AGENDA

PLANNING COMMISSION
FEBRUARY 26, 2018
10:00 A.M.

MARATHON GOV'T CENTER
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:
Denise Werling, Chairman
William Wiatt
Teri Johnston
Ron Miller
Beth Ramsay-Vickrey

STAFF:
Christine Hurley, Director of Planning & Environmental Resources
Emily Schemper, Assistant Director of Planning and Environmental Resources
Steve Williams, Assistant County Attorney
John Wolfe, Planning Commission Counsel
Mike Roberts, Sr. Administrator, Environmental Resources
Tiffany Stankiewicz, Development Administrator
Kevin Bond, Planning & Development Review Manager
Devin Rains, Principal Planner
Thomas Broadrick, Sr. Planner
Barbara Bauman, Sr. Planner
Janene Sclafani, Sr. Planner
Barbara Valdes-Perez, Transportation Planner
Ilze Aguila, Sr. Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

APPROVAL OF MINUTES: January 31, 2018

MEETING

New Items:

1. A PUBLIC HEARING TO CONSIDER AND FINALIZE THE RANKING OF APPLICATIONS IN THE DWELLING UNIT ALLOCATION SYSTEM FOR JULY 13, 2017, THROUGH JANUARY 12, 2018, ROGO (Quarters 1 and 2, Year 26). ALLOCATION AWARDS WILL BE ALLOCATED FOR ALL UNINCORPORATED MONROE COUNTY.
(2017-140)
2017-140 SR PC 02.26.18.PDF

2. FINKEY HOLDINGS, LLC OFFICE-RESIDENCE, 103301 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 103.3 OCEAN SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE PROPOSED REDEVELOPMENT, SUBSTANTIAL IMPROVEMENT OR REESTABLISHMENT OF THE EXISTING NONCONFORMING OFFICE USE IN THE IMPROVED SUBDIVISION (IS) LAND USE (ZONING) DISTRICT PURSUANT TO SECTION 130-83(E)(1) OF THE MONROE COUNTY LAND DEVELOPMENT CODE. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 17 AND 18, BLOCK 12, LARGO SOUND PARK (PLAT BOOK 3, PAGE 111), MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00472800-000000 AND 00472810-000000.
(FILE # 2016-200)
2016-200 SR PC 02.26.18.pdf
2016-200 FILE.PDF
2016-200 COMBINED PLANS.PDF

3. QUARRY PARTNERS, LLC, VACANT LAND, BIG COPPITT KEY, MILE MARKER 9.5 GULF SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE PROPOSED DEVELOPMENT OF 208 ATTACHED RESIDENTIAL DWELLING UNITS DESIGNATED AS AFFORDABLE HOUSING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00120940-000100, 00120940-000201 AND 00120940-000302.
(FILE 2017-083)
2017-083 SR PC 02.26.18 w Attachments.pdf
2017-083 FILE
2017-083 COMBINED PLANS.PDF
2017-083 Traffic Impact Study - December 2017.pdf
2017-083 Public Comment.pdf
2017-083 Exhibits Recvd at 02.26.18 PC.PDF

4. FAMILY DOLLAR STORES OF FLORIDA, LLC, 105660 OVERSEAS HIGHWAY, KEY LARGO, MILE MARKER 105.5 BAY SIDE: A PUBLIC HEARING CONCERNING THE REQUEST FOR A 2APS ALCOHOLIC BEVERAGE USE PERMIT, WHICH WOULD ALLOW FOR BEER AND WINE, PACKAGE SALES FOR OFF PREMISES CONSUMPTION. THE SUBJECT PROPERTY IS LEGALLY DESCRIBED AS LOTS 6 AND 12 AND THE SOUTHWESTERLY 67 FEET OF LOTS 5 AND 13, ALL IN BLOCK 15 SEXTON COVE ESTATES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 30, MONROE COUNTY, FLORIDA; HAVING REAL ESTATE #00532701-042500.
(FILE 2017-137) Request to Continue
..\..\..\..\..\DEVELOPMENT REVIEW\Alcoholic Beverage Use Permits\2017\2017-137 Family Dollar (KL)\2017-137 File\2017-137 Request to Continue - 02.20.18.pdf

MONROE COUNTY ANNOUNCEMENT OF NROGO BALANCES

Pursuant to Monroe County Code Section 138-53(e)(14), the Planning and Environmental Resources Department is providing a notification to the general public of the NROGO account balances. The balances are as follows:

NROGO YEAR 26 Balances Available for Quarter 2

NROGO Year 26 Balances Available for Quarter 2			
	ANNUAL NROGO	NROGO BANK	
NROGO Year 26 Balances Available for Quarter 2	Year 26 Annual Allocation Amount	Subarea Bank Accounts (rollover from Year 25)	Year 26 General (Joint) Bank Total
Big Pine Key and No Name Key subarea	2,390 SF	12,821 SF**	N/A
Upper Keys subarea	22,944 SF	41,135 SF*	547,979 SF*
Lower Keys subarea	21,749 SF		
Totals	47,083 SF	53,956 SF	547,979 SF*

**The YR 26 Bank Totals includes 20,000 SF in reserves for the Upper and Lower Key. (Ord. 020-2013) (Ord. 030-2016)*

*** Includes NROGO SF from expired allocation awards.*
(File 2017-139)

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

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

- BOARD DISCUSSION

- GROWTH MANAGEMENT COMMENTS

- RESOLUTIONS FOR SIGNATURE

- ADJOURNMENT 12:45pm

MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Planning Commission

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

From: Tiffany Stankiewicz, Development Administrator

Date: February 12, 2018

Subject: Residential Dwelling Unit Evaluation Report for Quarters 1 and 2, Year 26 (July 13, 2017 through January 12, 2018)

Meeting Date: February 26, 2018

This report has been prepared pursuant to the 2030 Comprehensive Plan Policy 101.6.4 and Section 138-28 of the Land Development Code (LDC). The proposed residential dwelling unit rankings attached to this report are for the first and second quarter of year twenty-six which covers the period July 13, 2017 through January 12, 2018 pursuant to Board of County Commissioners Resolution 217-2017 the first and second quarter of year twenty-six are combined for evaluation and award of allocations due to Hurricane Irma, a Category 4 hurricane which made landfall on September 10, 2017.

I) BACKGROUND INFORMATION:

On June 23, 1992, the Monroe County Board of County Commissioners (BOCC) adopted Ordinance #016-92, implementing the Residential Dwelling Unit Allocation System. The Ordinance became effective on July 13, 1992, and has been amended periodically.

On March 15, 2006, the BOCC adopted Ordinance 009-2006 to implement the Tier System, and subsequently, it was challenged by Florida Keys Citizens Coalition, Inc. and Protect Key West and the Florida Keys, Inc., d/b/a Last Stand. Thomas G. Pelham, Secretary, Department of Community Affairs signed the final order deciding the challenge on September 26, 2007 (amended Final Order issued January 2, 2008). The Rate of Growth Ordinance (ROGO) utilizing the Tier System and overlays, made changes such as subarea boundary districts for allocation distribution, basis of scoring applications, and administrative relief.

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

On September 21, 2012, the BOCC adopted Ordinance #021-2012, revising the ROGO allocation scoring system regarding land dedications and Tier III properties containing wetlands adjacent to Tier 1 properties. The ordinance became effective on December 31, 2012.

On April 13, 2016, the BOCC adopted Ordinance #005-2016, Monroe County Year 2030 Comprehensive Plan. The ordinance became effective on June 20, 2016. The updated Comprehensive Plan in part revises ROGO. The new Comprehensive Plan provides for additional and revised scoring criteria which have been implemented as of July 13, 2016. Additionally, changes include making all Affordable Housing allocations available and establishing no more than one Tier I allocation every two years in the Big Pine Key and No Name Key Subarea. The Year 25 ROGO report will reflect these updates.

On November 22, 2016, the BOCC adopted Ordinance #030-2016, to satisfy a Stipulated Settlement Agreement regarding BOCC Ordinance 006-2016, which amended the Monroe County Land Development Code to be consistent with the Monroe County Year 2030 Comprehensive Plan. The ordinance and LDC became effective on February 3, 2017.

The following background information regarding applications reviewed this quarter is divided into subarea districts: A) Lower Keys Subarea and Upper Keys Subarea and B) Big Pine Key and No Name Key Subarea.

A. <u>Applications reviewed this quarter for Lower & Upper Keys Subareas</u>:

	Market Rate	Affordable Housing
*Lower Keys	36	0
** Lower Keys (Adm. Relief)	0	0
***Upper Keys	41	0
****Upper Keys (Adm. Relief)	0	0
TOTAL	**77**	**0**

* 15 application rollovers or reapplications from previous quarters.
** 0 applications are rollovers or reapplications from previous quarters.
*** 13 application rollovers or reapplications from previous quarters.
**** 0 applications are rollovers or reapplications from previous quarters.

B. Big Pine Key and No Name Key Subarea:

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

2) The Livable Communikeys Program (LCP), Master Plan for Future Development of Big Pine Key and No Name Key was adopted on August 18, 2004 under Ordinance 029-2004. The LCP envisioned the issuance of 200 residential dwelling units over a 20-year period at a rate of approximately 10 units per year. A minimum of twenty percent of the 10 units per year are to be set aside for affordable housing development. Below is a table tracking LCP allocations remaining at the conclusion of Quarter 4 Year 25.

Liveable Communikeys Master Plan (LCP) 2003-2023						
	Beginning Balance	Allocated through Quarter 4 Year 25	Expired Allocations	BOCC Reservation	Balance of LCP Allocations *	Balance including Allocations
Market Rate Allocations	160	125	2	0	37	37
Affordable Housing Allocations	40	26	4	6	12	12
Totals	200	151	6	6	49	49

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

1) The LCP Master Plan Action Item 3.2.6 limits allocation awards in Tier 1 to no more than five percent of all residential units permitted over the 20-year planning period (*i.e.*, a maximum of 10 units) or a total of H = 0.022 (two percent of the total H), whichever results in the lower H. Development in Tier 1 is tracked from December 27, 2004, the effective date of the Livable CommuniKeys Plan that established the Tier System for Big Pine Key and No Name Key. (Ordinance 020-2009).

2) On June 9, 2006, the U.S. Fish and Wildlife Service issued a Threatened and Endangered Species Incidental Take Permit (ITP) to Monroe County (Growth Management Division), The Florida Department of Transportation, and The Florida Department of Community Affairs. The ITP allows the issuance of 200 new residential units through the year 2023.

3) The ITP (Federal ITP #TE083411-0) requires the Permittees (Monroe County, Growth Management Division, the Florida Department of Transportation, and the Florida Department of Community Affairs to ensure that the take of the covered species is minimized and mitigated. The permittees are responsible for meeting the terms and conditions of the ITP and implementing the HCP.

4) The ITP provides specific development limitations on Big Pine Key and No Name Key, including, but not limited to:
   - The total impact of commercial, institutional (including public projects such as wastewater and roads), and residential development over the 20-year life of the HCP shall not exceed H=1.1.
   - For each H value unit of development, 3 H units of conservation lands shall be acquired, restored, and protected in perpetuity. Over the term of this permit, lands with a cumulative H value of 3.3 shall be acquired.

- New residential development will be limited to a maximum of 200 dwelling units over the 20 year life of the HCP.
- New residential development in Tier 1 areas will be limited to no more than 5% of all residential units permitted over the 20 year life of the HCP (no more than 10 units) or H=0.022 whichever results in a lower H.
- No new development other than single-family residential and accessory uses will be permitted in Tier I areas.

As of December 31, 2017 the County has used 0.478 H of the total 1.1 'H' allowed, while 98% (3.2480 'H') of the total 3.3 'H' mitigation required by the HCP and ITP has been acquired

As noted above, the ITP allows development of 10 dwelling units or 0.022 H impact, whichever results in a lower H in Tier I areas on Big Pine Key and No Name Key. ROGO allocations and subsequent bulding permits for 4 dwelling units totaling 0.0074 H have been issued to date.

5) The 2030 Comprehensive Plan Policy 101.6.2 limits the annual maximum number of residential permit allocation that may be awarded in Tier 1 to no more than one every two years in the Big Pine Key/No Name Key Subarea.

6) **Applications reviewed this quarter for the Big Pine Key and No Name Key Subarea:**

	Market Rate	Affordable Housing
*Big Pine Key and No Name Key	31	0

* 21 applications are rollovers or reapplications from previous quarters.

II) ALLOCATION FACTORS:

A. Pursuant to Policy 101.3.2 the number of annual market rate allocations available is 126.

B. Policy 101.3.2 make all affordable housing allocations available.

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

D. Section 138-24(a)(3) allows the Planning Commission to amend the affordable housing proportions within income groups during any ROGO quarter.

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

F. Section 138-24(a)(5) limits the number of allocation awards in Tier I. The annual number of allocation awards in Tier I shall be limited to no more than three (3) in the Upper Keys

Subarea and no more than three (3) in the Lower Keys Subarea. The ITP limits Big Pine Key and No Name Key Subarea to ten (10) allocations over a twenty year period or H =0.0220 whichever is lower. Additionally, the 2030 Comprehensive Plan Policy 101.6.2 and Section 138-24(a)(5) limits the annual maximum number of residential permit allocation that may be awarded in Tier 1 shall be no more than one every two years in the Big Pine Key/No Name Key Subarea. Below is a table tracking the Tier 1 allocations by Quarter/Year.

Tier 1 Award limits	Key (Island)	Permit Number	Allocation type	Quarter, Year	Real Estate Number	H-value	Permit Issue Date	Certificate of Occupancy (C/O) Date	Current Status	Tier 1 Allocations Update
Limited to a maximum 10 or H= .022 whichever is lower over the life of the ITP. 2030 Comprehensive Plan Policy 101.6.2 limits allocation award to no more than one every two years.	Big Pine	95101813	Market Rate	Q3Y4 (1996)	00285550.000000	0.0028	6/1/2005	9/4/2012	C/O Issued	Big Pine/No Name Keys Subarea: Used 4 not including expireds (since 1996) out of a maximum potential of 10 or less depending on H allowance whichever comes first. Based on permits issued to properties in Tier 1 and pending permits with allocation awards the H total is .0074 (since Dec. 27, 2004).
	Big Pine	96101622	Market Rate	Q2Y6 (1998)	00289510.000000	0.0022	5/1/2006	3/6/2008	C/O Issued	
	Big Pine	03102303	Adm. Relief	Q2Y16 (2008)	00289710.000000	0.0013	4/29/2008	8/4/2010	C/O Issued	
	Big Pine	97101361	Market Rate	Q1Y17 (2008)	00296820.000000	0.0011	12/16/2009	3/29/2012	C/O Issued	
	No Name	96101472 (Not used)	Market Rate	Q2Y19 (2011)	00319494.001300		Not Issued		Expired	
	No Name	96101470	Market Rate	Q2Y20 (2012)	00319494.001000		Not Issued		Expired (7/22/2015)	
	No Name	96101469	Market Rate	Q2Y20 (2012)	00319494.000900		Not Issued		Expired (7/22/2015)	
	No Name	96101464	Market Rate	Q3Y20 (2012)	00319494.000500		Not Issued		Expired (7/22/2015)	
	No Name	96101463	Market Rate	Q4Y20 (2012)	00319494.000400		Not Issued		Expired (7/22/2015)	
	No Name	96101473	Market Rate	Q4Y20 (2012)	00319494.001400		Not Issued		Expired (7/22/2015)	
	No Name	96101462	Market Rate	Q4Y21 (2013)	00319494.000300		Not Issued		Expired (1/30/2016)	
	No Name	96101461	Market Rate	Q2Y22 (2014)	00319494.000200		Not Issued		Expired (1/30/2016)	
	No Name	96101460	Market Rate	Q2Y22 (2014)	00319494.000100		Not Issued		Expired (1/30/2016)	
	No Name	96101465	Market Rate	Q3Y22 (2014)	00319494.000600		Not Issued		Expired (1/30/2016)	
	No Name	96101467	Market Rate	Q2Y24 (2016)	00319494.000700		Not Issued		Expired (9/5/2016)	
	No Name	96101468	Market Rate	Q2Y24 (2016)	00319494.000800		Not Issued		Expired (9/5/2016)	
	No Name	96101471	Market Rate	Q2Y24 (2016)	00319494.001100		Not Issued		Expired (9/5/2016)	
						0.0074				
Subarea Lower: Begin July 13, 2017-July 12, 2018 (Year 26)										
Lower Keys maximum annual allocations in Tier 1 is limited to 3.										Lower Keys: Used 0 out of the 3 allowed in Year 25.
Subarea Upper: Begin July 13, 2017-July 12, 2018 (Year 26)										
Upper Keys maximum annual allocations in Tier 1 is limited to 3.										Upper Keys: Used 0 out of the 3 allowed in Year 25.

Based on the Code, Comprehensive Plan, Livable CommuniKeys, Habitat Conservation Plan, and the Incidental Take Permit:

1) Within the Big Pine Key and No Name Key Subarea, new residential development in Tier 1 is limited to no more than five percent of all residential units permitted over the twenty year planning period (*i.e.*, a maximum of 10 units) or H=0.0220, whichever results in a lower H over the life of the ITP (2003-2023) and no more than one allocation awarded every two years in Tier 1. A review of the H-impacts used to date (.0074), shows 0.0146 H remains available for Tier 1 (H limit of 0.0220 - 0.0074 H used = 0.0146).

2) Lower Keys Subarea has one Tier 1 allocations available in Year 25; and

3) Upper Keys Subarea has three Tier 1 allocations available in Year 25.

G. Item G5 in the ITP specifies, "New residential development in Tier 1 (Tiers defined in HCP, Table 2.7) areas is limited to no more than five percent of all residential units permitted over the 20-year life of the HCP (i.e., a maximum of 10 units) or a total H-0.0220, whichever results in a lower H."

H. LCP, Action Item 3.2.6: Limits allocation awards in Tier I to no more than five percent of all residential units permitted over the twenty year planning period (i.e., a maximum of 10 units) or a total H-0.0220 (two percent of the total H), whichever results in a lower H.

I. Monroe County Code Section 138-24(a)(4) Big Pine Key and No Name Key states: All allocation awards on Big Pine Key and No Name Key are subject to the provisions of the Incidental Take Permit and the Habitat Conservation Plan for the Florida Key Deer and other covered species, which may affect ROGO allocations under this article.

J. Monroe County Code Section 138-25(h) Expiration of allocation award: Except as provided for in this division, an allocation award shall expire when its corresponding building permit is not picked up after sixty (60) days of notification by certified mail of the award or, after issuance of the building permit, upon expiration of the permit or after failure of the applicant to submit required plan revisions by the required date set for in subsection (j).

K. The 2030 Comprehensive Plan allows a total of 126 Market Rate allocations per year and makes all Affordable Housing Allocations available.

Year 26 Allocation Allotment Breakdown by Quarter (July 13, 2017 –July 12, 2018)

Market Rate:	MCC allotment by subarea	Qtr 1	Qtr 2	Qtr 3	Qtr 4
Lower Keys	**57**	**14**	**14**	**14**	**15**
Big Pine Key and No Name Key	**8**	**2**	**2**	**2**	**2**
Upper Keys	**61**	**15**	**15**	**15**	**16**
Total:	**126**	**31**	**31**	**31**	**33**
Affordable Housing*:**					
Big Pine/No Name Keys	**12***				
Lower/Upper Keys	**568****				

Beginning balances

*Big Pine Key and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low, low, & median income (4 allocations) and 2) moderate income (8 allocations); and

**unincorporated Monroe County excluding the Big Pine and No Name Key Subarea affordable housing allocation breakdown into the two income categories are as follows: 1) very low income, low income and median income (212) allocations and 2) moderate (356) allocations.

*** The BOCC adopted the Monroe County 2030 Comprehensive Plan and Land Development Code which modified the availability of Affordable Housing Allocations. All Affordable Housing allocations are available now.

Table below shows accounting of Affordable Housing Allocations reserved and rescinded for the balances reflected above:

	Big Pine		Lower/Upper	
Balance as of November 14, 2017	**18**	**(VL, L, Med 7) & (Moderate 11)**	**562**	**(VL, L, Med 212) & (Moderate 350)**
Lloyd Good RE: 00166976.011400: 6 AFH Allocations Expired April 8, 2016. Applications 06100131; 06100132; 06100132; 06100133; 06100134; & 06100136.	**0**		**6**	**(VL, L, Med 0) & (Moderate 6)**
BOCC Reservation Ginger Henderson 00111560-000000 3 VL, L, Med & 3 Mod. Total of 6 EMP on BPNN	**6**	**(VL, L, Med 3) & (Moderate 6)**		
Balance as of January 30, 2018	**12**	**(VL, L, Med 4) & (Moderate 8)**	**568**	**(VL, L, Med 212) & (Moderate 356)**
Allocated Qrt 1 Y 26	0		0	
Allocated Qrt 2 Y 26	0		0	

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

M. The 2030 Comprehensive Plan Policy 101.3.2 states: "The number of permits issued for residential dwelling units under the Rate of Growth Ordinance shall not exceed a total of 1,970 new allocations for the time period of July 13, 2013 through July 12, 2023, plus any available unused ROGO allocations from a previous ROGO year. A ROGO year means the twelve-month period beginning on July 13. Market rate allocations shall not to exceed 126 residential units per year. Unused allocations for market rate shall be available for Administrative Relief".

Table shows Total Market Rate Allocations Unused ROGO Years 19-24 available for Administrative Relief

Sub-Area	Unused Market Rate from Yr 19	Unused Market Rate from Yr 20	Unused Market Rate from Yr 21	Unused Market Rate from Yr 22	Unused Market Rate from Yr 23	Unused Market Rate from Yr 24	Unused Market Rate from Yr 25	Total Unused Market Rate Allocations
Lower Keys	11	44	14	20	6	0	0	95
Big Pine/No Name Key	0	0	0	0	0	0	0	0
Upper Keys	0	0	0	15	15	2	0	32
Total Allocations	11	44	14	35	21	2	0	127

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

III) EVALUATION AND RANKING:

The evaluation of the allocation applications was performed by the Planning & Environmental Resources Department pursuant to Monroe County Code and Comprehensive Plan. Positive and negative points were granted in compliance with the evaluation criteria contained in Comprehensive Plan Policy 101.6.4 and Section 138-28 of the LDC for the Lower, Upper Keys, and Big Pine Key and No Name Key Subarea. An evaluation report has been provided in accordance with Monroe County Code Section 138-26.

Based on the total points scored, each allocation was ranked by subarea. If applications received identical scores, they were first ranked by date and time. Please note that any

excess allocations approved must be deducted from the next quarterly allocation period pursuant to Monroe County Code Section 138-26(e).

IV) RECOMMENDATIONS:

A. Market Rate Allocations Quarter 1 & 2, Year 26:

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

The Market Rate applications recommended for Quarter 1 & 2, Year 26 approval that are within the combined quarterly allocations are as follows:

Lower Keys: Applicants ranked 1 through 28.

Lower Keys Administrative Relief: No Applicants.

Big Pine Key/No Name Key: Applicant ranked 1 through 4 is recommended for allocation award subject to mitigation availability at the time of permitting.

Upper Keys: Applicants ranked 1 through 30.

Upper Keys Administrative Relief: No Applicants.

B. Affordable Housing Allocations for the Lower & Upper Keys Quarter 1 & 2, Year 26:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. A total of 568 affordable housing allocations are available in the two categories 1) very low income, low income and median income (212 allocations) and 2) moderate income (356 allocations). The Planning Commission may amend the ratio proportions for affordable housing during any ROGO quarter pursuant to Section138-24(a)(3).

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

C. Affordable Housing Allocations for the Big Pine Key and No Name Key Quarter 1 & 2, Year 26:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income. A total of 12 affordable housing allocations are available in the two categories 1) very low income, low income and median income (4 allocations) and 2) moderate income (8 allocation). The Planning Commission may amend the ratio proportions for affordable housing during any ROGO quarter pursuant to Section138-24(a)(3).

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

MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank		Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/ AWT	Bldg designed green Bldg code	Bldg +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
MARKET RATE DWELLING UNITS																																
1	*	17104099	Keys of BlueWater Paradise LLC	3-Jul-17	3:40 PM	Geiger	Geiger Mobile Homes	1	3	00145210-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
2	*	17104145	Pabian Outdoor Southeast	7-Jul-17	8:41 AM	Ramrod	Ramrod Shores 3rd Addition	25		00209971-002500	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
3	*	17104207	GRA LLC & Kwest LLC	11-Jul-17	10:45 AM	Sugarloaf	Orchid Park	15		00166977-001220	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
4	*	17104069	Wabiszewski, Stephen	11-Jul-17	4:00 PM	Cudjoe	Cudjoe Gardens 5th & 7th Addition	29 & Pt 28	20	00174634-009200	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
5	*	17103825	Sunderman, Robert	11-Jul-17	4:10 PM	Ramrod	Breezeswept Beach Estates	12	4	00202210-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
6	*	17103765	Crowder, Ronald	12-Jul-17	10:45 AM	Cudjoe	Cudjoe Gardens 8th Addition	21	22	00174635-003800	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
7	*	17104257	Almquist Gen. Contracting	2-Aug-17	9:30 AM	Ramrod	Breezeswept Beach Estates	10	8	00203460-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
8	*	17104595	GRA LLC	2-Aug-17	12:00 PM	Sugarloaf	Orchid Park	14		00166977-001210	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
9	*	17104554	Future Invest. of KW LLC	11-Aug-17	1:45 PM	Big Coppitt	Porpoise Point Sec 4	3	6	00155560-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
10	*	17104608	Pereau, Keith	1-Sep-17	11:45 AM	Cudjoe	Cudjoe Gardens 6th Add.	12	19	00174633-005400	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
11	*	17104169	Boumerhi, Pierre	7-Nov-17	9:10 AM	Little Torch	Windward Beach Estates	10	5	00222250-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
12	*	17204126	Smith, Lavarski	7-Nov-17	1:10 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	3	13	00381820-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
13	*	17204106	Bauza, Alain	21-Nov-17	4:20 PM	Duck	Center Island Sec 2 Pt 1 Toms Harbor	9	3	00379550-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
14	*	17105269	St. Vincent Keys LLC	28-Nov-17	10:23 AM	Ramrod	Breezeswept Beach Estates	7	6	00202830-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
15	*	17104690	Sawyer DR LLC	5-Dec-17	9:40 AM	Cudjoe	Cudjoe Gardens	9	3	00172350-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
16	*	17104298	Boumerhi, Pierre	6-Dec-17	11:00 AM	Summerland	Summerland Key Cove Add. 5	25	5	00192560-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
17	*	17103480	Beene, William	15-Dec-17	11:15 AM	Saddlebuch	Baypoint Amd.	47	5	00160760-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
18	*	17104730	Tenewitz, Richard	22-Dec-17	12:55 PM	Little Torch	Jolly Roger Estates	7	18	00217780-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
19	*	17105601	Boumerhi, Pierre	29-Dec-17	11:45 AM	Cudjoe	Cudjoe Gardens 5th & 7th Add.	26	20	00174634-008900	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
20	*	17106391	Miller, Dennis	4-Jan-18	10:51 AM	Summerland	Summerland Cove Isles-BK 4	36	4	00198934-003600	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
21	*	17204165	Maas/Breman	5-Jan-18	3:00 PM	Duck	Yacht Club Island Sec 4 Toms Harbor	7	1	00384200-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
22	*	17204157	R and L Lending LLC	12-Jan-18	8:50 AM	Duck	Center Island Sec 2 Pt 1	33	3	00379790-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
23	*	17204164	8th & 7th St Properties	12-Jan-18	8:52 AM	Duck	Yacht Club Island Sec. 4 Toms Harbor	2	3	00385570-000100	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
24	*	17107051	Bowman, James	12-Jan-18	10:40 AM	Sugarloaf	Sugarloaf Shores Sec. F Rev. Amd. Plat	109		00166976-010900	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
25	*	17105600	Boumerhi, Pierre	12-Jan-18	2:10 PM	Ramrod	Breezeswept Beach Estates	9	4	00202180-000000	3	30	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	34
26	*	17103631	Goodere, Tyler	10-Jan-18	9:50 AM	Sugarloaf	Gulf Shores	4	2	00168240-000000	3	30	-3	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	0	31
27	*	16103036	Cleghorn Homes LLC	5-Jan-17	10:15 AM	Sugarloaf	Indian Mound Estates	18	5	00169370-000000	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	0	30
28	*	16103037	Cleghorn Homes LLC	5-Jan-17	10:17 AM	Sugarloaf	Indian Mound Estates	17	5	00169360-000000	3	30	0	0	0	0	0	-6	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	0	30
29		17100588	PP Keys Breeze, LLC	21-Mar-17	11:40 AM	Cudjoe	Cutthroat Harbor Estates 1st Addition	1	1	00183940-000000	3	30	0	0	0	0	0	**-6**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	28
30		16109009	Grouper Holdings LLC	31-Mar-17	9:51 AM	Sugarloaf	Indian Mounds Estates	6	4	00169050-000100	3	30	0	0	0	0	0	**-6**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	28
31		16108433	Casler, Margarrett	25-May-17	10:40 AM	Cudjoe	Cutthroat Harbor Estates 1st Addition	10	8	00185000-000000	3	30	0	0	0	0	0	**-6**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	28
32		17103866	Keys of BlueWater Paradise LLC	5-Jul-17	10:40 AM	Sugarloaf	Indian Mound Estates	12	5	00169310-000000	3	30	0	0	0	0	0	**-6**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	28
33		17103867	Keys of BlueWater Paradise LLC	6-Jul-17	10:20 AM	Sugarloaf	Indian Mound Estates	13	5	00169320-000000	3	30	0	0	0	0	0	**-6**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	28
34		17104098	Centonze, Gary	8-Nov-17	8:50 AM	Sugarloaf	Sugarlaof Shores Sec F Rev. Amd. Plat	38		00166976-003800	3	30	0	0	0	0	0	**-4**	0	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	26
35		17101756	Liz Homes LLC	5-Apr-17	10:10 AM	Sugarloaf	Indian Mound Estates	31	9	00171070-000000	3-A	20	0	0	0	0	0	**0**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	24
36		17101755	Liz Homes LLC	5-Apr-17	10:15 AM	Sugarloaf	Indian Mound Estates	32	9	00171080-000000	3-A	20	0	0	0	0	0	**0**	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	24

* Indicates a ranking sufficient to receive an allocation award.

