 Acres more or less.
#21 There is not encroachment in the property
#22 Completed Field Survey: 12-30-2015

RECEIVED
JUN - 2 2016
2016-085
MONROE CO. PLANNING DEPT.

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

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

SURVEYOR'S CERTIFICATE:
"The undersigned hereby certifies to BankUnited, N.A., Borrower Key Largo Hospitality Land Trust, 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 indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(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 61G17-6 Florida Administrative Code."

Dated this : 30 day of DECEMBER 2015 By: WILLIAM HERRYMAN

25. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1762, of the Public Records of Monroe County, Florida.
26. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Amended Notice of Commencement recorded October 3, 2014 in Official Records Book 2705, Page 2297, of the Public Records of Monroe County, Florida.
27. Terms and conditions set forth in that certain Notice of Environmental Resource Permit issued by the South Florida Water Management District authorizing the construction or modification of a stormwater management system filed for record in Official Records Book 2709, Page 1501, of the Public Records of Monroe County, Florida.
28. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1570, of the Public Records of Monroe County, Florida.
29. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1574, of the Public Records of Monroe County, Florida.
30. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1578, of the Public Records of Monroe County, Florida.
31. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1582, of the Public Records of Monroe County, Florida.
32. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1586, of the Public Records of Monroe County, Florida.
33. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1590, of the Public Records of Monroe County, Florida.
34. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1594, of the Public Records of Monroe County, Florida.
35. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1598, of the Public Records of Monroe County, Florida.
36. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1599, of the Public Records of Monroe County, Florida.
37. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1600, of the Public Records of Monroe County, Florida.
38. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1601, of the Public Records of Monroe County, Florida.
39. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1602, of the Public Records of Monroe County, Florida.
40. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1603, of the Public Records of Monroe County, Florida.
41. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1604, of the Public Records of Monroe County, Florida.
42. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 8, 2015 in Official Records Book 2719, Page 1908, of the Public Records of Monroe County, Florida.
43. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 24, 2015 in Official Records Book 2725, Page 2184, of the Public Records of Monroe County, Florida.
44. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1172, of the Public Records of Monroe County, Florida.
45. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1198, of the Public Records of Monroe County, Florida.
46. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 661, of the Public Records of Monroe County, Florida.
47. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 668, of the Public Records of Monroe County, Florida.
48. Lien filed by G Frank LLC recorded November 17, 2015 in Official Records Book 2770, Page 444, of the Public Records of Monroe County, Florida.

CERTIFY TO:
KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
issued by: Old Republic National Title Insurance Company
FILE NO.: 15129809 RO
REVISION A
Agent File # Key Largo $141670
County: Monroe
1.Effective Date: November 12, 2015 at 08:00am

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 2016 and subsequent years.
7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22416 (535-44), dated March 15, 1960. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F. S.
8. Easement in favor of Florida Keys Electric Cooperative Association Inc., by instrument recorded in Official Records Book 826, Page 2489, of the Public Records of Monroe County, Florida.
9. Resolution No. P51-03, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321; together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit to develop a hotel resort, as more particularly set forth in Official Records Book 2343, Page 719, which was re-recorded with attachments thereto in Official Records Book 2481, Page 552, Official Records Book 2579, Page 1613, Official Records Book 2591, Page 587, Official Records Book 2658, Page 1208, Official Records Book 2692, Page 329, Official Records Book 2719, Page 943, Planning Commission Resolution No. P12-15, approving an amendment to the major conditional use permit and subsequent deviations, as more particularly set forth in Official Records Book 2764, Page 1056, and as further amended by Monroe County Planning & Environmental Resources Department Memorandum, with attachments thereto, recorded in Official Records Book 2767, Page 1083, of the Public Records of Monroe County, Florida.
10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.
11. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.
12. Notwithstanding the legal description in Schedule A, this Commitment/Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. (As to Tracts 4B and 5B)
13. 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.
14. 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 owned area from the upland private area. (As to Tracts 4B and 5B)
15. The unalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
16. Riparian and littoral rights are not insured.
17. The coverage under the policy to be issued pursuant to this commitment will be supplementary to Commonwealth Land Title Insurance Company Loan Policy Number 8130709-91055079 dated March 28, 2014, in the amount of $31,210,000.00 (Thirty One Million Seven Hundred Ten Thousand) (hereinafter "Prior Policy"), as endorsed, which the insured represents is currently in full force and effect and has not been cancelled nor has the amount of insurance been reduced. Notwithstanding any provisions of the policy to the contrary, and as a condition for the issuance hereof, it is agreed that this policy is not intended to replace the coverage under the Prior Policy, and that the Company shall not have any liability under this policy unless and until the loss or aggregate of losses insured against by the Prior Policy shall have exceeded the total amount insured by the Prior Policy. Thereupon, losses for which there is coverage under this policy shall be payable up to the face amount hereof. It is also understood and agreed that actual payment or recovery from the prior insurer is not a condition precedent for recovery hereunder.

THE FOLLOWING MATTERS WILL BE REFLECTED AS SUBORDINATE MATTERS ON SCHEDULE B PART II OF TITLE LOAN POLICY ISSUED PURSUANT TO THIS COMMITMENT:

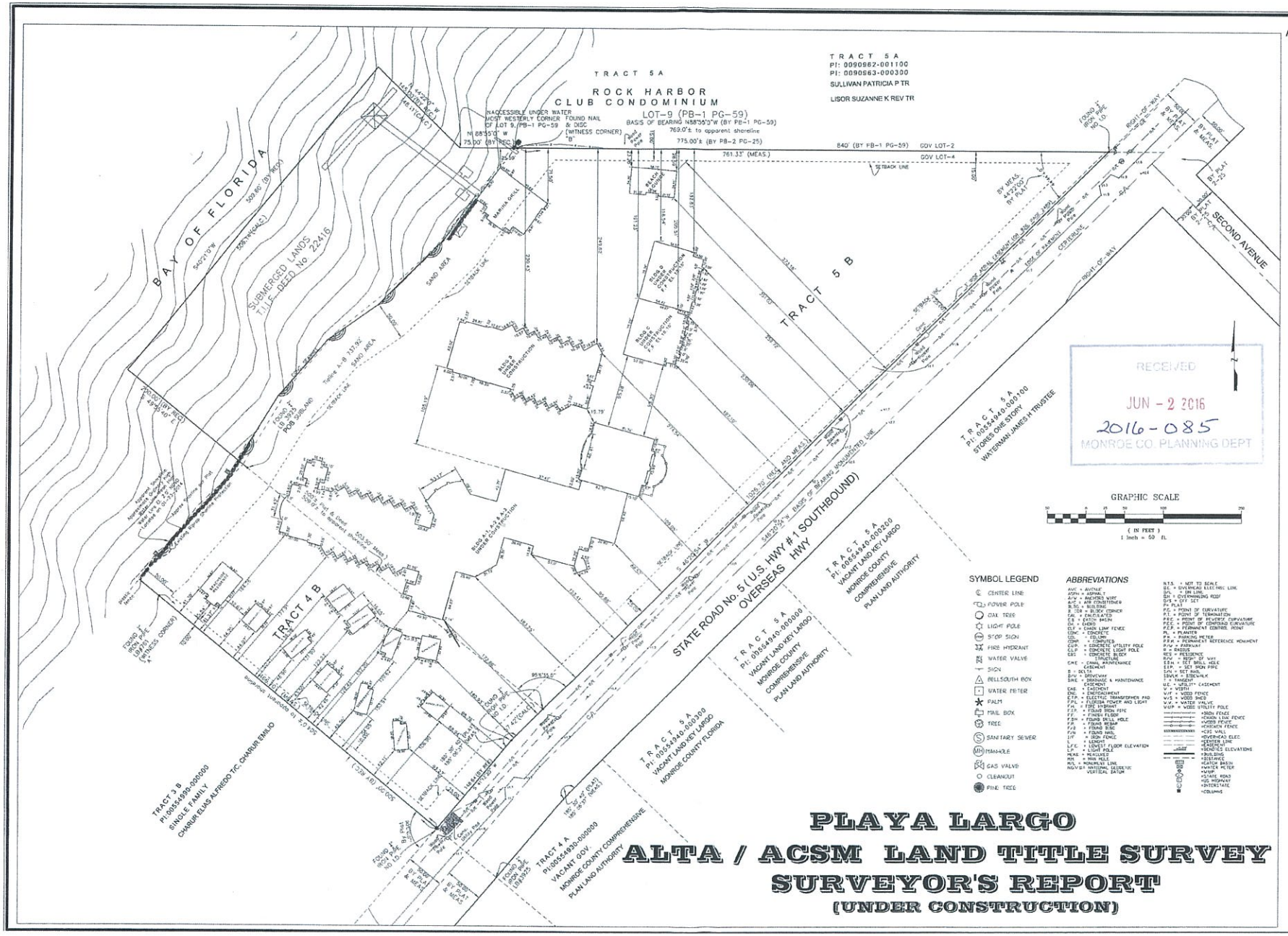
18. Terms, conditions and provisions set forth in the Unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., franchisor, and Key Largo Hospitality Land Trust, franchisee, as evidenced by and together with the Memorandum Of Right Of First Refusal dated December 28, 2012 and recorded February 1, 2013 in Official Records Book 2611, Page 549, of the Public Records of Monroe County, Florida.
19. UCC Financing Statement from Key Largo Hospitality Group, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 366, of the Public Records of Monroe County, Florida.
20. UCC Financing Statement from Key Largo Hospitality Group II, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 369, of the Public Records of Monroe County, Florida.
21. UCC Financing Statement from Steven B. Greenfield, as Trustee of the Key Largo Hospitality Land Trust, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 372, of the Public Records of Monroe County, Florida.
22. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 28, 2014 in Official Records Book 2677, Page 375, of the Public Records of Monroe County, Florida.
23. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1756, of the Public Records of Monroe County, Florida.
24. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1759, of the Public Records of Monroe County, Florida.

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN REGISTERED LAND SURVEYOR STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID 00659010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS:
SHEET No. 1-OF-2



America Layout Corp

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRITAGE
Professional Land Surveyor
Registration No. 5269
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID 00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-38E
MONROE COUNTY, FLORIDA

JOB No: 1401919-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS:
SHEET No: 2-OF-2

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section L-

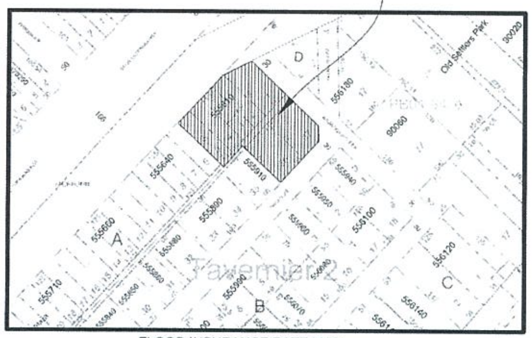
Boundary Survey- Sender

America Layout Corp

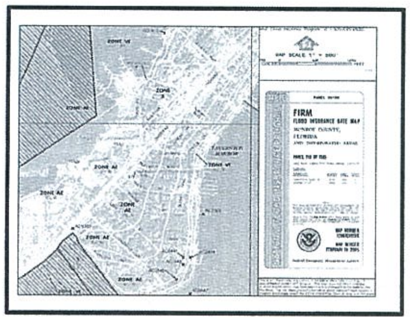
BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

VICINITY MAP
NOT TO SCALE
SEC 34 -TWP 62S - RGE 38E

SUBJECT PROPERTY



FLOOD INSURANCE RATE MAP



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
- CLEAN OUT
- 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
PM = 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
UE = 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
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

CERTIFY TO: Tavernier Hotel Holdings, LLC.

LEGAL DESCRIPTION
PARCEL ID: 00555610
KEY:1681946
Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the centerline of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

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.

APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE EASTERLY PROPERTY LINE ALSO KNOWN SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC CIRCLE DRIVE MONROE, COUNTY.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS ALTA SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE 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.

SURVEYOR'S NOTES:

#1 Please See Abbreviations and Legend
#2 Scale of Drawing " As Shown"
#3 Type of survey: BOUNDARY SURVEY.
#4 All Right of Way shown are Public unless otherwise noted.
#5 Legal Description Furnished by client.
#6 No underground installations on improvements have been located except as noted.
#7 Ownership of fences is not determine.
#8 Record and measurement calls are in substantial agreement unless otherwise shown.
#9 Benchmark: Monroe County (NAVD 88)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark
NAME: 872 3747 F TIDAL
PID AC3363
ELEV. (FT) 7.198) NAVD 88
#10 Bearing base: National Geodetic Survey
The horizontal coordinates were established by GPS observations AC4815, and adjusted by the National Geodetic Survey
GPS CONTROL POINT
DESIGNATION - TAVERNIER RM 3
PID - AC4815
STATE/COUNTY- FL/MONROE
The following values were computed from the NAD 83(1990) position.

CONTROL	North	East	Units	Scale Factor	Converg.
AC4815;SPC FL E	246,055.95	816,292.33	sFT	0.99997058	+0 12 15.9

#11 Easement shown on the recorded subdivision plat are shown hereon.
#12 Parcel is in Flood Zone,
Map Number: 12087C0919K
Community Name: MONROE COUNTY
Number :126129
Panel : 0919
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 10
Suffix: "k"
#13 Total Gross Land Area calculated
0.48 Acres more or less.

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JUN - 2 2016
2016-085
MONROE CO. PLANNING DEPT

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: TAVERNIER PROPERTIES LLC, a Florida limited liability company, 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 ; 28 day of MAY 2015

By: WILLIAM HERRYMAN

SCHEDULE B SECTION II
EXCEPTIONS

ISSUED BY Old Republic National Title Insurance Company
FILE NO. 14107552 ES
Agent File # S142391
County: Monroe

Effective Date November 17, 2014 at 8:00 A.M.

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.

1. 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.

2. Rights or claims of parties in possession.
3. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

4. Easements or claims of easements not shown by the public records.
5. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, which are not yet due and payable.

Note Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 are Not Paid Tax Account Number 1681946.
TAX HYPERLINK: 00555610000000346238

6. Restrictions and provisions set forth in State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, and those instruments pertaining thereto, recorded in Official Records Book 668, Page 43 of the Public Records of Monroe County, Florida, together with the provisions of State Law 380.0552 and any amendments of the foregoing.

7. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed.

8. Dedications and rights of way, including any utility lines in Alley, as shown on Plat of Tavernier No. 2, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, as affected by Resolution No. 11-1968 by the Board of County Commissioners of Monroe County, renouncing and disclaiming any interest in 10 foot alley in Block A,of Tavernier No 2, Plat Book 2, Page 8, and recorded on February 27, 1968 in Official Records Book 405, Page 1100, in the Public Records of Monroe County, Florida.

10. Terms and conditions of that Owner's Acknowledgement of Water Service Restrictions, between Domkat, Inc. a Florida corp., and Florida Keys Aqueduct Authority, recorded on April 7, 1988 in Official Records Book 1047, Page 2141, in the Public Records of Monroe County, Florida.

11. Terms, conditions, covenants and easement rights set forth in Hotel/Motel Bulk Services Agreement, dated February 12, 2004 and Memorandum of Agreement, between Keysway Investments, Inc. and Comcast of California/Colorado/Florida/Oregon, Inc., recorded on March 22, 2004 in Official Records Book 1985, Page 2257, in the Public Records of Monroe County, Florida.

12. Restrictions, covenants and limitations set forth in Unity of Title (Lots 1 & 2, Tavernier No. 2) recorded on July 24, 1985 in Official Records Book 948, Page 1454, in the Public Records of Monroe County, Florida.
13. Terms, conditions, covenants, obligations and restrictions set forth in Monroe County, Florida Minor Conditional Use Development Order No. 09-07, including Historical and Cultural Landmark designation of four buildings on site, recorded February 27, 2008 in Official Records Book 2347, page 1038 and further recorded March 13, 2013 in Official Records Book 2617, page 2356 and recorded April 4, 2014 in Offical Records Book 2678, page 96.

14. 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).

15. The following matters shown by unsigned and unsealed Draft of Survey by Rocco & White Land Surveying, Inc., under invoice no. 14031012, field dated 3/10/2014, and any consequences or obligations associated therewith, to wit.

A. Encroachment of fence and dumpster pad in right of way of Tavern Drive and into right of way of Circle Drive. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
B. Encroachment of one story structure into right of way of Circle Drive by 1.6 feet to 2.0 feet. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
C. Encroachment of 2nd floor landing, wall and concrete pavement onto Lot 35 and alley appurtenant thereto.

D. Encroachment of planters from Lot 1 into Circle Drive right of way.

2011 ALTA/ACSM CERTIFICATION

To: TAVERNIER PROPERTIES LLC, a Florida limited liability company ,
Title Insurer 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 05-28-2015.
Date of Map : 05-28-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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

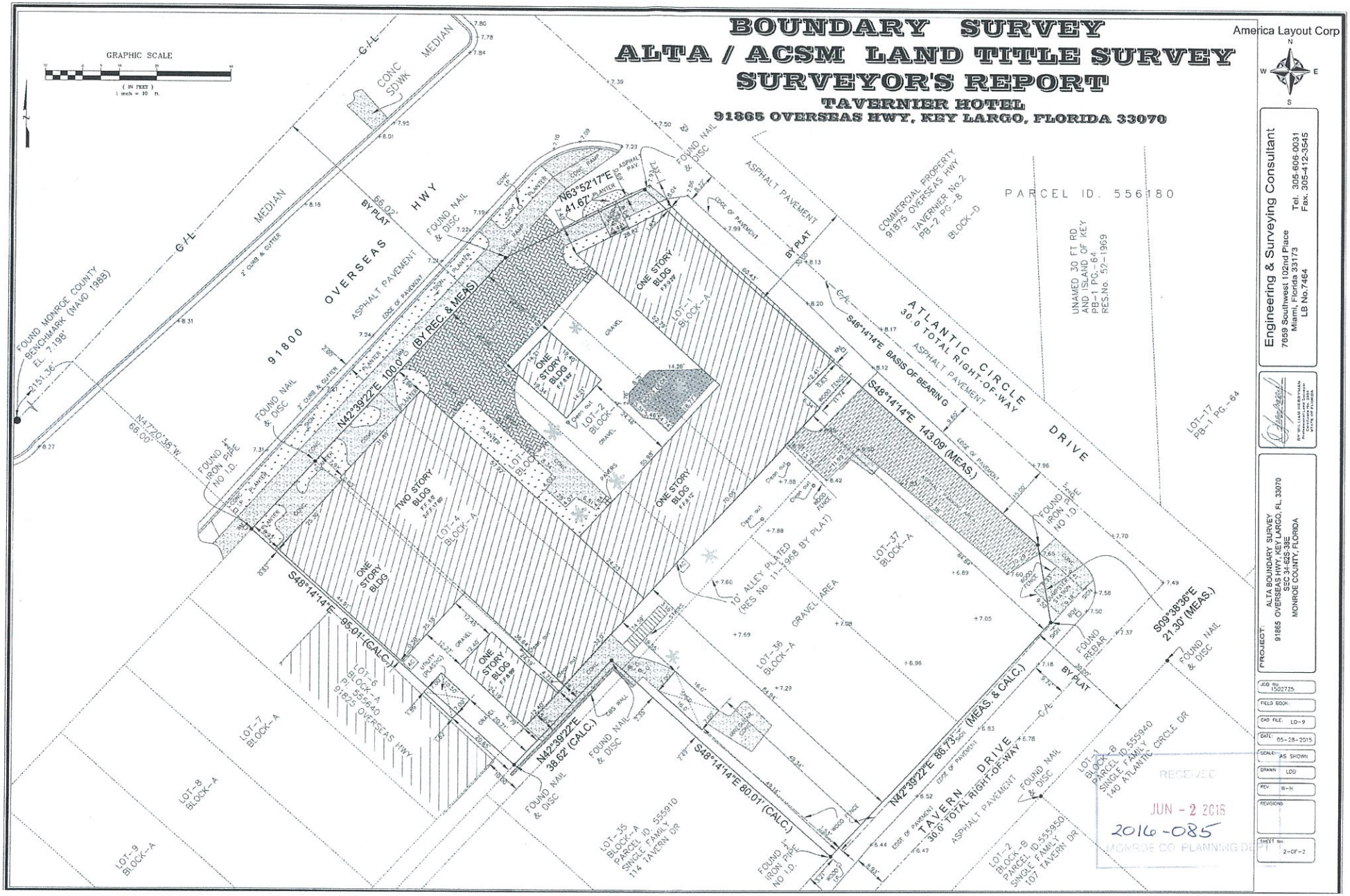
BY WILLIAM HERRYMAN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE No. 2804
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

JOB No.	1502725
FIELD BOOK	
CAD FILE	LD-9
DATE:	05-28-2015
SCALE	AS SHOWN
DRAWN	LDO
REV	W-H
REVISIONS	
SHEET No	1-OF-2

BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT

TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070



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Engineering & Surveying Consultant
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Miami, Florida 33173
LB No.7464
Tel. 305-606-0031
Fax. 305-412-3545

PROJECT: ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL. 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

JOB No. 1502725
FIELD BOOK:
CAD FILE: LD-9
DATE: 05-28-2015
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS
SHEET No. 2-OF-2

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JUN - 2 2016
2016-085
MONROE CO. PLANNING DEPT.

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section M-

Mailing Labels- Receiver

Amy M. Fox
97652 Overseas Hwy Apt P5
Key Largo, Fl 33037-2206

Cullen Robert F Jr and Karen J
14641 SW 67th Ave.
Miami, FL 33101

Stephen E. Moss
42 Oneida Ave.
Oakland, NJ 07436-3731

Burgess Christopher R And Angela D.
15440 SW 148th Pl
Miami, FL 33187-5535

Deana L. Schott
2056 Huffton Pt.
Longwood, FL 32779-2855

Simpson John and Mary
541 Forest Gate Cres
Waterloo, Ontario N2V 2X3 Canada

Stone Thomas J Trust 7/21/2000
PO Box 372880 Key Largo, FL 33037-7880

Somogyi Robert J and Marilyn B
42 W. College Ave. Apt 314S
Yardley, PA 19067-1553

Monroe County Florida
100 Simonton St.
Key West, FL 33040

Heiner Frederick H. and Donna E.
97652 Overseas Hwy. Apt T9
Key Largo, FL 33037-2226

Garcia Avelino and Monica G.
8401 SW 8th Terrace
Miami, FL 33143-6919

Lisa M. Brock
14606 Jockeys Ridge Dr.
Charlotte, NC 28277-3716

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave. Ste. 207
Key West, FL 33040-7270

Shuck Ronald E. and Lisa L.
7485 Cady Rd
North Royalton, OH 44133-6338

William Dillon
30800 S. Wixom Rd
Wixom, MI 48393-2418

Mayer Ann E Finn and Robert T
3 Fairview Terrace
Greenland, NH 03840-2242

Hayne J. Neil and Susan Ince
1700 SW 12th Ave
Boca Raton, FL 33486

Krohn John Ramon Jr.
61 Bitton Dr.
Gettysburg, PA 17325-8611

97 Palms South L C
9357 Calliandra Dr.
Boynton Beach, FL 33436-3034

Krause Joseph and Frances
2637 NW 23rd Way
Boca Raton, FL 33431-4015

Waltzman Stuart Revocable Trust
12/4/1998
333 E. 30th St Apt 18J
New York, NY 10016-6459

Robert W. Banks
3831 SW 56th St
Fort Lauderdale, FL 33312-6207

Haley James A. Trust
11034 SW 37th MNR
Davie, FL 33328-1318

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave. Ste. 207
Key West, FL 33040-7270

Waterman James Henry Trust AGR
3/19/1997
193 Atlantic Blvd
Key Largo, Fl 33037-4339

Terri L. Bodker
97652 Overseas Hwy Apt P4
Key Largo, FL 33037-2206

Kalatzis Dimitrios and Joanne
97652 Overseas Hwy Apt M7
Key Largo, FL 33037-2225

Jon and Ilene Klasfeld
1908 NW 4th Ave. Apt 112
Boca Raton, FL 33432-1501

Keith A. Baker
7555 Conifer Dr.
Colorado Springs, CO 80920-4529

Harrelson Peggy Gregson Revocable
Trust 3/14/14
1119 S 3rd Ave.
Bozeman, MT 59715-5264

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Boland Cecil Samuel Revocable Trust
10/1/2015
97652 Overseas Hwy HH 7
Key Largo, FL 33037-2221

Lisa V. Lesperance
1351 NW 16th St.
Miami, FL 33125-2493

Moffitt Gregory P. and Regina A.
29453 Cedar Neck Rd
Ocean View, DE 19970

Sprinkle George C Jr and Melissa B.
17205 SW 256th St.
Homestead, FL 33031

The Harborage Condo Corp.
59 Ocean Dr.
Key Largo, FL 33037

Adam Ryan A Rev Tr of 05/13/05
600 S. Atlantic Ave.
Daytona Beach, FL 32118-4510

Robert C. Henriques
11 Chester Sq.
Gloucester, MA 01930-1313

Mark and Tina Veil
107 Woodsmuir Ct
Palm Beach, FL 33416-8020

Greenspan Richard R. and Yvette M.
16073 Brier Creek Dr.
Delray Beach, FL 33446-9561

Lisor Suzanne K Rev Tr
1103 Spring Brooke Dr.
Goshen, IN 46528-5059

Bellis Stephen and Martha A Liv TR DTD
11/23/05
Po Box 524
Indian River, MI 49749-0524

Helsel Zane and Joan E
2144 Pennington Rd.
Ewing, NJ 08638-1433

Boland Cecil Samuel Revocable Trust
10/1/2015
97652 Overseas Hwy. Apt HH7
Key Largo, FL 33037-2201

Charur Carlos and Maria Christina
9155 Dadeland Blvd. Ste 1818
Miami, Fl 33156-2742

Rahaim Andrew D and Jean T
6 Auspice Cir.
New Ark, DE 79711-2976

Robinson John G and Barbara J
97652 Overseas Hwy. OFC
Key Largo, FL 33037-2216

Okun Theodore
97652 Overseas Hwy. PH 7
Key Largo, FL 33037-2221

Santana Ramon R and Yolanda Acebal
Po Box 901368
Homestead, FL 33090-1368

Heller Margaruitte and Erich E
97652 Overseas Hwy. Apt M12
Key Largo, FL 33037-2225

Valerius Thomas F and Lynn C
9200 SW 85th St.
Miami, FL 33173-4527

Craig L. Dicker
9000 New Delhi PL
Dulles, VA 20189-9005

Faggioni Ronald A and Carolyn I
2073 Hendricks Ave
Bellmore, NY 11710-3058

Catherine G. Heely
9 Nocturne Road
Monroe Township, NJ 08831-7971

Jonathan W. Burkard
106 S. Sewalls Point Rd
Stuart, FL 34996-6319

Walsh Frank B Jr Revocable Trust
11/30/1996
97562 Overseas Hwy. Apt HH33
Key Largo, FL 33037-2203

Levy Baruch and Jane
2708 Oakmont Ct
Weston, FL 33332-1834

Shugg Robert C and Elizabeth A
97652 Overseas Hwy. Apt M10
Key Largo, FL 33037-2225

Wester David A and Sharon M
4244 Chase Ave.
Miami Beach, FL 33140-3008

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave Ste. 207
Key West, FL 33040-7270

Marcia Besada
521 Majorca Ave.
Coral Gables, FL
33134-4221

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Tucker Robert J and Charlene A
401 Clover Mill Rd.
Exton, PA 19341-2502

Gac Maria U
573 Sheridan Rd.
Glencoe, IL 60022-1764

McCassey Everett A and Michelle M
117 Akiohala Pl.
Kailua, HI 96734-3902

Ronald M. Childree
97652 Overseas Hwy Apt. T12
Key Largo, FL 33037-2226

First Midwest Trust Company
PO Box 990
Moline, IL 61266-0990

Tielen Gisela B.
97652 Overseas Hwy Apt. HH4
Key Largo, FL 33037-2207

Boca Marina Court LLC.
31 Seneca Rd.
Sea Ranch Lakes, FL 3308-2325

Heinrich Laura J.
97652 Overseas Hwy PH 2
Key Largo, FL 33037-2220

Armand A. Cammarota Jr.
305 Bay Tree Cir.
Vernon Hills, IL 60061-1234

Borkowski Richard V. and Catherine M.
5 Greenwich Ct.
Shoreham, NY 11786-2017

Siniscalco Wayne P and Lorin Blake
97652 Overseas Hwy Apt. HH31
Key Largo, FL 33037-2218

Severson Donald R and Louanne Dec
Trust 11/12/1996
Po Box 886
Elkhorn, WI 53121-0886

Corradini Carol Ann Liv Tr 06/06/2006
7744 SW 193rd St.
Cutler Bay, FL 33157-7389

Katzman Howard E and Shirley R
7255 SW 140th Terrace
Palmetto Bay, FL 33158-1265

Majoy Christopher O and Marlene M
1149 Sheltered Brook Dr.
Huron, OH 44839-2824

Clark James C. and Diana
1673 South St.
New Haven, VT 05472-4051

Franz P and L Family Trust 1/12/1990
97652 Overseas Hwy Apt. HH45
Key Largo, FL 33037-2220

Eliades Steven and Jeanne
31 Starlight Dr.
Hopewell Junction, NY 12533-5524

Smith Brian R T And Penelope J
97652 Overseas Hwy. Apt. T5
Key Largo, FL 33037-2205

Bennardo Marianne Declaration of
Trust 7/10/2013
1009 Azalea Rd.
Delray Beach, FL 33483-6601

Goldstein Amber E L/E
97652 Overseas Hwy. Apt S5
Key Largo, FL 33037-2203

Scull Properties LLC
7960 Old Georgetown Rd Ste. 8C
Bethesda, MD 20814-2418

Lawrence U. McGee
5110 Palmerston Ln
Winston-Salem, NC 27104-1431

Bernat Dolores P Trust AGR 4/23/1998
12832 Quail Ct.
Palos Heights, IL 60463-2282

Family Trust U/W/O Caroline P
Brumbaugh 7/27/1998
6479 Sunset Dr.
Miami, FL 33143-4676

Stelri LLC.
3532 E. Higgans Dr.
Mount Pleasant, SC 29466-6890

Holton Timothy and Jennifer A
296 Washington Ave.
Memphis, TN 38103

The Harborage Condo Corp.
59 Ocean Dr.
Key Largo, FL 33037

Margaret M. Harris
424 Spruce Ave.
West Islip, NY 11795-2712

Espy Alexandra Beaton
PO Box 123
Dillon, CO 80435-0123

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PO Box 373006
Key Largo, FL 33037-3006

Katherine Daloia
1469 Oxford Dr.
Buffalo Grove, IL 60089-1011

Gary Milanese
97652 Overseas Hwy. APT. T4
Key Largo, FL 33037-2205

Coplan Janet Sue Trust 4/30/2014
97652 Overseas Hwy. Apt. C8
Key Largo, FL 33037-2223

Perez Robert L. and Violet M.
1919 Driscoll St.
Houston, TX 77019-6101

Clark James C. and Diana
1673 South St.
New Haven, VT 05472-4051

Kerckaert Michael and Shannon L/E
5825 Hempstead Rd.
Oxford, MI 48371-1233

DOT/ST. of FL
FDOT
Tallahassee, FL 32399

Ackermann Donald W. and Marilyn
97652 Overseas Hwy. Apt. HH1
Key Largo, FL 33037-2207

David V. Hillend
97652 Overseas Hwy. Apt. C11
Key Largo, FL 33037-2223

Klumpenaar Bram
296 Claude Ave.
Dorval, Qui H95 3B2, Canada

Emilio Charur
9155 S. Dadeland Blvd. Ste. 1818
Miami, FL 33156-2742

Dennis Haas
97652 Overseas Hwy Apt T6
Key Largo, FL 33037-2205

Camille's Foods Inc.
PO Box 371532
Key Largo, FL 33037-1532

Waterman James Henry Trust AGR
3/19/1997
193 Atlantic Blvd.
Key Largo, FL 33037-4339

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Application for Transfer of ROGO Exemption

Section N-

Mailing Labels- Sender

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91770 Overseas Hwy
Tavernier, FL 33070

Peace George W Trust Agreement
5/27/2008
10400 SW 53rd Street
Cooper City, FL 33328

Yayou LLC
400 Coconut Palm Blvd
Tavernier, FL 33070

Mitchell Tony Bob and Diane
PO Box 370845
Key Largo, FL 33037

DOT/ST of FL
State Road Department
Tallahassee, FL 32399

Shorcitos Holdings LLC
PO Box 782
Tavernier, FL 33070

Tavernier Hotel Holdings LLC
4651 Sheridan Street
STE 480
Hollywood, FL 33021

Gotta Luv It Investments LLC
3005 SW 2nd Ave STE 101
Ft. Lauderdale, FL 33315

Sunshine Gasoline Distributors Inc
1650 NW 87th Ave
Doral, FL 33172

G and W 2009 Investment LLC
8 Bounty Ln
Key Largo, FL 33037

Monroe County
500 Whitehead St
Key West, FL 33040

Stewart Family Trust 06/29/2007
143 Atlantic Circle Dr.
Tavernier, FL 33070

Klein Shari
140 Atlantic Circle Dr
Tavernier, FL 33070

Gargano Lynda E
PO Box1113
Tavernier, FL 33070

Nicholls Christine
Po Box 584
Tavernier, FL 33070

Dangel Bridget
107 Tavern Dr
Tavernier, FL 33070

Gallagher Thomas F and Gae
PO Box 743
Tavernier, FL 33070

Bigger Charles H
170 Atlantic Circle Dr
Tavernier, FL 33070

Hoke Tyler Robert
151 Ocean View Dr
Tavernier, FL 33070

Ohara Judy
136 Tavern Dr
Tavernier, FL 33070

Atlantic Circle LLC
256 Bougainvillea Street
Tavernier, FL 33070

Scott George and Louise
420 Coconut Palm Blvd
Tavernier, FL 33070

Blackwood Robert H and Tammy R
1331 N. Tropical Trail
Merritt Island, FL 32953

150 Atlantic Circle LLC
4490 Navajo Trail
Jamestown, OH 45335

132 Tavern LLC
PO Box 539
Tavernier, FL 33070

J & K Inc
PO Box 554
Tavernier, FL 33070

Reboredo Jose and Alejandrina
2831 SW 128th Ave
Miami, FL 33175

Hewitt Mark D and Peggy A
14818 E Fish Hook Dr
Park Rapids, MN 56470

Cramer Steven J and Shelli M
165 Atlantic Circle Dr
Tavernier, FL 33070

Stewart Title Guaranty Company
1980 Post Oak Blvd STE 800
Houston, TX 77056

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Rose Glen A Rev TR AGR 6/16/05
1830 NW 87th Ave
Pembroke Pines, FL 33024

Kruszelnicki Violetta
PO Box 370551
Key Largo, FL 33037

Bigger Ellen Lenore
128 Tavern Dr
Tavernier, FL 33070

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Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section O-

Radius Report- Receiver

Monroe County Property Appraiser - Radius Report

AK: 1103951 Parcel ID: 00090961-000500 Physical Location 97652 OVERSEAS UNIT P5 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-
Owners Name: FOX AMY M
Address: 97652 OVERSEAS HWY APT P5 KEY LARGO FL 33037-2206

AK: 1103934 Parcel ID: 00090961-000300 Physical Location 97652 OVERSEAS UNIT P3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11
Owners Name: GARCIA AVELINO AND MONICA G
Address: 8401 SW 84TH TER MIAMI FL 33143-6919

AK: 1104027 Parcel ID: 00090961-001200 Physical Location 97652 OVERSEAS UNIT P12 KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392
Owners Name: WALTZMAN STUART REVOCABLE TRUST 12/4/1998
Address: 333 E 30TH ST APT 18J NEW YORK NY 10016-6459

AK: 1103918 Parcel ID: 00090961-000100 Physical Location 97652 OVERSEAS UNIT P1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856
Owners Name: CULLEN ROBERT F JR AND KAREN J
Address: 14641 SW 67TH AVENUE MIAMI FL 33101

AK: 1104060 Parcel ID: 00090962-000300 Physical Location 97652 OVERSEAS UNIT T3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245
Owners Name: BROCK LISA M
Address: 14606 JOCKEYS RIDGE DR CHARLOTTE NC 28277-3716

AK: 1104043 Parcel ID: 00090962-000100 Physical Location 97652 OVERSEAS UNIT T1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-
Owners Name: BANKS ROBERT W
Address: 3831 SW 56TH ST FORT LAUDERDALE FL 33312-6207

AK: 1104051 Parcel ID: 00090962-000200 Physical Location 97652 OVERSEAS UNIT T2 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6
Owners Name: MOSS STEPHEN E
Address: 42 ONEIDA AVE OAKLAND NJ 07436-3731

AK: 1680427 Parcel ID: 00554940-000200 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R545-778 OR556-536 OR808-1087/1088 OR1011-158
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

AK: 1104001 Parcel ID: 00090961-001000 Physical Location 97652 OVERSEAS UNIT P10 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839
Owners Name: HALEY JAMES A TRUST
Address: 11034 SW 37TH MNR DAVIE FL 33328-1318

AK: 1103977 Parcel ID: 00090961-000700 Physical Location 97652 OVERSEAS UNIT P7 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D
Address: 15440 SW 148TH PL MIAMI FL 33187-5535

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS UNIT P9 KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -249 OR841-1101 OR914-2290/91 OR1548-1009/12 OI
Owners Name: SHUCK RONALD E AND LISA L
Address: 7485 CADY RD NORTH ROYALTON OH 44133-6338

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

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

AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS UNIT P6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-109
Owners Name: DILLON WILLIAM
Address: 30800 S WIXOM RD WIXOM MI 48393-2418

AK: 1680419 Parcel ID: 00554940-000100 Physical Location 97600 OVERSEAS KEY LARGO
Legal Description: PT TR 5A AMD PLAT OF MANDALAY KEY LARGO PB2-25 35-174 OR787-1458 OR1007-87/88 OR1452-2208/10T
Owners Name: WATERMAN JAMES HENRY TRUST AGR 3/19/1997
Address: 193 ATLANTIC BLVD KEY LARGO FL 33037-4339

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

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

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

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

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

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

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

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

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

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

AK: 1680478 Parcel ID: 00554980-000000 Physical Location 97280 OVERSEAS KEY LARGO
Legal Description: NE PT TR 2 B AMD PLAT OF MANDALAY PB2-25 OR540-16 OR543-1025 OR937-1885 OR1117-490 OR1149-2385
Owners Name: 97 PALMS SOUTH L C C/O TUFTS KATHY
Address: 9357 CALLIANDRA DR BOYNTON BEACH FL 33436-3034

AK: 1104434 Parcel ID: 00090965-000100 Physical Location 97652 OVERSEAS UNIT M1 KEY LARGO
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/03 OR824-335 OR1009-2027 OR1270-1348 OR1
Owners Name: BAKER KEITH A
Address: 7555 CONIFER DR COLORADO SPRINGS CO 80920-4529

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

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

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

AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS UNIT HH7 KEY LARGO
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-
Owners Name: BOLAND CECIL SAMUEL REVOCABLE TRUST 10/1/2015
Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104469 Parcel ID: 00090965-000400 Physical Location 97652 OVERSEAS UNIT M4 KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374 OR1597-957/58
Owners Name: LESPERANCE LISA V
Address: 1351 NW 16TH ST MIAMI FL 33125-2493

AK: 1104655 Parcel ID: 00090966-001000 Physical Location 97652 OVERSEAS UNIT HH25 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186
Owners Name: MOFFITT GREGORY P AND REGINA A
Address: 29453 CEDAR NECK RD OCEAN VIEW DE 19970

AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS UNIT HH5 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF
Owners Name: SPRINKLE GEORGE C JR AND MELISSA B
Address: 17205 SW 256TH ST HOMESTEAD FL 33031

AK: 1680524 Parcel ID: 00555011-000400 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 4 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1680541 Parcel ID: 00555011-000600 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 6 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS UNIT M2 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE
Owners Name: ADAM RYAN A REV TR OF 05/13/05
Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118-4510

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

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

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

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

AK: 1104531 Parcel ID: 00090965-001100 Physical Location 97652 OVERSEAS UNIT M11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05
Address: PO BOX 524 INDIAN RIVER MI 49749-0524

AK: 1104353 Parcel ID: 00090964-000600 Physical Location 97652 OVERSEAS UNIT C6 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775
Owners Name: HELSEL ZANE AND JOAN E
Address: 2144 PENNINGTON RD EWING NJ 08638-1433

AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS UNIT C4 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 646-439 OR844-809 OR1314-1906 OR1445-1730/31RS
Owners Name: BOLAND CECIL SAMUEL REVOCABLE TRUST 10/1/2015
Address: 97652 OVERSEAS HWY APT HH7 KEY LARGO FL 33037-2201

AK: 8848692 Parcel ID: 00554990-000100 Physical Location 97360 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (NE) OR577-629 OR573-479 OR784-749 OR784
Owners Name: CHARUR CARLOS AND MARIA CHRISTINA
Address: 9155 S DADELAND BLVD STE 1818 MIAMI FL 33156-2742

AK: 1680508 Parcel ID: 00555010-000000 Physical Location 97450 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2 .4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2
Owners Name: KEY LARGO HOSPITALITY LAND TRUST C/O KEY LARGO HOSPITALITY GROUP LLC
Address: 4651 SHERIDAN ST STE 480 HOLLYWOOD FL 33021-3430

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

AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS UNIT HH6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O
Owners Name: ROBINSON JOHN G AND BARBARA J
Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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

AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS UNIT M3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-
Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL
Address: PO BOX 901368 HOMESTEAD FL 33090-1368

AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS UNIT M12 KEY LARGO
Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84
Owners Name: HELLER MARGARUITTE AND ERICH E
Address: 97652 OVERSEAS HWY APT M12 KEY LARGO FL 33037-2225

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

AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS UNIT T11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-753 OR835-13
Owners Name: DICKER CRAIG L
Address: 9000 NEW DELHI PL DULLES VA 20189-9005

AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS UNIT S4 KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR1
Owners Name: FAGGIONI RONALD A AND CAROLYN I
Address: 2073 HENDRICKS AVE BELLMORE NY 11710-3058

AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS UNIT S11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-24
Owners Name: HEELY CATHERINE G
Address: 9 NOCTURNE ROAD MONROE TOWNSHIP NJ 08831-7971

AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS UNIT M9 KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -463 OR1631-1804 OR2731-2209
Owners Name: BURKARD JONATHAN W
Address: 106 S SEWALLS POINT RD STUART FL 34996-6319

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

AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS UNIT HH26 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL
Owners Name: LEVY BARUCH AND JANE
Address: 2708 OAKMONT CT WESTON FL 33332-1834

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

AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS UNIT T10 KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562
Owners Name: WESTER DAVID A AND SHARON M
Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008

AK: 1680397 Parcel ID: 00554930-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 4A OR38 9-878 OR732-318 CASE #80-326-CP-12 OR835-2404 (
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS UNIT C1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1
Owners Name: BESADA MARCIA
Address: 521 MAJORCA AVE CORAL GABLES FL 33134-4221

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

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

AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS UNIT S5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO -835 OR1096-1281/82 OR1096-1284 OR1243-1005/06
Owners Name: GOLDSTEIN AMBER E L/E
Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203

AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS UNIT S6 KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/38
Owners Name: GAC MARIA U
Address: 573 SHERIDAN RD GLENCOE IL 60022-1764

AK: 1104248 Parcel ID: 00090963-000800 Physical Location 97652 OVERSEAS UNIT S8 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/1996
Address: PO BOX 886 ELKHORN WI 53121-0886

AK: 1104256 Parcel ID: 00090963-000900 Physical Location 97652 OVERSEAS UNIT S9 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID
Address: 7960 OLD GEORGETOWN RD STE 8C BETHESDA MD 20814-2418

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

AK: 1104329 Parcel ID: 00090964-000300 Physical Location 97652 OVERSEAS UNIT C3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR641-215/16 OR764-5
Owners Name: CORRADINI CAROL ANN LIV TR 06/06/2006
Address: 7744 SW 193RD ST CUTLER BAY FL 33157-7389

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

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

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

AK: 1104701 Parcel ID: 00090966-001500 Physical Location 97652 OVERSEAS UNIT HH34 KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998
Address: 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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

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

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

AK: 1104582 Parcel ID: 00090966-000300 Physical Location 97652 OVERSEAS UNIT HH4 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247
Owners Name: TIELEN GISELA B
Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS UNIT HH36 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/
Owners Name: CLARK JAMES C AND DIANA
Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

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

AK: 1104311 Parcel ID: 00090964-000200 Physical Location 97652 OVERSEAS UNIT C2 KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR
Owners Name: BOCA MARINA COURT LLC
Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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

AK: 1104744 Parcel ID: 00090966-001900 Physical Location 97652 OVERSEAS UNIT HH41 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-
Owners Name: HOLTON TIMOTHY R AND JENNIFER A
Address: 296 WASHINGTON AVE MEMPHIS TN 38103

AK: 1104817 Parcel ID: 00090966-002600 Physical Location 97652 OVERSEAS UNIT PH2 KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493
Owners Name: HEINRICH LAURA J
Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS UNIT HH46 KEY LARGO
Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19
Owners Name: ELIADES STEVEN AND JEANNE
Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533-5524

AK: 1680532 Parcel ID: 00555011-000500 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 5 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1104639 Parcel ID: 00090966-000800 Physical Location 97652 OVERSEAS UNIT HH23 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/3
Owners Name: CAMMAROTA ARMAND A JR
Address: 305 BAY TREE CIR VERNON HILLS IL 60061-1234

AK: 1104086 Parcel ID: 00090962-000500 Physical Location 97652 OVERSEAS UNIT T5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646
Owners Name: SMITH BRIAN R T AND PENELOPE J
Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

AK: 1104264 Parcel ID: 00090963-001000 Physical Location 97652 OVERSEAS UNIT S10 KEY LARGO
Legal Description: APT 10 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 4-706 OR917-871 OR1035-2355 OR1282-2394 OR272
Owners Name: HARRIS MARGARET M
Address: 424 SPRUCE AVE WEST ISLIP NY 11795-2712

AK: 1104108 Parcel ID: 00090962-000700 Physical Location 97652 OVERSEAS UNIT T7 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946
Owners Name: BORKOWSKI RICHARD V AND CATHERINE M
Address: 5 GREENWICH CT SHOREHAM NY 11786-2017

AK: 1104761 Parcel ID: 00090966-002100 Physical Location 97652 OVERSEAS UNIT HH44 KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013
Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601

AK: 1104825 Parcel ID: 00090966-002700 Physical Location 97652 OVERSEAS UNIT PH3 KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07
Owners Name: ESPY ALEXANDRA BEATON
Address: PO BOX 123 DILLON CO 80435-0123

AK: 1680389 Parcel ID: 00554910-000000 Physical Location 97300 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 2A & 1 2 & 3 THE HARBORAGE PB6-46 OR495-405 OR4
Owners Name: UPPER KEYS COMMERCE CENTER INC
Address: PO BOX 373006 KEY LARGO FL 33037-3006

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS UNIT HH47 KEY LARGO
Legal Description: APT 47 ROCK HARBOR CONDOMINIUM 6 OR778-698 OR864-2 329/2330 OR1366-2375/77TR/MT OR1543-2033 OR27
Owners Name: DALOIA KATHERINE
Address: 1469 OXFORD DR BUFFALO GROVE IL 60089-1011

AK: 1104078 Parcel ID: 00090962-000400 Physical Location 97652 OVERSEAS UNIT T4 KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-4(
Owners Name: MILANESE GARY
Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

AK: 1104370 Parcel ID: 00090964-000800 Physical Location 97652 OVERSEAS UNIT C8 KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI
Owners Name: COPLAN JANET SUE TRUST 4/30/2014
Address: 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

AK: 1104621 Parcel ID: 00090966-000700 Physical Location 97652 OVERSEAS UNIT HH21 KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-4
Owners Name: PEREZ ROBERT L AND VIOLET M
Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

AK: 1104736 Parcel ID: 00090966-001800 Physical Location 97652 OVERSEAS UNIT HH37 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROE
Owners Name: CLARK JAMES C AND DIANA
Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

AK: 1104477 Parcel ID: 00090965-000500 Physical Location 97652 OVERSEAS UNIT M5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -69 OR888-1086 OR1096-1961 OR1200-947/48 OR12C
Owners Name: KERCKAERT MICHAEL AND SHANNON L/E
Address: 5825 HEMPSTEAD RD OXFORD MI 48371-1233

AK: 1680362 Parcel ID: 00554890-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5 (NW 25' TR 5) OR539-409E OR566-255 OR764-23/24 (REM
Owners Name: DOT/ST.OF FL
Address: FDOT TALLAHASSEE FL 32399

AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS UNIT HH1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18 OR2'
Owners Name: ACKERMANN DONALD W AND MARILYN
Address: 97652 OVERSEAS HWY APT HH1 KEY LARGO FL 33037-2207

AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS UNIT C11 KEY LARGO
Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18(
Owners Name: HILLEND DAVID V
Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS UNIT M6 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242
Owners Name: KLUMPENAAR BRAM
Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

AK: 1680486 Parcel ID: 00554990-000000 Physical Location 97340 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (SW) OR577-629 OR573-479 OR784-749 OR784
Owners Name: CHARUR EMILIO
Address: 9155 S DADELAND BLVD STE 1818 MIAMI FL 33156-2742

AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS UNIT T6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -105 OR792-1342 OR1187-66 OR1238-1631/40 OR124
Owners Name: HAAS DENNIS
Address: 97652 OVERSEAS HWY APT T6 KEY LARGO FL 33037-2205

AK: 1679682 Parcel ID: 00554190-000000 Physical Location 97630 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 6-13 MANDALAY PB1-194 KEY LARGO OR34-258 OR534-802E OR600-654 OR618-417 OR718-243 OR8
Owners Name: CAMILLE'S FOODS INC
Address: PO BOX 371532 KEY LARGO FL 33037-1532

AK: 1679631 Parcel ID: 00554140-000000 Physical Location 97610 OVERSEAS KEY LARGO
Legal Description: BK 1 LOTS 1-5 MANDALAY PB1-194 KEY LARGO OR171-548 /49 OR534-800E OR777-938 OR846-190D/C OR1007-
Owners Name: WATERMAN JAMES HENRY TRUST AGR 3/19/1997
Address: 193 ATLANTIC BLVD KEY LARGO FL 33037-4339

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section P-

Radius Report- Sender

Monroe County Property Appraiser - Radius Report

AK: 1102105 Parcel ID: 00090180-000000 Physical Location 91770 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 21 AND SWLY 58.15 FT OF NELY 97.97 FT TR-A BURTONS
Owners Name: LOWE HOUSE CORPORATION
Address: 91770 OVERSEAS HWY TAVERNIER FL 33070-2640

AK: 1682411 Parcel ID: 00556080-000000 Physical Location 158 ATLANTIC KEY LARGO
Legal Description: BK B LTS 4, 15 AND 16 TAVERNIER NO 2 PB2-8 KEY LAR GO OR276-482 COUNTY JUDGE'S DOCKET 11-124
Owners Name: PEACE GEORGE W TRUST AGREEMENT 5/27/2008
Address: 10400 SW 53RD ST COOPER CITY FL 33328-5608

AK: 1585815 Parcel ID: 00479290-000000 Physical Location 91700 OVERSEAS TAVERNIER
Legal Description: LT 4 AND 5 BURTONS ADD TO TAVERNIER KEY LARGO 82 OR4-244/45 OR753-1057/59 OR753-1060 OR899-5
Owners Name: YAYOU LLC
Address: 400 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1102091 Parcel ID: 00090170-000000 Physical Location 91790 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOTS 21-22 AND THE N'LY 39.82 FT OF TRACT A BURTON AI
Owners Name: MITCHELL TONY BOB AND DIANE
Address: PO BOX 370845 KEY LARGO FL 33037-0845

AK: 1101966 Parcel ID: 00090050-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB 1-64 PT LOT 16 G6 -42
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPARTMENT) TALLAHASSEE FL 32399

AK: 1682501 Parcel ID: 00556180-000000 Physical Location 91875 OVERSEAS KEY LARGO
Legal Description: TAVERNIER NO 2 PB2-8 KEY LARGO BLOCK D (A/K/A SQ D LOT 1) AND PART OF UNAMED 30FT RD AND ISI
Owners Name: SHORCITOS HOLDINGS LLC
Address: PO BOX 782 TAVERNIER FL 33070-0782

AK: 1681946 Parcel ID: 00555610-000000 Physical Location 91865 OVERSEAS TAVERNIER
Legal Description: BK A LTS 1-5 AND 36-37 TAVERNIER NO 2 PB2-8 KEY L ARGO AND PT DISCLAIMED ALLEY (RES NO 11-1
Owners Name: TAVERNIER HOTEL HOLDINGS LLC
Address: 4651 SHERIDAN ST STE 480 HOLLYWOOD FL 33021-3430

AK: 1682381 Parcel ID: 00556050-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 12 AND NE LY 25 FT OF LT 11 TAVERNIER 2 PB 2-8 KEY LARGO G5-74 OR226-395/96 OR817-247 OI
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1682331 Parcel ID: 00556000-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 7 AND NE LY 25 FT OF LT 8 TAVERNIER 2 PB2 -8 KEY LARGO G5-74 OR226-395/96 OR817-247 OR
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1584959 Parcel ID: 00478410-000000 Physical Location 91860 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 6-14 TAVERNIER PB1-105 KEY LARGO OR365-69 5/96 OR566-458DC OR1079-1441/43WILL OR1221-1
Owners Name: SUNSHINE GASOLINE DISTRIBUTORS INC
Address: 1650 NW 87TH AVE DORAL FL 33172-2614

AK: 1585831 Parcel ID: 00479310-000000 Physical Location 91700 OVERSEAS KEY LARGO
Legal Description: LT 6 BURTONS ADD TO TAVERNIER KEY LARGO PB2-82 -244-245 OR753-1057/59 OR753-1060 OR899-564 OF
Owners Name: YAYOU LLC
Address: 400 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1584843 Parcel ID: 00478300-000000 Physical Location 91812 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 1 THRU 5 TAVERNIER PB1-105 AND LOTS 1, 2 AND 3 BURTONS ADD TO TAVERNIER PB2-82 KE
Owners Name: G AND W 2009 INVESTMENT LLC
Address: 8 BOUNTY LN KEY LARGO FL 33037

AK: 1101923 Parcel ID: 00090020-000000 Physical Location 91895 OVERSEAS KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT LOT 16, SW 'LY 10' LOT 16 (PARCEL F) PT LOT 17 (PARCELS E
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD ST KEY WEST FL 33040-6581

AK: 1102121 Parcel ID: 00090200-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB1-64 PT GOV LOT 2 G11-216-217 OR543-182 OR667-116Q
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPARTMENT) TALLAHASSEE FL 32399

AK: 1101974 Parcel ID: 00090060-000000 Physical Location 143 ATLANTIC CIR KEY LARGO
Legal Description: 34 62 38 ISLAND OF PB 1-64 KEY LARGO PT LOT 17 A2- 167 H3-111 PROBATE NO 8-158A OR872-1065 OR9
Owners Name: STEWART FAMILY TRUST 06/29/2007
Address: 143 ATLANTIC CIR DR TAVERNIER FL 33070

AK: 1102075 Parcel ID: 00090150-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PB 1-64 PT LOT 18 OR 338-470-471
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPT) TALLAHASSEE FL 32399

AK: 1682276 Parcel ID: 00555940-000000 Physical Location 140 ATLANTIC CIR DR KEY LARGO
Legal Description: BK B LT 1 TAVERNIER 2 PB2-8 KEY LARGO OR21-25 OR71 1-9 OR976-770 OR1313-1611/12F/J OR1594-2259L/E
Owners Name: KLEIN SHARI
Address: 140 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2605

AK: 1682322 Parcel ID: 00555990-000000 Physical Location 123 TAVERN DR KEY LARGO
Legal Description: TAVERNIER NO 2 KEY LARGO PB2-8 LT 5 AND 6 LESS SEL Y 1.5 FT BK B OR447-805 OR611-645 OR1093-2247 (
Owners Name: GARGANO LYNDA E
Address: PO BOX 1113 TAVERNIER FL 33070-1113

AK: 1682225 Parcel ID: 00555890-000000 Physical Location 120 TAVERN DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 33 & 34 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 G51-125/
Owners Name: NICHOLLS CHRISTINE
Address: PO BOX 584 TAVERNIER FL 33070-0584

AK: 1682292 Parcel ID: 00555960-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK B LT 3 TAVERNIER #2 PB2-8 KEY LARGO OR165-402 O R354-123 OR1007-1873/74P/R OR1009-1306 OR1696
Owners Name: DANGEL BRIDGET
Address: 107 TAVERN DR TAVERNIER FL 33070-2624

AK: 1681971 Parcel ID: 00555640-000000 Physical Location 91825 OVERSEAS KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 6-7-8-9-10 BLK A & ADJ PT DISCLAIMED ALLEY RES NO.11-1968 (
Owners Name: GALLAGHER THOMAS F AND GAE
Address: PO BOX 743 TAVERNIER FL 33070-0743

AK: 1682390 Parcel ID: 00556060-000000 Physical Location 170 ATLANTIC CIR DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO S 1.5' LOT 6 & ALL LO T 13 & SW 1' LOT 14 SQR B OR211-517/518 OR694-
Owners Name: BIGGER CHARLES H
Address: 170 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2605

AK: 1682403 Parcel ID: 00556070-000000 Physical Location 166 ATLANTIC CIR DR TAVERNIER
Legal Description: BK B LT 14 LESS 1FT TAVERNIER NO 2 KEY LARGO OR443 -955/59 OR1333-1700 OR1420-2132 OR1510-140 OR1
Owners Name: HOKE TYLER ROBERT
Address: 151 OCEAN VIEW DR TAVERNIER FL 33070-2635

AK: 1682179 Parcel ID: 00555840-000000 Physical Location 136 TAVERN DR TAVERNIER
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 29 BLK A & PT D ISCLAIMED ALLEY RES NO 11-1968 G59-513/14 O
Owners Name: OHARA JUDY
Address: 136 TAVERN DR TAVERNIER FL 33070-2625

AK: 1682357 Parcel ID: 00556020-000000 Physical Location 178 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BK B SWLY 25FT LT 8 AND ALL LT 9 TAVERNIER 2 PB2-8 KEY LARGO OR226-395/96 OR817-247 OR821-697I
Owners Name: ATLANTIC CIRCLE LLC
Address: 256 BOUGAINVILLEA ST TAVERNIER FL 33070-2206

AK: 1682284 Parcel ID: 00555950-000000 Physical Location 107 TAVERN DR TAVERNIER
Legal Description: BKB LT 2 TAVERNIER #2 PB2-8 KEY LARGO OR21-25 OR71 1-9 OR811-1202 OR1696-118 OR1981-2079(CTT)
Owners Name: DANGEL BRIDGET
Address: 107 TAVERN DR TAVERNIER FL 33070-2624

AK: 1682047 Parcel ID: 00555710-000000 Physical Location 91831 OVERSEAS KEY LARGO
Legal Description: TAVERIER #2 PB2-8 KEY LARGO LOTS 16-20 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR89-446/4
Owners Name: SCOTT GEORGE AND LOUISE
Address: 420 S COCONUT PALM BLVD TAVERNIER FL 33070-2253

AK: 1682241 Parcel ID: 00555910-000000 Physical Location 114 TAVERN DR KEY LARGO
Legal Description: BLK A LOT 35 & PT DISCLAIMED ALLEY RES NO 11-196 8 TAVERNIER #2 PB2-8 KEY LARGO OR299-155/
Owners Name: BLACKWOOD ROBERT H AND TAMMY R
Address: 1331 N TROPICAL TRL MERRITT ISLAND FL 32953-6036

AK: 1682438 Parcel ID: 00556100-000000 Physical Location 150 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BK B LT 17-18 TAVERNIER 2 PB2-8 KEY LARGO E6-12 CO UNTY JUDGE'S DOCKET 11-124 OR902-2190 OR15
Owners Name: 150 ATLANTIC CIRCLE LLC
Address: 4490 NAVAJO TRL JAMESTOWN OH 45335-1479

AK: 1682373 Parcel ID: 00556040-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: LT 11 LESS NELY 25FT BK B TAVERNIER 2 PB2-8 KEY LA RGO OR226-395/96 OR817-247 OR821-697D/C OR91
Owners Name: GOTTA LUV IT INVESTMENTS LLC
Address: 3005 SW 2ND AVE STE 101 FORT LAUDERDALE FL 33315-3339