@ Indicates a ranking subject to additional reviews and approvals.

** Indicates columns giving applicants in the ROGO System prior to the effective date of the 2030 Comprehensive Plan perservance points based on the Tier Designation of the Property.

Point evaluation criteria pursuant to Monroe County Code Section 138.28.

Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.

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

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

PROPOSED

ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/A WT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	**Total**
MARKET RATE DWELLING UNITS (ADMINISTRATIVE RELIEF)																														

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ADMINISTRATIVE RELIEF
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 - 5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/A WT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	**Total**
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Point evaluation criteria pursuant to Monroe County Code Section 138.28.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
UPPER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank		Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	**Total**
MARKET RATE DWELLING UNITS																															
1	*	17303094	Jones, David	21-Nov-17	09:41 AM	Largo	Raes Cuda Canal	4-5		00483500-000000	3	30	0	0	0	0	0	0	4	**0**	**1**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	35
2	*	17304100	Krstic, Zoran	29-Nov-17	02:07 PM	Largo	Pamela Villa & adj alley	21	6	00464970-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**1**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	35
3	*	17303229	Abit Holdings LLC	13-Jul-17	02:50 PM	Largo	Largo Sound Village	24	7	00475390-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
4	*	17302186	Thompson, Mark	13-Jul-17	03:55 PM	Largo	Riveria Village Rev. & Amd.	43	3	00510960-000100	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
5	*	16308357	Gianico 1015 LLC	14-Jul-17	11:00 AM	Largo	Limegrove Estates Sec. 1	17	4	00485660-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
6	*	17304078	Gutierrez, Alma	3-Aug-17	03:00 PM	Largo	Pamela Villa	6	4	00464310-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
7	*	17304171	Emerald Homes LLC	4-Aug-17	09:30 AM	Largo	South Creek Village	30	3	00467040-000200	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
8	*	17302224	Gomez, Jesus	10-Aug-17	11:16 AM	Largo	Winson Waterways No. 2	41	6	00547130-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
9	*	17303659	Florida Keys Invest. LLC	17-Aug-17	09:08 AM	Largo	Key Largo Beach	8	3	00501870-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
10	*	17304359	Forant, David	7-Nov-17	10:34 AM	Largo	Seaside Addition #1	7	2	00492590-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
11	*	17304467	Hixon, Charles	13-Nov-17	09:45 AM	Largo	South Creek Village	11	4	00467180-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
12	*	17304591	Pacho Enterprises Inc	28-Nov-17	02:13 PM	Largo	Largo Sound Park	32	12	00472950-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
13	*	17303125	Navarro, Raimundo	5-Dec-17	02:10 PM	Largo	Key Largo Ocean Shores Add.	19	9	00499560-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
14	*	17304484	Nunez/Rodriguez	12-Dec-17	09:00 AM	Largo	Bluewater Trailer Village Sec 4	28	4	00489136-017400	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
15	*	17304478	Keys Interior Design Service	21-Dec-17	12:30 PM	Largo	South Creek Village	5	7	00467660-000100	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
16	*	17304708	Buildia Corp	27-Dec-17	09:15 AM	Largo	Port Largo 5th Add.	431		00453475-004700	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
17	*	17304230	Meury, Kenneth	5-Jan-18	02:45 PM	Largo	Harris Ocean Park Estates	19	1	00447100-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
18	*	17304874	Pozo, Eduardo	9-Jan-18	01:05 PM	Largo	Key Largo Park Amd	8	13	00526060-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
19	*	17304749	CRP LLC	11-Jan-18	01:50 PM	Largo	Key Largo Ocean Shores Amd. & Ext.	6	3	00497970-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
20	*	17303707	Medina, Jose	12-Jan-18	10:20 AM	Largo	Key Largo Beach	9	4	00502140-000000	3	30	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	34
21	*	17304608	Tarpon Keys II Revocable Li	20-Dec-17	11:50 AM	Largo	Riveria Village Rev. & Amd.	37	2	00510540-000100	3	30	-3	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	31
22	*	16308812	Perez, Antonio	19-Dec-17	09:45 AM	Largo	Winston Waterways Amd.	1	2	00546380-000000	3	30	0	0	0	0	0	-4	0	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	26
23	*	16306471	Handte, Eric	12-Oct-16	01:30 PM	Largo	Bowens Add. To Riviera Village	28	11	00512970.000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
24	*	16306202	NVJ Multiservices, Inc	28-Oct-16	12:30 PM	Largo	Twin Lakes	6	18	00550490-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
25	*	16305680	Gotta Luv It Investments	7-Nov-16	01:15 PM	Largo	Twin Lakes	11	15	00550080-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
26	*	16306828	Seashore Holdings I, LLC	9-Jan-17	09:00 AM	Largo	Harris Ocean Park Estates	3	1	00446940-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
27	*	16306911	Seashore Holdings III, LLC	9-Jan-17	09:10 AM	Largo	Harris Ocean Park Estates	10	1	00447010-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
28	*	16306861	Seashore Holdings V, LLC	9-Jan-17	09:15 AM	Largo	Harris Ocean Park Estates	31	3	00447920-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
29	*	16307534	Fried, Hal	10-Jan-17	12:40 PM	Largo	Ocean Park Village	1	9	00446770-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**25**
30	*	16308024	Ginjauma, Jesus	9-Feb-17	01:30 PM	Largo	Ocean Park Village	24	3	00446020-000000	3-A	20	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**0**	**0**	0	**24**
31		17303363	Florida Keys Invest. LLC	24-Aug-17	10:20 AM	Largo	Sunrise Point Rev.	4	1	00484420-000000	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	24
32		17303365	Florida Keys Invest. LLC	13-Nov-17	09:50 AM	Largo	Sunrise Point Revised	5	1	00484440-000100	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	24
33		17304039	Moshel, Bernard	28-Dec-17	09:23 AM	Largo	Riviera Village Rev. & Amd	30	4	00511480-000000	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	24
34		17304238	Abit Investments LLC	8-Jan-18	10:40 AM	Largo	Harris Ocean Park Estates	4	1	00446950-000000	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	24
35		17305236	Abit Holdings LLC	11-Jan-18	12:30 PM	Largo	Largo Sound Village	14	7	00475290-000000	3-A	20	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	24
36		15305904	Gotta Luv It Inv. LLC	8-Apr-16	10:45 AM	Largo	Harris Ocean Park Estates	7	4	00448140.000000	1	10	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	0	N/A	N/A	N/A	**1**	**0**	0	**15**
37		15305905	Gotta Luv It Inv. LLC	8-Apr-16	10:46 AM	Largo	Harris Ocean Park Estates	8	4	00448150.000000	1	10	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	0	N/A	N/A	N/A	**1**	**0**	0	**15**
38		16304336	Douma, Tim	8-Jul-16	03:00 PM	Largo	Gulfstream Shores	18	6	00565810.000000	1	10	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	0	N/A	N/A	N/A	**1**	**0**	0	**15**
39		16302440	Castillo, Jose	14-Jul-16	11:30 AM	Largo	Silver Lake Park	1	3	00453900.000000	1	10	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**15**
40		16304232	Englund, William	3-Jan-17	01:35 PM	Largo	Palma Sola		15	00445140-000000	1	10	0	0	0	0	0	0	4	**0**	**0**	**0**	**0**	**0**	N/A	N/A	N/A	N/A	**1**	**0**	0	**15**
41		16307772	MT Mahogany LLC	11-Dec-17	12:39 PM	Largo	Pamela Villa	5	7	00465160-000100	1	10	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	**0**	0	0	14

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Point evaluation criteria pursuant to Monroe County Code Section 138.28.
Applicants who have a ROGO application date of Oct. 29, 2007, or earlier are grandfathered for perseverance points pursuant to vesting provision of Ordinance 009-2007.
Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

AFFORDABLE HOUSING RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
LOWER AND UPPER KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank	Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 -3	Wetlands Tier 3 adj Tier 1 w<50 -5	Agg Pts	Land Ded Pts	Mkt EMP/AFH project +6	Flood BAT/AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Paymnt Acq_Fund up to 2	Total
AFFORDABLE DWELLING UNITS Very Low, Low, Median Income No applicants under Very Low, Low, Median Income AFFORDABLE DWELLING UNITS Moderate Income																														

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Point evaluation criteria pursuant to Monroe County Code Section 138.28.
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Pursuant to Ordinance 021-2012 wetland point section applies to new applications entering the permit allocation system after Jan. 13, 2013.

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

PROPOSED

MARKET RATE
RESIDENTIAL DWELLING UNIT ALLOCATION RANKING,
AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE AND NO NAME KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

Rank		Permit #	Name	Date	Time	Key	Subdivision	Lot	Block	RE#	Tier Des.	Tier Pts	Wetlands Tier 3 adj Tier 1 w>50 - 3	Wetlands Tier 3 adj Tier 1 w<50 - 5	Located on No Name	Marsch Rabbit/ Buffer	Key Deer Corridor	Agg Pts	Land Ded Pts	Paymnt Acq_Fund up to 2	Mkt EMP/AFH project +6	BAT/ AWT	Bldg designed green Bldg code +3	Concrete Cistern +1	Gray water reuse +2	Solar photvoltaic 3KW or equiv. +1	Ductless A/C & High efficiency +0.5	Flood	Pers. Baseline Prior to 07/13/2016	Grandfathered Vested 2 per Yr	2030 CP Allows cont Pers Pts Tier 1 or 2 **	2030 CP Allows cont Pers Pts Tier 3 **	Pers. Pts Tier I or 3-A First 4 Yrs +1, After 4 Yrs .5 per Yr	Pers. Pts Tier 3 First 4 Yrs +2, After 4 Yrs 1 Point per Yr	Total
MARKET RATE DWELLING UNITS																																		
1	*	16106188	Boumerhi, Pierre	4-Oct-16	11:45 AM	Big Pine	Pine Channel Estates Sec. 1	6	2	00247740.000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	**26**
2	*	16107360	Ray, John	7-Nov-16	11:28 AM	Big Pine	Pine Channel Estates Sec. 2	41	5	00249230-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	**26**
3	*	16108309	Chasteen, Richard	21-Dec-16	10:25 AM	Big Pine	Pine Channel Estates Sec. 2	48	6	00249770-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	**26**
4	*	16107714	Boumerhi, Pierre	21-Dec-16	2:30 PM	Big Pine	Cahill Pines & Palms	9	7	00245140-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	**26**
5		16108436	Sweeting, Jack	4-Jan-17	11:40 AM	Big Pine	Pine Channel Estates Sec. 2	1	8	00250320-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	N/A	N/A	N/A	N/A	0	2	**26**
6		17104807	Boumerhi, Pierre	7-Nov-17	9:45 AM	Big Pine	Pine Channel Estates Sec. 2	40	4	00248790-000000	3	20	0	0	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	**25**
7		17107223	Paterniti, Anthony	5-Jan-18	9:30 AM	Big Pine	Pine Channel Estates Sec.2	10	7	00249890-000000	3	20	0	0	0	0	0	0	0	0	4	0	1	0	0	0	N/A	N/A	N/A	N/A	0	0	**25**
8		17103784	Cartwright, Wallace	8-Jan-18	10:05 AM	Big Pine	Pine Channel Estates Sec. 1	33	2	00248010-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0.5	0	N/A	N/A	N/A	N/A	0	0	**24.5**
9		17101659	Cleghorn Homes LLC	2-Jun-17	12:20 PM	Big Pine	Cahill Pines & Palms	7	8	00245490-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0		N/A	N/A	N/A	N/A	0	0	**24**
10		17104315	Watson, Russell	3-Aug-17	9:15 AM	Big Pine	Pine Channel Estates Sec. 1	4	2	00247720-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
11		16105404	Johnson, Gregory	3-Aug-17	9:20 AM	Big Pine	Cahill Pines & Palms	13	8	00245550-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
12		17103828	Weinberg Lawrence T	17-Aug-17	9:15 AM	Big Pine	Pine Channel Estates Sec. 2	32	3	00248340-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
13		17104847	Groves, Jack	1-Sep-17	11:30 AM	Big Pine	Pine Channel Estates Sec. 2	45	5	00249270-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
14		17105893	Riordan, Mike	27-Dec-17	10:45 AM	Big Pine	Cahill Pines & Palms	4	6	00244710-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
15		17105192	Alvarez, Rolando	4-Jan-18	10:50 AM	Big Pine	Whispering Pines Plat 3	14		00286130-000000	3	20	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**24**
16	@	12100011	Peterson, Mark	9-Apr-12	12:37 PM	Big Pine	Doctors Arm Subd 3rd Add. Sec A	14		00312571.001500	2	10	N/A	N/A	0	0	0	0	4	0	0	4	0	0	0	0	0	0	4	N/A	0.5	N/A	N/A	N/A	**22.5**
17		05105438	Derovanesian, Jack	13-Jan-06	10:14 AM	Big Pine	Whispering Pines	15	N/A	00285660.000000	1	0	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	14	N/A	N/A	N/A	N/A	**22**
18		05104831	Menge, Robert	20-Jan-06	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	7	59	00295360.000000	1	0	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	14	N/A	N/A	N/A	N/A	**22**
19		10103101	Mackenzie, William	17-Sep-10	10:40 AM	Big Pine	metes and bounds			00111880.000205	3	20	N/A	N/A	0	-10	0	0	0	0	4	0	0	0	0	0	0	0	4	N/A	N/A	2	N/A	N/A	**20**
20		08101995	Perez, Orlando	24-Jul-08	9:47 AM	Big Pine	Tropical Bay	31		00312890.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	N/A	1	N/A	N/A	N/A	**19**
21		08102801	Bahn (Rev. Trust)	14-Oct-08	2:27 PM	Big Pine	Doctors Arm 1st Add.	3	5	00311610.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	N/A	1	N/A	N/A	N/A	**19**
22		05100259	Vasquez, Jovan	10-Aug-09	8:55 AM	Big Pine	Doctors Arm 3rd Add. Sec. B	5		00312572.000600	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	N/A	1	N/A	N/A	N/A	**19**
23		09102047	Eline, William	9-Nov-09	1:34 PM	Big Pine	Eden Pines Colony 3rd Add.	2	23	00271260.000000	2	10	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	0	4	N/A	1	N/A	N/A	N/A	**19**
24	@	14102030	Strickland, Stephen	21-Sep-15	10:10 AM	Big Pine	Doctors Arm 1st Add	1 & 2	7	00312020.000000	2	10	0	0	0	0	0	3	0	0	4	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2	0	**19**
25		15103055	Booher, David	12-Aug-15	2:20 PM	Big Pine	Doctors Arm 3rd Add. Sec. A	13		00312571.001400	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2	0	**16**
26		15106174	Ash, Andrew	28-Jul-16	2:20 PM	Big Pine	Tropical Bay 2nd Add.	2	2	00313290.000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	**15**
27		16104897	Kyle Kaiser E Trust	26-Sep-16	2:10 PM	Big Pine	Doctors Arm 3rd Add. Sec. B	15		00312572.001600	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	**15**
28		16107781	Urton, Timothy	6-Jan-17	9:00 AM	Big Pine	Doctors Arm Subd 3rd Addition Sec. C	1		00312573-000200	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	1	0	**15**
29		17104430	Horvath Family Trust	28-Nov-17	8:30 AM	Big Pine	Tropical Bay 3rd Add.	10	7	00313840-000000	2	10	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	N/A	N/A	N/A	N/A	0	0	**14**
30		09102784	Pereira, Carlos	22-Oct-09	10:44 AM	Big Pine	Port Pine Heights	9	8	00290190.000000	1	0	N/A	N/A	0	0	0	0	0	0	4	0	0	0	0	0	0	4	N/A	1	N/A	N/A	N/A	**9**
31		15104795	Radenhausen, Keith	9-Oct-15	11:00 AM	Big Pine	Port Pine Heights 2nd Add.	6	37	00293150.000000	1	0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	N/A	N/A	N/A	2	0	**6**

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Point evaluation criteria pursuant to Monroe County Code Section 138.28.

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New development is subject to the Habitat Conservation Plan and Incidental Take Permit (ITP) TE083411-0.

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PROPOSED

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AS PROPOSED BY THE PLANNING DIRECTOR
BIG PINE AND NO NAME KEYS -YEAR 26, QUARTER 1 and 2 (JULY 13, 2017 TO JANUARY 12, 2018)

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AFFORDABLE DWELLING UNITS																																	
Very Low, Low, Median Income																																	
No applicants under Very Low, Low, Median Income																																	
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MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

To: Monroe County Planning Commission

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

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

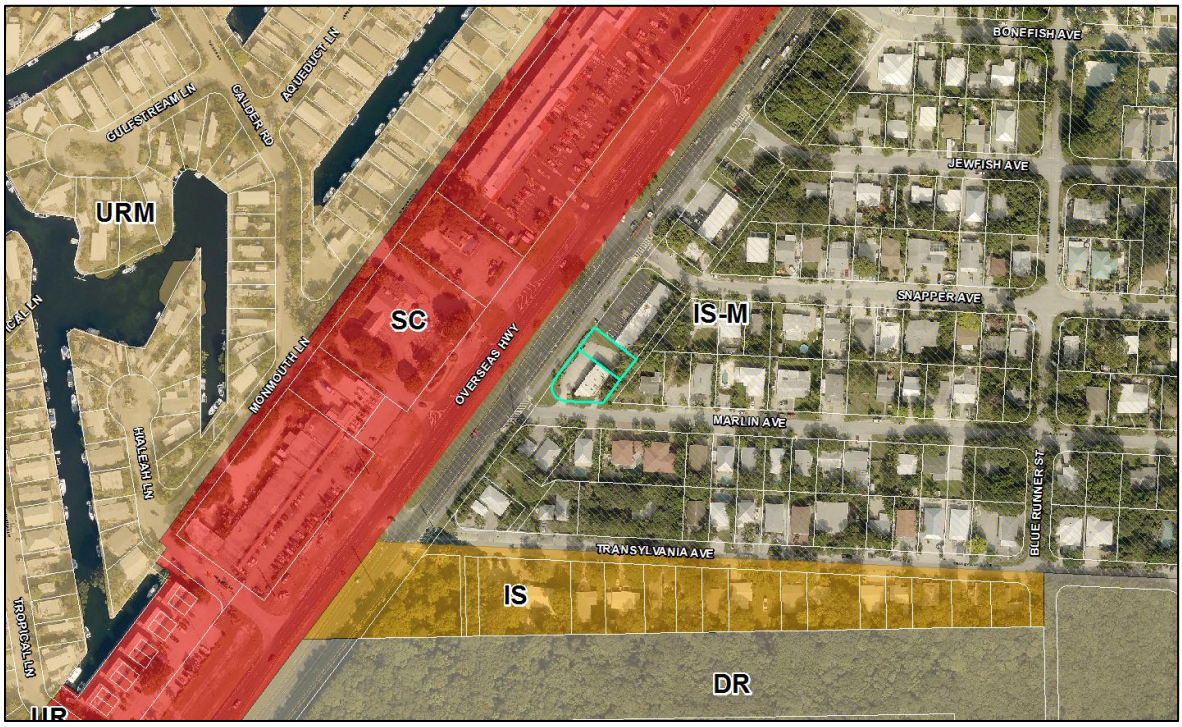
Date: February 13, 2018

Subject: ***Major Conditional Use Permit, Finkey Holdings, LLC Office-Residence,*** *103301 Overseas Highway, Key Largo, Mile Marker 103.3 Ocean Side, Real Estate # 00472800-000000 and 00472810-000000 (File # 2016-200)*

Meeting: February 26, 2018

I REQUEST:

The requested Major Conditional Use Permit is required for the proposed redevelopment, substantial improvement or reestablishment of the existing nonconforming office use in the Improved Subdivision (IS) Land Use (Zoning) District, pursuant to Section 130-83(e)(1) of the Monroe County Land Development Code (LDC). The applicant proposes to renovate the existing two-story building for a 1,620-square-foot medical office on the first floor and add a new 1,620-square-foot residence on the second floor.



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

II BACKGROUND INFORMATION:

Location: Corner of U.S. 1 and Marlin Avenue near Mile Marker 103.3 ocean side
Address: 103301 Overseas Highway, Key Largo
Legal Description: Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3, at Page 111, of the Public Records of Monroe County, Florida
Real Estate (RE) Numbers: 00472800-000000 and 00472810-000000
Property Owners/Applicants: Finkey Holdings, LLC
Agent: Krissy Lynn
Size of Site: 13,330 square feet (0.31 acres) per proposed site plan
Land Use (Zoning) District: Improved Subdivison – Masonry (IS-M)
Future Land Use Map (FLUM) Category: Residential Medium (RM)
Tier Designation: III (Infill Area)
Flood Zone: X
Existing Uses: Office
Existing Vegetation/Habitat: Developed Land
Community Character of Immediate Vicinity: Within 600 feet of the subject property are a mix of commercial retail, office and restaurant uses along the U.S. 1 fronting properties with single-family residences and mobile homes in the surrounding neighborhoods on the ocean and bay sides.

III RELEVANT PRIOR COUNTY ACTIONS:

On July 26, 1984, the County issued a Certificate of Occupancy for the existing building, which was initially a dance studio.

IV REVIEW OF APPLICATION:

Note: The subject application was found complete after the effective date of the new Land Development Code, which took effect on February 3, 2017, and was reviewed under the new LDC.

Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Director and the Planning Commission shall consider the extent to which:

(a) *The conditional use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and this Land Development Code;*

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

Policy 101.5.3: *The principal purpose of the Residential Medium (RM) future land use category is to recognize those portions of subdivisions that were lawfully established and improved prior to the adoption of this plan and to define improved*

subdivisions as those lots served by a dedicated and accepted existing roadway, have an approved potable water supply, and have sufficient uplands to accommodate the residential uses. Development on vacant land within this land use category shall be limited to one residential dwelling unit for each such platted lot or parcel which existed on or before January 4, 1996.

Policy 101.5.5 and Policy 101.8.7: *Monroe County shall maintain Land Development Regulations which allow nonconforming nonresidential and transient uses in the RC, RL, RM and RH future land use categories that lawfully existed on such lands on January 4, 1996 to develop, redevelop, reestablish and/or substantially improve provided that the use is limited in density, intensity, floor area, and to the type of use that existed on January 4, 1996.*

Policy 101.5.25: *Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 - 101.5.20 [§163.3177(6)(a)1.,F.S.].*

Future Land Use Densities and Intensities				
Future Land Use Category And Corresponding Zoning	Residential [1]		Nonresidential	Minimum Open Space Ratio [c]
	Allocated Density [a] (per upland acre)	Maximum Net Density [a] [b] (per buildable acre)	Maximum Intensity (floor area ratio)	
Residential Medium (RM) (IS, IS-V, IS-M and IS-D[j] zoning)	1 du/lot (IS, IS-V, IS-M) 2 du/lot (IS-D) 0 rooms/spaces	N/A N/A	0	0.20

Policy 101.8.9: *Accessory uses or structures associated with a lawful nonconforming principal use may be permitted if in compliance with the LDC.*

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:*

***

5. *The Key Largo Livable CommuniKeys Master Plan is incorporated by reference into the [2030] 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.*

The property is located within the planning area of the *Key Largo Livable CommuniKeys Master Plan*, but the property is not located within one of the overlay districts. Action Items of the 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.*

Section from the Monroe County Land Development Code that directly pertains to the proposed conditional use:

> Section 130-83(e): The following lawfully established nonresidential uses in the Improved Subdivision land use district, which were rendered nonconforming by the 2010 Comprehensive Plan, but listed as permitted uses in the land development regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010 LDRs, Section 9-212) and lawfully existed on such lands on January 4, 1996, which are damaged or destroyed may be permitted to be redeveloped, make substantial improvements, or be reestablished as an amendment to a major conditional use, subject to the standards and procedures set forth in chapter 110, article III:
>
> (1) Commercial retail, office, or any combination thereof, of low and medium intensity, of less than 2,500 square feet of floor area, provided that:
>
> ***

IN COMPLIANCE

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

The subject property is located at the corner of Overseas Highway / U.S. 1 and Marlin Avenue near mile marker 103.3 ocean side. The surrounding area within 600 feet of the subject property consists of a mix of commercial retail, office and restaurant uses along the U.S. 1 fronting properties with primarily single-family residences and mobile homes in the surrounding neighborhoods on the ocean and bay sides. The U.S. 1 corridor in this vicinity is developed with several shopping centers, including Pink Plaza--where a West Marine store is located--and Central Plaza. Immediately to the north of the subject property are the Key Largo Wastewater Treatment District offices; to the east and south are primarily single family residences and to the west across U.S. 1 are primarily commercial uses including retail, restaurants, offices, and a bank. The U.S. 1 fronting parcels on the ocean side of the highway in this vicinity were located in commercial zoning districts before 1986. After 1986, the U.S. 1 fronting parcels were included in the surrounding residential IS District, thus making any existing commercial uses nonconforming. The existing office use on the subject property was lawfully established

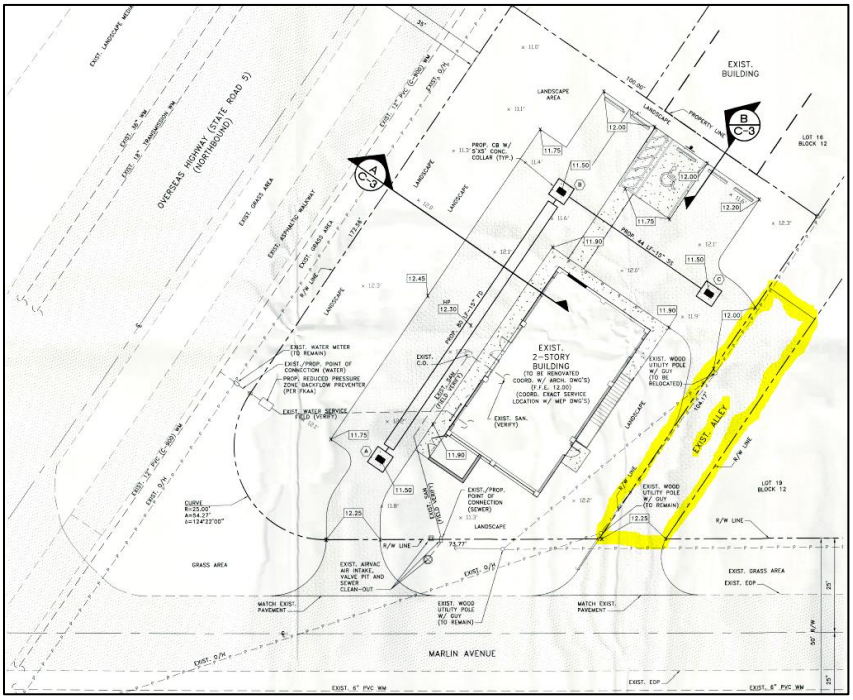
in 1984 and is allowed to be redeveloped, substantially improved or reestablished per the County Comprehensive Plan and LDC. The proposed new residential dwelling is consistent with the IS District's purpose and intent, as well as the surrounding community character.

IN COMPLIANCE

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

The design of the proposed development would utilize the existing building that was built on the property in 1984. Some exterior portions of the building would be removed, including a section of the building near Marlin Avenue that is nonconforming to required setbacks. The renovated building would enclose the entire lower level for a medical office use and the existing upper level would have the new residential dwelling unit.

The design includes a one-way parking lot that would have vehicles exiting on to the 15-foot-wide alley to the rear of the parcel, adjacent to an existing residence. The alley is platted County right-of-way, but is unimproved. There is existing vegetation in and around the alley that serves as a natural buffer between the subject property and the adjacent residential uses. Staff recommends preserving as much of the existing non-invasive vegetation as possible in order to maintain the vegetative buffer and help minimize potential adverse visual effects on adjacent properties.



IN COMPLIANCE WITH CONDITIONS

(d) *The proposed use will have an adverse effect 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.

(e) *The adequacy of public facilities and services;*

1. *Transportation/Roadways*:

   Localized Impacts & Access Management: Vehicular access to the site is proposed via an ingress driveway on Marlin Avenue and an egress driveway to the 15-foot-wide platted alley to the rear, which connects back to Marlin Avenue and to U.S. 1. Access to the site from U.S. 1 cannot be approved without a variance approved by the Planning Commission (*note, a variance can only be approved if and only if the applicant demonstrates that all of the variance standards are met*) due to the proximity of the Marlin Avenue intersection. Access to and from the development shall be approved by the County Public Works Division and the County Engineer. Additionally, the proposed access drives must be designed in accordance with the County standards.

   Level of Service (LOS): A trip generation estimate found 69 trips per day would be generated by the proposed development, including 59 daily trips for the medical office use and 10 daily trips for the single family residence. The existing general office building at 2,278 square feet of floor area is estimated to generate 73 daily trips. The nonresidential floor area would be reduced by the renovation, thus trip generation of the proposed uses is expected to be the same or less than the existing uses. A traffic study is not required for development generating less than 250 trips per day, pursuant to LDC Section 114-200. The proposed development is located with U.S. 1 Segment 23 Key Largo (mile markers 99.5-106.0), which was operating at LOS A (8,558 reserve trips) according to the 2015 U.S. 1 Arterial Travel Time and Delay Study.

2. *Solid Waste*: The applicant submitted a coordination letter dated October 24, 2016 from the Monroe County Solid Waste Department.

3. *Potable Water*: The applicant submitted a coordination letter dated October 21, 2016 from the Florida Keys Aqueduct Authority.

4. *Sanitary Sewer*: The applicant submitted a coordination letter dated September 27, 2016 from the Key Largo Wastewater Treatment District.

5. *Drainage/Stormwater*: A stormwater management plan was not submitted with the application and the drainage plans (Sheets C-2 and C-3, CES, Inc.) do not adequately depict stormwater management areas; however, the parcel is on U.S. 1 and adequate public stormwater facilities (FDOT) are available.