AK: 1682187 Parcel ID: 00555850-000000 Physical Location 132 TAVERN DR TAVERNIER
Legal Description: BK A LT 30 TAVERNIER 2 PB2-8 KEY LARGO PT DISCLAIM ED ALLEY RES NO 11-1968 OR288-180/81 OR405-1
Owners Name: 132 TAVERN LLC
Address: PO BOX 539 TAVERNIER FL 33070-0539

AK: 9034631 Parcel ID: 00090041-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: 34 62 38 ISLAND OF KEY LARGO PORTION OF OLD ST RD 4-A R-O-W LYING SE & CONTIGUOUS W/SE R-O-
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD STREET KEY WEST FL 33040

AK: 1681997 Parcel ID: 00555660-000000 Physical Location 91795 OVERSEAS KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOTS 11 THRU 15 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR36
Owners Name: J & K INC
Address: PO BOX 554 TAVERNIER FL 33070-0554

AK: 1682497 Parcel ID: 00556170-000000 Physical Location 167 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: BKC LT 6 TAVERNIER #2 PB2-8 KEY LARGO G5-74 OR884- 418P/R OR974-947 CASE #87-1039-CIV-T-13 OR111
Owners Name: REBOREDO JOSE AND ALEJANDRINA
Address: 2831 SW 128TH AVE MIAMI FL 33175-2005

AK: 8798822 Parcel ID: 00556140-000100 Physical Location 159 ATLANTIC CIRCLE DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO A PORTION OF THE SE 'LY 3.5' OF LOT 3 & S'LY 57' LOT 4 BK C OR544-20
Owners Name: HEWITT MARK D AND PEGGY A
Address: 14818 E FISH HOOK DR PARK RAPIDS MN 56470

AK: 1682489 Parcel ID: 00556160-000000 Physical Location 165 ATLANTIC CIR CLE DR TAVERNIER
Legal Description: BK C LT 5 TAVERNIER 2 PB2-8 KEY LARGO G5-74 OR884-411P/R OR946-1325AFF OR900-1698 OR1011-2388 (
Owners Name: CRAMER STEVEN J AND SHELLI M
Address: 165 ATLANTIC CIRCLE DR TAVERNIER FL 33070-2657

AK: 1682217 Parcel ID: 00555880-000000 Physical Location 124 TAVERN DR KEY LARGO
Legal Description: BK A LT 32 AND NE 10 FT OF LT 31 AND PT VACATED A LLEY TAVERNIER NO 2 PB2-8 KEY LARGO RES I
Owners Name: STEWART TITLE GUARANTY COMPANY
Address: 1980 POST OAK BLVD STE 800 HOUSTON TX 77056-3826

AK: 1682454 Parcel ID: 00556120-000000 Physical Location 149 ATLANTIC CIR CLE DR KEY LARGO
Legal Description: BK C LOTS 1 AND 2 AND PT LOT 17 PB1-64 TAVERNIER N O 2 D2-544 D3-52 OR3-310/311 OR189-296 OR1098-1
Owners Name: ROSE GLEN A REV TR AGR 6/16/05
Address: 1830 NW 87TH AVE PEMBROKE PINES FL 33024-3318

AK: 1682471 Parcel ID: 00556140-000000 Physical Location 155 ATLANTIC CIR CLE DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO LOT 3 LESS A PORTION OF THE SE'LY 3.5' & THE N'LY 3' LOT 4 BK C OR
Owners Name: KRUSZELNICKI VIOLETTA
Address: PO BOX 370551 KEY LARGO FL 33037-0551

AK: 1682195 Parcel ID: 00555860-000000 Physical Location 128 TAVERN DR KEY LARGO
Legal Description: TAVERNIER #2 PB2-8 KEY LARGO SW 40' LOT 31 BLK A & PT DISCLAIMED ALLEY RES NO 11-1968 OR39
Owners Name: BIGGER ELLEN LENORE
Address: 128 TAVERN DR TAVERNIER FL 33070-2625

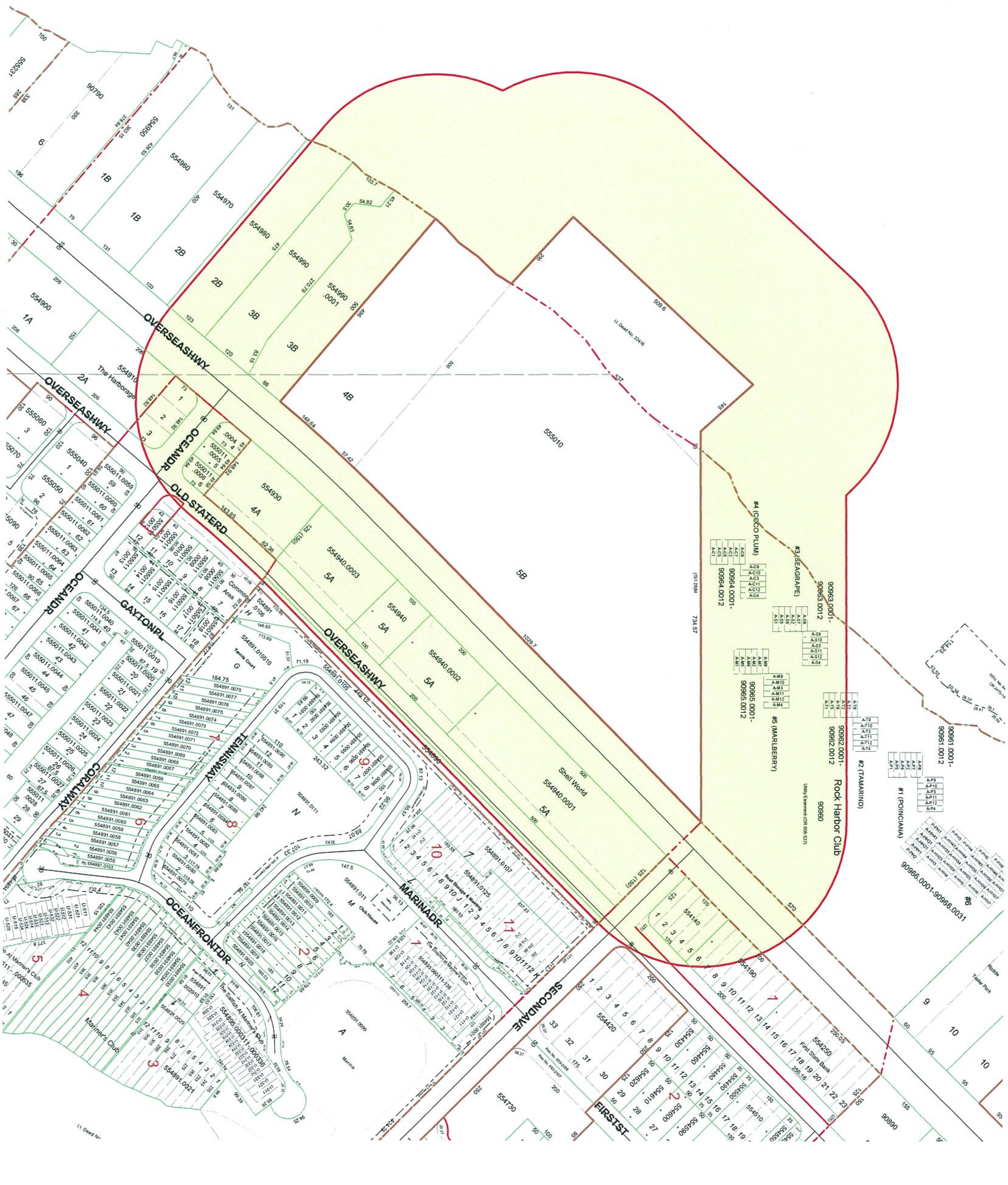
Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section Q-

Radius Map- Receiver


OVERSEASHWY
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554900
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The Harborage
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554190
554250
First State Bank
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554730
Mariner's Club
Tennis Court
Club House
Marina
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#2 (TAMARIND)
#3 (SEAGRAPE)
#4 (COCO PLUM)
#5 (MARLBERRY)
#6
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Trailer Park
5A
5B
4A
4B
3B
2B
1B
1A
2A

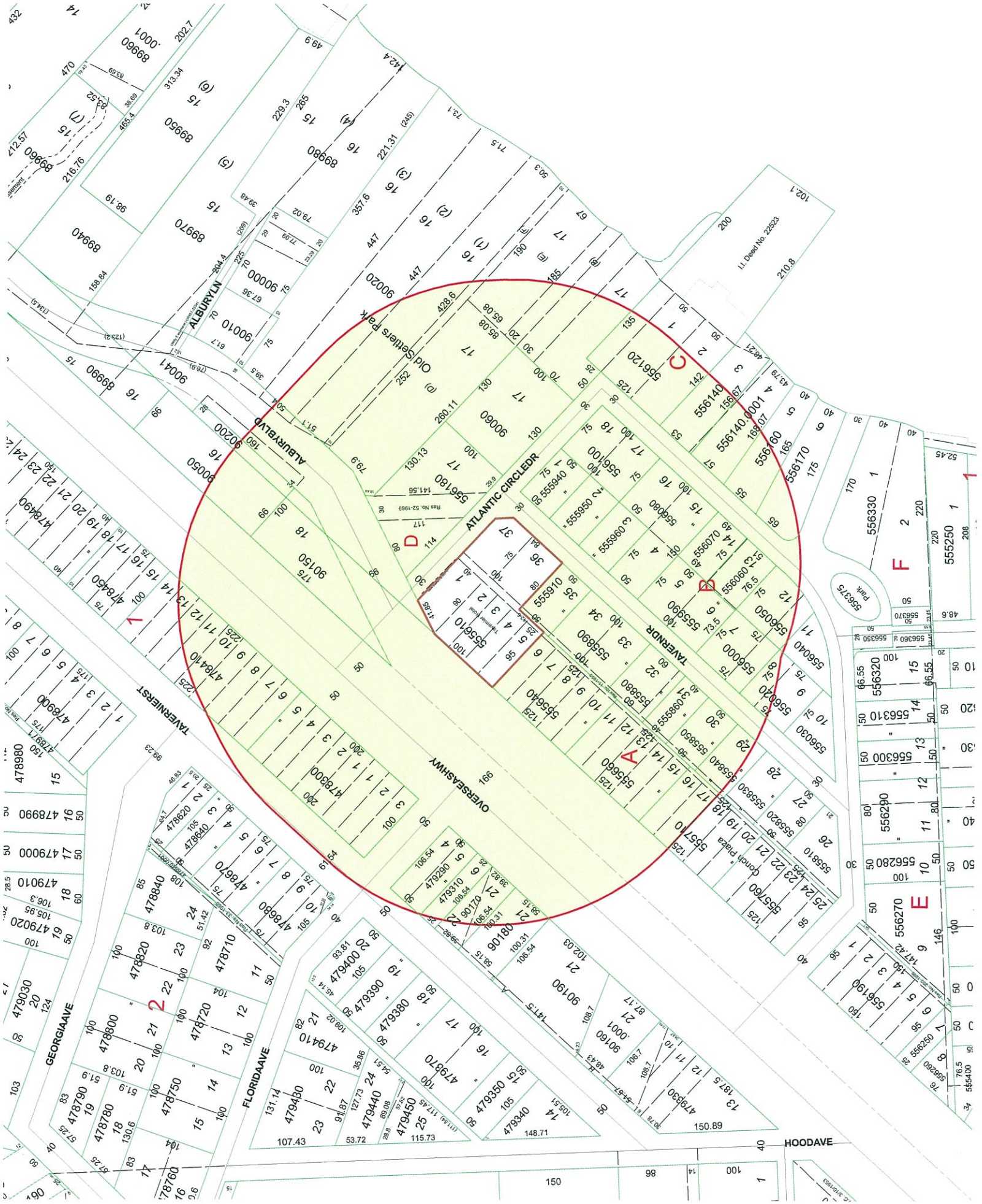
Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section R-

Radius Map- Sender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OVERSEASHWY
TAVERNIER
ALBURYBLVD
ALBURYLN
Old Settlers Park
Conch Place
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FLORIDAAVE
HOODAVE
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I.I. Deed No. 22523

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section S-

Notarized Agent Authorization-Receiver

Key Largo Hospitality Land Trust

June 1, 2016

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

RE: Playa Largo- TRE (18 units)- Transfer from Tavernier Hotel to Playa Largo Resort
Receiver Site Agent's Authorization- Playa Largo Resort & Spa
Receiver Site Info- Folio Number: 00555010.000000
Address: 97450 Overseas Highway, Key Largo, FL 33037

Dear Emily Schemper,

Key Largo Hospitality Land Trust, as receiver site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 18 ROGOS units to Playa Largo Resort & Spa, at 97450 Overseas Highway, Key Largo.

Key Largo Hospitality Land Trust,
Steven B. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC,
as its Attorney in fact,

06.01.2016

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by Larry M. Abbo of Key Largo Hospitality Group, LLC on this 2nd day of June, 2016 who is PERSONALLY _____to me or who produced _____ as identification.

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

Notary Public, State of Florida

Print Name: _____

Commission Expires: _____

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

4651 Sheridan Street, Suite 480, Hollywood, FL 33021
PH: 954-624-4702

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section T-

Notarized Agent Authorization- Sender

Tavernier Hotel Holdings, LLC

June 1, 2016

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

RE: Playa Largo- TRE (18 Units)- Transfer from Tavernier Hotel to Playa Largo Resort
Sender Site Agent's Authorization- Tavernier Hotel
Sender Site Info- Folio Number: 00555610.000000
Address: 91865 US Highway 1, Tavernier, FL 33070

Dear Emily,

Tavernier Hotel Holdings, LLC, as sender site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 18 ROGO units to Playa Largo Resort & Spa, at 97450 Overseas Highway, Key Largo.

Tavernier Hotel Holdings, LLC
By: PHG at Tavernier, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager
By: PMG Asset Services, LLC, its Manager

06.01.2016

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 on this 2nd day of June, 2016 who is PERSONALLY to me or who produced _____ as identification.

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

Notary Public, State of Florida

Print Name: _____

Commission Expires: _____

4651 Sheridan Street, Suite 480, Hollywood, FL 33021
PH: 954-624-4702

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section U-

Res. No. P-12-15 for Letter of Development Rights Determination-Receiver

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P12-15

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY KEY LARGO HOSPITALITY LAND TRUST FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P40-07 AND SUBSEQUENT DEVIATIONS, AT PROPERTY 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 AND HAVING REAL ESTATE #00555010.000000.

WHEREAS, during a regularly scheduled public meeting held on May 27, 2015, the Monroe County Planning Commission conducted a review and consideration of a request filed by Prime Hospitality Group, on behalf of Key Largo Hospitality Land Trust, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-92 of the Monroe County Code; and

WHEREAS, the subject property is located at 97450 Overseas Highway, Key Largo, approximate mile marker 97.5, and 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; and

WHEREAS, on July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment; and

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

WHEREAS, on October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway; and

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

WHEREAS, the application includes the addition of 15 transient hotel units to the previously approval memorialized by Resolution #P40-07 and subsequent deviations, for a total of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment, and 2,500 square feet of commercial retail nonresidential floor area; and

WHEREAS, on March 24, 2015, the application was reviewed by the Development Review Committee. At the meeting, staff requested that the applicant provide a level III traffic study analyzing the proposed increase to 177 total hotel units; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2015-031), received by the Monroe County Planning & Environmental Resources Department on February 11, 2015;
2. Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014;
3. Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015;
4. Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015;
5. Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
6. Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
7. Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
8. Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
9. Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
10. Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
11. Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;

12. Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;
13. Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group, dated 1/26/2015, signed and sealed 1/23/2015;
14. Traffic Study, prepared by Joaquin E. Vargas, Traf Tech Engineering, dated May 2015;
15. Staff report prepared by Emily Schemper, Comprehensive Planning Manager, dated May 19, 2015;
16. Sworn testimony of Monroe County Planning & Environmental Resources Department staff;
17. Sworn testimony of Jorge Cepero, Prime Hospitality Group, on behalf of the applicant; and
18. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Recreational Vehicle (RV) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of Tier III-A (SPA); and

4. On July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment (Planning Department File #27014); and

5. On September 21, 2012, the applicant received a minor deviation to the major conditional use permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the addition of three accessory playing courts (Planning Department File #2012-105); and

6. On October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway (Planning Department File #2013-101); and

7. On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units) (Planning Department File #2014-119); and

8. Pursuant to §130-92 of the Monroe County Code, in the Recreational Vehicle (RV) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that, a) the hotel has restaurant facilities on or adjacent to the premises, and b) access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and

9. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

   (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
   (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
   (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
   (d) The proposed use will have an adverse effect on the value of surrounding properties; and
   (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
   (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
   (g) The development will adversely affect a known archaeological, historical or cultural resource; and
   (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
   (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

10. Development shall not be inconsistent with the Monroe County Code; and

11. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

12. Development in Key Largo shall not be inconsistent with the Key Largo Community Master Plan, also known as the Key Largo Livable CommuniKeys Plan; and

13. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Recreational Vehicle (RV) district , as set forth in §130-42; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Recreational Vehicle (RV) district, as set forth in §130-92; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the Key Largo Community Master Plan; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

5. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, revisions to the traffic study, which shall be signed and sealed, as requested by URS (the County's traffic consultant), shall be completed, and the findings of the revised traffic study shall be approved by URS; and

6. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, proof of coordination with FDOT regarding the increase to 177 hotel units shall be required; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a signed and sealed traffic study on May 27, 2015, as requested by URS (the County's traffic consultant), and the findings of the revised traffic study were approved by URS, thereby satisfying the condition; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a letter from FDOT, dated May 29, 2015, providing proof of coordination with FDOT regarding the increase to 177 hotel units, thereby satisfying the condition;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. During construction for each phase, the applicant shall coordinate with the County Biologist in order to ensure that the hammock barriers are intact; and
2. All permanent structures shall be a minimum of ten (10) feet apart; and
3. In accordance with MCC Section 110-73, all required building permits and certificates of occupancy shall be procured within three years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the County. Approval time frames do not change with successive owners. Extensions of time to this major conditional use approval may be granted only by the Planning Commission for periods not to exceed two years; and
4. No jet skis shall be allowed on the property at any time; and
5. Lighting directed towards Rock Harbor Condominium Association is prohibited; and
6. Outdoor entertainment at Playa Largo shall not be allowed past the hour of 10:00 p.m.; and
7. Playa Largo shall provide transportation via a van shuttle service for both guests and Playa Largo Employees; and
8. If there are no changes to the surface water management plan approved under building permit 133-0330, prior to issuance of a building permit, the applicant shall submit in writing to the Monroe County Public Works & Engineering Division that there will be no change in the surface water management plan as approved under building permit 133-0330; and
9. No clearing of native upland vegetation greater than 4" diameter at breast height (DBH) or any threatened or endangered plant species shall be permitted for the mulch exercise path within the required bufferyards; and
10. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions (TRE's)

to be transferred onto the property prior to the approval of any building permit associated with their development; and

11. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, a Notice of Intent from FDOT regarding permit(s) for access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

12. Prior to issuance of a certificate of occupancy for any hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, an approved FDOT permit regarding access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

13. Per the definition of commercial apartment in MCC §101-1, the commercial apartment shall only serve as permanent housing for the owner or employee(s) of the resort hotel, and may not be used for vacation rental purposes; and

14. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, clear sight triangles and maneuverability details shall be shown as compliant on the site plan.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a meeting held on the 27th day of May, 2015.

Chair Werling	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Ramsay-Vickrey	YES
Commissioner Wiatt	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
Denise Werling, Chair

Signed this 24th day of July, 2015.

FILED WITH THE

JUL 24 2015

AGENCY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: _____

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for a Minor Conditional Use Permit

Section V-

LOU- Sender

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

March 26, 2015

Jorge Cepero
PMG Asset Services, LLC
4651 Sheridan Street, Suite 480
Fort Lauderdale, FL 33070

SUBJECT: LETTER OF UNDERSTANDING CONCERNING THE TAVERNIER HOTEL AND MOKA CAFÉ COMPLEX, LOCATED AT 91865 US HIGHWAY 1, TAVERNIER, MILE MARKER 92 AND HAVING REAL ESTATE NUMBER 00555610.000000.

Mr. Cepero,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU). Based on the specific request by the applicant, no official pre-application conference was required.

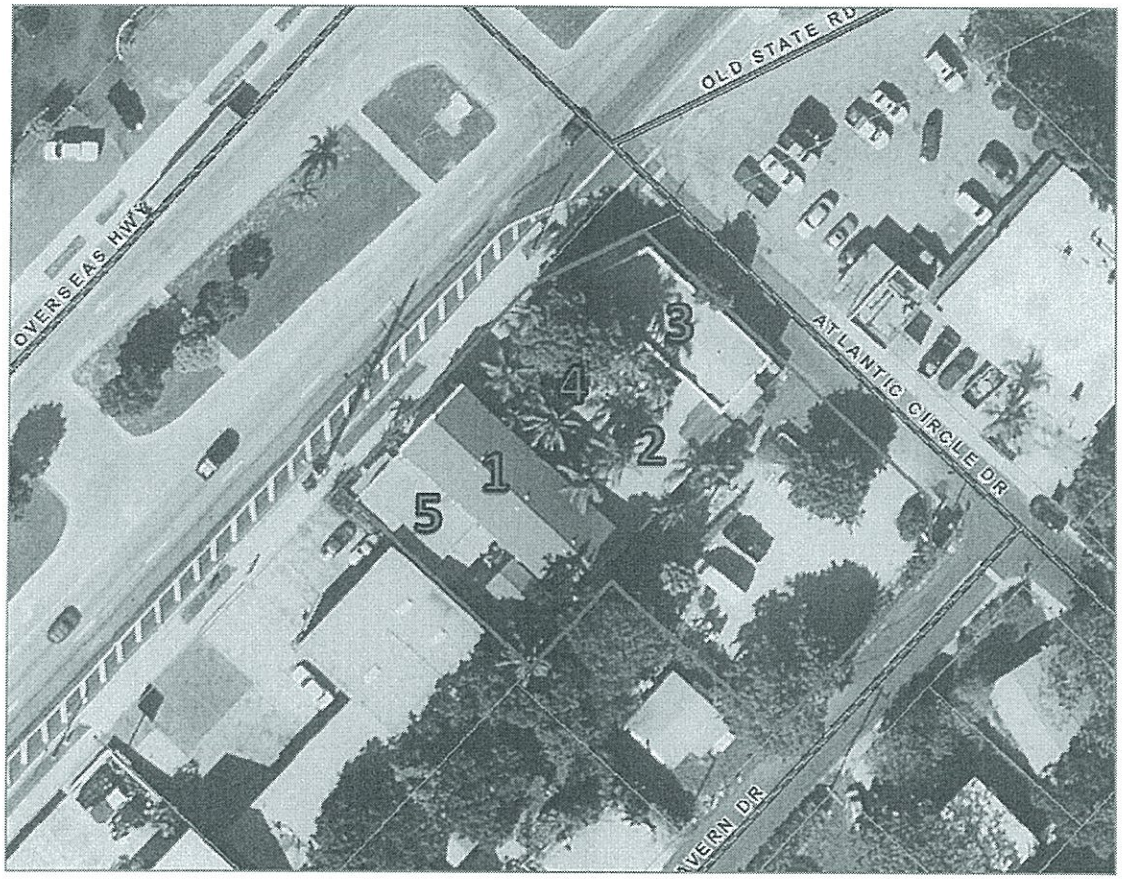
Materials submitted for review included:
(a) Pre-Application Conference Request Form;
(b) Letter of Understanding dated November 16, 2006, concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000;
(c) Map of Boundary Survey by Reece & White, dated 3/10/14;
(d) Monroe County Property Record Card; and
(e) Agent authorization letter.

I. APPLICANT REQUEST

1. The Applicant has specifically requested an update to the November 16, 2006, Letter of Understanding (LOU) concerning the redevelopment of the subject property in order to confirm the number of transient and permanent residential units and nonresidential floor area existing on the site.

II. SUBJECT PROPERTY DESCRIPTION

1. At the time of the 2006 LOU, the subject property was assessed under two separate RE numbers: 00555610.000000 and 00555620.000000, which were combined into one parcel under RE #00555610.000000 in 2011. The parcel having RE #00555610.000000 is described as Lots 1, 2, 3, 4, 36, & 37, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100, Parcel Identification No. 1681946; and Lot 5, Block A, Tavernier No. 2 (PB2-8), together with that portion of the alley as disclaimed in Official Records Book 405, Page 1000, Parcel Identification No. 1681954.



Subject property outlined in red (Monroe County GIS – 2012 aerial)
Building Numbers shown as referenced on 2015 Property Record Card

III. RELEVANT PRIOR COUNTY ACTIONS

1. On November 16, 2006, a Letter of Understanding concerning the redevelopment of the Tavernier Hotel and Copper Kettle Restaurant complex, located at 91865 US Highway 1, Tavernier, Mile Marker 92 and having Real Estate Numbers 00555610.000000 and 00555620.000000 was issued by the County. The LOU recognized (18) transient dwelling units, one (1) permanent dwelling unit, and 4,108 square feet of nonresidential floor area as lawfully established on the site and not

subject to the Residential Rate of Growth Ordinance (ROGO) or Nonresidential Rate of Growth Ordinance (NROGO).

IV. REVIEW

1. Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance.

2. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that **nineteen (19) dwelling units, in the form of eighteen (18) transient residential dwelling units and one (1) permanent residential unit** were lawfully established on the subject property and their replacement would thereby be exempt from the ROGO permit allocation system. These lawfully established units are associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 17 transient units (includes "hotel rooms #2-12, 14-18," and a portion of the "hotel office" that was previously used as one lawful hotel unit);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 1 permanent dwelling unit ("hotel room #20," used as a permanent apartment for a hotel staff member); and
   c) Standard Oil station within courtyard (Building No. 4 per 2015 Property Record Card): 1 transient unit ("hotel room #1").

3. Pursuant to MCC §138-50(1), the NROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully established nonresidential floor area which does not increase the amount of nonresidential floor area greater than that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing nonresidential floor area shall be entitled to one square foot for each such square foot lawfully-established. The planning director shall review available documents to determine if a body of evidence exists to support the existence of nonresidential floor area on or about September 19, 2001, the effective date of the original NROGO.

4. **Lawful Determination:** Staff has reviewed the 2006 LOU, and the Planning & Environmental Resources Department has determined that a total of **4,108 square feet of nonresidential floor area** was lawfully established on the site and is therefore not subject to the NROGO permit allocation system. This lawfully established floor area is associated with specific buildings on the site as follows:
   a) Main hotel building (Building No. 1 per 2015 Property Record Card): 300 square feet (includes portion of "hotel office" that was not previously used as a hotel room);
   b) Old garage at rear of property (Building No. 2 per 2015 Property Record Card): 504 square feet;

c) Moka Café/formerly Copper Kettle (Building No. 3 per 2015 Property Record Card): 1,912 square feet;
d) Former Tea Room building (Building No. 5 per 2015 Property Record Card): 1,104 square feet;
e) Utility/storage shed (included as 12'x24' rear portion of Building No. 5 per 2015 Property Record Card): 288 square feet.

This letter replaces any previous decisions by the Monroe County Planning & Environmental Resources Department related to the number and type of ROGO or NROGO exemptions on the property. This letter does not provide any vesting to existing regulations and the replacement dwelling units, nonresidential floor area, and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations and policies at the time of development approval.

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

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

Sincerely,

Townsley Schwab, Senior Director of Planning & Environmental Resources
Mayté Santamaria, Senior Director Planning & Environmental Resources

CC: Emily Schemper, Comprehensive Planning Manager
Tavernier Properties, LLC

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for a Minor Conditional Use Permit

Section W-

Disclosure of Interest- Receiver

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

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.

FORM

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*

- 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 for Key Largo Hospitality Land Trust	*% of Ownership*
Key Largo Hospitality Group, LLC- 4651 Sheridan St. Ste. 480 Hollywood, FL 33021	83%
Key Largo Hospitality Group II, LLC- 4651 Sheridan St. Ste. 480 Hollywood, FL 33021	17%

* 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.

Key Largo Hospitality Land Trust, Steven E. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC, as its Attorney in fact

Printed Name / Signature of Person Completing Form: Larry M. Abbo, Manager 06-06-2016

State of Florida, County of ~~Monroe~~ Brevard

The foregoing instrument was acknowledged before me this 2nd day of June 2016, by Larry M. Abbo. He/she is personally known to me ~~or has produced~~ _____ as identification.

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

Notary Public
My Commission Expires

Playa Largo Hotel

97450 Overseas Hwy, Key Largo

Application for a Minor Conditional Use Permit

Section X-

Disclosure of Interest- Sender

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

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*

- 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*
PHG at Tavernier, LLC- 4651 Sheridan St. Ste. 480, Hollywood, FL 33021	50%
Shaner Hibiscus Cay, LP- 4651 Sheridan St, Ste. 480, Hollywood, FL 33021	50%

- 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.

Tavernier Hotel Holdings, LLC, By: PHG at Tavernier, LLC, its Manager
By: Prime Hospitality Group III, LLC, its Manager By: PMG Asset Services, LLC, its Manager

Printed Name / Signature of Person Completing Form: _____ 06-01-2016

Larry M. Abbo, Manager

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 2nd day of June 2016, by LARRY M. ABBO. He/she is personally known to me ~~or has produced~~ _____ as identification.

WILLIAM BRIAN SEIDLER
MY COMMISSION # FF 101497
EXPIRES: March 14, 2018
Bonded Thru Budget Notary Services

_____
Notary Public
My Commission Expires

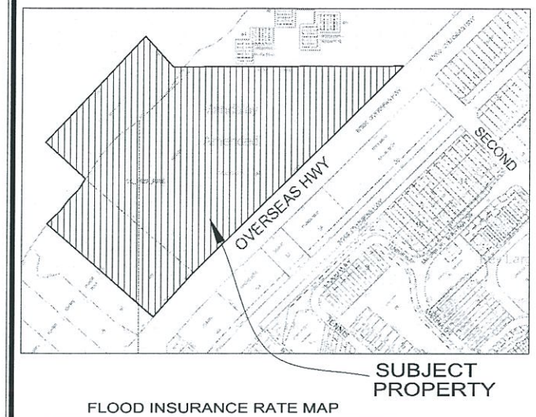
03/2013

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

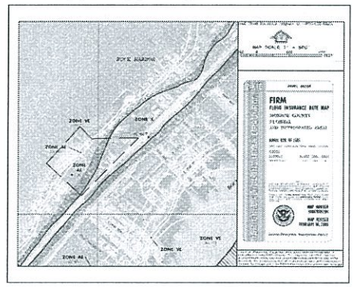
America Layout Corp

VICINITY MAP
NOT TO SCALE

PORTION OF SEC 6 -TWP 62S - RGE 39E



FLOOD INSURANCE RATE MAP



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 SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

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.

2011 ALTA/ACSM CERTIFICATION
To: KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC:
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 12-30-2015.

Date of Map : 12-30-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elev/ Mean High Water Elev. of 2.0' NGVD.
#17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929k
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
#18 A title report was not provided for this survey. therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
#19 There is no visible surface or overhead encroachment, other than shown on this survey.
#20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11.826 Acres more or less.
#21 There is not encroachment in the property
#22 Completed Field Survey: 12-30-2015

RECEIVED
JUN - 2 2016
2016-085
MONROE CO. PLANNING DEPT.

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

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

SURVEYOR'S CERTIFICATE:
"The undersigned hereby certifies to BankUnited, N.A. , Borrower Key Largo Hospitality Land Trust, 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 indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(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 61G17-6 Florida Administrative Code."

Dated this ; 30 day of DECEMBER 2015 By: WILLIAM HERRYMAN

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Old Republic National Title Insurance Company
FILE NO.:15129809 RO
REVISION A
Agent File # Key Largo S141570
County: Monroe
1.Effective Date: November 12, 2015 at 08:00am

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 2016 and subsequent years.

7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22416 (535-44), dated March 15, 1960. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F.S.

8. Easement in favor of Florida Keys Electric Cooperative Association Inc., by instrument recorded in Official Records Book 826, Page 2489, of the Public Records of Monroe County, Florida.

9. Resolution No. P51-05, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321; together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit to develop a hotel resort, as more particularly set forth in Official Records Book 2343, Page 719, which was re-recorded with attachments thereto in Official Records Book 2481, Page 552, Official Records Book 2579, Page 1613, Official Records Book 2591, Page 583, Official Records Book 2658, Page 1208, Official Records Book 2692, Page 329, Official Records Book 2719, Page 943, Planning Commission Resolution No. P12-15, approving an amendment to the major conditional use permit and subsequent deviations, as more particularly set forth in Official Records Book 2764, Page 1056, and as further amended by Monroe County Planning & Environmental Resources Department Memorandum, with attachments thereto, recorded in Official Records Book 2767, Page 1083, of the Public Records of Monroe County, Florida.

10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida.

11. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.

12. Notwithstanding the legal description in Schedule A, this Commitment/Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. (As to Tracts 4B and 5B)

13. 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.

14. 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. (As to Tracts 4B and 5B)

15. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.

16. Riparian and littoral rights are not insured.

17. The coverage under the policy to be issued pursuant to this commitment will be supplementary to Commonwealth Land Title Insurance Company Loan Policy Number 8130709-910550079 dated March 28, 2014, in the amount of $31,710,000.00 (Thirty One Million Seven Hundred Ten Thousand) (hereinafter "Prior Policy"), as endorsed, which the insured represents is currently in full force and effect and has not been cancelled nor has the amount of insurance been reduced. Notwithstanding any provisions of the policy to the contrary, and as a condition for the issuance hereof, it is agreed that this policy is not intended to replace the coverage under the Prior Policy, and that the Company shall not have any liability under this policy unless and until the loss or aggregate of losses insured against by the Prior Policy shall have exceeded the total amount insured by the Prior Policy. Thereupon, losses for which there is coverage under this policy shall be payable up to the face amount hereof. It is also understood and agreed that actual payment or recovery from the prior insurer is not a condition precedent for recovery hereunder.

THE FOLLOWING MATTERS WILL BE REFLECTED AS SUBORDINATE MATTERS ON SCHEDULE B PART II OF THE LOAN POLICY ISSUED PURSUANT TO THIS COMMITMENT:

18. Terms, conditions and provisions set forth in the Unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., franchisor, and Key Largo Hospitality Land Trust, franchisee, as evidenced by and together with the Memorandum Of Right Of First Refusal dated December 28, 2012 and recorded February 1, 2013 in Official Records Book 2611, Page 549, of the Public Records of Monroe County, Florida.

19. UCC Financing Statement from Key Largo Hospitality Group, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 366, of the Public Records of Monroe County, Florida.

20. UCC Financing Statement from Key Largo Hospitality Group II, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 369, of the Public Records of Monroe County, Florida.

21. UCC Financing Statement from Steven B. Greenfield, as Trustee of the Key Largo Hospitality Land Trust, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 372, of the Public Records of Monroe County, Florida.

22. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 28, 2014 in Official Records Book 2677, Page 375, of the Public Records of Monroe County, Florida.

23. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1756, of the Public Records of Monroe County, Florida.

24. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1759, of the Public Records of Monroe County, Florida.

25. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1762, of the Public Records of Monroe County, Florida.

26. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Amended Notice of Commencement recorded October 3, 2014 in Official Records Book 2705, Page 2297, of the Public Records of Monroe County, Florida.

27. Terms and conditions set forth in that certain Notice of Environmental Resource Permit issued by the South Florida Water Management District authorizing the construction or modification of a stormwater management system filed for record in Official Records Book 2709, Page 1501, of the Public Records of Monroe County, Florida.

28. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1570, of the Public Records of Monroe County, Florida.

29. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1574, of the Public Records of Monroe County, Florida.

30. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1578, of the Public Records of Monroe County, Florida.

31. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1582, of the Public Records of Monroe County, Florida.

32. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1586, of the Public Records of Monroe County, Florida.

33. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1590, of the Public Records of Monroe County, Florida.

34. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1594, of the Public Records of Monroe County, Florida.

35. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1598, of the Public Records of Monroe County, Florida.

36. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1599, of the Public Records of Monroe County, Florida.

37. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1600, of the Public Records of Monroe County, Florida.

38. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1601, of the Public Records of Monroe County, Florida.

39. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1602, of the Public Records of Monroe County, Florida.

40. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1603, of the Public Records of Monroe County, Florida.

41. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1604, of the Public Records of Monroe County, Florida.

42. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 8, 2015 in Official Records Book 2719, Page 1908, of the Public Records of Monroe County, Florida.

43. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 24, 2015 in Official Records Book 2725, Page 2384, of the Public Records of Monroe County, Florida.

44. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1172, of the Public Records of Monroe County, Florida.

45. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1198, of the Public Records of Monroe County, Florida.

46. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 661, of the Public Records of Monroe County, Florida.

47. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 668, of the Public Records of Monroe County, Florida.

48. Lien filed by G Proulx LLC recorded November 17, 2015 in Official Records Book 2770, Page 444, of the Public Records of Monroe County, Florida.

CERTIFY TO:
KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
REGISTRATION NO. 2804
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID:00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 1-OF-2

America Layout Corp

TRACT 5A

ROCK HARBOR
CLUB CONDOMINIUM

LOT-9 (PB-1 PG-59)

TRACT 5A
PI: 0090962-001100
PI: 0090963-000300
SULLIVAN PATRICIA P TR

LISOR SUZANNE K REV TR

BAY OF FLORIDA

SUBMERGED LANDS
T.I.I.F. DEED No. 22416

TRACT 5 B

TRACT 4 B

STATE ROAD No. 5 (U.S. HWY # 1 SOUTHBOUND)
OVERSEAS HWY

SECOND AVENUE

TRACT 3 B
PI:00554990-000000
SINGLE FAMILY
CHARUR ELIAS ALFREDO T/C, CHARUR EMILIO

TRACT 4 A
PI:00554930-000000
VACANT GOV.
MONROE COUNTY COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5A
PI: 00554940-000100
STORES ONE STORY
WATERMAN JAMES H TRUSTEE

TRACT 5A
PI: 00554940-000200
VACANT LAND KEY LARGO
MONROE COUNTY
COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5A
PI: 00554940-000000
VACANT LAND KEY LARGO
MONROE COUNTY
COMPREHENSIVE
PLAN LAND AUTHORITY

TRACT 5A
PI: 00554940-000300
VACANT LAND KEY LARGO
MONROE COUNTY FLORIDA

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2016-085
MONROE CO. PLANNING DEPT

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- PALM
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- PINE TREE

ABBREVIATIONS

AVE. = AVENUE
ASPH = ASPHALT
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
SW/LK = 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
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US MIDHWAY
=INTERSTATE
=COLUMNS

PLAYA LARGO
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
(UNDER CONSTRUCTION)

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
REGISTRATION NO. 5269
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID.00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919-ALTA
FIELD BOOK:
CAD FILE. LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 2-OF-2

BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

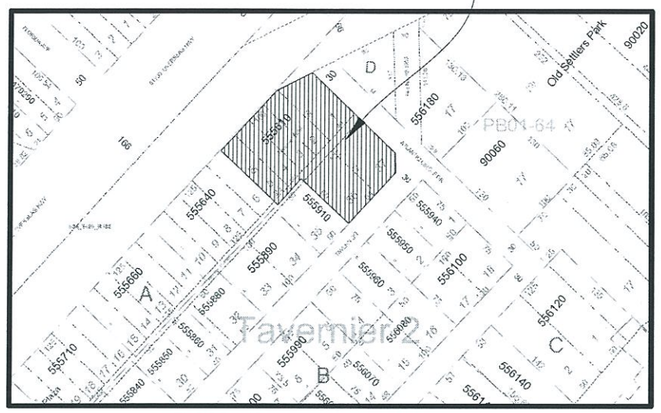
America Layout Corp

N / W / E / S

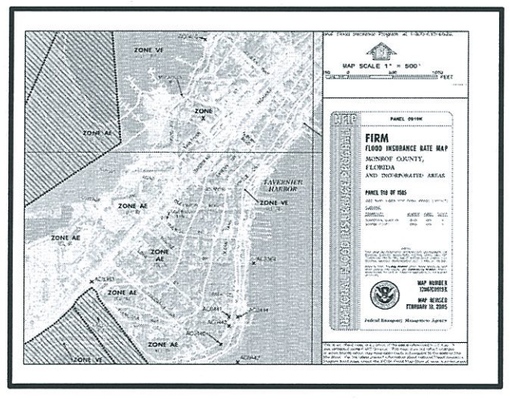
CERTIFY TO: Tavernier Hotel Holdings, LLC.

VICINITY MAP
NOT TO SCALE
SEC 34 -TWP 62S - RGE 38E

SUBJECT PROPERTY



FLOOD INSURANCE RATE MAP



LEGAL DESCRIPTION
PARCEL ID: 00555610
KEY:1681946
Lots 1, 2, 3, 4, 36 and 37, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (Parcel Identification No. 1681946) lying adjacent to said lots, between the Northerly and Southerly lines of Lots 1, 2, 3 and 4 of Block A, extended Easterly to the centerline of the alley; and the portion of the alley lying adjacent to said Lots 36 and 37 of Block A between the Northerly and Southerly lines of said Lots 36 and 37 of said Block A extended Westerly to the center of the alley.

AND

Lot 5, Block A, TAVERNIER NO. 2, according to the Plat thereof as recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, together with that portion of the alley as disclaimed in Official Records Book 405, Page 1100 (formerly Parcel Identification No. 1681954) lying adjacent to said Lot 5 of Block A, between the Northerly and Southerly lines of said Lot 5 of Block A extended Easterly to the center of the alley.

SURVEYOR'S NOTES:

#1 Please See Abbreviations and Legend
#2 Scale of Drawing " As Shown"
#3 Type of survey: BOUNDARY SURVEY.
#4 All Right of Way shown are Public unless otherwise noted.
#5 Legal Description Furnished by client.
#6 No underground installations on improvements have been located except as noted.
#7 Ownership of fences is not determine.
#8 Record and measurement calls are in substantial agreement unless otherwise shown.
#9 Benchmark: Monroe County (NAVD 88)
Elevations are expressed in feet derived from a direct, closed level circuit from Benchmark
NAME: 872 3747 F TIDAL
PID AC3363
ELEV. (FT) 7.198) NAVD 88
#10 Bearing base: National Geodetic Survey
The horizontal coordinates were established by GPS observations AC4815. and adjusted by the National Geodetic Survey
GPS CONTROL POINT
DESIGNATION - TAVERNIER RM 3
PID - AC4815
STATE/COUNTY- FL/MONROE
The following values were computed from the NAD 83(1990) position.

CONTROL	North	East	Units	Scale Factor	Converg.
AC4815;SPC FL E	246,055.95	816,292.33	sFT	0.99997058	+0 12 15.9

#11 Easement shown on the recorded subdivision plat are shown hereon.
#12 Parcel is in Flood Zone,
Map Number: 12087C0919K
Community Name: MONROE COUNTY
Number :126129
Panel : 0919
Firm Zone: AE
Date of Firm: 02-18-2005
Base Elev.: 10
Suffix: "k"
#13 Total Gross Land Area calculated 0.48 Acres more or less.

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2016-085
MONROE CO. PLANNING DEPT

SCHEDULE B SECTION II
EXCEPTIONS

ISSUED BY: Old Republic National Title Insurance Company
FILE NO.: 14107552 ES
Agent File # S142391
County: Monroe

Effective Date: November 17, 2014 at 8:00 A.M.

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.

1. 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.

2. Rights or claims of parties in possession.
3. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.

4. Easements or claims of easements not shown by the public records.
5. General or special taxes and assessments required to be paid in the year 2015 and subsequent years, which are not yet due and payable.

Note: Taxes for the year 2015 became a lien on the land January 1st although not due or payable until November 1st of said year. Taxes for the year 2014 are Not Paid. Tax Account Number 1681946.
TAX HYPERLINK: 00555610000000346238

6. Restrictions and provisions set forth in State law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, and those instruments pertaining thereto, recorded in Official Records Book 668, Page 43 of the Public Records of Monroe County, Florida, together with the provisions of State Law 380.0552 and any amendments of the foregoing.

7. County Ordinance 10-77, providing for the annual levy on garbage and trash collection fees to be assessed.

8. Dedications and rights of way, including any utility lines in Alley, as shown on Plat of Tavernier No. 2, recorded in Plat Book 2, Page 8, of the Public Records of Monroe County, Florida, as affected by Resolution No. 11-1968 by the Board of County Commissioners of Monroe County, renouncing and disclaiming any interest in 10 foot alley in Block A,of Tavernier No 2, Plat Book 2, Page 8, and recorded on February 27, 1968 in Official Records Book 405, Page 1100, in the Public Records of Monroe County, Florida.

10. Terms and conditions of that Owner's Acknowledgement of Water Service Restrictions, between Demkot, Inc. a Florida corp., and Florida Keys Aqueduct Authority, recorded on April 7, 1988 in Official Records Book 1047, Page 2141, in the Public Records of Monroe County, Florida.

11. Terms, conditions, covenants and easement rights set forth in Hotel/Motel Bulk Services Agreement, dated February 12, 2004 and Memorandum of Agreement, between Keyway Investments, Inc. and Comcast of California/Colorado/Florida/Oregon, Inc., recorded on March 22, 2004 in Official Records Book 1985, Page 2257, in the Public Records of Monroe County, Florida.

12. Restrictions, covenants and limitations set forth in Unity of Title (Lots 1 & 2, Tavernier No. 2) recorded on July 24, 1985 in Official Records Book 948, Page 1454, in the Public Records of Monroe County, Florida.
13. Terms, conditions, covenants, obligations and restrictions set forth in Monroe County, Florida Minor Conditional Use Development Order No. 09-07, including Historical and Cultural Landmark designation of four buildings on site, recorded February 27, 2008 in Official Records Book 2347, page 1038 and further recorded March 13, 2013 in Official Records Book 2617, page 2386 and recorded April 4, 2014 in Official Records Book 2678, page 98.

14. 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).

15. The following matters shown by unsigned and unsealed Draft of Survey by Reece & White Land Surveying, Inc., under invoice no. 14031012, field dated 3/10/2014, and any consequences or obligations associated therewith, to wit.

A. Encroachment of fence and dumpster pad in right of way of Tavern Drive and into right of way of Circle Drive. No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
B. Encroachment of one story structure into right of way of Circle Drive by 1.6 feet to 2.0 feet No ALTA form 9-06 or ALTA form 9.2-06 coverage will be given for this.
C. Encroachment of 2nd floor landing, wall and concrete pavement onto Lot 35 and alley appurtenant thereto.

D. Encroachment of planters from Lot 1 into Circle Drive right of way.

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.

APPARENT PHYSICAL USE:
THE PROPERTY DESCRIBED IN THIS BOUNDARY SURVEY SHOWS ONE AREA OF INGRESS-EGRESS, ALONG THE EASTERLY PROPERTY LINE ALSO KNOWN SOUTHERLY RIGHT OF WAY LINE OF ATLANTIC CIRCLE DRIVE MONROE, COUNTY.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY: THAT THE SKETCH OF THIS ALTA SURVEY WAS PREPARED UNDER MY SUPERVISION AND THAT IT MEETS THE STANDARDS OF PRACTICE 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.

SURVEYOR'S CERTIFICATE:

"The undersigned hereby certifies to: TAVERNIER PROPERTIES LLC, a Florida limited liability company, 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 ; 28 day of MAY 2015

By: WILLIAM HERRYMAN

2011 ALTA/ACSM CERTIFICATION
To: TAVERNIER PROPERTIES LLC, a Florida limited liability company ,
Title Insurer 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 05-28-2015.
Date of Map : 05-28-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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
- CLEAN OUT
- PALM
- PINE TREE

ABBREVIATIONS

AVE = AVENUE
ASPH = ASPHALT
A/V = ANCHORD WIRE
A/C = AIR CONDITIONER
BLDG = BUILDING
B. CDR = 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/B = 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
Pe 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

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Miami, Florida 33173
LB No.7464
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Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
No. 2804
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL, 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

JOB No. 1502725
FIELD BOOK:
CAD FILE: LD-9
DATE: 05-28-2015
SCALE: AS SHOWN
DRAWN: LDD
REV: W-H
REVISIONS
SHEET No. 1-OF-2

BOUNDARY SURVEY
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT

TAVERNIER HOTEL
91865 OVERSEAS HWY, KEY LARGO, FLORIDA 33070

America Layout Corp

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

N

FOUND MONROE COUNTY BENCHMARK (NAVD 1988) EL. 7.198'
2151.36'
N47°20'38"W 66.00'
FOUND 4" IRON PIPE NO I.D.
FOUND NAIL & DISC
N42°39'22"E 100.00' (BY REC. & MEAS)
66.02' BY PLAT
91800 OVERSEAS HWY
ASPHALT PAVEMENT
EDGE OF PAVEMENT
2' CURB & GUTTER
MEDIAN
G/L
CONC SDWK
CONC RAMP
PLANTER
SIGN
CONC UP
ASPHALT PAV.
N63°52'17"E 41.67'
FOUND NAIL & DISC
ASPHALT PAVEMENT
EDGE OF PAVEMENT
BY PLAT
COMMERCIAL PROPERTY 91875 OVERSEAS HWY TAVERNIER No.2 PB-2 PG.-8 BLOCK-D
PARCEL ID. 556180
UNAMED 30 FT RD AND ISLAND OF KEY PB-1 PG.-64 RES.No. 52-1969
LOT-17 PB-1 PG.-64
ATLANTIC CIRCLE 30.0' TOTAL RIGHT-OF-WAY ASPHALT PAVEMENT DRIVE
S48°14'14"E BASIS OF BEARING
S48°14'14"E 143.09' (MEAS.)
ONE STORY BLDG F.F.8.28'
ONE STORY BLDG F.F.8.65'
LOT-1 BLOCK-A
LOT-2 BLOCK-A
GRAVEL
WOOD DECK
WOOD FENCE
Clean out
TWO STORY BLDG F.F. 8.6' 2-F.F. 17.60'
ONE STORY BLDG F.F.8.12'
LOT-4 BLOCK-A
LOT-3 BLOCK-A
PAVERS
S48°14'14"E 95.01' (CALC.)
LOT-6 P.I. 555640 91825 OVERSEAS HWY BLOCK-A
LOT-7 BLOCK-A
LOT-8 BLOCK-A
LOT-9 BLOCK-A
N42°39'22"E 38.62' (CALC.)
FOUND NAIL & DISC
CBS WALL
S48°14'14"E 80.01' (CALC.)
FOUND 1" IRON PIPE NO I.D.
10' ALLEY PLATED (RES No. 11-1968 BY PLAT)
GRAVEL AREA
LOT-37 BLOCK-A
LOT-36 BLOCK-A
LOT-35 BLOCK-A PARCEL ID. 555910 SINGLE FAMILY 114 TAVERN DR
UTILITY (PLASTIC)
CONC
STAIRS
IRREGULAR CONC
AC
DUMPSTER ENCLOSURE
BOX
SIGN
FOUND REBAR
S09°38'36"E 21.30' (MEAS.)
N42°39'22"E 86.73' (MEAS. & CALC.)
TAVERN DRIVE 30.0' TOTAL RIGHT-OF-WAY ASPHALT PAVEMENT
EDGE OF PAVEMENT
PARKING AREA
LOT-1 BLOCK-B PARCEL ID.555940 SINGLE FAMILY 140 ATLANTIC CIRCLE DR
LOT-2 BLOCK-B PARCEL ID.555950 SINGLE FAMILY 107 TAVERN DR

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BY WILLIAM HERRYMAN
Professional Surveyor & Mapper
Certificate No. 2894
STATE OF FLORIDA

PROJECT:
ALTA BOUNDARY SURVEY
91865 OVERSEAS HWY, KEY LARGO, FL, 33070
SEC 34-62S-38E
MONROE COUNTY, FLORIDA

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REV.: W-H
REVISIONS
SHEET No. 2-OF-2

RECEIVED
JUN - 2 2016
2016-085
MONROE CO. PLANNING DEPT

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

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

From: Emily Schemper, AICP, Comprehensive Planning Manager

Date: July 7, 2016

Subject: *Request for a Minor Conditional Use Permit to transfer five (5) Transferrable ROGO Exemptions (TREs) from a sender site at 95350 Overseas Highway in Key Largo (Coral Sands Trailer Park) to a receiver site at 97450 Overseas Highway in Key Largo (Playa Largo Resort) (File #2016-090)*

Meeting: July 25, 2016

I REQUEST:

The applicant is requesting approval of a minor conditional use permit in order to transfer five (5) transient Residential Rate of Growth Ordinance (ROGO) exemptions – known as TREs – from a sender site at 95350 Overseas Highway in Key Largo (Coral Sands Trailer Park) to a receiver site at 97450 Overseas Highway in Key Largo (Playa Largo Resort).

The TRE's are required by a major conditional use permit (Planning Commission Resolution #P12-15) for the development of hotel units at the receiver site.

Applicant: Jorge Cepero, Key Largo Hospitality Group, LLC (Playa Largo Resort)

II BACKGROUND INFORMATION AND RELEVANT PRIOR COUNTY ACTIONS:

Sender Site: Coral Sands Trailer Park, 95350 Overseas Highway, Key Largo:

Location: MM 95, Key Largo, Bayside
Address: 95350 Overseas Highway, Key Largo
Description: a parcel of land in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida
Real Estate Number: 00088440.000000
Size of Site: approx.. 1.56 acres upland; 0.43 acres submerged (per Property Record Card)
Land Use District (LUD): Suburban Residential (SR)
Future Land Use Map (FLUM) Designation: Residential Low (RL)
Tier Designation: Tier III
Flood Zone: VE-EL 13, AE-EL 10, AE-EL 9, AE-EL 8 AE-EL 7
Existing Use: Permanent residential apartments and transient RV/trailer spaces
Existing Vegetation / Habitat: Developed land
Owner/Applicant: Chris and Pam Sante
Agent: Key Largo Hospitality Group LLC/ (Jorge Cepero)

Proposed sender site, outlined (aerial 2015, MC GIS)

In a Letter of Development Rights Determination (LDRD) dated February 29, 2016, thirty (30) transient units in the form of recreational vehicle and travel trailer spaces on the subject property were found to be lawfully established and exempt from the ROGO permit allocation system (see Exhibit 1). As of the date of this staff report, zero (0) of the thirty (30) transient TREs recognized on the site have been transferred to other sites.

Receiver Site: Playa Largo Resort, 97450 Overseas Highway, Key Largo:

Location: MM 97.4, Key Largo, Bayside
Address: 97450 Overseas Highway, Key Largo
Description: Tracts 4B and 5B, Amended Plat of Mandalay (PB2-25), and also a tract of submerged land in the Bay of Florida fronting said Tract 5B, (TIIF Deed No. 22416), Key Largo, Monroe County, Florida
Real Estate Number: 00555010.000000
Size of Site: 515,161 SF (11.83 acres) of total upland
Land Use District (LUD): Recreational Vehicle (RV)
Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
Tier Designation: Tier III-A (SPA)
Flood Zone: Part X, Part AE-EL 9, Part AE-EL 10, & Part VE-EL 13
Existing Use: Vacant (previously developed with an RV park), with approved development in progress
Existing Vegetation / Habitat: Partially scarified with areas of hammock
Community Character of Immediate Vicinity: Single-family residential to the southwest; multi-family residential to the northeast; commercial to the south/east (median of US1)
Owner/Applicant: Key Largo Hospitality Land Trust, Steve B. Greenfield as Trustee
Agent: Key Largo Hospitality Group LLC/ (Jorge Cepero)

Proposed receiver site, outlined (aerial 2015, MC GIS)

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

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

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

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

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

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

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

On May 28, 2014, a time extension was granted in accordance with §110-73 of the Monroe County Code, and memorialized by Planning Commission Resolution #P10-14. The project was provided with a new expiration date of January 29, 2017 to acquire all required certificates of occupancy.

On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units and one (1) commercial apartment). The eight (8) additional hotel rooms require eight (8) transient TREs to be transferred to the property prior to issuance of a building permit for those eight hotel rooms.

On May 27, 2015, the applicant received an amendment to the major conditional use permit to allow the addition of 15 additional hotel rooms (for a total of 177 transient units and one (1) commercial apartment). The approval was memorialized by Planning Commission Resolution #P12-15 (Exhibit 2), with an effective date of October 9, 2015. The 15 additional hotel rooms require 15 transient TREs to be transferred to the property prior to issuance of a building permit for those 15 hotel rooms, bringing the total number of TREs required for the 177-room development to 23.

On February 11, 2016, a time extension was granted by the Planning Director in accordance with Florida Statute §252.363(1)(a) and (1)(c), and Executive Order Number 15-173 (Declaration of a State of Emergency by the Governor). The project was provided with a new expiration date of September 27, 2017, by which all certificates of occupancy and certificates of completion associated with the scope of work of the major conditional use permit approval shall be acquired unless an additional time extension is granted.

On June 27, 2016, at a regularly scheduled meeting, the Monroe County Development Review Committee (DRC) reviewed a request by the applicant for a minor conditional use permit to transfer five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo.

On June 30, 2016, the Senior Director of Planning and Environmental Resources (the chair of the DRC) signed Development Order No. 04-16, approving a minor conditional use permit to allow the transfer of five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo. The approval is currently in its 30-day County appeal period, which is due to expire on July 30, 2016, after which it will be transmitted to the State of Florida Department of Economic Opportunity (DEO) for their 45-day review period. If no valid appeal is filed, the permit will become effective after the DEO appeal period has passed or DEO waives its right of appeal.

On July 25, 2016, the DRC is scheduled to review a separate request from the applicant to transfer eighteen (18) transient TREs to the same receiver site (Playa Largo), from another sender site in Tavernier (Tavernier Inn). Those eighteen (18) TREs from the Tavernier Inn, plus the five (5) TREs approved for transfer to Playa Largo by D.O. 04-16, plus the five (5) TREs requested by this application from Coral Sands Trailer Park would equal a total of twenty-eight (28) TREs transferred to the Playa Largo site.

Per the Playa Largo major conditional use permit (Resolution #P12-15, Exhibit 2), only twenty-three (23) TREs are required to complete the approved development, which brings the site to its maximum development potential. **No more than twenty-three (23) TREs can be approved for transfer to the Playa Largo site. Therefore, the requested minor conditional use permit to transfer five (5) TREs from Coral Sands Trailer Park to Playa Largo cannot be approved unless the applicant submits a request to vacate the minor conditional use permit approved by D.O. 04-16 allowing the transfer of five (5) TREs from certificates held by the Eager Family Limited Partnership, LP, to Playa Largo; or a request to either withdraw or amend their application for the transfer of eighteen (18) TREs from the Tavernier Inn so that a total of no more than twenty-three (23) TREs are approved for transfer to the Playa Largo Resort site.**

The following relevant building permits have been issued thus far for buildings within the proposed development:
#133-4880, issued 8/20/14 for construction of the "beach lounge" building;
#133-4881, issued 9/9/2014 for construction of one (1) commercial apartment;
#133-4882, issued 9/9/2014 for a restaurant building – the Marina Grill;
#133-4883, issued 8/20/2014 for four (4) bungalows;
#133-4884, issued 8/20/2014 for five (5) bungalows;
#133-4885, issued 9/9/2014 for one (1) ADA compliant bungalow;
#133-5054, issued 3/20/2014 for the hotel building (based on 10/11/2013 minor deviation);
#143-4585, issued 2/11/2015 for a pool;
#143-4587, issued 10/5/2015 for a pool; and
#153-2746, issued 11/23/2015 for Phase II of Building C (issued as accessory office space – may be revised to include up to 23 transient hotel units once the equivalent number of TREs are acquired)

III REVIEW OF APPLICATION:

Pursuant to MCC §138-22(2), the following criteria must be met to transfer to a hotel, motel, or RV park:

MCC §138-22. *Type of Development Not Affected*

* * *

*(2) **Transfer off-site.** Transfer off-site shall consist of either the demolition of a dwelling unit on a sender site or a change of use of the floor area of dwelling unit on a sender site to another permitted use in the applicable land use (zoning) district that does not require the ROGO exemption and the development of a new transient residential unit or affordable housing unit on a receiver site as follows:*

*a. **Eligibility of sender unit or space.** In order to be an eligible sender unit or space, the unit or space shall be a hotel room, motel room, campground space, recreational vehicle space, mobile home, or dwelling unit found to have been lawfully established.*

In Compliance. On February 29, 2016, the County issued an LDRD (see Exhibit 1) recognizing thirty (30) RV and travel trailer spaces as lawfully established transient residential dwelling units on the site and thereby exempt from the ROGO permit allocation system.

*b. **Criteria for redevelopment off-site:***

*1. **Transfer to a hotel, motel, or recreational vehicle park.** A lawfully established hotel room, motel room, campground space, or recreational vehicle space may be transferred offsite to another hotel, motel or recreational vehicle park if the:*

(i) Sender site is an eligible ROGO exemption and was used as a transient residential unit in accordance with section 101-1

In Compliance. Per Section 101-1, *Transient residential unit means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.* The LDRD dated February 29, 2016 (see Exhibit 1), confirms that the County recognizes thirty (30) RV spaces as lawfully established transient residential dwelling units on the site and thereby exempt from the ROGO permit allocation system.

(ii) Receiver site/unit meets all of the following criteria:

(AA) The receiver site is located in the same ROGO subarea as the sender site, with the exception that ROGO exemptions associated with transient residential dwelling units may be transferred from the Big Pine and No Name Key ROGO subarea to the Lower Keys ROGO subarea

In Compliance. Both the sender site and receiver site are located within the Upper Keys ROGO subarea, as described in Section 138-20(c)(1): *Upper Keys: the unincorporated area of the county north of Tavernier Creek and corporate limits of the Village of Islamorada (approximately mile marker 90).*

(BB) The receiver unit shall only be constructed within a) a tier III designated area or b) a tier III-A (special protection area) designated area where the development does not involve the clearing of any native habitat

In Compliance. The proposed receiver site is within a tier III-A area, but does not involve any clearing of native habitat for the proposed transient units, as shown in the approved plans for the site's current major conditional use permit (Planning Commission Resolution #P12-15).

(CC) Receiver unit shall not be constructed within a velocity (V) zone

In Compliance. The location of the proposed transient units is not within a velocity (V) zone, according to the approved plans for the site's major conditional use permit (Planning Commission Resolution #P12-15).

Receiver Site Development Overview:

On May 27, 2015, the applicant received an amendment to the site's major conditional use permit. The approval was memorialized by Planning Commission Resolution #P12-15, with an effective date of October 9, 2015.The approval includes a total development plan of 177 transient hotel room units and associated amenities, one (1) commercial apartment, and 2,500 square feet of nonresidential area. As indicated in the conditional use permit, 23 of the 177 approved transient hotel room units require transient TREs to be transferred to the property prior to issuance of a building permit for those 23 hotel room units.

*d. **Conditions for issuance of permit.** No building permit shall be issued for the new transient residential unit or affordable housing unit on the receiver site until one of the following conditions is met:*

1. The dwelling unit to be transferred is demolished as per an issued demolition permit and a final inspection of the demolished or removed dwelling unit or space has been completed by all necessary county staff;

2. The structure in which the dwelling unit to be transferred is located is converted to another permitted use as per an issued building permit and a final certificate of occupancy for the conversion has been issued; or

3. Restoration of the sender site consistent with an approved restoration/re-vegetation plan.

Based on the characteristics of the sender site and its status as an RV park, no building permit shall be issued for the hotel rooms requiring the TREs on the receiver site (Playa Largo) until the associated RVs or travel trailers on the sender site (Coral Sands Trailer Park) are removed and a building permit for the demolition of the RV spaces on the sender site (including removal of any concrete/paved areas for each of the 5 RVs and removal of the RV pedestals and/or any other associated structures and/or utility hook-ups) has been issued and has received final inspections by all county staff necessary to close the permit.

IV RECOMMENDATION:

Staff recommends APPROVAL to the Director of Planning & Environmental Resources of the transfer of five (5) transient TRE's to the receiver site, contingent on the applicant's request to vacate D.O. 04-16 (which allows the transfer of 5 TREs from the Eager Family Limited Partnership LP to Playa Largo), or to withdraw or amend their application for the transfer of eighteen (18) TREs from the Tavernier Inn to Playa Largo so that a total of no more than twenty-three (23) TREs are approved for transfer to the Playa Largo Resort site; subject to the following condition:

1. No building permit shall be issued for the hotel rooms requiring the TREs on the receiver site (Playa Largo) until the associated RVs or travel trailers on the sender site (Coral Sands Trailer Park) are removed and a building permit for the demolition of the RV spaces on the sender site (including removal of any concrete/paved areas for each of the 5 RVs and removal of the RV pedestals and/or any other associated structures and/or utility hook-ups) has been issued and has received final inspections by all county staff necessary to close the permit.

V EXHIBITS:

1. LDRD, dated February 29, 2016.
2. Resolution #P12-15.

Exhibit 1

County of Monroe

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

February 29, 2016

Pam & Chris Sante (csante@bellsouth.net)
PO Box 373006
Key Largo, Florida 33037

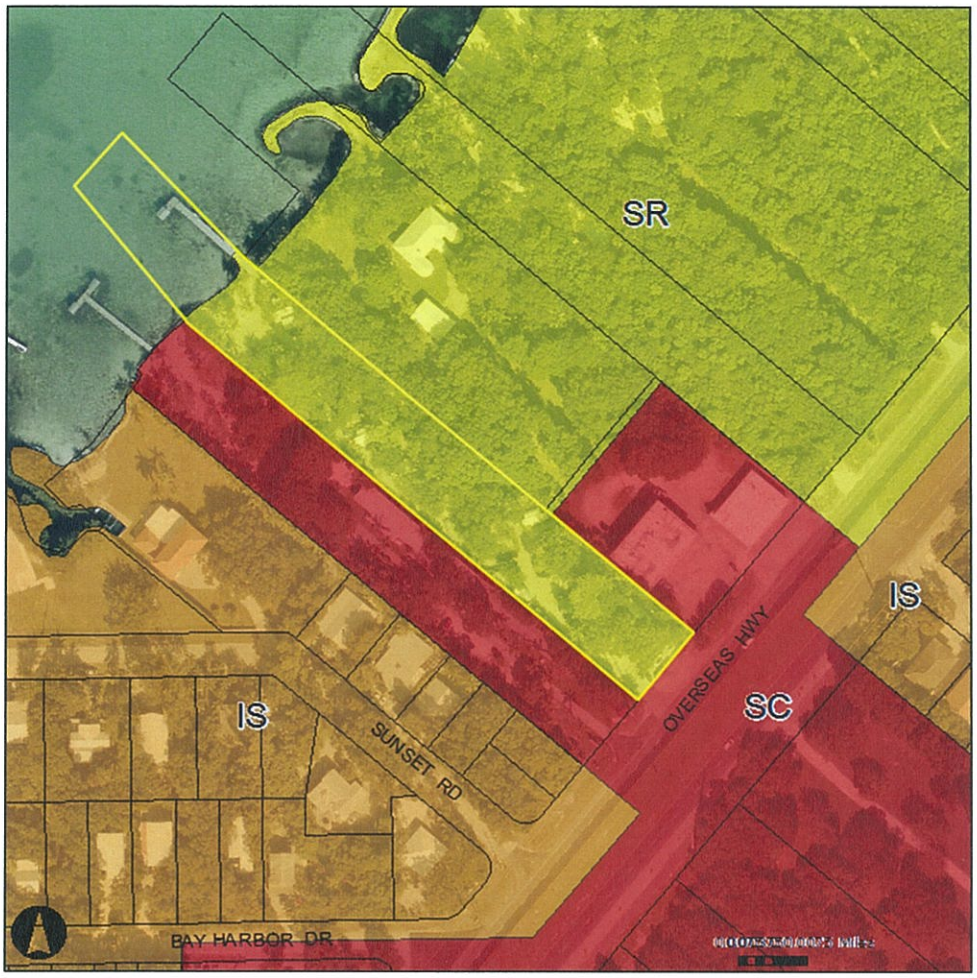
RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE CORAL SANDS TRAILER PARK, 95350 OVERSEAS HIGHWAY, KEY LARGO, MM 95.3 BAYSIDE, HAVING REAL ESTATE NUMBER 00088440.000000 (FILE # 2015-178)

This letter is in response to your request, per your application, for a determination as to the number of Transient and Permanent (Non-Transient) Residential Units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system. Within the scope of this review staff also examined the number of Permanent Residential Dwelling Units exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

I. Background Information:

The subject property is located at 95350 Overseas Highway on Key Largo, at approximate mile marker 95.3 on the Florida Bay side of US 1. The property is comprised of one parcel of land, assessed under Real Estate (RE) #00088440.000000. The parcel is legally described as Township 13-62-38 Island of Key Largo Portion of Government Lot 2 (Plat Book 2, Page 67) and Southcliff Estates Portion of Tract 4 (Plat Book 2, Page 45) and Bay Bottom Northerly and Adjoining Portion of Government Lot 2.

The property is located entirely within the Suburban Residential (SR) Land Use (Zoning) District and designated within the Residential Low (RL) category on the Future Land Use Map (FLUM). The entire property is designated Tier III (infill area) on the Tier Overlay Map. The following aerial photograph shows the boundaries of the property and the land use districts of the immediate area:



Subject Property with Land Use Districts Overlaid (Aerial dated 2015)

II. Residential Dwelling Units:

In the application, the applicant states that 36 Transient Residential Units have been lawfully-established on the property and thereby are exempt from the ROGO permit allocation system.

As defined in Monroe County Code (MCC) §101-1:

> *Permanent residential unit* means a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.
>
> *Transient residential unit* means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing transient residential units and permanent residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The

Planning Director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the transient residential unit or permanent residential dwelling unit must be found:

a. *Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

The following building permits are on file in the Building Department's records:

RE #00088440-000000		
Permit #	*Year Issued*	*Description*
6308	1963	Storage shed
6309	1963	Concrete platform
C1892	1976	Trailer tie-down at site # 15
C4038	1978	Trailer tie-down
C20799	1986	Repair patio at site # 12
C21979	1987	Remove seaside mahoe
88300219	1988	Construct sewage treatment plan at "Coral Sands Resort"
88300346	1988	Land clearing
89300844	1989	Demo Florida room at site # 20
89300989	1989	Miscellaneous improvements
90300227	1990	Repair street after trenching
90300487	1990	Internal renovations in building # 1, labeled "efficiency apartment" on site plan
90300642	1990	Remove Florida room on Lot 2.
90302048	1990	Electric service for 4 apartments "4 apts in front (2 story bldg.)"
90302564	1990	Electric service. "Replace park meter." Lot 31 indicated on site plan.
92306215	1992	Deck for apartment # 6 at "Coral Sands Trailer Park"
00300988	2000	Miscellaneous electric for apartments. 6 meters, one for each apt.
00302648	2000	Replace damaged pilings
01302317	2001	Demo storage room
04301388	2004	Concrete pad for dumpster
04304485	2004	Demo 2 trailers destroyed by fire at site # 14 & 15
04304864	2004	Demo laundry shed
05303362	2005	Electric service for RV at site # 14
08301308	2008	Demo shed
09302752	2009	Demo mobile home
11301842	2011	Tree removal
12302343	2012	Abandon Waste Water Treatment Plant
13300583	2013	Re-roof

Historic building permit records indicate construction of a single story CBS "motel"; a concrete slab for a "cottage"; and a Waste Water Treatment Plant. The original establishment of the trailer park precedes County permit records. Permits that were found refer to the property as a resort, a motel and a trailer park at different times. The front buildings are consistently referred to as apartments since at least 1990. Site plans in some of the more recent permits indicate the presence of at least 30 RV or travel trailer spaces.

b. *Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

The Property Appraiser currently assesses the property under a property classification (PC) code of 28 – Parking Lots, Mobile Home Parks. In addition, the Property Appraiser's records currently include the following information about the buildings on the property:

Monroe County Property Appraiser Data RE# 00088440-000000		
Building	*Building Year Built*	*Building Square Footage*
#1	1959	2,332
#2	1980	288

The online property assessment records indicate that structures have been assessed property taxes since 1982 with homestead exemptions for only years 1982 and 1983. Appraiser notes state "BLDG#1. 4 APTS DOWN. 2 APTS UP. 31 TRAVEL TRAILER SITES & 6 APARTMENTS."

(Note: The Monroe County Property Appraiser's records indicate that the multi-family residential buildings were built in 1959 and 1980.)

Historic "Green Card" property record cards were reviewed with no relevant information found.

c. *Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from 1985 to 2015 was reviewed. Aerials on or about 1992 were not clear as to the number of existing structures due to the scale and the graininess of the printing. As a note, aerial photography can only quantify the number of structures, not the number of dwelling units, in existence at any given time.

d. *Residential county directory entries on or about July 13, 1992:*

Residential county directory entries were reviewed with no relevant information found; however, the phone numbers listed at the property in 1992 were all residential.

e. *Rental, occupancy or lease records, on or about July 13, 1992, indicating the number, type and term of the rental or occupancy:*

Rental, occupancy or lease records were not provided for review.

f. *State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

A State of Florida Department of Health Operating Permit 44-54-00003 was reviewed and noted eight (8) mobile home spaces and 28 Recreational Vehicle (RV) Spaces. The Applicant stated that the permit is out of date.

g. Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:

The Florida Keys Electric Cooperative Association, Inc. records indicate multiple electric meters at 95350 Overseas Highway since 1973. According to the Florida Keys Aqueduct Authority, multiple water connections were established in 1948. The applicant stated that there are separate residential electric meters for each individual site.

h. Similar supporting documentation not listed above as determined suitable by the planning director:

Site Visit: A site visit was conducted by Planning & Environmental Resources Department staff on October 23, 2015. During the site visit, staff observed six (6) apartments in one building near the entrance to the site and 30 travel trailer/recreational vehicle sites along with several accessory improvements including a laundry room, storage sheds, boat dock and ramp.

Survey: The applicant submitted a copy of an undated "Boundary Survey prepared for "Sante" for property at Section 13, Township 62 South, Range 36 East, Key largo, Monroe County, Florida", scale 1" = 40', by David Massey Land Surveying, Inc., Tavernier, FL. The survey indicates the location of two (2) CBS structures on site along with 30 Recreational Vehicle/Travel Trailer sites.

Mobile Home Study: The 1988 Monroe County Mobile Home Study indicates that 31 travel trailer sites and six (6) apartments were indicated as in existence on the property at that time.

Miscellaneous materials: The applicant provided copies of the legal description of the property along with Warranty Deeds from 1994 and 1998 and book & page references from previous owners dated 1955, 1972, 1973 and 1983. In addition photographs of each structure on site verifying present existence and historical data indicating construction in accordance with past practices. A Monroe County Planning Department staff report was provided by the applicant for a Map Amendment application later withdrawn dated November 10, 1999 indicating "The property contains 6 apartments and 30 to 31 trailers as indicated in your application…"

III. Nonresidential Floor Area:

No nonresidential floor area was requested in the application and none was found on site.

Lawful Determination:

Based on review of the records associated with the subject property, the Planning & Environmental Resources Department has determined that **six (6) permanent (non-transient) residential dwelling units and 30 transient units in the form of Recreational Vehicle and Travel Trailer spaces** are exempt from the ROGO permit allocation system.

Confirmed by Staff's site inspection, six (6) apartments and 30 RV/trailer spaces are on site to date.

In the amended application, it is asserted that 30 transient units were lawfully established. In order to provide a ROGO exemption for a given unit, the Planning Director shall review available documents to

determine if a body of evidence exists to support the lawful existence of the unit on or about July 13, 1992, the effective date of the original ROGO ordinance.

Thirty (30) transient units in the form of RV and travel trailer spaces can be confirmed on site. Six (6) units can be classified as permanent residential dwelling units. The documentation on file and provided in the application indicates that the six (6) residential dwelling units were consistently identified as permanent in existence on July 13, 1992. Furthermore, none of the building permits on file had evidence to the contrary.

Based on the building permits on file, the Property Appraiser's records, the 1988 mobile home & RV study and a site visit, the six (6) existing permanent residential dwelling units (apartments) and the 30 transient units (RV/trailer spaces) on the subject property were lawfully established

* * * * * * *

This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

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

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

Sincerely,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

cc: Tom Broadrick, Senior Planner
Kevin Bond, Planning and Development Review Manager

Doc# 2048669 10/09/2015 1:46PM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

Doc# 2048669
Bk# 2764 Pg# 1056

Exhibit 2

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P12-15

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY KEY LARGO HOSPITALITY LAND TRUST FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P40-07 AND SUBSEQUENT DEVIATIONS, AT PROPERTY 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 AND HAVING REAL ESTATE #00555010.000000.

WHEREAS, during a regularly scheduled public meeting held on May 27, 2015, the Monroe County Planning Commission conducted a review and consideration of a request filed by Prime Hospitality Group, on behalf of Key Largo Hospitality Land Trust, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-92 of the Monroe County Code; and

WHEREAS, the subject property is located at 97450 Overseas Highway, Key Largo, approximate mile marker 97.5, and 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; and

WHEREAS, on July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment; and

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

WHEREAS, on October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway; and

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

WHEREAS, the application includes the addition of 15 transient hotel units to the previously approval memorialized by Resolution #P40-07 and subsequent deviations, for a total of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment, and 2,500 square feet of commercial retail nonresidential floor area; and

WHEREAS, on March 24, 2015, the application was reviewed by the Development Review Committee. At the meeting, staff requested that the applicant provide a level III traffic study analyzing the proposed increase to 177 total hotel units; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2015-031), received by the Monroe County Planning & Environmental Resources Department on February 11, 2015;
2. Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014;
3. Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015;
4. Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015;
5. Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
6. Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
7. Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
8. Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
9. Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
10. Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
11. Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;

12. Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;
13. Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group, dated 1/26/2015, signed and sealed 1/23/2015;
14. Traffic Study, prepared by Joaquin E. Vargas, Traf Tech Engineering, dated May 2015;
15. Staff report prepared by Emily Schemper, Comprehensive Planning Manager, dated May 19, 2015;
16. Sworn testimony of Monroe County Planning & Environmental Resources Department staff;
17. Sworn testimony of Jorge Cepero, Prime Hospitality Group, on behalf of the applicant; and
18. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Recreational Vehicle (RV) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of Tier III-A (SPA); and

4. On July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment (Planning Department File #27014); and

5. On September 21, 2012, the applicant received a minor deviation to the major conditional use permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the addition of three accessory playing courts (Planning Department File #2012-105); and

6. On October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway (Planning Department File #2013-101); and

7. On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units) (Planning Department File #2014-119); and

8. Pursuant to §130-92 of the Monroe County Code, in the Recreational Vehicle (RV) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that, a) the hotel has restaurant facilities on or adjacent to the premises, and b) access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and

9. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

   (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
   (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
   (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
   (d) The proposed use will have an adverse effect on the value of surrounding properties; and
   (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
   (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
   (g) The development will adversely affect a known archaeological, historical or cultural resource; and
   (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
   (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

10. Development shall not be inconsistent with the Monroe County Code; and

11. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

12. Development in Key Largo shall not be inconsistent with the Key Largo Community Master Plan, also known as the Key Largo Livable CommuniKeys Plan; and

13. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Recreational Vehicle (RV) district , as set forth in §130-42; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Recreational Vehicle (RV) district, as set forth in §130-92; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the Key Largo Community Master Plan; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

5. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, revisions to the traffic study, which shall be signed and sealed, as requested by URS (the County's traffic consultant), shall be completed, and the findings of the revised traffic study shall be approved by URS; and

6. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, proof of coordination with FDOT regarding the increase to 177 hotel units shall be required; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a signed and sealed traffic study on May 27, 2015, as requested by URS (the County's traffic consultant), and the findings of the revised traffic study were approved by URS, thereby satisfying the condition; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a letter from FDOT, dated May 29, 2015, providing proof of coordination with FDOT regarding the increase to 177 hotel units, thereby satisfying the condition;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. During construction for each phase, the applicant shall coordinate with the County Biologist in order to ensure that the hammock barriers are intact; and
2. All permanent structures shall be a minimum of ten (10) feet apart; and
3. In accordance with MCC Section 110-73, all required building permits and certificates of occupancy shall be procured within three years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the County. Approval time frames do not change with successive owners. Extensions of time to this major conditional use approval may be granted only by the Planning Commission for periods not to exceed two years; and
4. No jet skis shall be allowed on the property at any time; and
5. Lighting directed towards Rock Harbor Condominium Association is prohibited; and
6. Outdoor entertainment at Playa Largo shall not be allowed past the hour of 10:00 p.m.; and
7. Playa Largo shall provide transportation via a van shuttle service for both guests and Playa Largo Employees; and
8. If there are no changes to the surface water management plan approved under building permit 133-0330, prior to issuance of a building permit, the applicant shall submit in writing to the Monroe County Public Works & Engineering Division that there will be no change in the surface water management plan as approved under building permit 133-0330; and
9. No clearing of native upland vegetation greater than 4" diameter at breast height (DBH) or any threatened or endangered plant species shall be permitted for the mulch exercise path within the required bufferyards; and
10. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions (TRE's)

to be transferred onto the property prior to the approval of any building permit associated with their development; and

11. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, a Notice of Intent from FDOT regarding permit(s) for access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

12. Prior to issuance of a certificate of occupancy for any hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, an approved FDOT permit regarding access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

13. Per the definition of commercial apartment in MCC §101-1, the commercial apartment shall only serve as permanent housing for the owner or employee(s) of the resort hotel, and may not be used for vacation rental purposes; and

14. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, clear sight triangles and maneuverability details shall be shown as compliant on the site plan.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a meeting held on the 27th day of May, 2015.

Chair Werling	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Ramsay-Vickrey	YES
Commissioner Wiatt	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
Denise Werling, Chair

Signed this 24th day of July, 2015.

FILED WITH THE

JUL 24 2015

AGENCY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: 7/23/15

MONROE COUNTY
OFFICIAL RECORDS

BOOK 2764 PAGE 1063

DESCRIPTIONS

Tracts 4B and 5B, " Amended Plat of MANDALAY ", on Key Largo, according to the plat thereof as recorded in Plat Book 7 at Page 25 of the public records of

A tract of submerged land in the Bay of Florida in fronting said Tract 5B, conveyed by Trustees of the Internal Improvement Fund of the State of Florida by its Deed No 22416, more particularly

From the intersection of the dividing line between Tracts 4B and 5B, according to said Amended Plat of Mandalay, with the northwesterly right of way line of State Road No. 5, run N49°59'40"W along said dividing line, a distance of 800 feet to the mean high tide line on the shore of the Bay of Florida and the Point of Beginning of the tract hereinafter described, thence meander said mean high tide line in a northeasterly direction for 537 feet more or less, to the south line of Lot 9, as shown on the plat of "Government Lots 5 and 6 and the NW 1/4 of the NW 1/4 of Section 5 and Lots 1 and 2 of Section 6, Township 62 South, Range 39 East" and recorded in Plat Book 1 at Page 80, public records, Monroe County, Florida; thence N 88°55'W along the said south line of Lot 9, a distance of 75 feet more or less to the most westerly corner of said Lot 9, as shown on said plat; thence N 44°22'W, a distance of 145 feet, thence S40°21'W a distance of 309.6 feet to the northwesterly prolongation of the dividing line between Tracts 4B and 5B, adjoining to said Amended Plat of Mandalay; thence S 49°50'40"E, along said northwesterly prolongation, a distance of 200 feet to the Point of Beginning.

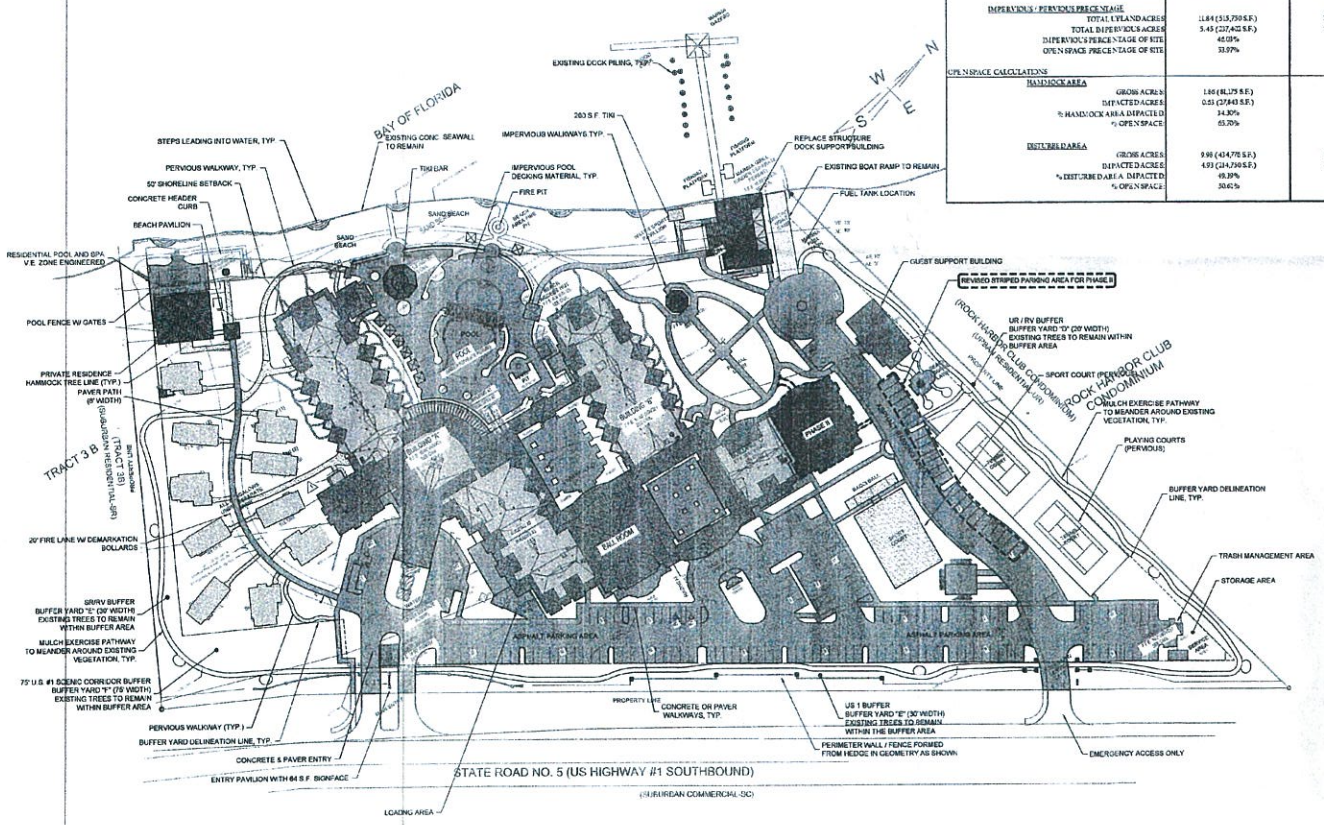
Subject to aerial easement (OR 828, P 2488) in favor of Florida Keys Electric CoOp

The southeasterly 3' of Tract 5B of Amended Plat of Mandalay according to the plat thereof, recorded in Plat book 2 at Page 25 of the public records of Monroe County, Florida, said southeasterly 3' being adjacent to US Highway No. 1, and located between poles numbered 410 and 412 of the grantee herein, adjacent to said easement. This easement shall be an aerial easement only to permit grantee to encroach on the property of grantor with pole attachments affixed to grantee's poles numbered 410, 411 and 412

GENERAL NOTES

- ALL LIGHTING STANDARDS WILL MEET MONROE COUNTY REQUIREMENT FOR FULL CUT OFF FIXTURES.
- CLEAR SITE TRIANGLES TO BE IN ACCORDANCE WITH FDOT 2013 STANDARDS AND SPECIFICATIONS.
- THERE IS NO PARKING LOT LANDSCAPING REQUIRED IN A RV ZONE.
- ALL LANDSCAPE DESIGN IS SHOWN FOR REFERENCE ONLY. SEE LANDSCAPE DRAWINGS FOR COORDINATION.

GENERAL INFORMATION	APPROVED SITE PLAN (2007)	REVISED SITE PLAN (APPROVED SEPT 2012)	REVISED SITE PLAN (JULY 2014)	REVISED SITE PLAN (2015)	VARIATION (2007 vs 2015)
LANDUSE:	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	(RV) RECREATION VEHICLE	NONE
GROSS ACRES:	11.8+	11.84	11.84	11.84	NONE
SUBMERGED LANDS:	2.31	2.31	2.31	2.31	NONE
DWELLING UNITS:	154 KEYS (PLUS ONE RESIDENCE)	154 KEYS (PLUS ONE RESIDENCE)	163 KEYS (PLUS ONE RESIDENCE)	177 KEYS (PLUS ONE RESIDENCE)	+ 14.94%
PARKING REQUIRED:	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	184 (5 HANDICAP SPACES)	NONE
PARKING PROVIDED:	147 (6 HANDICAP SPACES)	168 (6 HANDICAP SPACES)	169 (8 HANDICAP SPACES)	177 (8 HANDICAP SPACES)	+ 20.41%
TOTAL COMMERCIAL AREA:	1,924 S.F.	2,500 S.F.	2,500 S.F.	2,500 S.F.	NONE
SETBACKS					
US NO. 1 SETBACK:	25	25	25	25	NONE
UR / RV BOUNDARY SETBACK:	10 / 15	10 / 15	10 / 15	10 / 15	NONE
SR / RV BOUNDARY SETBACK:	10 / 15	10 / 15	10 / 15	10 / 15	NONE
SHORELINE SETBACK:	50	50	50	50	NONE
REQUIRED LANDSCAPE BUFFERYARDS					
US NO. 1 BUFFER:	30 E CLASS BUFFER	30 E CLASS BUFFER	30 E CLASS BUFFER	30 E CLASS BUFFER	NONE
UR / RV BOUNDARY BUFFER:	BUFFERYARD D (20 WIDTH)	BUFFERYARD D (20 WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD D (20 WIDTH)	NONE
SR / RV BOUNDARY BUFFER:	BUFFERYARD E (30' WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD E (30' WIDTH)	BUFFERYARD B (30' WIDTH)	NONE
OPEN SPACE REQUIREMENT:	20%	20%	20%	20%	NONE
IMPERVIOUS / PERVIOUS DATA					
UPLAND AREA					
GROSS ACRES:	11.84	11.84	11.84	11.84	NONE
SUBMERGED ACRES:	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	2.31 (IN ADDITION TO GROSS)	NONE
TOTAL UPLAND AREAS:	11.84	11.84	11.84	11.84	NONE
S.F. OF GROUND COVER BY STRUCTURES					
TOTAL GROUND COVER BY STRUCTURES:	106,757 S.F. (2.54 ACRES)	107,345 (2.46 ACRES)	119,239 S.F. (2.74 ACRES)	119,239 S.F. (2.74 ACRES)	+ 5.85%
S.F. OF GROUND COVER BY ROADS / WALKWAYS / POOL					
TOTAL G.C. BY ROADS/WALKWAYS/POOL / POND:	126,760 S.F. (2.91 ACRES)	136,349 (3.13 ACRES)	144,036 S.F. (3.3C ACRES)	144,036 S.F. (3.40 ACRES)	+ 9.14%
IMPERVIOUS / PERVIOUS PRECENTAGE					
TOTAL UPLAND ACRES:	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	11.84 (515,750 S.F.)	NONE
TOTAL IMPERVIOUS ACRES:	5.45 (237,452 S.F.)	5.39 (243,694 S.F.)	6.13 (267,315 S.F.)	6.13 (267,315 S.F.)	+ 12.59%
IMPERVIOUS PERCENTAGE OF SITE:	46.03%	47.25%	51.83%	51.83%	+ 11.19%
OPEN SPACE PRECENTAGE OF SITE:	53.97%	52.75%	48.17%	48.17%	- 11.72%
OPEN SPACE CALCULATIONS					
HAMMOCK AREA					
GROSS ACRES:	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	1.86 (81,175 S.F.)	NONE
IMPACTED ACRES:	0.51 (37,843 S.F.)	.70 (30,775 S.F.)	.70 (30,775 S.F.)	.70 (30,775 S.F.)	10.33%
% HAMMOCK AREA IMPACTED:	34.30%	37.91%	37.91%	37.91%	9.52%
% OPEN SPACE:	65.70%	62.09%	62.09%	62.09%	- 5.49%
DISTURBED AREA					
GROSS ACRES:	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	9.98 (434,778 S.F.)	NONE
IMPACTED ACRES:	4.93 (214,790 S.F.)	4.84 (210,895 S.F.)	5.20 (230,522 S.F.)	5.20 (232,522 S.F.)	+ 7.34%
% DISTURBED AREA IMPACTED:	49.39%	48.07%	53.02%	53.02%	+ 7.35%
% OPEN SPACE:	50.61%	51.93%	46.98%	46.98%	- 7.29%



60' 0 60'
SCALE 1"=60'
BAR IS TWO INCHES ON ORIGINAL DRAWINGS IF NOT TWO INCHES ON THIS SHEET ADJUST SCALES ACCORDINGLY

APPROVED PLANS
RESOLUTION # P15-15
DATE 8.26.15
PLANNING COMMISSION CHAIR

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

PEREZ ENGINEERING
& DEVELOPMENT, INC
CIVIL ENGINEERING • REGULATORY PERMITTING • CONSTRUCTION MANAGEMENT
KEY WEST OFFICE
1010 SAM RAYBURN HWY., SUITE 201
KEY WEST, FLORIDA 33040
TEL: (305) 293-9440 FAX: (305) 293-9243
CERTIFICATE OF AUTHORIZATION No. 8972

ALBERT PEREZ P.E.
Florida P.E. NO 51498
February 4, 2015

REVISIONS:
1. ORIGINAL - JUNE 2012
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]

KEY LARGO HOTEL

MINOR CHANGE TO CONDITIONAL USE-
SITE PLAN AND SITE DATA

KEY LARGO HOSPITALITY LAND TRUST
4651 SHERIDAN ST., STE. # 400
HOLLYWOOD, FL 33021

JOB NO. 121014
DRAWN RTM
DESIGNED AEP
CHECKED AEP
QC
SHEET C-1

File #: **2016-090**

Owner's Name: Key Largo Hospitality Group LLC
Sante, Chris & Pam

Applicant: Key Largo Hospitality Group LLC

Agent: Jorge Cepero

Type of Application: Minor - TRE

Key: Key Largo

RE: **Sender:** 00088440.000000

Receiver: 00555010.000000

County of Monroe

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

We strive to be caring, professional, and fair.

Date: 6.08.16
Time: _____

Dear Applicant:

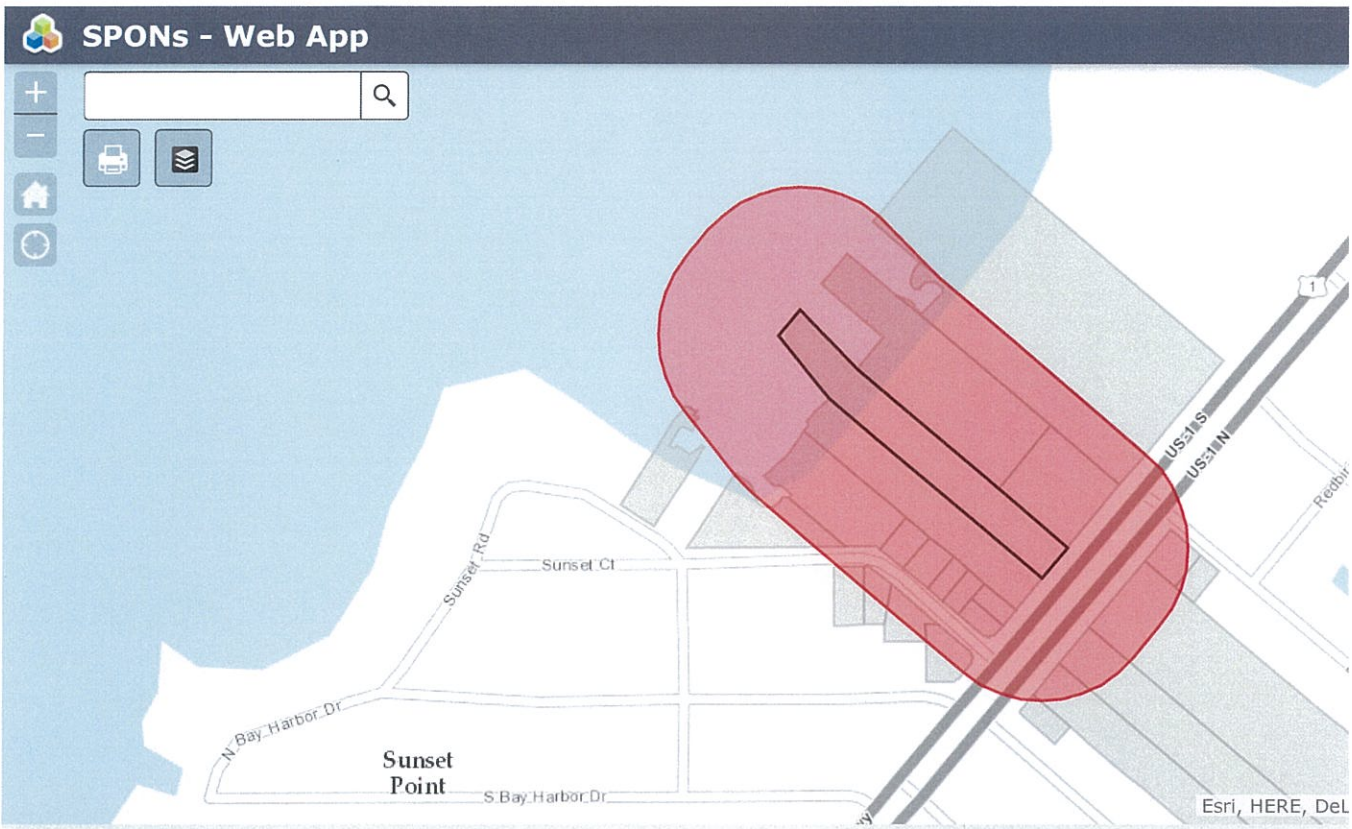
This is to acknowledge submittal of your application for Minor-TRE
Type of application

Key Largo Hospitality Group, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Gail Creech

Planning Staff



Verified GC Sender

400ft
25.050 -80.488 Degrees

ABIT INVESTMENTS LLC
PO BOX 628
TAVERNIER, FL 33070-0628

BALAGUER LUIS
5955 SW 104TH ST
MIAMI, FL 33156-4130

BARLOW CURTIS D AND PATRICIA A
14 SUNSET RD
KEY LARGO, FL 33037-2008

BARRIOS JOSE ANTONIO SR
1033 NE 37TH ST
OAKLAND PARK, FL 33334-2917

BUONO FIVE LLC
5 VALLEY MEADOW DR
SPENCERPORT, NY 14559

BURCH LYNWOOD EARL AND BETTY
8 SUNSET RD
KEY LARGO, FL 33037-2008

CABRERA ARMANDO AND MARIA C
972 SW 44TH AVE
MIAMI, FL 33134-2535

CATER WILLIAM K AND MITZI R
1030 DOVE RD
KEY LARGO, FL 33037-3807

ENDRICKS RONNIE A
11 SUNSET RD
KEY LARGO, FL 33037-2007

KIMPAN PATRICIA C
12 SUNSET RD
KEY LARGO, FL 33037-2008

LARGO 95410 LLC
25 SE 2ND AVE STE 725
MIAMI, FL 33131-1602

MAHONEY ELVIRA F ESTATE
C/O MAHONEY JOANNE F P/R
75 N BOUNTY LN
KEY LARGO, FL 33037-2304

MAHONEY REAL ESTATE 1 LLC
95360 OVERSEAS HWY STE 12
KEY LARGO, FL 33037-2038

MCCOLLUM JAMES E
PO BOX 372313
KEY LARGO, FL 33037-7313

MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

PONTE MANUEL A AND MARTHA C
6 COCONUT DR
KEY LARGO, FL 33037-2564

RIEHL ALICE
1005 SNAPPER LN
KEY LARGO, FL 33037-3845

ROEBLING MARILYN J REVOCABLE TRUST
PO BOX 583
TAVERNIER, FL 33070-0583

SANTE CHRIS AND PAM
PO BOX 373006
KEY LARGO, FL 33037-8006

SCOTT GEORGE M AND LOUISE A
420 S COCONUT PALM BLVD
TAVERNIER, FL 33070

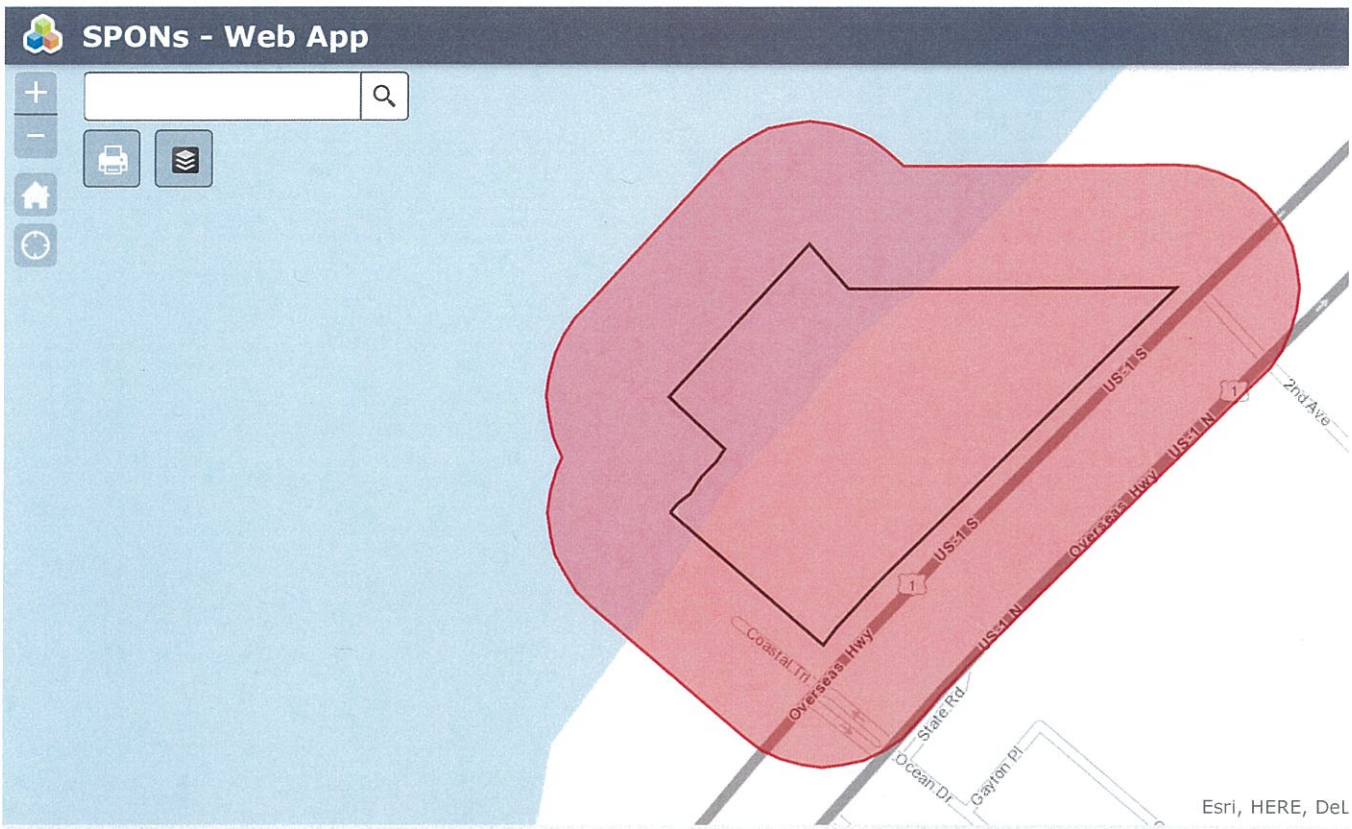
STONE LEDGE PARADISE LLC
C/O LASSETER KATHY
417 LAGUNA AVE
KEY LARGO, FL 33037

SUNSET HOME LLC
27 SUNSET RD
KEY LARGO, FL 33037-2007

THE ROEBLINGS LLC
C/O ROEBLING THOMAS MICHAEL
PO BOX 583
TAVERNIER, FL 33070-0583

Labels Sender 1 of 1

★ = added to applicant labels



Verified GC Receiver

400ft
25.074 -80.465 Degrees

ACKERMANN DONALD W AND MARILYN
97652 OVERSEAS HWY APT HH1
KEY LARGO, FL 33037-2207

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

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

BESADA MARCIA
521 MAJORCA AVE
CORAL GABLES, FL 33134-4221

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

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

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

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

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

BURKARD JONATHAN W
106 S SEWALLS POINT RD
STUART, FL 34996-6319

CAMILLE'S FOODS INC
PO BOX 371532
KEY LARGO, FL 33037-1532

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

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

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

CLARK JAMES C AND DIANA
1673 SOUTH ST
NEW HAVEN, VT 05472-4051

CLARK JAMES C AND DIANA
1673 SOUTH ST
NEW HAVEN, VT 05472-4051

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

DALOIA KATHERINE
1469 OXFORD DR
BUFFALO GROVE, IL 60089-1011

DICKER CRAIG L
9000 NEW DELHI PL
DULLES, VA 20189-9005

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

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

ELIADES STEVEN AND JEANNE
31 STARLIGHT DR
HOPEWELL JUNCTION, NY 12533-5524

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

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

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

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

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

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

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

HAAS DENNIS
97652 OVERSEAS HWY APT T6
KEY LARGO, FL 33037-2205

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

HARRIS MARGARET M
424 SPRUCE AVE
WEST ISLIP, NY 11795-2712

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

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

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

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

HELLER MARGARUITTE AND ERICH E
97652 OVERSEAS HWY APT M12
KEY LARGO, FL 33037-2225

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

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

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

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

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

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

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

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

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

KLUMPENAAR BRAM
296 CLAUDE AVE
DORVAL, QUEBEC H95 3B2

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

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

LESPERANCE LISA V
1351 NW 16TH ST
MIAMI, FL 33125-2493

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

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

MAJOY CHRISTOPHER O AND MARLENE M
1149 SHELTERED BROOK DR
HURON, OH 44839-2824

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

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

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

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

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

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

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

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

MONROE COUNTY FLORIDA
1100 SIMONTON ST
KEY WEST, FL 33040

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

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

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

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

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

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

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

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

SHUCK RONALD E AND LISA L
7485 CADY RD
NORTH ROYALTON, OH 44133-6338

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WATERMAN JAMES HENRY TRUST AGR
3/19/1997
193 ATLANTIC BLVD
KEY LARGO, FL 33037-4339

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

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

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

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

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

SEVERSON DONALD R AND LOUANNE
DEC TRUST 11/12/1996
PO BOX 886
ELKHORN, WI 53121-0886

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

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

BOLAND CECIL SAMUEL REVOCABLE
TRUST 10/1/2015
97652 OVERSEAS HWY HH 7
KEY LARGO, FL 33037-2221

BOLAND CECIL SAMUEL REVOCABLE
TRUST 10/1/2015
97652 OVERSEAS HWY APT HH7
KEY LARGO, FL 33037-2201

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

ADAM RYAN A REV TR OF 05/13/05
600 S ATLANTIC AVE
DAYTONA BEACH, FL 32118-4510

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

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

End of Additional File 2016-090

RECEIVED
JUN - 8 2016
MONROE CO. PLANNING DEPT

PRIMEHOSPITALITYGROUP

TRANSMITTAL LETTER

To: Gail Creech, Planning and Environmental Resource Department
From Jorge Cepero
Date: June 7, 2016

Ref.: Playa Largo- TRE Transfer- Coral Sands Trailer Park to Playa Largo Hotel & Spa

---

Dear Gail,

Enclosed please find the following required documents to the TRE application:

A. Executed Application Form
B. Required Fee
    1. Application Fee of $1,740.00
    2. Advertising Fee of $245.00
    3. Property Owner Notification Fee for Playa Largo of $318.00 (3x99)
    4. Property Owner Notification Fee for Coral Sands Trailer Park (3x24)
C. Proof of ownership- Receiver
    1. Warranty Deed
    2. Power of Attorney
D. Proof of Ownership- Sender
E. Current Property Record Card- Receiver
F. Current Property Record Card- Sender
G. Location Map- Receiver
H. Location Map- Sender
I. Photographs of Receiver Site from Overseas Highway
J. Photographs of Sender Site from Overseas Highway
K. Boundary Survey- Receiver (2 Sets)
L. Boundary Survey- Sender (2 Sets) 11x17 Only, To be Submitted Separately
M. Mailing Labels- Receiver
N. Mailing Labels- Sender
O. Radius Report- Receiver
P. Radius Report- Sender
Q. Radius Map- Receiver
R. Radius Map- Sender
S. Notarized Agent Authorization- Receiver
T. Notarized Agent Authorization- Sender- To be Submitted Separately
U. Res. No. P-12-15 for Letter of Development Rights Determination- Receiver
V. LOU- Sender
W. Disclosure of Interest- Receiver
X. Disclosure of Interest- Sender- OriginalTo be Submitted Separately

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

Thank you,

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

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception From Coral Sands Trailer Park

June 7, 2016

Document Index

Section A- Executed Application Form

Section B- Required Fees

Section C- Proof of Ownership- Receiver

1. Warranty Deed
2. Power of Attorney

Section D- Proof of Ownership- Sender

Section E- Current Property Card- Receiver

Section F- Current Property Card- Sender

Section G- Location Map- Receiver

Section H- Location Map- Sender

Section I- Photographs of Receiver Site from Overseas Highway

Section J- Photographs of Sender Site from Overseas Highway

Section K- Boundary Survey- Receiver

Section L- Boundary Survey- Sender- 11x17 Only, To Be Submitted Seperately

Section M- Mailing Labels- Receiver

Section N- Mailing Labels- Sender

Section O- Radius Report- Receiver

Section P- Radius Report- Sender

Section Q- Radius Map- Receiver

Section R- Radius Map- Sender

Section S- Notarized Agent Authorization- Receiver

Section T- Notarized Agent Authorization- Sender- To Be Submitted Seperately

Section U- Res. No. P-12-15 for Letter of Development Rights Determination- Receiver

Section V- Letter of Development Rights Determination- Sender

Section W- LOU- Sender

Section X- Disclosure of Interest- Receiver

Section Y- Disclosure of Interest- Sender- To be Submitted Seperately

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section A-

Executed Application Form

APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUN - 8 2016
MONROE CO. PLANNING DEPT

Request for a Minor Conditional Use Permit for the Transfer of ROGO Exemption (TRE)

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.

Conditional Use, Transfer of ROGO Exemption Fee: $1,740.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Application: 6 / 7 / 2016
Month / Day / Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

Key Largo Hospitality Group, LLC — Jorge Cepero
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

4651 Sheridan St. Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 — jorgec@primegroupus.com
Work Phone / Home Phone / Cell Phone / Email Address

Sender Site Property Owner: **(Business/Corp must include documents showing who has legal authority to sign.)**

Chris Sante and Pam Sante — Chris Sante
(Name/Entity) — Contact Person

300 Atlantic Drive, Unit 10, Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

305-522-6598 — csante@bellsouth.net
Work Phone / Home Phone / Cell Phone / Email Address

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

N/A	2	N/A	Largo
Block	Lot	Subdivision	Key

00088440-000000 — 1100293
Real Estate (RE) Number — Alternate Key Number

95350 Overseas Highway, Key Largo, FL — 95
Street Address (Street, City, State, Zip Code) — Approximate Mile Marker

APPLICATION

Receiver Site Property Owner: **(Business/Corp must include documents showing who has legal authority to sign.)**

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee
(Name/Entity) Contact Person

4651 Sheridan St. Suite 480, Hollywood, FL 33021
Mailing Address (Street, City, State and Zip Code)

954-624-4723 jorgec@primegroupus.com
Work Phone Home Phone Cell Phone Email Address

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

Tracts 4-B and 5-B Mandalay Largo
Block Lot Subdivision Key

00555010-000000 1680508
Real Estate (RE) Number Alternate Key Number

97450 Overseas Hwy, Key Largo, FL 33037 MM 97.5
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

Sender Site Future Land Use Map Designation: RL- Residential Low

Receiver Future Land Use Map Designation: MC- Mixed Use Commercial

Sender Site Land Use District Designation: SR- Suburban Residential

Receiver Site Land Use District Designation: RV- Recreational Vehicle

Sender Site Existing Land Use: Recreational Vehicle

Receiver Site Existing Land Use: Hotel (under construction)

Sender Site Tier Designation: Tier III

Receiver Site Tier Designation: Tier III-A

Number of dwelling units lawfully established on Sender Site: 30

Number of dwelling units to be transferred from Sender Site: 5

Number of dwelling units to be transferred to Receiver Site: 5

Date of pre-application conference regarding the transfer of units: ____/____/____
Month Day Year

Has a previous TRE application been submitted for this site within the past two years? ☒Yes ☐No

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- [x] Complete application (unaltered and unbound)
- [x] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*)
- [x] Proof of ownership for sender & receiver (i.e., Warranty Deed)
- [x] Current Property Record Cards from the Monroe County Property Appraiser for sender & receiver sites
- [x] Location map of sender & receiver sites
- [x] Photographs of sender & receiver sites from adjacent roadway(s)
- [x] Signed and Sealed Boundary Survey of sender and receiver sites, prepared by a Florida registered surveyor – two (2) sets each (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 by land use district; and total acreage by habitat)
- [x] Typed name and address mailing labels of all property owners within a 300-foot radius of the sender & receiver sites. 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 items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

- [x] Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the sender site and receiver site properties)
- [ ] Any Letters of Development Rights Determination pertaining to the sender or receiver sites
- [x] Any Letters of Understanding pertaining to the proposed transfer
- [x] Disclosure of Interest Forms for the sender and receiver sites

Is there any pending code enforcement proceeding involving all or a portion of the sender or receiver site parcels?

☐Yes ☒No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

_____.

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

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of plans shall be required prior to item being scheduled for commission review.

* * * * * * *

See Page 4 for Signature and Notary Acknowledgement

APPLICATION

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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.

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC, as its Attorney in Fact

Signature of Applicant: _____ **Date:** 06-07-2016

Larry M. Abbo, Manager

STATE OF Florida

COUNTY OF Broward

Sworn to and subscribed before me this 7 day of June, 2016,

by Larry M. Abbo, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public, State of Florida

_____
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires:

PATTI J. CHLVANY
MY COMMISSION # FF 058561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section B-

Required Fees

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section C-

Proof of Ownership- Receiver

1. Warranty Deed
2. Power of Attorney

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

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

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

Parcel ID: 00555010-00000066239

Doc# 1912251
Bk# 2604 Pg# 637

SPECIAL WARRANTY DEED

STATE OF FLORIDA
COUNTY OF MONROE

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

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN ANDNO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property located in Monroe County Florida, thereto, as described as follows (hereinafter collectively the "Property"):

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

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

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

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

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

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

Doc# 1912251
Bk# 2604 Pg# 639

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

Signed, sealed and delivered
in the presence of:

Linda M Phillips
Witness signature

Linda M Phillips
Print witness name

Witness signature

Deborah J. Minerva
Print witness name

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

By: Clyde J Measey
Print Name: Clyde Measey
Title: Vice President

State of Florida
County of Collier

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

Linda M Phillips
Notary Public

Print Notary Name

NOTARY PUBLIC STATE OF FLORIDA
Linda M. Phillips
Commission # EE039252
Expires: NOV. 25, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

My Commission Expires:

Notary Seal

DocH 1912251
BkH 2604 PgH 640

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

Signed, sealed and delivered
in the presence of:

Anila Kosta
Witness signature

ANILA KOSTA
Print witness name

Witness signature

BRAD BORSUK
Print witness name

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

By: Lisa M. Wilcoxson
Print Name: Lisa Wilcoxson
Title: Assistant Vice President

State of Florida
County of Collier

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

ANILA KOSTA
MY COMMISSION #DD951439
EXPIRES: JAN 11, 2014
Bonded through 1st State Insurance

Anila Kosta
Notary Public

ANILA KOSTA
Print Notary Name

My Commission Expires: 01/11/2014

Notary Seal

MONROE COUNTY
OFFICIAL RECORDS

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS

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

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

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

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

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

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

Key Largo Hospitality Land Trust,
a Florida land trust

By: _____
Steven B. Greenfield, as trustee

SEALED AND DELIVERED
IN THE PRESENCE OF:

_____
Print name: CARA J. LADANNO

_____
Print name: Cathy M. Osofsky

ACKNOWLEDGEMENT

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

The foregoing Limited Power of Attorney was acknowledged before me this 26 day of DECEMBER 2012, by Steven B. Greenfield, Esquire, as trustee of the Key Largo Hospitality Land Trust, who is personally known to me or who has produced _____ as identification.

Cara J. Laudanno
Notary Public

CARA J. LAUDANNO
Commission # EE 852356
My Commission Expires
November 18, 2016

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section D-

Proof of Ownership- Sender

RETURN TO:

STEVEN SILVERMAN, ESQ.
9400 South Dadeland Boulevard
Suite 600
Miami, Florida 33156
305/666-6111

Folio Number: 000-88440-000000
Folio Number:

MONROE COUNTY
OFFICIAL RECORDS

FILE #1071974
BK#1524 PG#118

RCD Jun 30 1998 12:12PM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 5950.00
06/30/1998 DEP CLK

WARRANTY DEED

THIS WARRANTY DEED Made the 16 day of June, 1998, by **HOBO'S PROPERTY, INC., a Florida Corporation,** wife, whose post office address is: 104200 Overseas Highway, Key Largo, Florida 33037, hereinafter called the grantor, to **CHRIS SANTE, and PAM SANTE,** his wife, whose post office address is: 300 Atlantic Drive, Key Largo, Florida 33037, hereinafter called the grantees.

WITNESSETH: That the grantors, for and in consideration of TEN ($10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Monroe** County, Florida, viz:

SEE ATTACHED LEGAL DESCRIBED AS EXHIBIT "A"

SUBJECT TO: Taxes for the year 1998 and subsequent years.

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 grantees 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 whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1997.

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:

Print Name STEVEN SILVERMAN

Print Name CARMEN DAVALOS

HOBO'S PROPERTY, INC., a Florida Corporation

HOLLY ROTHBARD, President
Address: 10422 Overseas Highway
Key Largo, Florida 33037

15.60

RECORDER'S MEMO:
LEGIBILITY OF WRITING, TYPING, OR PRINTING WAS
UNSATISFACTORY ON THIS DOCUMENT WHEN RECEIVED

FILE #1071974
BK#1524 PG#119

EXHIBIT "A"

Beginning at a point on the West right of way line of the Overseas Highway 113.32 feet SW'ly from the P.R.M. on he intersection of the West right of way line of the Overseas Highway and the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East, according to the Plats recorded in Plat Book 2, at Pages 45 and 67 of the Public Records of Monroe County, Florida. Thence NW'ly at a 90 degree angle from the West right of way line of the Overseas Highway 679 feet to the water line of Florida Bay: Thence NE'ly along the water line of Florida Bay 100 feet, more or less to a point where a line drawn parallel to and 100 feet distant NE'ly at right angles from the SW'ly line of the described parcel intersects the shore line of Florida Bay; thence SE'ly along said line to the Westerly right of way line of the Overseas Highway; thence SW'ly along the West right of way line of the Overseas Highway to the Point of Beginning. Being a part of Government Lot 2, Section 13, Township 62 South, Range 38 East, and part of Tract 4: SOUTHCLIFFE ESTATES, as recorded in Plat Book 2, Page 45 of the Public Records of Monroe County, Florida, together with all riparian rights thereunto appertaining and together with the improvements thereon. ALSO a parcel of submerged land in Florida Bay in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the Agreed Line between Southcliff Estates and K.O. Thompson's Property, as shown on Plat Book 2, Page 67, Monroe County Public Records, with the Northwesterly Right of Way line of Overseas Highway (State Road Number 5) run South 40° 29' West along said Northwesterly right of way line a distance of 86.68 feet to the PRM on the right of way line at the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East; Thence continue South 40° 29' West, a distance of 13.32 feet; thence North 49° 31' West, a distance of 680 feet more or less to the mean high tide line of the shore of Florida Bay and the point of beginning of the parcel hereinafter described; thence North 44° 31', a distance of 200.8 feet; thence South 40° 29' West, a distance of 82.3 feet; thence South 39° 31' East a distance of 203.1 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line a distance of 100 feet more or less to the point of beginning.

FILE #1071974
BK#1524 PG#120

STATE OF FLORIDA }
}
COUNTY OF DADE }

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally ~~appeared, Holly Rothbard, as President~~ **of Hobo's Property, Inc.,** a Florida Corporation, who is personally known to me or has produced _____, as identification ~~and who did take~~ an oath, 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 16 day of June, 1998.