6. *Schools*: Sufficient school classroom capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

7. *Recreation and Open Space*: Sufficient recreation and open space capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

IN COMPLIANCE

(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 improvements associated with the proposed development;*

There is no evidence to support or disprove the applicant's financial and technical capacity.

IN COMPLIANCE

(g) *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.

IN COMPLIANCE

(h) *Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and*

The property is not adjacent to any public beaches or other waterfront areas. No public access is proposed or required to be preserved as part of the proposed development.

IN COMPLIANCE

(i) *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.*

1. Residential Rate of Growth Ordinance (ROGO) (LDC Chapter 138, Article II): *In compliance, upon approval of ROGO allocation awards*.

   A residential ROGO allocation award would be required for the proposed new residential dwelling unit.

Pursuant to LDC Section 138-21, "The residential ROGO shall apply to all residential dwelling units for which a building permit is required by [the LDC] and for which building permits have not been issued prior to July 13, 1992, except as otherwise provided herein." LDC Section 138-19(a) defines "residential dwelling unit" as "a dwelling unit as defined in [LDC] Section 101-1, and expressly includes the following other terms also specifically defined in [LDC] Section 101-1: rooms, hotel or motel, campground spaces, mobile homes, transient units and institutional residential units (except hospital rooms)." Except for the existing residence on the parcel proposed to be subdivided and excluded from the proposed development, the subject property is not developed with any residential units.

"Dwelling unit" is defined in LDC Section 101-1 as "one or more rooms physically arranged to create a housekeeping establishment for occupancy by one family with separate toilet facilities. The abbreviation "DU" means dwelling unit."

Staff recommends as a condition of approval that, prior to the issuance of a building permit for the new residential dwelling, the applicant must obtain a Residential ROGO allocation award for the new dwelling unit, pursuant to LDC Chapter 138, Article II.

2. Nonresidential Rate of Growth Ordinance (NROGO) (LDC Chapter 138, Article III): *Not applicable.*

   No new nonresidential floor area is proposed. According to the Monroe County Property Appraiser, the building consists of 2,278 square feet of nonresidential floor area. The proposed development includes 1,620 square feet of nonresidential floor area, which would be a reduction of 658 square feet.

   Pursuant to LDC Section 138-50, the NROGO shall not apply to development with no net increase in nonresidential floor area. 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.

   "Nonresidential floor area" is defined in LDC Section 138-47(a) as "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."

3. District Purpose (LDC Section 130-36): *In compliance, subject to approval of the requested Major CUP.*

The subject property is located within the IS-M Land Use (Zoning) District. The applicant proposes to renovate the existing two-story building for a 1,620-square-foot medical office on the first floor and add a new 1,620-square-foot residence on the second floor.

The purpose of the IS district is to accommodate the legally vested residential development rights of the owners of lots in subdivisions that were lawfully established and improved prior to the adoption of this LDC. For the purpose of this section, improved lots are those that are served by a dedicated and accepted existing road of porous or nonporous material, that have an approved potable water supply, and that have sufficient uplands to accommodate the proposed use in accordance with the required setbacks. This district is not intended to be used for new land use districts of this classification within the county.

LDC Section 130-83(e) provides for lawfully established nonresidential uses in the IS District to be redeveloped as an amendment to a major conditional use. Lawful nonconforming use means a use which does not conform to a current provision or regulation provided in the Comprehensive Plan and/or LDC, but was permitted, or otherwise in existence lawfully, prior to the effective date of the ordinance adopting the current provision or regulation that rendered the use nonconforming. On July 26, 1984, the County issued a Certificate of Occupancy for the existing nonresidential building, under the BU-1 zoning.

4. Permitted and Conditional Uses (LDC Section 130-83): *In compliance, subject to approval of the requested Major CUP and compliance with conditions of approval*.

   The requested Major CUP is required for the proposed redevelopment, substantial improvement or reestablishment of the existing nonconforming office use in the IS District. Pursuant to Section 130-83(e), the following lawfully established nonresidential uses in the IS District, which were rendered nonconforming by the 2010 Comprehensive Plan, but listed as permitted uses in the land development regulations that were in effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-2010 LDRs, Section 9-212) and lawfully existed on such lands on January 4, 1996, which are damaged or destroyed may be permitted to be redeveloped, make substantial improvements, or be reestablished as an amendment to a major conditional use, subject to the standards and procedures set forth in LDC Chapter 110, Article III:

   (1) Commercial retail, office, or any combination thereof, of low and medium intensity, of less than 2,500 square feet of floor area, provided that:
      a. The parcel of land on which the commercial retail use is to be located abuts the right-of-way of U.S. 1, or a dedicated right-of-way to serve as a frontage road for U.S. 1;
      b. The structure must be located within 200 feet of the centerline of U.S. 1;
      c. The commercial retail use does not involve the sale of petroleum products;

d. The commercial retail use does not involve the outside storage or display of goods or merchandise;
e. There is no direct access to U.S. 1 from the parcel of land on which the commercial retail use is to be located;
f. The structure in which the commercial retail use is to be located is separated from the U.S. 1 right-of-way by a class C bufferyard;
g. The structure in which the commercial retail use is to be located is separated from any existing residential structure by a class C bufferyard;
h. No signage other than one identification sign of no more than four square feet shall be placed in any yard or on the wall of the structure in which the commercial retail use is to be located except for the yard or wall that abuts the right-of-way for U.S. 1; and
i. The use is limited in intensity, floor area, density and to the type of use that existed on January 4, 1996, or limited to the permitted uses and/or the provisions for minor or major conditional uses allowed in the pre-1996 LDRs for this district, whichever is more restrictive.

Conditional uses, pursuant to LDC Chapter 110, Article III, are those uses that are generally compatible with the other land uses permitted in a land use district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

The proposed new residential dwelling unit is permitted as of right in the IS District, pursuant to LDC Section 130-83(a). In the IS-M District, only detached dwellings of masonry appearance are permitted.

Uses permitted as of right, pursuant to LDC Chapter 110, Article II, are those uses that are compatible with other land uses in a land use (zoning) district, provided they are developed in conformity with the Comprehensive Plan and the LDC. An applicant for development approval for a use permitted as of right shall submit an application for a building permit, which shall be reviewed by Planning and Environmental Resources Department staff.

LDC Section 101-1 defines the following relevant terms:

Office use means a use where business, professional or governmental services are made available to the public. The term excludes an office(s) ancillary to the operation of another defined land use (i.e. commercial retail) on the site.

Dwelling, detached, means an individual dwelling unit that is developed with open yards on all sides of the dwelling unit. The term includes single family residences but does not include mobile homes or recreational vehicles.

Dwelling, single-family, or *single-family residence* means a one-family dwelling unit that is developed with open yards on all sides of the building.

Dwelling unit means one or more rooms physically arranged for occupancy by one residential household sharing common living, cooking, and toilet facilities.

5. Required Open Space (LDC Sections 118-4, 118-12, 130-157, 130-162 & 130-164): *In compliance.*

   The minimum required open space ratio (OSR) within the IS District is 0.20 or 20%. According to the proposed site plan, the property consists of 13,330 square feet of upland area. Therefore, at least 2,666 square feet of the total land area shall remain open space. The proposed site plan (sheet A-1) indicates there would be 7,284 square feet (0.55 OSR or 55%) of open space.

6. Land Use Intensities (LDC Chapter 130, Article V): *In compliance.*

   Residential Density Analysis

   No structure or land in the County shall be developed, used or occupied at an intensity or density greater than the standards set out in LDC Chapter 130, Article V. The maximum allocated density in the IS District is one dwelling unit per platted lot pursuant to LDC Section 130-157. The aggregated property consists of two platted lot, but Lot 18 is already developed with the nonconforming office use. The density from Lot 17 would be used to create the new unit on the upper level of the renovated building.

   LDC Section 101-1 defines the following relevant terms:

   > *Density, allocated* means the number of dwelling units or rooms/spaces which may be permitted to be developed per gross acre of upland without the use of Transferable Development Rights (TDRs).
   >
   > *Lot* means a duly recorded lot as shown on a plat approved by the County. (Also described as platted lot.)

   Therefore, the maximum residential density of the subject property, pursuant to LDC Section 130-157, shall be in accordance with the following table:

Land Use District	*Allocated Density*	*Gross Upland*	*Maximum DUs*	*Proposed DUs*	*Potential Used*
Improved Subdivision (IS)	1 DU / lot	2 lots	1 DU*	1 DU	100%

   **Note: One of the two lots is developed with a nonconforming office use, which makes the lot's allocated density unavailable.*

   Pursuant to LDC Section 130-156(b), 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 LDC Chapter 130, Article V.

Nonresidential Floor Area Analysis

According to Monroe County Property Appraiser records, 2,278 square feet of nonresidential floor area exists. The proposed office use is 1,620 square feet in floor area. Therefore, the nonresidential land use intensity of the subject property, pursuant to LDC Section 130-164, shall be in accordance with the following table:

Land Use District / Land Use	*Maximum Floor Area Ratio (FAR)*	*Land Area (SF)*	*Maximum Floor Area (SF)*	*Proposed Floor Area (SF)*	*% Intensity Used*
Improved Subdivision (IS):					
Office	0	13,330	0	1,620	See note

Note: Pursuant to LDC Section 130-83(e), nonconforming offices uses in the IS District may be redeveloped, make substantial improvements, or be reestablished as a major conditional use. The proposed office use would not exceed the intensity or floor area that existed previously.

LDC Section 101-1 defines "*floor area*" as "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." Further, pursuant to LDC Section 138-47(a), the term "*nonresidential floor area*" does not include space occupied by residential uses.

7. Required Setbacks (LDC Sections 118-12, 131-1 & 131-3): *In compliance.*

Pursuant to LDC Section 130-186, the required non-shoreline setbacks within the SC Land Use District are:

Summary of Required Non-Shoreline IS District Setbacks per LDC Section 131-1				
Setback Type	*Minimum Required (feet)*	*Existing Setback (feet)*	*Proposed Setback (feet)*	*In compliance? Y/N*
Primary Front Yard (*along U.S. 1*)	25	~40	25 to parking; 49'-10" to building	Y
Secondary Front Yard (*along Marlin Avenue*)	15	10	11'-1" to existing; 15' to trash enclsr.	Y*
Secondary Front Yard (*along rear alley*)	15	20	20 to building, parking	Y
Primary Side Yard	10	N/A	N/A	N/A
Secondary Side Yard (*along NE property line*)	5	50	5 to parking; 50'-4" to building	Y
Rear Yard	20	N/A	N/A	N/A

**Note: The existing building is a nonconforming structure to required setbacks, but the amount of nonconformity would be reduced with the proposed removal of a two-story addition.*

Pursuant to Code Section 101-1, s*etback* means the area between a building or structure and the property line of the parcel of land on which the building or structure is located, unoccupied and unobstructed from the ground upward, except for fences or other development permitted in the area as provided for in this Land Development Code. In measuring a setback, the horizontal distance between the property line and the furthermost projection of the building or structure shall be used. Further, the setback shall be measured at a right angle (90 degrees) from the property line.

The required setbacks outlined above are for the aggregated development site created by the two combined lots.

8. Maximum Height (LDC Sections 101-1 & 131-2): *In compliance.*

   No structure or building shall be developed that exceeds a maximum height of 35 feet. Pursuant to LDC Section 101-1:

   Height means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding the following: chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in Chapter 146. However, in no event shall any of the exclusions enumerated in this definition be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this definition shall not apply.

   Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. To confirm the natural elevation of the ground surface, prior to construction, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007 and other best available data, including, but not limited to, preconstruction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.

   According to the elevation plans on sheets A-4 and A-5, the building height is 20.61 feet from an average existing grade of 11.8 feet NGVD.

9. Surface Water Management Criteria (LDC Section 114-3): *Full compliance to be determined upon building permit application review.*

   No stormwater management plan was submitted with the application. The paving and grading plans and detail (Sheets C-2 and C-3, Consulting Engineering & Science, Inc. dated 1/24/2018) lack sufficient detail to determine compliance with the requirements of Chapter 114-3. No calculations for pre-post run-off or storage and treatment calculations were included with the application. Additionally, commercial projects

are required to provide at least one-half-inch of dry detention or retention pretreatment prior to discharge to a disposal structure such as a well, subsurface drainage basin, or trench, as part of the required retention/detention, pursuant to LDC Section 114-3(f)(2)3. At time of building permit application a dated, signed and sealed stormwater management plan and complete paving and draining plans and details shall be provided.

10. Wastewater Treatment Criteria (LDC Section 114-4): *Full compliance to be determined by KLWTD and Building Department prior to the issuance of a building permit.*

11. Fences (LDC Section 114-13): *Full compliance to be determined upon building permit application review.*

    The site plan does not indicate any fencing.

12. Floodplain Management (LDC Chapter 122): *Full compliance to be determined upon building permit application review.*

    All new structures must be designed to current floodplain management standards, pursuant to LDC Chapter 122. According to the submitted survey, the site is located within the X flood zone on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps.

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

14. Potable Water Conservation Standards (LDC Section 114-46): *Full compliance to be determined by FKAA and Building Department prior to the issuance of a building permit.*

15. Environmental Design Criteria and Mitigation Standards (LDC Sections 118-6, 118-7 & 118-8): *Full compliance to be determined upon building permit application review.*

    Although the site is for the most part scarified, mitigation will be required for qualifying native vegetation removed for development. An Existing Conditions Report identifying the trees in the alley will be required at time of building permit application.

16. Required Off-Street Parking (LDC Section 114-67): *In compliance*

    The proposed development would be subject to the required number of off-street parking spaces pursuant to LDC Section 114-67(c). The table below lists the number of parking spaces to be provided for each proposed use:

Specific Use Category	*Minimum Required Number of Parking Spaces*	*Proposed Use*	*Required Spaces*
Single-family dwelling units	2 spaces per dwelling unit	1 unit	2
Medical and dental clinics	4 spaces per 1,000 SF	1,620 SF	6
		Total:	**8**

The proposed site plan (sheet A-1) indicates eight (8) off-street parking spaces, including one (1) ADA accessible space.

Pursuant to LDC Section 114-67(f), the number and design of handicapped parking spaces shall be in accordance with the provisions of County Code Chapter 6, which incorporates by reference the Florida Building Code.

Design and dimensional requirements of parking spaces and aisle widths are set forth in LDC Section 114-67(b). Standard parking spaces are 8.5 feet in width and 18 feet in length and parallel spaces are 8.5 feet in width and 25 feet in length. The proposed parking spaces meet the minimum dimensions. The minimum aisle width is provided.

Wheel stops are indicated on the plans in all required spaces, pursuant to LDC Section 114-67(j).

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

All nonresidential uses of over 100 square feet in floor area, involving the receipt and distribution by vehicles of materials and merchandise, shall provide for off-street loading. One 11'x35' loading and unloading space is required for all nonresidential uses of 100 to 2,499 square feet of floor area.

Pursuant to LDC Section 114-69(c), the Planning Director is authorized to grant a reduction in the number and dimensional requirements for loading/unloading spaces based on the submittal by an applicant of a study of loading/unloading space need, prepared and signed by a qualified traffic engineer, and reviewed by the county traffic planner/consultant.

The applicant proposes one loading/unloading space, but with the reduced dimensions of 8.5' x 18' and would be located in the row of parking along the northeast side of the building and parking lot. The applicant submitted a letter from the owner stating that deliveries of medical-related supplies would be done by an employee using a standard size vehicle. The applicant also submitted truck maneuvering plans prepared by Kimley-Horn showing that delivery and garbage collection vehicles can ingress and egress the property.

County staff reviewed the proposed site layout and loading/unloading space location, and staff recommends approval of the loading/unloading space modification as shown on the proposed site plan.

18. Bicycle Parking (LDC Section 114-71): *In compliance.*

    All nonresidential development within 200 feet of an existing or programmed state or county bikeway shall provide a bicycle parking rack, pursuant to LDC Section 114-71(b). The plans indicate a bike rack.

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

    The proposed landscaping plan (Sheets L1 through L-3) are in compliance with the parking lot landscaping requirements of LDC Section 114-100.

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

    The revised landscape plans depict the required Major Street buffer. The revised plans also depict street buffers adjacent to Marlin Avenue, the un-named alley and along the north property line. It should be noted that these buffers are not required by the Land Development Code.

21. Outdoor Lighting (LDC Chapter 114, Article VI): *Full compliance to be determined upon building permit application review.*

    No structure or land shall be developed, used or occupied unless all outdoor lighting conforms to the requirements of LDC Chapter 114, Article VI and the sea turtle protection provisions of Chapter 12, Article V of the County Code of Ordinances, unless otherwise specified within the LDC.

    All outdoor lighting shall conform 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.

    The submitted plans do not indicate any outdoor lighting. If illumination is desired or required, site plans for building permit review shall include photometric lighting plans pursuant to LDC Section 114-161.

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

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

23. Access Standards (LDC Chapter 114, Article VII): *In compliance with conditions.*

    Vehicular access to the site is proposed via an ingress driveway from Marlin Avenue and an egress driveway to the unimproved rear alley. Both Marlin Avenue and the alley are County rights-of-way. Marlin Avenue provides access to U.S. 1. No direct access to U.S. 1 is proposed from the subject property. The proposed access from Marlin Avenue and to the alley and the associated tree removal would require a permit from the County Public Works Department.

    A trip generation estimate found 69 average trips per day would be generated by the proposed development, including 59 daily trips for the medical office use and 10 daily trips for the single family residence. A traffic study is not required for development generating less than 250 trips per day, pursuant to LDC Section 114-200.

    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 pursuant to LDC Section 114-201. This includes the intersection of the un-named alley and Marlin Avenue. Fences and landscaping within clear sight triangles must be located and designed to comply with LDC standards. Signs cannot be located within clear sight triangles. Clear sight triangles at the intersections of Marlin Avenue and the rear alley are indicated on the landscape plan sheet L-1and site plan sheet A-1 in accordance with LDC Section 114-201.

24. Recycling and Solid Waste Collection Areas (LDC Section 114-14): *In compliance.*

    Any nonresidential development shall make adequate provision for a solid waste/recycling collection area in accordance with the standards in LDC Section 114-14. For nonresidential and mixed use buildings with 0 to 5,000 square feet of floor area, a minimum collection area of 82 square feet is required. Two trash enclosures are proposed (one 28 square feet and one 81 square feet) for a total enclosure area of 109 square feet.

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

26. Inclusionary Housing Requirements (LDC Section 139-1): *Not applicable.*

27. Community Participation Meeting (LDC Section 110-3): *In compliance.*

Applicants requesting a Major Conditional Use Permit pursuant to LDC Chapter 110, Article III shall provide for public participation through a community meeting. The meeting must be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval. Public notice of the meeting is required.

The required community meeting was held on Thursday, November 30, 2017 at 6:00 PM at the subject property.

IN COMPLIANCE WITH CONDITIONS

V. RECOMMENDED ACTION:

Staff recommends approval of the requested Major Conditional Use Permit with the following conditions:

1. The Planning Director hereby approves the administrative modification of the dimensions of one (1) required loading/unloading space to 8.5ft x 18ft, pursuant to LDC Section 114-69(c) and as shown on the approved site plan.

2. The property owner shall preserve as much of the existing non-invasive vegetation located in and near the rear alley as possible in order to maintain the vegetative buffer and help minimize potential adverse visual effects on adjacent properties. Supplemental vegetation should be installed to enhance the buffer if necessary.

3. A photometric outdoor lighting plan is required pursuant to LDC Section 114-161 as part of the building permit review.

4. Prior to the issuance of a building permit for the new residential dwelling, the applicant must obtain a Residential ROGO allocation award for the new dwelling unit, pursuant to LDC Chapter 138, Article II.

5. Prior to the issuance of a building permit, the proposed access from Marlin Avenue and to the alley and the associated tree removal requires a right-of-way permit from the County Public Works Department.

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

7. 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.

8. A major conditional use permit is not a final approval for certain development. The applicant shall obtain building permits for any improvement requiring such an approval.

9. 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.

10. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

VI. PLANS REVIEWED:

- Boundary Survey by David S. Massey, P.S.M. of Massey-Richards Surveying & Mapping, LLC, dated 6/30/2016.
- Architectural Plans for Finkey Holdings Building, Exterior and Interior Improvements, signed and sealed 1/29/2018 (except as noted) by Erik Lloyd Myers, Registered Architect, including the following sheets:
  - A-0 Drawing List and Site Location Map (signed and sealed 4/28/2017)
  - D-1 Site Demolition Plan
  - D-2 Ground Floor Demolition Plan (signed and sealed 4/28/2017)
  - D-3 Second Floor Demolition Plan (signed and sealed 4/28/2017)
  - A-1 Site Plan
  - A-2 Ground Floor Plan
  - A-3 Second Floor Plan (signed and sealed 4/28/2017)
  - A-4 Exterior Elevations
  - A-5 Exterior Elevations
- Landscape Plans for Finkey Holdings Building, Exterior and Interior Improvements, signed and sealed 1/30/2018 by Derick Langel, Registered Landscape Architect, including the following sheets:
  - L-1 Existing Tree Disposition Plan
  - L-2 Landscape Plan
  - L-3 Planting Details
- Civil Plans for Fink Office-Residence, signed and sealed 1/24/2018 by Richard B. Bochnovich, P.E., of Consulting Engineering & Science, Inc. including the following sheets:
  - C-1 Civil Layout Plan
  - C-2 Paving, Grading and Drainage Plan
  - C-3 Site and Drainage Details
  - C-4 Stormwater Pollution Prevention Plan
  - C-5 Water and Sewer Plan
  - C-6 Water and Sewer Details

VII. ATTACHMENTS:

1. County Engineer review comment letter dated 12/22/2016

File #: **2016-200**

Owner's Name: Finkey Holdings, LLC

Applicant: Krissy Lynn

Agent: Krissy Lynn

Type of Application: Major Conditional Use Permit

Key: Key Largo

RE: 00472800.000000
00472810.000000

Additional Information added to File 2016-200

RECEIVED
FEB 02 2018
2016-200
MONROE CO. PLANNING DEPT

January 31, 2018

ELM ARCH

Monroe County Planning and Environmental Resources
Murray Nelson Government & Cultural Center
102050 Overseas Hwy
Key Largo, FL 33037

Re: Finkey Holdings Building - Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037
File # 2016-200

The following letter is with response to the DRC Comments that required a response. Please note that in addition to the comments received, and the provided responses, we have changed landscape architects. The new landscape architect has provided a new set of documents that also respond to the comments received. Comments and responses are below:

COMMENT: PAGE-12, COMMENT #7: REQUIRED SETBACKS (LDC SECTIONS 118-12, 131-1 & 131-3): NOT IN COMPLIANCE... A PORTION OF A PARKING SPACE IS LOCATED IN THE REQUIRED SETBACK. PARKING IS NOT ALLOWED IN REQUIRED SETBACKS ON NONRESIDENTIALLY DEVELOPED PARCELS. STAFF REQUESTS REVISING THE PLANS TO DEMONSTRATE COMPLIANCE WITH ALL REQUIRED SETBACKS

RESPONSE: The site plan has been modified to shift the parking space out of the setback area. See revised Sheet A-1, as well all other revised sheets throughout the set that have been revised to coordinate.

COMMENT: PAGE-14, COMMENT #16: REQUIRED OFF-STREET PARKING (LDC SECTION 114-67): COMPLIANCE TO BE DETERMINED... SPACE #9 ENCROACHES INTO THE REQUIRED SECONDARY FRONT YARD SETBACK ALONG THE ALLEY... THE PARKING SPACES ADJACENT TO THE REQUIRED SIDE YARD AND LANDSCAPING DO NOT HAVE WHEEL STOPS. PLEASE INDICATE WHEEL STOPS WHERE REQUIRED.

RESPONSE: The site plan has been modified to shift the parking space out of the setback area. Wheel stops have been added as requested/required. See revised Sheet A-1, as well all other revised sheets throughout the set that have been revised to coordinate.

COMMENT: PAGE-15, COMMENT #17: REQUIRED LOADING/UNLOADING SPACES (LDC SECTION 114-69): NOT IN COMPLIANCE. ALL NONRESIDENTIAL USES OF OVER 100 SQUARE FEET IN FLOOR AREA, INVOLVING THE RECEIPT AND DISTRIBUTION BY VEHICLES OF MATERIALS AND MERCHANDISE, SHALL PROVIDE FOR OFF-STREET LOADING. ONE 11'X35' LOADING AND UNLOADING SPACE IS REQUIRED FOR ALL NONRESIDENTIAL USES OF 100 TO 2,499 SQUARE FEET OF FLOOR AREA. THE PLAN DO NOT INDICATE A LOADING SPACE. PURSUANT TO LDC SECTION 114-69(C), THE PLANNING DIRECTOR IS AUTHORIZED TO GRANT A REDUCTION IN THE NUMBER AND DIMENSIONAL REQUIREMENTS FOR LOADING/UNLOADING SPACES BASED ON THE SUBMITTAL BY AN APPLICANT OF A STUDY OF LOADING/UNLOADING SPACE NEED, PREPARED AND SIGNED BY A QUALIFIED TRAFFIC ENGINEER, AND REVIEWED BY THE COUNTY TRAFFIC PLANNER/CONSULTANT.

RESPONSE: Per the comment and notes received, one of the standard size parking spaces has been listed as a reduced dimensional loading space. The parking calculation has been revised to coordinate with this change. The total number of standard spaces required meets the LDC requirements. In addition, please see the attached letter from the owner, as well as the attached traffic study by the traffic engineer, Kimley Horn. See revised Sheet A-1, as well all other revised sheets throughout the set that have been revised to coordinate

COMMENT: PAGE-16, COMMENT #18: BICYCLE PARKING (LDC SECTION 114-71): NOT IN COMPLIANCE... THE PLANS MUST BE REVISED TO INDICATE THE REQUIRED BICYCLE RACK THAT MEETS THE CRITERIA IN LDC SECTION 114-71(C).

RESPONSE: Bicycle parking has been added. See revised Sheet A-1 and A-4, as well all other revised sheets throughout the set that have been revised to coordinate

COMMENT: PAGE-16, COMMENT #19: REQUIRED LANDSCAPING (LDC CHAPTER 114-108): NOT IN COMPLIANCE. AT A MINIMUM, THE CODE REQUIRES 3 CANOPY TREES, 2 UNDERSTORY TREES AND 19 SHRUBS FOR THE SITE. IN ADDITION, NO LAYOUT WAS PROVIDED FOR THE PARKING LOT LANDSCAPING

RESPONSE: See revised landscape plans.

COMMENT: PAGE-16, COMMENT #20: SCENIC CORRIDOR & BUFFERYARDS (LDC CHAPTER 114-128): NOT IN COMPLIANCE... A CLASS D BUFFER MUST BE A MINIMUM OF 20 FEET IN WIDTH AND PLANTED IN ACCORDANCE WITH THE STANDARDS PROVIDED IN LDC SECTION 114-128. THE MAJOR STREET BUFFER DEPICTED ON THE PLANS IS A 10-FOOT CLASS C BUFFER.

RESPONSE: The dimension of the buffer has been increased to 20'-0". See revised Sheet A-1, as well all other revised sheets throughout the set that have been revised to coordinate

COMMENT: PAGE-17, COMMENT #23: ACCESS STANDARDS (LDC CHAPTER 114, ARTICLE VII): IN COMPLIANCE WITH CONDITIONS. CLEAR SIGHT TRIANGLES AT THE INTERSECTIONS OF MARLIN AVENUE AND THE REAR ALLEY ARE INDICATED ON THE LANDSCAPE PLAN SHEET L-1. CLEAR SIGHT TRIANGLES MUST ALSO BE INDICATED ON SITE PLAN SHEET A-1 IN ACCORDANCE WITH LDC SECTION 114-201

RESPONSE: The clear site triangles have been added to revised Sheet A-1.

COMMENT: PAGE-17, COMMENT #24: RECYCLING AND SOLID WASTE COLLECTION AREAS (LDC SECTION 114-14): NOT IN COMPLIANCE... PLEASE REVISE THE PLANS TO DEMONSTRATE THAT THE REQUIRED SOLID WASTE/ RECYCLING COLLECTION AREAS WOULD COMPLY WITH THE MINIMUM AREA, SETBACK, SCREENING, ENCLOSURE DESIGN AND LOCATION STANDARDS OF LDC SECTION 114-14.

RESPONSE: The recycling and solid waste enclosure has been added to the project. See revised Sheet A-1, as well all other revised sheets throughout the set that have been revised to coordinate

COMMENT: PAGE-18, COMMENT #27: Community Participation Meeting (LDC Section 110-3): Compliance to be determined. Applicants requesting a Major Conditional Use Permit pursuant to LDC Chapter 110, Article III shall provide for public participation through a community meeting. The meeting must be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval. Public notice of the meeting is required.

RESPONSE: The community meeting occurred on November 30. It is our understanding that there were no issues or concerns raised specifically regarding to the proposed project.

Please let us know if you have any questions or comments regarding the above.

Sincerely yours,
ELM ARCH, LLC

Erik Myers, AIA
President

Miami Center of Excellence for
Obstetrics & Gynecology

RECEIVED
FEB 02 2018
2016-200
MONROE CO. PLANNING DEPT.

December 21, 2017

Re: Traffic Study

Randy A. Fink,
MD, FACOG
Medical Director

Alejandra Angel,
MD, FACOG

Arin Saldana,
MD, FACOG

Jaclyn Ferro,
MD

Stephanie Fink,
MSN, NP, CNM

Liana Baixauli,
MSN, ARNP, FNP-BC

Marilyn Penuela,
MSN, ARNP

To whom it may concern:

Our business, Keys Obstetrics & Gynecology will move to 103301 Overseas Highway once we are able to obtain permits with Monroe County and remodel the existing structure. This office is a satellite office of the Miami Center of Excellence for Obstetrics & Gynecology. Currently, we rent days in the Tassel professional building located next to Mariner's hospital. We do not receive any deliveries at this location as there are different doctors' offices there on different days. Our staff brings in necessary supplies from our main Miami office located at 8700 North Kendall Drive.