STEVEN SILVERMAN
MY COMMISSION # CC 675800
EXPIRES: November 20, 2000
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC, STATE OF FLORIDA
Name: STEVEN SILVERMAN

My Commission Expires:

This Document Prepared By:

STEVEN SILVERMAN, ESQ.
9400 South Dadeland Boulevard
Suite 600
Miami, Florida 33156
305/666-6111

MONROE COUNTY
OFFICIAL RECORDS

SS/cd/98-3435/Warranty.Ded

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section E-

Current Property Record Card-
Receiver

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: 1680508 **Parcel ID:** 00555010-000000

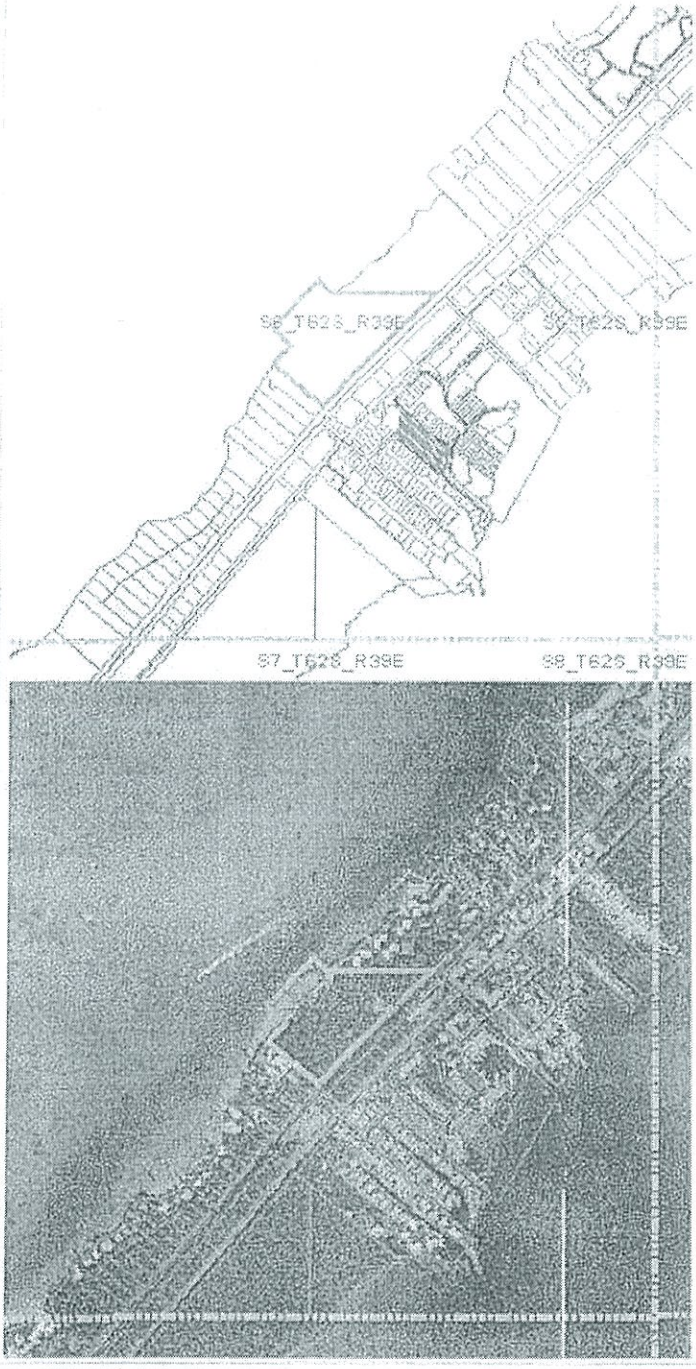
Ownership Details

Mailing Address:
KEY LARGO HOSPITALITY LAND TRUST
C/O KEY LARGO HOSPITALITY GROUP LLC
4651 SHERIDAN ST STE 460
HOLLYWOOD, FL 33021-3430

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	06-62-39
Property Location:	97450 OVERSEAS HWY KEY LARGO
Legal Description:	AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2.4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2.31AC) II NO 22416 OR268-282/66 OR477-589/90 OR531-864 OR668-315 OR826-2489E OR926-1722/1723 OR2125-102/05 OR2485-16/16A OR2485-2431/34AMDC/T OR2604-637/40

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
10HW - COMM/HWY/WATER	0	0	515,140.00 SF
000X - ENVIRONMENTALLY SENS	0	0	2.31 AC

Misc Improvement Details

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

0	BR2:BOAT RAMP	600 SF	30	20	1975	2006	1	60
1	RW2:RETAINING WALL	1,086 SF	362	3	1975	1976	4	50
2	AP2:ASPHALT PAVING	6,500 SF	0	0	1975	1976	2	25
3	FN2:FENCES	720 SF	120	6	1975	1976	2	30
4	CL2:CH LINK FENCE	12,300 SF	2,050	6	1981	1982	1	30
6	FN2:FENCES	510 SF	85	6	1983	1984	2	30
7	DK4:WOOD DOCKS	2,510 SF	0	0	1983	1984	5	40
8	DK4:WOOD DOCKS	100 SF	0	0	1983	1984	4	40

Appraiser Notes

AMERICAN OUTDOOR RESORTS BLDG #1 = BAITSTORE BLDG #2 = BATHHOUSE BLDG #3 = MOBILEHOME W/ROOF OVER BLDG #4 = MOBILEHOME BLDG #5 = OFFICE-STORE-RESTROOMS W/2ND FLOOR ADDITION ADDED IN 1990 (1/95) 115 RV SITES AS PER SITE PLAN
2/15/08 PLAZA CRYSTAL RESORT
PROPERTY BEING REDEVELOPED INTO CONDOS
AS OF 02/15/08 ONLY 2 BLDGS LEFT ON PROPERTY- SALES OFFICE AT HWY & DOCKSIDE BLDG (OLD REST.) THE REST DEMOED 06-07
MONROE COUNTY PLANNING COMMISSION APPROVING AN AMENDMENT TO MAJOR CONDITIONAL USE PERMIT-RESOLUTION P40-07
12/14/2015 BEN. PERMIT REVIEW FOR NEW RESORT HOTEL. UNFINISHED.
PLANNING COMMISSION RESOLUTION NO P40-07 - AMENDMENT TO GRANT REVISIONS TO PREVIOUSLY GRANTED MAJOR CONDITIONAL USE FOR PROPERTY PURSUANT TO P51-05 SIGNED NOVEMBER 15 2005 -RE-RECORDED AT OR2767-1083 TO INCLUDE COPY OF SURVEY
PLANNING COMMISSION RESOLUTION NO P40-07 - AMENDMENT TO GRANT REVISIONS TO A PREVIOUSLY GRANTED MAJOR CONDITIONAL USE TO INCORPORATE COTTAGE-STYLE TRANSIENT UNITS AND REMOVE THE CENTRAL HOTEL FACILITY AS WELL AS GRANT CHANGES TO ACCESSORY USES AND PARKING -IN ADDITION THE MINOR CONDITIONAL USE PERMIT MEMORIALIZED BY RESOLUTION NO P40-07 IS HEREBY EXTENDED TO JANUARY 29 2015 - ALL REQUIRED CERTIFICATES OF OCCUPANCY MUST BE ACQUIRED BY THIS DATE UNLESS ADDITIONAL EXTENSION IS GRANTED -DOCUMENT FORWARDED TO KEY LARGO APPRAISAL FOR REVIEW OF IMPACT TO 2013 VALUE
CONDITIONAL USE PERMIT EXTENDED FOR TWO (2) YEARS UNTIL JANUARY 29, 2013, NO FURTHER EXTENSION CAN BE GIVEN - HOWEVER A 1 YEAR EXTENSION MAYBE APPLIED FOR NO LATER THAN JANUARY 29, 2013.
PLANNING COMMISSION RESOLUTION NO P40-07 TO PERMIT DEVELOPMENT OF A 124 UNIT HOTEL RESORT WITH ACCESSORY USES AND 1 COMMERCIAL APARTMENT FOR GUESTS

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13305054	03/20/2014		1		COMMERCIAL BUILDING
	14301635	06/26/2014	08/08/2014	3,000		DEMO WASTE WATER PLANT
	13304884	08/20/2014		1		COMMERCIAL BUILDING (MARRIOTT BUNGALOW 2)
	13304883	08/20/2014		1		COMMERCIAL BLDG (MARRIOTT BUNGALOW #1)
	13304880	08/20/2014		1		COMMERCIAL BLDG (MARRIOTT BEACH LOUNGE)
	13304881	09/09/2014		1		COMMERCIAL BUILDING
	13304885	09/09/2014		1		COMMERCIAL BLDG/ADA BUNGALOW
	13304882	09/09/2014		1		COMMERCIAL BLDG/MARRIOTT MARINA GRILL
	14304404	11/14/2014	02/27/2015	17,000		DEMO OF EXISTING STRUCTURE
	14304585	02/11/2015		292,000		POOL
	14304586	02/11/2015		129,900		FOUNTAIN & WATER FEATURE

14304587	10/05/2015		94,000	CONSTRUCT POOL
15302746	11/23/2015		2,731,947	ADDITION - PHASE II BLDG C
16300870	03/31/2016		120,500	(2) TENNIS COURTS & CHAIN LINK FENCE
13300330	10/16/2013		1	SITE WORK: INSTALL STORMWATER MGMT SYSTEM
9832893	05/27/1999	11/16/1999	1	SEWAGE TREATMENT
06306159	10/30/2006	01/16/2007	1	DEMO BLDGS & ROADWAYS

Parcel Value History

Certified Roll Values

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2015	0	71,373	6,208,881	6,280,254	6,280,254	0	6,280,254
2014	0	64,862	6,208,881	6,273,743	6,273,743	0	6,273,743
2013	0	64,862	6,208,881	6,273,743	6,273,743	0	6,273,743
2012	0	64,862	6,153,231	6,218,093	6,218,093	0	6,218,093
2011	0	65,042	6,153,231	6,218,273	6,218,273	0	6,218,273
2010	0	65,132	7,721,231	7,786,363	7,786,363	0	7,786,363
2009	0	65,312	9,375,731	9,441,043	9,441,043	0	9,441,043
2008	230,557	65,492	13,787,731	23,249,844	23,249,844	0	23,249,844
2007	219,867	23,099	13,787,731	23,249,844	23,249,844	0	23,249,844
2006	618,401	60,152	13,787,731	14,466,284	14,466,284	0	14,466,284
2005	558,736	59,575	1,723,669	4,653,315	4,653,315	0	4,653,315
2004	544,109	61,522	1,723,669	4,653,315	4,653,315	0	4,653,315
2003	544,109	64,245	1,723,669	4,653,315	4,653,315	0	4,653,315
2002	505,567	66,192	1,723,669	4,653,315	4,653,315	0	4,653,315
2001	505,567	66,969	2,413,044	4,653,315	4,653,315	0	4,653,315
2000	505,567	42,100	2,413,044	3,013,952	3,013,952	0	3,013,952
1999	505,567	43,842	2,413,044	3,013,952	3,013,952	0	3,013,952
1998	353,123	45,078	2,413,044	3,013,952	3,013,952	0	3,013,952
1997	353,123	46,828	2,413,044	3,013,952	3,013,952	0	3,013,952
1996	325,211	48,053	2,413,044	3,013,952	3,013,952	0	3,013,952
1995	325,211	49,807	2,413,044	3,013,952	3,013,952	0	3,013,952
1994	304,336	51,038	1,930,461	3,013,952	3,013,952	0	3,013,952
1993	304,338	52,808	1,930,481	2,543,427	2,543,427	0	2,543,427
1992	304,338	54,083	1,930,481	2,582,156	2,582,156	0	2,582,156
1991	303,280	55,881	1,930,481	2,582,156	2,582,156	0	2,582,156
1990	303,337	57,707	1,930,481	2,582,156	2,582,156	0	2,582,156
1989	216,499	60,093	1,930,481	2,582,156	2,582,156	0	2,582,156
1988	194,642	41,678	1,930,273	2,210,811	2,210,811	0	2,210,811
1987	191,533	43,248	1,034,984	1,738,884	1,738,884	0	1,738,884
1986	191,943	44,501	874,684	1,558,189	1,558,189	0	1,558,189

1985	149,376	46,075	874,684	1,595,114	1,595,114	0	1,595,114
1984	91,191	12,862	873,991	1,373,664	1,373,664	0	1,373,664
1983	91,191	12,908	837,572	941,671	941,671	0	941,671
1982	86,709	11,802	837,572	936,083	936,083	0	936,083

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
11/20/2012	2604 / 637	7,300,000	WD	01
9/27/2010	2485 / 2431	0	CT	11
9/16/2010	2485 / 16	100	CT	12
6/9/2005	2125 / 102	28,000,000	WD	Z

This page has been visited 26,230 times.

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

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section F-

Current Property Record Card- Sender

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 18th for Martin Luther King Day.

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

Alternate Key: 1100293 **Parcel ID:** 00088440-000000

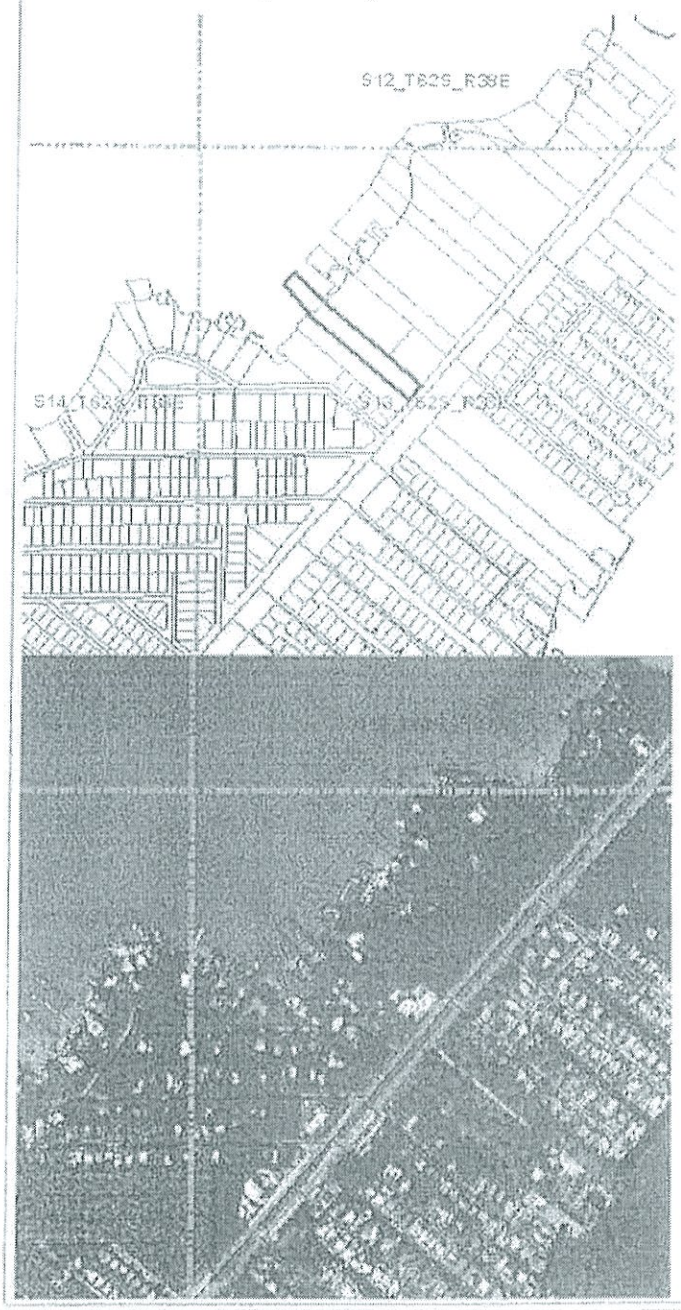
Ownership Details

Mailing Address:
SANTE CHRIS AND PAM
PO BOX 373006
KEY LARGO, FL 33037-8006

Property Details

PC Code:	28 - PARKING LOTS, MOBILE HOME PARKS
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	13-62-38
Property Location:	95350 OVERSEAS HWY KEY LARGO
Legal Description:	13 62 38 ISLAND OF KEY LARGO PB2-67 PT GOV LOT 2 & SOUTHCLIFF ESTS PB2-45 PT TR 4 (1.56AC) & BAY BTM N'LY & ADJ PT GOV LOT 2 OR24-11/12 OR189-138 OR534-757/758Q/C OR534-759/760 OR893-2496/2497 RE: 8845 COMBINED FOR ASSESSING PURPOSES 10-1-87 OR1337-684/85 OR1524-118/20

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
02RV - REC VEHICLE PARK	0	0	1.56 AC
000X - ENVIRONMENTALLY SENS	0	0	0.43 AC

Building Summary

Number of Buildings: 2

Number of Commercial Buildings: 2
Total Living Area: 2620
Year Built: 1959

Building 1 Details

Building Type	Condition P	Quality Grade 300
Effective Age 35	Perimeter 393	Depreciation % 45
Year Built 1959	Special Arch 0	Grnd Floor Area 2,332
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type GABLE/HIP	Roof Cover MIN/PAINT CONC	Foundation NONE
Heat 1 NONE	Heat 2 NONE	Bedrooms 4
Heat Src 1 NONE	Heat Src 2 NONE	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	CPF		1	1970					504
0	OUF		1	1980					173
0	FLA		1	1980					1,317
2	FLA		1	1958	N	N	0.00	0.00	511
4	FLA		1	1958	N	N	0.00	0.00	504

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-D	100	N	Y
		APTS-D	100	N	Y
		APTS-D	100	N	Y

Exterior Wall:

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

Building 1 Details

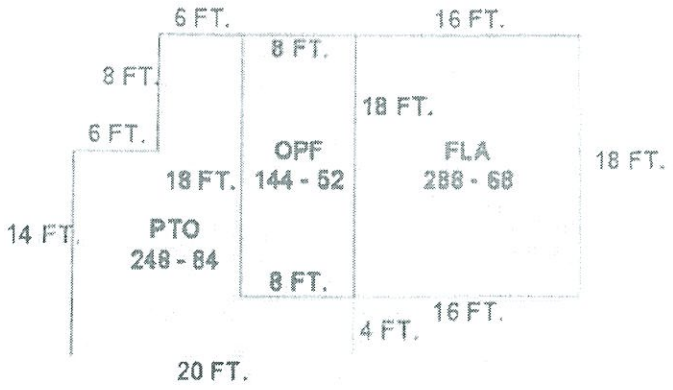
Building Type	Condition P	Quality Grade 300
Effective Age 35	Perimeter 68	Depreciation % 45
Year Built 1980	Special Arch 0	Grnd Floor Area 288
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type GABLE/HIP	Roof Cover ASPHALT SHINGL	Foundation
Heat 1	Heat 2	Bedrooms 2
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	OPF		1	1980					144
0	PTO		1	1980					248
0	FLA		1	1980					288

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		APTS-D	100	N	N

Exterior Wall:

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

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	RW2:RETAINING WALL	138 SF	69	2	1975	1976	1	50
1	TK2:TIKI	220 SF	22	10	1975	1976	3	40
2	PT2:BRICK PATIO	4,019 SF	0	0	1975	1976	1	50
3	AP2:ASPHALT PAVING	17,568 SF	0	0	1975	1976	1	25
4	DK4:WOOD DOCKS	960 SF	120	8	1975	1976	3	40
5	PT3:PATIO	954 SF	0	0	1975	1976	2	50
6	SW2:SEAWALL	225 SF	75	3	1975	1976	1	60

7	UB2:UTILITY BLDG	200 SF	25	8	1979	1980	2	50
9	DK3:CONCRETE DOCK	144 SF	18	8	1975	1976	2	60
10	BR2:BOAT RAMP	550 SF	50	11	1975	1976	2	60
11	FN2:FENCES	156 SF	52	3	1979	1980	4	30
12	DK3:CONCRETE DOCK	700 SF	50	14	1975	1976	1	60
13	TK2:TIKI	80 SF	10	8	1979	1980	5	40

Appraiser Notes

1998 SALE. FIELD INSPECTED 2/18/99 CORAL SANDS TRAILER PARK ALSO RE 88450 BAY BTM. BLDG#1. 4 APTS DOWN. 2 APTS UP. 31 TRAVEL TRAILER SITES & 6 APARTMENTS. SEWER TREATMENT PLANT IS IN LAND VALUE

OLD MH DEMOED , NOT ON PRC

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	04301388	05/04/2004	10/27/2004	1		CONCRETE PAD
	04304485	10/25/2004	04/01/2008	1		DEMO TWO TRAILERS
	08301308	06/10/2008		0		DEMO - SHED
	09302762	11/02/2009	01/22/2010	1		DEMO MH

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
2015	199,010	53,655	1,092,043	1,014,484	1,014,484	0	1,014,484
2014	199,010	48,776	1,092,043	976,553	976,553	0	976,553
2013	199,010	48,776	1,092,043	976,553	976,553	0	976,553
2012	199,010	48,776	1,092,043	992,967	992,967	0	992,967
2011	205,644	49,424	1,092,043	993,459	993,459	0	993,459
2010	205,644	49,748	819,043	993,459	993,459	0	993,459
2009	215,594	50,456	877,643	993,459	993,459	0	993,459
2008	215,594	51,166	1,560,043	1,068,000	1,068,000	0	1,068,000
2007	168,365	50,403	679,583	898,351	898,351	0	898,351
2006	157,432	47,791	679,583	884,806	884,806	0	884,806
2005	141,689	49,155	679,583	870,427	870,427	0	870,427
2004	111,860	49,434	679,583	840,877	840,877	0	840,877
2003	78,302	50,817	679,583	808,702	808,702	0	808,702
2002	115,116	52,187	679,583	846,886	846,886	0	846,886
2001	123,909	53,341	543,675	720,925	720,925	0	720,925
2000	171,084	29,184	509,709	709,977	709,977	0	709,977
1999	171,084	68,929	479,526	719,539	719,539	0	719,539

1998	103,152	60,907	399,613	563,672	563,672	0	563,672
1997	103,152	62,239	399,613	565,004	565,004	0	565,004
1996	103,152	63,477	399,613	566,242	566,242	0	566,242
1995	103,152	64,736	399,613	567,501	567,501	0	567,501
1994	140,197	33,593	273,043	446,833	446,833	0	446,833
1993	131,690	34,557	273,043	439,290	439,290	0	439,290
1992	130,914	35,333	273,043	439,290	439,290	0	439,290
1991	129,951	36,296	273,043	439,290	439,290	0	439,290
1990	126,509	37,738	273,043	439,290	439,290	0	439,290
1989	127,755	38,492	273,043	439,290	439,290	0	439,290
1988	79,630	22,343	273,004	374,977	374,977	0	374,977
1987	188,937	11,333	187,327	387,597	387,597	0	387,597
1986	192,319	11,360	187,198	390,877	390,877	0	390,877
1985	127,655	11,387	187,198	326,240	326,240	0	326,240
1984	129,991	11,414	72,119	213,524	213,524	0	213,524
1983	20,720	11,441	72,119	104,280	104,280	25,000	79,280
1982	43,173	11,468	72,119	126,760	126,760	25,000	101,760

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/1/1998	1524 / 0118	850,000	WD	Q
12/1/1994	1337 / 0684	780,000	WD	Q
10/1/1983	893 / 2496	1	WD	M
2/1/1969	534 / 759	90,000	00	Q

This page has been visited 494,428 times.

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

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section G-

Location Map- Receiver

Search Results for "97450 Overseas Hwy, Upper Keys, FL 33037"

page 1 of 1

1. 97450 Overseas Hwy
97450 Overseas Hwy,
Key Largo, FL 33037-2209

+
More Info

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section H-

Location Map- Sender

Search Results for "95350 Overseas Hwy, Key Largo, FL 33037"

page 1 of 1

1. 95350 Overseas Hwy
95350 Overseas Hwy,
Key Largo, FL 33037-2000

+ More Info

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section I-

Photographs of Receiver Site from Overseas Highway

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking south from north end

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking towards construction entry

Playa Largo Resort

Minor Conditional Use Permit

97450 Overseas Hwy, Key Largo

Overseas Highway, looking north from south end

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section J-

Photographs of Sender Site from Overseas Highway

95350

95350
LEASING

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception
From
Coral Sands Trailer Park

Section K-

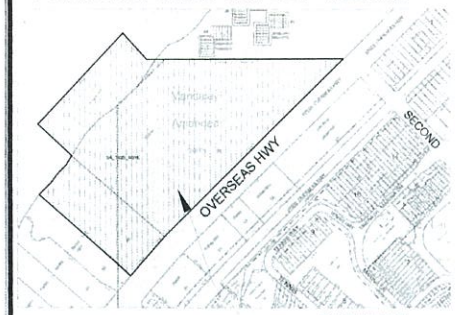
Boundary Survey- Receiver

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

America Layout Corp

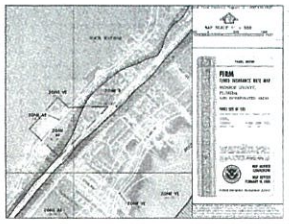
VICINITY MAP
NOT TO SCALE

PORTION OF SEC 6 -TWP 62S - RGE 39E



SUBJECT PROPERTY

FLOOD INSURANCE RATE MAP



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 SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

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.

2011 ALTA/ACSM CERTIFICATION
To: KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC:
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 12-30-2015.

Date of Map : 12-30-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elev/ Mean High Water Elev. of 2.0' NGVD.
#17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929k
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
#18 A title report was not provided for this survey, therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
#19 There is no visible surface or overhead encroachment, other than shown on this survey.
#20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11.826 Acres more or less.
#21 There is not encroachment in the property
#22 Completed Field Survey: 12-30-2015

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

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

SURVEYOR'S CERTIFICATE:
"The undersigned hereby certifies to BankUnited, N.A. , Borrower Key Largo Hospitality Land Trust, 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 indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(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 61G17-6 Florida Administrative Code."

Dated this 30 day of DECEMBER 2015 By: WILLIAM HERRYMAN

25. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1762, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
26. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Amended Notice of Commencement recorded October 3, 2014 in Official Records Book 2705, Page 2297, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
27. Terms and conditions set forth in that certain Notice of Environmental Resource Permit issued by the South Florida Water Management District authorizing the construction or modification of a stormwater management system filed for record in Official Records Book 2709, Page 1501, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
28. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1570, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
29. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1574, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
30. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1578, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
31. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1582, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
32. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1586, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
33. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1590, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
34. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1594, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
35. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1598, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
36. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1599, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
37. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1600, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
38. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1601, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
39. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1602, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
40. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1603, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
41. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1604, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
42. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 8, 2015 in Official Records Book 2719, Page 1908, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
43. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 24, 2015 in Official Records Book 2725, Page 2384, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
44. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1172, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
45. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1198, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
46. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 661, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
47. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 668, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
48. Lien filed by G Proulx LLC recorded November 17, 2015 in Official Records Book 2770, Page 444, of the Public Records of Monroe County, Florida. **NOT PLOTTABLE**

CERTIFY TO:
KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC

RECEIVED
JUN - 8 2016
2016-090
MONROE COUNTY PLANNING DEPT

SCHEDULE B SECTION II EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Old Republic National Title Insurance Company
FILE NO.:15129809 RO
REVISION A
Agent File # Key Largo S141570
County: Monroe
1.Effective Date: November 12, 2015 at 08:00am

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 2016 and subsequent years.
7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22416 (535-44), dated March 15, 1960. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F.S.
8. Easement in favor of Florida Keys Electric Cooperative Association Inc., by instrument recorded in Official Records Book 826, Page 2489, of the Public Records of Monroe County, Florida. **NO RECORDS FOUND**
9. Resolution No. P51-05, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321; together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit to develop a hotel resort, as more particularly set forth in Official Records Book 2343, Page 719, which was re-recorded with attachments thereto in Official Records Book 2481, Page 552, Official Records Book 2579, Page 1613, Official Records Book 2591, Page 583, Official Records Book 2658, Page 1208, Official Records Book 2692, Page 329, Official Records Book 2719, Page 943, Planning Commission Resolution No. P12-15, approving an amendment to the major conditional use permit and subsequent deviations, as more particularly set forth in Official Records Book 2764, Page 1056, and as further amended by Monroe County Planning & Environmental Resources Department Memorandum, with attachments thereto, recorded in Official Records Book 2767, Page 1083, of the Public Records of Monroe County, Florida. **NOT PLOTTABLE**
10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida. **NOT PLOTTABLE**
11. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.
12. Notwithstanding the legal description in Schedule A, this Commitment/Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. (As to Tracts 4B and 5B)
13. 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.
14. 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. (As to Tracts 4B and 5B)
15. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.
16. Riparian and littoral rights are not insured.
17. The coverage under the policy to be issued pursuant to this commitment will be supplementary to Commonwealth Land Title Insurance Company Loan Policy Number 8130709-91055079 dated March 28, 2016, in the amount of $31,710,000.00 (Thirty One Million Seven Hundred Ten Thousand) (hereinafter "Prior Policy"), as endorsed, which the insured represents is currently in full force and effect and has not been cancelled nor has the amount of insurance been reduced. Notwithstanding any provisions of the policy to the contrary, and as a condition for the issuance hereof, it is agreed that this policy is not intended to replace the coverage under the Prior Policy, and that the Company shall not have any liability under this policy unless and until the loss or aggregate of losses insured against by the Prior Policy shall have exceeded the total amount insured by the Prior Policy. Thereupon, losses for which there is coverage under this policy shall be payable up to the face amount hereof. It is also understood and agreed that actual payment or recovery from the prior insurer is not a condition precedent for recovery hereunder.

THE FOLLOWING MATTERS WILL BE REFLECTED AS SUBORDINATE MATTERS ON SCHEDULE B PART II OF THE LOAN POLICY ISSUED PURSUANT TO THIS COMMITMENT:

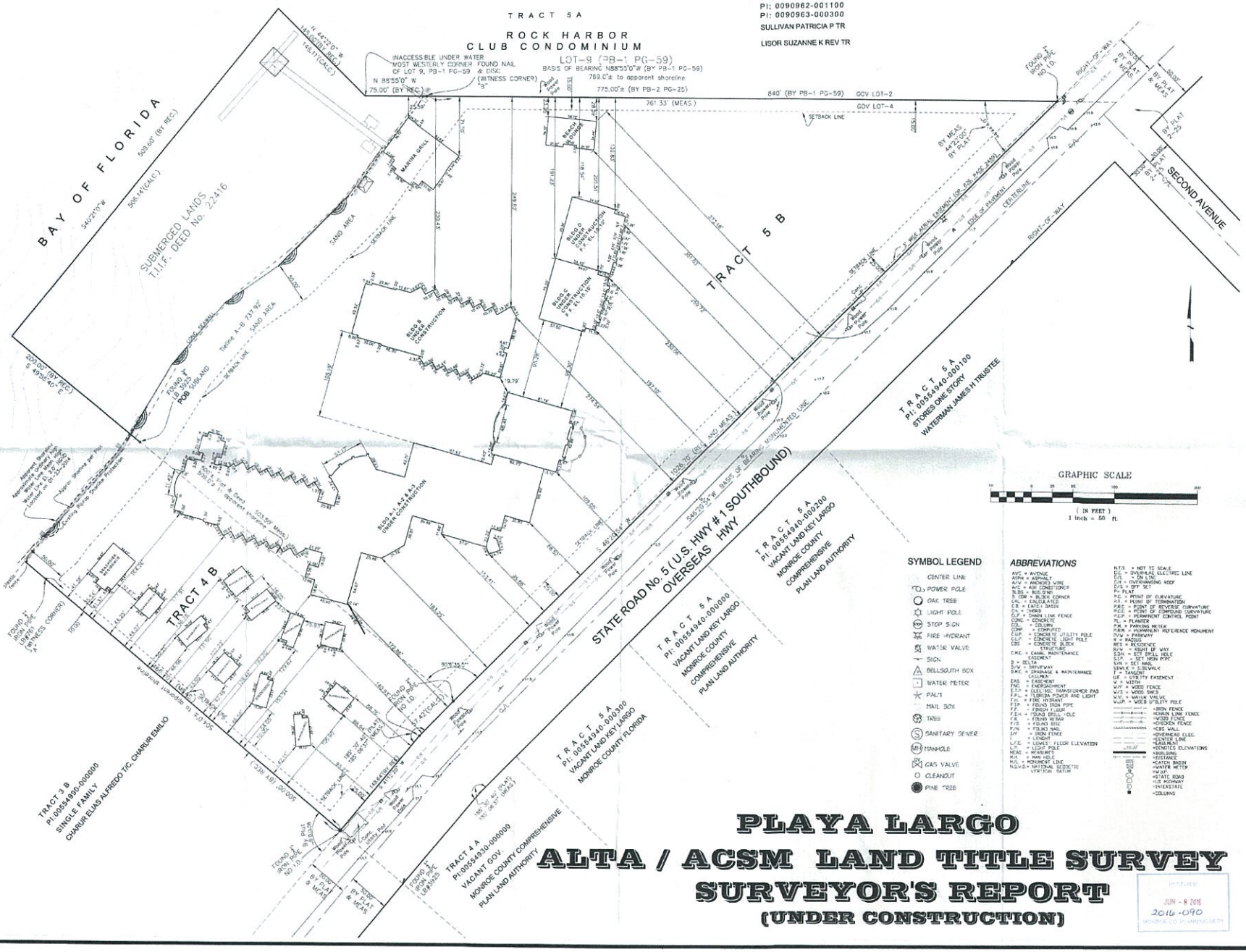
18. Terms, conditions and provisions set forth in the Unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., franchisor, and Key Largo Hospitality Land Trust, franchisee, as evidenced by and together with the Memorandum Of Right Of First Refusal dated December 28, 2012 and recorded February 1, 2013 in Official Records Book 2611, Page 549, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**
19. UCC Financing Statement from Key Largo Hospitality Group, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 366, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**
20. UCC Financing Statement from Key Largo Hospitality Group II, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 369, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**
21. UCC Financing Statement from Steven B. Greenfield, as Trustee of the Key Largo Hospitality Land Trust, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 372, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**
22. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 28, 2014 in Official Records Book 2677, Page 375, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
23. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1756, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**
24. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1759, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Surveyor and Mapper
No. 2804
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID:00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919--ALTA
FIELD BOOK:
CAD FILE: LD--8
DATE: 12--30--2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W--H
REVISIONS
SHEET No. 1--OF--2



PLAYA LARGO
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
(UNDER CONSTRUCTION)

RECEIVED
JUN - 8 2016
2016-090
MONROE CO. PLANNING DEPT.

America Layout Corp

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRMAN
Professional Land Surveyor
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID:00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919-ALTA
FIELD BOOK:
CAD FILE: LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 2-OF-2

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

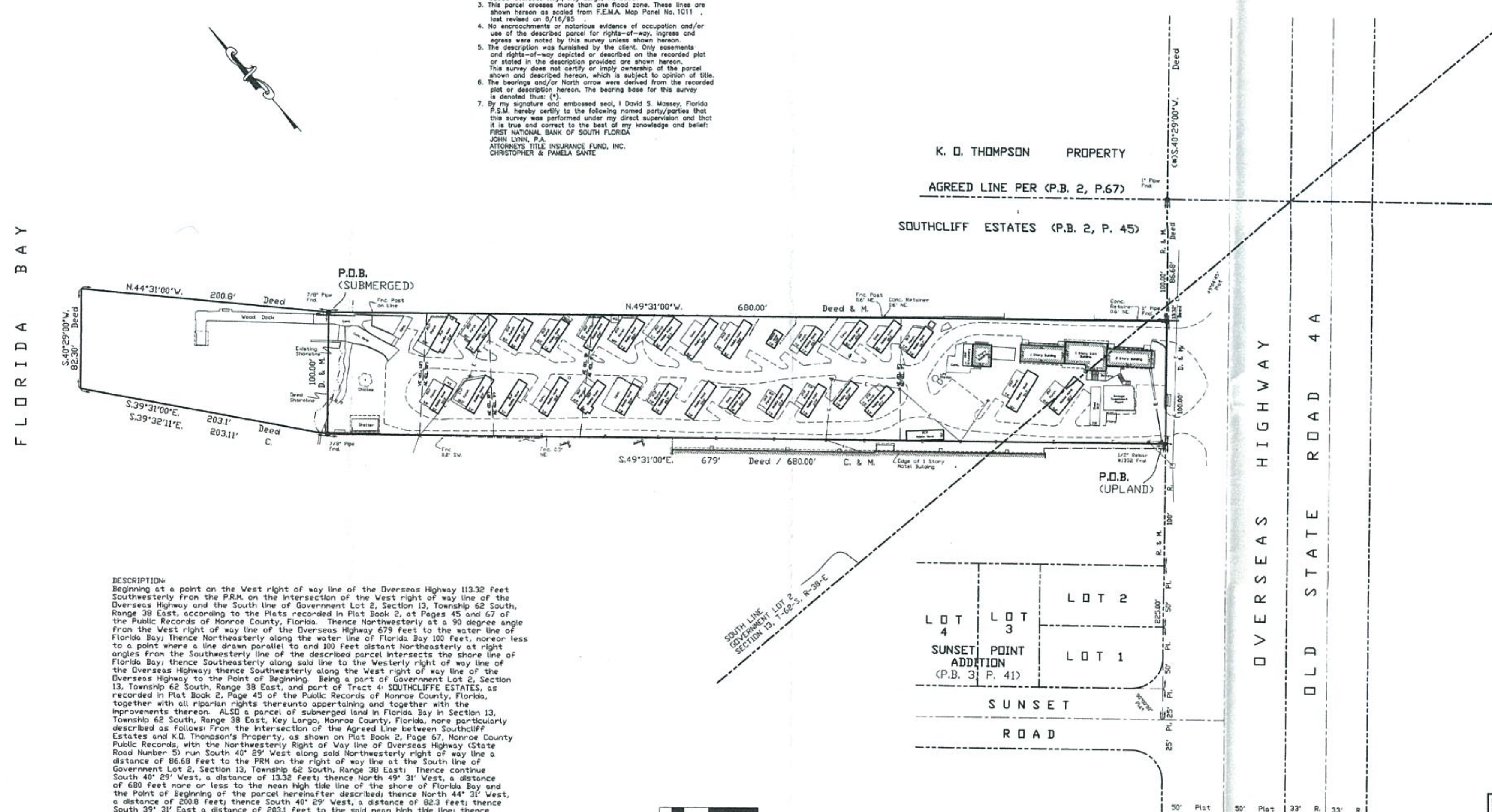
Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section L-

Boundary Survey- Sender- 11x17, To Be Submitted Seperately



SURVEY NOTES

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This residence has a physical address of: 95350 Overseas Hwy., Key Largo, Fl. 33037
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel No. 1011 , last revised on 6/16/95 .
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
7. By my signature and embossed seal, I David S. Massey, Florida P.S.M. hereby certify to the following named party/parties that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief:
   FIRST NATIONAL BANK OF SOUTH FLORIDA
   JOHN LYNN, P.A.
   ATTORNEYS TITLE INSURANCE FUND, INC.
   CHRISTOPHER & PAMELA SANTE

DESCRIPTION:

Beginning at a point on the West right of way line of the Overseas Highway 113.32 feet Southwesterly from the P.R.M. on the intersection of the West right of way line of the Overseas Highway and the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East, according to the Plats recorded in Plat Book 2, at Pages 45 and 67 of the Public Records of Monroe County, Florida. Thence Northwesterly at a 90 degree angle from the West right of way line of the Overseas Highway 679 feet to the water line of Florida Bay; Thence Northeasterly along the water line of Florida Bay 100 feet, moreor less to a point where a line drawn parallel to and 100 feet distant Northeasterly at right angles from the Southwesterly line of the described parcel intersects the shore line of Florida Bay; thence Southeasterly along said line to the Westerly right of way line of the Overseas Highway; thence Southwesterly along the West right of way line of the Overseas Highway to the Point of Beginning. Being a part of Government Lot 2, Section 13, Township 62 South, Range 38 East, and part of Tract 4: SOUTHCLIFFE ESTATES, as recorded in Plat Book 2, Page 45 of the Public Records of Monroe County, Florida, together with all riparian rights thereunto appertaining and together with the improvements thereon. ALSO a parcel of submerged land in Florida Bay in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the Agreed Line between Southcliff Estates and K.D. Thompson's Property, as shown on Plat Book 2, Page 67, Monroe County Public Records, with the Northwesterly Right of Way line of Overseas Highway (State Road Number 5) run South 40° 29' West along said Northwesterly right of way line a distance of 86.68 feet to the PRM on the right of way line at the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East; Thence continue South 40° 29' West, a distance of 13.32 feet; thence North 49° 31' West, a distance of 680 feet more or less to the mean high tide line of the shore of Florida Bay and the Point of Beginning of the parcel hereinafter described; thence North 44° 31' West, a distance of 200.8 feet; thence South 40° 29' West, a distance of 82.3 feet; thence South 39° 31' East a distance of 203.1 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line a distance of 100 feet more or less to the Point of Beginning.

ABBREVIATIONS/LEGEND

Fnd. - Found; R. - Record; C. - Calculated; Fr. - Wood frame; M.S. - metal shed; Fin.Flr. - finished floor; El. - Elevation; CB - concrete block; Balc. - Balcony; Fnc. - fence; Res. - residence; MAG. - Magnetic Nail; U.G.E. - Underground Electric; N.I.S. - not in service; P.C./P.T. - Point of Curvature/ Tangency; P.O.C. - Point of Commencement; P.O.B. - Point of Beginning; Encr. - encroachment; N,S,E,W - North, South, East, West

D. - Deed; Pl. - Plat; M. - Measured; conc. - Concrete; cor. - corner; FP - fence post; A/C - air conditioner; Cond. - Conduit; F.S. - frame shed; Add. - addition; Pit. - planter; Fp. - fence post

Nail / PK Nail Found; Nail/PK Nail LB #6956 set; Pipe Found; Pipe/Cap LB #6956 set; Rebar Found; Wood Utility Pole; Overhead electric lines; Overhead telephone lines; Chainlink fence; Wood fence; Water Meter; Rock

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #6956. All PK nail/MAG nail or 60d spikes set are with discs stamped LB #6956

DAVID MASSEY LAND SURVEYING, INC. * 88888 OVERSEAS HWY. / P.O. BOX 619, - TAVERNIER, FL. 33070

PHONE (305) 853-0066 FAX (305) 853-0233

Prepared for: Sante

Section 13, Township 62 South, Range 38 East | Drawn By: DSM | Scale: 1" = 40'

Key Largo Monroe County, Florida

Drawing No.: 5148 | Surveyed: 12/19,20/01 | Fieldbook: L-65,66

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 61G17 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Mappers, pursuant to Ch. 472.027, F.S.

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

Florida Certificate of Authorization No. LB 6956

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

JUN - 8 2015
2016-090

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section M-

Mailing Labels- Receiver

Amy M. Fox
97652 Overseas Hwy Apt P5
Key Largo, Fl 33037-2206

Garcia Avelino and Monica G.
8401 SW 8th Terrace
Miami, FL 33143-6919

Waltzman Stuart Revocable Trust
12/4/1998
333 E. 30th St Apt 18J
New York, NY 10016-6459

Cullen Robert F Jr and Karen J
14641 SW 67th Ave.
Miami, FL 33101

Lisa M. Brock
14606 Jockeys Ridge Dr.
Charlotte, NC 28277-3716

Robert W. Banks
3831 SW 56th St
Fort Lauderdale, FL 33312-6207

Stephen E. Moss
42 Oneida Ave.
Oakland, NJ 07436-3731

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave. Ste. 207
Key West, FL 33040-7270

Haley James A. Trust
11034 SW 37th MNR
Davie, FL 33328-1318

Burgess Christopher R And Angela D.
15440 SW 148th Pl
Miami, FL 33187-5535

Shuck Ronald E. and Lisa L.
7485 Cady Rd
North Royalton, OH 44133-6338

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave. Ste. 207
Key West, FL 33040-7270

Deana L. Schott
2056 Huffton Pt.
Longwood, FL 32779-2855

William Dillon
30800 S. Wixom Rd
Wixom, MI 48393-2418

Waterman James Henry Trust AGR
3/19/1997
193 Atlantic Blvd
Key Largo, Fl 33037-4339

Simpson John and Mary
541 Forest Gate Cres
Waterloo, Ontario N2V 2X3 Canada

Mayer Ann E Finn and Robert T
3 Fairview Terrace
Greenland, NH 03840-2242

Terri L. Bodker
97652 Overseas Hwy Apt P4
Key Largo, FL 33037-2206

Stone Thomas J Trust 7/21/2000
PO Box 372880 Key Largo, FL 33037-7880

Hayne J. Neil and Susan Ince
1700 SW 12th Ave
Boca Raton, FL 33486

Kalatzis Dimitrios and Joanne
97652 Overseas Hwy Apt M7
Key Largo, FL 33037-2225

Somogyi Robert J and Marilyn B
42 W. College Ave. Apt 314S
Yardley, PA 19067-1553

Krohn John Ramon Jr.
61 Bitton Dr.
Gettysburg, PA 17325-8611

Jon and Ilene Klasfeld
1908 NW 4th Ave. Apt 112
Boca Raton, FL 33432-1501

Monroe County Florida
100 Simonton St.
Key West, FL 33040

97 Palms South L C
9357 Calliandra Dr.
Boynton Beach, FL 33436-3034

Keith A. Baker
7555 Conifer Dr.
Colorado Springs, CO 80920-4529

Heiner Frederick H. and Donna E.
97652 Overseas Hwy. Apt T9
Key Largo, FL 33037-2226

Krause Joseph and Frances
2637 NW 23rd Way
Boca Raton, FL 33431-4015

Harrelson Peggy Gregson Revocable Trust 3/14/14
1119 S 3rd Ave.
Bozeman, MT 59715-5264

Boland Cecil Samuel Revocable Trust
10/1/2015
97652 Overseas Hwy HH 7
Key Largo, FL 33037-2221

Lisa V. Lesperance
1351 NW 16th St.
Miami, FL 33125-2493

Moffitt Gregory P. and Regina A.
29453 Cedar Neck Rd
Ocean View, DE 19970

Sprinkle George C Jr and Melissa B.
17205 SW 256th St.
Homestead, FL 33031

The Harborage Condo Corp.
59 Ocean Dr.
Key Largo, FL 33037

Adam Ryan A Rev Tr of 05/13/05
600 S. Atlantic Ave.
Daytona Beach, FL 32118-4510

Robert C. Henriques
11 Chester Sq.
Gloucester, MA 01930-1313

Mark and Tina Veil
107 Woodsmuir Ct
Palm Beach, FL 33416-8020

Greenspan Richard R. and Yvette M.
16073 Brier Creek Dr.
Delray Beach, FL 33446-9561

Lisor Suzanne K Rev Tr
1103 Spring Brooke Dr.
Goshen, IN 46528-5059

Bellis Stephen and Martha A Liv TR DTD
11/23/05
Po Box 524
Indian River, MI 49749-0524

Helsel Zane and Joan E
2144 Pennington Rd.
Ewing, NJ 08638-1433

Boland Cecil Samuel Revocable Trust
10/1/2015
97652 Overseas Hwy. Apt HH7
Key Largo, FL 33037-2201

Charur Carlos and Maria Christina
9155 Dadeland Blvd. Ste 1818
Miami, Fl 33156-2742

Rahaim Andrew D and Jean T
6 Auspice Cir.
New Ark, DE 79711-2976

Robinson John G and Barbara J
97652 Overseas Hwy. OFC
Key Largo, FL 33037-2216

Okun Theodore
97652 Overseas Hwy. PH 7
Key Largo, FL 33037-2221

Santana Ramon R and Yolanda Acebal
Po Box 901368
Homestead, FL 33090-1368

Heller Margaruitte and Erich E
97652 Overseas Hwy. Apt M12
Key Largo, FL 33037-2225

Valerius Thomas F and Lynn C
9200 SW 85th St.
Miami, FL 33173-4527

Craig L. Dicker
9000 New Delhi PL
Dulles, VA 20189-9005

Faggioni Ronald A and Carolyn I
2073 Hendricks Ave
Bellmore, NY 11710-3058

Catherine G. Heely
9 Nocturne Road
Monroe Township, NJ 08831-7971

Jonathan W. Burkard
106 S. Sewalls Point Rd
Stuart, FL 34996-6319

Walsh Frank B Jr Revocable Trust
11/30/1996
97562 Overseas Hwy. Apt HH33
Key Largo, FL 33037-2203

Levy Baruch and Jane
2708 Oakmont Ct
Weston, FL 33332-1834

Shugg Robert C and Elizabeth A
97652 Overseas Hwy. Apt M10
Key Largo, FL 33037-2225

Wester David A and Sharon M
4244 Chase Ave.
Miami Beach, FL 33140-3008

Monroe County Comprehensive Plan
Land Authority
1200 Truman Ave Ste. 207
Key West, FL 33040-7270

Marcia Besada
521 Majorca Ave.
Coral Gables, FL
33134-4221

Tucker Robert J and Charlene A
401 Clover Mill Rd.
Exton, PA 19341-2502

Siniscalco Wayne P and Lorin Blake
97652 Overseas Hwy Apt. HH31
Key Largo, FL 33037-2218

Goldstein Amber E L/E
97652 Overseas Hwy. Apt S5
Key Largo, FL 33037-2203

Gac Maria U
573 Sheridan Rd.
Glencoe, IL 60022-1764

Severson Donald R and Louanne Dec
Trust 11/12/1996
Po Box 886
Elkhorn, WI 53121-0886

Scull Properties LLC
7960 Old Georgetown Rd Ste. 8C
Bethesda, MD 20814-2418

McCassey Everett A and Michelle M
117 Akiohala Pl.
Kailua, HI 96734-3902

Corradini Carol Ann Liv Tr 06/06/2006
7744 SW 193rd St.
Cutler Bay, FL 33157-7389

Lawrence U. McGee
5110 Palmerston Ln
Winston-Salem, NC 27104-1431

Ronald M. Childree
97652 Overseas Hwy Apt. T12
Key Largo, FL 33037-2226

Katzman Howard E and Shirley R
7255 SW 140th Terrace
Palmetto Bay, FL 33158-1265

Bernat Dolores P Trust AGR 4/23/1998
12832 Quail Ct.
Palos Heights, IL 60463-2282

First Midwest Trust Company
PO Box 990
Moline, IL 61266-0990

Majoy Christopher O and Marlene M
1149 Sheltered Brook Dr.
Huron, OH 44839-2824

Family Trust U/W/O Caroline P
Brumbaugh 7/27/1998
6479 Sunset Dr.
Miami, FL 33143-4676

Tielen Gisela B.
97652 Overseas Hwy Apt. HH4
Key Largo, FL 33037-2207

Clark James C. and Diana
1673 South St.
New Haven, VT 05472-4051

Stelri LLC.
3532 E. Higgans Dr.
Mount Pleasant, SC 29466-6890

Boca Marina Court LLC.
31 Seneca Rd.
Sea Ranch Lakes, FL 3308-2325

Franz P and L Family Trust 1/12/1990
97652 Overseas Hwy Apt. HH45
Key Largo, FL 33037-2220

Holton Timothy and Jennifer A
296 Washington Ave.
Memphis, TN 38103

Heinrich Laura J.
97652 Overseas Hwy PH 2
Key Largo, FL 33037-2220

Eliades Steven and Jeanne
31 Starlight Dr.
Hopewell Junction, NY 12533-5524

The Harborage Condo Corp.
59 Ocean Dr.
Key Largo, FL 33037

Armand A. Cammarota Jr.
305 Bay Tree Cir.
Vernon Hills, IL 60061-1234

Smith Brian R T And Penelope J
97652 Overseas Hwy. Apt. T5
Key Largo, FL 33037-2205

Margaret M. Harris
424 Spruce Ave.
West Islip, NY 11795-2712

Borkowski Richard V. and Catherine M.
5 Greenwich Ct.
Shoreham, NY 11786-2017

Bennardo Marianne Declaration of
Trust 7/10/2013
1009 Azalea Rd.
Delray Beach, FL 33483-6601

Espy Alexandra Beaton
PO Box 123
Dillon, CO 80435-0123

Upper Keys Commerce Center Inc.
PO Box 373006
Key Largo, FL 33037-3006

Katherine Daloia
1469 Oxford Dr.
Buffalo Grove, IL 60089-1011

Gary Milanese
97652 Overseas Hwy. APT. T4
Key Largo, FL 33037-2205

Coplan Janet Sue Trust 4/30/2014
97652 Overseas Hwy. Apt. C8
Key Largo, FL 33037-2223

Perez Robert L. and Violet M.
1919 Driscoll St.
Houston, TX 77019-6101

Clark James C. and Diana
1673 South St.
New Haven, VT 05472-4051

Kerckaert Michael and Shannon L/E
5825 Hempstead Rd.
Oxford, MI 48371-1233

DOT/ST. of FL
FDOT
Tallahassee, FL 32399

Ackermann Donald W. and Marilyn
97652 Overseas Hwy. Apt. HH1
Key Largo, FL 33037-2207

David V. Hillend
97652 Overseas Hwy. Apt. C11
Key Largo, FL 33037-2223

Klumpenaar Bram
296 Claude Ave.
Dorval, Qui H95 3B2, Canada

Emilio Charur
9155 S. Dadeland Blvd. Ste. 1818
Miami, FL 33156-2742

Dennis Haas
97652 Overseas Hwy Apt T6
Key Largo, FL 33037-2205

Camille's Foods Inc.
PO Box 371532
Key Largo, FL 33037-1532

Waterman James Henry Trust AGR
3/19/1997
193 Atlantic Blvd.
Key Largo, FL 33037-4339

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section N-

Mailing Labels- Sender

Riehl Alice Living Trust
1005 Snapper Ln
Key Largo, FL 33037

Cabrera Armando and Maria C
972 SW 44th Ave
Miami, FL 33134

Mannix John S
292 Gardenia St
Tavernier, FL 33070

Cater William and Mitzi R
1030 Dove Rd
Key Largo, FL 33037

Roebling Marilyn J Revocable Trust
PO Box 583
Tavernier, FL 33070

Mahoney Real Estate 1 LLC
95360 Overseas Hwy Ste 12
Key Largo, FL 33037

Balaguer Luis
5955 SW 104th St
Miami, FL 33156

Abit Investments LLC
PO Box 628
Tavernier, FL 33070

Kimpan Patricia C
12 Sunset Rd
Key Largo, FL 33037

Ponte Manuel A and Martha C
6 Coconut Dr.
Key Largo, FL 33037

Mahoney Elvira F Estate
75 Bounty Ln
Key Largo, FL 33037

Largo 95410 LLC
25 SE 2nd Ave. Ste. 725
Miami, FL 33131

McCollum James E
PO Box 372313
Key Largo, FL 33037

Endricks Ronnie A
11 Sunset Rd
Key Largo, FL 33037

Scott George M and Louise A
420 S. Coconut Palm Blvd
Tavernier, FL 33070

Barlow Curtis D and Patricia A
14 Sunset Rd
Key Largo, FL 33037

Stone Ledge Paradise LLC
417 Laguna Ave
Key Largo, FL 33037

Burch Lynwood Earl and Betty
8 Sunset Rd
Key Largo, FL 33037

Barrios Jose Antonio Sr
1033 NE 37th St
Oakland Park, FL 33334

Sante Chris and Pam
PO Box 373006
Key Largo, FL 33037

Buono Five LLC
5 Valley Meadow Dr.
Spenceport, NY 14559

Monroe County
500 Whitehead St
Key West, FL 33040

Sunset Home LLC
27 Sunset Rd
Key Largo, FL 33037

Delaurentis Delbert Louis and Lynn Lanfen
24 Sunset Rd
Key Largo, FL 33037

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section O-

Radius Report- Receiver

Monroe County Property Appraiser - Radius Report

AK: 1103951 Parcel ID: 00090961-000500 Physical Location 97652 OVERSEAS UNIT P5 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO & 8.5% COMMON ELEMENTS OR686-779 OR815-
Owners Name: FOX AMY M
Address: 97652 OVERSEAS HWY APT P5 KEY LARGO FL 33037-2206

AK: 1103934 Parcel ID: 00090961-000300 Physical Location 97652 OVERSEAS UNIT P3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR650-72/73 OR853-11
Owners Name: GARCIA AVELINO AND MONICA G
Address: 8401 SW 84TH TER MIAMI FL 33143-6919

AK: 1104027 Parcel ID: 00090961-001200 Physical Location 97652 OVERSEAS UNIT P12 KEY LARGO
Legal Description: APT 12 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO 3-645 OR775-640 OR799-395 OR1553-392
Owners Name: WALTZMAN STUART REVOCABLE TRUST 12/4/1998
Address: 333 E 30TH ST APT 18J NEW YORK NY 10016-6459

AK: 1103918 Parcel ID: 00090961-000100 Physical Location 97652 OVERSEAS UNIT P1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR625-855/856
Owners Name: CULLEN ROBERT F JR AND KAREN J
Address: 14641 SW 67TH AVENUE MIAMI FL 33101

AK: 1104060 Parcel ID: 00090962-000300 Physical Location 97652 OVERSEAS UNIT T3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR646-388 OR823-245
Owners Name: BROCK LISA M
Address: 14606 JOCKEYS RIDGE DR CHARLOTTE NC 28277-3716

AK: 1104043 Parcel ID: 00090962-000100 Physical Location 97652 OVERSEAS UNIT T1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 1 8.3% COMMON ELEMENTS OR656-111/12 OR1314-
Owners Name: BANKS ROBERT W
Address: 3831 SW 56TH ST FORT LAUDERDALE FL 33312-6207

AK: 1104051 Parcel ID: 00090962-000200 Physical Location 97652 OVERSEAS UNIT T2 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 2 8.3% COMMON ELEMENTS OR636-276 OR990-65/6
Owners Name: MOSS STEPHEN E
Address: 42 ONEIDA AVE OAKLAND NJ 07436-3731

AK: 1680427 Parcel ID: 00554940-000200 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5A O R545-778 OR556-536 OR808-1087/1088 OR1011-158
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

AK: 1104001 Parcel ID: 00090961-001000 Physical Location 97652 OVERSEAS UNIT P10 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR661-839
Owners Name: HALEY JAMES A TRUST
Address: 11034 SW 37TH MNR DAVIE FL 33328-1318

AK: 1103977 Parcel ID: 00090961-000700 Physical Location 97652 OVERSEAS UNIT P7 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO APT NO 7 658-334-335 OR1259-1360/61 OR1540-2442/43 OR15
Owners Name: BURGESS CHRISTOPHER R AND ANGELA D
Address: 15440 SW 148TH PL MIAMI FL 33187-5535

AK: 1103993 Parcel ID: 00090961-000900 Physical Location 97652 OVERSEAS UNIT P9 KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -249 OR841-1101 OR914-2290/91 OR1548-1009/12 OI
Owners Name: SHUCK RONALD E AND LISA L
Address: 7485 CADY RD NORTH ROYALTON OH 44133-6338

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

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

AK: 1103969 Parcel ID: 00090961-000600 Physical Location 97652 OVERSEAS UNIT P6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 1 KEY LARGO -615 OR665-500 OR670-729 OR824-1095 OR824-109
Owners Name: DILLON WILLIAM
Address: 30800 S WIXOM RD WIXOM MI 48393-2418

AK: 1680419 Parcel ID: 00554940-000100 Physical Location 97600 OVERSEAS KEY LARGO
Legal Description: PT TR 5A AMD PLAT OF MANDALAY KEY LARGO PB2-25 35-174 OR787-1458 OR1007-87/88 OR1452-2208/10T
Owners Name: WATERMAN JAMES HENRY TRUST AGR 3/19/1997
Address: 193 ATLANTIC BLVD KEY LARGO FL 33037-4339

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

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

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

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

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

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

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

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

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

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

AK: 1680478 Parcel ID: 00554980-000000 Physical Location 97280 OVERSEAS KEY LARGO
Legal Description: NE PT TR 2 B AMD PLAT OF MANDALAY PB2-25 OR540-16 OR543-1025 OR937-1885 OR1117-490 OR1149-2385I
Owners Name: 97 PALMS SOUTH L C C/O TUFTS KATHY
Address: 9357 CALLIANDRA DR BOYNTON BEACH FL 33436-3034

AK: 1104434 Parcel ID: 00090965-000100 Physical Location 97652 OVERSEAS UNIT M1 KEY LARGO
Legal Description: APT 1 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -402/03 OR824-335 OR1009-2027 OR1270-1348 OR12
Owners Name: BAKER KEITH A
Address: 7555 CONIFER DR COLORADO SPRINGS CO 80920-4529

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

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

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

AK: 1104612 Parcel ID: 00090966-000600 Physical Location 97652 OVERSEAS UNIT HH7 KEY LARGO
Legal Description: APT 7 ROCK HARBOR CONDOMINIUM 6 OR778-705 OR847-69 7 OR931-2309 OR1015-1892 OR1168-973/74 OR1518-
Owners Name: BOLAND CECIL SAMUEL REVOCABLE TRUST 10/1/2015
Address: 97652 OVERSEAS HWY HH 7 KEY LARGO FL 33037-2221