Once we are located at 103301 Overseas Highway, we will only receive small deliveries. If a large truck is needed, we can have that delivery sent to our Miami location and bring the supplies by employee vehicle. Our routine pickup of biohazard can be picked up by a regular sized van. Our supplies are only laboratory supplies that come in small boxes and paper gowns.

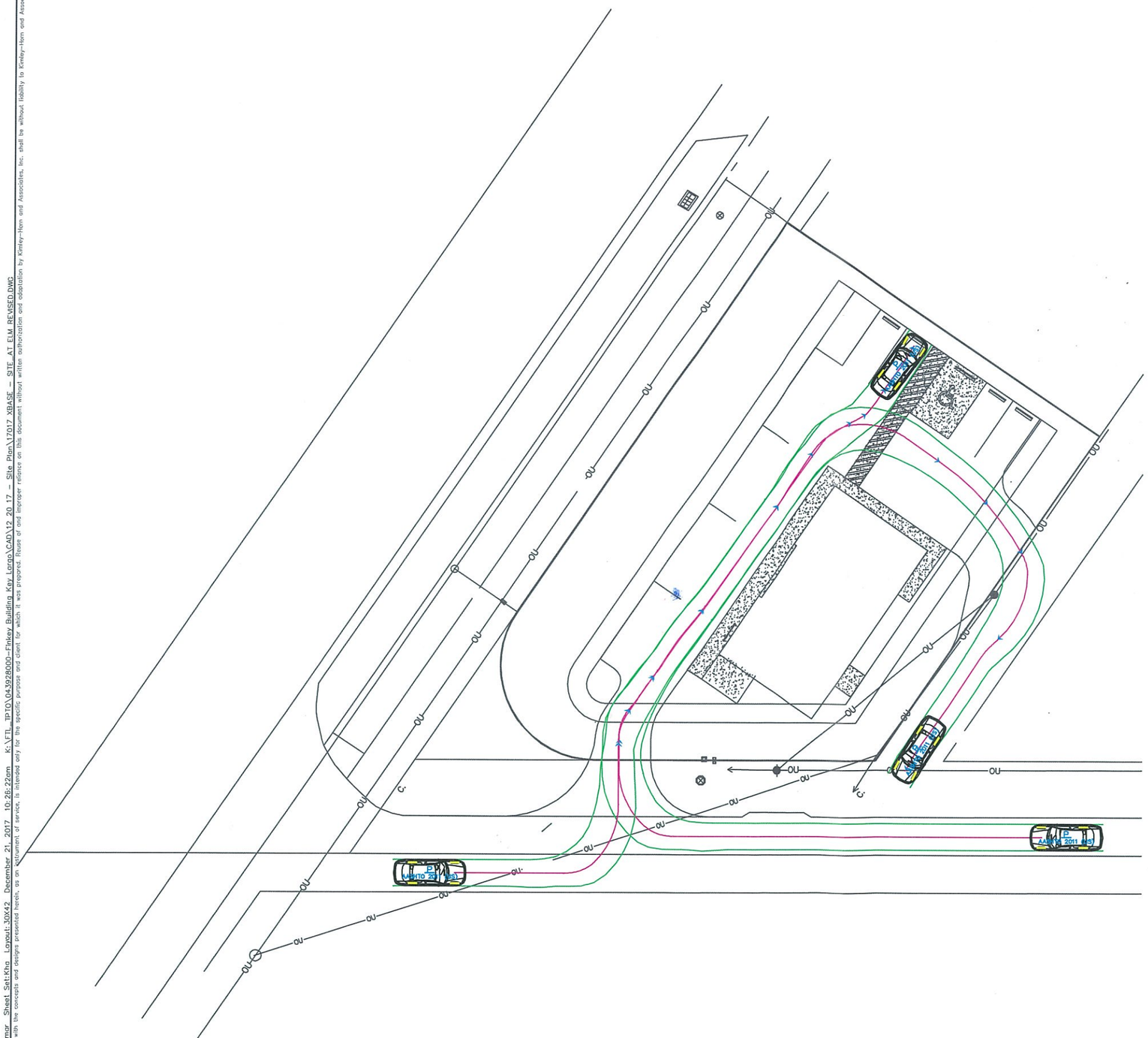
Keys Obstetrics & Gynecology currently and will continue to have all administrative staff and their offices in Miami, thereby decreasing deliveries. Other deliveries may include small envelopes or packages deliverable by the USPS in a small sized USPS truck.

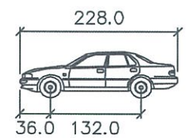
Thank you for your time in this matter.

Sincerely,

Stephanie Fink, MSN, NP, CNM

8700 N. Kendall Drive • Suite 208 • Miami, FL 33176
91550 Overseas Highway • Suite 207 • Tavernier, FL 33070
Tel: 305.274.3130 • Fax: 305.274.1699
www.miamiobgyns.com
www.skyandseaspa.com





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Track	: 72.0
Lock to Lock Time	: 6.0
Steering Angle	: 31.6

OMAR KANAAN
LICENSE
No. 81433
STATE OF FLORIDA
01-04-18
PROFESSIONAL ENGINEER

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FEB 02 2018
2016-200
MONROE CO. PLANNING DEPT.

Kimley»Horn
© 2010 KIMLEY-HORN AND ASSOCIATES, INC.
600 NORTH PINE ISLAND ROAD, SUITE 450, PLANTATION, FL 33324
PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM CA 000006696

No.	REVISIONS	DATE	BY

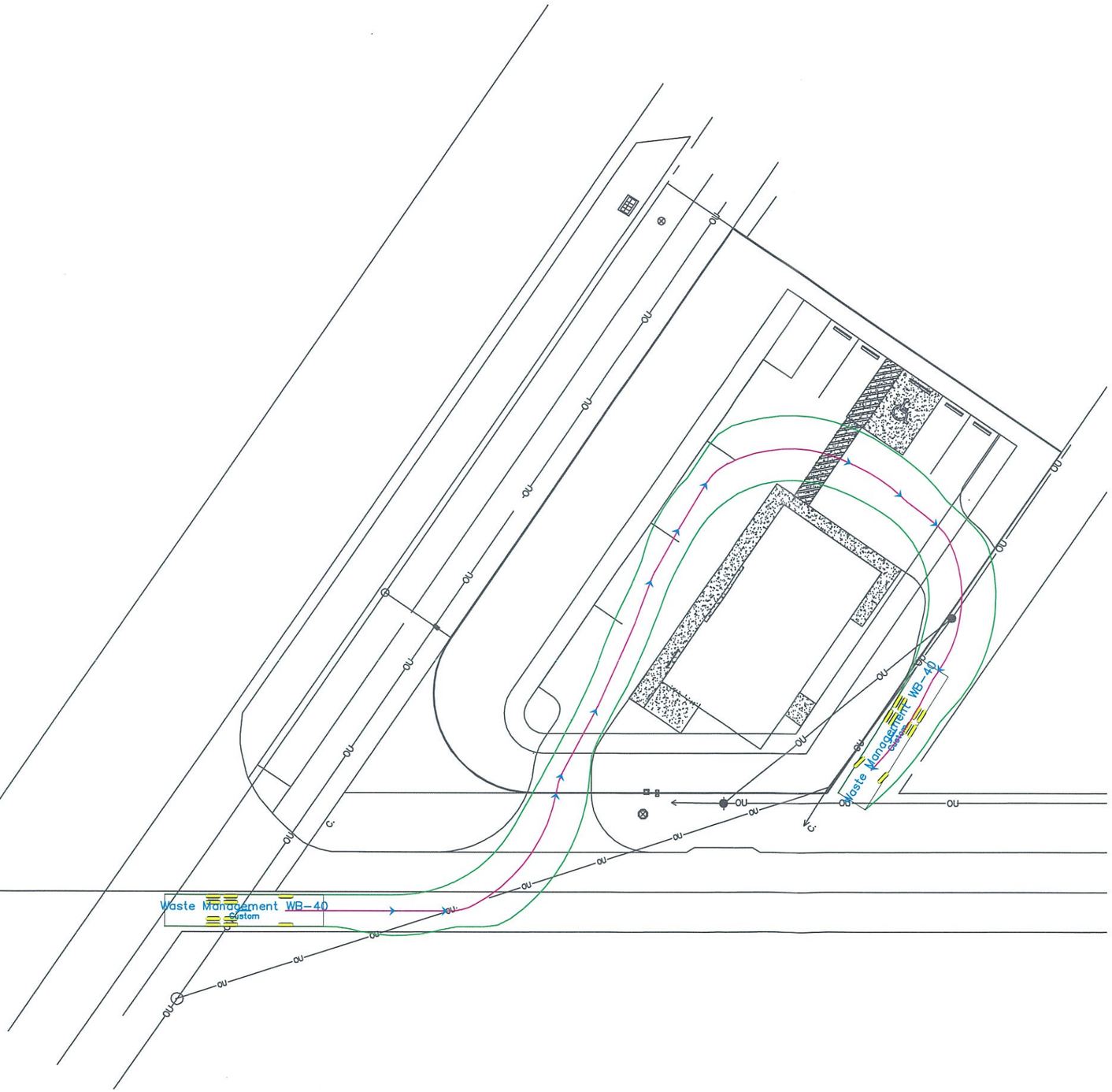
KHA PROJECT 043928000
DATE 12/21/2017
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

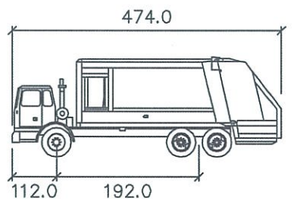
P-DESIGN VEHICLE MANEUVERABILITY

FINKEY BUILDING
PREPARED FOR
ELM ARCH, LLC
MONROE COUNTY FL

SHEET NUMBER

Plotted By: Kanaan, Omar Sheet Set: Kha Layout: 30X42 December 21, 2017 10:26:22am K:\FTL_TPTO\043928000-Finkey Building Key Largo\CAD\12 20 17 - Site Plan\17017 XBASE - SITE AT ELM REVISED.DWG
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





Waste Management Truck

	inches
Width	: 96.0
Track	: 96.0
Lock to Lock Time	: 6.0
Steering Angle	: 31.8

OMAR KANAAN
LICENSE
No. 81433
STATE OF FLORIDA
PROFESSIONAL ENGINEER
01-04-18

RECEIVED
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2016-200
MONROE CO. PLANNING DEPT.

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PHONE: 954-535-5100 FAX: 954-739-2247
WWW.KIMLEY-HORN.COM CA 00000696

No.	REVISIONS	DATE	BY

KHA PROJECT 043928000
DATE 12/21/2017
SCALE AS SHOWN
DESIGNED BY ---
DRAWN BY ---
CHECKED BY ---

WASTE MANAGEMENT TRUCK MANEUVERABILITY

FINKEY BUILDING
PREPARED FOR
ELM ARCH, LLC

MONROE COUNTY FL

SHEET NUMBER

Plotted By:Kanaan, Omar Sheet Set:Kha Layout:30X42 December 21, 2017 10:14:19am K:\FTL_TPTO\043928000-Finkey Building Key Largo\CAD\12 20 17 - Site Plan\17017 XBASE - SITE AT FLM REVISED.DWG
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MONROE COUNTY, FLORIDA
PLANNING AND ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
APR 28 2017
2016-200
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*

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MAY 05 2017
MONROE CO. PLANNING DEPT

April 28, 2017

Monroe County Planning and Environmental Resources
Murray Nelson Government & Cultural Center
102050 Overseas Hwy
Key Largo, FL 33037

ELM ARCH

Re: Finkey Holdings Building - Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037
File # 2016-200

Community Impact Statement

a. General description of proposed development:

1. The proposed project being submitted is to make improvements to an existing structure located on an existing 13,330 SF site. An existing wood structure, wood terrace and wood stair are to be removed. The existing ground floor open structure is to be enclosed for medical office use, while the existing second floor is to be used for residential use. The ground floor is approximately 1,620sf and the second floor is approximately 1,620sf, for a total building square footage of 3,240sf. Based on the square footage, we believe the total parking demand is eight parking spaces; with nine spaces being provided.

2. The building structure is existing, except for the enclosure of the ground floor and addition of a stair to access the second floor. All proposed construction is to meet the Florida Building Code and the hurricane design requirements included. It is our belief that the project design does not require elements that will affect public facilities costs. In addition, the existing structure and proposed construction does not create any additional adverse impacts on the environment, nor does it increase the fire damage potential of the existing structure.

b. Impact assessment on public facilities—water supply:

1. This is an existing structure where the existing medical office use is being moved from the second floor to the ground floor, a portion of office space is being removed and a single residential component is going to occupy the second floor. It is our belief that the project will have a similar demand to the existing water consumption use. The civil engineer has had preliminary discussion with the Florida Keys Aqueduct Authority; however not to the extent that would have been discussed on a new development.
2. Fire Protection is not required for this facility.
3. Energy efficient equipment and low consumption fixtures shall be specified to reduce potable water demand and impacts to the public water supply

c. Impact assessment on public facilities—wastewater management:
   1. This is an existing structure where the existing medical office use is being moved from the second floor to the ground floor, a portion of office space is being removed and a single residential component is going to occupy the second floor. It is our belief that the project will have a similar demand to the existing wastewater system. The civil engineer has had preliminary discussion with the Florida Department of Health; however not to the extent that would have been discussed on a new development.
   2. This is not a new development, but is a renovation of an existing structure with similar effect on the wastewater system.
   3. Waste collection is already operation at the site and will continue.

d. Impact assessment on public facilities—solid waste:
   1. This is an existing structure where the existing medical office use is being moved from the second floor to the ground floor, a portion of office space is being removed and a single residential component is going to occupy the second floor. It is our belief that the project will have a similar volume of solid waste.
   2. Keyes Sanitation Service, 305-451-2025, currently provides solid waste collection services to the site and it is the intent to continue service with Keyes Sanitation Service

e. Impact assessment on public facilities—transportation:
   1. It is our belief that the vehicle trip generation will be equivalent to the current use on the site, as there is a considerable amount of office square footage being removed, and the additional square footage will be one residential unit, which should decrease the trip generation.
   2. It is our belief that the proposed traffic flow will be equivalent to, or below, the current use on the site and that a traffic study is not required. If required by staff, a traffic study can be provided.

Please let us know if you have any questions or comments regarding the above.

Sincerely yours,
ELM ARCH, LLC

Erik Myers, AIA
President

- 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*
Finkey Holdings LLC	
c/o Bayberry Lane, Key Largo, FL 33037	
Stephanie Fink	50
Randy Fink	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.

Printed Name / Signature of Person Completing Form: Stephanie Fink

State of Florida, County of Monroe

The foregoing instrument was acknowledged before me this 25th day of April, 2017, by Stephanie Fink. He/she is personally known to me or has produced _____ as identification.

Kristina Lynn

Notary Public

My Commission Expires

KRISTINA LYNN
Commission # FF 040109
Expires August 14, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

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: 12/5/16
Time: _____

Dear Applicant:

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

Finkey Holdings, LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Planning Staff

ALSINA EMMANUEL
14960 SW 297TH ST
HOMESTEAD, FL 33033-3702

BLOODWORTH HAROLD ROSS
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

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

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

CLIFTON DANIEL F AND MINDI G
457 STONEWOOD LN
MAITLAND, FL 32751-3236

CONCH 103225 LLC
PO BOX 6006
KEY WEST, FL 33041

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

DUP

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

DEL FANTE SUSAN
616 ISLAND DR
KEY LARGO, FL 33037-4808

DOT/ST.OF FL
TALLAHASSEE, FL 32399

FORRER VENTURES CAPITAL LLC
300 OCEAN DR APT 6
KEY LARGO, FL 33037-4364

GLASKIN BRUCE AND DEBORAH ARONSON
9603 SEA TURTLE DR
PLANTATION, FL 33324-2821

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

DUP

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

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

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

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

KEY LARGO WASTEWATER TREATMENT DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

LINER KEVIN AND JO ANNE W
10 SE MARLIN AVE
KEY LARGO, FL 33037-4714

LOCUST CENTER LTD
303 LOCUST ST STE 150
DES MOINES, IA 50309-1707

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

MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

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

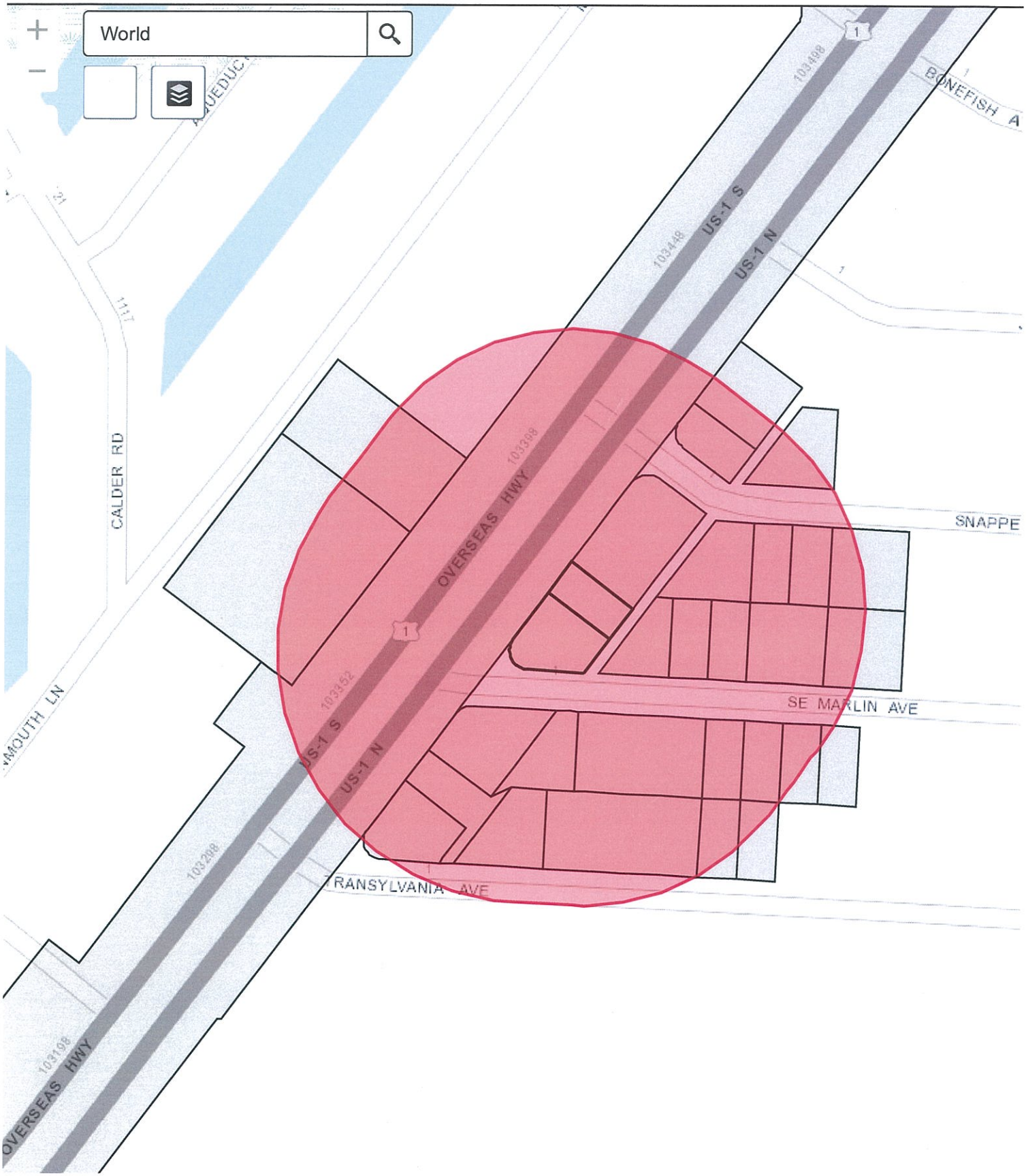
RICE PAIGE SANDS
15 SE MARLIN AVE
KEY LARGO, FL 33037-4713

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

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041-6006

(27) Total Verified IA

SPONs - Web App



200ft

25.135 -80.405 Degrees

End of Additional File 2016-200

APPLICATION

MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
DEC 05 2016
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:
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: 12 / 2 / 16
Month Day Year

Applicant/Agent Authorized to Act for the Property Owner:

Krissy Lynn	Krissy Lynn
Applicant (Name of Person, Business or Organization)	Name of Person Submitting this Application
207 Gardenia Street Tavernier, FL 33070	
Mailing Address (Street, City, State and Zip Code)	
305-393-1059	kbohnste@bellsouth.net
Daytime Phone	Email Address

Property Owner:

Finkey Holdings, LLC	Stephanie Fink
(Name/Entity)	Contact Person
6 Bayberry Lane Key Largo, FL 33037	
Mailing Address (Street, City, State and Zip Code)	
305-274-3130	stefink@bellsouth.net
Daytime Phone	Email Address

Legal Description of Property:

12	17 and 18	Largo Sound Park	Key Largo
Block	Lot	Subdivision	Key
0047280-000000 and 0047281-000000		1579955 1579963	
Real Estate (RE) Number		Alternate Key Number	
103301 Overseas Highway Key Largo, FL 33037		103	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

Land Use District Designation of Property: IS

Present Land Use of Property: Office Use

Proposed Land Use of Property: Mixed: Office Use and Residential

Total Area of Property: 13,837 sq. ft OR .32 Acre

Total Upland Area within Property: ALL

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

1 Total number of non-residential buildings

1,620 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

1 Total number of residential buildings

1 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 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)

- ☑ Completed application form
- ☑ Correct fee (check or money order to Monroe County Planning & Environmental Resources)
- ☑ Proof of ownership (i.e. Warranty Deed)
- ☑ Current property record card(s) from the Monroe County Property Appraiser
- ☑ Photograph(s) of site from adjacent roadway
- ☐ Written description of project
- ☑ Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 8 sets (at a minimum, survey should include elevations; all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage; and total acreage by habitat)
- ☐ Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a.)
- ☐ Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b.)
- ☑ Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 8 sets (drawn to a scale of 1:10 or 1:20). At a minimum, the site plan should include the following:
  - ☐ Date, north point and graphic scale
  - ☐ Boundary lines of site, including all property lines and mean high-water lines shown in accordance with Florida Statutes
  - ☐ All attributes from the boundary survey
  - ☐ Future Land Use Map (FLUM) designation(s) of the site

- ☐ 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

N/A ☐ 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)

N/A ☐ Traffic Study, prepared by a licensed traffic engineer

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

- [x] 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
- [x] Radius report from Monroe County Property Appraiser supporting the required labels
- [x] 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:

- [x] Notarized Agent Authorization
- [ ] N/A Vegetation Survey or Habitat Evaluation Index
- [x] Construction Phasing Plan
- [ ] N/A 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: Kristy Lynn **Date:** 12/2/16

Sworn before me this 2 day of November

ERIC B PARKER
Notary Public - State of Florida
Commission # FF 978735
My Comm. Expires Apr 5, 2020
Bonded through National Notary Assn.

Erin Parker
Notary Public
My Commission Expires

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

Finkey Holdings, LLC
Major Conditional Use Application
103301 Overseas Hwy Key Largo, FL 33037

Written description of the Project

We plan to keep the existing CBS Construction structure with demolishing the 2 story area side stairwell that is encroaching on the secondary front yard setback in a separate demolition permit.

The one story stilt building will be converted to a mixed use structure encompassing 1,620 square feet of commercial office space on the ground floor, which is in an "X" zone, and a residential unit consisting of 1,620 square feet on the upper floor with an addition of an outdoor area on the roof consisting of a rooftop patio/pergola and roof top garden space with railings.

We hope to have the permits come out somewhat simultaneously so this can be done as a one phase construction. We must have the approval of the major conditional use before we can transfer the commercial office space from the existing upper floor office space to the ground floor, and then must wait on our ROGO allocation for the upper floor residential unit in order to commence construction.

Per this application, we request the Environmental Designation Survey be not applicable due to the existing development of the property and very limited vegetation on the property.

Doc# 2092503 09/21/2016 10:55AM
Filed & Recorded in Official Records of
MONROE COUNTY AMY HEAVILIN

09/21/2016 10:55AM
DEED DOC STAMP CL: Krys $2,975.00

This Instrument prepared by,
and after recording, return to:
Jeffrey E. Levey, Esquire
JEFFREY E. LEVEY, P.A.
9130 South Dadeland Boulevard
Suite 1528
Miami, FL 33156
305-670-1976
File Number: **2016.0090**

Doc# 2092503
Bk# 2816 Pg# 1699

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of **September, 2016** between **Keys Island Properties, LLC, a Florida limited liability company,** whose post office address is **1201 Simonton Street, Key West, FL 33040**, grantor, and **Finkey Holdings, LLC, a Florida limited liability company,** whose post office address is **6 Bayberry Lane, Key Largo, FL 33037**, grantee:

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

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

Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3, at Page 111, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00472800000000146139 and 00472810000000146139

Subject to the following:

1. All easements, conditions, covenants, restrictions, limitations and agreements of record, provided this instrument shall not reimpose same.
2. Real estate taxes for the year 2016 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

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

Signed, sealed and delivered in our presence:

Witness Name: Svilena Valchevq

Witness Name: Amy N. Pierce

Keys Island Properties, LLC, a Florida limited liability company

By: _____
Robert Murrell, Manager

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 13th day of September, 2016 by Robert Murrell, as Manager of Keys Island Properties, LLC, a Florida limited liability company. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

AMY N. PIERCE
MY COMMISSION # GG24166
EXPIRES: September 04, 2020

Notary Public

Printed Name: _____

My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

DoubleTimes

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1579963 Parcel ID: 00472810-000000

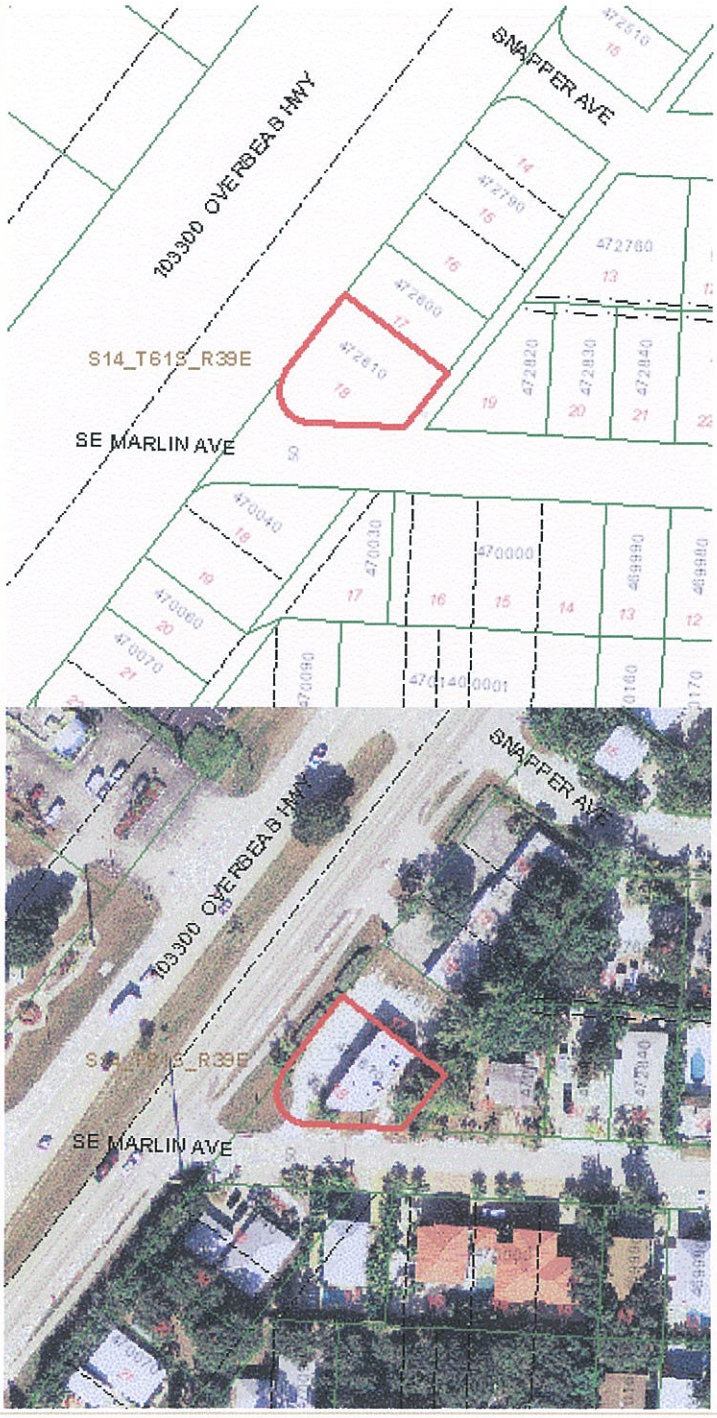
Ownership Details

Mailing Address:
FINKEY HOLDINGS LLC
6 BAYBERRY LN
KEY LARGO, FL 33037-5117

Property Details

PC Code:	17 - OFFICE BUILDINGS 1 STORY
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	14-61-39
Property Location:	103301 OVERSEAS HWY KEY LARGO
Subdivision:	LARGO SOUND PARK
Legal Description:	BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1713 OR1034-1939D/C OR1103-2464 OR1147-505 OR1172-139 OR1361-74T/C OR1442-2076/77 OR1540-2290D/C OR1540-2291/92AFF OR1540-2293/94 OR1563-1185 OR1784-353 OR2760-110/18C/T

Click Map Image to open interactive viewer



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	8,837.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1

Total Living Area: 2393
Year Built: 1984

Building 1 Details

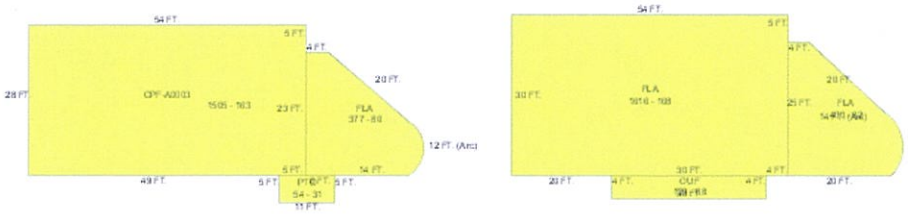
Building Type	**Condition** A	**Quality Grade** 300
Effective Age 25	**Perimeter** 330	**Depreciation %** 33
Year Built 1984	**Special Arch** 0	**Grnd Floor Area** 2,393
Functional Obs 0	**Economic Obs** 0	

Inclusions:

Roof Type	**Roof Cover**	**Foundation**
Heat 1	**Heat 2**	**Bedrooms** 0
Heat Src 1	**Heat Src 2**	

Extra Features:

2 Fix Bath	0	**Vacuum**	0
3 Fix Bath	0	**Garbage Disposal**	0
4 Fix Bath	0	**Compactor**	0
5 Fix Bath	0	**Security**	0
6 Fix Bath	0	**Intercom**	0
7 Fix Bath	0	**Fireplaces**	0
Extra Fix	4	**Dishwasher**	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	FLA	5:C.B.S.	1	1984					377
0	FLA	5:C.B.S.	1	1984					1,616
0	OUF	5:C.B.S.	1	1984					129
0	CPF		1	1984					1,505
0	FLA		1	1984					400
0	PTO		1	1984					54

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
		OFFICE BLD-1 STORY	100	N	Y
		OFFICE BLD-1 STORY	100	N	Y
		1 STORY STORES	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
4689	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AC2:WALL AIR COND	1 UT	0	0	1990	2014	2	20

Appraiser Notes

6/29/06; CHECK CASHING ,MARLIN TITLE, & BAIL BONDS
RE 472800 COMBINED PER OWNER REQ 9-7-99
2004/6/25 3 UNITS SUITE A -MARLIN TITLE SUITE B- F.A.I. LEGAL SERVICES LOWER UNIT- FLORIDA KEYS CELLULAR TCF 2002/8/26 SB, TPP: 8898258 - Z BONDSMAN 8928295 - MARLIN TITLE 8927953 - FLORIDA KEYS CELLULAR 8999222 - HERMID MERCY LAW OFFICES 8787626 - FL AGENCY OF INVEST. CO 9037491 - VFS LOAN RESIDUAL HOLDING LLC (LEASED EQ @ FL AGENCY OF)
SPLIT OUT LT 17 FROM PARCEL NOW WITH REACTVATED PARCEL #00472800-000000

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	0032691	06/13/2000	03/10/2008	1	Commercial	ROOFING
	302858	06/21/2000	01/01/2001	1		REPLACE A/C

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	191,527	252	137,804	393,257	393,257	0	393,257
2015	200,102	220	132,555	393,257	393,257	0	393,257
2014	200,102	200	132,555	372,034	372,034	0	372,034
2013	211,537	0	70,696	375,344	375,344	0	375,344
2012	211,537	0	70,696	389,255	389,255	0	389,255
2011	220,113	0	114,881	401,330	401,330	0	401,330

2010	220,113	0	176,740	446,384	446,384	0	446,384
2009	220,113	0	194,414	547,528	547,528	0	547,528
2008	220,113	0	247,800	613,120	613,120	0	613,120
2007	119,920	0	132,750	252,670	252,670	0	252,670
2006	98,498	0	81,863	180,361	180,361	0	180,361
2005	151,478	0	128,113	279,591	279,591	0	279,591
2004	151,473	0	128,113	279,586	279,586	0	279,586
2003	151,473	0	128,113	279,586	279,586	0	279,586
2002	151,473	0	128,113	279,586	279,586	0	279,586
2001	188,850	0	41,550	230,400	230,400	0	230,400
2000	188,850	0	27,700	216,550	216,550	0	216,550
1999	188,850	0	27,700	216,550	216,550	0	216,550
1998	146,321	0	17,700	164,021	164,021	0	164,021
1997	146,321	0	17,700	164,021	164,021	0	164,021
1996	133,019	0	17,700	150,719	150,719	0	150,719
1995	127,324	0	17,700	145,024	145,024	0	145,024
1994	127,324	0	24,338	151,662	151,662	0	151,662
1993	127,324	0	24,338	151,662	151,662	0	151,662
1992	127,324	0	24,338	151,662	151,662	0	151,662
1991	127,324	0	24,338	151,662	151,662	0	151,662
1990	117,530	0	24,338	141,868	141,868	0	141,868
1989	117,530	0	24,338	141,868	141,868	0	141,868
1988	113,442	0	24,338	137,780	137,780	0	137,780
1987	111,492	0	23,010	134,502	134,502	0	134,502
1986	111,821	0	23,010	134,831	134,831	0	134,831
1985	109,488	0	13,275	122,763	122,763	0	122,763
1984	0	0	21,240	21,240	21,240	0	21,240
1983	0	0	20,790	20,790	20,790	0	20,790
1982	0	0	19,688	19,688	19,688	0	19,688

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2016	2816 / 1700	425,000	WD	99
9/9/2015	2760 / 110	100	CT	12
6/1/1995	1361 / 0074	177,600	WD	Q
10/1/1990	1147 / 505	200,000	WD	Q
8/1/1989	1103 / 2464	100,000	WD	U
7/1/1982	860 / 1713	27,000	WD	Q
2/1/1973	535 / 515	10,000	00	Q

This page has been visited 205,719 times.

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

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

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

Property Record Card -

Maps are now launching the new map application version.

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

Alternate Key: 1579955 Parcel ID: 00472800-000000

Ownership Details

Mailing Address:
FINKEY HOLDINGS LLC
6 BAYBERRY LN
KEY LARGO, FL 33037-5117

Property Details

PC Code:	10 - VACANT COMMERCIAL
Millage Group:	500K
Affordable Housing:	No
Section-Township-Range:	14-61-39
Property Location:	103301 OVERSEAS HWY KEY LARGO
Subdivision:	LARGO SOUND PARK
Legal Description:	BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR68-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-2290DC OR1540-2291/92AFF OR1540-2293/94TR OR1563-1185 OR1784-353 OR2175-586 OR2760-110/18C/T OR2816-1699/1700

Click Map Image to open interactive viewer

Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	50	100	5,000.00 SF

Appraiser Notes

M.C. BAIL BONDS; MARLIN TITLE CORP. LAW OFFICES; T-MOBILE; WESTERN UNION CHECK CASHING

REACTIVATED PARCEL PER 2175-586 THIS PARCEL WAS ASSESSED UNDER RE 00472810-000000 FROM 1999 TO 2005.
COMBINED W/RE 472810 PER OWNER REQ 9-7-99 CW

Parcel Value History

Certified Roll Values.

View Taxes for this Parcel.

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2016	0	0	75,000	75,000	75,000	0	75,000
2015	0	0	75,000	75,000	48,400	0	75,000
2014	0	0	75,000	75,000	44,000	0	75,000
2013	0	0	40,000	40,000	40,000	0	40,000
2012	0	0	40,000	40,000	40,000	0	40,000
2011	0	0	65,000	65,000	65,000	0	65,000
2010	0	0	100,000	100,000	100,000	0	100,000
2009	0	0	110,000	110,000	110,000	0	110,000
2008	0	0	140,000	140,000	140,000	0	140,000
2007	154,910	320	75,000	75,000	75,000	0	75,000
2006	66,154	0	46,250	112,404	112,404	0	112,404
1998	0	0	10,000	10,000	10,000	0	10,000
1997	0	0	10,000	10,000	10,000	0	10,000
1996	0	0	10,000	10,000	10,000	0	10,000
1995	0	0	10,000	10,000	10,000	0	10,000
1994	0	0	13,750	13,750	13,750	0	13,750
1993	0	0	11,900	11,900	11,900	0	11,900
1992	0	0	11,900	11,900	11,900	0	11,900
1991	0	0	13,750	13,750	13,750	0	13,750
1990	0	0	13,750	13,750	13,750	0	13,750
1989	0	0	13,750	13,750	13,750	0	13,750
1988	0	0	13,750	13,750	13,750	0	13,750
1987	0	0	13,000	13,000	13,000	0	13,000
1986	0	0	13,000	13,000	13,000	0	13,000
1985	0	0	7,500	7,500	7,500	0	7,500
1984	0	0	12,000	12,000	12,000	0	12,000
1983	0	0	11,113	11,113	11,113	0	11,113
1982	0	0	11,113	11,113	11,113	0	11,113

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/13/2016	2816 / 1699	425,000	WD	99
9/9/2015	2760 / 110	100	CT	12
2/22/1999	1563 / 1185	18,000	WD	Q

This page has been visited 205,718 times.

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

FINKEY HOLDINGS, LLC

Filing Information

Document Number	L16000061220
FEI/EIN Number	NONE
Date Filed	03/28/2016
Effective Date	03/27/2016
State	FL
Status	ACTIVE

Principal Address

102920 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Mailing Address

6 BAYBERRY LANE
KEY LARGO, FL 33037

Registered Agent Name & Address

HILL, AUDRA L, CPA
102411 OVERSEAS HIGHWAY
KEY LARGO, FL 33037

Authorized Person(s) Detail

Name & Address

Title MGR

FINK, RANDY A
6 BAYBERRY LN
KEY LARGO, FL 33037

Title AMBR

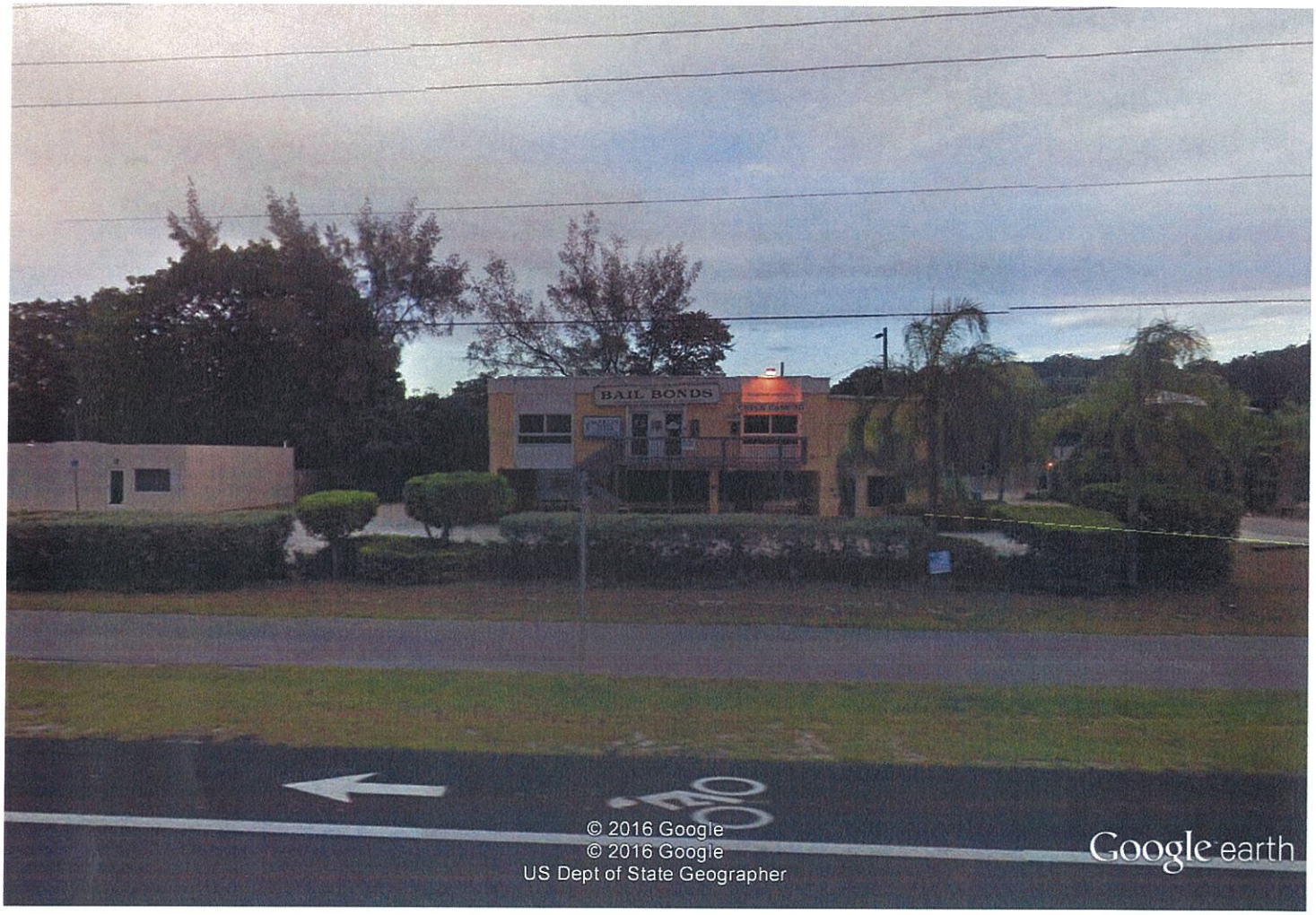
FINK, STEPHANIE J
6 BAYBERRY LN
KEY LARGO, FL 33037

Annual Reports

No Annual Reports Filed

Document Images

03/28/2016 -- Florida Limited Liability | View image in PDF format



Google earth

feet 10
meters 3

This Instrument prepared by,
and after recording, return to:
Jeffrey E. Levey, Esquire
JEFFREY E. LEVEY, P.A.
9130 South Dadeland Boulevard
Suite 1528
Miami, FL 33156
305-670-1976
File Number: **2016.0090**

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 13th day of **September, 2016** between **Keys Island Properties, LLC, a Florida limited liability company,** whose post office address is **1201 Simonton Street, Key West, FL 33040**, grantor, and **Finkey Holdings, LLC, a Florida limited liability company,** whose post office address is **6 Bayberry Lane, Key Largo, FL 33037**, grantee:

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

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

Lots 17 and 18, Block 12, Largo Sound Park, according to the Plat thereof, as recorded in Plat Book 3, at Page 111, of the Public Records of Monroe County, Florida.

Parcel Identification Number: 00472800000000146139 and 00472810000000146139

Subject to the following:

1. All easements, conditions, covenants, restrictions, limitations and agreements of record, provided this instrument shall not reimpose same.
2. Real estate taxes for the year 2016 and all subsequent years.
3. Existing applicable governmental building and zoning ordinances and other governmental regulations.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

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

Signed, sealed and delivered in our presence:

Keys Island Properties, LLC, a Florida limited liability company

Witness Name: Svilena Valchieva

By: _____
Robert Murrell, Manager

Witness Name: Amy N. Pierce

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 13th day of September, 2016 by Robert Murrell, as Manager of Keys Island Properties, LLC, a Florida limited liability company. He/she [X] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

AMY N. PIERCE
MY COMMISSION # GG24166
EXPIRES: September 04, 2020

Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®

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

Cara Higgins
District 1

David C. Ritz
District 5

Richard J. Toppino
District 2

Kirk C. Zuelch
Executive Director

October 21, 2016

Kristina Lynn
207 Gardenia Street
Tavernier, FL 33070

RE: Major Conditional Use App
103301 Overseas Highway, Key Largo, Florida
RE # 00472810-000000
Location #s: 032808-5/8" Meter

Dear Ms. Lynn;

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

There is a 12" water main on Overseas Highway and a 6" water main on SE Marlin Avenue, with a 5/8" meter that currently feed proposed property.

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

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

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Supervisor

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

County of Monroe
The Florida Keys

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

Ms. Kristina Lynn
October 24, 2016

Ms. Lynn.
I have reviewed the plans for your project located at lots 17 and 18, Block 12, Largo Sound Park and have no objections at this time.

Sincerely

Will Thompson
Director, Solid Waste
Monroe County, Florida

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

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

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

Krissy Lynn
207 Gardenia St.
Tavernier, FL 33070

October 25, 2016

RE: Letter of Coordination

Dear Ms. Lynn,

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 103301 Overseas Highway located in Key Largo.

1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (5th Edition), The Florida Building Code (2015), 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. Due to the change in Occupancy and Use, the entire structure shall be protected by an automatic sprinkler system in accordance with NFPA 13, and a Fire Alarm System in accordance with NFPA 72.
4. Fire Department access shall comply with NFPA 1, Ch.18.
5. The commercial portion of the structure shall comply with NFPA 99 Heath Care Facilities.

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 Monroe County Fire Rescue Department provides fire suppression service to the proposed project location.

Sincerely,

Steven M. Zavalney
Deputy Fire Marshal

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

October 20, 2016

Finkey Holdings LLC
6 Bayberry Lane
Key Largo, FL 33037

Sent via email: kristylynn77@icloud.com

Re: Letter of Coordination – 103301 Overseas Hwy., Key Largo, FL
Parcel ID: 00472810-000000
AK: 1579963

Dear Austen,

The facilities and operations of Florida Keys Electric Cooperative Association, Inc. (FKEC) are designed to accommodate normal electrical load growth, providing sufficient energy is available from our mainland supplier. FKEC anticipates no significant problems in providing power to the property referenced above.

Easements may be required.

When preliminary electrical and site plans are available, please arrange to meet with FKEC Engineering staff to review and plan the project.

Sincerely,

Keith Kropf, PE
Director of Engineering

kk/mfb

Key Largo Wastewater Treatment District
103355 Overseas Highway, Key Largo, FL 33037

Post Office Box 491, Key Largo, FL 33037
Phone (305) 451-4019 • Fax (305) 453-5807 • www.klwtd.com

Approval to Proceed

Dear Property Owner or Contractor:

The below referenced parcel has been served by the Key Largo Wastewater Treatment District ("District") and may proceed with the process of connecting to the central sewer system. If you are unable to connect to our system with a gravity connection, contact us for specifications. If a physical connection point has not yet been installed it will be provided before your final tie-in is required.

If you currently have an Aerobic Treatment Unit (A.T.U.), Septic Tank or Cesspit you may now apply for an abandonment permit with the Monroe County Health Department located at the Murray Nelson Government Center, MM 102.8 Bayside. If you have any questions about this process, contact them at (305) 453-8750. You will need this original sealed letter for your application.

Once you have received an abandonment permit, you may apply for a Monroe County Building Permit for your wastewater connection. The Monroe County Building Department is also located at the Murray Nelson Government Center. If you have any questions about this process, contact them at (305) 453-8800. You will need this original sealed letter for your application.

During construction of your connection, several inspections will be required by the District. You may schedule the inspection by calling (305) 451-4019 twenty-four (24) hours in advance. These inspections are required to receive your final Certificate of Connection (PE Letter). You will need this letter in order to close your permit.

This approval is for the purpose of obtaining the permits required to complete your tie-in to the District's central wastewater system located in the right-of-way adjacent to your parcel only. It should not be interpreted as an authorization to connect to any other system, including grinder pump or on-site system, whether owned by the District or not.

If you have any questions please contact customer service at (305) 451-4019 or email at customerservice@klwtd.com.

Owner's Name:	KEYS ISLAND PROPERTIES LLC
Alternate Key / RE Number:	1579955/ 00472800-000000
Property Address:	103301 OVERSEAS HWY
Legal Description:	BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR6 8-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-22 90DC OR1540-2291/92AFF OR1540-2293/94TR OR1563-118
Mailing Address:	1201 SIMONTON ST KEY WEST, FL 33040-3162

Key Largo Wastewater Seal Treatment District

Seal | Signature | 9/27/16 Date

9/27/16

(Date)

I hereby authorize Krissy Lynn be listed as authorized agent

[Name of Agent (individual)]

for Finkey Holdings, LLC for the ROGO application submittal for

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

Building Permit Application #_____ for property described as Lot: 17 & 18, Block 12, Subdivision: Largo Sound Park, Key (island): Key Largo and Real Estate number: 00472800-000000 & 00472810-000000.

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

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

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

Property Owner(s) Signature

Stephanie Fink

Printed Name of Owner(s)

NOTARY:
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 27th **day of** September, **20**16.

Stephanie Fink **is** X **personally known** ____ **produced identification**

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

Sandra L Tromeur

Notary

Sandra L. Tromeur
Commission # FF943778
Expires: December 15, 2019
Bonded thru Aaron Notary

9/27/16
(Date)

I hereby authorize Krissy Lynn be listed as authorized agent
[Name of Agent (individual)]

for Finkey Holdings, LLC for the ROGO application submittal for
(Name of Property Owner(s) the Applicant(s) on project)

Building Permit Application #_____ for property described as Lot: 17 & 18, Block 12, Subdivision: Largo Sound Park, Key (island): Key Largo and Real Estate number: 00472800-000000 & 00472810-000000.

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

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

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

Audra L Hill
Property Owner(s) ~~Signature~~ Registered Agent

Audra L Hill
Printed Name of ~~Owner(s)~~
Registered Agent

NOTARY:
STATE OF Florida
COUNTY OF Monroe

The foregoing instrument was acknowledged before me this 27th **day of** September, **20**16.

Audra L Hill **is** X **personally known** ____ **produced identification**

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

Sandra L Thomeur
Notary

Sandra L. Tromeur
Commission # FF943778
Expires: December 15, 2019
Bonded thru Aaron Notary

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB No. 1660-0008
Expiration Date: November 30, 2018

ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1–9.

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

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

A1. Building Owner's Name
FINK

Policy Number:

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
103301 OVERSEAS HWY.

Company NAIC Number:

City	State	ZIP Code
KEY LARGO	Florida	33037

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
LOTS 17 &18, BLOCK 12, LARGO SOUND PARK

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

A5. Latitude/Longitude: Lat. N.25.13473 Long. W.80.40431 Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

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

A7. Building Diagram Number 1B

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

a) Square footage of crawlspace or enclosure(s) _____ sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A8.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

A9. For a building with an attached garage:

a) Square footage of attached garage _____ sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade _____

c) Total net area of flood openings in A9.b _____ sq in

d) Engineered flood openings? ☐ Yes ☐ No

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number	B2. County Name	B3. State
MONROE CO. UNINC. AREAS 125129	MONROE	Florida

B4. Map/Panel Number	B5. Suffix	B6. FIRM Index Date	B7. FIRM Panel Effective/ Revised Date	B8. Flood Zone(s)	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth)
12087C0769	K	02/18/2005	02/18/2005	X	N/A

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9:
☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: _____ ☐ CBRS ☐ OPA

ELEVATION CERTIFICATE

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

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

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

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

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

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

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ . _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

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

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

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

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

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

Property Owner or Owner's Authorized Representative's Name			
Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

☐ Check here if attachments.

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption FRONT VIEW

Photo Two

Photo Two Caption REAR VIEW

ELEVATION CERTIFICATE

BUILDING PHOTOGRAPHS
Continuation Page

OMB No. 1660-0008
Expiration Date: November 30, 2018

IMPORTANT: In these spaces, copy the corresponding information from Section A.			FOR INSURANCE COMPANY USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 103301 OVERSEAS HWY.			Policy Number:
City KEY LARGO	State Florida	ZIP Code 33037	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

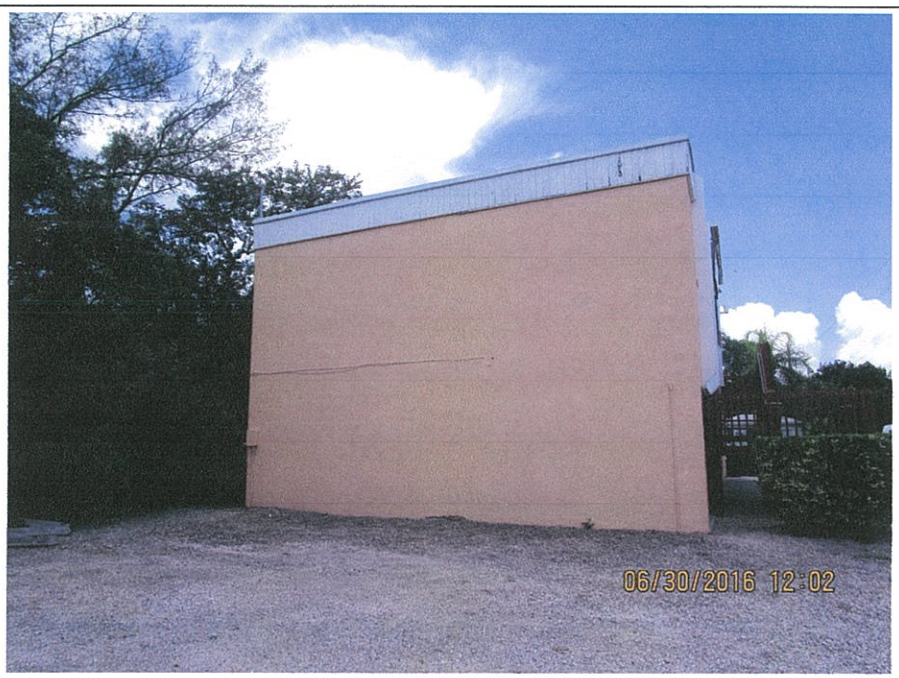


Photo One

Photo One Caption LEFT SIDE

Photo Two

Photo Two Caption RIGHT SIDE

ALSINA EMMANUEL
14960 SW 297TH ST
HOMESTEAD, FL 33033-3702

BLOODWORTH HAROLD ROSS
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

BLOODWORTH HAROLD ROSS JR
3 SNAPPER AVE
KEY LARGO, FL 33037-4719

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

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

CLIFTON DANIEL F AND MINDI G
457 STONEWOOD LN
MAITLAND, FL 32751-3236

CONCH 103225 LLC
PO BOX 6006
KEY WEST, FL 33041

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

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

DEL FANTE SUSAN
616 ISLAND DR
KEY LARGO, FL 33037-4808

DOT/ST.OF FL
TALLAHASSEE, FL 32399

FORRER VENTURES CAPITAL LLC
300 OCEAN DR APT 6
KEY LARGO, FL 33037-4364

GLASKIN BRUCE AND DEBORAH ARONSON
9603 SEA TURTLE DR
PLANTATION, FL 33324-2821

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

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

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

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

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

KEY LARGO WASTEWATER TREATMENT DISTRICT
PO BOX 370491
KEY LARGO, FL 33037-0491

KEYS ISLAND PROPERTIES LLC
1201 SIMONTON ST
KEY WEST, FL 33040-3162

LINER KEVIN AND JO ANNE W
10 SE MARLIN AVE
KEY LARGO, FL 33037-4714

LOCUST CENTER LTD
303 LOCUST ST STE 150
DES MOINES, IA 50309-1707

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

MCGILL JOHN
5 SNAPPER AVE
KEY LARGO, FL 33037

PEREZ NIVIA
PO BOX 832987
MIAMI, FL 33283

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

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

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

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041-6006

NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY
PINK PLAZA LLC		696 NE 125TH ST		NORTH MIAMI	FL	33161-5546	
SPREITZER JAMES E		PO BOX 6006		KEY WEST	FL	33041-6006	
CONCHBEACH MANAGEMENT LLC		PO BOX 6006		KEY WEST	FL	33041-6006	
CASTILLO GUILLERMO		8 TRANSYLVANIA AVE		KEY LARGO	FL	33037-4718	
CONFIDENTIAL DATA F.S. 119.07							
ALSINA EMMANUEL		14960 SW 297TH ST		HOMESTEAD	FL	33033-3702	
SILVESTRI JEANETTE		7 SE MARLIN AVE		KEY LARGO	FL	33037-4713	
PUKLO WALTER E		1 SE MARLIN AVE		KEY LARGO	FL	33037-2914	
CONCH 103275 LLC		PO BOX 6006		KEY WEST	FL	33041-6006	
LOCUST CENTER LTD		303 LOCUST ST STE 150		DES MOINES	IA	50309-1707	
KEY LARGO WASTEWATER TREATMENT DISTRICT		PO BOX 370491		KEY LARGO	FL	33037-0491	
HOROWITZ CRAIG C AND MELAINE R		PO BOX 373206		KEY LARGO	FL	33037-8206	
MCFEES KEYS DISEASE LLC		620 SW 17TH ST		BOCA RATON	FL	33486	
RICE PAIGE SANDS		15 SE MARLIN AVE		KEY LARGO	FL	33037-4713	
FINKEY HOLDINGS LLC		6 BAYBERRY LN		KEY LARGO	FL	33037-5117	
FORRER VENTURES CAPITAL LLC		300 OCEAN DR APT 6		KEY LARGO	FL	33037-4364	
GLASKIN BRUCE AND DEBORAH ARONSON		9603 SEA TURTLE DR		PLANTATION	FL	33324-2821	
FINKEY HOLDINGS LLC		6 BAYBERRY LN		KEY LARGO	FL	33037-5117	
DEL FANTE SUSAN		616 ISLAND DR		KEY LARGO	FL	33037-4808	
SCOTT RODDY D AND REBA H		107 KATELYN LN		NICHOLASVILLE	KY	40356-8849	
CLIFTON DANIEL F AND MINDI G		457 STONEWOOD LN		MAITLAND	FL	32751-3236	
CONCH 103225 LLC		PO BOX 6006		KEY WEST	FL	33041-6006	
JOHNSON MICHAEL AND SAWONG		PO BOX 371339		KEY LARGO	FL	33037-1339	
BLOODWORTH HAROLD ROSS JR		3 SNAPPER AVE		KEY LARGO	FL	33037-4719	
LINER KEVIN AND JO ANNE W		10 SE MARLIN AVE		KEY LARGO	FL	33037-4714	
CAPITAL BANK NA C/O THRUSH DONNA M		599 9TH ST N STE 101		NAPLES	FL	34102-5624	
MCGILL JOHN		5 SNAPPER AVE		KEY LARGO	FL	33037	
HANDTE EDWIN R AND JANICE E		103365 OVERSEAS HWY		KEY LARGO	FL	33037-4762	
DOT/ST.OF FL		(STATE ROAD DEPARTMENT)		TALLAHASSEE	FL	32399	
HANDTE EDWIN R AND ELLEN		103365 OVERSEAS HWY		KEY LARGO	FL	33037	
BLOODWORTH HAROLD ROSS		3 SNAPPER AVE		KEY LARGO	FL	33037-4719	
PEREZ NIVIA		PO BOX 832987		MIAMI	FL	33283	