AK: 1104469 Parcel ID: 00090965-000400 Physical Location 97652 OVERSEAS UNIT M4 KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -118 OR1023-2374 OR1597-957/58
Owners Name: LESPERANCE LISA V
Address: 1351 NW 16TH ST MIAMI FL 33125-2493

AK: 1104655 Parcel ID: 00090966-001000 Physical Location 97652 OVERSEAS UNIT HH25 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 25 & 3.07% LEMENTS OR778-217 OR829-1608 OR951-1864/186
Owners Name: MOFFITT GREGORY P AND REGINA A
Address: 29453 CEDAR NECK RD OCEAN VIEW DE 19970

AK: 1104591 Parcel ID: 00090966-000400 Physical Location 97652 OVERSEAS UNIT HH5 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 5 OR781-1574 O R826-2121 OR1407-124 OR1780-75/77 OR1780-78AF
Owners Name: SPRINKLE GEORGE C JR AND MELISSA B
Address: 17205 SW 256TH ST HOMESTEAD FL 33031

AK: 1680524 Parcel ID: 00555011-000400 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 4 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1680541 Parcel ID: 00555011-000600 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 6 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1104442 Parcel ID: 00090965-000200 Physical Location 97652 OVERSEAS UNIT M2 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 2 680-188 OR784-131 OR840-491 OR870-1860FJ CASE
Owners Name: ADAM RYAN A REV TR OF 05/13/05
Address: 600 S ATLANTIC AVE DAYTONA BEACH FL 32118-4510

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

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

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

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

AK: 1104531 Parcel ID: 00090965-001100 Physical Location 97652 OVERSEAS UNIT M11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO R700-308 OR806-919 OR1310-204/05 OR1585-2162 C
Owners Name: BELLIS STEPHEN L AND MARTHA A LIV TR DTD 11/23/05
Address: PO BOX 524 INDIAN RIVER MI 49749-0524

AK: 1104353 Parcel ID: 00090964-000600 Physical Location 97652 OVERSEAS UNIT C6 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR698-778 OR940-775
Owners Name: HELSEL ZANE AND JOAN E
Address: 2144 PENNINGTON RD EWING NJ 08638-1433

AK: 1104337 Parcel ID: 00090964-000400 Physical Location 97652 OVERSEAS UNIT C4 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO 4 646-439 OR844-809 OR1314-1906 OR1445-1730/31R
Owners Name: BOLAND CECIL SAMUEL REVOCABLE TRUST 10/1/2015
Address: 97652 OVERSEAS HWY APT HH7 KEY LARGO FL 33037-2201

AK: 8848692 Parcel ID: 00554990-000100 Physical Location 97360 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (NE) OR577-629 OR573-479 OR784-749 OR784
Owners Name: CHARUR CARLOS AND MARIA CHRISTINA
Address: 9155 S DADELAND BLVD STE 1818 MIAMI FL 33156-2742

AK: 1680508 Parcel ID: 00555010-000000 Physical Location 97450 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO TRACT 4-B (2 .4AC) AND TRACT 5-B (9.32AC) & ADJ BAY BTM (2
Owners Name: KEY LARGO HOSPITALITY LAND TRUST C/O KEY LARGO HOSPITALITY GROUP LLC
Address: 4651 SHERIDAN ST STE 480 HOLLYWOOD FL 33021-3430

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

AK: 1104604 Parcel ID: 00090966-000500 Physical Location 97652 OVERSEAS UNIT HH6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM PT 6 OR778-238 -305 OR877-2423 OR1055-2109 OR1055-2110/2112 O
Owners Name: ROBINSON JOHN G AND BARBARA J
Address: 97652 OVERSEAS HWY OFC KEY LARGO FL 33037-2216

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

AK: 1104451 Parcel ID: 00090965-000300 Physical Location 97652 OVERSEAS UNIT M3 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 3 8.3% COMMON ELEMENTS OR654-185/86 OR1014-
Owners Name: SANTANA RAMON R AND YOLANDA ACEBAL
Address: PO BOX 901368 HOMESTEAD FL 33090-1368

AK: 1104540 Parcel ID: 00090965-001200 Physical Location 97652 OVERSEAS UNIT M12 KEY LARGO
Legal Description: APT NO 12 ROCK HARBOR CONDOMINIUM NO 5 KEY OR725-511 OR1099-1314 OR1103-1352C OR1255-84
Owners Name: HELLER MARGARUITTE AND ERICH E
Address: 97652 OVERSEAS HWY APT M12 KEY LARGO FL 33037-2225

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

AK: 1104141 Parcel ID: 00090962-001100 Physical Location 97652 OVERSEAS UNIT T11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-753 OR835-13
Owners Name: DICKER CRAIG L
Address: 9000 NEW DELHI PL DULLES VA 20189-9005

AK: 1104205 Parcel ID: 00090963-000400 Physical Location 97652 OVERSEAS UNIT S4 KEY LARGO
Legal Description: APT NO 4 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO OR601-508 OR808-2105 OR820-297 OR844-183 OR1
Owners Name: FAGGIONI RONALD A AND CAROLYN I
Address: 2073 HENDRICKS AVE BELLMORE NY 11710-3058

AK: 1104272 Parcel ID: 00090963-001100 Physical Location 97652 OVERSEAS UNIT S11 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8.5% COMMON ELEMENTS OR682-773 OR798-24
Owners Name: HEELY CATHERINE G
Address: 9 NOCTURNE ROAD MONROE TOWNSHIP NJ 08831-7971

AK: 1104515 Parcel ID: 00090965-000900 Physical Location 97652 OVERSEAS UNIT M9 KEY LARGO
Legal Description: APT 9 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -463 OR1631-1804 OR2731-2209
Owners Name: BURKARD JONATHAN W
Address: 106 S SEWALLS POINT RD STUART FL 34996-6319

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

AK: 1104663 Parcel ID: 00090966-001100 Physical Location 97652 OVERSEAS UNIT HH26 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 26 & 3.07% ELEMENTS OR778-192 (UR WD & TRUST ON FIL
Owners Name: LEVY BARUCH AND JANE
Address: 2708 OAKMONT CT WESTON FL 33332-1834

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

AK: 1104132 Parcel ID: 00090962-001000 Physical Location 97652 OVERSEAS UNIT T10 KEY LARGO
Legal Description: APT NO 10 ROCK HARBOR CONDOMINIUM NO 2 KEY R656-173/74 OR1103-446 OR1614-562
Owners Name: WESTER DAVID A AND SHARON M
Address: 4244 CHASE AVE MIAMI BEACH FL 33140-3008

AK: 1680397 Parcel ID: 00554930-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 4A OR38 9-878 OR732-318 CASE #80-326-CP-12 OR835-2404 (
Owners Name: MONROE COUNTY COMPREHENSIVE PLAN LAND AUTHORITY
Address: 1200 TRUMAN AVE STE 207 KEY WEST FL 33040-7270

AK: 1104302 Parcel ID: 00090964-000100 Physical Location 97652 OVERSEAS UNIT C1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO APT NO & 8.3% COMMON ELEMENTS OR664-649/650 OR1
Owners Name: BESADA MARCIA
Address: 521 MAJORCA AVE CORAL GABLES FL 33134-4221

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

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

AK: 1104213 Parcel ID: 00090963-000500 Physical Location 97652 OVERSEAS UNIT S5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO -835 OR1096-1281/82 OR1096-1284 OR1243-1005/061
Owners Name: GOLDSTEIN AMBER E L/E
Address: 97652 OVERSEAS HWY APT S5 KEY LARGO FL 33037-2203

AK: 1104221 Parcel ID: 00090963-000600 Physical Location 97652 OVERSEAS UNIT S6 KEY LARGO
Legal Description: APT NO 6 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 600-486 OR785-1214/1216 OR814-348 OR925-388/38
Owners Name: GAC MARIA U
Address: 573 SHERIDAN RD GLENCOE IL 60022-1764

AK: 1104248 Parcel ID: 00090963-000800 Physical Location 97652 OVERSEAS UNIT S8 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 8 8.5% COMMON ELEMENTS OR630-580 OR785-373
Owners Name: SEVERSON DONALD R AND LOUANNE DEC TRUST 11/12/1996
Address: PO BOX 886 ELKHORN WI 53121-0886

AK: 1104256 Parcel ID: 00090963-000900 Physical Location 97652 OVERSEAS UNIT S9 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO APT NO 9 8.5% COMMON ELEMENTS OR600-479 OR764-125
Owners Name: SCULL PROPERTIES LLC C/O SCULL DAVID
Address: 7960 OLD GEORGETOWN RD STE 8C BETHESDA MD 20814-2418

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

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

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

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

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

AK: 1104701 Parcel ID: 00090966-001500 Physical Location 97652 OVERSEAS UNIT HH34 KEY LARGO
Legal Description: APT 34 ROCK HARBOR CONDOMINIUM NO 6 OR778-203 3-2023 OR864-1526 OR1531-599/600
Owners Name: BERNAT DOLORES P TRUST AGR 4/23/1998
Address: 12832 QUAIL CT PALOS HEIGHTS IL 60463-2282

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

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

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

AK: 1104582 Parcel ID: 00090966-000300 Physical Location 97652 OVERSEAS UNIT HH4 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 4 & 4.65% COMMON EMENTS OR778-247
Owners Name: TIELEN GISELA B
Address: 97652 OVERSEAS HWY APT HH4 KEY LARGO FL 33037-2207

AK: 1104728 Parcel ID: 00090966-001700 Physical Location 97652 OVERSEAS UNIT HH36 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 36 OR2356-1470(PROB44-2008-CP-43-P) OR2385-1067/
Owners Name: CLARK JAMES C AND DIANA
Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

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

AK: 1104311 Parcel ID: 00090964-000200 Physical Location 97652 OVERSEAS UNIT C2 KEY LARGO
Legal Description: APT 2 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -607 OR789-1598 OR857-1931/32 OR957-2367/68 OR
Owners Name: BOCA MARINA COURT LLC
Address: 31 SENECA RD SEA RANCH LAKES FL 33308-2325

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

AK: 1104744 Parcel ID: 00090966-001900 Physical Location 97652 OVERSEAS UNIT HH41 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 6 APT 41 OR781-1567 932-333 OR1001-2499Q/C OR2337-79/92F/J OR2411-
Owners Name: HOLTON TIMOTHY R AND JENNIFER A
Address: 296 WASHINGTON AVE MEMPHIS TN 38103

AK: 1104817 Parcel ID: 00090966-002600 Physical Location 97652 OVERSEAS UNIT PH2 KEY LARGO
Legal Description: APT P2 ROCK HARBOR CONDOMINIUM NO 6 OR783-1853 820-2384 OR1076-544 OR1224-2417/18 OR1241-2493
Owners Name: HEINRICH LAURA J
Address: 97652 OVERSEAS HWY PH 2 KEY LARGO FL 33037-2220

AK: 1104787 Parcel ID: 00090966-002300 Physical Location 97652 OVERSEAS UNIT HH46 KEY LARGO
Legal Description: APT 46 ROCK HARBOR CONDOMINIUM NO 6 OR781-723 6-359/368 OR856-1231 OR905-1919/1920 OR2005-19
Owners Name: ELIADES STEVEN AND JEANNE
Address: 31 STARLIGHT DR HOPEWELL JUNCTION NY 12533-5524

AK: 1680532 Parcel ID: 00555011-000500 Physical Location VACANT LAND KEY LARGO
Legal Description: THE HARBORAGE KEY LARGO PB 6-46 LOT 5 & 2.00% COMM ON ELEMENTS OR632-85
Owners Name: THE HARBORAGE CONDO CORP
Address: 59 OCEAN DR KEY LARGO FL 33037

AK: 1104639 Parcel ID: 00090966-000800 Physical Location 97652 OVERSEAS UNIT HH23 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM #6 APT 23 OR778-890 OR820 -1742 OR994-317 OR1248-2330/2331 OR1682-1837/3
Owners Name: CAMMAROTA ARMAND A JR
Address: 305 BAY TREE CIR VERNON HILLS IL 60061-1234

AK: 1104086 Parcel ID: 00090962-000500 Physical Location 97652 OVERSEAS UNIT T5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO 691-480 OR1295-646
Owners Name: SMITH BRIAN R T AND PENELOPE J
Address: 97652 OVERSEAS HWY APT T5 KEY LARGO FL 33037-2205

AK: 1104264 Parcel ID: 00090963-001000 Physical Location 97652 OVERSEAS UNIT S10 KEY LARGO
Legal Description: APT 10 ROCK HARBOR CONDOMINIUM NO 3 KEY LARGO 4-706 OR917-871 OR1035-2355 OR1282-2394 OR272
Owners Name: HARRIS MARGARET M
Address: 424 SPRUCE AVE WEST ISLIP NY 11795-2712

AK: 1104108 Parcel ID: 00090962-000700 Physical Location 97652 OVERSEAS UNIT T7 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO APT NO 7 8.5% COMMON ELEMENTS OR677-110 OR788-946
Owners Name: BORKOWSKI RICHARD V AND CATHERINE M
Address: 5 GREENWICH CT SHOREHAM NY 11786-2017

AK: 1104761 Parcel ID: 00090966-002100 Physical Location 97652 OVERSEAS UNIT HH44 KEY LARGO
Legal Description: APT 44 ROCK HARBOR CONDOMINIUM 6 OR778-1710 OR855- 2477 OR1003-2340 OR1151-2443 OR1276-28AFF OR
Owners Name: BENNARDO MARIANNE DECLARATION OF TRUST 7/10/2013
Address: 1009 AZALEA RD DELRAY BEACH FL 33483-6601

AK: 1104825 Parcel ID: 00090966-002700 Physical Location 97652 OVERSEAS UNIT PH3 KEY LARGO
Legal Description: UNIT P3 ROCK HARBOR CONDOMINIUM 6 OR779-320 2188Q/C OR964-702 OR1169-880/82 OR2465-2406/07
Owners Name: ESPY ALEXANDRA BEATON
Address: PO BOX 123 DILLON CO 80435-0123

AK: 1680389 Parcel ID: 00554910-000000 Physical Location 97300 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 TR 2A & 1 2 & 3 THE HARBORAGE PB6-46 OR495-405 OR4
Owners Name: UPPER KEYS COMMERCE CENTER INC
Address: PO BOX 373006 KEY LARGO FL 33037-3006

AK: 1104795 Parcel ID: 00090966-002400 Physical Location 97652 OVERSEAS UNIT HH47 KEY LARGO
Legal Description: APT 47 ROCK HARBOR CONDOMINIUM 6 OR778-698 OR864-2 329/2330 OR1366-2375/77TR/MT OR1543-2033 OR27
Owners Name: DALOIA KATHERINE
Address: 1469 OXFORD DR BUFFALO GROVE IL 60089-1011

AK: 1104078 Parcel ID: 00090962-000400 Physical Location 97652 OVERSEAS UNIT T4 KEY LARGO
Legal Description: APT 4 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -699 OR692-638 OR789-1698 OR1131-961 OR1250-4(
Owners Name: MILANESE GARY
Address: 97652 OVERSEAS HWY APT T4 KEY LARGO FL 33037-2205

AK: 1104370 Parcel ID: 00090964-000800 Physical Location 97652 OVERSEAS UNIT C8 KEY LARGO
Legal Description: APT 8 ROCK HARBOR CONDOMINIUM NO 4 KEY LARGO -551 OR820-1090 OR820-1091/92 OR1030-1367/68 OI
Owners Name: COPLAN JANET SUE TRUST 4/30/2014
Address: 97652 OVERSEAS HWY APT C8 KEY LARGO FL 33037-2223

AK: 1104621 Parcel ID: 00090966-000700 Physical Location 97652 OVERSEAS UNIT HH21 KEY LARGO
Legal Description: APT 21 ROCK HARBOR CONDOMINIUM 6 OR778-196 OR1070- 2029 OR1190-395/408FJ OR1430-420/21C OR1430-4
Owners Name: PEREZ ROBERT L AND VIOLET M
Address: 1919 DRISCOLL ST HOUSTON TX 77019-6101

AK: 1104736 Parcel ID: 00090966-001800 Physical Location 97652 OVERSEAS UNIT HH37 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NUMBER 6 APT 37 0 OR812-1221 OR905-1921/1922 OR2356-1470(PROE
Owners Name: CLARK JAMES C AND DIANA
Address: 1673 SOUTH ST NEW HAVEN VT 05472-4051

AK: 1104477 Parcel ID: 00090965-000500 Physical Location 97652 OVERSEAS UNIT M5 KEY LARGO
Legal Description: APT 5 ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO -69 OR888-1086 OR1096-1961 OR1200-947/48 OR12(
Owners Name: KERCKAERT MICHAEL AND SHANNON L/E
Address: 5825 HEMPSTEAD RD OXFORD MI 48371-1233

AK: 1680362 Parcel ID: 00554890-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: AMD PLAT OF MANDALAY KEY LARGO PB2-25 PT TR 5 (NW 25' TR 5) OR539-409E OR566-255 OR764-23/24 (REM
Owners Name: DOT/ST.OF FL
Address: FDOT TALLAHASSEE FL 32399

AK: 1104566 Parcel ID: 00090966-000100 Physical Location 97652 OVERSEAS UNIT HH1 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM 6 APT 1 OR781-1581 OR873-1 041 OR1215-2248 OR1547-1851 OR2420-116/18 OR2
Owners Name: ACKERMANN DONALD W AND MARILYN
Address: 97652 OVERSEAS HWY APT HH1 KEY LARGO FL 33037-2207

AK: 1104400 Parcel ID: 00090964-001100 Physical Location 97652 OVERSEAS UNIT C11 KEY LARGO
Legal Description: APT NO 11 ROCK HARBOR CONDOMINIUM NO 4 KEY R700-574 OR1653-2488 OR2232-2213TR OR2635-18(
Owners Name: HILLEND DAVID V
Address: 97652 OVERSEAS HWY APT C11 KEY LARGO FL 33037-2223

AK: 1104485 Parcel ID: 00090965-000600 Physical Location 97652 OVERSEAS UNIT M6 KEY LARGO
Legal Description: ROCK HARBOR CONDOMINIUM NO 5 KEY LARGO APT NO 6 8.5% COMMON ELEMENTS OR704-422 OR877-242
Owners Name: KLUMPENAAR BRAM
Address: 296 CLAUDE AVE DORVAL QUI H95 3B2 CANADA

AK: 1680486 Parcel ID: 00554990-000000 Physical Location 97340 OVERSEAS KEY LARGO
Legal Description: AMD PLAT OF MANDALAY PB2-25 KEY LARGO PORTION T 3-B (SW) OR577-629 OR573-479 OR784-749 OR78
Owners Name: CHARUR EMILIO
Address: 9155 S DADELAND BLVD STE 1818 MIAMI FL 33156-2742

AK: 1104094 Parcel ID: 00090962-000600 Physical Location 97652 OVERSEAS UNIT T6 KEY LARGO
Legal Description: APT 6 ROCK HARBOR CONDOMINIUM NO 2 KEY LARGO -105 OR792-1342 OR1187-66 OR1238-1631/40 OR124
Owners Name: HAAS DENNIS
Address: 97652 OVERSEAS HWY APT T6 KEY LARGO FL 33037-2205

AK: 1679682 Parcel ID: 00554190-000000 Physical Location 97630 OVERSEAS KEY LARGO
Legal Description: BK 1 LTS 6-13 MANDALAY PB1-194 KEY LARGO OR34-258 OR534-802E OR600-654 OR618-417 OR718-243 OR8
Owners Name: CAMILLE'S FOODS INC
Address: PO BOX 371532 KEY LARGO FL 33037-1532

AK: 1679631 Parcel ID: 00554140-000000 Physical Location 97610 OVERSEAS KEY LARGO
Legal Description: BK 1 LOTS 1-5 MANDALAY PB1-194 KEY LARGO OR171-548 /49 OR534-800E OR777-938 OR846-190D/C OR1007-
Owners Name: WATERMAN JAMES HENRY TRUST AGR 3/19/1997
Address: 193 ATLANTIC BLVD KEY LARGO FL 33037-4339

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section P-

Radius Report- Sender

Monroe County Property Appraiser - Radius Report

AK: 1592994 Parcel ID: 00483370-000000 Physical Location 95301 OVERSEAS KEY LARGO
Legal Description: 13 62 38 PT TR 6 SOUTHCLIFF ESTS PB2-45 KEY LARGO AND PT GOVT LT 1 ISLAND OF KEY LARGO ANI
Owners Name: RIEHL ALICE LIVING TRUST
Address: 1005 SNAPPER LN KEY LARGO FL 33037-3845

AK: 1594008 Parcel ID: 00484390-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: BK 1 LT 1 REVISED PLAT OF SUNRISE POINT KEY LARGO PB3-11 OR582-936 OR2608-43
Owners Name: CABRERA ARMANDO AND MARIA C
Address: 972 SW 44TH AVE MIAMI FL 33134-2535

AK: 1594857 Parcel ID: 00485260-000000 Physical Location 95355 OVERSEAS KEY LARGO
Legal Description: LIME GROVE ESTS SECTION 1 KEY LARGO PB5-54 LOTS 4-5 BK 2 OR651-340 OR786-1246 OR788-1218 OR10
Owners Name: MANNIX JOHN S
Address: 292 GARDENIA ST TAVERNIER FL 33070

AK: 1594938 Parcel ID: 00485340-000000 Physical Location 1030 DOVE RD KEY LARGO
Legal Description: BK 3 LT 2 LIME GROVE ESTS SECTION 1 KEY LARGO PB5- 54 OR547-670 OR678-33D/C OR678-34 OR839-2312 (
Owners Name: CATER WILLIAM K AND MITZI R
Address: 1030 DOVE RD KEY LARGO FL 33037-3807

AK: 1592978 Parcel ID: 00483350-000000 Physical Location 95351 OVERSEAS KEY LARGO
Legal Description: 13 62 38 PT TRS 5 & 6 AND TR 5A SOUTHCLIFF ESTS PB 2-45 KEY LARGO & PT GOVT LOT 1 ISLAND OF K
Owners Name: ROEBLING MARILYN J REVOCABLE TRUST
Address: PO BOX 583 TAVERNIER FL 33070-0583

AK: 1592986 Parcel ID: 00483360-000000 Physical Location 95325 OVERSEAS KEY LARGO
Legal Description: 13 62 38 PT TR 5 AND 6 SOUTHCLIFF ESTS PB2-45 KEY LARGO & PT GOVT LOT 1 ISLAND OF KEY LARG(
Owners Name: THE ROEBLINGS LLC C/O ROEBLING THOMAS MICHAEL
Address: PO BOX 583 TAVERNIER FL 33070-0583

AK: 1100285 Parcel ID: 00088430-000000 Physical Location 95360 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PB 2-67 PT GOV LOT 2 OR316-181/182 OR2099-2495/97 OR2217-2023/24/C
Owners Name: MAHONEY REAL ESTATE 1 LLC
Address: 95360 OVERSEAS HWY STE 12 KEY LARGO FL 33037-2038

AK: 1100366 Parcel ID: 00088510-000000 Physical Location 95370 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PT GOVT LT 2 OR492-91 /92 OR1263-707/08 OR2226-455/56 OR2226-457/58 O
Owners Name: BALAGUER LUIS
Address: 5955 SW 104TH ST MIAMI FL 33156-4130

AK: 1607266 Parcel ID: 00491040-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: LOT 3 SUNSET POINT ADDN PB3-41 KEY LARGO OR485-867 OR873-2250 OR995-1622 OR1033-559 OR1200-1450
Owners Name: ABIT INVESTMENTS LLC
Address: PO BOX 628 TAVERNIER FL 33070-0628

AK: 1607312 Parcel ID: 00491090-000000 Physical Location 12 SUNSET RD KEY LARGO
Legal Description: SUNSET POINT ADDN PB3-41 KEY LARGO W 25' LOT 6 & A LL LOT 7 OR442-508 OR1001-2192 OR1789-2452 OF
Owners Name: KIMPAN PATRICIA C
Address: 12 SUNSET RD KEY LARGO FL 33037-2008

AK: 1606839 Parcel ID: 00490590-000000 Physical Location 1 SUNSET RD KEY LARGO
Legal Description: BK 1 LT 24 SUNSET POINT PB2-81 KEY LARGO OR422-102 9 OR674-11D/C OR687-399 OR866-08 OR917-1974 O
Owners Name: PONTE MANUEL A AND MARTHA C
Address: 6 COCONUT DR KEY LARGO FL 33037-2564

AK: 1100421 Parcel ID: 00088570-000000 Physical Location 95360 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PT GOV LOT 2 AND ADJ BAY BTM OR75-364/365 OR258-288OR316-181/182
Owners Name: MAHONEY ELVIRA F ESTATE C/O MAHONEY JOANNE F P/R
Address: 75 N BOUNTY LN KEY LARGO FL 33037-2304

AK: 1100480 Parcel ID: 00088630-000000 Physical Location 95410 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PT GOVT LT 2 AND 1.38 AC BAY BTM OR221-95/96 OR255-39 OR284-265 OI
Owners Name: LARGO 95410 LLC
Address: 25 SE 2ND AVE STE 725 MIAMI FL 33131-1602

AK: 1606588 Parcel ID: 00490350-000000 Physical Location 7 SUNSET RD KEY LARGO
Legal Description: SQR 1 PT LOTS 1 22 & 23 SUNSET POINT KEY LARGO PB2 -81 OR502-716 OR769-513-14 OR771-630 OR771-161
Owners Name: MCCOLLUM JAMES E
Address: PO BOX 372313 KEY LARGO FL 33037-7313

AK: 1607240 Parcel ID: 00491020-000000 Physical Location 2 SUNSET RD KEY LARGO
Legal Description: LOT 1 SUNSET POINT ADDN PB3-41 KEY LARGO OR485-867 OR873-2250 OR995-1622 OR1033-559 OR1200-1450
Owners Name: ABIT INVESTMENTS LLC
Address: PO BOX 628 TAVERNIER FL 33070-0628

AK: 1607258 Parcel ID: 00491030-000000 Physical Location VACANT LAND KEY LARGO
Legal Description: LOT 2 SUNSET POINT ADDN PB3-41 KEY LARGO OR485-867 OR873-2250 OR995-1622 OR1033-559 OR1200-1450
Owners Name: ABIT INVESTMENTS LLC
Address: PO BOX 628 TAVERNIER FL 33070-0628

AK: 1606600 Parcel ID: 00490360-000000 Physical Location 11 SUNSET RD KEY LARGO
Legal Description: BK 1 PT LT 1 AND LT 2 SUNSET POINT KEY LARGO OR4 19-136 OR522-887 OR653-869Q OR682-748 OR739-6:
Owners Name: ENDRICKS RONNIE A
Address: 11 SUNSET RD KEY LARGO FL 33037-2007

AK: 1607274 Parcel ID: 00491050-000000 Physical Location 6 SUNSET RD KEY LARGO
Legal Description: BK LT 4 SUNSET POINT ADDN PB3-41 KEY LARGO OR489-8 09/810 OR671-53 OR850-743 OR1636-1324 OR1897-2
Owners Name: SCOTT GEORGE M AND LOUISE A
Address: 420 S COCONUT PALM BLVD TAVERNIER FL 33070

AK: 1606618 Parcel ID: 00490370-000000 Physical Location 14 SUNSET RD KEY LARGO
Legal Description: SUNSET POINT PB2-81 LOT 3 & E 1/2 LOT 4 BK 1 OR5 05-321 OR810-1693 OR1585-756 OR1788-1096
Owners Name: BARLOW CURTIS D AND PATRICIA A
Address: 14 SUNSET RD KEY LARGO FL 33037-2008

AK: 1100498 Parcel ID: 00088640-000000 Physical Location 95320 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PART OF GOV LOT 2 & P ART TR 4 SOUTHCLIFF ESTS PB2-45 OR533-81 OF
Owners Name: STONE LEDGE PARADISE LLC C/O LASSETER KATHY
Address: 417 LAGUNA AVE KEY LARGO FL 33037

AK: 1607282 Parcel ID: 00491060-000000 Physical Location 8 SUNSET RD KEY LARGO
Legal Description: BK LT 5 SUNSET POINT ADDN PB3-41 KEY LARGO LOT 5 & E 25 FT LOT 6 OR538-553 OR1693-2466/67 OR17
Owners Name: BURCH LYNWOOD EARL AND BETTY
Address: 8 SUNSET RD KEY LARGO FL 33037-2008

AK: 1594920 Parcel ID: 00485330-000000 Physical Location 1032 DOVE RD KEY LARGO
Legal Description: BK 3 LT 1 LIME GROVE ESTS SECTION 1 KEY LARGO PB5- 54 OR806-979 OR1087-1849 OR1173-306/07 OR1453-
Owners Name: BARRIOS JOSE ANTONIO SR
Address: 1033 NE 37TH ST OAKLAND PARK FL 33334-2917

AK: 1100293 Parcel ID: 00088440-000000 Physical Location 95350 OVERSEAS KEY LARGO
Legal Description: 13 62 38 ISLAND OF KEY LARGO PB2-67 PT GOV LOT 2 & SOUTHCLIFF ESTS PB2-45 PT TR 4 (1.56AC) & BA
Owners Name: SANTE CHRIS AND PAM
Address: PO BOX 373006 KEY LARGO FL 33037-8006

AK: 1607363 Parcel ID: 00491140-000000 Physical Location 18 SUNSET RD KEY LARGO
Legal Description: LOTS 8-9-10-11-12 AND DISCLAIMED PT SUNSET LANE B/ C/C-3/23/65 AND SUNSET POINT AND PT TRACT A
Owners Name: BUONO FIVE LLC
Address: 5 VALLEY MEADOW DR SPENCERPORT NY 14559-1561

AK: 1607215 Parcel ID: 00490980-000000 Physical Location 20 SUNSET RD KEY LARGO
Legal Description: SUNSET POINT-KEY LARGO PB2-81 PT TR A OR26-432-433
Owners Name: MONROE COUNTY
Address: 500 WHITEHEAD STREET KEY WEST FL 33040

AK: 1607070 Parcel ID: 00490830-000000 Physical Location 27 SUNSET RD KEY LARGO
Legal Description: BK 3 LT 2 SUNSET POINT-KEY LARGO PB2-81 & ADJ FILL BAY BTM OR473-841 OR836-1126 OR985-761 OR2C
Owners Name: SUNSET HOME LLC
Address: 27 SUNSET RD KEY LARGO FL 33037-2007

AK: 1607061 Parcel ID: 00490820-000000 Physical Location 24 SUNSET RD KEY LARGO
Legal Description: BK 3 LOT 1 AND ADJ PARCEL OF LAND SUNSET POINT PB 2-81 KEY LARGO OR528-339 OR995-334 OR1124-2:
Owners Name: DELAURENTIS DELBERT LOUIS AND LYNN LANFEN
Address: 24 SUNSET RD KEY LARGO FL 33037-2008

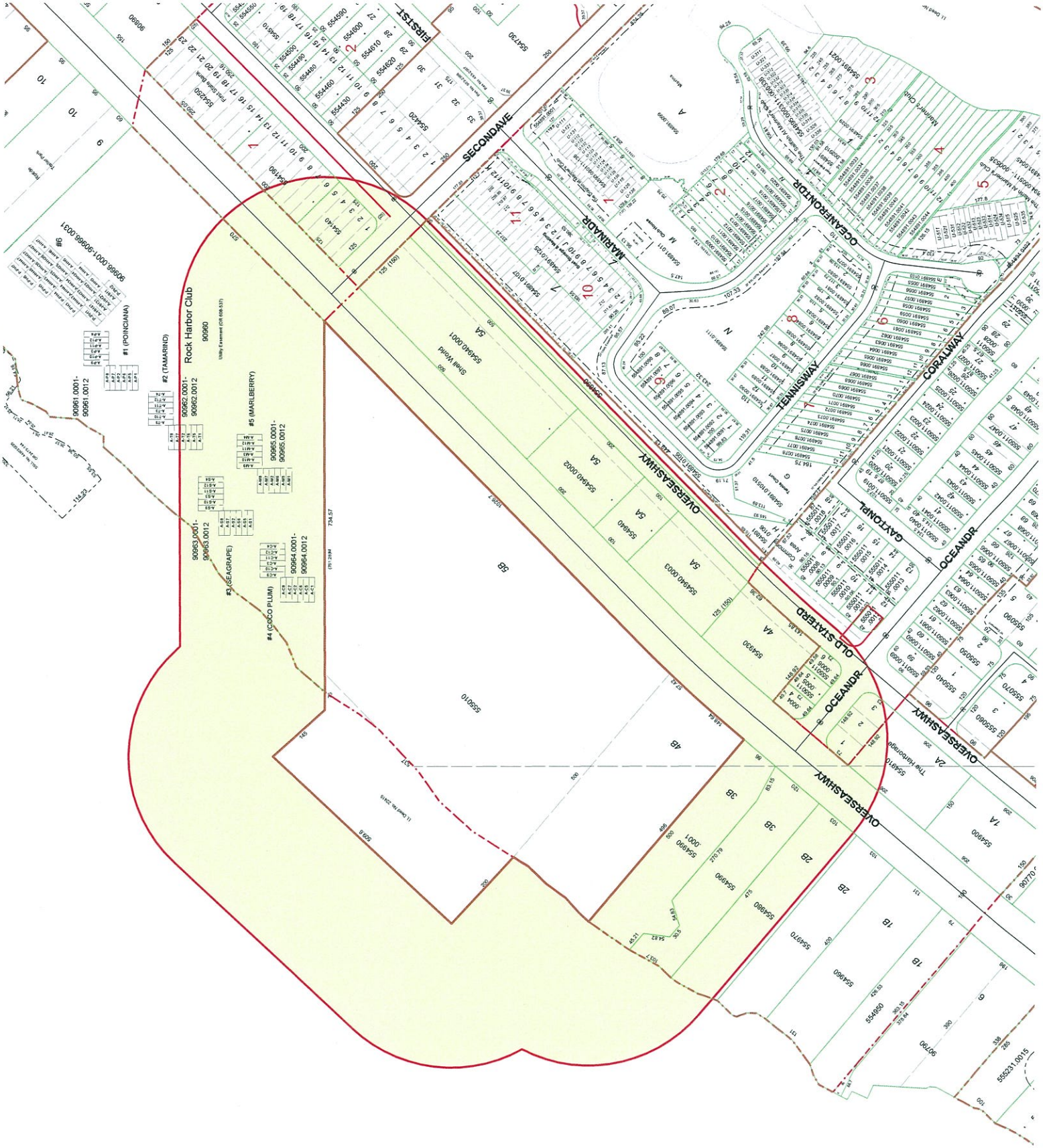
Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section Q-

Radius Map- Receiver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MARINADR
OCEANFRONTDR
TENNISWAY
CORALWAY
GATTONPL
OCEANDR
OLD STATE RD
OVERSEA SHWY
Rock Harbor Club
90960
Utility Easement (OR 608 537)
#1 (POINCIANA)
#2 (TAMARIND)
#3 (SEAGRAPE)
#4 (COCO PLUM)
#5 (MARLBERRY)
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Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section R-

Radius Map- Sender

HERONRD
RED BIRDRD
DOVERD
OVERSEASHWY
SNAPPERLN
BAY HARBORDR
SUNSETRD
SUNSETCT
Professional Center
Coral Sands Trailer Park
Sunset Point Park
K.O. Thompson PB2-67
Agreed Line-Southcliff Estates

Playa Largo Hotel & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exemption

Section S-

Notarized Agent Authorization-Receiver

Key Largo Hospitality Land Trust

June 6, 2016

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

RE: Playa Largo- TRE (5 units)- Transfer from Sante property to Playa Largo Resort
Receiver Site Agent's Authorization- Playa Largo Resort & Spa
Receiver Site Info- Folio Number: 00555010.000000
Address: 97450 Overseas Highway, Key Largo, FL 33037

Dear Emily Schemper,

Key Largo Hospitality Land Trust, as receiver site, consents to Jorge Cepero, acting as it's agent for any public hearing or administrative process related to the transfer of 5 transient ROGO units to Playa Largo Resort & Spa, at 97450 Overseas Highway, Key Largo.

Key Largo Hospitality Land Trust,
Steven B. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC,
as its Attorney in fact,

By: Larry M. Abbo
Title: Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by Larry M. Abbo of Key Largo Hospitality Group, LLC on this 7 day of June, 2016 who is personally known to me or who produced _____ as identification.

PATTI J. CHLVANY
MY COMMISSION # FF 058561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Print Name: _____

Commission Expires: _____

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section T-

Notarized Agent Authorization- Sender-

To Be Submitted Seperately

June 8, 2016

Emily Schemper, AICP
Comprehensive Planning Manager
Planning & Environmental Resources Department
2798 Overseas Highway, Suite 400
Marathon, FL 33050

RE: Agent's Authorization - Application for the Transfer of 5 ROGO Exemption Units (TRE's) to Playa Largo Resort & Spa; Sender Site located at 95350 Overseas Highway in Key Largo, Florida with Folio # 000-88440-000000

Dear Emily Schemper:

Please accept this letter as my consent that Key Largo Hospitality Group, LLC and Jorge Cepero, may act as my agent for the application of a Minor Conditional Use Permit regarding the transfer of 5 ROGO exemption units from the property I own at 95350 Overseas Highway in Key Largo, Florida to 97450 Overseas Highway in Key Largo, Florida

Sincerely,

Chris Sante

STATE OF FLORIDA
COUNTY OF Monroe

The foregoing instrument was acknowledged before me by Chris Sante this 8th day of June, 2016 who is Known to me to me or who produced _____ as identification.

ANN E. SANTE
MY COMMISSION # FF 054818
EXPIRES: September 17, 2017
Bonded Thru Notary Public Underwriters

Notary Public, State of Florida

Print Name: Ann E Sante

Commission Expires: 9/17/17

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section U-

Res. No. P-12-15 for Letters of Development Rights Determination-Receiver

MONROE COUNTY, FLORIDA
PLANNING COMMISSION RESOLUTION NO. P12-15

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING THE REQUEST BY KEY LARGO HOSPITALITY LAND TRUST FOR AN AMENDMENT TO THE MAJOR CONDITIONAL USE PERMIT APPROVED BY PLANNING COMMISSION RESOLUTION #P40-07 AND SUBSEQUENT DEVIATIONS, AT PROPERTY 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 AND HAVING REAL ESTATE #00555010.000000.

WHEREAS, during a regularly scheduled public meeting held on May 27, 2015, the Monroe County Planning Commission conducted a review and consideration of a request filed by Prime Hospitality Group, on behalf of Key Largo Hospitality Land Trust, for an amendment to a major conditional use permit in accordance with §110-70, §110-74 and §130-92 of the Monroe County Code; and

WHEREAS, the subject property is located at 97450 Overseas Highway, Key Largo, approximate mile marker 97.5, and 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; and

WHEREAS, on July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment; and

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

WHEREAS, on October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway; and

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

WHEREAS, the application includes the addition of 15 transient hotel units to the previously approval memorialized by Resolution #P40-07 and subsequent deviations, for a total of 177 transient hotel units, hotel-associated accessory uses, one (1) commercial apartment, and 2,500 square feet of commercial retail nonresidential floor area; and

WHEREAS, on March 24, 2015, the application was reviewed by the Development Review Committee. At the meeting, staff requested that the applicant provide a level III traffic study analyzing the proposed increase to 177 total hotel units; and

WHEREAS, the Planning Commission was presented with the following documents and other information relevant to the request, which by reference is hereby incorporated as part of the record of said hearing:

1. Major conditional use permit application (File #2015-031), received by the Monroe County Planning & Environmental Resources Department on February 11, 2015;
2. Playa Largo, Alta Boundary Survey, prepared by William Herryman, dated 1/28/2014;
3. Sheet C-1, Minor Change to Conditional Use – Site plan and Site Data, by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015, signed and sealed 2/6/2015;
4. Sheet C-5, Drainage & Grading Plan (Master), by Allen E. Perez, P.E., dated June 2012, Revision 4 dated 1/22/2015;
5. Sheet A006, Phase II Building C Reference Site Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
6. Sheet A201, Phase II Building C First Floor Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
7. Sheet A202, Phase II Building C Second Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
8. Sheet A203, Phase II Building C Third Floor, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
9. Sheet A204, Phase II Building C Roof Plan, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
10. Sheet A301, Phase II Building C Elevations, by Mayer S. Abbo, Prime Design Associates, dated 1/15/2015;
11. Sheet L-1A, Reference Planting Plan & Plant Schedule, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;

12. Sheet L-6A, Phase 2: Planting Plan, by Andrew Witkin, Witkin Hults Design Group, dated 1/24/2015, signed and sealed 1/23/2015;
13. Sheet L-1A, Planting Details & Notes, by Andrew Witkin, Witkin Hults Design Group, dated 1/26/2015, signed and sealed 1/23/2015;
14. Traffic Study, prepared by Joaquin E. Vargas, Traf Tech Engineering, dated May 2015;
15. Staff report prepared by Emily Schemper, Comprehensive Planning Manager, dated May 19, 2015;
16. Sworn testimony of Monroe County Planning & Environmental Resources Department staff;
17. Sworn testimony of Jorge Cepero, Prime Hospitality Group, on behalf of the applicant; and
18. Advice and counsel of Steve Williams, Assistant County Attorney, and John Wolfe, Planning Commission Counsel; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Findings of Fact:

1. The subject property is located in a Recreational Vehicle (RV) Land Use (Zoning) District; and

2. The subject property has a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC); and

3. The subject property has a tier designation of Tier III-A (SPA); and

4. On July 25, 2007, an amendment to a major conditional use permit was approved concerning the subject property. The amendment was memorialized by Planning Commission Resolution #P40-07, signed on November 7, 2007 by the Planning Commission Chair, and recorded in the official records of Monroe County on January 31, 2008. The amendment allowed for the development of a 124-unit hotel resort (which is equivalent to 154 hotel rooms under the current provisions of Monroe County land development regulations) with accessory uses and one commercial apartment (Planning Department File #27014); and

5. On September 21, 2012, the applicant received a minor deviation to the major conditional use permit to allow a) the reconfiguration and consolidation of the approved buildings into fewer buildings; b) an increase in the number of parking spaces from 147 to 161, and; c) the addition of three accessory playing courts (Planning Department File #2012-105); and

6. On October 11, 2013, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved buildings and b) a mulched exercise pathway (Planning Department File #2013-101); and

7. On November 21, 2014, the applicant received a minor deviation to the major conditional use permit to allow a) minor modifications to the approved site plan, including the addition of 16 parking spaces, and b) eight (8) additional hotel rooms (for a total of 162 transient units) (Planning Department File #2014-119); and

8. Pursuant to §130-92 of the Monroe County Code, in the Recreational Vehicle (RV) district, hotels providing 50 or more rooms may be permitted with a major conditional use permit provided that, a) the hotel has restaurant facilities on or adjacent to the premises, and b) access to US 1 is by way of an existing curb cut, a signalized intersection, or a curb cut that is separated from any other curb cut on the same side of US 1 by at least 400 feet; and

9. §110-67 of the Monroe County Code provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Commission shall consider the extent to which:

   (a) The conditional use is consistent with the purposes, goals, objectives and standards of the Monroe County Year 2010 Comprehensive Plan and Monroe County Code; and
   (b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development; and
   (c) The design of the proposed development minimizes adverse effects, including visual impacts, or the proposed use on adjacent properties; and
   (d) The proposed use will have an adverse effect on the value of surrounding properties; and
   (e) The adequacy of public facilities and services, including but not limited to roadways, park facilities, police and fire protection, hospital and Medicare services, disaster preparedness program, drainage systems, refuse disposal, water and sewers, judged according to standards from and specifically modified by the public facilities capital improvements adopted in the annual report required by the Monroe County Code; and
   (f) The applicant for conditional use approval has the financial and technical capacity to complete the development as proposed and has made adequate legal provision to guarantee the provision and development of any open space and other improvements associated with the proposed development; and
   (g) The development will adversely affect a known archaeological, historical or cultural resource; and
   (h) Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and
   (i) The proposed use complies with all additional standards imposed on it by the particular provision of this chapter authorizing such use and by all other applicable requirements of the Monroe County Code; and

10. Development shall not be inconsistent with the Monroe County Code; and

11. Development shall not be inconsistent with the Monroe County Comprehensive Plan; and

12. Development in Key Largo shall not be inconsistent with the Key Largo Community Master Plan, also known as the Key Largo Livable CommuniKeys Plan; and

13. Development shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the information and documentation submitted, the Planning Commission makes the following Conclusions of Law:

1. The application is consistent with the provisions and intent of the Monroe County Code; specifically:

   a. With execution of attached conditions, the development is consistent with the purpose of the Recreational Vehicle (RV) district , as set forth in §130-42; and
   b. With execution of attached conditions, the land uses of the development are permitted uses in the Recreational Vehicle (RV) district, as set forth in §130-92; and
   c. With execution of attached conditions, the redevelopment shall meet all of the standards for a conditional use permit as set forth in §110-67; and

2. The application is consistent with the provisions and intent of the Monroe County Year 2010 Comprehensive Plan; specifically:

   a. The development is consistent with the purpose of the Mixed Use / Commercial (MC) future land use category, as set forth in Policy 101.4.5; and

3. The application is not inconsistent with the Key Largo Community Master Plan; and

4. The application is not inconsistent with any of the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

5. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, revisions to the traffic study, which shall be signed and sealed, as requested by URS (the County's traffic consultant), shall be completed, and the findings of the revised traffic study shall be approved by URS; and

6. At the May 27, 2015 meeting, the Planning Commission imposed the condition that, prior to the signing of any development order approving this amendment to the conditional use permit, proof of coordination with FDOT regarding the increase to 177 hotel units shall be required; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a signed and sealed traffic study on May 27, 2015, as requested by URS (the County's traffic consultant), and the findings of the revised traffic study were approved by URS, thereby satisfying the condition; and

WHEREAS, to satisfy a condition imposed by the Planning Commission at the May 27, 2015 meeting, the applicant submitted a letter from FDOT, dated May 29, 2015, providing proof of coordination with FDOT regarding the increase to 177 hotel units, thereby satisfying the condition;

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the request for an amendment to a major conditional use permit, subject to the following conditions:

1. During construction for each phase, the applicant shall coordinate with the County Biologist in order to ensure that the hammock barriers are intact; and
2. All permanent structures shall be a minimum of ten (10) feet apart; and
3. In accordance with MCC Section 110-73, all required building permits and certificates of occupancy shall be procured within three years of the date on which the major conditional use approval is recorded and filed in the official records of Monroe County, or the major conditional use approval shall become null and void with no further action required by the County. Approval time frames do not change with successive owners. Extensions of time to this major conditional use approval may be granted only by the Planning Commission for periods not to exceed two years; and
4. No jet skis shall be allowed on the property at any time; and
5. Lighting directed towards Rock Harbor Condominium Association is prohibited; and
6. Outdoor entertainment at Playa Largo shall not be allowed past the hour of 10:00 p.m.; and
7. Playa Largo shall provide transportation via a van shuttle service for both guests and Playa Largo Employees; and
8. If there are no changes to the surface water management plan approved under building permit 133-0330, prior to issuance of a building permit, the applicant shall submit in writing to the Monroe County Public Works & Engineering Division that there will be no change in the surface water management plan as approved under building permit 133-0330; and
9. No clearing of native upland vegetation greater than 4" diameter at breast height (DBH) or any threatened or endangered plant species shall be permitted for the mulch exercise path within the required bufferyards; and
10. Twenty-three (23) of the 177 transient units are NOT exempt from the County's Rate of Growth Ordinance (ROGO) and thus require Transferrable ROGO Exemptions (TRE's)

to be transferred onto the property prior to the approval of any building permit associated with their development; and

11. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, a Notice of Intent from FDOT regarding permit(s) for access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

12. Prior to issuance of a certificate of occupancy for any hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, an approved FDOT permit regarding access to/from US1 for the entire development, including 177 hotel units and one commercial apartment, or a letter from FDOT stating that no additional access improvements are necessary, shall be required; and

13. Per the definition of commercial apartment in MCC §101-1, the commercial apartment shall only serve as permanent housing for the owner or employee(s) of the resort hotel, and may not be used for vacation rental purposes; and

14. Prior to issuance of any building permit(s) for a hotel unit(s) that increases the site's total number of hotel units to greater than 154 hotel units, clear sight triangles and maneuverability details shall be shown as compliant on the site plan.

PASSED AND ADOPTED BY THE PLANNING COMMISSION of Monroe County, Florida, at a meeting held on the 27th day of May, 2015.

Chair Werling	YES
Commissioner Lustberg	YES
Commissioner Miller	YES
Commissioner Ramsay-Vickrey	YES
Commissioner Wiatt	YES

PLANNING COMMISSION OF MONROE COUNTY, FLORIDA

BY _____
Denise Werling, Chair

Signed this 24th day of July, 2015.

FILED WITH THE

JUL 24 2015

AGENCY CLERK

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM
Date: _____

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section V-

Letter of Development Rights Determination- Sender

County of Monroe

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

February 29, 2016

Pam & Chris Sante (csante@bellsouth.net)
PO Box 373006
Key Largo, Florida 33037

RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE CORAL SANDS TRAILER PARK, 95350 OVERSEAS HIGHWAY, KEY LARGO, MM 95.3 BAYSIDE, HAVING REAL ESTATE NUMBER 00088440.000000 (FILE # 2015-178)

This letter is in response to your request, per your application, for a determination as to the number of Transient and Permanent (Non-Transient) Residential Units that were lawfully established and thereby exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system. Within the scope of this review staff also examined the number of Permanent Residential Dwelling Units exempt from the Residential Rate of Growth Ordinance (ROGO) permit allocation system on the above-described premises.

I. Background Information:

The subject property is located at 95350 Overseas Highway on Key Largo, at approximate mile marker 95.3 on the Florida Bay side of US 1. The property is comprised of one parcel of land, assessed under Real Estate (RE) #00088440.000000. The parcel is legally described as Township 13-62-38 Island of Key Largo Portion of Government Lot 2 (Plat Book 2, Page 67) and Southcliff Estates Portion of Tract 4 (Plat Book 2, Page 45) and Bay Bottom Northerly and Adjoining Portion of Government Lot 2.

The property is located entirely within the Suburban Residential (SR) Land Use (Zoning) District and designated within the Residential Low (RL) category on the Future Land Use Map (FLUM). The entire property is designated Tier III (infill area) on the Tier Overlay Map. The following aerial photograph shows the boundaries of the property and the land use districts of the immediate area:

Subject Property with Land Use Districts Overlaid (Aerial dated 2015)

II. Residential Dwelling Units:

In the application, the applicant states that 36 Transient Residential Units have been lawfully-established on the property and thereby are exempt from the ROGO permit allocation system.

As defined in Monroe County Code (MCC) §101-1:

> *Permanent residential unit* means a dwelling unit that is designed for, and capable of, serving as a residence for a full housekeeping unit which includes a kitchen composed of at least a refrigerator and stove.
>
> *Transient residential unit* means a dwelling unit used for transient housing such as hotel or motel room, seasonal residential unit, or space for parking a recreational vehicle or travel trailer.

Pursuant to MCC §138-22(1), the ROGO shall not apply to the redevelopment, rehabilitation or replacement of any lawfully-established residential dwelling unit that does not increase the number of residential dwelling units above that which existed on the site prior to the redevelopment, rehabilitation or replacement. Therefore, owners of land containing transient residential units and permanent residential dwelling units shall be entitled to one unit for each such unit lawfully-established. The

Planning Director shall review available documents to determine if a body of evidence exists to support the existence of units on or about July 13, 1992, the effective date of the original ROGO ordinance. In order to approve an exemption, at least two of the following documents supporting the lawful existence of the transient residential unit or permanent residential dwelling unit must be found:

a. *Any issued Monroe County building permit(s) supporting the existence of the structure(s) and its use(s) on or about July 13, 1992:*

The following building permits are on file in the Building Department's records:

RE #00088440-000000		
Permit #	*Year Issued*	*Description*
6308	1963	Storage shed
6309	1963	Concrete platform
C1892	1976	Trailer tie-down at site # 15
C4038	1978	Trailer tie-down
C20799	1986	Repair patio at site # 12
C21979	1987	Remove seaside mahoe
88300219	1988	Construct sewage treatment plan at "Coral Sands Resort"
88300346	1988	Land clearing
89300844	1989	Demo Florida room at site # 20
89300989	1989	Miscellaneous improvements
90300227	1990	Repair street after trenching
90300487	1990	Internal renovations in building # 1, labeled "efficiency apartment" on site plan
90300642	1990	Remove Florida room on Lot 2.
90302048	1990	Electric service for 4 apartments "4 apts in front (2 story bldg.)"
90302564	1990	Electric service. "Replace park meter." Lot 31 indicated on site plan.
92306215	1992	Deck for apartment # 6 at "Coral Sands Trailer Park"
00300988	2000	Miscellaneous electric for apartments. 6 meters, one for each apt.
00302648	2000	Replace damaged pilings
01302317	2001	Demo storage room
04301388	2004	Concrete pad for dumpster
04304485	2004	Demo 2 trailers destroyed by fire at site # 14 & 15
04304864	2004	Demo laundry shed
05303362	2005	Electric service for RV at site # 14
08301308	2008	Demo shed
09302752	2009	Demo mobile home
11301842	2011	Tree removal
12302343	2012	Abandon Waste Water Treatment Plant
13300583	2013	Re-roof

Historic building permit records indicate construction of a single story CBS "motel"; a concrete slab for a "cottage"; and a Waste Water Treatment Plant. The original establishment of the trailer park precedes County permit records. Permits that were found refer to the property as a resort, a motel and a trailer park at different times. The front buildings are consistently referred to as apartments since at least 1990. Site plans in some of the more recent permits indicate the presence of at least 30 RV or travel trailer spaces.

b. *Documentation from the Monroe County Property Appraiser's Office indicating residential use on or about July 13, 1992:*

The Property Appraiser currently assesses the property under a property classification (PC) code of 28 – Parking Lots, Mobile Home Parks. In addition, the Property Appraiser's records currently include the following information about the buildings on the property:

Monroe County Property Appraiser Data RE# 00088440-000000		
Building	*Building Year Built*	*Building Square Footage*
#1	1959	2,332
#2	1980	288

The online property assessment records indicate that structures have been assessed property taxes since 1982 with homestead exemptions for only years 1982 and 1983. Appraiser notes state "BLDG#1. 4 APTS DOWN. 2 APTS UP. 31 TRAVEL TRAILER SITES & 6 APARTMENTS."

(Note: The Monroe County Property Appraiser's records indicate that the multi-family residential buildings were built in 1959 and 1980.)

Historic "Green Card" property record cards were reviewed with no relevant information found.

c. *Aerial photographs and original dated photographs showing the structure(s) existed on or about July 13, 1992:*

Aerial photography from 1985 to 2015 was reviewed. Aerials on or about 1992 were not clear as to the number of existing structures due to the scale and the graininess of the printing. As a note, aerial photography can only quantify the number of structures, not the number of dwelling units, in existence at any given time.

d. *Residential county directory entries on or about July 13, 1992:*

Residential county directory entries were reviewed with no relevant information found; however, the phone numbers listed at the property in 1992 were all residential.

e. *Rental, occupancy or lease records, on or about July 13, 1992, indicating the number, type and term of the rental or occupancy:*

Rental, occupancy or lease records were not provided for review.

f. *State and/or County licenses, on or about July 13, 1992, indicating the number and types of rental units:*

A State of Florida Department of Health Operating Permit 44-54-00003 was reviewed and noted eight (8) mobile home spaces and 28 Recreational Vehicle (RV) Spaces. The Applicant stated that the permit is out of date.

g. *Documentation from the utility providers indicating the type of service (commercial or residential) provided and the number of meters in existence on or about July 13, 1992:*

The Florida Keys Electric Cooperative Association, Inc. records indicate multiple electric meters at 95350 Overseas Highway since 1973. According to the Florida Keys Aqueduct Authority, multiple water connections were established in 1948. The applicant stated that there are separate residential electric meters for each individual site.

h. *Similar supporting documentation not listed above as determined suitable by the planning director:*

Site Visit: A site visit was conducted by Planning & Environmental Resources Department staff on October 23, 2015. During the site visit, staff observed six (6) apartments in one building near the entrance to the site and 30 travel trailer/recreational vehicle sites along with several accessory improvements including a laundry room, storage sheds, boat dock and ramp.

Survey: The applicant submitted a copy of an undated "Boundary Survey prepared for "Sante" for property at Section 13, Township 62 South, Range 36 East, Key largo, Monroe County, Florida", scale 1" = 40', by David Massey Land Surveying, Inc., Tavernier, FL. The survey indicates the location of two (2) CBS structures on site along with 30 Recreational Vehicle/Travel Trailer sites.

Mobile Home Study: The 1988 Monroe County Mobile Home Study indicates that 31 travel trailer sites and six (6) apartments were indicated as in existence on the property at that time.

Miscellaneous materials: The applicant provided copies of the legal description of the property along with Warranty Deeds from 1994 and 1998 and book & page references from previous owners dated 1955, 1972, 1973 and 1983. In addition photographs of each structure on site verifying present existence and historical data indicating construction in accordance with past practices. A Monroe County Planning Department staff report was provided by the applicant for a Map Amendment application later withdrawn dated November 10, 1999 indicating "The property contains 6 apartments and 30 to 31 trailers as indicated in your application..."

III. Nonresidential Floor Area:

No nonresidential floor area was requested in the application and none was found on site.

Lawful Determination:

Based on review of the records associated with the subject property, the Planning & Environmental Resources Department has determined that **six (6) permanent (non-transient) residential dwelling units and 30 transient units in the form of Recreational Vehicle and Travel Trailer spaces** are exempt from the ROGO permit allocation system.

Confirmed by Staff's site inspection, six (6) apartments and 30 RV/trailer spaces are on site to date.

In the amended application, it is asserted that 30 transient units were lawfully established. In order to provide a ROGO exemption for a given unit, the Planning Director shall review available documents to

determine if a body of evidence exists to support the lawful existence of the unit on or about July 13, 1992, the effective date of the original ROGO ordinance.

Thirty (30) transient units in the form of RV and travel trailer spaces can be confirmed on site. Six (6) units can be classified as permanent residential dwelling units. The documentation on file and provided in the application indicates that the six (6) residential dwelling units were consistently identified as permanent in existence on July 13, 1992. Furthermore, none of the building permits on file had evidence to the contrary.

Based on the building permits on file, the Property Appraiser's records, the 1988 mobile home & RV study and a site visit, the six (6) existing permanent residential dwelling units (apartments) and the 30 transient units (RV/trailer spaces) on the subject property were lawfully established

* * * * * * *

This letter does not provide any vesting to existing regulations and the replacement dwelling units and any new accessory structures must be built in compliance with all applicable regulations of the Monroe County Code and Comprehensive Plan at the time of development approval. Furthermore, if the exempted development is not replaced, but substantially improved as defined in the Monroe County Code, such development must be brought into compliance with all applicable regulations.

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

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

Sincerely,

Mayté Santamaria, Senior Director of Planning & Environmental Resources

cc: Tom Broadrick, Senior Planner
Kevin Bond, Planning and Development Review Manager

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception
From
Coral Sands Trailer Park

Section W-

LOU- Sender

County of Monroe

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

June 02, 2016

Jorge Cepero
Key Largo Hospitality Group, LLC
4651 Sheridan St. Suite #480
Hollywood, FL 33021
Cc: Chris and Pam Sante

SUBJECT: Letter of Understanding concerning a proposed transfer of five (5) transient ROGO Exemptions (TREs) from Coral Sands Trailer Park, 95350 Overseas Highway, Key Largo, Real Estate #00088440.000000, to an unspecified property in Key Largo.

Mr. Cepero,

Pursuant to §110-3 of the Monroe County Code (MCC), this document shall constitute a Letter of Understanding (LOU).

Materials presented for review included:

(a) Pre-Application Conference Request Form; and

(b) Monroe County Property Record Card.

I. APPLICANT PROPOSAL

The Applicant has requested confirmation that the property located at 95350 Overseas Highway, Key Largo, having Real Estate #00088440.000000, also known as Coral Sands Trailer Park, is eligible as a sender site for five (5) transient residential units through the TRE (Transfer of ROGO Exemptions) program pursuant to §101-1 of the Monroe County Land Development Code (LDC). The applicant has not specified a receiver site, but has stated it would be a property in Key Largo.