LEGAL2	LOCATION
LARGO NE 702.67 FT OF TRACT A & PT OF S R NO 5 (US	103400 OVERSEAS HWY
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441	4 TRANSYLVANIA AVE
BK 19 LT 20 AND ADJ ALLEY RES #40-1971OR466-47/48	VACANT LOT OVERSEAS HWY
ADDITION PB3-139 KEY LARGO OR118-549/50 OR260-561	8 TRANSYLVANIA AVE
384-32 OR781-1530 OR812-676 OR1677-2203 OR2504-882	6 SE MARLIN AVE
84-32 OR781-1530 OR797-2052 OR798-1863 OR802-1137C	VACANT LAND
OUND PARK FIRST ADDITION PB3-139 KEY LARGO OR323-3	7 SE MARLIN AVE
FIRST ADDITION PB3-139 KEY LARGO AND ADJ ALLEY DI	1 MARLIN AVE
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441	103275 OVERSEAS HWY
PB6-60 NE'LY 120' OF SW 820' TRACT A & PT OF THE A	103360 OVERSEAS HWY
-111 OR428-999 OR569-8 OR602-701 OR773-321 OR811-7	103355 OVERSEAS HWY
RGO OR921-865 OR1067-318/19Q/C OR1084-712D/C OR109	14 SE MARLIN AVE
N-KEY LARGO OR476-918/919 OR826-126 OR888-479 OR	14 TRANSYLVANIA AVE
N KEY LARGO OR536-29 OR553-986 OR1098-1173 OR1242-	15 SE MARLIN AVE
68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1713	103301 OVERSEAS HWY
RGO OR165-538/539 OR785-996 OR948-2041 OR1260-50	103375 OVERSEAS HWY
N KEY LARGO OR542-163 OR1098-1173 OR1242-154/55C/T	11 SE MARLIN AVE
8-230-231 OR801-773/74D/C/AFF OR1172-139 OR1540-22	103301 OVERSEAS HWY
R448-229 OR706-265 OR820-2077 OR820-2078 OR1079-74	26 SNAPPER AVE
N-KEY LARGO OR59-199/200 OR466-46 OR994-2385/88 OR	16 TRANSYLVANIA AVE
N-KEY LARGO OR485-245/246 OR536-29 OR1098-1173 OR1	9 SE MARLIN AVE
PB3-139 KEY LARGO OR466-47/48 OR712-56 OR926-2441/	103225 OVERSEAS HWY
N-KEY LARGO OR542-163 OR1098-1173(CAW) OR1209-1908	13 SE MARLIN AVE
56 OR753-502D/C OR930-1424/1434WILL CASE#85-04-CP-	3 SNAPPER AVE
LARGO OR417-819 OR994-2415 OR1616-1375 OR1890-1969	10 SE MARLIN AVE
NE 250' OF SW 700' TRACT A & ADJ PT ST RD 5A OR47	103300 OVERSEAS HWY
57-889/890 OR753-465 OR804-1846 OR1175-933/349 OR1	5 SNAPPER AVE
33-958 OR817-1301 OR817-1302 OR817-1303	103365 OVERSEAS HWY
-21-30-3 1-32-40 G6-42	VACANT LAND
11 OR428-999 OR1460-20	4 SNAPPER AVE
28-999 OR1518-1195 OR2247-1344Q/C	VACANT LAND
42-182 OR828-889 OR865-566 OR909-1699Q/C OR1289-18	2 SE MARLIN AVE

Monroe County Property Appraiser - Radius Report

AK: 1573621 **Parcel ID:** 00468472-009700 **Physical Location** 103400 OVERSEAS KEY LARGO
Legal Description: CROSS KEY WATERWAY ESTATES SECTION TWO PB6-60 LARGO NE 702.67 FT OF TRACT A & PT OF S R N(
Owners Name: PINK PLAZA LLC
Address: 696 NE 125TH ST NORTH MIAMI FL 33161-5546

AK: 1577286 **Parcel ID:** 00470090-000000 **Physical Location** 4 TRANSYLVANIA KEY LARGO
Legal Description: BK 19 LTS 23 & 24 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR92
Owners Name: SPREITZER JAMES E
Address: PO BOX 6006 KEY WEST FL 33041-6006

AK: 1577251 **Parcel ID:** 00470060-000000 **Physical Location** VACANT LOT KEY LARGO
Legal Description: LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO BK 19 LT 20 AND ADJ ALLEY RES #40-1971OR46(
Owners Name: CONCHBEACH MANAGEMENT LLC
Address: PO BOX 6006 KEY WEST FL 33041-6006

AK: 8659482 **Parcel ID:** 00470140-000100 **Physical Location** 8 TRANSYLVANIA KEY LARGO
Legal Description: BK 19 LT 25, 26, 27 AND 28 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR118-549/50 OF
Owners Name: CASTILLO GUILLERMO
Address: 8 TRANSYLVANIA AVE KEY LARGO FL 33037-4718

AK: 1579998 **Parcel ID:** 00472840-000000 **Physical Location** 6 SE MARLIN AVE KEY LARGO
Legal Description: BK 12 LT 21 LARGO SOUND PARK PB3-111 KEY LARGO OR 384-32 OR781-1530 OR812-676 OR1677-2203 OR250
Owners Name: CONFIDENTIAL DATA F.S. 119.07
Address:

AK: 1579980 **Parcel ID:** 00472830-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 12 LT 20 LARGO SOUND PARK PB3-111 KEY LARGO OR3 84-32 OR781-1530 OR797-2052 OR798-1863 OR802-1
Owners Name: ALSINA EMMANUEL
Address: 14960 SW 297TH ST HOMESTEAD FL 33033-3702

AK: 1577189 **Parcel ID:** 00470000-000000 **Physical Location** 7 SE MARLIN AVE KEY LARGO
Legal Description: BK 19 LT 14, 15 , 16 AND ELY 14.70FT LT 17 LARGO S OUND PARK FIRST ADDITION PB3-139 KEY LAR(
Owners Name: SILVESTRI JEANETTE
Address: 7 SE MARLIN AVE KEY LARGO FL 33037-4713

AK: 1577227 **Parcel ID:** 00470030-000000 **Physical Location** 1 MARLIN AVE KEY LARGO
Legal Description: BK 19 PT LT 17 (LESS ELY 14.70FT) LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO AND ADJ
Owners Name: PUKLO WALTER E
Address: 1 SE MARLIN AVE KEY LARGO FL 33037-2914

AK: 1577235 **Parcel ID:** 00470040-000000 **Physical Location** 103275 OVERSEAS KEY LARGO
Legal Description: BK 19 LTS 18 & 19 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR92
Owners Name: CONCH 103275 LLC
Address: PO BOX 6006 KEY WEST FL 33041-6006

AK: 9090904 **Parcel ID:** 00468472-009711 **Physical Location** 103360 OVERSEAS KEY LARGO
Legal Description: CROSS KEY WATERWAYS ESTATES SECTION TWO KEY PB6-60 NE'LY 120' OF SW 820' TRACT A & PT OF T
Owners Name: LOCUST CENTER LTD
Address: 303 LOCUST ST STE 150 DES MOINES IA 50309-1707

AK: 1579947 **Parcel ID:** 00472790-000000 **Physical Location** 103355 OVERSEAS KEY LARGO
Legal Description: BK 12 LTS 14-15-16 LARGO SOUND PARK KEY LARGO PB3 -111 OR428-999 OR569-8 OR602-701 OR773-321 OR
Owners Name: KEY LARGO WASTEWATER TREATMENT DISTRICT
Address: PO BOX 370491 KEY LARGO FL 33037-0491

AK: 8666373 **Parcel ID:** 00472720-000100 **Physical Location** 14 SE MARLIN AVE KEY LARGO
Legal Description: BK 12 LT 24 AND 25 LARGO SOUND PARK PB3-111 KEY LA RGO OR921-865 OR1067-318/19Q/C OR1084-712D/C
Owners Name: HOROWITZ CRAIG C AND MELAINE R
Address: PO BOX 373206 KEY LARGO FL 33037-8206

AK: 1577332 **Parcel ID:** 00470160-000000 **Physical Location** 14 TRANSYLVANIA KEY LARGO
Legal Description: BK 19 LT 29 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR476-918/919 OR826-126 OR888-
Owners Name: MCFEES KEYS DISEASE LLC
Address: 620 SW 17TH ST BOCA RATON FL 33486

AK: 1577146 **Parcel ID:** 00469960-000000 **Physical Location** 15 SE MARLIN AVE KEY LARGO
Legal Description: BK 19 LT 10 LARGO SOUND PARK PB3-139 FIRST ADDITIO N KEY LARGO OR536-29 OR553-986 OR1098-1173 (
Owners Name: RICE PAIGE SANDS
Address: 15 SE MARLIN AVE KEY LARGO FL 33037-4713

AK: 1579963 **Parcel ID:** 00472810-000000 **Physical Location** 103301 OVERSEAS KEY LARGO
Legal Description: BK 12 LOT 18 LARGO SOUND PARK PB3-111 KEY LARGO OR 68-230/31 OR535-515 OR801-773/74DC/AFF OR860-1
Owners Name: FINKEY HOLDINGS LLC
Address: 6 BAYBERRY LN KEY LARGO FL 33037-5117

AK: 1579653 **Parcel ID:** 00472490-000000 **Physical Location** 103375 OVERSEAS KEY LARGO
Legal Description: BK 11 LOTS 13 & 14 LARGO SOUND PARK PB3-111 KEY LA RGO OR165-538/539 OR785-996 OR948-2041 OR12
Owners Name: FORRER VENTURES CAPITAL LLC
Address: 300 OCEAN DR APT 6 KEY LARGO FL 33037-4364

AK: 1577162 **Parcel ID:** 00469980-000000 **Physical Location** 11 SE MARLIN AVE KEY LARGO
Legal Description: BK 19 LT 12 LARGO SOUND PARK PB3-139 FIRST ADDITIO N KEY LARGO OR542-163 OR1098-1173 OR1242-15
Owners Name: GLASKIN BRUCE AND DEBORAH ARONSON
Address: 9603 SEA TURTLE DR PLANTATION FL 33324-2821

AK: 1579955 **Parcel ID:** 00472800-000000 **Physical Location** 103301 OVERSEAS KEY LARGO
Legal Description: BK 12 LT 17 LARGO SOUND PARK PB3-111 KEY LARGO OR6 8-230-231 OR801-773/74D/C/AFF OR1172-139 OR15
Owners Name: FINKEY HOLDINGS LLC
Address: 6 BAYBERRY LN KEY LARGO FL 33037-5117

AK: 1579882 **Parcel ID:** 00472720-000000 **Physical Location** 26 SNAPPER AVE KEY LARGO
Legal Description: BK 2 LTS 9-10 LARGO SOUND PARK KEY LARGO PB3-111 O R448-229 OR706-265 OR820-2077 OR820-2078 OR10
Owners Name: DEL FANTE SUSAN
Address: 616 ISLAND DR KEY LARGO FL 33037-4808

AK: 1577341 **Parcel ID:** 00470170-000000 **Physical Location** 16 TRANSYLVANIA KEY LARGO
Legal Description: BK 19 LT 30 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR59-199/200 OR466-46 OR994-238
Owners Name: SCOTT RODDY D AND REBA H
Address: 107 KATELYN LN NICHOLASVILLE KY 40356-8849

AK: 1577171 **Parcel ID:** 00469990-000000 **Physical Location** 9 SE MARLIN AVE KEY LARGO
Legal Description: BK 19 LT 13 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR485-245/246 OR536-29 OR1098-1
Owners Name: CLIFTON DANIEL F AND MINDI G
Address: 457 STONEWOOD LN MAITLAND FL 32751-3236

AK: 1577260 **Parcel ID:** 00470070-000000 **Physical Location** 103225 OVERSEAS KEY LARGO
Legal Description: BK 19 LTS 21 & 22 LARGO SOUND PARK FIRST ADDITION PB3-139 KEY LARGO OR466-47/48 OR712-56 OR92(
Owners Name: CONCH 103225 LLC
Address: PO BOX 6006 KEY WEST FL 33041-6006

AK: 1577154 **Parcel ID:** 00469970-000000 **Physical Location** 13 SE MARLIN AVE KEY LARGO
Legal Description: BK 19 LT 11 LARGO SOUND PARK PB3-139 FIRST ADDITIO N-KEY LARGO OR542-163 OR1098-1173(CAW) OR1
Owners Name: JOHNSON MICHAEL AND SAWONG
Address: PO BOX 371339 KEY LARGO FL 33037-1339

AK: 1579904 **Parcel ID:** 00472750-000000 **Physical Location** 3 SNAPPER AVE KEY LARGO
Legal Description: BK 12 LT 12 LARGO SOUND PARK KEY LARGO OR269-555-5 56 OR753-502D/C OR930-1424/1434WILL CASE#85-
Owners Name: BLOODWORTH HAROLD ROSS JR
Address: 3 SNAPPER AVE KEY LARGO FL 33037-4719

AK: 1580015 **Parcel ID:** 00472860-000000 **Physical Location** 10 SE MARLIN AVE KEY LARGO
Legal Description: BK 12 LOTS 22 AND 23 LARGO SOUND PARK PB3-111 KEY LARGO OR417-819 OR994-2415 OR1616-1375 OR18
Owners Name: LINER KEVIN AND JO ANNE W
Address: 10 SE MARLIN AVE KEY LARGO FL 33037-4714

AK: 8648812 **Parcel ID:** 00468472-009710 **Physical Location** 103300 OVERSEAS KEY LARGO
Legal Description: CROSS KEY WATERWAYS ESTATES SEC 2 PB6-60 KEY LARGO NE 250' OF SW 700' TRACT A & ADJ PT ST RD 5A
Owners Name: CAPITAL BANK NA C/O THRUSH DONNA M
Address: 599 9TH ST N STE 101 NAPLES FL 34102-5624

AK: 1579891 **Parcel ID:** 00472740-000000 **Physical Location** 5 SNAPPER AVE KEY LARGO
Legal Description: BK 12 LT 11 LARGO SOUND PARK KEY LARGO PB3-111 OR4 57-889/890 OR753-465 OR804-1846 OR1175-933/349
Owners Name: MCGILL JOHN
Address: 5 SNAPPER AVE KEY LARGO FL 33037

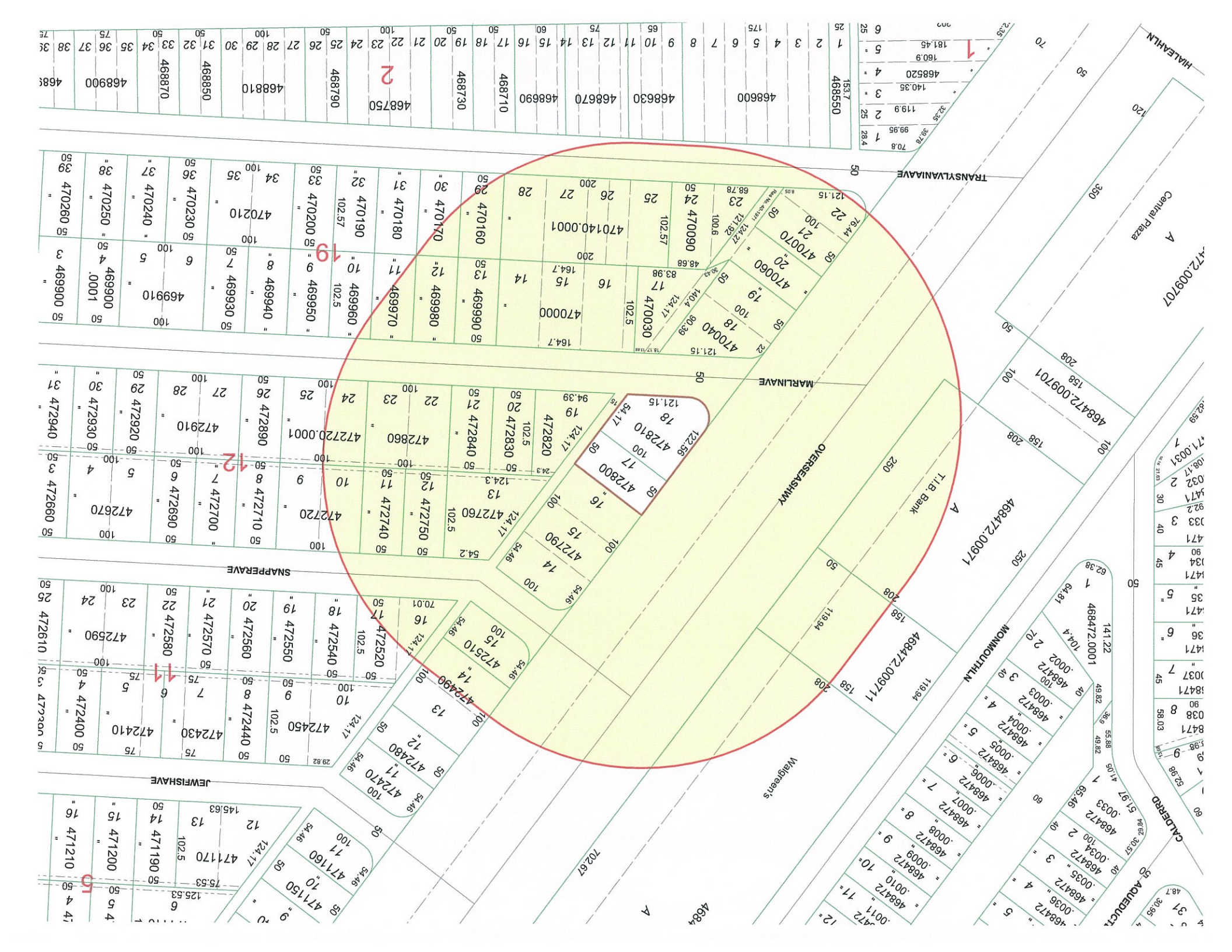
AK: 1579670 **Parcel ID:** 00472510-000000 **Physical Location** 103365 OVERSEAS KEY LARGO
Legal Description: BK 11 LT 15 LARGO SOUND PARK PB3-111 KEY LARGO OR5 33-958 OR817-1301 OR817-1302 OR817-1303
Owners Name: HANDTE EDWIN R AND JANICE E
Address: 103365 OVERSEAS HWY KEY LARGO FL 33037-4762

AK: 1094528 **Parcel ID:** 00085900-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: 14 61 39 ISLAND OF KEY LARGO PT LOTS4-10-15-16-20 -21-30-3 1-32-40 G6-42
Owners Name: DOT/ST.OF FL
Address: (STATE ROAD DEPARTMENT) TALLAHASSEE FL 32399

AK: 1579688 **Parcel ID:** 00472520-000000 **Physical Location** 4 SNAPPER AVE KEY LARGO
Legal Description: LARGO SOUND PARK PB3-111 KEY LARGO LOTS 16-17 BK 11 OR428-999 OR1460-20
Owners Name: HANDTE EDWIN R AND ELLEN
Address: 103365 OVERSEAS HWY KEY LARGO FL 33037

AK: 1579912 **Parcel ID:** 00472760-000000 **Physical Location** VACANT LAND KEY LARGO
Legal Description: BK 12 LT 13 LARGO SOUND PARK PB3-111 KEY LARGO OR4 28-999 OR1518-1195 OR2247-1344Q/C
Owners Name: BLOODWORTH HAROLD ROSS
Address: 3 SNAPPER AVE KEY LARGO FL 33037-4719

AK: 1579971 **Parcel ID:** 00472820-000000 **Physical Location** 2 SE MARLIN AVE KEY LARGO
Legal Description: BK 12 LT 19 LARGO SOUND PARK PB3-111 KEY LARGO OR5 42-182 OR828-889 OR865-566 OR909-1699Q/C OR12
Owners Name: PEREZ NIVIA
Address: PO BOX 832987 MIAMI FL 33283


TRANSYLVANIAAVE
MARLINAVE
SNAPPERAVE
JEWFISHAVE
OVERSEASHWY
MONMOUTHLN
CALDERRD
AQUEDUCT
Central Plaza
T.I.B. Bank
Walgreen's
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LEGAL DESCRIPTION

Lots 17 and 18, Block 12, LARGO SOUND PARK, according to the Plat thereof, as recorded in Plat Book 3, at Page 111 of the Public Records of Monroe County, Florida.

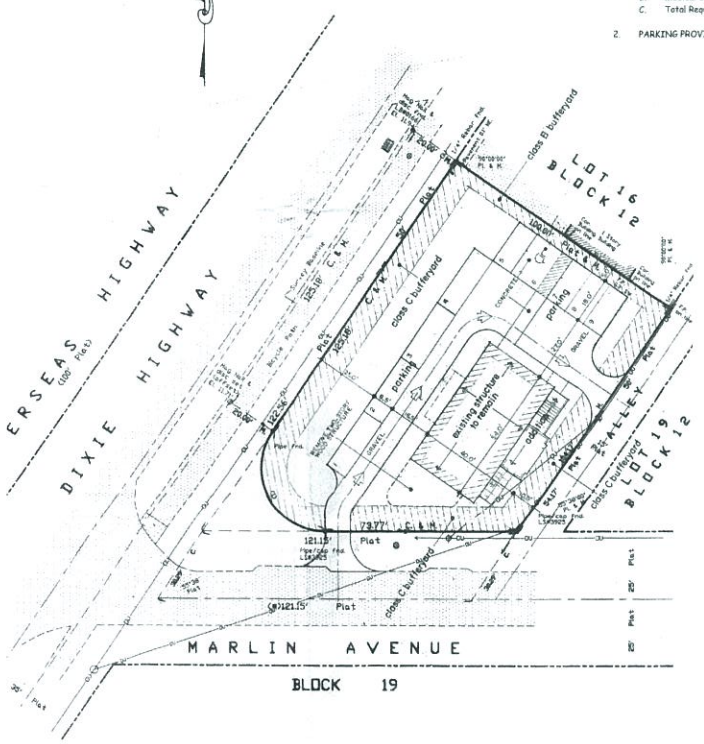
REGULATORY CRITERIA

A. Type Construction: Reinforced Concrete and Concrete Masonry.
B. Number of Stories: Two Levels.
C. Flood Zone Designation: N.F.I.P. Flood Zone X.
D. Average Grade at Perimeter of Structure: +11.8' NGVD.
E. Elevation of the Lowest Habitable Floor: +12.0' NGVD.
F. Elevation of Highest Point of Roof: +45.3 NGVD or 33.5' above Average Grade at Perimeter of Structure.
G. Projected Area of Roof: 1,816.5 s.f.
H. Enclosed Floor Area:
   1. Ground Floor (Medical Clinic)-
      a. Habitable 1,620 s.f.
      b. Non-Habitable -0- s.f.
      Total 1,620 s.f.
   2. Second Floor (Residential Apartment)-
      a. Habitable 1,620 s.f.
      b. Non-Habitable -0- s.f.
      Total 1,620 s.f.
I. Total Habitable Floor Area: 3,240 s.f.
J. Total Non-Habitable Floor Area: -0- s.f.
K. Total Enclosed Floor Area: 3,240 s.f.

PARKING

1. REQUIRED PARKING:
   A. Residential Apartment: 2 spaces
   B. Medical Office: 1,620 sq. ft./300 sq. ft. = 5.4 (say 6 spaces)
   C. Total Required Parking Spaces 8 spaces

2. PARKING PROVIDED: 8 Standard + 1 Handicapped space = 9 spaces



SITE PLAN 1" = 20'-0"

MEDICAL CLINIC

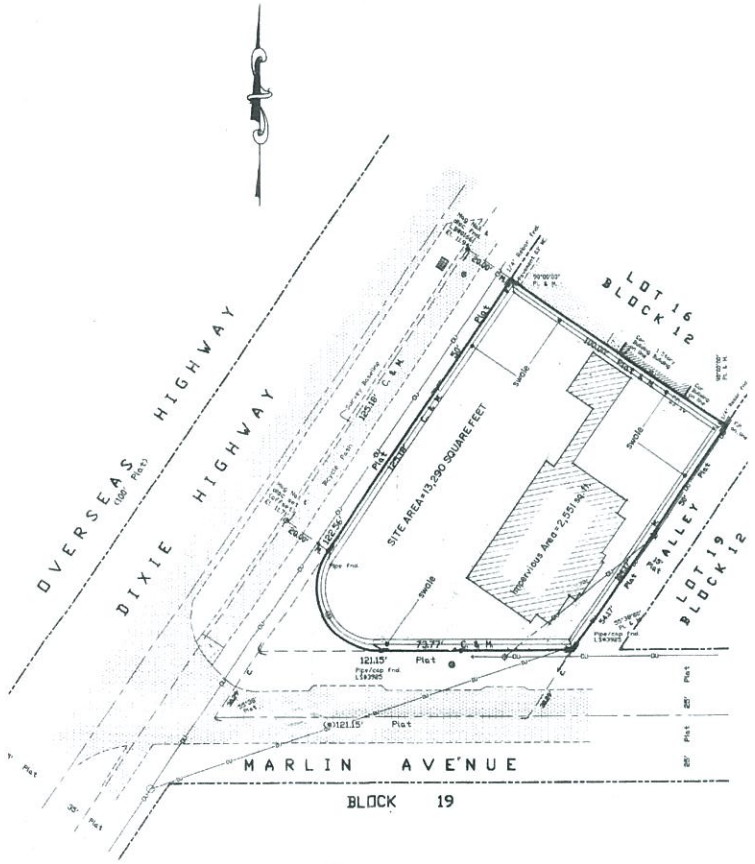
GROUND FLOOR PLAN 1/4" = 1'-0"

HARUM ARCHITECTS

PROJECT:
ADDITIONS & RENOVATIONS
to the Structure located at
103301 Overseas Highway
Key Large, Florida

SHEET NO. 1
DATE: October 16,
REVISIONS:

RECEIVED
DEC 05 2016
2016-200
MONROE CO PLANNING DEPT

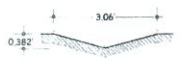


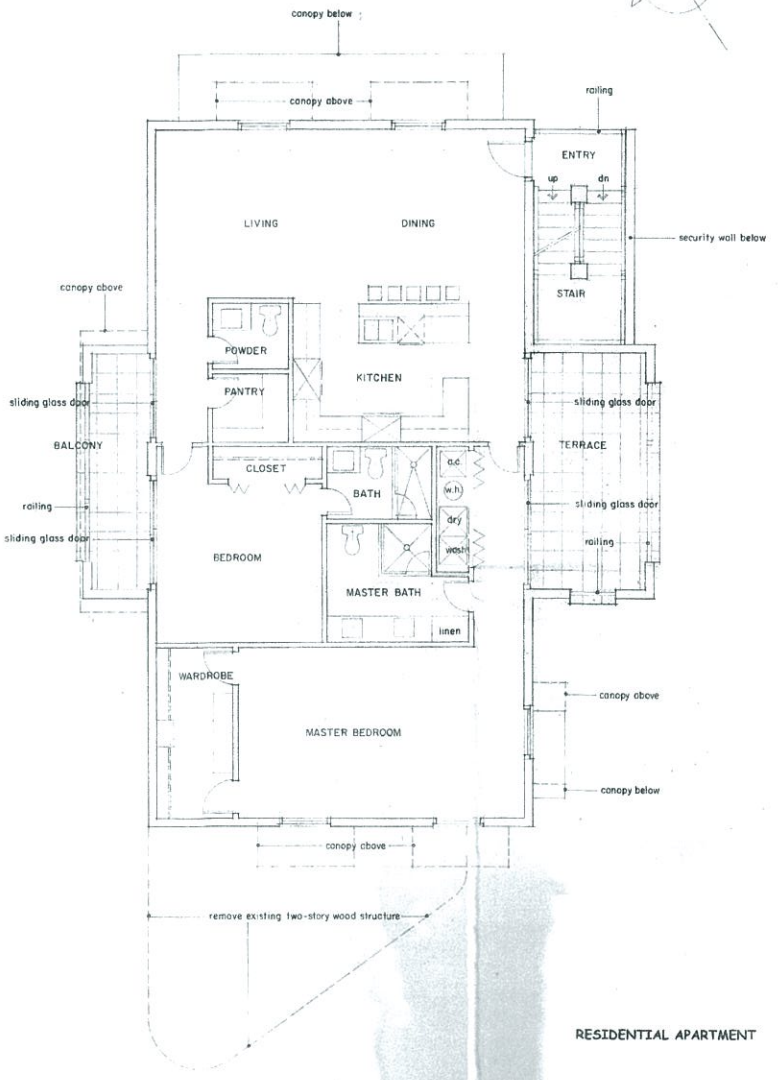
STORMWATER RETENTION PLAN 1" = 20'-0"

STORMWATER RETENTION CALCULATIONS
(Previously Improved Site)

A. Rainfall = 1.25"
B. Site Area = 13,290 square feet (0.3051 acres)
C. Impervious Area = 2,551 square feet
D. Cubic Feet Required = $\frac{2,551 \times 1.25}{12}$ = 266 cubic feet
E. Swale Length = 458 ft.
F. Cross-Sectional Area of Swale =
Required = 0.581 square feet
Provided = 0.585 square feet
G. Cubic Feet of Swale Provided = 268 cubic feet

SWALE CROSS-SECTION





RESIDENTIAL APARTMENT

UPPER FLOOR PLAN 1/4" = 1'-0"

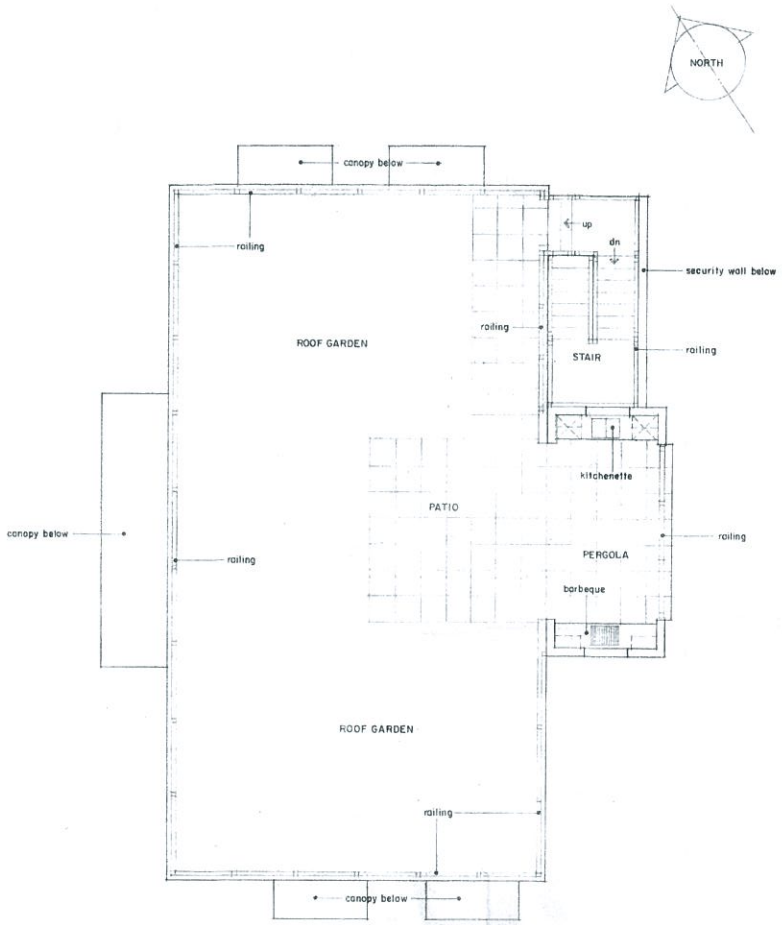
RECEIVED
DEC 08 2015
3016-300
MONROE CO. PLANNING DEPT.