II. SUBJECT PROPERTY DESCRIPTION

Location: MM 95, Key Largo, Bayside
Address: 95350 Overseas Highway, Key Largo
Real Estate Number: 000888440.000000
Size of Site: approximately 1.56 acres upland; 0.43 acres submerged
Land Use District (LUD): Suburban Residential (SR)
Future Land Use Map (FLUM) Designation: Residential Low (RL)
Tier Designation: Tier III
Flood Zone: VE-EL 13; AE-EL 10; AE-EL 9; AE-EL 8; AE-EL 7
Existing Use: Permanent residential apartments and transient RV/trailer spaces
Existing Vegetation / Habitat: Developed land
Owner: Chris and Pam Sante
Applicant/Agent: Jorge Cepero, Key Largo Hospitality Group, LLC

Proposed sender site, outlined (aerial 2015, MC GIS)

III. REVIEW OF PROPOSAL

Monroe County Code §138-22(2) contains the regulations regarding the transfer of ROGO exemptions off-site:

MCC §138-22. *Type of Development Not Affected*

* * *

*(2) **Transfer off-site.** Transfer off-site shall consist of either the demolition of a dwelling unit on a sender site or a change of use of the floor area of dwelling unit on a sender site to another permitted use in the applicable land use (zoning) district that does not require the ROGO exemption and the development of a new transient residential unit or affordable housing unit on a receiver site as follows:*

*a. **Eligibility of sender unit or space.** In order to be an eligible sender unit or space, the unit or space shall be a hotel room, motel room, campground space, recreational vehicle space, mobile home, or dwelling unit found to have been lawfully established.*

In a Letter of Development Rights Determination (LDRD) dated February 29, 2016, thirty (30) transient units in the form of recreational vehicle and travel trailer spaces were found to be lawfully established and exempt from the ROGO permit allocation system. **Therefore, the subject property is eligible as a sender site for up to thirty (30) transient unit TREs.**

*b. **Criteria for redevelopment off-site:***

*1. **Transfer to a hotel, motel, or recreational vehicle park.** A lawfully established hotel room, motel room, campground space, or recreational vehicle space may be transferred offsite to another hotel, motel or recreational vehicle park if the:*

(i) Sender site is an eligible ROGO exemption and was used as a transient residential unit in accordance with section 101-1

In the aforementioned LDRD dated February 29, 2016, thirty (30) transient units in the form of recreational vehicle and travel trailer spaces were found to be lawfully established and exempt from the ROGO permit allocation system.

(ii) Receiver site/unit meets all of the following criteria:

(AA) The receiver site is located in the same ROGO subarea as the sender site, with the exception that ROGO exemptions associated with transient residential dwelling units may be transferred from the Big Pine and No Name Key ROGO subarea to the Lower Keys ROGO subarea

The applicant has not identified a specific receiver site, but has stated that it would be a property in Key Largo, which is within the same ROGO subarea as the sender site (Upper Keys subarea) and would therefore meet criterion *(AA)*.

(BB) The receiver unit shall only be constructed within a) a tier III designated area or b) a tier III-A (special protection area) designated area where the development does not involve the clearing of any native habitat

The applicant has not identified a specific receiver site.

(CC) Receiver unit shall not be constructed within a velocity (V) zone

The applicant has not identified a specific receiver site.

*c. **Procedures for transfer off-site.***

1. A pre-application conference and, at a minimum, a minor conditional use permit approval shall be required for both the sender site and the receiver site. The minor conditional use for the transfer shall be reviewed pursuant to standards in this subsection (2) and not the standards provided in section 110-67. As part of the minor conditional use permit approval process, mailing of notice shall be required to owners of real property located within 300 feet of the receiver site and owners of real property located within 300 feet of the sender site. The receiver shall be posted in accordance with sections 110-5(h) and 110-69. Posting of notice, as required in section 110-5(f) shall be required for the receiver site, but not the sender site.

2. A sender unit shall be assigned a unique identifier number that shall be used for tracking and monitoring by the planning department. Multiple units to be transferred from a sender site to a single receiver site may be authorized under a single minor conditional use permit approval. The unique identifier number shall be itemized in the minor conditional use permit development orders and building permits required for both the sender and receiver sites.

*d. **Conditions for issuance of permit.** No building permit shall be issued for the new transient residential unit or affordable housing unit on the receiver site until one of the following conditions is met:*

1. The dwelling unit to be transferred is demolished as per an issued demolition permit and a final inspection of the demolished or removed dwelling unit or space has been completed by all necessary county staff;

2. The structure in which the dwelling unit to be transferred is located is converted to another permitted use as per an issued building permit and a final certificate of occupancy for the conversion has been issued; or

3. Restoration of the sender site consistent with an approved restoration/re-vegetation plan.

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

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

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

Sincerely yours,

Mayté Santamaria,
Senior Director Planning & Environmental Resources

Cc: Emily Schemper, Comprehensive Planning Manager

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section X-

Disclosure of Interest- Receiver

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

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*

- 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 for Key Largo Hospitality Land Trust	*% of Ownership*
Key Largo Hospitality Group, LLC- 4651 Sheridan St. Ste. 480 Hollywood, FL 33021	83%
Key Largo Hospitality Group II, LLC- 4651 Sheridan St. Ste. 480 Hollywood, FL 33021	17%

* 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*

FORM

* 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.

Key Largo Hospitality Land Trust, Steven B. Greenfield as Trustee
By: Key Largo Hospitality Group, LLC, as its Attorney in fact,

Printed Name / Signature of Person Completing Form: _____
Larry M. Abbo, Manager

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 7 day of June, by Larry M Abbo. He/she is personally known to me or has produced _____ as identification.

PATTI J. CHLVANY
MY COMMISSION # FF 058561
EXPIRES: January 30, 2018
Bonded Thru Notary Public Underwriters

_____
Notary Public
My Commission Expires

Playa Largo Resort & Spa

97450 Overseas Hwy, Key Largo

Application for Transfer of ROGO Exception

From

Coral Sands Trailer Park

Section Y-

Disclosure of Interest- Sender- To Be Submitted Seperately

MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

Disclosure of Interest

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.

FORM

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*
Chris Sante	100
Pamela Sante	100

- 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*

- 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*

FORM

* 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: Chris Sante

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 6th day of June, 2016, by Chris Sante. He/she is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires

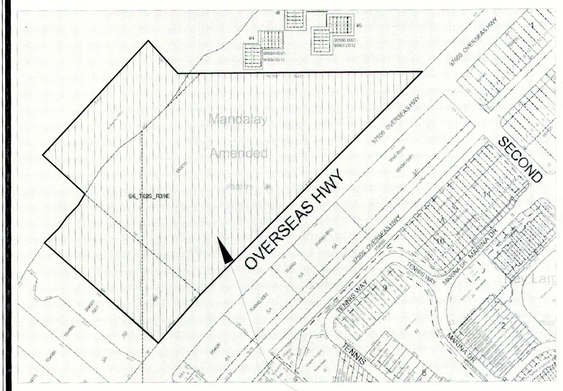
ANN E. SANTE
MY COMMISSION # FF 054818
EXPIRES: September 17, 2017
Bonded Thru Notary Public Underwriters

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

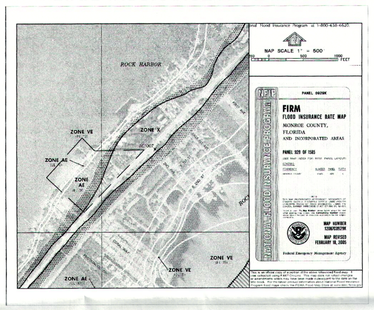
America Layout Corp

VICINITY MAP
NOT TO SCALE

PORTION OF SEC 6 -TWP 62S - RGE 39E



FLOOD INSURANCE RATE MAP



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 SOUTHERLY PROPERTY LINE ALSO KNOWN NORTHWESTERLY RIGHT OF WAY LINE OF OVERSEAS HWY, MONROE COUNTY.

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.

2011 ALTA/ACSM CERTIFICATION
To: KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC:
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 12-30-2015.

Date of Map : 12-30-2015

WILLIAM HERRYMAN
Registration/License Number # 2804

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 Tidal data not published for this area. Local observation indicates Approximate Ordinary High Water Elev/ Mean High Water Elev. of 2.0' NGVD.
#17 Parcel is in Flood Zone (varies), base flood elevation (varies) according to scaled measurements on FEMA Flood Insurance Rate Map for Community 125129, Panel 929k
Flood Zone lines are approximate and based on FEMA Flood Insurance Rate Map of Monroe County, Florida
#18 A title report was not provided for this survey. therefore, there may be restrictions on this parcel that are not shown that may be found in the Public Records of Monroe County, Florida. No expressed or implied determination of Title or ownership to the land described is made.
#19 There is no visible surface or overhead encroachment, other than shown on this survey.
#20 Total Upland Area of Parcel is calculated to be 515161 Sq. FT or 11.826 Acres more or less.
#21 There is not encroachment in the property
#22 Completed Field Survey: 12-30-2015

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

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

SURVEYOR'S CERTIFICATE:
"The undersigned hereby certifies to BankUnited, N.A. , Borrower Key Largo Hospitality Land Trust, 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 indicated hereon and each individual parcel thereof indicated hereon; (b) all monuments shown hereon actually exist, and the location, size and type of such monuments are correctly shown; (c) this survey correctly shows the size, location and type of all buildings, structures, other improvements and visible items on the subject Property; (d) this survey correctly shows the location and dimensions of all alleys, streets, roads, rights-of-way, easements, building setback lines and other matters of record of which the undersigned has been advised affecting the subject Property according to the legal description in such easements and other matters(with instrument, book and page number indicated); (e) except as shown, there are not visible(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 61G17-6 Florida Administrative Code."

Dated this ; 30 day of DECEMBER 2015 By: WILLIAM HERRYMAN

SCHEDULE B SECTION II
EXCEPTIONS

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Old Republic National Title Insurance Company
FILE NO.:15129809 RO
REVISION A
Agent File # Key Largo S141570
County: Monroe
1.Effective Date: November 12, 2015 at 08:00am

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 2016 and subsequent years.
7. Reservation in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as to title to an undivided 3/4 of all phosphate, minerals and metals, and title to an undivided 1/2 of all petroleum that may be in, on or under the lands, as set forth in Unrecorded Deed No. 22416 (535-44), dated March 15, 1960. However, the right of entry and exploration associated with the oil and mineral reservations has been released by Sec. 270.11, F.S.

8. Easement in favor of Florida Keys Electric Cooperative Association Inc., by instrument recorded in Official Records Book 826, Page 2489, of the Public Records of Monroe County, Florida.
NO RECORDS FOUND

9. Resolution No. P51-05, approving an amendment to a major conditional use, and approval of a parking waiver, as more particularly set forth in Official Records Book 2189, Page 1321; together with Planning Commission Resolution No. P40-07, approving an amendment to a major conditional use permit to develop a hotel resort, as more particularly set forth in Official Records Book 2343, Page 719, which was re-recorded with attachments thereto in Official Records Book 2481, Page 552, Official Records Book 2579, Page 1613, Official Records Book 2591, Page 583, Official Records Book 2658, Page 1208, Official Records Book 2692, Page 329, Official Records Book 2719, Page 943, Planning Commission Resolution No. P12-15, approving an amendment to the major conditional use permit and subsequent deviations, as more particularly set forth in Official Records Book 2764, Page 1056, and as further amended by Monroe County Planning & Environmental Resources Department Memorandum, with attachments thereto, recorded in Official Records Book 2767, Page 1083, of the Public Records of Monroe County, Florida. **NOT PLOTTABLE**

10. State Law under Chapter 76-190 and Chapter 22F8.02 of the Florida Administrative Code for Land Planning of the Florida Keys Area of Critical State Concern, recorded in Official Records Book 688, Page 43, as affected by Final Judgment recorded May 31, 2002, in Official Records Book 1788, Page 1257, of the Public Records of Monroe County, Florida. **NOT PLOTTABLE**

11. House Bill No. 634, Chapter 70-231, an Act relating to the Bureau of Beaches, Shores and Coastal Construction, amending Chapter 161, Florida statutes, by adding Section 161.052; providing a setback line for coastal construction and excavation; providing for the granting of variances by the Department of Natural Resources; providing penalties; and providing an effective date.

12. Notwithstanding the legal description in Schedule A, this Commitment/Policy does not insure title to any lands lying below the mean or ordinary high water line of any navigable or tidally influenced waters. (As to Tracts 4B and 5B)

13. 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.

14. 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. (As to Tracts 4B and 5B)

15. The inalienable rights of the public to use the navigable waters covering the lands described on Schedule A.

16. Riparian and littoral rights are not insured.

17. The coverage under the policy to be issued pursuant to this commitment will be supplementary to Commonwealth Land Title Insurance Company Loan Policy Number 8130709-91055079 dated March 28, 2014, in the amount of $31,710,000.00 (Thirty One Million Seven Hundred Ten Thousand) (hereinafter "Prior Policy"), as endorsed, which the insured represents is currently in full force and effect and has not been cancelled nor has the amount of insurance been reduced. Notwithstanding any provisions of the policy to the contrary, and as a condition for the issuance hereof, it is agreed that this policy is not intended to replace the coverage under the Prior Policy, and that the Company shall not have any liability under this policy unless and until the loss or aggregate of losses insured against by the Prior Policy shall have exceeded the total amount insured by the Prior Policy. Thereupon, losses for which there is coverage under this policy shall be payable up to the face amount hereof. It is also understood and agreed that actual payment or recovery from the prior insurer is not a condition precedent for recovery hereunder.

THE FOLLOWING MATTERS WILL BE REFLECTED AS SUBORDINATE MATTERS ON SCHEDULE B PART II OF THE LOAN POLICY ISSUED PURSUANT TO THIS COMMITMENT:

18. Terms, conditions and provisions set forth in the Unrecorded Franchise Agreement dated December 28, 2012 by and between Marriott International, Inc., franchisor, and Key Largo Hospitality Land Trust, franchisee, as evidenced by and together with the Memorandum Of Right Of First Refusal dated December 28, 2012 and recorded February 1, 2013 in Official Records Book 2611, Page 549, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**

19. UCC Financing Statement from Key Largo Hospitality Group, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 366, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**

20. UCC Financing Statement from Key Largo Hospitality Group II, LLC, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 369, of the Public Records of Monroe County, Florida. **AFFECTING AND PLOTTABLE**

21. UCC Financing Statement from Steven B. Greenfield, as Trustee of the Key Largo Hospitality Land Trust, debtor, to BankUnited, N.A., secured party, recorded March 28, 2014 in Official Records Book 2677, Page 372, of the Public Records of Monroe County, Florida.
AFFECTING AND PLOTTABLE

22. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 28, 2014 in Official Records Book 2677, Page 375, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

23. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1756, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

24. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1759, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

25. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded April 16, 2014 in Official Records Book 2679, Page 1762, of the Public Records of Monroe County, Florida. **AFFECTING AND NOT PLOTTABLE**

26. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Amended Notice of Commencement recorded October 3, 2014 in Official Records Book 2705, Page 2297, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

27. Terms and conditions set forth in that certain Notice of Environmental Resource Permit issued by the South Florida Water Management District authorizing the construction or modification of a stormwater management system filed for record in Official Records Book 2709, Page 1501, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

28. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1570, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

29. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1574, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

30. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1578, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

31. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1582, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

32. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1586, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

33. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1590, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

34. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1594, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

35. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1598, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

36. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1599, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

37. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1600, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

38. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1601, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

39. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1602, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

40. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1603, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

41. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 3, 2014 in Official Records Book 2714, Page 1604, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

42. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded January 8, 2015 in Official Records Book 2719, Page 1908, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

43. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded February 24, 2015 in Official Records Book 2725, Page 2384, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

44. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1172, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

45. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded March 3, 2015 in Official Records Book 2727, Page 1198, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

46. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 661, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

47. Any lien or claim for services, labor or materials which may take priority over the estate or interest insured by reason of that certain Notice of Commencement recorded December 4, 2015 in Official Records Book 2772, Page 668, of the Public Records of Monroe County, Florida.
AFFECTING AND NOT PLOTTABLE

48. Lien filed by G Proulx LLC recorded November 17, 2015 in Official Records Book 2770, Page 444, of the Public Records of Monroe County, Florida.
NOT PLOTTABLE

CERTIFY TO:
KEY LARGO HOSPITALITY LAND TRUST, STEVEN B. GREENFIELD AS TRUSTEE
BANKUNITED, N.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
AKERMAN LLP
SHORE TO SHORE TITLE, LLC

RECEIVED
JUN - 8 2016
2016-090
MONROE CO. PLANNING DEPT

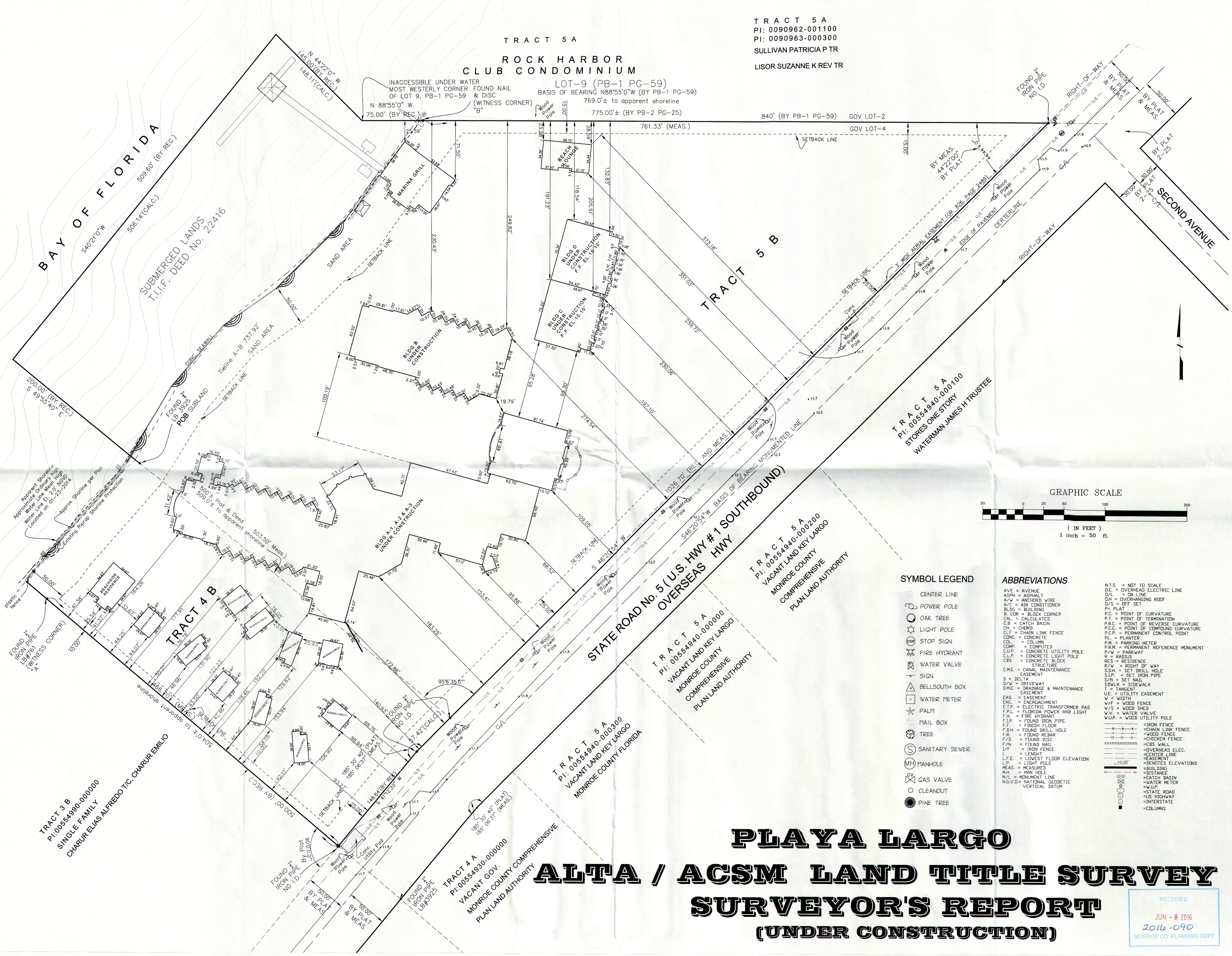
Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Surveyor and Mapper
Certificate No. 2804
STATE OF FLORIDA

PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID:00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No. 1401919-ALTA
FIELD BOOK:
CAD FILE. LD-8
DATE: 12-30-2015
SCALE: AS SHOWN
DRAWN: LDD
REV.: W-H
REVISIONS
SHEET No. 1-OF-2

America Layout Corp



SYMBOL LEGEND

- CENTER LINE
- POWER POLE
- OAK TREE
- LIGHT POLE
- STOP SIGN
- FIRE HYDRANT
- WATER VALVE
- SIGN
- BELLSOUTH BOX
- WATER METER
- PALM
- MAIL BOX
- TREE
- SANITARY SEWER
- MANHOLE
- GAS VALVE
- CLEANOUT
- 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
V.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
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=COLUMNS

PLAYA LARGO
ALTA / ACSM LAND TITLE SURVEY
SURVEYOR'S REPORT
(UNDER CONSTRUCTION)

RECEIVED
JUN - 8 2016
2016-090
MONROE CO. PLANNING DEPT

Engineering & Surveying Consultant
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165
Tel. 305-606-0031
Fax. 305-412-3545

BY WILLIAM HERRYMAN
Professional Land Surveyor
Certificate No. 2804
STATE OF FLORIDA

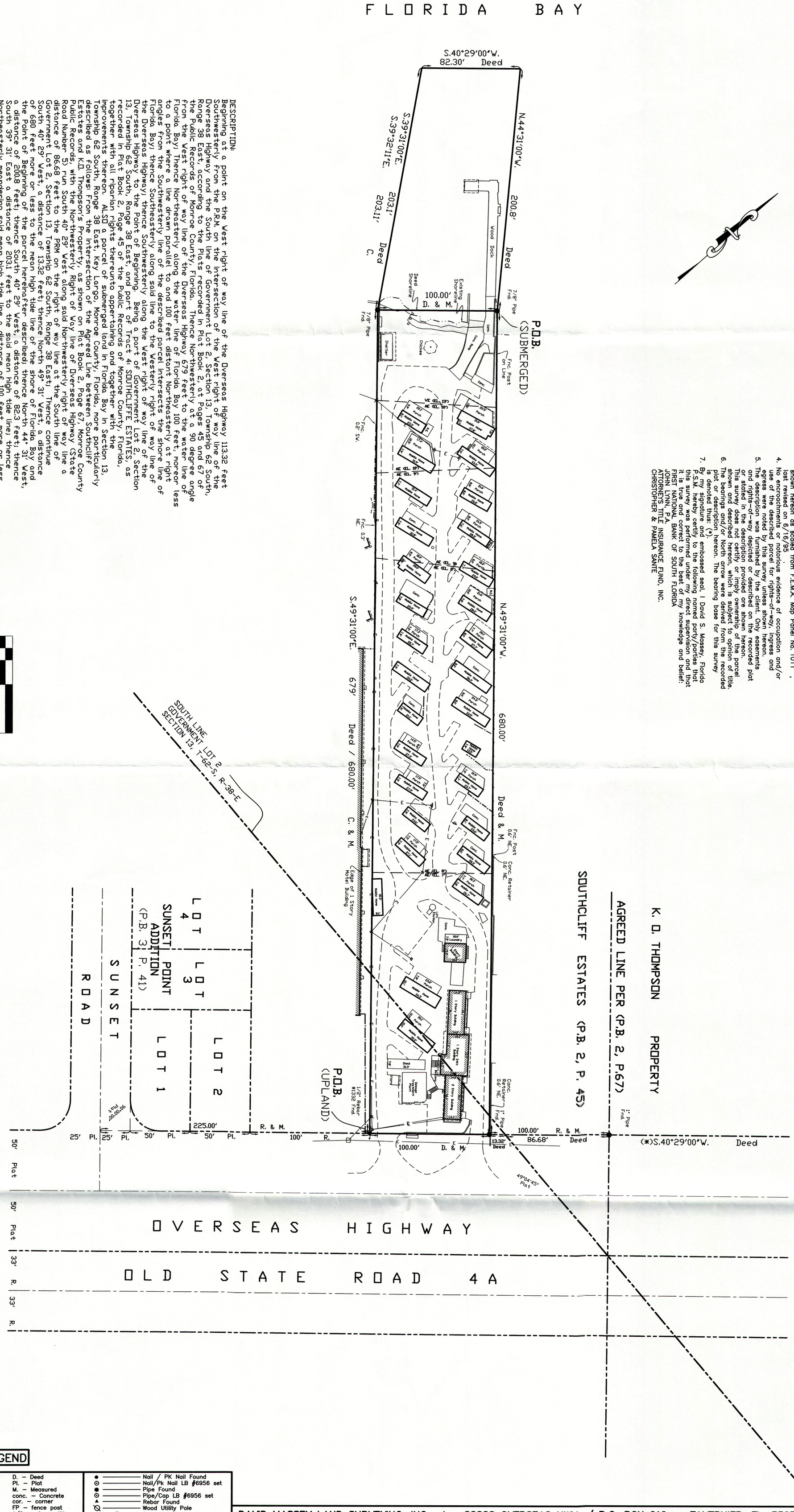
PROJECT:
PLAYA LARGO
ALTA BOUNDARY SURVEY
PARCEL ID:00555010-000000
97450 OVERSEAS HWY KEY LARGO
SEC 6-62S-39E
MONROE COUNTY, FLORIDA

JOB No.	1401919-ALTA
FIELD BOOK:	
CAD FILE.	LD-8
DATE:	12-30-2015
SCALE:	AS SHOWN
DRAWN:	LDD
REV.:	W-H
REVISIONS	
SHEET No.	2-OF-2

DESCRIPTION:
Beginning at a point on the West right of way line of the Overseas Highway 113.32 feet Southwesterly from the P.R.M. on the intersection of the West right of way line of the Overseas Highway and the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East, according to the Plats recorded in Plat Book 2, at Pages 45 and 67 of the Public Records of Monroe County, Florida. Thence Northwesterly at a 90 degree angle from the West right of way line of the Overseas Highway 679 feet to the water line of Florida Bay; Thence Northeasterly along the water line of Florida Bay 100 feet, moreor less to a point where a line drawn parallel to and 100 feet distant Northeasterly at right angles from the Southwesterly line of the described parcel intersects the shore line of Florida Bay; thence Southeasterly along said line to the Westerly right of way line of the Overseas Highway; thence Southwesterly along the West right of way line of the Overseas Highway to the Point of Beginning. Being a part of Government Lot 2, Section 13, Township 62 South, Range 38 East, and part of Tract 4, SOUTHCLIFFE ESTATES, as recorded in Plat Book 2, Page 45 of the Public Records of Monroe County, Florida, together with all riparian rights thereunto appertaining and together with the improvements thereon. ALSO a parcel of submerged land in Florida Bay in Section 13, Township 62 South, Range 38 East, Key Largo, Monroe County, Florida, more particularly described as follows: From the intersection of the Agreed Line between Southcliff Estates and K.O. Thompson's Property, as shown on Plat Book 2, Page 67, Monroe County Public Records, with the Northwesterly Right of Way line of Overseas Highway (State Road Number 5) run South 40° 29' West along said Northwesterly right of way line a distance of 86.68 feet to the PRM on the right of way line at the South line of Government Lot 2, Section 13, Township 62 South, Range 38 East; Thence continue South 40° 29' West, a distance of 13.32 feet; thence North 49° 31' West, a distance of 680 feet more or less to the mean high tide line of the shore of Florida Bay and the Point of Beginning of the parcel hereinafter described; thence North 44° 31' West, a distance of 200.8 feet; thence South 40° 29' West, a distance of 82.3 feet; thence South 39° 31' East a distance of 203.1 feet to the said mean high tide line; thence Northeasterly meandering said mean high tide line a distance of 100 feet more or less to the Point of Beginning.

SURVEY NOTES

1. This sketch of survey represents a boundary survey with existing above ground improvements located. No underground utilities, underground foundations, or underground structures were located.
2. This residence has a physical address of: 95350 Overseas Hwy., Key Largo, Fl. 33037
3. This parcel crosses more than one flood zone. These lines are shown hereon as scaled from F.E.M.A. Map Panel No. 1011 , last revised on 6/16/95 .
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey, unless shown hereon.
5. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description provided are shown hereon. This survey does not certify or imply ownership of the parcel shown and described hereon, which is subject to opinion of title.
6. The bearings and/or North arrow were derived from the recorded plat or description hereon. The bearing base for this survey is denoted thus: (*).
7. By my signature and embossed seal, I David S. Massey, Florida P.S.M. hereby certify to the following named party/parties that this survey was performed under my direct supervision and that it is true and correct to the best of my knowledge and belief:
   FIRST NATIONAL BANK OF SOUTH FLORIDA
   JOHN LYNN, P.A.
   ATTORNEYS TITLE INSURANCE FUND, INC.
   CHRISTOPHER & PAMELA SANTE



ABBREVIATIONS/LEGEND

Fnd. – Found
R. – Record
C. – Calculated
Fr. – Wood frame
M.S. – metal shed
Fin.Flr. – finished floor
El. – Elevation
CB – concrete block
Balc. – Balcony
Fnc. – fence
Res. – residence
MAG. – Magnetic Nail
U.G.E. – Underground Electric
N.I.S. – not in service
P.C./P.T. – Point of Curvature/ Tangency
P.O.C. – Point of Commencement
P.O.B. – Point of Beginning Encr. – encroachment
N,S,E,W – North, South, East, West

D. – Deed
Pl. – Plat
M. – Measured
conc. – Concrete
cor. – corner
FP – fence post
A/C – air conditioner
Cond. – Conduit
F.S. – frame shed
Add. – addition
Plt. – planter
Fp. – fence post

● ——— Nail / PK Nail Found
⊙ ——— Nail/Pk Nail LB #6956 set
● ——— Pipe Found
⊙ ——— Pipe/Cap LB #6956 set
▲ ——— Rebar Found
Ø ——— Wood Utility Pole
——— E ——— Overhead electric lines
——— T ——— Overhead telephone lines
——— X ——— Chainlink fence
═══ + ═══ Wood fence
⚭ ——— Water Meter
o ——— Rock

Note: All pipes set are 7/8" (outside diameter) with cap stamped LB #6956
All PK nail/MAG nail or 60d spikes set are with discs stamped LB #6956

DAVID MASSEY LAND SURVEYING, INC. * 88888 OVERSEAS HWY. / P.O. BOX 619, – TAVERNIER, FL. 33070
PHONE (305) 853-0066 FAX (305) 853-0233

Florida Certificate of Authorization No. LB 6956

Prepared for: Sante

Section 13, Township 62 South, Range 38 East — Drawn By: DSM — Scale: 1" = 40'

Key Largo Monroe County, Florida

Drawing No.: 5148 — Surveyed: 12/19,20/01 — Fieldbook: L-65,66

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief. This survey meets the requirements of Ch. 61G17 of the Florida Administrative Code, Minimum Technical Standards for Florida Surveyors and Mappers, pursuant to Ch. 472.027, F.S.

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

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

RECEIVED
JUN - 8 2016
2016-090
MONROE CO. PLANNING DEPT

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: July 18, 2016

Subject: **Request by ORU Associates, Inc. to amend the Land Use District (Zoning) Map of the Monroe County Land Development Code from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo.**

Meeting: **July 25, 2016**

I. REQUEST

On July 2, 2014, Ocean Reef Plaza, LLC, submitted an application requesting to amend the Land Use District (Zoning) Map of the Monroe County Land Development Code from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400. On August 21, 2014, the applicant requested that the application be held until further notice. On April 20, 2016, the applicant requested that the application be re-instated and processed. On May 9, 2016, a warranty deed was recorded with the Monroe County Clerk, transferring ownership of the property to ORU Associates, Inc. An updated application form and other required documentation was submitted on July 5, 2016. ORU Associates, Inc. (hereafter referred to as "the Applicant") is requesting the same Zoning amendment for the property, from Suburban Commercial (SC) to Urban Commercial (UC).

Existing Zoning

Proposed Zoning

II. BACKGROUND INFORMATION

Site Information

Location: Ocean Reef, Key Largo
Address: 31 Ocean Reef Drive, Ocean Reef Club, Key Largo
Description: A parcel of land in Section 7, Township 59 South, Range 41 East, Key Largo
Real Estate Number: 00081740.000400
Owner/Applicant: ORU Associates, Inc.
Agent: Joel Reed
Size of Site: 75,651 SF (1.7367 acres) owned outright; 9,674 SF (0.2221 acres) leased
Land Use District (Zoning): Suburban Commercial (SC)
FLUM Designation: Mixed Use / Commercial (MC)
Tier Designation: no tier (Ocean Reef is not subject to the tier system)
Flood Zones: AE (EL 9)
Existing Use: Commercial Retail and Office
Existing Vegetation/Habitat: Scarified
Community Character of Immediate Vicinity: Adjacent land has Zoning designations of Suburban Commercial (SC), Urban Residential (UR), and Park and Refuge (PR). Adjacent uses include commercial retail, offices, a church, and a golf course.

The subject property currently has a Zoning designation of Suburban Commercial (SC), and a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC). The property was within a BU-2 (Medium Business) district prior to September 15, 1986 when it was re-designated as SC (the final adoption of the Zoning map was in 1992) (see Exhibits 1 & 2). With the adoption of the Comprehensive Plan's FLUM in 1997, the subject parcel was given its current FLUM designation of MC (see Exhibit 3).

The subject property is currently developed with three retail/office buildings, surrounded by parking lots. Per the Monroe County Property Appraiser's property record card for the site, one of the three buildings was built in 1980; two of the buildings were built in 1982; and the total floor area of the existing buildings is 24,673 square feet.

III. AMENDMENT REVIEW

Land Use District Purpose

Per Section 130-47 of the Land Development Code, *the purpose of the UC district is to designate appropriate areas for high-intensity commercial uses intended to serve retail sales and service, professional services and resort activities needs at a regional or multiple planning area scale. This district should be established at discrete nodes along U.S. 1 and should be designed so as to serve the needs of both residents and visitors.*

The subject property serves as a central commercial hub within the Ocean Reef Club, serving both residents and visitors of the entire Ocean Reef community. Although it is not located along U.S.1, it is located at a primary commercial node at the intersection of Ocean Reef Drive and Anchor Drive, an arterial roadway within the Ocean Reef Club.

Maximum Allocated Density and Intensity by Land Use District

The table below 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 Zoning	Type	Adopted Standards	Development Potential
Suburban Commercial (SC) 1.74 acres (75,651 sf)	Residential Allocated Density	3.0 du/acre	5.2 du
	Transient Maximum Allocated Density	10.0 rooms or spaces/acre	17.4 rooms or spaces
	Nonresidential Maximum Intensity	0.40 FAR	30,260 sf
Proposed Zoning	**Type**	**Adopted Standards**	**Development Potential**
Urban Commercial (UC) 1.74 acres (75,651 sf)	Residential Allocated Density	6.0 du/acre	10.4 du
	Transient Maximum Allocated Density	15.0 rooms or spaces/acre	26.1 rooms or spaces
	Nonresidential Maximum Intensity	0.45 FAR	34,043 sf
Net Change in Development Potential Based on Zoning	**Residential: +5.2 dwelling units**		
	Transient: +8.7 rooms or spaces		
	Nonresidential: +3,783 sf		

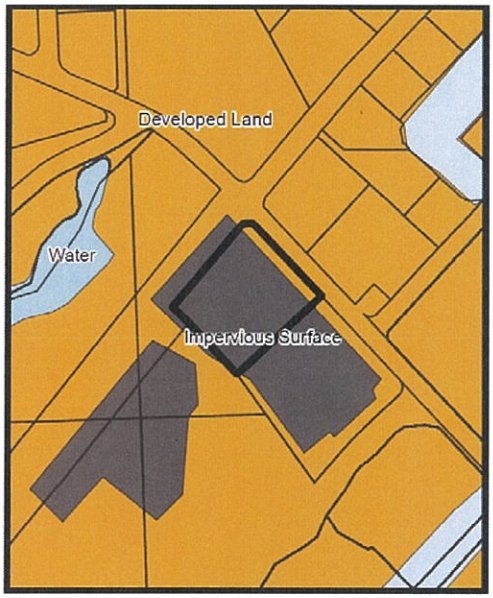
As shown in the table above, the proposed Zoning amendment would result in an increase in residential development potential of 5.2 dwelling units, an increase in transient unit development potential of 8.7 rooms or spaces, and an increase in nonresidential development potential of 3,783 square feet. Within Ocean Reef Club, Monroe County currently does not permit new permanent or transient units beyond those included in the vested rights determination of the Ocean Reef master planned community. Any additional development authorized will be deducted from the vested rights determination for Ocean Reef. As such, the potential additional units do not impact the County's ROGO balance or evacuation.

Compatibility with the Surrounding Area and Impact on Community Character

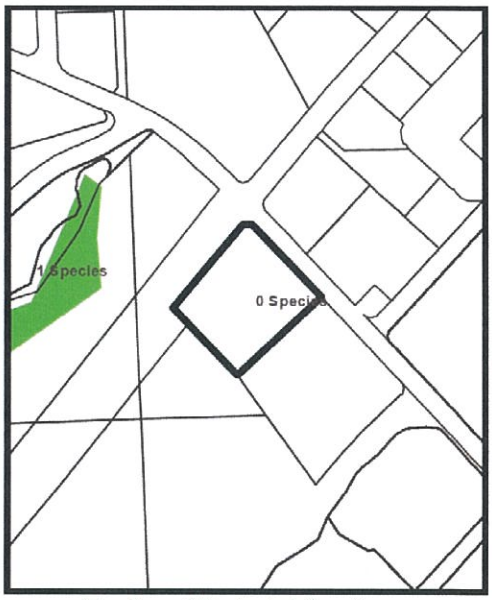
a. Existing Vegetation/Habitat: Scarified
b. Existing Tier Designation: no tier (Ocean Reef)

c. Endangered Species Habitat: zero species focus areas or buffers
d. Existing Use: Commercial Retail and Office
e. Community Character of Immediate Vicinity: Adjacent uses include commercial retail, offices, a church, and a golf course.

The subject property is located within the Ocean Reef master planned community, and is adjacent to existing office and commercial uses and a church. The proposed change in Zoning designation is consistent with the commercial character of surrounding land, concentrates increased density and intensity in a centralized area, and is located on a site where it will not impact endangered species or habitat. It is anticipated that the proposed Zoning map amendment for the site will not result in an adverse community change to the surrounding area.



Habitat type



Number of Protected Species

IV. CONSISTENCY WITH THE MONROE COUNTY YEAR 2030 COMPREHENSIVE PLAN AND THE MONROE COUNTY LAND DEVELOPMENT CODE

A. The proposed amendment is generally consistent with the Goals, Objectives and Policies of the Monroe County Year 2030 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 101.3
Monroe County shall regulate new residential development based upon the finite carrying capacity of the natural and man-made systems and the growth capacity while maintaining a maximum hurricane evacuation clearance time of 24 hours.

Objective 101.5
Monroe County shall regulate future development and redevelopment to maintain and enhance the character of the community and protect natural resources by providing for the compatible distribution of land uses consistent with the designations shown on the Future Land Use Map.

Policy 101.5.6
The principal purpose of the Mixed Use/Commercial (MC) future land use category is to provide for the establishment of mixed use 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 future land use category is also intended to allow for the establishment of mixed use development patterns, where appropriate. Various types of residential and nonresidential 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 preservation and enhancement of community character and recreational and commercial working waterfronts.
...

Objective 102.3
Monroe County shall maintain land development regulations which will direct new development to areas having appropriate topography and soil conditions and to where site disturbance and man's activities will have fewer adverse effects on natural vegetation, terrestrial wildlife, natural landforms and marine resources.

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;
   N/A

2. Changed assumptions (e.g., regarding demographic trends);
   N/A

3. Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan;
   Per the Applicant, *the parcel was erroneously given an SC zoning from the original BU-1 zoning which allowed for the original construction of four (4) commercial buildings on the site. Given the changed zoning the owner is not able to build to the density as originally approved.*

Staff has not been able to verify the original plans for the site which included a fourth commercial building. Staff also points out that the property was zoned BU-2 (Medium Business), rather than BU-1 (Light Business) prior to the adoption of the current zoning maps in 1986. Both the BU-1 and BU-2 districts allowed 50 percent lot coverage for commercial buildings at the time, which would allow additional commercial floor area beyond that within the three existing buildings.

4. New issues;
   N/A

5. Recognition of a need for additional detail or comprehensiveness; or
   The subject property serves as a central commercial hub within the Ocean Reef Club, serving both residents and visitors of the entire Ocean Reef community. Although it is not located along U.S.1, it is located at a primary commercial node at the intersection of Ocean Reef Drive and Anchor Drive, the main arterial roadway within the Ocean Reef Club.

6. Data updates;
   N/A

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.

Per the applicant:

> *The proposed amendment will not result in any adverse community change or impact in the area in which it is located. Ocean Reef Club is a private gated community in which all services are self contained on site. The rezoning will allow for additional office space and retail uses on the site that were originally contemplated in order to serve the Members of Ocean Reef Club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.*

Staff points out that the Applicant's statement regarding setbacks is incorrect. If the proposed map amendment from SC to UC is approved, the site will have a reduced primary front yard setback requirement (15' vs 25'). However, regardless of the change in setback requirements, staff believes that the proposed zoning amendment will not result in an adverse community change to the planning area in which the property is located due to its location within the Ocean Reef Club private gated community and the commercial and institutional character of the immediate area around the site.

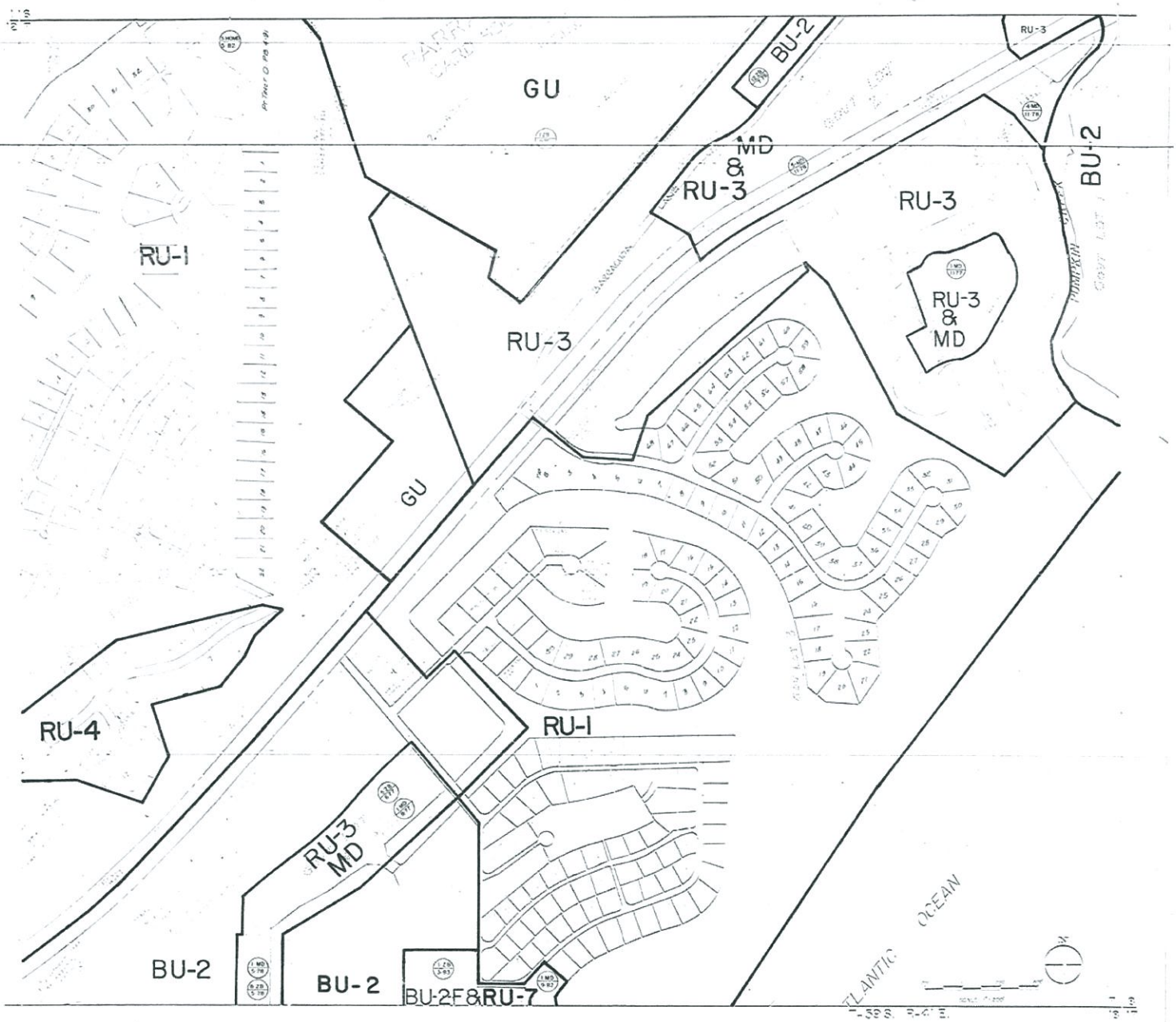
V. STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Land Use District (Zoning) Map from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400.

VI. EXHIBITS

1. Pre-1986 zoning map
2. Current Land Use (Zoning) District map
3. Current Future Land Use Map
4. Proposed Zoning Map Amendment

Exhibit 1 to Staff Report



Ocean Reef

Exhibit 2 to Staff Report

MATCH TO 55

MATCH TO 61

MATCH TO 57

MONROE COUNTY, FLORIDA, LAND USE DISTRICT MAP

OVERLAY IDENTIFICATION: COMPOSITE / OVERLAY / SCREEN; PROJID; FILE

DSGN

DR TD TRUEAX 2455.U056

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 9-14-, 1986 AS PROVIDED IN CHAPTER 9.5 OF THE FLORIDA KEYS COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS, VOLUME III.

DIRECTOR, PLANNING DEPARTMENT

LEGEND					
ACOC	AREAS OF CRITICAL COUNTY CONCERN	I	INDUSTRIAL	RV	RECREATIONAL VEHICLE
AD	AIRPORT	IS	IMPROVED SUBDIVISION	SC	SUB URBAN COMMERCIAL
CD	CONSERVATION DISTRICTS	MI	MILITARY FACILITIES	SR	SUB URBAN RESIDENTIAL
CFA	COMMERCIAL FISHING AREA	MI	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.

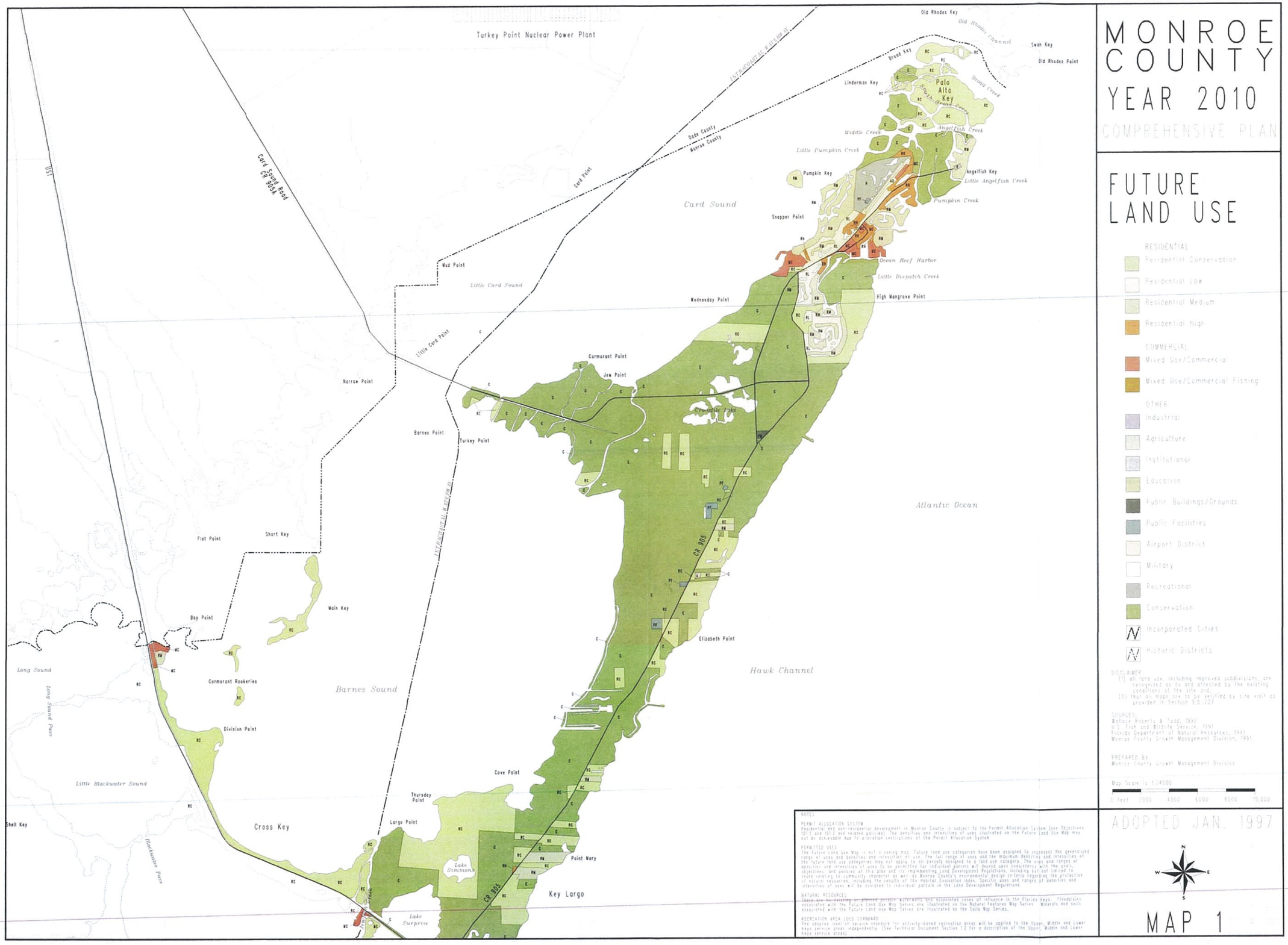
SHEET 56

DATE 1-19 88

REV NO.

PROJ NO. SE 19915.X0

Exhibit 3 to Staff Report



MONROE COUNTY YEAR 2010 COMPREHENSIVE PLAN

FUTURE LAND USE

RESIDENTIAL
- Residential Conservation
- Residential Low
- Residential Medium
- Residential High

COMMERCIAL
- Mixed Use/Commercial
- Mixed Use/Commercial Fishing

OTHER
- Industrial
- Agriculture
- Institutional
- Education
- Public Buildings/Grounds
- Public Facilities
- Airport District
- Military
- Recreational
- Conservation
- Incorporated Cities
- Historic Districts

DISCLAIMER
(1) all land use, including improved subdivisions, are recognized as to and affected by the existing conditions of the site and,
(2) that all maps are to be verified by site visit as provided in Section 9.5-227

SOURCES:
Wallace Roberts & Todd, 1992
U.S. Fish and Wildlife Service, 1991
Florida Department of Natural Resources, 1991
Monroe County Growth Management Division, 1991

PREPARED BY:
Monroe County Growth Management Division

Map Scale is 1:24000
0 Feet 2000 4000 6000 8000 10,000

NOTES:

PERMIT ALLOCATION SYSTEM
Residential and non-residential development in Monroe County is subject to the Permit Allocation System (see Objectives 101.3 and 101.5 and related policies). The densities and intensities of uses illustrated on the Future Land Use Map may not be achievable due to allocation restrictions of the Permit Allocation System.

PERMITTED USES
The Future Land Use Map is not a zoning map. Future land use categories have been assigned to represent the generalized range of uses and densities and intensities of use. The full range of uses and the maximum densities and intensities of the future land use categories may not apply to all parcels assigned to a land use category. The uses and ranges of densities and intensities of uses to be permitted for individual parcels will depend upon consistency with the goals, objectives, and policies of this plan and its implementing Land Development Regulations, including but not limited to, those relating to community character as well as Monroe County's environmental design criteria regarding the protection of natural resources, including the results of the Habitat Evaluation Index. Specific uses and ranges of densities and intensities of uses shall be assigned to individual parcels in the Land Development Regulations.

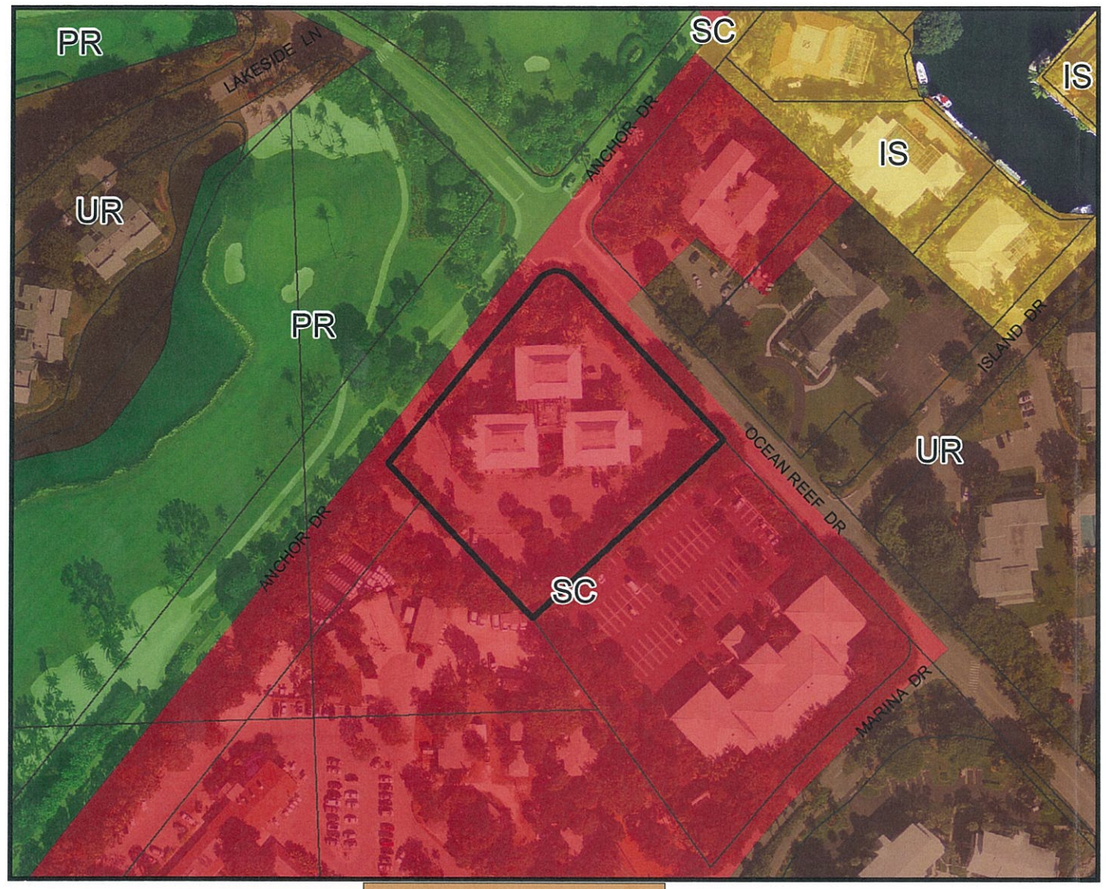
NATURAL RESOURCES:
Land use in nearby or planned private waterway and associated zones of influence in the Florida Keys. Boundaries associated with the Future Land Use Map Series are illustrated on the Natural Features Map Series. Minerals and soils associated with the Future Land Use Map Series are illustrated on the Soils Map Series.

RECREATION AREA LOSS STANDARD
The adopted level of service standard for activity-based recreation areas will be applied to the Upper, Middle and Lower Keys service areas independently. (See Technical Document Section 1.2 for a description of the Upper, Middle and Lower Keys service areas)

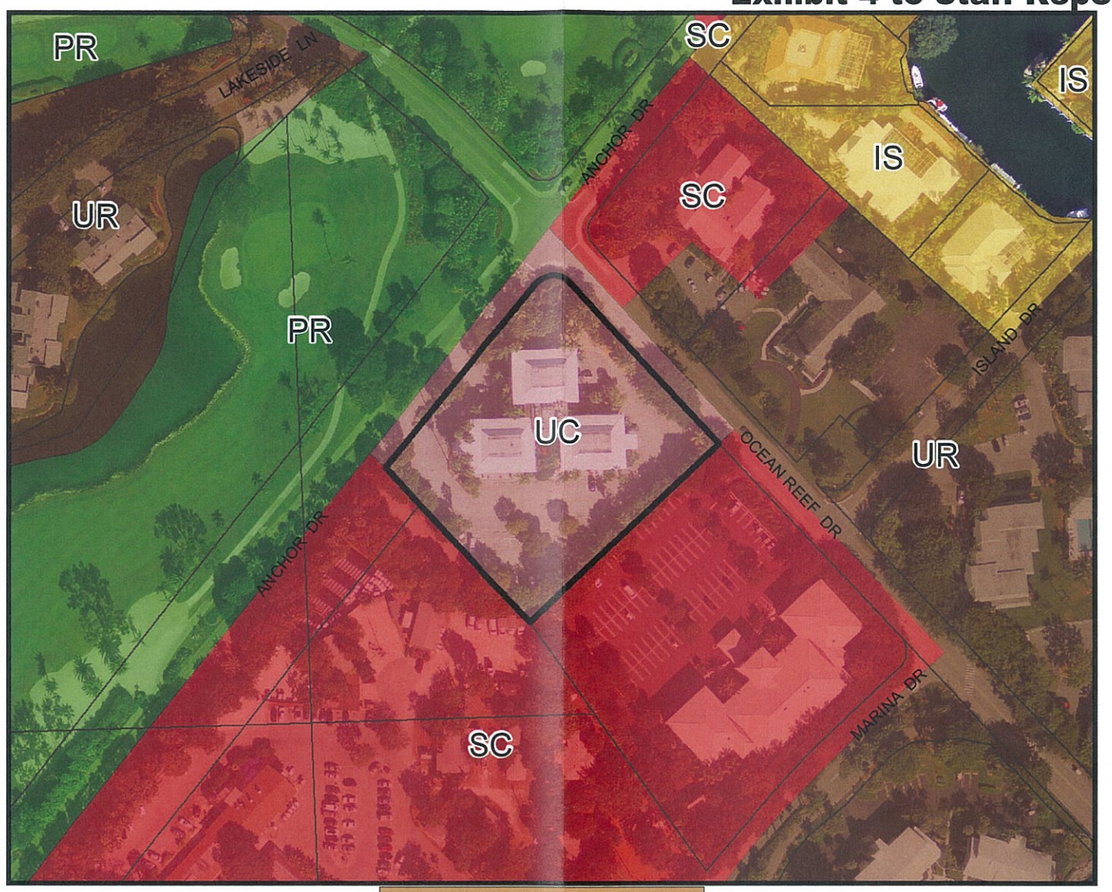
ADOPTED JAN. 1997

MAP 1

Monroe County Land Use Amendment

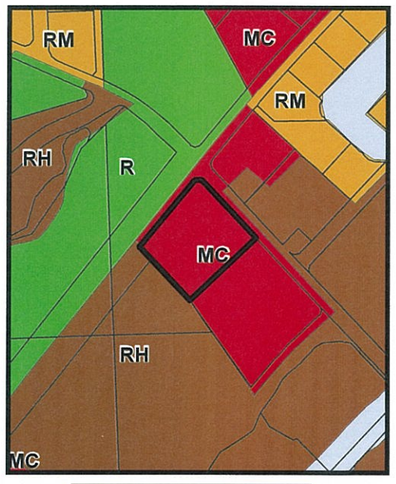


Existing Conditions

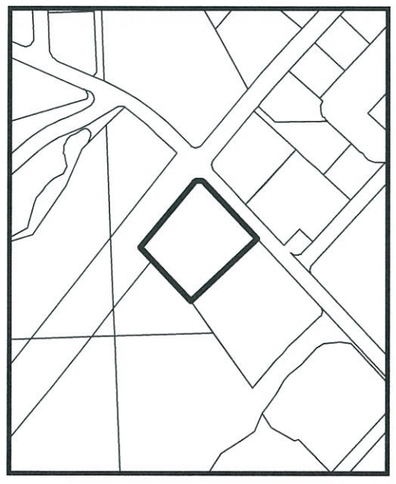


Proposed Conditions

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: 1.8 Land Use District Map #: 55

Ordinance No.: _____

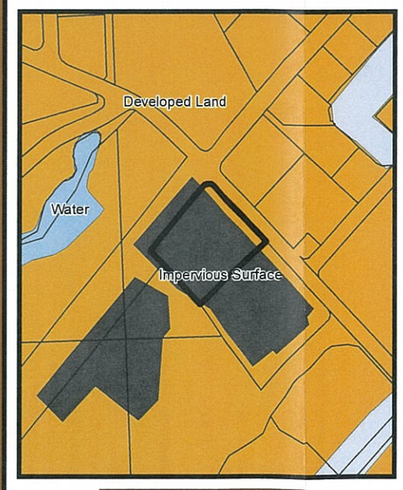
Date of Adoption: _____

Proposal: Land Use change of one parcel from Suburban Commercial (SC) to Urban Commercial (UC).

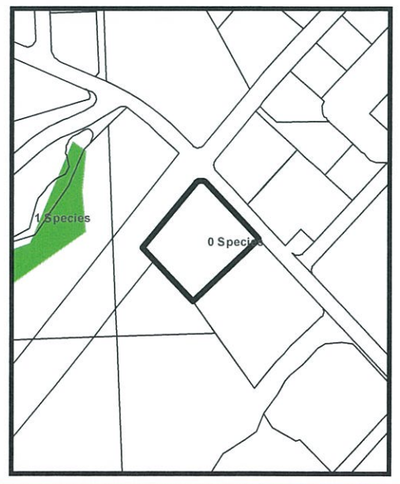
Property Description:

RE Number: 00081740-000400

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

7/31/2014

MONROE COUNTY, FLORIDA
MONROE COUNTY BOARD OF COUNTY COMMISSIONERS
ORDINANCE NO. ____ - 2016

AN ORDINANCE BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE MONROE COUNTY LAND USE DISTRICT (ZONING) MAP FROM SUBURBAN COMMERCIAL (SC) TO URBAN COMMERCIAL (UC), FOR PROPERTY LOCATED AT 31 OCEAN REEF DRIVE, KEY LARGO, OCEAN REEF CLUB, DESCRIBED AS A PARCEL OF LAND IN SECTION 7, TOWNSHIP 59 SOUTH, RANGE 41 EAST, KEY LARGO, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE #00081740.000400, AS PROPOSED BY ORU ASSOCIATES 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.

WHEREAS, Ocean Reef Club Inc. submitted an application on July 2, 2014, for a Land Use District (Zoning) map amendment from Suburban Commercial (SC) to Urban Commercial (UC) for property located at 31 Ocean Reef Drive, Ocean Reef, Key Largo, having real estate number 00081740.000400; and

WHEREAS, on August 21, 2014, the applicant requested that the application be held until further notice; and

WHEREAS, on April 20, 2016, the applicant requested that the application be re-instated and processed; and

WHEREAS, on May 9, 2016, a warranty deed was recorded with the Monroe County Clerk, transferring ownership of the property to ORU Associates, Inc.; and

WHEREAS, on July 5, 2016, an updated application form and other required documentation was submitted by ORU Associates, Inc. (hereafter referred to as "the Applicant") requesting the same Zoning amendment for the property, from Suburban Commercial (SC) to Urban Commercial (UC); and

WHEREAS, the Monroe County Development Review Committee considered the proposed amendment at a regularly scheduled meeting held on the 25th day of July, 2016; and

WHEREAS, the Monroe County Planning Commission held a public hearing on the ___day of _____, 201__, for review and recommendation on the proposed Land Use District (Zoning) map amendment; and

WHEREAS, the Monroe County Planning Commission adopted Resolution No. P__-___ recommending _____ of the proposed amendment; and

WHEREAS, at a regularly scheduled meeting held on the ___day of _____, 201__, the Monroe County Board of County Commissioners held a public hearing to consider the proposed Land Use District (Zoning) map amendment; and

WHEREAS, based upon the documentation submitted and information provided in the accompanying staff report, the BOCC makes the following Findings of Fact:

1. Prior to the 1986 adoption of the County's current land development regulations and their associated land use district maps, the subject parcel was within an BU-2 (Medium Business) zoning district; and
2. In 1986, a series of zoning maps, entitled the Land Use District Map, were adopted for all areas of the unincorporated county. On sheet 56 of the Land Use District Map, the subject parcel is within a Suburban Commercial (SC) Land Use District; and
3. Map amendments to the Monroe County Land Use District Map shall not be inconsistent with the provisions and intent of the Monroe County Comprehensive Plan; and
4. Monroe County Code (MCC) §102-158 states that map amendments are not intended to relieve particular hardships, nor to confer special privileges or rights on any person, nor to permit an adverse change in community character, analyzed in the Monroe County Comprehensive Plan, but only to make necessary adjustments in light of changed conditions or incorrect assumptions or determinations as determined by the findings of the BOCC; and
5. MCC §102-158(d)(5)b. provides that one or more of the following criteria must be met for a map amendment:
   a. Changed projections (e.g., regarding public service needs) from those on which the text or boundary was based;
   b. Changed assumptions (e.g., regarding demographic trends);
   c. Data errors, including errors in mapping, vegetative types and natural features described in volume I of the plan [the Comprehensive Plan];
   d. New issues;
   e. Recognition of a need for additional detail or comprehensiveness; or
   f. Data updates; and
6. Map amendments to the Monroe County Land Use District Map shall not be inconsistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern; and

WHEREAS, based upon the documentation submitted and information provided in the accompanying staff report, the BOCC makes the following Conclusions of Law:

1. The proposed map amendment is consistent with the provisions of the Monroe County Code:
   a. As required by MCC §102-158, the map amendment does not relieve particular hardships, nor confer special privileges or rights on any person, nor permit an adverse change in community character, as analyzed in the Monroe County Year Comprehensive Plan;
   b. As required by MCC §102-158(d)(5)b., the map amendment is needed due to data errors and recognition of a need for additional detail or comprehensiveness; and

2. The proposed map amendment is consistent with the provisions and intent of the Monroe County Year 2030 Comprehensive Plan:
   a. The Urban Commercial (UC) Land Use (Zoning) District corresponds with the subject property's Future Land Use Map designation of Mixed Use/Commercial (MC), and is consistent with the respective density and intensity standards as set forth in Policy 101.5.25;
   b. The Urban Commercial (UC) Land Use (Zoning) District is consistent with the purpose of the Mixed Use/Commercial (MC) Future Land Use Map designation, as set forth in Policy 101.5.6;

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

Section 1. The Monroe County Land Use District (Zoning) map is hereby amended as follows:

The property described as a parcel of land in Section 7, Township 59 South, Range 41 East, Key Largo, Monroe County, Florida, having Real Estate Number 00081740.000400, is changed from Suburban Commercial (SC) to Urban Commercial (UC), as shown on Exhibit 1, 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 to the Florida State Land Planning Agency as required by F.S. 380.05(11) and F.S. 380.0552(9).

Section 5. **Filing.** This ordinance shall be filed in the Office of the Secretary of the State of Florida but shall not become effective until approved by the Florida State Land

Planning Agency and, if appealed, until the appeal is resolved pursuant to Chapter 120 of the Florida Statutes.

Section 6. **Inclusion on the Monroe County Code's Official Land Use District Map.** The provisions of this Ordinance shall be included and incorporated on to the Official Land Use District Map of Monroe County.

Section 7. **Effective Date.** This ordinance shall become effective as provided by law and stated above.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida, at a regular meeting held on the _____ day of _____, 2016.

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

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

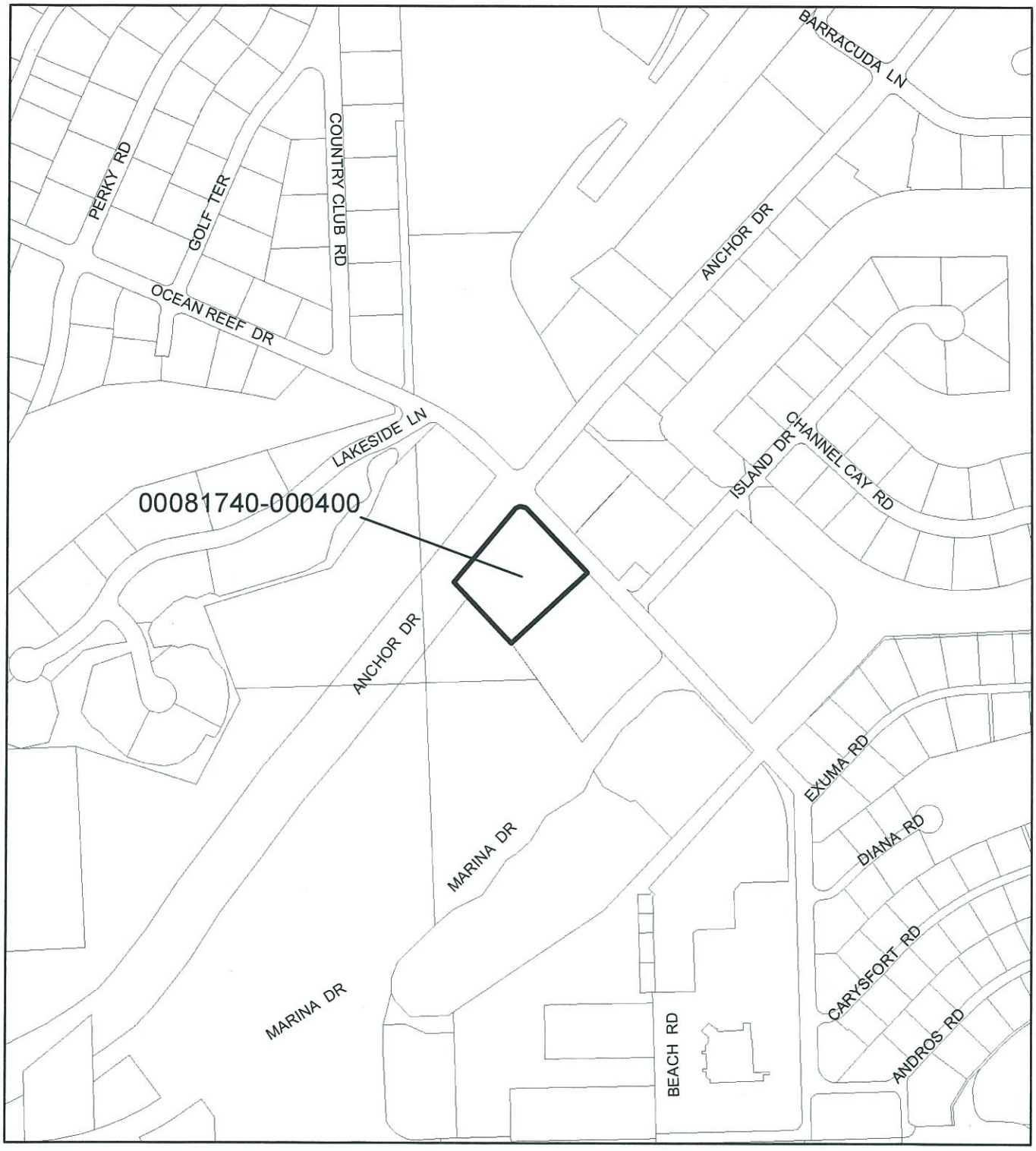
BY _____
Mayor Heather Carruthers

(SEAL)

ATTEST: AMY HEAVILIN, CLERK

_____
DEPUTY CLERK

Exhibit 1 to Ordinance# -2016



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

Land Use District change of one parcel of land in Ocean Reef having Real Estate Number 00081740-000400 from Suburban Commercial (SC) to Urban Commercial (UC).

N

File #: **2014-091**

Owner's Name: ~~O Reef Plaza LLC~~ ORU ASSOCIATES, INC.

Applicant: ~~Ocean Reef Plaza LLC~~ ORU ASSOCIATES, INC

Agent: Joel Reed

Type of Application: LUD/Map Amendment

Key: Key Largo

RE: 00081740-000400

Additional Information added to File 2014-091

RECEIVED
JUL - 5 2016
MONROE CO. PLANNING DEPT

RC3World, Inc.
31 Ocean Reef Drive, Suite A-301
Key Largo, FL 33037
404-403-2925
Joelreed55@gmail.com

June 28, 2016

Monroe County Planning & Environmental Resources Department
Attn: Gail Creech
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Dear Ms. Creech:

Please find attached Revised Application for Land Use District Map (LUD) Amendment Application for your review. As requested, the updated Warranty Deed and Agent Authorization were sent on June 14, 2016.

ORU Associates, Inc. would like to be placed on the agenda for the next DRC meeting scheduled for July 25, 2016. If any additional information is needed please contact accordingly.

Sincerely,
Joel C. Reed

Enclosure

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUL - 5 2016
MONROE CO. PLANNING DEPT

Land Use District Map (LUD) Amendment Application

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 District Map Application Fee: $4,929.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification: $3.00 for each property owner required to be noticed

Date of Application: 06 / 14 / 2016
Month / Day / Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

RC3WORLD INC	Joel C. Reed
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application

31 Ocean Reef Drive, Suite A-301, Key Largo, FL 33037
Mailing Address (Street, City, State and Zip Code)

404.403.2925	404.403.2925	404.403.2925	joelreed55@gmail.com
Work Phone	Home Phone	Cell Phone	Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authorized to sign.)**

ORU ASSOCIATES, INC.	Russ Chinnici
(Name/Entity)	Contact Person

137 Thompson Street, Unit 1, New York, NY 10012
Mailing Address (Street, City, State and Zip Code)

917-750-6701			russchinnici@aol.com
Work Phone	Home Phone	Cell Phone	Email Address

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

7 59 41 Key Largo PT NE 1/4 OF SW 1/4	Ocean Reef	Largo
Block / Lot	Subdivision	Key

00081740-000400	8574983
Real Estate (RE) Number	Alternate Key Number

31 Ocean Reef Drive, Key Largo, FL 33037	Ocean Reef Club
Street Address (Street, City, State & Zip Code)	Approximate Mile Marker

APPLICATION

Current Future Land Use Map Designation(s): Suburban Commercial (SC)

Proposed Future Land Use Map Designation(s): Urban Commercial (UC)

Current Land Use District Designation(s): Mixed-use Commercial (MC)

Total Land Area Affected by Proposed FLUM (in acres): 1.7367 Acres, see attached survey

Tier Designation(s): N/A

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)**:**

Per the Monroe County Property Appraisers record card the site is currently developed with 24,673 square feet of commercial retail and office uses. There is no residential development on the site. Currently there is approximately 30,000 existing square feet of lease-able retail / office space.

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:

   N/A

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

   N/A

3. Data errors, including errors in mapping, vegetative types and natural features described in Volume 1 of the plan:

   Yes, the parcel was erroneously given an SC zoning from original BU-1 zoning which allowed for the original construction of four(4) commercial buildings on the site. Given the changed zoning the owner is not able to build to the density as originally approved.

4. New issues:

N/A

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

N/A

6. Data updates:

N/A

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):

The proposed amendment will not result in any adverse community change or impact in the area in which it is located. Ocean Reef Club is a private gated community in which all services are self contained on site. The rezoning will allow for additional office space and retail uses on the site that were originally contemplated in order to serve the Members of Ocean Reef Club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.

Has a previous Land Use District Map amendment application submitted for this site within the past two years?

☐ Yes ☒ No If yes, date the application was submitted: _____/_____/_____
Month Day Year

All of the following items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

TAB 1 ☒ Complete Land Use District Map amendment application (unaltered and unbound)

TAB 2 ☒ Correct fee (check or money order to Monroe County Planning & Environmental Resources)

TAB 3 ☒ Proof of ownership (i.e., Warranty Deed)

TAB 4 ☒ Current Property Record Card(s) from the Monroe County Property Appraiser

TAB 5 ☒ Location map from Monroe County Property Appraiser

TAB 6 ☒ Copy of current Land Use District Map (request from the Planning & Environmental Resources Department prior to application submittal)

TAB 7 ☒ Copy of current Future Land Use Map (request from the Planning & Environmental Resources Department prior to application submittal)

TAB 8 ☒ 300 foot radius map from Monroe County Property Appraiser Office

TAB 9 ☒ List of surrounding property owners from 300 foot radius map

TAB 10 [X] Photograph(s) of site from adjacent roadway(s)

[X] 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)

[X] 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 items must be included in order to have a complete application submission:
(Please check the box as each required item is attached to the application.)

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

N/A Any other Monroe County documents including Letters of Understanding pertaining to the proposed Land Use District Map amendment

Is there a pending code enforcement proceeding involving all or a portion of the parcel proposed for development:

☐ Yes ☒ No Code Case file #_____ Describe the enforcement proceedings and if this application is being submitted to correct the violation: _____

_____.

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

* * * * * * *

The applicant/owner hereby acknowledges and agrees that any staff discussions or negotiations about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

By signing this application, the owner of the subject property authorizes the Monroe County Planning & Environmental Resources staff to conduct all necessary site visits and inspections on the subject property.

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

Signature of Applicant: _____ **Date:** June 14, 2016

See Page 5 for Notary Acknowledgement

STATE OF Florida

COUNTY OF Miami - Dade

Sworn to and subscribed before me this 15th day of June, 20 16,

by JOEL REED, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

_____
Signature of Notary Public

FANIA M. MAMBRU ORTIZ
Print, Type or Stamp Commissioned Name of Notary Public
My commission expires: May 1, 2018

NOTARY PUBLIC STATE OF FLORIDA
FANIA M MAMBRU ORTIZ
MY COMMISSION #FF118445
EXPIRES May 1, 2018
(407) 398-0153 FloridaNotaryService.com

Send complete application package to:

Monroe County Planning & Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

RECEIVED
JUN 14 2016
MONROE CO. PLANNING DEPT

June 2, 2016
(Date)

I hereby authorize RC3WORLD, Inc. (Joel C. Reed) be listed as authorized agent
(Name of Agent)

for ORU Associates, Inc. for the application submittal for
(Name of Property Owner(s) the Applicant(s))

Property described as Lot: 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4, Block _____,

Subdivision: Ocean Reef, Key (island): Largo

and Real Estate number: 00081740-000400.

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

The undersigned understands the 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.

Russ Chinnici VP.
Property Owner(s) Signature

Russ Chinnici
Printed Name of Owner(s)

NOTARY:
STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~MONROE~~ New York

The foregoing instrument was acknowledged before me this 6th **day of** June, **20**16.

Russ Chinnici **is** ____ **personally known** ✓ **produced identification**

(CT Driver's License **Type of Identification), did / did not take an oath.**

Megan Little
Notary

MEGAN LITTLE
Notary Public - State of New York
NO. 01LI6315951
Qualified in New York County
My Commission Expires Dec 8, 2018

Doc# 2074685 05/09/2016 10:29AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

05/09/2016 10:29AM
DEED DOC STAMP CL: Krys $148,456.00

Doc# 2074685
Bk# 2795 Pg# 1312

This Instrument was prepared by:

Linda K. Adler, Esq.
Carlton Fields Jorden Burt, P.A.,
4200 Miami Tower
100 S.E. Second Street,
Miami, Florida 33131-2114

And after recording returned to:

Gerald Schilian, Esq.
Schilian & Watarz, P.A.
All County Title Services, Inc.
7301-A W. Palmetto Pk. Rd, Suite 305C
Boca Raton, FL 33433

Property Appraiser
Identification No. 000-15-00004066

(RESERVED)

SPECIAL WARRANTY DEED

THIS DEED made on this 29 day of APRIL, 2016, by O REEF PLAZA, LLC, a Florida limited liability company ("Grantor"), whose address is 240 Crandon Boulevard, Suite 250, Key Biscayne, Florida 33149, to ORU ASSOCIATES, INC., a Florida corporation ("Grantee"), whose address is 137 Thompson Street, Unit 1, New York, New York 10012.

IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration paid by Grantee, Grantor does hereby grant, bargain, sell, convey, remise, release, and forever quitclaim to Grantee that real property located in the County of Monroe, State of Florida, and more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof ("Property")

TOGETHER WITH all the estate and rights of Grantor in such property. Grantor does hereby fully warrant the title to the above-described property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor and no other.

This conveyance is subject to Subject to property taxes for 2016 and subsequent years, covenants, restrictions and public utility easements of record; existing zoning and governmental regulations.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed by its duly authorized representative on the day and year first above written.

Signed, sealed and delivered in our presence,

Witness Signature

Denise Rojas
Print Name of Witness

Witness Signature

VIRGINIA C. PECKNOLD
Print Name of Witness

O REEF PLAZA, LLC, a Florida limited liability company

By: 31 OCEAN REEF, LLC, a Florida limited liability company, its manager

By: OCEAN REEF VENTURES, LLC, a Florida limited liability company, its manager

By: _____
Eric Soulavy, Manager

STATE OF FLORIDA)
)SS
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me on this 29th day of April, 2016, by Eric Soulavy, as Manager of OCEAN REEF VENTURES, LLC, a Florida limited liability company, on behalf of the company as the manager of 31 OCEAN REEF, LLC, a Florida limited liability company, on behalf of the company as the manager of O REEF PLAZA, LLC, a Florida limited liability company, in such capacity on behalf of the Company. He ☐ is personally known to me or ☒ produced BRITISH PASSPORT as identification.

DENISE ROJAS-GONZALEZ
MY COMMISSION # FF 169426
EXPIRES: November 24, 2018
Bonded Thru Budget Notary Services

Notary Public
State of Florida

Denise Rojas
Print or Stamp Name of Notary Public

My Commission Expires:

EXHIBIT "A"

Legal Description of Property

A parcel of land being a portion of the Northeast one-quarter of the Southwest one-quarter of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of Monroe County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N 2°16'26" W (bearing derived from Florida Coordinate System, East Zone) along the West line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the center line of Ocean Reef Drive, as shown on the plat of "CHANNEL CAY OCEAN REEF PLAT NO. 4", according to the Plat thereof, as recorded in Plat Book 5, Page 122, of the Public Records of Monroe County, Florida; thence S 43°11'40" E along said Northwesterly extension and along the center line of said Ocean Reef Drive for 443.60 feet to an intersection with the Southwesterly extension of the center line of Anchor Drive, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT NO. 10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of Monroe County, Florida; thence S 39°33'31" W along said Southwesterly extension of the center line of said ANCHOR DRIVE for 324.75 feet; thence S 50°26'29" E for 25.00 feet to the Point of Beginning of the hereinafter described parcel of land; thence S 43°11 '40" E for 239.23 feet; thence N 46°48'20" E for 294.00 feet to an intersection with the Southwesterly right-of-way line of said Ocean Reef Drive; thence N 43°11'40" W along said Southwesterly right-of-way line for 248.24 feet to the point of curvature of a circular curve concave to the Southeast; thence Northwesterly and Southwesterly along the arc of said curve, having a radius of 25.00 feet and a central angle of 97°14'49" for 42.43 feet to the point of tangency; thence S 39°33'31" W along a line 25.00 feet Southeasterly of as measured at right angles and parallel to said Southwesterly extension of the center line of said Anchor Drive for 267.98 feet to the Point of Beginning.

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: 8574983 **Parcel ID:** 00081740-000400

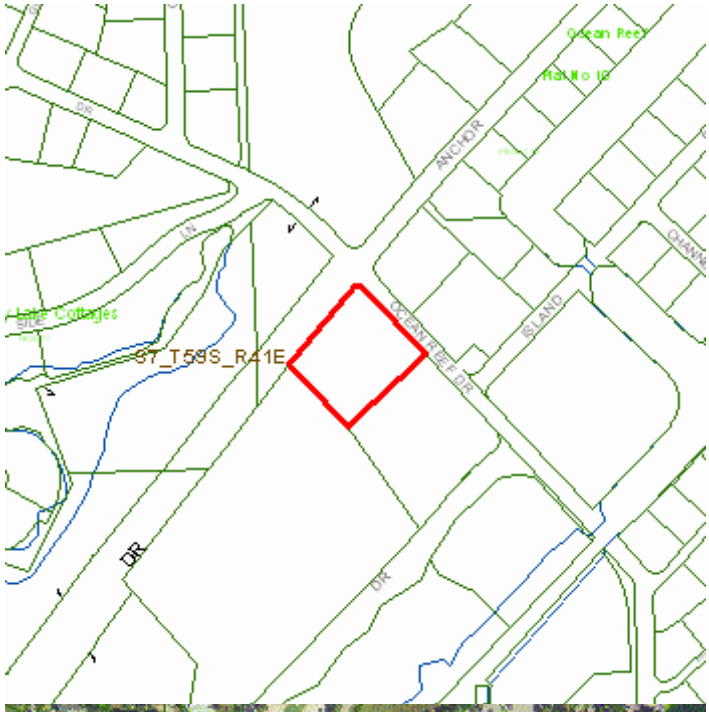
Ownership Details

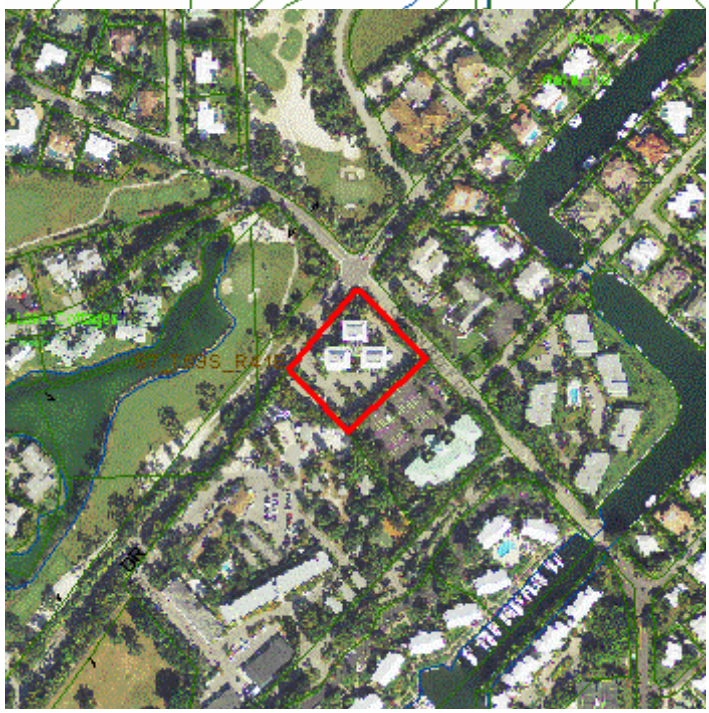
Mailing Address:
ORU ASSOCIATES INC
137 THOMPSON ST APT 1
NEW YORK, NY 10012-3127

Property Details

PC Code:	17 - OFFICE BUILDINGS 1 STORY
Millage Group:	500R
Affordable Housing:	No
Section-Township-Range:	07-59-41
Property Location:	31 OCEAN REEF DR KEY LARGO
Legal Description:	7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855/61 OR825-991/97 OR880-2219/20 OR1584-1056/59 OR1584-1060/63 OR1584-1064/65AFF OR1584-1066AFF OR2186-775/76 OR2795-1312/14

Click Map Image to open interactive viewer





Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1.74 AC

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3

Total Living Area: 24673
Year Built: 1980

Building 1 Details

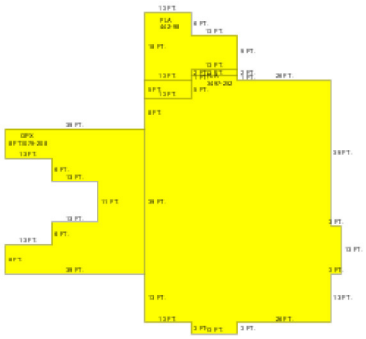
Building Type		**Condition**	A	**Quality Grade**	350
Effective Age	21	**Perimeter**	700	**Depreciation %**	26
Year Built	1980	**Special Arch**	0	**Grnd Floor Area**	8,034
Functional Obs	0	**Economic Obs**	0		

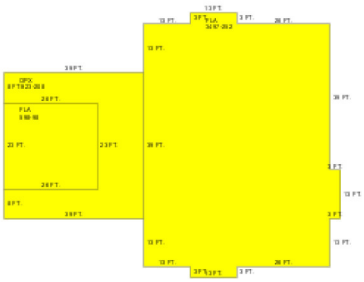
Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	4	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1979					3,497
2	OPX		1	1979					1,079
3	FLA		1	1979					442
4	OPX		1	1979					923
5	FLA		2	1979					598
6	FLA		2	1979					3,497

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14926	OFF BLDG-1 STY-B	100	N	Y
	14927	OPX	100	N	N
	14928	OFF BLDG-1 STY-B	100	N	Y
	14929	OPX	100	N	N
	14930	OFF BLDG-1 STY-B	100	N	Y
	14931	OFF BLDG-1 STY-B	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5154	C.B.S.	100

Building 2 Details

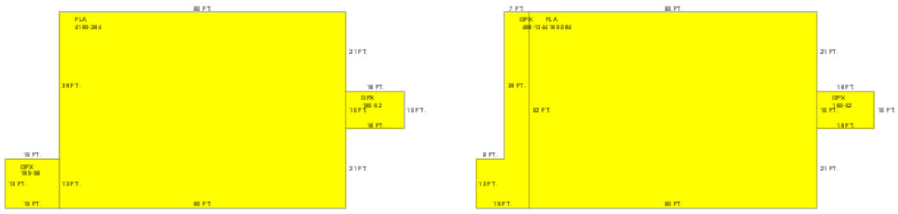
Building Type		**Condition**	A	**Quality Grade**	350
Effective Age	21	**Perimeter**	528	**Depreciation %**	26
Year Built	1982	**Special Arch**	0	**Grnd Floor Area**	8,320
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					4,160
2	OPX		1	1982					195
3	OPX		1	1982					160
4	OPX		2	1982					468
5	FLA		2	1982					4,160
6	OPX		2	1982					160

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14933	OFF BLDG-1 STY-B	100	N	Y
	14934	OPX	100	N	N
	14935	OPX	100	N	N
	14936	OPX	100	N	N
	14937	OFF BLDG-1 STY-B	100	N	Y
	14938	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5155	C.B.S.	100

Building 3 Details

Building Type		**Condition**	A	**Quality Grade**	350
Effective Age	21	**Perimeter**	528	**Depreciation %**	26
Year Built	1982	**Special Arch**	0	**Grnd Floor Area**	8,319
Functional Obs	0	**Economic Obs**	0		

Inclusions:

Roof Type		**Roof Cover**		**Foundation**	
Heat 1		**Heat 2**		**Bedrooms**	0
Heat Src 1		**Heat Src 2**			

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0

Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982					4,160
2	OPX		1	1982					160
3	OPX		1	1982					195
4	OPX		2	1982					160
5	FLA		2	1982					4,159
6	OPX		2	1982					468

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C

14939	OFF BLDG-1 STY-B	100	N	Y
14940	OPX	100	N	N
14941	OPX	100	N	N
14942	OPX	100	N	N
14943	OFF BLDG-1 STY-B	100	N	Y
14944	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5156	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	27,448 SF	0	0	1998	1999	2	25
2	PT2:BRICK PATIO	1,300 SF	0	0	2002	2003	2	50

Appraiser Notes

OCEAN REEF PLAZA BLDG #1=MAIN BUILDING BLDG #2=WEST WING BLDG #3=EAST WING 03/23/2000 PHOTO ON FILE -- 2001/10/29 SB, TPP ACCOUNT #8965672 - TOWER #77.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10300811	03/02/2010	03/20/2010	1		INTERIOR REMODEL
	12300220	01/31/2012	02/13/2012	1		REMODEL/REPAIR INTERIOR
	13303538	10/09/2013	02/02/2016	1		INTERIOR REMODEL/REPAIR
	14303111	09/18/2014	11/19/2014	25,000	Commercial	1550 SQ FT INTERIOR REMODEL/REPAIR
	15403859	09/09/2015	10/06/2015	25,000		INTERIOR REMODEL/REPAIR
	2302964	09/04/2002	11/26/2002	1		PAVERS
	02304324	10/18/2002	01/01/2004	1		REROOF
	05302753	06/14/2005	12/31/2006	1		INTERIOR OFFICE REMODEL
	06304067	10/04/2006	12/31/2006	1		INTERIOR RENOVATION

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
2015	3,210,943	32,305	628,000	7,876,067	5,992,937	0	7,876,067
2014	3,210,943	29,563	628,000	7,876,067	5,448,125	0	7,876,067
2013	3,210,943	31,954	628,000	7,876,067	4,952,841	0	7,876,067

2012	3,210,943	34,345	628,000	7,876,067	4,502,583	0	7,876,067
2011	3,377,745	36,736	628,000	7,844,521	4,093,258	0	7,844,521
2010	3,377,745	39,127	628,000	3,721,144	3,721,144	0	3,721,144
2009	3,544,547	41,518	785,000	3,721,144	3,721,144	0	3,721,144
2008	3,544,547	43,908	785,000	3,721,144	3,721,144	0	3,721,144
2007	2,781,875	46,299	785,000	3,721,144	3,721,144	0	3,721,144
2006	2,847,331	48,690	785,000	3,721,144	3,721,144	0	3,721,144
2005	2,847,331	51,081	785,000	3,721,144	3,721,144	0	3,721,144
2004	2,880,000	53,472	204,100	3,721,144	3,721,144	0	3,721,144
2003	2,880,000	55,863	204,100	3,721,144	3,721,144	0	3,721,144
2002	2,880,000	48,308	204,100	3,721,144	3,721,144	0	3,721,144
2001	2,963,190	50,504	204,100	3,721,144	3,721,144	0	3,721,144
2000	2,963,190	28,985	204,100	3,721,144	3,721,144	0	3,721,144
1999	2,963,190	12,077	204,100	3,179,367	3,179,367	0	3,179,367
1998	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1997	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1996	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1995	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1994	2,675,624	13,285	204,100	2,893,009	2,893,009	0	2,893,009
1993	2,675,624	14,493	204,100	2,515,045	2,515,045	0	2,515,045
1992	2,638,580	15,700	204,100	2,858,380	2,858,380	0	2,858,380
1991	2,638,580	16,908	204,100	2,859,588	2,859,588	0	2,859,588
1990	2,638,580	18,116	204,100	2,860,796	2,860,796	0	2,860,796
1989	2,638,580	19,324	204,100	2,862,004	2,862,004	0	2,862,004
1988	2,458,372	13,066	156,998	2,628,436	2,628,436	0	2,628,436
1987	2,233,355	13,834	156,998	2,404,187	2,404,187	0	2,404,187
1986	2,237,146	14,603	157,000	2,408,749	2,408,749	0	2,408,749
1985	2,208,158	15,371	157,000	2,380,529	2,380,529	0	2,380,529
1984	2,189,753	16,140	157,000	2,362,893	2,362,893	0	2,362,893
1983	2,189,753	16,908	157,000	2,363,661	2,363,661	0	2,363,661
1982	883,728	17,677	157,000	1,058,405	1,058,405	0	1,058,405

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
4/29/2016	2795 / 1312	21,208,000	WD	99
6/30/1999	1584 / 1056	4,500,000	WD	Q
5/1/1983	880 / 2219	2,600,000	WD	Q
1/1/1981	825 / 991	227,000	WD	Q

This page has been visited 119,389 times.

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

RC3WORLD, INC.
619 Page Ave. NE
ATLANTA, GA 30307
PHONE: 404.403.2925
EMAIL: joelreed55@gmail.com

February 17 2016

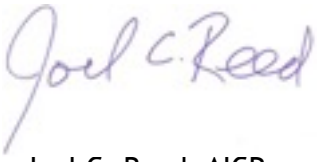
Monroe County
Planning & Environmental Resources Department
Attn: Ms. Gail Creech, Planning Commission Coordinator
2798 Overseas Hwy.
Suite 400
Marathon, FL 33050

RE: **REQUET TO PROCESS** Zoning Change Application for Ocean Reef Plaza LLC, File # 2014-091 located at 31 Ocean Reef Drive, Key Largo FL (Ocean Reef Club)

Ms. Creech,

I am writing to request that we once again move forward with the processing of our application 2014-091 for a zone change request at the above address. We had previously requested a "hold" of the application. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or joelreed55@gmail.com.

Sincerely,



Joel C. Reed, AICP

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

Date: 7.02.14
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for LUD Map Amendment
Type of application

Ocean Reef Plaza LLC 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

MCPA GIS Public Portal
Major Road

- Full
- Zoom Out

Monroe Outline

- Address

Subdivisions

- Find

Section Lines

- Identify

SECTION TEXT

- Select

Parcels

- Buffer

Shoreline

- Measure

Lot Lines

- Print

Hooks Leads

Help

Check out our Getting Started tutorial!

2014 Condo

Expand All

2013 Condo

- MCPA GIS Public Portal
  - Monroe Overlay
  - Subdivisions
  - Section Lines
  - Parcels
  - Shoreline
  - Lot Lines
  - Hooks Leads
  - Easements
  - Text Displays
  - Qualified Condo Sales
  - Qualified Sales
  - Transportation

2012 Condo

2011 Condo

2010 Condo

2009 Condo

2008 Condo

2014 Sales

2013 Sales

2012 Sales

2011 Sales

2010 Sales

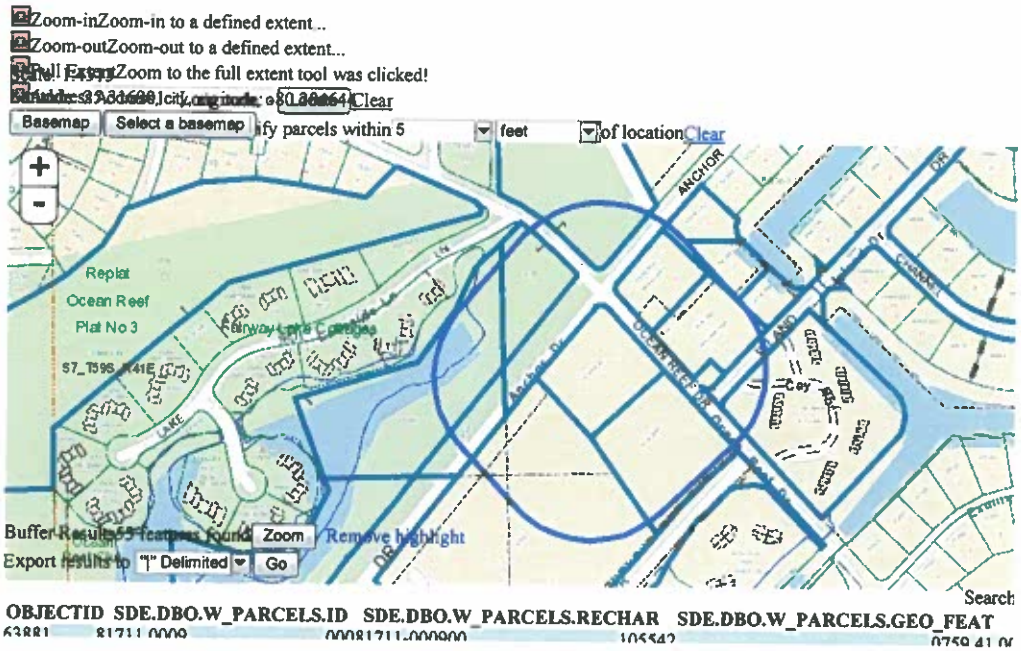
2009 Sales

2008 Sales

Road Centerline

Road Block Name

Right of Way



Verified GC

4E CAY HARBOR LLC
5 SUNSET CAY DR
KEY LARGO, FL 33037

ADAMS DAVID B AND LINDA M
1395 LANDS END RD
LANTANA, FL 33462

BACHER FRED
24 DOCKSIDE LN
KEY LARGO, FL 33037

BAILEY JAMES H P JR AND KATHERINE W
517 EAST FORT MACON RD
ATLANTIC BEACH, NC 28512

BORRELLO NICOLAS J AND BARBARA
48A GREAT RING RD
SANDY HOOK, CT 6482

BOYD DOUGLAS J AND KAREN B
5124 ARROWHEAD LN
PLANO, TX 75093

BROWN JANET K REVOCABLE TRUST AGR 3/20/1992
5 CROMWELL CT
OLD SAYBROOK, CT 06475-2542

CAPITAL PROPERTIES OF RALEIGH III LLC
2207 OXFORD RD
RALEIGH, NC 27608-1636

~~CAY HARBOR CONDO CHALETS~~

CHA6 LLC
801 ELDERBERRY WAY
BOCA RATON, FL 33486-5528

DALE JERRY M AND PAULETTE
6455 SW 122ND AVE
MIAMI, FL 33183-2621

DEMMERLY FRANK R JR AND LYNNE L
216 E OAK AVE
MOORESTOWN, NJ 8057

ELLISON MARIANNE H
PO BOX 352
DUXBURY, MA 02331-0352

ENK WILLIAM A AND MARY-TERESE
PO BOX 24203
BLUE SPRINGS, MO 64013-4203

FERGER JANE D
25 BAY RIDGE RD
KEY LARGO, FL 33037

FIRST FINANCIAL GROUP INC
C/O MARK VANATTA ESQ
52 E GAY ST
COLUMBUS, OH 43215-3161

FRAZIER DIANA H DESCENDANTS TRUST
C/O NOTOPOULOS PHILIP J TRUSTEE
10 SAINT JAMES AVE STE 1200
BOSTON, MA 02116-3889

GARDNER JAMES J ESTATE
C/O MUELLER LINDA G P/R
9449 MONTGOMERY RD
CINCINNATI, OH 45242-7640

GUTIERREZ RICARDO
610 BLUE RD
CORAL GABLES, FL 33146-1726

HENDERSON WILLIAM MCCAY REV TR AGR 9/23/2009
1917 FRANKLIN AVE
MCLEAN, VA 22101-5309

HOLL JOSEPH A AND RUTH ANN
92 MORTON DR
RAMSEY, NJ 7446

HUGHES LIVING TRUST 5/1/2006
2985 WILD TURKEY RUN
SANTA ROSA, CA 95404-8896

JA OCEAN REEF LLC
1819 JOHN F KENNEDY BLVD STE 360
PHILADELPHIA, PA 19103-1738

KORSANT PHILIP B AND CATHERINE
107 ANDROS RD
KEY LARGO, FL 33037-5204

LEE JOHN
24 DOCKSIDE LN
KEY LARGO, FL 33037-5261

LIAUTAUD JAMES J
2E CAY HBR
KEY LARGO, FL 33037-5244

LOF PARTNERS LLC
22 BRYCEWOOD DR
DIX HILLS, NY 11746-4913

MARTIN GEORGE H AND ANNE
1 SINCLAIR DR APT 117
PITTSFORD, NY 14534-1736

O R BUSINESS CENTER LLC
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037

O REEF PLAZA LLC
31 OCEAN REEF DR STE A203
KEY LARGO, FL 33037-5281

* added to applicant labels

Verified 1 of 2

OCEAN REEF CHAPEL INC
32 OCEAN REEF DR
KEY LARGO, FL 33037

OCEAN REEF CLUB INC
C/O PRESIDENT
35 OCEAN REEF DR STE 200
KEY LARGO, FL 33037-5259

ORC-CH6E CORP
PO BOX 1
FRANKLIN LAKES, NJ 07417-0001

OTT WILLIAM V
57 SEABREEZE AVE
DELRAY BEACH, FL 33483

PUIG JUAN
8015 LOS PINOS BLVD
CORAL GABLES, FL 33143-6454

RODRIGUEZ JA(TONY) AND JUDITH T LIV TR
12/20/2005 C/O RODRIGUEZ JUDITH T TRUSTEE
3728 LANCASTER LN
QUINCY, IL 62301

SCHROEDERS JOHN PAUL AND LUCY E
3353-55 GALT OCEAN DR
FORT LAUDERDALE, FL 33308

SHEA PETER AND MARY-LEE
3 LONGWOOD DR
REDDING, CT 06896-1400

SHEEHAN BOSTON RESIDENCE TRUST 10/29/2008
C/O SHEEHAN TIMOTHY G AND MARY CHRISTINE
TRUSTEES
34 MAIN ST
WENHAM, MA 01984-1540

SMITH STEVEN LYLE
34 OCEAN REEF DR UNIT CHD-2
KEY LARGO, FL 33037-5222

SPEAR INVESTMENT ASSOCIATES
20 SPEAR RD
RAMSEY, NJ 07446-1288

SUTFIN JOHN S DECLARATION OF TRUST
1/11/1994
1042 SANCTUARY TER
KEY LARGO, FL 33037-3703

TERHUNE STEPHEN K
5204 N KICKAPOO EDWARDS RD
EDWARDS, IL 61528-9522

TIFT T W JR
PO BOX 90907
ATLANTA, GA 30364-0907

WARREN THE FAMILY 2012 TRUST
10770 NE BROOMGERRIE RD
BAINBRIDGE ISLAND, WA 98110-1900

WILLIAMSON GEORGE E II AND CAROL F
5501 OAK LN
CORAL GABLES, FL 33156

ZIEGLER JOHN M AND LINDA J
5748 JARDIN PL
COLUMBUS, OH 43213-1467

Verified 2 of 2

End of Additional File 2014-091

RC3WORLD, INC.
411 RIDGEWOOD ROAD NE
ATLANTA, GA 30307
PHONE: 404.403.2925
EMAIL: joelreed55@gmail.com

RECEIVED
JUL - 2 2014
MONROE CO. PLANNING DEPT

June 27, 2014

Monroe County
Planning & Environmental Resources Department
Attn: Ms. Gail Creech, Planning Commission Coordinator
2798 Overseas Hwy.
Suite 400
Marathon, FL 33050

RE: Zoning Change Application for Ocean Reef Plaza Building located at 31 Ocean Reef Drive

Ms. Creech,

Please find the enclosed original agent authorization for RC3WORLD INC. (Joel Reed) on behalf of Eric Soulavy to act as agent on his behalf for the rezoning request application for Plaza Building at Ocean Reef Club. Please note that the application fee in the amount of $5,388.00 and the agent authorization letter is being sent under separate cover. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or joelreed55@gmail.com.

Sincerely,

Joel C. Reed

Joel C. Reed, AICP

RC3WORLD, INC.
411 RIDGEWOOD ROAD NE
ATLANTA, GA 30307
PHONE: 404.403.2925
EMAIL: joelreed55@gmail.com

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Ms. Creech,

Please find the enclosed original agent authorization for RC3WORLD INC. (Joel Reed) on behalf of Eric Soulavy to act as agent on his behalf for the rezoning request application for Plaza Building at Ocean Reef Club. In addition we are enclosing a check in the amount of $5,388.00 (Includes: $4929 application fee; $245 Advertisement fee; $3.00 per surrounding property owner notice ($3.00 x 48); and a technology fee of $20). The remainder of the application for the zone change request is being sent in a separate package. If you have any questions or concerns please do not hesitate to contact me at 404.403.2925 or joelreed55@gmail.com.

Sincerely,

Joel C Reed

Joel C. Reed, AICP

RECEIVED

JUL - 1 2014

MONROE CO. PLANNING DEPT

6/26/2014

(Date)

I hereby authorize RC3WORLD, Inc. (Joel C. Reed) be listed as authorized agent

(Name of Agent)

for O REEF PLAZA LLC for the application submittal for

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

Property described as Lot: _____, Block _____, 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4

Subdivision: Ocean Reef, Key (island): Largo

and Real Estate number: 00081740-000400.

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

The undersigned understands the 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

ERIC SOULAVY

Printed Name of Owner(s)

NOTARY:
STATE OF FLORIDA
COUNTY OF MONROE

The foregoing instrument was acknowledged before me this 30th **day of** June, **20**14.

Eric Soulavy **is** X **personally known** _____ **produced identification**

(_____ **Type of Identification), did / did not take an oath.**

Notary

MARIA HARDIE
Notary Public - State of Florida
My Comm. Expires May 22, 2017
Commission # FF 20646
Bonded Through National Notary Assn

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

RECEIVED
JUL - 2 2014
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: 01 / 28 / 2014
Month / Day / Year

Property Owner:

Ocean Reef Plaza LLC (Eric Soulavy, Managing Member)
Name

31 Ocean Reef Drive, Suite A203, Key Largo FL 33037
Mailing Address

786.473.1890
Daytime Phone

ericsoulavy@gmail.com
Email Address

Agent (if applicable):

RC3WORLD INC (Joel C. Reed)
Name

411 Ridgewood Road NE, Atlanta GA 30307
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)

7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4		OCEAN REEF	LARGO
Block	Lot	Subdivision	Key
00081740-000400		8574983	
Real Estate (RE) Number		Alternate Key Number	
31 OCEAN REEF DRIVE		OCEAN REEF CLUB	
Street Address		Approximate Mile Marker	

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

Current Land Use District Designation(s): SUBURBAN COMMERCIAL (SC)

Proposed Land Use District Designation(s): URBAN COMMERCIAL (UC)

Current Future Land Use Map Designation(s): MIXEDUSE COMMERCIAL (MC)

Tier Designation(s) N/A

Total Land Area Affected in acres: 1.7367 ACRES, see attached survey

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):

Per the Monroe County property appraisers record card the site is currently developed with 29873 square feet of commercial retail and office uses. There is no residential development on the site.

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:**

N/A

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

N/A

3) **Data errors, including errors in mapping, vegetative types and natural features described in volume 1 of the plan:**

Yes, the parcel was erroneously given an SC zoning from the original BU-1 zoning which allowed for the original construction of four (4)commercial buildings on the site. Given the changed zoning the owner is not able to build to the density as originally approved.

4) **New issues:**

N/A

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

5) **Recognition of a need for additional detail or comprehensiveness:**
N/A

6) **Data updates:**
N/A

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):

The proposed amendment will not result in any adverse community change or impact in the area in which it is located. Ocean Reef Club is a private gated community in which all services are self contained on site. The rezoning will allow for additional office and retail uses on the site that were originally contemplated in order to serve the members of Ocean Reef club. Rezoning will allow for the site to be able to meet the commercial needs of the community. Rezoning will not impact any other bulk regulations requirements such as bufferyards, setbacks, parking, etc. which are the same for both UC and SC zoning district that otherwise if adjusted as a result of the zoning change could result in a negative impact on the surrounding properties and the community.

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)

TAB 1 [X] **Complete Land Use District Map amendment application** (unaltered and unbound); and

TAB 2 [X] **Correct fee** (check or money order to Monroe County Planning & Environmental Resources); and

TAB 3 [X] **Proof of ownership (i.e. Warranty Deed)**; and

TAB 4 [X] **Current Property Record Card(s) from the Monroe County Property Appraiser**; and

TAB 5 [X] **Location map from Monroe County Property Appraiser**; and

TAB 6 [X] **Copy of current Land Use District Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and

TAB 7 [X] **Copy of current Future Land Use Map** (please request from the Planning & Environmental Resources Department prior to application submittal); and

TAB 8 [X] **300 foot radius map from Monroe County Property Appraiser Office**

TAB 9 [X] **List of surrounding property owners from 300 foot radius map**

TAB 10 [X] **Photograph(s) of site from adjacent roadway(s)**; and

REQUEST FOR A LAND USE DISTRICT (LUD) MAP AMENDMENT APPLICATION

[X] **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

[X] **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:

[X] **Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)

N/A **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. Read **Date:** JUNE 26, 2014

Sworn before me this 30 day of June, 2014

KEISHA ADAMS NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMMISSION EXPIRES SEPTEMBER 18, 2016

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.

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: 8574983 Parcel ID: 00081740-000400

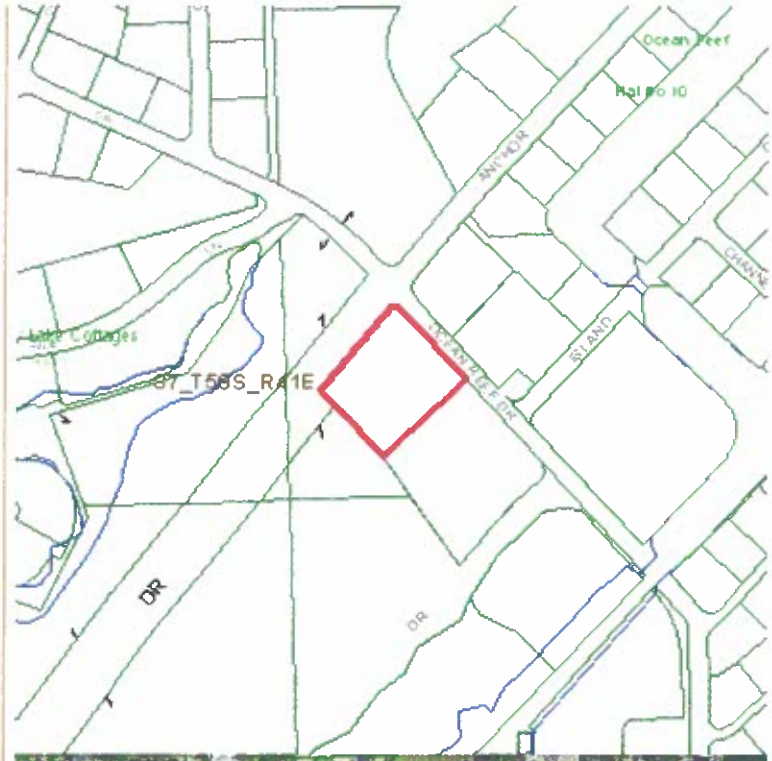
Ownership Details

Mailing Address:
O REEF PLAZA LLC
31 OCEAN REEF DR STE A203
KEY LARGO, FL 33037-5281

Property Details

PC Code: 17 - OFFICE BUILDINGS 1 STORY
Millage Group: 500R
Affordable Housing: No
Section-Township-Range: 07-59-41
Property Location: 31 OCEAN REEF DR KEY LARGO
Legal Description: 7 59 41 KEY LARGO PT NE 1/4 OF SW 1/4 OR435-855/61 OR825-991/97 OR880-2219/20 OR1584-1056/59 OR1584-1060/63 OR1584-1064/65AFF OR1584-1066AFF OR2186-775/76

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY	0	0	1.57 AC

Building Summary

Number of Buildings: 3
Number of Commercial Buildings: 3
Total Living Area: 24673
Year Built: 1980

Building 1 Details

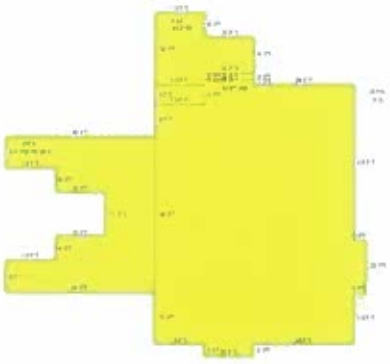
Building Type		Condition	A	Quality Grade	350
Effective Age	19	Perimeter	700	Depreciation %	23
Year Built	1980	Special Arch	0	Grnd Floor Area	8,034
Functional Obs	0	Economic Obs	0		

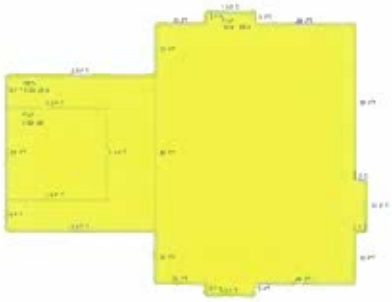
Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	4	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1979				3,497
2	OPX		1	1979				1,079
3	FLA		1	1979				442
4	OPX		1	1979				923

5	FLA	2	1979	598
6	FLA	2	1979	3,497
7	OPX	1	1979	923

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14926	OFF BLDG-1 STY-B	100	N	Y
	14927	OPX	100	N	N
	14928	OFF BLDG-1 STY-B	100	N	Y
	14929	OPX	100	N	N
	14930	OFF BLDG-1 STY-B	100	N	Y
	14931	OFF BLDG-1 STY-B	100	N	Y
	14932	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5154	C.B.S.	100

Building 2 Details

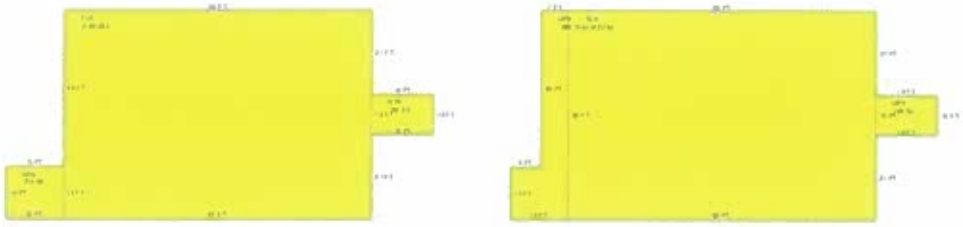
Building Type	**Condition** A	**Quality Grade** 350
Effective Age 19	**Perimeter** 528	**Depreciation %** 23
Year Built 1982	**Special Arch** 0	**Grnd Floor Area** 8,320
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	0	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982				4,160
2	OPX		1	1982				195
3	OPX		1	1982				160
4	OPX		2	1982				468
5	FLA		2	1982				4,160
6	OPX		2	1982				160

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14933	OFF BLDG-1 STY-B	100	N	Y
	14934	OPX	100	N	N
	14935	OPX	100	N	N
	14936	OPX	100	N	N
	14937	OFF BLDG-1 STY-B	100	N	Y
	14938	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5155	C.B.S.	100

Building 3 Details

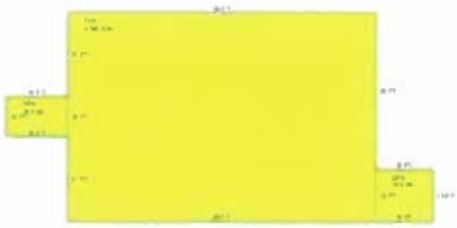
Building Type		Condition	A	Quality Grade	350
Effective Age	19	Perimeter	528	Depreciation %	23
Year Built	1982	Special Arch	0	Grnd Floor Area	8,319
Functional Obs	0	Economic Obs	0		

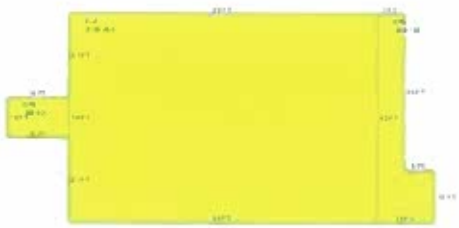
Inclusions:

Roof Type	Roof Cover	Foundation
Heat 1	Heat 2	Bedrooms 0
Heat Src 1	Heat Src 2	

Extra Features:

2 Fix Bath	0	Vacuum	0
3 Fix Bath	0	Garbage Disposal	0
4 Fix Bath	0	Compactor	0
5 Fix Bath	0	Security	0
6 Fix Bath	0	Intercom	0
7 Fix Bath	0	Fireplaces	0
Extra Fix	0	Dishwasher	0





Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	FLA		1	1982				4,160
2	OPX		1	1982				160
3	OPX		1	1982				195
4	OPX		2	1982				160
5	FLA		2	1982				4,159

6	OPX	2	1982	468

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	14939	OFF BLDG-1 STY-B	100	N	Y
	14940	OPX	100	N	N
	14941	OPX	100	N	N
	14942	OPX	100	N	N
	14943	OFF BLDG-1 STY-B	100	N	Y
	14944	OPX	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
5156	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	27,448 SF	0	0	1998	1999	2	25
2	PT2:BRICK PATIO	1,300 SF	0	0	2002	2003	2	50

Appraiser Notes

OCEAN REEF PLAZA BLDG #1=MAIN BUILDING BLDG #2=WEST WING BLDG #3=EAST WING 03/23/2000 PHOTO ON FILE -- 2001/10/29 SB, TPP ACCOUNT #8965672 - TOWER #77.