HARUM

ADDITIONS & RENOVATIONS
to the Structure located at
103301 Overseas Highway

PROJECT:

SHEET NO. 2.
DATE: October 1
REVISIONS:



ROOF PLAN 1/4" = 1'-0"

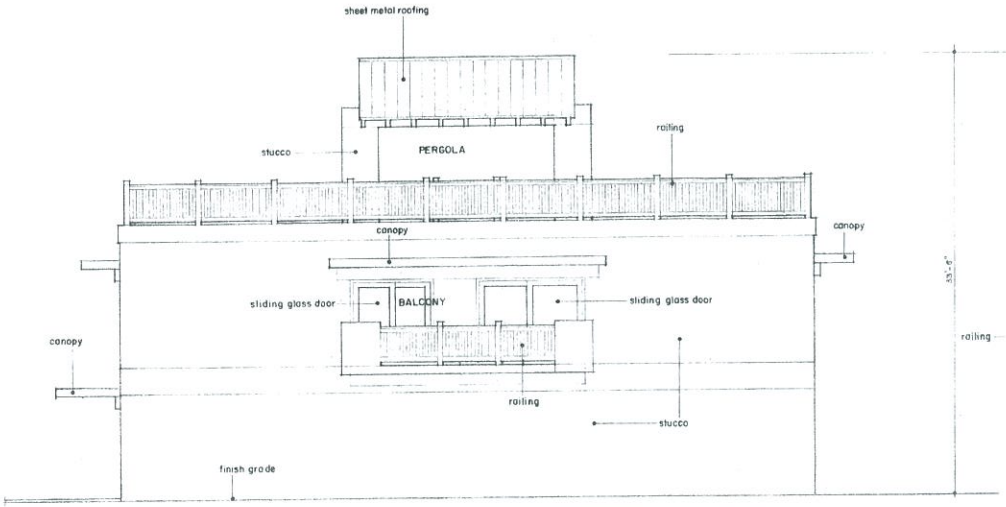
RECEIVED
DEC 05 2016
MONROE CO. PLANNING DEPT.

HARUM

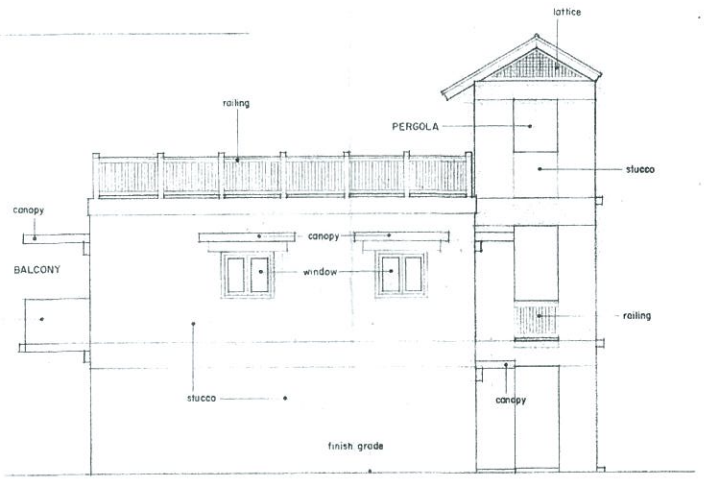
ADDITIONS & RENOVATIONS
to the Structure located at

PROJECT:

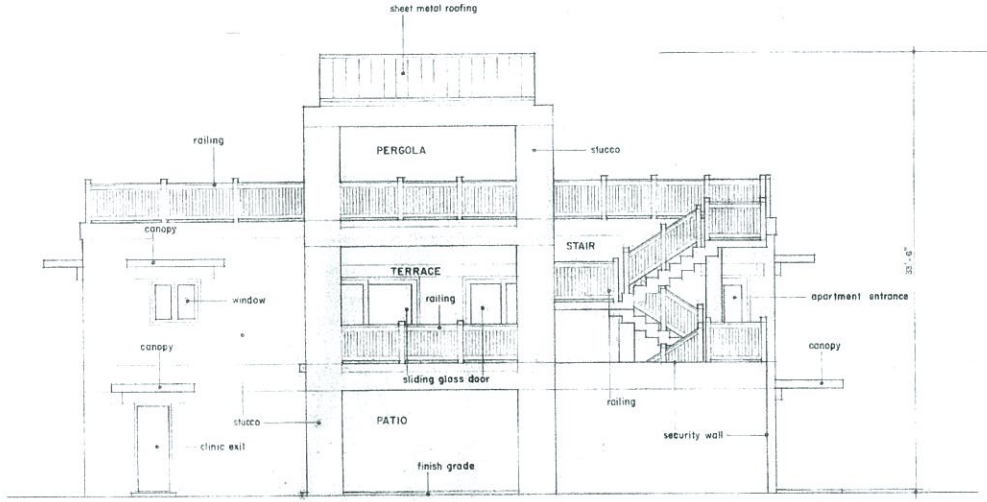
SHEET NO. 3
DATE: Octobe
REVISIONS:



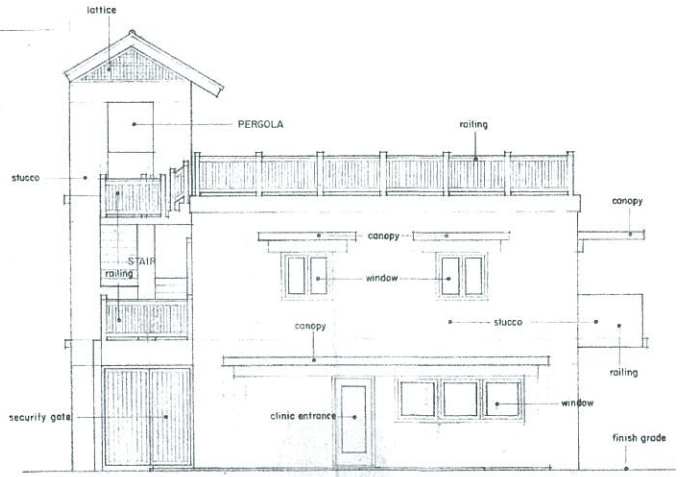
NORTHWEST ELEVATION 1/4"= 1'-0"



SOUTHWEST ELEVATION 1/4" = 1'-0"



SOUTHEAST ELEVATION 1/4" = 1'-0"



NORTHEAST ELEVATION 1/4" = 1'-0"

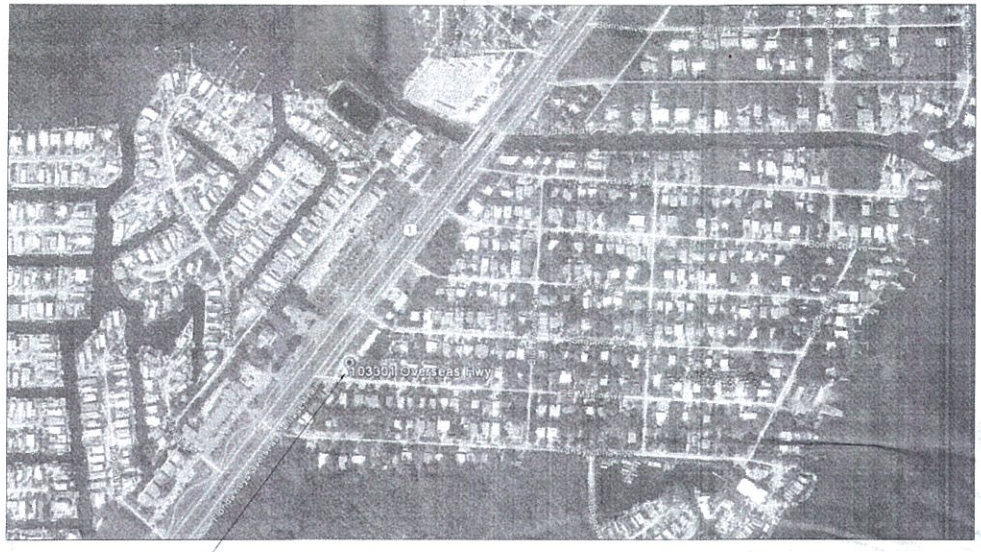
HARTM

ADDITIONS & RENOVATIONS
to the Structure located at

PROJECT:

SHEET N 4
DATE: Oc
REVISION

FILED IN
DEC 8 5 2015
2016 - 200
MONROE CO. PLANNING DEPT



1 / A-0 Location Map
Scale: N.T.S.

Drawing List

SHEET #	SHEET DESCRIPTION
	ARCHITECTURE
A-0	GENERAL NOTES, PROJECT SUMMARY, AND BUILDING PLAN
D-1	SITE DEMOLITION PLAN
D-1	GROUND FLOOR DEMOLITION PLAN
D-2	SECOND FLOOR DEMOLITION PLAN
A-1	SITE PLAN AND NOTES
A-2	GROUND FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
	LANDSCAPE
L-1	LANDSCAPE PLAN AND NOTES
	CIVIL
C-1	CIVIL LAYOUT PLAN
C-2	PAVING, GRADING AND DRAINAGE PLAN
C-3	SITE AND DRAINAGE DETAILS
C-4	STORMWATER POLUTION PREVENTION PLAN
C-5	WATER AND SEWER PLAN
C-6	WATER AND SEWER DETAILS

General Notes and Specifications

1. ALL WORK IS TO CONFORM TO, 2014 FLORIDA BUILDING CODE, 2013 5th EDITION FLORIDA FIRE PREVENTION CODE, KHJ ZONING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR-95576
STATE OF FLORIDA · ERIK LLOYD MYERS · REGISTERED ARCHITECT
4/28/17

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Drawing List and Site Location Map

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DATE
04-28-17

PROJECT NUMBER
17017

SHEET NUMBER
A - 0
1 OF 9

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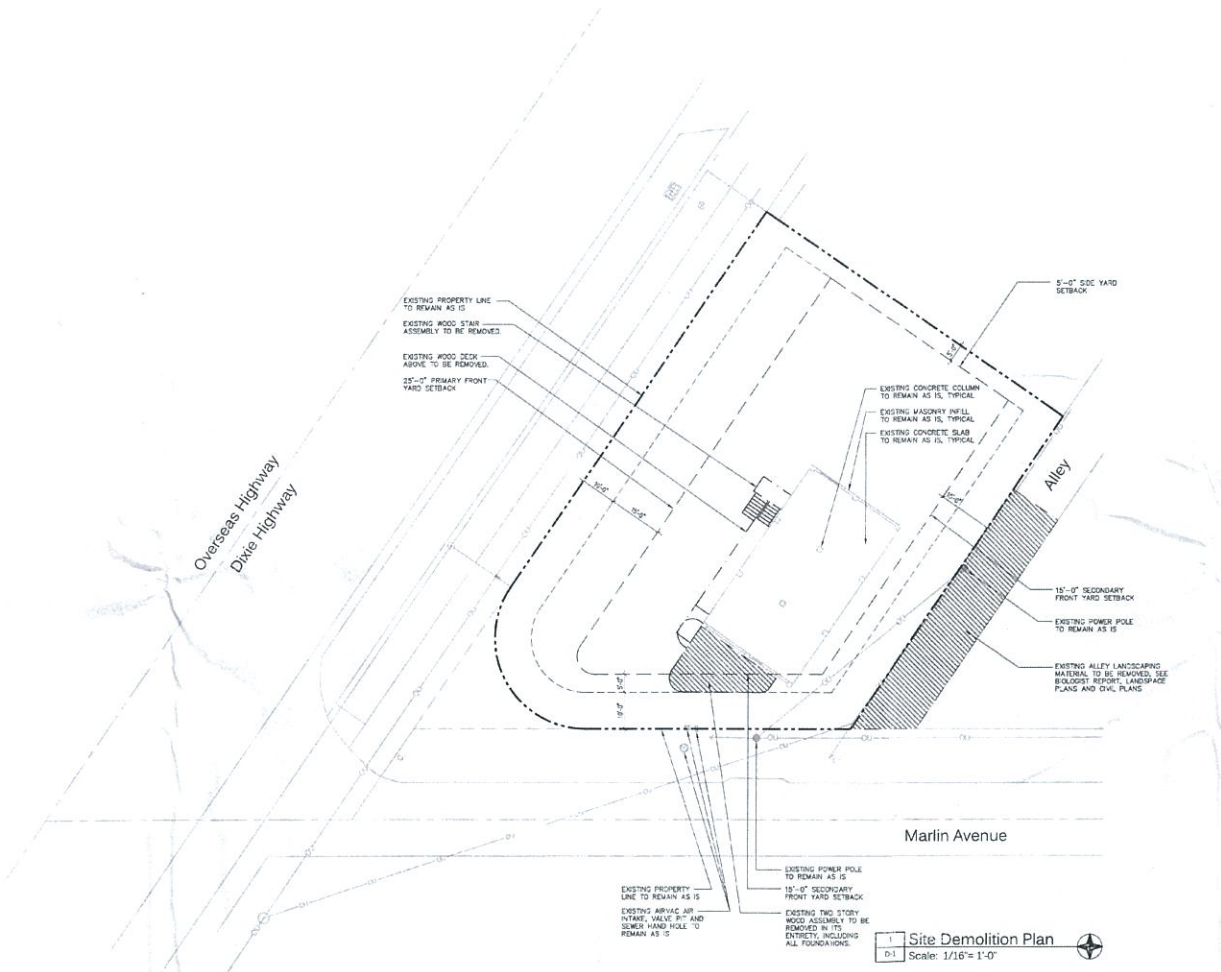


ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 89914

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Site Plan

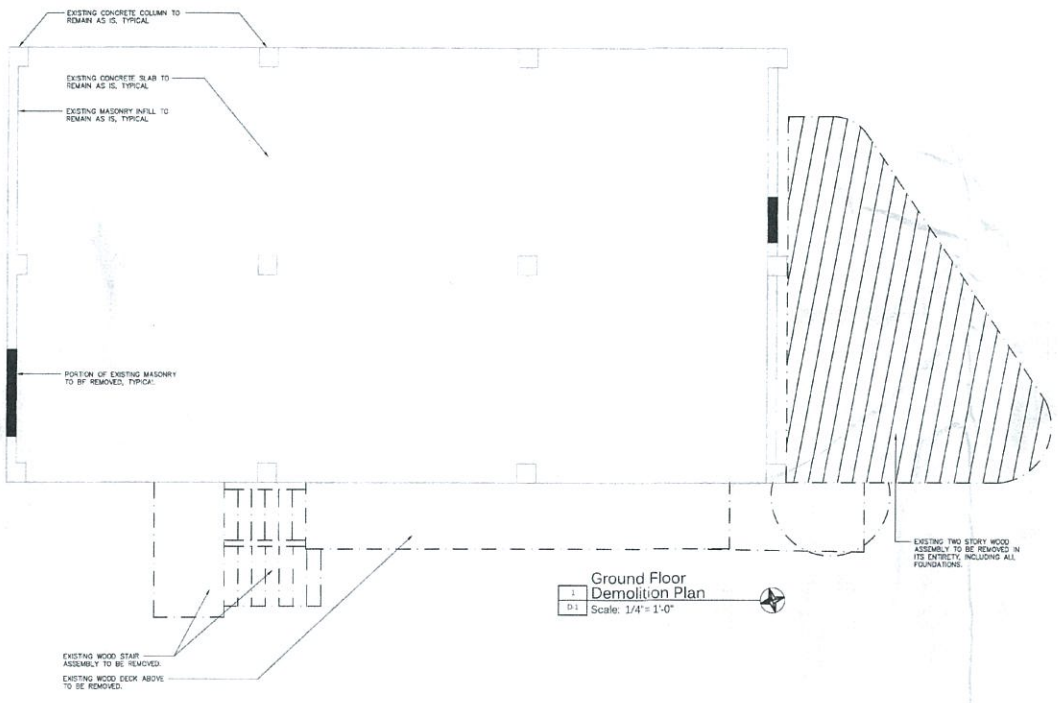
REVISION

DATE
04-28-17

PROJECT NUMBER
17017

SHEET NUMBER
D - 1
2 OF 9

MAY 05 2017
2016 - 200



1 / D-1 Ground Floor Demolition Plan
Scale: 1/4"= 1'-0"

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR-95574

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Ground Floor Demolition Plan

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
D - 2
3 OF 9

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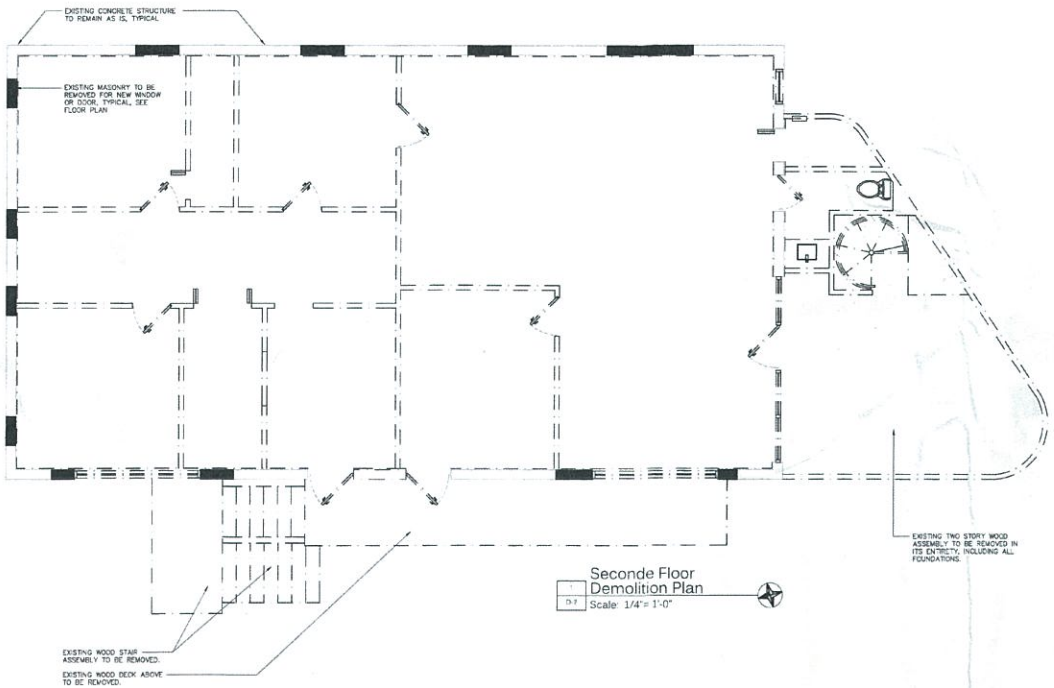
2016-200



ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Second Floor Demolition Plan

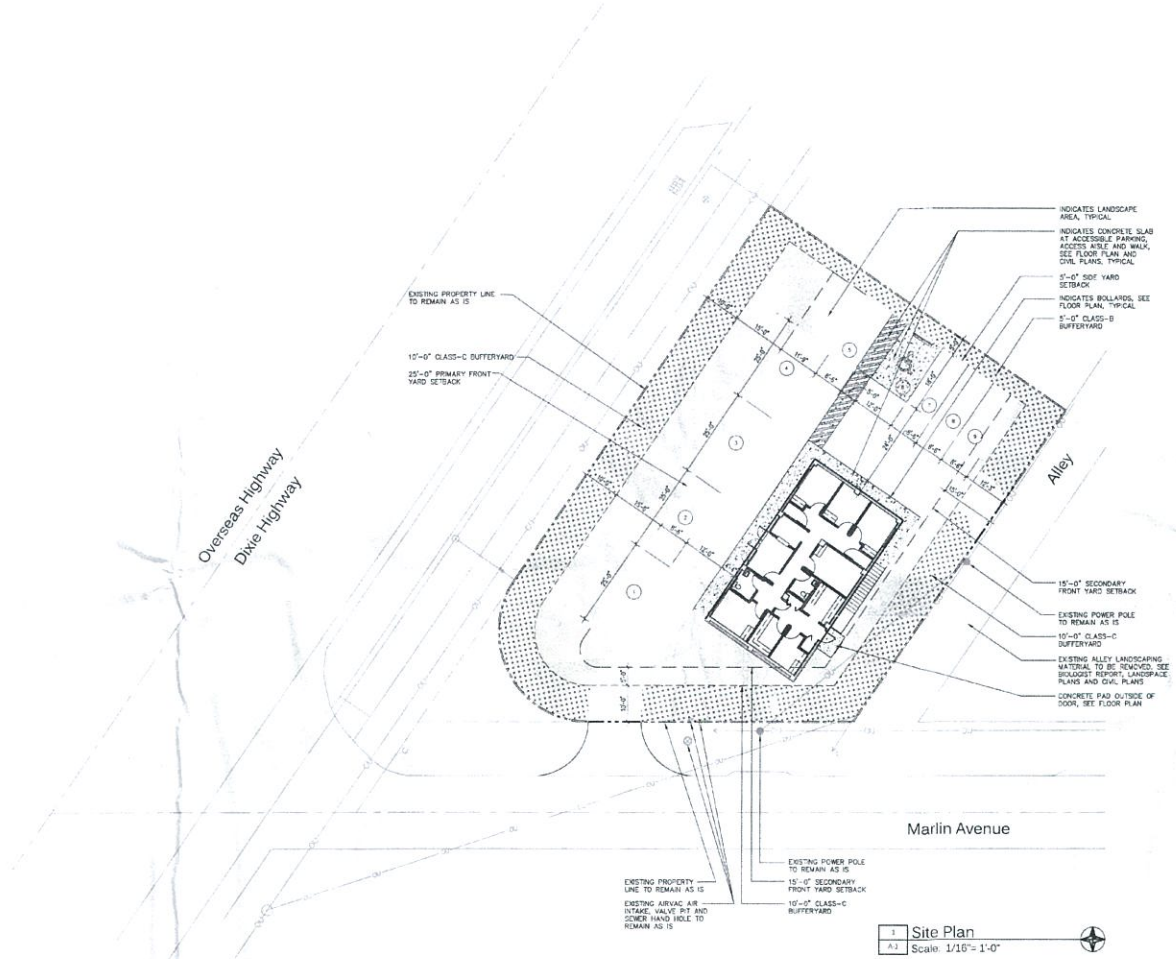
REVISION

DATE
04-28-17

PROJECT NUMBER
17017

SHEET NUMBER
D - 3
4 OF 9

MAY 05 2017
2016-200



1 / A-1 Site Plan
Scale: 1/16"= 1'-0"

Legal Description

LOTS 17 AND 18, BLOCK 12, LARGO SOUND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA

Regulatory Criteria

A. TYPE CONSTRUCTION:		REINFORCED CONCRETE AND CONCRETE MASONRY
B. NUMBER OF STORIES:		2-STORIES
C. FLOOD ZONE DESIGNATION:		X
D. AVERAGE GRADE AT PERIMETER OF STRUCTURE:		+11.8' NGVD
E. ELEVATION OF THE LOWEST HABITABLE FLOOR:		+12.0' NGVD
F. ELEVATION OF THE HIGHEST POINT OF ROOF:		+45.3 NGVD +33.5' ABOVE AVERAGE GRADE
G. AREA OF ROOF:		1,620 SF
H. ENCLOSED FLOOR AREA:		
1. GROUND FLOOR (MEDICAL CLINIC)		
a. HABITABLE:		1,620 SF
b. NON-HABITABLE:		0 SF
TOTAL:		1,620 SF
2. SECOND FLOOR (RESIDENTIAL APARTMENT)		
a. HABITABLE:		1,620 SF
b. NON-HABITABLE:		0 SF
TOTAL:		1,620 SF
I. TOTAL HABITABLE FLOOR AREA:		3,240 SF
J. TOTAL NON-HABITABLE FLOOR AREA:		0 SF
K. TOTAL ENCLOSED FLOOR AREA:		3,240 SF
L. FUTURE LAND USE MAP (FLUM):		(RM) RESIDENTIAL MEDIUM
M. ZONING LAND USE DISTRICT:		(IS) IMPROVED SUBDIVISION
N. TIER DESIGNATION:		(II) INFILL AREA

PRINCIPLE SETBACKS:	REQUIRED:	PROVIDED:
PRIMARY FRONT:	25'-0"	49'-10" *
SECONDARY FRONT: (MARLIN)	15'-0"	11'-1" **
SECONDARY FRONT: (ALLEY)	15'-0"	20'-0" *
PRIMARY SIDE:	10'-0"	N/A
SECONDARY SIDE:	5'-0"	50'-4" *
REAR:	25'-0"	N/A

* INDICATES EXISTING DISTANCE TO REMAIN AS IS
** INDICATES EXISTING DISTANCE - NONCONFORMING STRUCTURE

	PROVIDED:
MAXIMUM HEIGHT:	21'-5"

LOT COVERAGE:	ALLOWED:	PROVIDED:
EXISTING LOT SITE:		13,330 SF
MINIMUM OPEN SPACE:	2,666 (20%)	7,284 SF (55%)
BUILDING COVERAGE:		1,620 SF (12%)
IMPERVIOUS:		681 SF (05%)
GRAVEL DRIVE AND PARKING:		3,745 SF (28%)

Parking Calculations

1. TOTAL REQUIRED PARKING SPACES:	8 SPACES
A. RESIDENTIAL APARTMENT: 1,620 SF = (2 SPACES PER UNIT) LDC 114-67(e)	2 SPACES
B. MEDICAL OFFICE: 1,620 SF = (4 SPACES PER 1,000 SF) LDC 114-67(c) (1,620 / 4 PER 1,000 = 6.48, ROUND DOWN TO 6) LDC 114-67(e)(1)	6 SPACES
2. PARKING PROVIDED:	9 SPACES
A. STANDARD SPACE =	8 SPACES
B. ACCESSIBLE SPACE =	1 SPACE

MAY 05 2017
906-300

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
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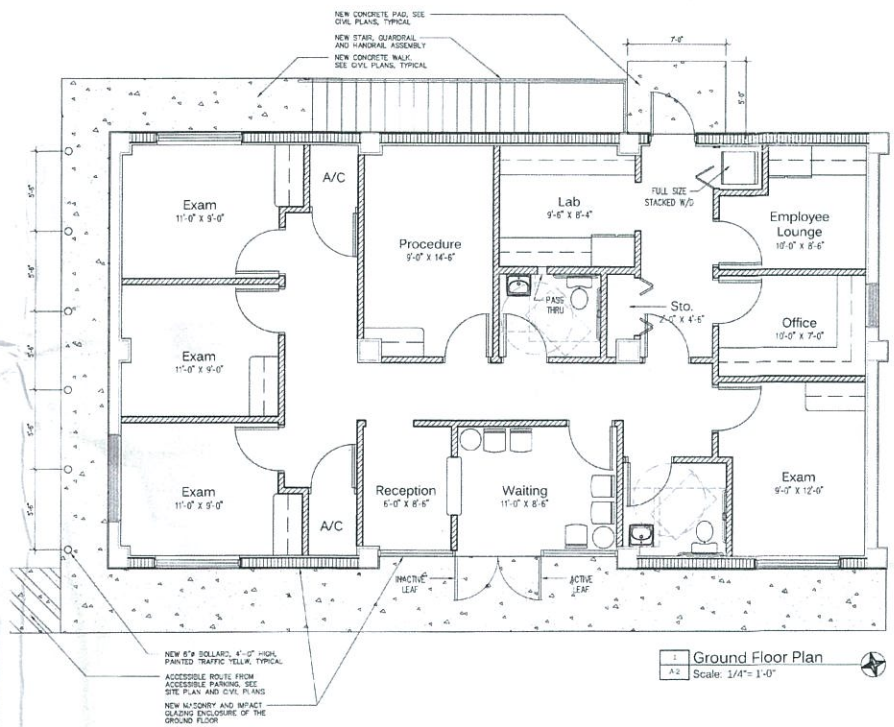
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Site Plan

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 1
5 OF 9



ELM ARCH
8603 S. Dixie Highway
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786-391-2646
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ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE Ground Floor Plan