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	13303538	10/09/2013		1		INTERIOR REMODEL/REPAIR
	2302964	09/04/2002	11/26/2002	1		PAVERS
	02304324	10/18/2002	01/01/2004	1		REROOF
	10300811	03/02/2010	03/20/2010	1		INTERIOR REMODEL
	05302753	06/14/2005	12/31/2006	1		INTERIOR OFFICE REMODEL
	06304067	10/04/2006	12/31/2006	1		INTERIOR RENOVATION
	12300220	01/31/2012	02/13/2012	1		REMODEL/REPAIR INTERIOR

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	3,210,943	31,954	628,000	7,876,067	4,952,841	0	7,876,067
2012	3,210,943	34,345	628,000	7,876,067	4,502,583	0	7,876,067
2011	3,377,745	36,736	628,000	7,844,521	4,093,258	0	7,844,521
2010	3,377,745	39,127	628,000	3,721,144	3,721,144	0	3,721,144
2009	3,544,547	41,518	785,000	3,721,144	3,721,144	0	3,721,144
2008	3,544,547	43,908	785,000	3,721,144	3,721,144	0	3,721,144
2007	2,781,875	46,299	785,000	3,721,144	3,721,144	0	3,721,144
2006	2,847,331	48,690	785,000	3,721,144	3,721,144	0	3,721,144
2005	2,847,331	51,081	785,000	3,721,144	3,721,144	0	3,721,144
2004	2,880,000	53,472	204,100	3,721,144	3,721,144	0	3,721,144
2003	2,880,000	55,863	204,100	3,721,144	3,721,144	0	3,721,144
2002	2,880,000	48,308	204,100	3,721,144	3,721,144	0	3,721,144
2001	2,963,190	50,504	204,100	3,721,144	3,721,144	0	3,721,144
2000	2,963,190	28,985	204,100	3,721,144	3,721,144	0	3,721,144
1999	2,963,190	12,077	204,100	3,179,367	3,179,367	0	3,179,367
1998	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1997	2,943,185	12,077	204,100	3,159,362	3,159,362	0	3,159,362
1996	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1995	2,675,624	12,077	204,100	2,891,801	2,891,801	0	2,891,801
1994	2,675,624	13,285	204,100	2,893,009	2,893,009	0	2,893,009
1993	2,675,624	14,493	204,100	2,515,045	2,515,045	0	2,515,045
1992	2,638,580	15,700	204,100	2,858,380	2,858,380	0	2,858,380
1991	2,638,580	16,908	204,100	2,859,588	2,859,588	0	2,859,588
1990	2,638,580	18,116	204,100	2,860,796	2,860,796	0	2,860,796
1989	2,638,580	19,324	204,100	2,862,004	2,862,004	0	2,862,004
1988	2,458,372	13,066	156,998	2,628,436	2,628,436	0	2,628,436
1987	2,233,355	13,834	156,998	2,404,187	2,404,187	0	2,404,187
1986	2,237,146	14,603	157,000	2,408,749	2,408,749	0	2,408,749
1985	2,208,158	15,371	157,000	2,380,529	2,380,529	0	2,380,529
1984	2,189,753	16,140	157,000	2,362,893	2,362,893	0	2,362,893
1983	2,189,753	16,908	157,000	2,363,661	2,363,661	0	2,363,661
1982	883,728	17,677	157,000	1,058,405	1,058,405	0	1,058,405

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
6/30/1999	1584 / 1056	4,500,000	WD	Q
5/1/1983	880 / 2219	2,600,000	WD	Q
1/1/1981	825 / 991	227,000	WD	Q

This page has been visited 83,447 times.

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

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

O REEF PLAZA, LLC

Filing Information

Document Number	L06000009500
FEI/EIN Number	N/A
Date Filed	01/26/2006
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	08/09/2013
Event Effective Date	NONE

Principal Address

240 CRANDON BLVD., SUITE 250
KEY BISCAYNE, FL 33149

Changed: 08/09/2013

Mailing Address

240 CRANDON BLVD., SUITE 250
KEY BISCAYNE, FL 33149

Changed: 08/09/2013

Registered Agent Name & Address

FLORIDA CORPORATE SERVICES, LLC
3006 AVIATION AVENUE, STE. 2A
COCONUT GROVE, FL 33133

Name Changed: 08/09/2013

Address Changed: 08/09/2013

Authorized Person(s) Detail

Name & Address

Title MGR

31 OCEAN REEF, LLC
240 CRANDON BLVD., SUITE 250
KEY BISCAYNE, FL 33149

– See attached Corporate paperwork for 31 Ocean Reef, LLC

Annual Reports

Report Year	Filed Date
2011	03/30/2011
2012	03/21/2012
2013	03/19/2013

Document Images

08/09/2013 -- LC Amendment	View image in PDF format
03/19/2013 -- ANNUAL REPORT	View image in PDF format
03/21/2012 -- ANNUAL REPORT	View image in PDF format
03/30/2011 -- ANNUAL REPORT	View image in PDF format
02/18/2010 -- ANNUAL REPORT	View image in PDF format
02/27/2009 -- ANNUAL REPORT	View image in PDF format
01/14/2008 -- ANNUAL REPORT	View image in PDF format
01/11/2007 -- ANNUAL REPORT	View image in PDF format
03/20/2006 -- LC Amendment	View image in PDF format
01/26/2006 -- Florida Limited Liability	View image in PDF format

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FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS

Detail by Entity Name

Florida Limited Liability Company

31 OCEAN REEF, LLC

Filing Information

Document Number	L13000006854
FEI/EIN Number	NONE
Date Filed	01/14/2013
State	FL
Status	ACTIVE
Effective Date	01/14/2013

Principal Address

240 CRANDON BLVD.
SUITE 250
KEY BISCAYNE, FL 33149

Mailing Address

240 CRANDON BLVD.
SUITE 250
KEY BISCAYNE, FL 33149

Registered Agent Name & Address

FLORIDA CORPORATE SERVICES, LLC
3006 AVIATION AVENUE
SUITE 2A
COCONUT GROVE, FL 33133

Authorized Person(s) Detail

Name & Address

Title MGRM

SOULAVY, ERIC
240 CRANDON BLVD., STE. 250
KEY BISCAYNE, FL 33149

Annual Reports

No Annual Reports Filed

Document Images

08/01/2013 -- CORLCMMRES	View image in PDF format
01/14/2013 -- Florida Limited Liability	View image in PDF format

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MCPA GIS Public Portal

PLAZA BUILDING

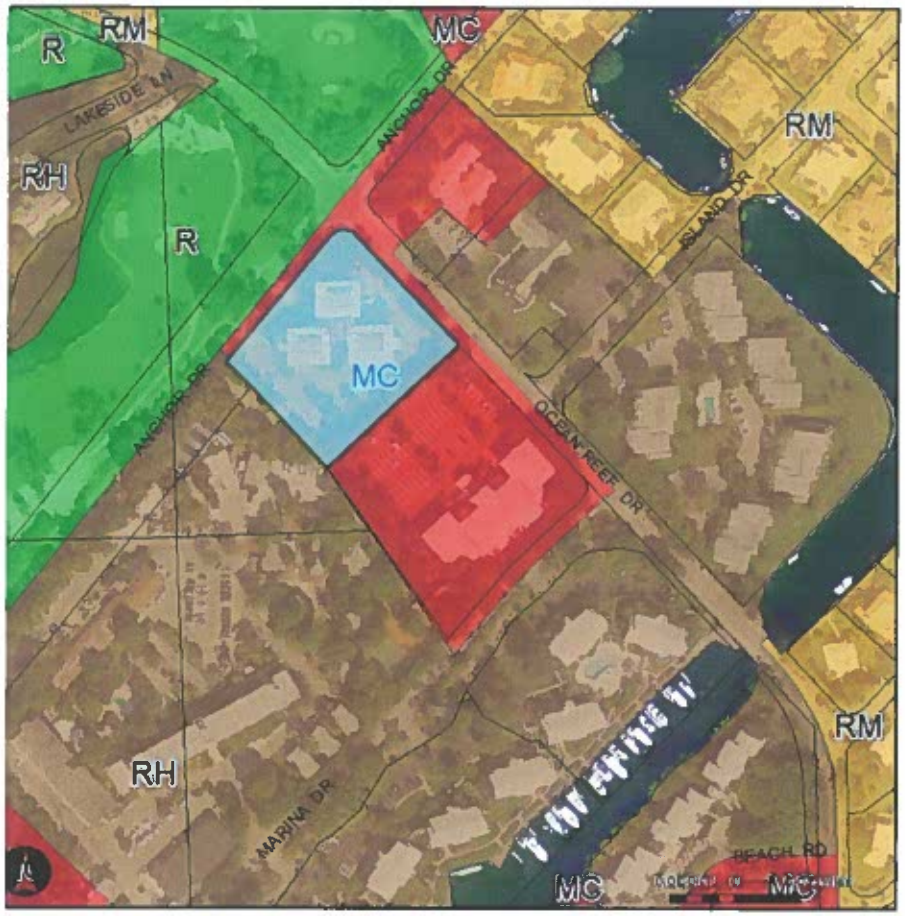
MONROE COUNTY PROPERTY APPRAISER OFFICE

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

1:2,583

Date: 1/8/2014

Map FUTURE LAND USE MAP = MC



'arcels
fileMarker
:oads

'arcels

'uture 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

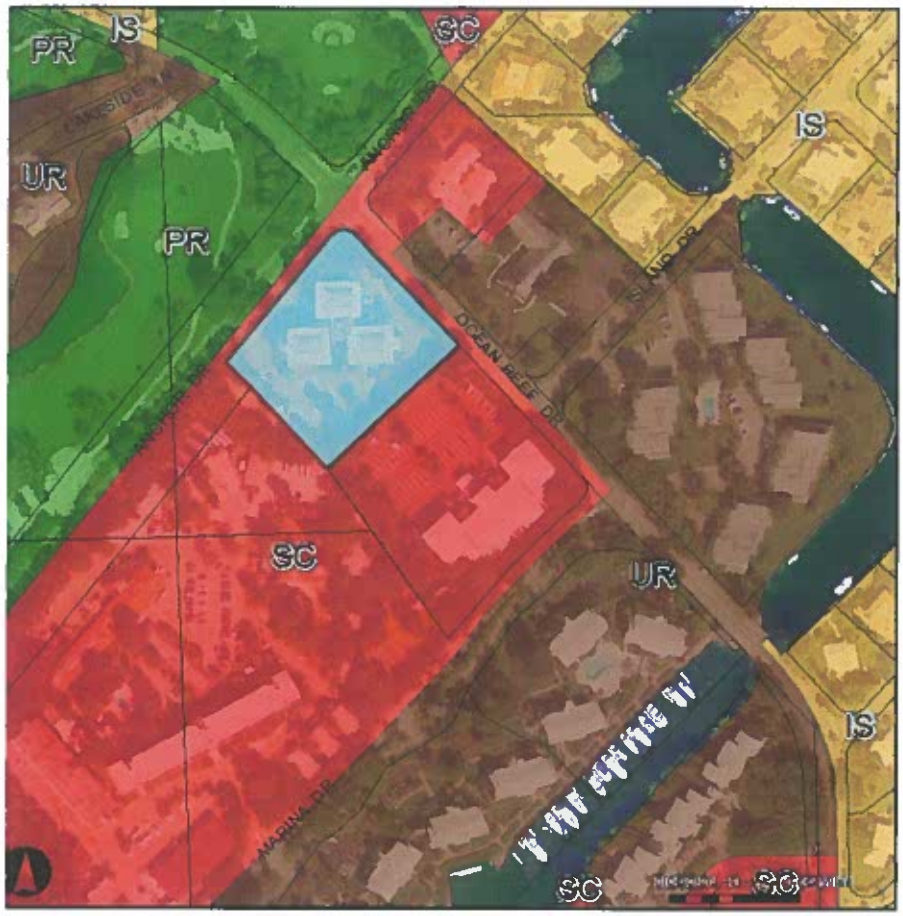
Future Land Use Map (FLUM) (continued)
PF - Public Facilities
R - Recreation
RC - Residential Conservation
RH - Residential High
RL - Residential Low
RM - Residential Medium
UNDS -Undesignated

00081740-000400 (1)

'arcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	N
00081740-000400	0759 41 00081740000400	O REEF PLAZA LLC		31 OCEAN REEF DR STE A203		KEY LARGO	FL	33037-5281		17	81740.0004	00081740-000400	8574983	500R	10010	FK33	24673	4500000	06	1999	Q	1584	1056	3

Map ZONING = SC



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
Mainland Native
Mixed Use

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

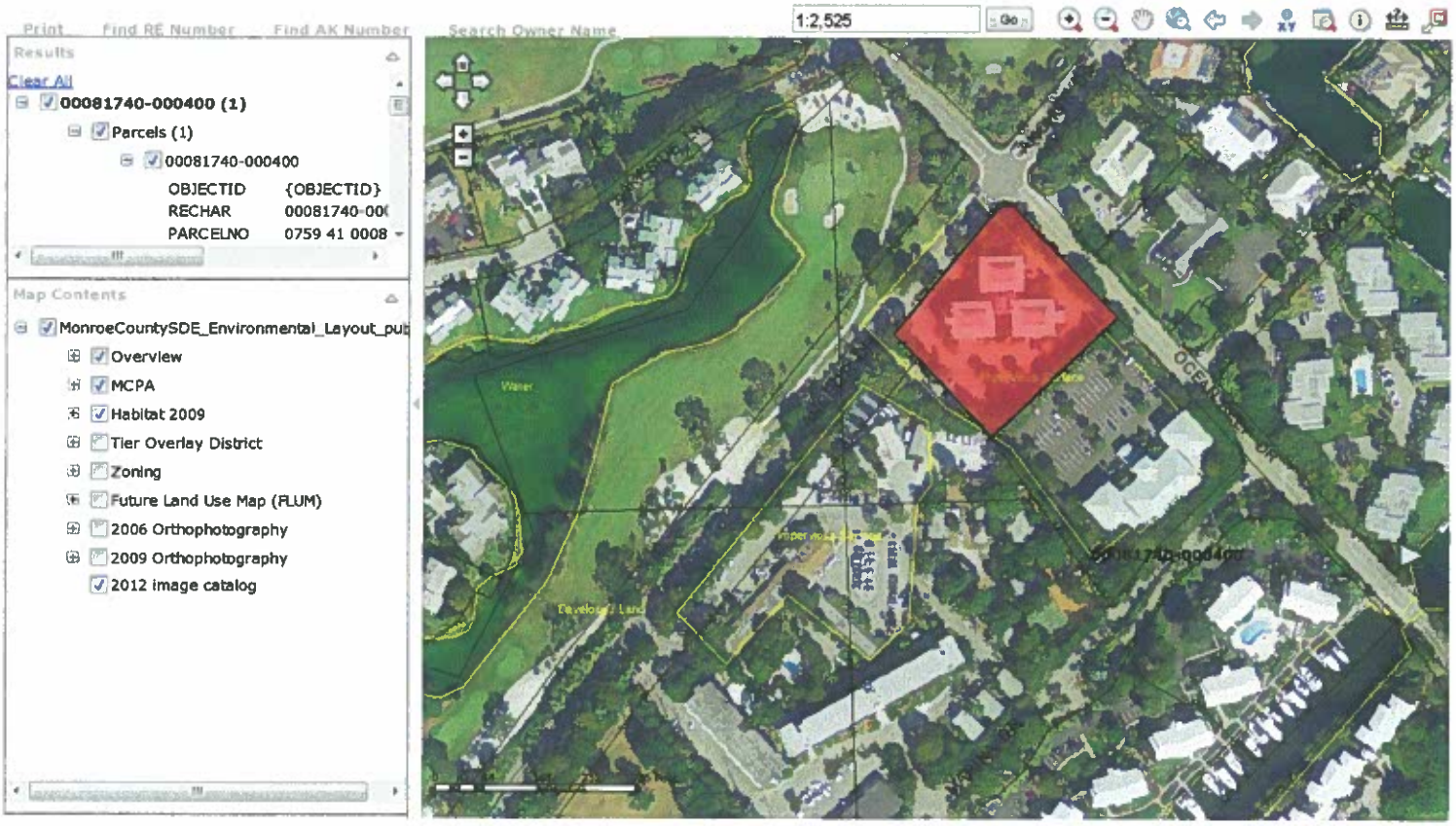
00081740-000400 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AK	MILLGROUP	NBHD	MARKET	FLA	SALE1	M1	Y1	C1	ORBOOK1	ORPAGE1	NI
00081740-000400	0759 41 00081740000400	O REEF PLAZA LLC		31 OCEAN REEF DR STE A203		KEY LARGO	FL	33037-5281		17	81740.0004	00081740-000400	8574983	500R	10010	FK33	24673	4500000	06	1999	Q	1584	1056	3

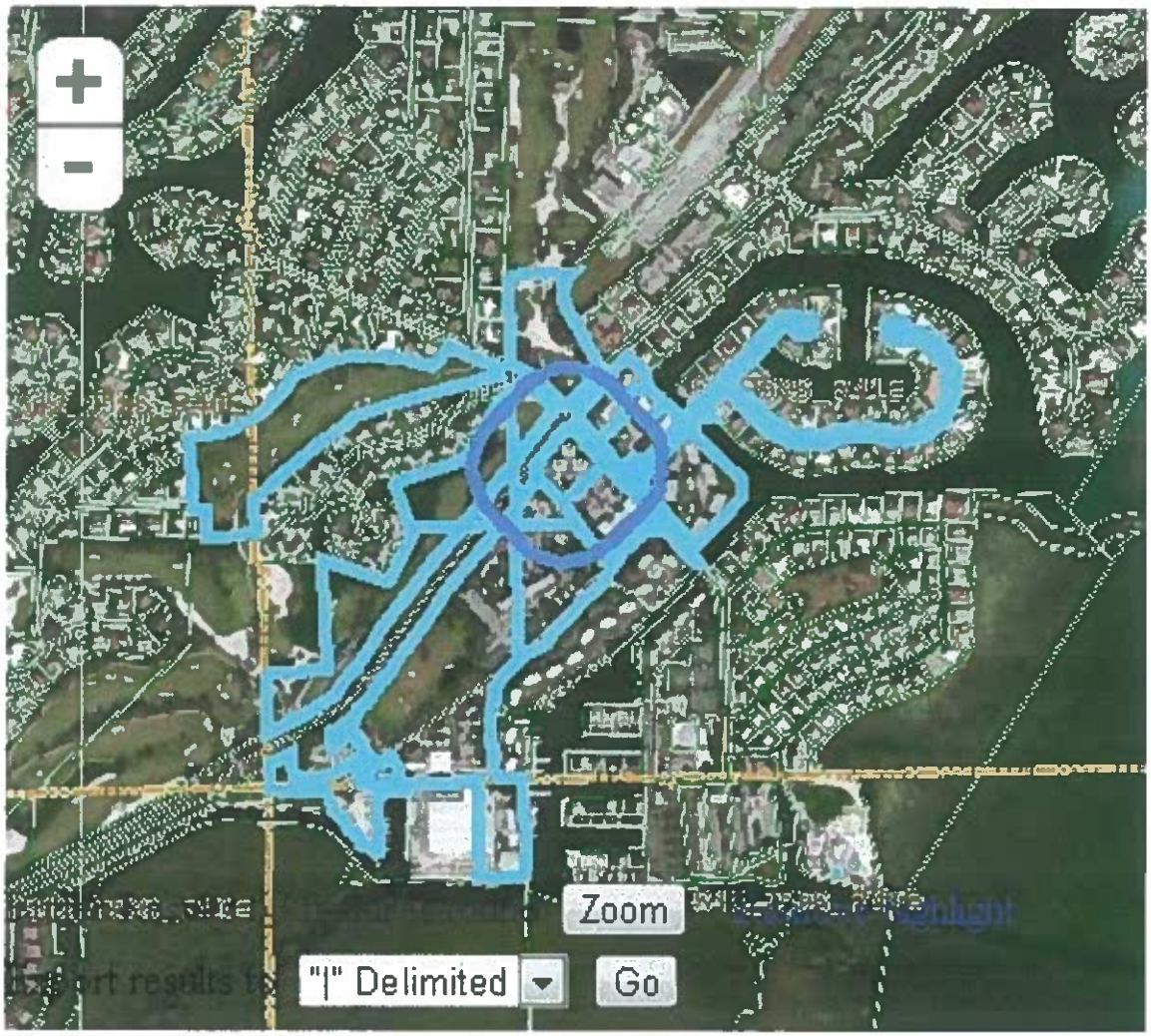
Monroe County - Growth Management - Web Map Application

Monroe County | Monroe County Property Appraiser



NOTED as "impervious Surface"

Surrounding Property Owners (300' Buffer) Map



4E CAY HARBOR LLC
5 SUNSET CAY DR
KEY LARGO , FL 33037

ADAMS DAVID B AND LINDA M
1395 LANDS END RD
LANTANA , FL 33462

BACHER FRED
24 DOCKSIDE LN
KEY LARGO , FL 33037

BAILEY JAMES H P JR AND KATHERINE W
517 EAST FORT MACON RD
ATLANTIC BEACH , NC 28512

BORRELLO NICOLAS J AND BARBARA
48A GREAT RING RD
SANDY HOOK , CT 6482

BOYD DOUGLAS J AND KAREN B
5124 ARROWHEAD LN
PLANO , TX 75093

BROWN JANET K REVOCABLE TRUST
5 CROMWELL CT
OLD
SAYBROOK , CT 06475-2542

CAY HARBOR CONDO CHALETS
,

DALE JERRY M AND PAULETTE
6455 SW 122ND AVE
MIAMI , FL 33183-2621

DEMMERLY FRANK R JR AND LYNNE L
216 E OAK AVE
MOORESTOWN , NJ 8057

ELLISON MARIANNE H
PO BOX 352
DUXBURY , MA 02331-0352

ENK WILLIAM A AND MARY-TERESE
PO BOX 24203
BLUE
SPRINGS , MO 64013-4203

FERGER JANE D
25 BAY RIDGE RD
KEY LARGO , FL 33037

FINK DANIEL W AND LYN
PO BOX 3997
WILMINGTON , DE 19807-0997

FINLEY HOLDINGS LTD
24 DOCKSIDE LN PMB 499
KEY LARGO , FL 33037-5261

FIRST FINANCIAL GROUP INC
C/O MARK VANATTA ESQ
52 E GAY ST
COLUMBUS , OH 43215-3161

GARDNER JAMES J
20 DOLPHIN LN
KEY LARGO , FL 33037-5214

GUTIERREZ RICARDO
610 BLUE RD
CORAL
GABLES , FL 33146-1726

HENDERSON WILLIAM MCCAY REV TR
1917 FRANKLIN AVE
MCLEAN , VA 22101-5309

HOLL JOSEPH A AND RUTH ANN
92 MORTON DR
RAMSEY , NJ 7446

HUDSON DENNIS AND CAROL K
600 W MEYER BLVD
KANSAS CITY , MO 64113-1544

HUGHES LIVING TRUST 5/1/2006
2985 WILD TURKEY RUN
SANTA ROSA , CA 95404-8896

JA OCEAN REEF LLC
1819 JOHN F KENNEDY BLVD
STE 360
PHILADELPHIA , PA 19103-1738

JAIKINS LINDA W BANKRUPTCY ESTATE
C/O MUKAMAL BARRY E
TRUSTEE
1 SE 3RD AVE FL 10
MIAMI , FL 33131-1710

KORSANT PHILIP B AND CATHERINE
107 ANDROS RD
KEY LARGO , FL 33037-5204

LEE JOHN
24 DOCKSIDE LN
KEY LARGO , FL 33037-5261

LIAUTAUD JAMES J
2E CAY HBR
KEY LARGO , FL 33037-5244

MARTIN GEORGE H AND ANNE
1 SINCLAIR DR APT 117
PITTSFORD , NY 14534-1736

O R BUSINESS CENTER LLC
35 OCEAN REEF DR
KEY LARGO , FL 33037

O REEF PLAZA LLC
31 OCEAN REEF DR STE A203
KEY LARGO , FL 33037-5281

OCEAN REEF ACQUISITION CORP
35 OCEAN REEF DR STE 200
KEY LARGO , FL 33037-5259

OCEAN REEF CHAPEL INC
32 OCEAN REEF DR
KEY LARGO , FL 33037

OCEAN REEF CLUB INC
C/O PRESIDENT
35 OCEAN REEF DR STE 200
KEY LARGO , FL 33037-5259

ORC-CH6E CORP
PO BOX 1
FRANKLIN
LAKES , NJ 07417-0001

OTT WILLIAM V
57 SEABREEZE AVE
DELRAY BEACH , FL 33483

PUIG JUAN
8015 LOS PINOS BLVD
CORAL
GABLES , FL 33143-6454

RODRIGUEZ JA(TONY) AND JUDITH T LIV TR
C/O RODRIGUEZ JUDITH T
TRUSTEE
3728 LANCASTER LN
QUINCY , IL 62301

SCHROEDERS JOHN PAUL AND LUCY E
3353-55 GALT OCEAN DR
FORT LAUDERDALE , FL 33308

SHEEHAN BOSTON RESIDENCE TRUST
C/O SHEEHAN TIMOTHY G AND
MARY CHRISTINE TRUSTEES
34 MAIN ST
WENHAM , MA 01984-1540

SHIPLEY WILLIAM III AND MICHELLE
1335 HILLTOP PL
YORK , PA 17403

SPEAR INVESTMENT ASSOCIATES
20 SPEAR RD
RAMSEY , NJ 07446-1288

SUTFIN JOHN S DECLARATION OF TRUST
1042 SANCTUARY TER
KEY LARGO , FL 33037-3703

TERHUNE STEPHEN K
5204 N KICKAPOO EDWARDS RD
EDWARDS , IL 61528-9522

TIFT T W JR
PO BOX 90907
ATLANTA , GA 30364-0907

TIMKEN PROPERTIES INC
34895 GROESBECK
CLINTON
TOWNSHIP , MI 48035

WARREN THE FAMILY 2012 TRUST
10770 NE BROOMGERRIE RD
BAINBRIDGE
ISLAND , WA 98110-1900

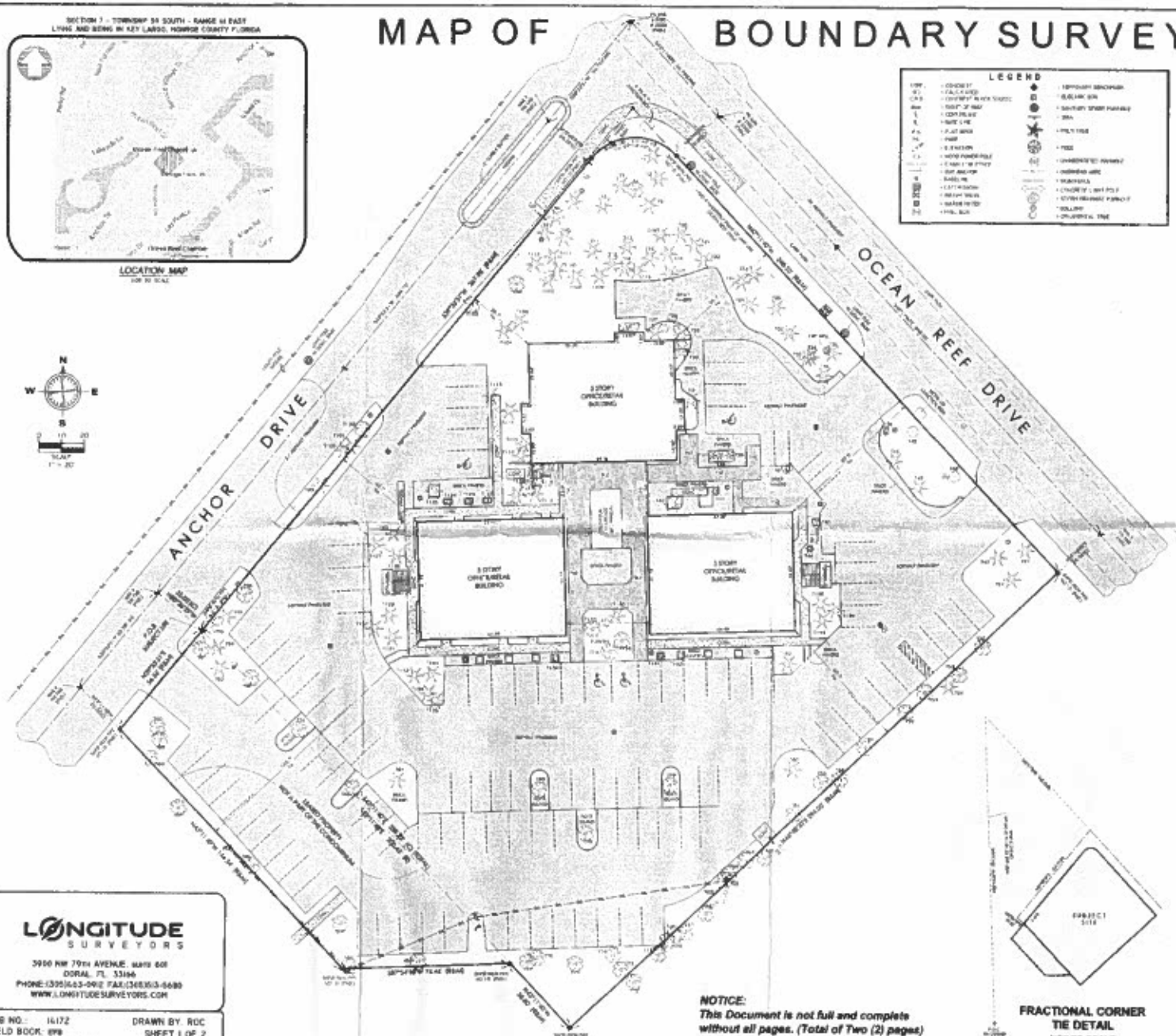
WILLIAMSON GEORGE E II AND CAROL F
5501 OAK LN
CORAL GABLES , FL 33156

ZIEGLER JOHN M AND LINDA J
5748 JARDIN PL
COLUMBUS , OH 43213-1467

MAP OF BOUNDARY SURVEY

SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY, FLORIDA

LOCATION MAP
NOT TO SCALE



LEGEND

CONC	CONCRETE		PERMANENT BENCHMARK
CLF	CHAIN LINK FENCE		ELECTRIC BOX
CMP	CORRUGATED METAL PIPE		SANITARY SEWER MANHOLE
	TIDAL		SIGN
	CENTERLINE		FIRE HYDRANT
	RIGHT OF WAY		PALM TREE
	PLAT BOOK		UNDERGROUND ELECTRIC
	PAGE		TREE
	ELEVATION		OVERHEAD WIRE
	WOOD POWER POLE		SURVEY LINE
	CONCRETE POWER POLE		CONCRETE (WITH PCI)
	GUY ANCHOR		STONE REVETMENT (WITH PCI)
	RADIUS		WOOD RETAINING WALL
	CENTRAL ANGLE		CONCRETE (WITH PCI)
	ARC LENGTH		STONE REVETMENT (WITH PCI)
	CHORD BEARING		WOOD RETAINING WALL
	CHORD LENGTH		ROLLOVER
	TYPICAL SIZE		CONCRETE

NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

FRACTIONAL CORNER TIE DETAIL
NOT TO SCALE

SURVEYOR'S RECORD:

DATE OF SURVEY:

This date of completion of the original field survey was on April 26, 2014

The date of completion of the office drafting was on May 1, 2014.

LEGAL DESCRIPTION:

A Parcel of Land being a portion of the NE 1/4 of the SW 1/4 of Section 7, Township 59 South, Range 41 East "PLAT OF LANDS OF SUNCHASE PROPERTIES, INC." according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N89°14'58"E along the South line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.23 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No.4", according to the Plat thereof as recorded in Plat Book 3, Page 170 of the Public Records of MONROE COUNTY, FLORIDA; thence S49°11'48"E along said Northeasterly extension of the centerline of said OCEAN REEF DRIVE for 443.48 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, as shown on the Plat of "SANDBAR DRIVE SUBDIVISION-OCEAN REEF PLAT No.19", according to the Plat thereof, as recorded in Plat Book 4, Page 116, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°03'31"W along said Southwesterly extension of the centerline of said ANCHOR DRIVE for 334.73 feet; thence S50°56'29"E for 38.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N39°03'31"E for 20.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence N39°03'31"E for 334.73 feet; thence N49°11'48"W for 443.48 feet to an intersection with the Southeasterly Right-of-Way line of said OCEAN REEF DRIVE; thence N49°11'48"W along said Southeasterly Right-of-Way line for 348.04 feet to the point of curvature of a circular curve concave to the Southeast; thence Northwesterly and Southeasterly along the arc of said curve having a radius of 25.00 feet and a central angle of 89°14'09" for 38.93 feet to the point of tangency; thence S39°03'31"W along a line 25.00 feet Southeasterly of as measured at right angles and parallel to said Southeasterly extension of the centerline of said ANCHOR DRIVE for 347.78 feet to the POINT OF BEGINNING. Containing 7,527 square feet, more or less.

TOGETHER WITH THE LAND OF

A Parcel of land being a portion of the NE 1/4 of the SW 1/4 of Section 7, Township 59 South, Range 41 East "PLAT OF LANDS OF SUNCHASE PROPERTIES, INC." according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW corner of said NE 1/4 of the SW 1/4 of said Section 7; thence N89°14'58"E along the South line of said NE 1/4 of the SW 1/4 of said Section 7 for 877.23 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No.4", according to the Plat thereof as recorded in Plat Book 3, Page 170 of the Public Records of MONROE COUNTY, FLORIDA; thence S49°11'48"E along said Northeasterly extension of the centerline of said OCEAN REEF DRIVE for 443.48 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, as shown on the Plat of "SANDBAR DRIVE SUBDIVISION-OCEAN REEF PLAT No.19", according to the Plat thereof, as recorded in Plat Book 4, Page 116, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°03'31"W along said Southwesterly extension of the centerline of said ANCHOR DRIVE for 334.73 feet; thence S50°56'29"E for 38.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S39°03'31"W for 347.78 feet; thence S49°11'48"E for 144.04 feet to an intersection with the Southeasterly Right of Way line of the aforementioned Ocean Reef Drive; thence along Right-of-Way line N39°03'31"E for 347.78 feet; thence N49°11'48"W for 144.04 feet to the POINT OF BEGINNING.

Containing 50,101 Square Feet or 1.15 Acres, more or less, by calculations.

PROPERTY ADDRESS:

21 Ocean Reef Drive, Key Largo, Florida 33037
Parcel Identification No. 07559-140-0048

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the minimum Technical Standard requirement for Suburban Area (Urban) 1 foot in 7,500 feet, as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of road identified hereon as depicted on the Survey Map were measured to an well-defined vertical position accuracy of 1/100 of a foot, on Mean Sea Level datum (NGVD of 1929) at or near on ground surface.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

The Map of Survey is intended for the use/benefit of a number of (One) only private Bank by itself or any of

PROXIMITY INFORMATION (with the Interpretation of the Boundary Survey):

North arrow direction is based on an assumed Meridian.

Bearings or angular turning are based upon the orientation of ANCHOR DRIVE with an assumed bearing of N39°03'31"E, said line to be considered a well established and monumented line.

The property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 9 ft. as per National Emergency Management Agency (FEMA) Community Panel Number 120129 | KEY LARGO, Map No. 0384, Suffix K, Map Revised Date: February 18, 2005.

Plat of "PLAT OF LANDS OF SUNCHASE PROPERTIES, INC." recorded in Plat Book 4, Page 83, Monroe County Records.

Plat of "CHANNEL CAY OCEAN REEF PLAT No. 4", recorded in Plat Book 3, Page 170, Monroe County Records.

Plat of "ANCHOR DRIVE-WATERBOX OCEAN REEF PLAT No. 19", recorded in Plat Book 4, Page 116, Monroe County Records.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 and a benchmark supplied by the Land Boundary Information System (LABINS) web site.

Benchmark # 0 (27)
Benchmark = 03 foot (NAVD 88, 3 decimal places) (ft)
Description = Benchmark "disc, stamped "1 970 1 Key" bolthead in a metal rod with base plate driven into ground each, near the southeast end of the culverts of Ocean Reef Airport.

Legal Description was furnished by client.

RESEARCH NOTE:

Below are other instruments which contained other than text & sketch in the sources of data, the other instruments contained that these may be legal restrictions on the subject property that were not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual(s) may appear on the Public Records of this County.

No observations or determination was made as to how this is Said Property is owned by Jetties.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY

The Survey was ordered for the purpose of Architectural Design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the instance of and certified to:

O REF PLAZA, LLC

ENCROACHMENTS:

As Shown on Survey

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and, further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and as implemented by Sec. Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7105

By: _____ _____
Jose Bravo, PSM — Signature Block
Registered Surveyor and Mapper LS5718
State of Florida

NOTICE: 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 party are prohibited without the written consent of the signing party.

LONGITUDE
SURVEYORS
3900 NW 79TH AVENUE, suite 608
DORAL, FL 33166
PHONE:(305)463-0912 FAX:(305)463-6689
WWW.LONGITUDESURVEYORS.COM

JOB NO.: 14172
FIELD BOOK: 699

DRAWN BY: ROC
SHEET 1 OF 2

MAP OF BOUNDARY SURVEY

1	Unknown	Palm	8"	8'	12'
2	Unknown	Palm	18"	15'	18'
3	Unknown	Palm	20"	13'	18'
4	Senegalia greggii	Acacia	6"	12'	15'
5	Unknown	Palm	18"	15'	18'
6	Unknown	Palm	20"	15'	18'
7	Unknown	Palm	18"	13'	18'
8	Unknown	Palm	15"	23'	18'
9	Unknown	Palm	15"	23'	18'
10	Unknown	Palm	25"	23'	18'
11	Unknown	Palm	12"	18'	16'
12	Unknown	Palm	12"	18'	16'
13	Unknown	Palm	12"	18'	16'
14	Unknown	Palm	12"	18'	16'
15	Unknown	Palm	13"	18'	16'
16	Unknown	Palm	12"	15'	16'
17	Unknown	Palm	8"	27	16
18	Unknown	Palm	9"	30	18
19	Unknown	Palm	30"	12'	18
20	Unknown	Palm	8"	25'	18'
21	Unknown	Palm	8"	15'	16'
22	Unknown	Palm	8"	12'	16'
23	Unknown	Palm	8"	6'	8'
24	Unknown	Palm	4"	7	8'
25	Unknown	Palm	4"	6'	8'
26	Unknown	Palm	4"	6'	8'
27	Unknown	Palm	8"	23	16
28	Unknown	Palm	8"	23'	16'
29	Unknown	Palm	8"	20'	16
30	Unknown	Palm	8"	20'	16'
31	Unknown	Palm	8"	20'	16'
32	Unknown	Palm	4"	6'	8'
33	Unknown	Palm	20"	24'	18'
34	Unknown	Palm	12"	22'	18'
35	Unknown	Palm	8"	18'	15'
36	Unknown	Palm	12"	18'	14'
37	Unknown	Twin palm	12"	8'	12'
38	Unknown	Twin palm	24"	30'	25'
39	Unknown	Twin palm	12"	8'	12'
40	Unknown	Palm	10"	23'	12'
41	Unknown	Palm	8"	13'	8'
42	Roseo Sendrina	Tabebuia			
43	Unknown	Palm	10"	15'	12'
44	Unknown	Palm	6"	12'	12'
45	Olea europaea	Olive	24"	20'	20'
46	Unknown	Palm	10"	18'	18'
47	Unknown	Palm	10"	13'	16'
48	Olea europaea	Olive	24"	20'	20'
49	Unknown	Palm	12"	18'	18'

50	Unknown	Palm	12"	18'	18'
51	Unknown	Palm	12"	18'	18'
52	Fraxinus ornus	Ash	24"	22'	30'
53	Fraxinus ornus	Ash	8"	22'	12'
54	Unknown	Palm	5"	6'	6'
55	Fraxinus ornus	Ash	18"	22'	20'
56	Fraxinus ornus	Ash	24"	21'	30'
57	Fraxinus ornus	Ash	24"	20'	30
58	Unknown	Native	8"	18'	15
59	Senegalia greggii	Acacia	10"	25'	20'
60	Unknown	Palm	24"	30'	13
61	Ligustrum vulgare	Privet	18"	25'	25'
62	Unknown	Native	8"	18'	12'
63	Senegalia greggii	Acacia	7"	18'	12'
64	Unknown	Native	30"	25'	30'
65	Bursera simaruba	Gumbo limbo	4"	15'	8'
66	Senegalia greggii	Acacia	24"	30'	30'
67	Bursera simaruba	Gumbo limbo	10"	20'	15'
68	Senegalia greggii	Acacia	8"	27'	20'
69	Krugiodendron ferreum	Black ironwood	4"	18'	12'
70	Senegalia greggii	Acacia	20"	35'	35'
71	Krugiodendron ferreum	Black ironwood	10"	20'	14'
72	Senegalia greggii	Acacia	10"	20'	20'
73	Senegalia greggii	Acacia	10"	30'	20'
74	Krugiodendron ferreum	Black ironwood	10"	20'	20'
75	Krugiodendron ferreum	Black ironwood	6"	20'	12'
76	Senegalia greggii	Acacia	10"	27'	16'
77	Senegalia greggii	Acacia	20"	27'	20'
78	Genus swietenia	Mahogany	18"	20'	30'
79	Genus swietenia	Mahogany	30"	20'	30'
80	Genus swietenia	Mahogany	15"	20'	20'
81	Unknown	Palm	18"	27'	12'
82	Fraxinus ornus	Ash	18"	20'	20'
83	Senegalia greggii	Acacia	15"	27'	18'
84	Bursera simaruba	Gumbo limbo	6"	30'	12'
85	Genus swietenia	Mahogany	30"	27'	35'
86	Genus swietenia	Mahogany	18"	25'	30'
87	Genus swietenia	Mahogany	40"	28'	40'
88	Genus swietenia	Mahogany	8"	20'	20'
89	Senegalia greggii	Acacia	3"	12'	8'
90	Genus swietenia	Mahogany	18"	23'	30'
91	Fraxinus ornus	Ash	18"	20'	30'
92	Fraxinus ornus	Ash	18"	20'	30'
93	Unknown	Palm	18"	18'	12'
94	Unknown	Palm	18"	30'	12'
95	Genus swietenia	Mahogany	18"	25'	30'
96	Unknown	Palm	18"	30'	12'
97	Unknown	Palm	18"	30'	12'
98	Genus swietenia	Mahogany	18"	22'	30'
99	Unknown	Palm	18"	30'	14'

100	Unknown	Palm	18"	30'	14
101	Unknown	Palm	15"	8'	8'
102	Genus swietenia	Mahogany	30"	20'	30'
103	Genus swietenia	Mahogany	30"	20'	40'
104	Unknown	Palm	12"	18'	18'
105	Unknown	Palm	16"	24'	10'
106	Fraxinus ornus	Ash	18"	22'	30'
107	Unknown	Palm	12"	18'	10'
108	Unknown	Palm	12"	18'	16'
109	Unknown	Palm	12"	18'	18'
110	Unknown	Palm	12"	18'	18'
111	Unknown	Palm	13"	18'	20'
112	Unknown	Palm	13"	18'	20'
113	Unknown	Palm	4"	22'	8'
114	Unknown	Palm	8"	13'	12'
115	Unknown	Palm	10"	16'	16'
116	Unknown	Palm	8"	18'	16'
117	Micromelaleuca	Velvet	6"	15'	6'
118	Krugiodendron ferreum	Black ironwood	2"	6'	6'
119	Unknown	Palm	10"	20'	16'
120	Krugiodendron ferreum	Black ironwood	3"	25'	6'
121	Unknown	Palm	12"	20'	15'
122	Unknown	Palm	8"	18'	15'
123	Unknown	Palm	8"	18'	15'
124	Unknown	Palm	8"	18'	15'
125	Unknown	Palm	12"	24'	15'
126	Unknown	Palm	20"	30'	8'
127	Unknown	Palm	20"	30'	8'
128	Unknown	Palm	20"	30'	8'
129	Unknown	Palm	20"	30'	12'
130	Unknown	Palm	20"	30'	12'
131	Unknown	Palm	24"	30'	12'
132	Unknown	Palm	12"	15'	14'
133	Unknown	Palm	12"	15'	14'
134	Unknown	Palm	12"	15'	14'
135	Unknown	Palm	20"	12'	14'
136	Unknown	Twin palm	24"	20'	30'
137	Ligustrum vulgare	Privet	30"	15'	20'
138	Ligustrum vulgare	Privet	30"	15'	20'
139	Senegalia greggii	Acacia	6"	15'	14'
140	Unknown	Triple palm	24"	75'	20'
141	Unknown	Twin palm	24"	20'	20'
142	Unknown	Palm	8"	24'	12'
143	Unknown	Palm	20"	26'	12'
144	Unknown	Palm	30"	12'	12'
145	Unknown	Palm	8"	15'	12'
146	Unknown	Palm	12"	18'	16'

LONGITUDE SURVEYORS

3900 NW 79TH AVENUE, SUITE 601
DORAL, FL. 33166
PHONE:(305)463-0912 FAX:(305)513-0680
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JOB NO : 16172 DRAWN BY: ROC
FIELD BOOK: EFB SHEET 2 OF 2

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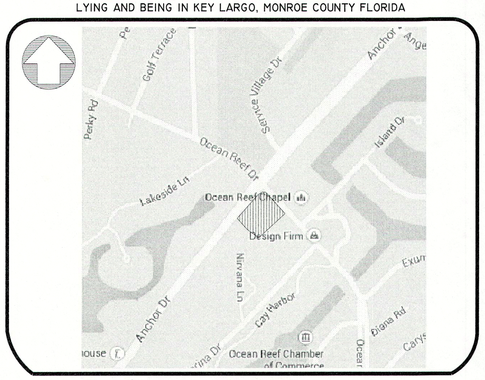
2016-091
MIAMI-DADE COUNTY PLANNING DEPT.

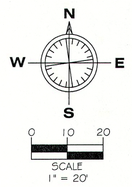
NOTICE:
This Document is not full and complete without all pages. (Total of Two (2) pages)

MAP OF BOUNDARY SURVEY

SECTION 7 - TOWNSHIP 59 SOUTH - RANGE 41 EAST
LYING AND BEING IN KEY LARGO, MONROE COUNTY FLORIDA



LOCATION MAP
NOT TO SCALE



LEGEND

CONC.	= CONCRETE		= TEMPORARY BENCHMARK
(C)	= CALCULATED	E	= ELECTRIC BOX
C.B.S.	= CONCRETE BLOCK STUCCO	S	= SANITARY SEWER MANHOLE
R/W	= RIGHT-OF-WAY		= SIGN
℄	= CENTERLINE		= PALM TREE
℞	= BASE LINE		
P.B.	= PLAT BOOK		= TREE
PG.	= PAGE		
9.39	= ELEVATION		= UNINDENTIFIED MANHOLE
	= WOOD POWER POLE	OHW	= OVERHEAD WIRE
	= CHAIN LINK FENCE		= IRON FENCE
	= GUY ANCHOR		= CONCRETE LIGHT POLE
℞	= BASELINE	SD	= STORM DRAINAGE MANHOLE
	= CATCH BASIN		= BOLLARD
	= WATER VALVE		= ORNAMENTAL TREE
	= WATER METER		
FP&L	= FP&L BOX		

FRACTIONAL CORNER TIE DETAIL
NOT TO SCALE

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JOB NO.: 14172 DRAWN BY: ROC
FIELD BOOK: EFB SHEET 1 OF 2

L:\14172 Plaza Bldg, Key Largo, FL 33037\dwg\14172 Bndr-Tree.dwg 5/22/2014 5:02:51 PM EDT

SURVEYOR'S REPORT:

DATE OF SURVEY:

The date of completion of the original field Survey was on April 28, 2014.

The date of completion of the office drafting work was on May 1, 2014.

LEGAL DESCRIPTION:

A Parcel of Land being a portion of the NE.1/4 of the SW.1/4 of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW. corner of said NE.1/4 of the SW.1/4 of said Section 7; thence N02°16'26" W [Bearings derived from Florida Coordinate System, East Zone] along the West line of said NE.1/4 of the SW.1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the center line of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No.4", according to the Plat thereof as recorded in Plat Book 5, Page 122 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along said Northwesterly extension and along the center line of said OCEAN REEF DRIVE for 443.60 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°33'31"W along said Southwesterly extension of the center line of said ANCHOR DRIVE for 324.75 feet; thence S50°26'29"E for 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S43°11'40"E for 239.23 feet; thence N46°48'20"E for 294.00 feet to an intersection with the Southwesterly Right-of-Way line of said OCEAN REEF DRIVE; thence N43°11'40"W along said Southwesterly Right-of-Way line for 248.24 feet to the point of curvature of a circular curve concave to the Southeast; thence Northwesterly and Southwesterly along the arc of said curve having a radius of 25.00 feet and a central angle of 97°14'49" for 42.43 feet to the point of tangency; thence S39°33'31"W along a line 25.00 feet Southeasterly of as measured at right angles and parallel to said Southwesterly extension of the centerline of said ANCHOR DRIVE for 267.98 feet to the POINT OF BEGINNING. Containing 1.7367 acres more or less.

TOGETHER WITH THE LEASE OF

A Parcel of land being a portion of the NE.1/4 of the SW.1/4 of Section 7, Township 59 South, Range 41 East, "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", according to the Plat thereof as recorded in Plat Book 4, Page 83 of the Public Records of MONROE COUNTY, FLORIDA, being more particularly described as follows: Commence at the SW. corner of said NE.1/4 of the SW.1/4 of said Section 7; thence N02°16'26"W [Bearings derived from Florida Coordinate System, East Zone] along the West line of said NE.1/4 of the SW.1/4 of said Section 7 for 877.53 feet to an intersection with the Northwesterly extension of the centerline of OCEAN REEF DRIVE, as shown on the Plat of "CHANNEL CAY OCEAN REEF PLAT No.4", according to the Plat thereof as recorded in Plat Book 5, Page 122 of the Public Records of MONROE COUNTY, FLORIDA; thence S43°11'40"E along said Northwesterly extension and along the centerline of said OCEAN REEF DRIVE for 443.60 feet to an intersection with the Southwesterly extension of the centerline of ANCHOR DRIVE, as shown on the Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No.10", according to the Plat thereof, as recorded in Plat Book 6, Page 118, of the Public Records of MONROE COUNTY, FLORIDA; thence S39°33'31"W along said Southwesterly extension of the centerline of said ANCHOR DRIVE for 324.75 feet; thence S50°26'29"E for 25.00 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; thence S43°11'40"E for 200.43 feet; thence S87°54'18"W for 74.46 feet; thence N43°11'40"W for 144.34 feet to an intersection with the Southwesterly Right-of-Way line of the aforementioned Southwesterly extension of ANCHOR DRIVE; thence along Right-of-Way line N39°33'31"E for 56.56 feet to the POINT OF BEGINNING.

Containing 85.321 Square Feet or 1.96 Acres, more or less, by calculations.

PROPERTY ADDRESS:

31 Ocean Reef Drive, Key Largo, Florida 33037
Parcel Identification No. 00081740-000400

ACCURACY:

The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Minimum Technical Standards requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.

This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

PERTINENT INFORMATION USED FOR THE PREPARATION OF THE BOUNDARY SURVEY:

North arrow direction is based on an assumed Meridian.

Bearings as shown hereon are based upon the centerline of ANCHOR DRIVE with an assumed bearing of N39°33'31"E, said line to be considered a well established and monumented line.

This property appears to be located in a Flood Zone "AE" with a Base Flood Elevation 9.0, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 125129 (KEY LARGO), Map No. 0584, Suffix K, Map Revised Date: February 18, 2005.

Plat of "PLAT OF LANDS OF SEABOARD PROPERTIES, INC.", recorded in Plat Book 4, Page 83, Monroe County Records.

Plat of "CHANNEL CAY OCEAN REEF PLAT No. 4", recorded in Plat Book 5, Page 122, Monroe County Records.

Plat of "ANCHOR DRIVE SUBDIVISION OCEAN REEF PLAT No. 10", recorded in Plat Book 6, Page 118, Monroe County Records.

All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929, and a Benchmark supplied by the Land Boundary Information System (LABINS) web site.

Benchmark: # T-275
Elevation= 1.08 Feet (NAVD 88), 2.64 Feet (NGVD 29)
Description: Benchmar disc stamped "T 275 1966" fastened to a metal rod with base plate driven into coral rock, near the southeast end of the runway of Ocean Reef Airport.

Legal Description was furnished by client.

RESTRICTIONS:

Since no other information were furnished other than that is cited in the sourses of data, the client is hereby advised that there may be legal restrictions on the subject property that are not shown on the Survey Map that may be found in the Public Records of Monroe County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.

No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

PURPOSE OF SURVEY

The Survey was ordered for the purpose of Architectural Design.

CLIENT INFORMATION:

This Boundary Survey was prepared at the insistence of and certified to:

O REEF PLAZA, LLC

ENCROACHMENTS:

As Shown on Survey

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2014-091
MONROE CO. PLANNING DEPT

SURVEYOR'S CERTIFICATE:

I hereby certify: That this "Boundary Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary Survey" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 through 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

LONGITUDE SURVEYORS LLC., a Florida Limited Liability Company
Florida Certificate of Authorization Number LB7335

By: _____ 05/22/14
Jose Senas, PSM Signature Date:
Registered Surveyor and Mapper LS5938
State of Florida

NOTICE: 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 party are prohibited without the written consent of the signing party.

MAP OF BOUNDARY SURVEY

PLAZA BUILDING EXISTING TREES MASTER LIST

OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA

NUMBER	Botanical Name	Common Name	DBH	Height	Spread
1	Unknown	Palm	8"	8'	12'
2	Unknown	Palm	18"	15'	18'
3	Unknown	Palm	20"	13'	18'
4	Senegalia greggii	Acacia	6"	12'	15'
5	Unknown	Palm	18"	15'	18'
6	Unknown	Palm	20"	15'	18'
7	Unknown	Palm	18"	13'	18'
8	Unknown	Palm	15"	23'	18'
9	Unknown	Palm	15"	23'	18'
10	Unknown	Palm	15"	23'	18'
11	Unknown	Palm	12"	18'	16'
12	Unknown	Palm	12"	18'	16'
13	Unknown	Palm	12"	18'	16'
14	Unknown	Palm	12"	18'	16'
15	Unknown	Palm	12"	18'	16'
16	Unknown	Palm	12"	15'	18'
17	Unknown	Palm	8"	27'	16'
18	Unknown	Palm	8"	10'	18'
19	Unknown	Palm	10"	12'	18'
20	Unknown	Palm	8"	25'	18'
21	Unknown	Palm	8"	15'	16'
22	Unknown	Palm	8"	23'	16'
23	Unknown	Palm	8"	6'	8'
24	Unknown	Palm	4"	7'	8'
25	Unknown	Palm	4"	6'	8'
26	Unknown	Palm	4"	6'	8'
27	Unknown	Palm	8"	23'	16'
28	Unknown	Palm	8"	23'	16'
29	Unknown	Palm	8"	20'	16'
30	Unknown	Palm	8"	20'	16'
31	Unknown	Palm	8"	20'	16'
32	Unknown	Palm	4"	6'	8'
33	Unknown	Palm	20"	24'	10'
34	Unknown	Palm	12"	22'	18'
35	Unknown	Palm	8"	18'	15'
36	Unknown	Palm	12"	18'	14'
37	Unknown	Twin palm	12"	8'	12'
38	Unknown	Twin palm	24"	30'	15'
39	Unknown	Twin palm	12"	8'	12'
40	Unknown	Palm	10"	22'	12'
41	Unknown	Palm	8"	13'	8'
42	Roseodendron	Tabebuia			
43	Unknown	Palm	10"	15'	12'
44	Unknown	Palm	6"	15'	12'
45	Olea europaea	Olive	24"	20'	30'
46	Unknown	Palm	10"	18'	16'
47	Unknown	Palm	10"	18'	16'
48	Olea europaea	Olive	24"	20'	30'
49	Unknown	Palm	12"	18'	18'

PLAZA BUILDING EXISTING TREES MASTER LIST

OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA

NUMBER	Botanical Name	Common Name	DBH	Height	Spread
50	Unknown	Palm	12"	18'	18'
51	Unknown	Palm	12"	18'	18'
52	Fraxinus ornus	Ash	24"	22'	30'
53	Fraxinus ornus	Ash	8"	22'	12'
54	Unknown	Palm	5"	6'	6'
55	Fraxinus ornus	Ash	18"	22'	20'
56	Fraxinus ornus	Ash	24"	22'	30'
57	Fraxinus ornus	Ash	24"	20'	30'
58	Unknown	Native	6"	18'	15'
59	Senegalia greggii	Acacia	10"	25'	20'
60	Unknown	Palm	24"	30'	13'
61	Ligustrum vulgare	Privet	18"	25'	25'
62	Unknown	Native	8"	18'	12'
63	Senegalia greggii	Acacia	7"	18'	12'
64	Unknown	Native	30"	25'	30'
65	Busera simaruba	Gumbo limbo	4"	15'	8'
66	Senegalia greggii	Acacia	24"	30'	30'
67	Busera simaruba	Gumbo limbo	10"	20'	15'
68	Senegalia greggii	Acacia	8"	27'	20'
69	Krugiodendron ferreum	Black ironwood	6"	18'	12'
70	Senegalia greggii	Acacia	20"	35'	35'
71	Krugiodendron ferreum	Black ironwood	10"	20'	14'
72	Senegalia greggii	Acacia	10"	20'	20'
73	Senegalia greggii	Acacia	10"	30'	20'
74	Krugiodendron ferreum	Black ironwood	10"	20'	20'
75	Krugiodendron ferreum	Black ironwood	6"	20'	12'
76	Senegalia greggii	Acacia	10"	27'	14'
77	Senegalia greggii	Acacia	20"	27'	20'
78	Genus swietenia	Mahogany	18"	20'	30'
79	Genus swietenia	Mahogany	30"	20'	30'
80	Genus swietenia	Mahogany	15"	20'	20'
81	Unknown	Palm	18"	27'	12'
82	Fraxinus ornus	Ash	18"	20'	20'
83	Senegalia greggii	Acacia	15"	27'	18'
84	Busera simaruba	Gumbo limbo	6"	20'	12'
85	Genus swietenia	Mahogany	30"	27'	35'
86	Genus swietenia	Mahogany	18"	25'	30'
87	Genus swietenia	Mahogany	40"	28'	40'
88	Genus swietenia	Mahogany	8"	20'	20'
89	Senegalia greggii	Acacia	3"	12'	8'
90	Genus swietenia	Mahogany	18"	23'	30'
91	Fraxinus ornus	Ash	18"	20'	30'
92	Fraxinus ornus	Ash	18"	20'	30'
93	Unknown	Palm	18"	30'	12'
94	Unknown	Palm	18"	30'	12'
95	Genus swietenia	Mahogany	18"	25'	30'
96	Unknown	Palm	18"	30'	12'
97	Unknown	Palm	18"	30'	12'
98	Genus swietenia	Mahogany	18"	22'	30'
99	Unknown	Palm	18"	30'	14'

PLAZA BUILDING EXISTING TREES MASTER LIST

OCEAN REEF PLAZA, OCEAN REEF, KEY LARGO, FLORIDA

NUMBER	Botanical Name	Common Name	DBH	Height	Spread
100	Unknown	Palm	18"	30'	14'
101	Unknown	Palm	15"	8'	8'
102	Genus swietenia	Mahogany	20"	20'	30'
103	Genus swietenia	Mahogany	20"	20'	40'
104	Unknown	Palm	12"	18'	18"
105	Unknown	Palm	18"	24'	10'
106	Fraxinus ornus	Ash	18"	22'	30'
107	Unknown	Palm	12"	18'	10'
108	Unknown	Palm	12"	18'	16'
109	Unknown	Palm	12"	18'	16'
110	Unknown	Palm	12"	18'	16'
111	Unknown	Palm	12"	18'	20'
112	Unknown	Palm	12"	18'	20'
113	Unknown	Palm	4"	22'	8'
114	Unknown	Palm	8"	15'	12'
115	Unknown	Palm	10"	16'	16'
116	Unknown	Palm	8"	18'	16'
117	Miconia calvescens	Velvet	6"	15'	6'
118	Krugiodendron ferreum	Black ironwood	2"	6'	6'
119	Unknown	Palm	10"	20'	14'
120	Krugiodendron ferreum	Black ironwood	3"	15'	6'
121	Unknown	Palm	12"	20'	15'
122	Unknown	Palm	8"	18'	15'
123	Unknown	Palm	8"	18'	15'
124	Unknown	Palm	8"	18'	15'
125	Unknown	Palm	12"	22'	15'
126	Unknown	Palm	20"	30'	8'
127	Unknown	Palm	20"	30'	8'
128	Unknown	Palm	20"	30'	8'
129	Unknown	Palm	20"	30'	12'
130	Unknown	Palm	20"	30'	12'
131	Unknown	Palm	24"	30'	12'
132	Unknown	Palm	12"	15'	14'
133	Unknown	Palm	12"	15'	14'
134	Unknown	Palm	12"	15'	14'
135	Unknown	Palm	20"	12'	14'
136	Unknown	Twin palm	24"	20'	20'
137	Ligustrum vulgare	Privet	10"	13'	20'
138	Ligustrum vulgare	Privet	10"	13'	20'
139	Senegalia greggii	Acacia	6"	15'	14'
140	Unknown	Triple palm	24"	25'	20'
141	Unknown	Twin palm	24"	20'	20'
142	Unknown	Palm	8"	24'	12'
143	Unknown	Palm	20"	26'	12'
144	Unknown	Palm	10"	17'	12'
145	Unknown	Palm	8"	15'	12'
146	Unknown	Palm	12"	18'	14'

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