REVISION

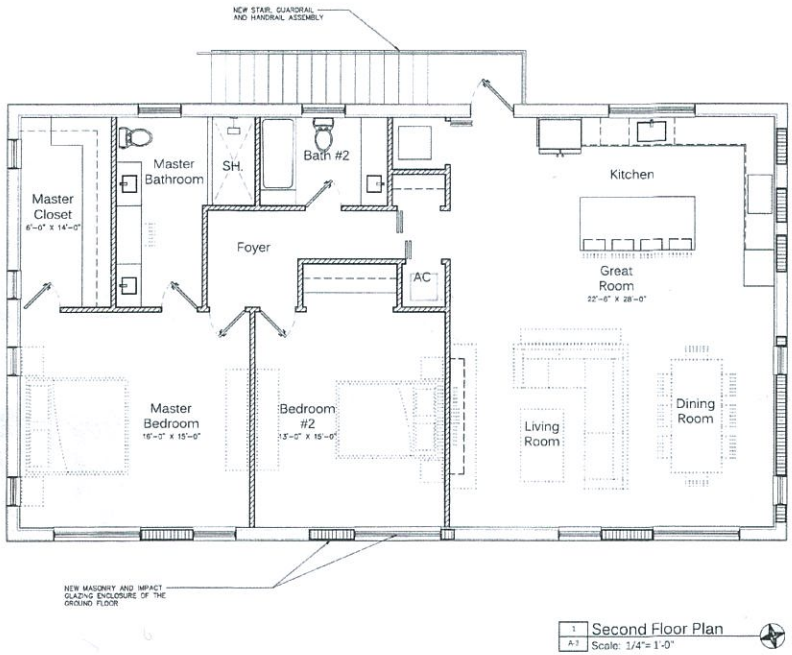
DATE
04-28-17

PROJECT NUMBER
17017

SHEET NUMBER
A - 2

6 OF 9

MAY 05 2017



1 / A-3 Second Floor Plan
Scale: 1/4"= 1'-0"

ELM ARCH
8603 S. Dixie Highway
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Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
STATE OF FLORIDA ERIK LLOYD MYERS REGISTERED ARCHITECT
OWNER

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Second Floor Plan

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 3
7 OF 9

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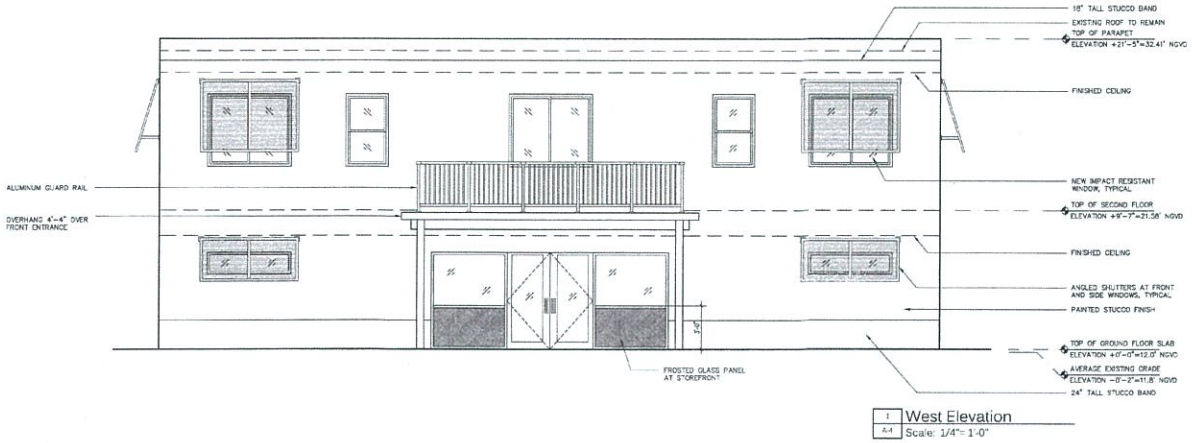
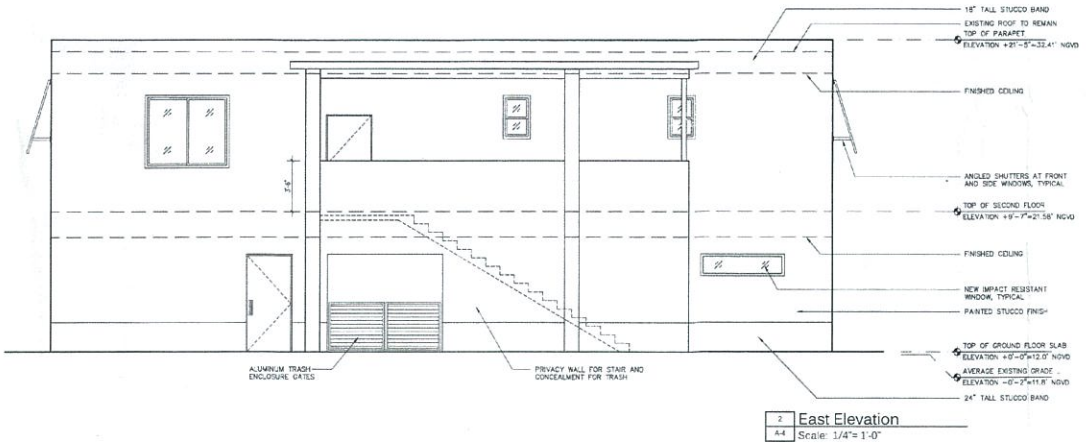


1 / A-4 West Elevation
Scale: 1/4"= 1'-0"



2 / A-4 East Elevation
Scale: 1/4"= 1'-0"

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
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ERIK LLOYD MYERS

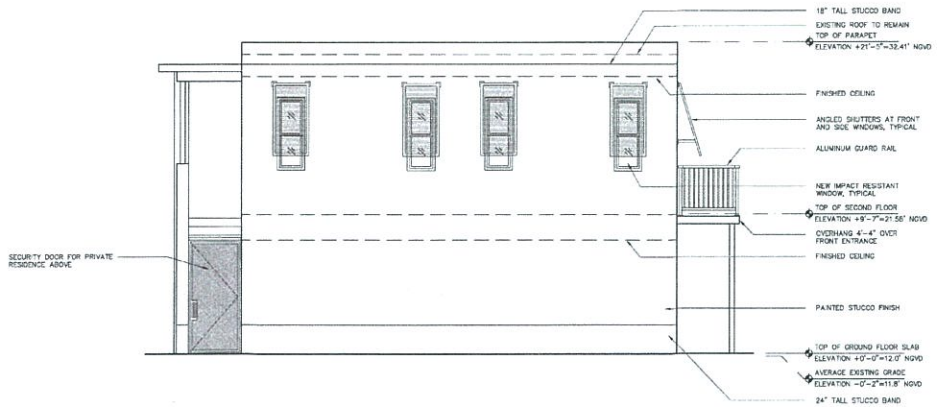
Finkey Holdings Building
Exterior and Interior Improvements
106301 Overseas Highway
Key Largo, Florida 33037

TITLE Exterior Elevations

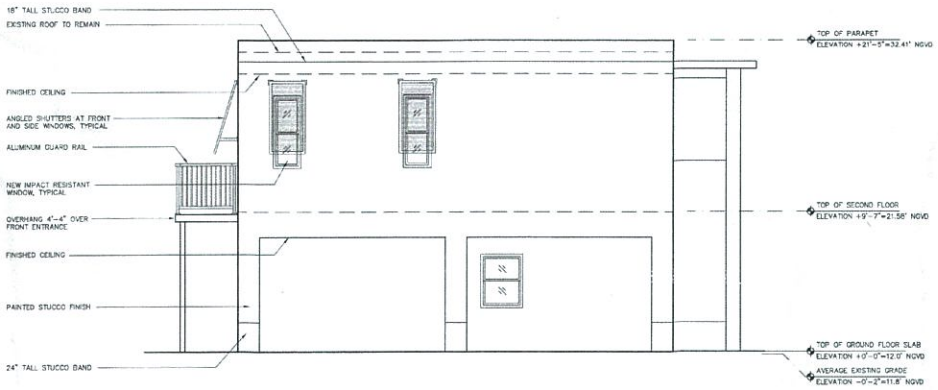
REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 4
8 OF 9

MAY 05 2017
2016-300



1 / A-5 North Elevation
Scale: 1/4"= 1'-0"



2 / A-5 South Elevation
Scale: 1/4"= 1'-0"

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
STATE OF FLORIDA
ERIK LLOYD MYERS
LICENSE
REGISTERED ARCHITECT
OWNER

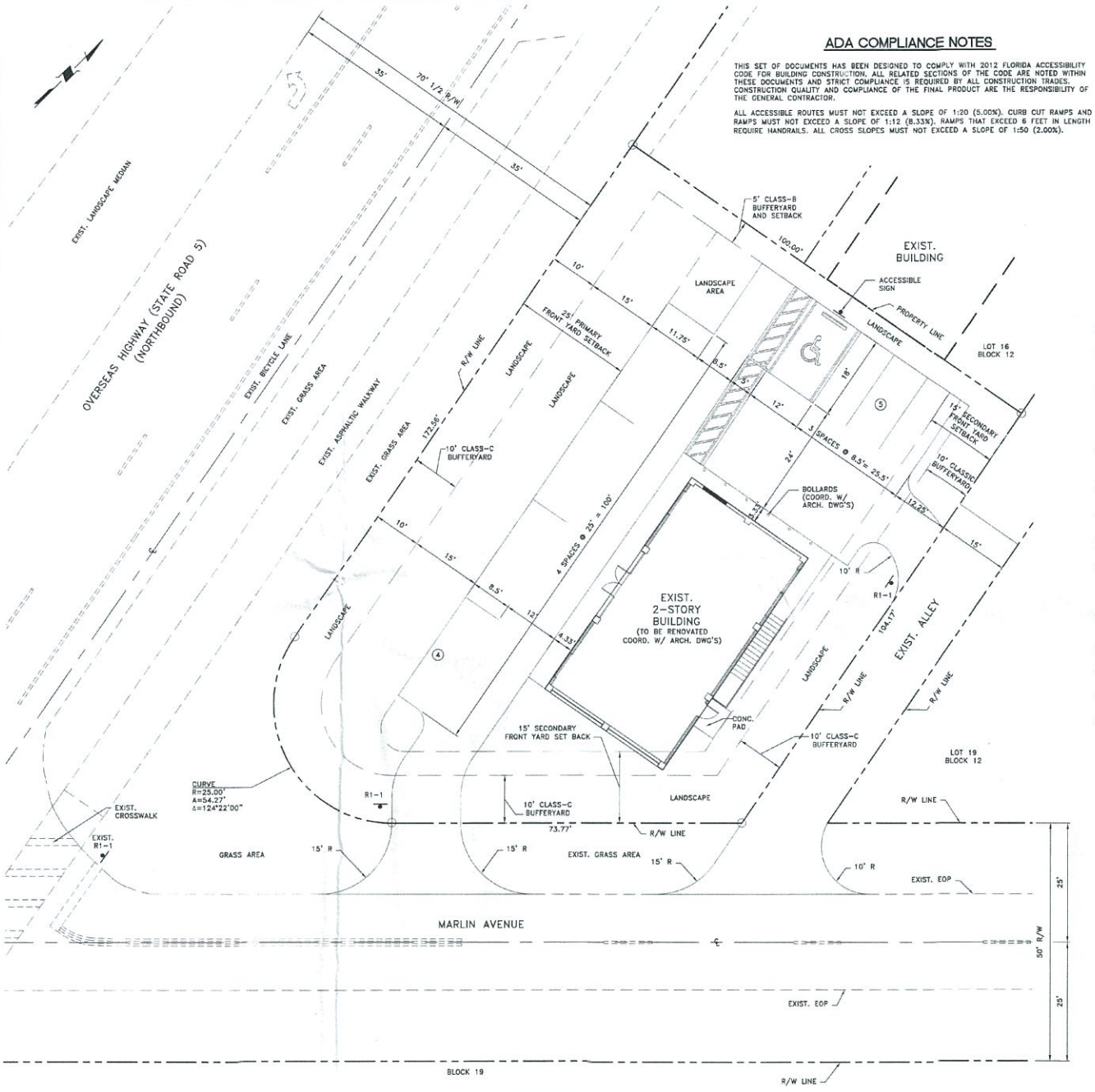
Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Exterior Elevations

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 5
9 OF 9

MAY 05 2017
2016-200

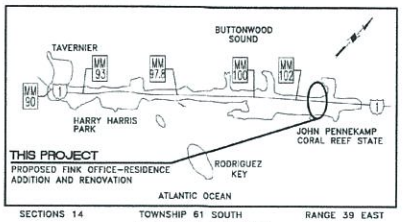


LAYOUT PLAN
SCALE: 1" = 10'

ADA COMPLIANCE NOTES

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%).



SECTIONS 14 TOWNSHIP 61 SOUTH RANGE 39 EAST

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 17 AND 18, BLOCK 12, LARGO SOUND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

GENERAL NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. AND HAVE A PRIME REFERENCE OF A2/2, EL. 12.936.
2. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
5. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DESCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
6. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
8. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY MASSEY-RICHARDS SURVEYING & MAPPING, LLC, DATED JUNE 30, 2016.
9. THIS PARCEL LIES IN N.F.I.P FLOOD ZONE X, BASE FLOOD ELEVATION N/A AS SHOWN ON MAP PANEL #12087C0769 PANEL, REVISED ON 2/18/05.

STRIPING AND SIGNAGE NOTES

1. ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
3. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH VILLAGE/COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
4. STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
5. PROVIDE REFLECTIVE PAVEMENT MARKERS, AS REQUIRED BY COUNTY PUBLIC WORKS DEPARTMENT AND/OR FLORIDA D.O.T.

INDEX OF DRAWINGS

SH. NO.	DWG. NO.	DESCRIPTION
1	C-1	LAYOUT PLAN
2	C-2	PAVING-GRADING-DRAINAGE PLAN
3	C-3	SITE AND DRAINAGE DETAILS
4	C-4	STORMWATER POLLUTION PREVENTION PLAN
5	C-5	WATER AND SEWER PLAN
6	C-6	WATER AND SEWER DETAILS

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2016-200

SIGN LEGEND

R1-1 30" X 30" STOP SIGN

NOTE: SEE ARCHITECTURAL SHEET A-1 FOR SITE DATA TABLE.

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
CB-0003255

RICHARD B. BOCHINOVICH LICENSE No. 16833 STATE OF FLORIDA PROFESSIONAL ENGINEER

FOR THE FIRM: RICHARD B. BOCHINOVICH
CES PROJECT: 17020 PE-16833 (CIVIL)

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2648
Florida Registration
AA-26002475

ERIK LLOYD MYERS
AR 93574

OWNER

Fink Office-Residence
Addition and Renovations
103301 Overseas Highway
Key Largo, Florida

TITLE: LAYOUT PLAN

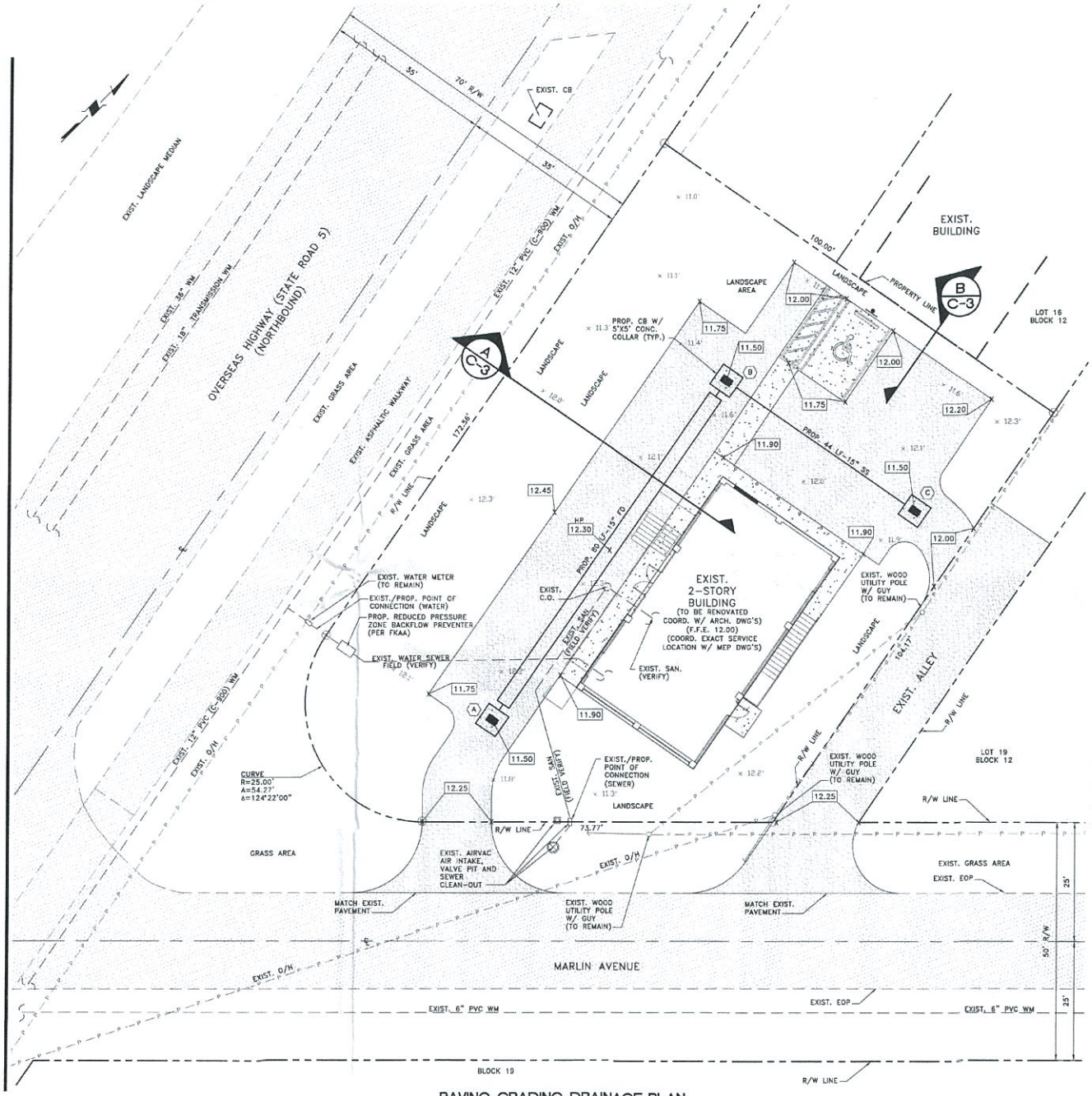
NOT FOR CONSTRUCTION

REVISION

DATE
04-28-17

PROJECT NUMBER
17020

SHEET NUMBER
C-1
1 OF 6



PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- NEW CONCRETE SIDEWALK/PAVEMENT (COORD. W/ ARCH./LANDS. DWGS.)
- NEW CRUSHED ROCK (COORD. W/ ARCH./LANDS. DWGS.)
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW STRUCTURE I.D.
- NEW CATCH BASIN
- NEW MANHOLE
- FRENCH DRAIN
- FLOW ARROW

PAVING-GRADING-DRAINAGE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MONROE COUNTY STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENTS AND GRADES SHOWN.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED. DRAINAGE PIPE TO BE HIGH DENSITY CORRUGATED POLYETHYLENE (HDPE), UNLESS OTHERWISE DESIGNATED.
4. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
5. ASPHALTIC PAVEMENT SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS DETAILED.
6. CONCRETE CURB, SIDEWALK AND SLABS, WHERE INDICATED, SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS DETAILED.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.

DEMOLITION NOTES

1. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
2. LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
3. ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER.

UTILITY DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
2. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

MAY 05 2017
2016-200

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10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
FB-0003255
RICHARD B. BOCHINOVICH LICENSE No. 19833 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/1/17
FOR THE FIRM: RICHARD B. BOCHINOVICH
CES PROJECT: 17020 PE-19833 (CIVIL)

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AA-26002475
ERIK LLOYD MYERS
AR 93574

OWNER

Fink Office-Residence
Addition and Renovations
103301 Overseas Highway
Key Largo, Florida

TITLE: PAVING-GRADING-DRAINAGE PLAN

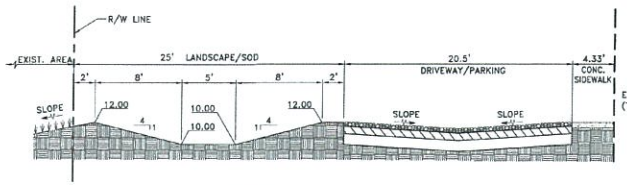
NOT FOR CONSTRUCTION

REVISION

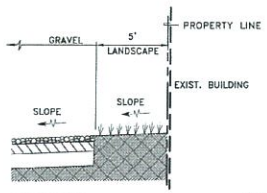
DATE
04-28-17

PROJECT NUMBER
17020

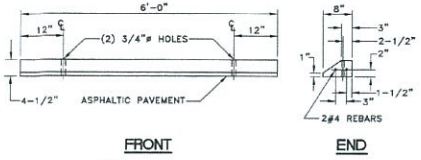
SHEET NUMBER
C-2
2 OF 6



SECTION: (LOOKING NORTH) SCALE: 3/16" = 1'-0" (A / C-3)



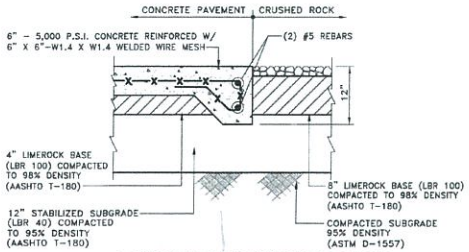
SECTION: (LOOKING WEST) SCALE: 1/4" = 1'-0" (B / C-3)



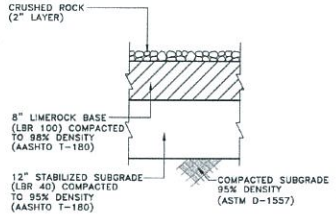
FRONT END

NOTE:
EACH WHEEL STOP TO BE SECURED BY TWO 30" LONG #5 REBARS IN ASPHALTIC PAVT., BY EPOXY CEMENT IN CONC. PAVT.

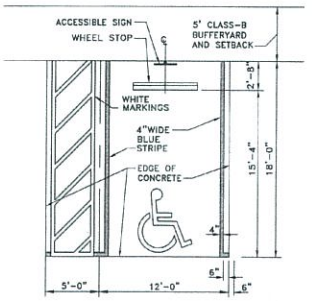
WHEEL STOP DETAIL
N.T.S.



CONCRETE PAVEMENT SECTION
(VEHICULAR) SCALE: 1" = 1'-0"

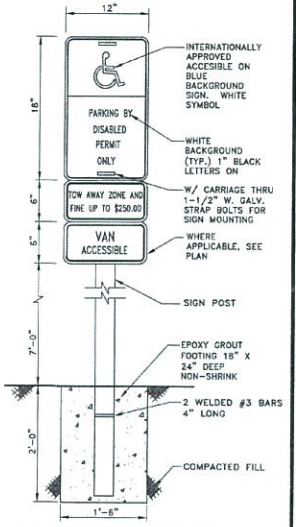


TYPICAL GRAVEL SURFACE SECTION
SCALE: 1" = 1'-0"



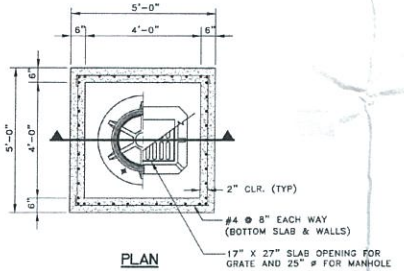
NOTE: SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION FOR ACCESSIBLE PARKING AND ACCESSIBLE AISLE.

TYPICAL ACCESSIBLE PARKING DETAIL
SCALE: 3/16" = 1'-0"



NOTE: SEE ACCESSIBLE PARKING DETAIL FOR SIGN LOCATIONS.

ACCESSIBLE SIGN DETAIL
N.T.S.

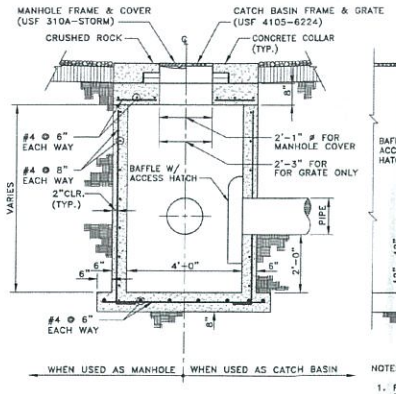


PLAN

DRAINAGE STRUCTURE TABLE					
ID	TYPE	RIM/ GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	11.50	5.00	3.00	1 (N)
B	CATCH BASIN	11.50	5.00	3.00	2 (S,E)
C	CATCH BASIN	11.50	5.00	3.00	3 (W)

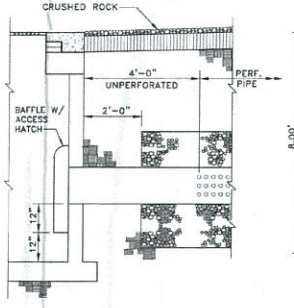
TABLE OF SIDEWALK THICKNESS "T"	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 50 FEET OF CONTINUOUS SIDEWALK



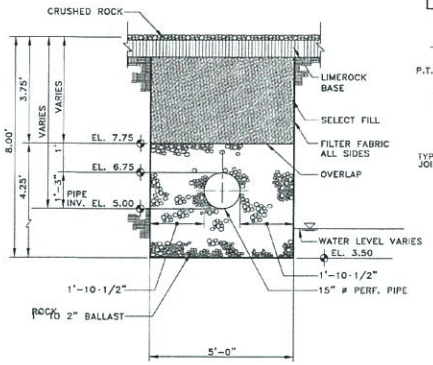
SECTION

CATCH BASIN/MANHOLE DETAIL
N.T.S.

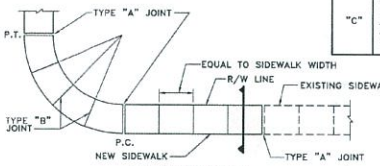


NOTES:
1. PROVIDE BAFFLE W/ ACCESS HATCH WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE W/ ACCESS HATCH AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

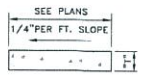
FRENCH DRAIN CONNECTION DETAIL
N.T.S.



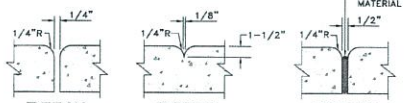
FRENCH DRAIN SECTION
N.T.S.



SIDEWALK PLAN



SECTION



TYPE "A" TYPE "B" TYPE "C"

SIDEWALK JOINTS

STANDARD SIDEWALK CONSTRUCTION
N.T.S.

MAY 05 2017
2016-200

CONSULTING ENGINEERING & SCIENCE, INC.
10700 N. KENDALL DRIVE SUITE 400
MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

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3 OF 6

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.
2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP's NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.
3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS.
4. CONTRACTOR'S SUBMITTALS:
   THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED:
   a. IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
   b. SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
   c. HAZARDOUS MATERIAL SPILL CONTROL PLAN.
   d. STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
   e. BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
   f. DEWATERING PLAN (IF APPLICABLE).
5. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.
6. ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.
7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.
8. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.
9. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 104" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.
10. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.
11. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.
12. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.
13. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY:
   DRAINAGE AND UTILITY INSTALLATION, AND LAND DEVELOPMENT.

   PROJECT LIMITS:
   103301 OVERSEAS HIGHWAY: OVERSEAS HIGHWAY ON THE WEST; MARLIN AVENUE ON THE SOUTH; AND PRIVATE PROPERTY ON NORTH AND EAST.

   PROJECT DESCRIPTION:
   LAND DEVELOPMENT AT THE FINK OFFICE-RESIDENCE PROJECT WILL INCLUDE REMODELING OF EXISTING BUILDING AND CONSTRUCTION OF NEW AT-GRADE PARKING. THE PROPOSED DRAINAGE SYSTEM WILL BE EXFILTRATION TRENCHES.
2. MAJOR SOIL DISTURBING ACTIVITIES: DEMOLITION, CLEARING, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES.
3. TOTAL PROJECT AREA: 0.31 ACRES. TOTAL AREA TO BE DISTURBED: 0.31 ACRES
4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS: SEE PLAN, THIS SHEET.
5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE LARGO SOUND AT LATITUDE AND LONGITUDE 25°08'02.9"N/ 80°23'51.0"W.
6. AREA OF DISCHARGE FOR THIS PROJECT IS 0.31 ACRES = 13,830 SF
7. SOILS ARE CLASSIFIED AS PENNEKAMP GRAVELLY MUCK, EXTREMELY STONEY. QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.
8. LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°08'05.2"N/ 80°24'15.4"W AND LATITUDE AND LONGITUDE OF LARGO SOUND IS 25°08'02.9"N/ 80°23'51.0"W.

C. CONTROLS

NARRATIVE - SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE FINK OFFICE-RESIDENCE PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE CATCH BASINS AND EXFILTRATION TRENCHES TO BE BOUNDED BY OVERSEAS HIGHWAY ON THE WEST; MARLIN AVENUE ON THE SOUTH; AND PRIVATE PROPERTY ON NORTH AND EAST.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION:
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION:
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

   (1) STABILIZATION PRACTICES:
   ____ TEMPORARY SODDING
   X PERMANENT SODDING, SEEDING OR SEED & MULCH
   X TEMPORARY MULCHING

   OTHER:

   (2) STRUCTURAL PRACTICES:
   X SAND BAGGING
   X SILT FENCES
   X ROCK BAGS
   X BERMS
   ____ DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
   ____ PIPE SLOPE DRAINS
   ____ FLUMES
   X ROCK BEDDING AT CONSTRUCTION EXIT
   ____ TIMBER BEDDING AT CONSTRUCTION EXIT
   X DITCH LINER
   ____ SEDIMENT TRAPS (DURING DE-WATERING)
   ____ SEDIMENT BASINS
   X STORM INLET SEDIMENT TRAP
   ____ STONE OUTLET STRUCTURES
   ____ CURBS AND GUTTERS
   X STORM SEWERS
   ____ VELOCITY CONTROL DEVICES
   ____ TURBIDITY BARRIER
   ____ RIP RAP
2. DESCRIPTION OF STORM WATER MANAGEMENT:

   THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS THAT CONVEY STORMWATER INTO AN EXFILTRATION TRENCH THAT TREATS THE WATER QUALITY AND QUANTITY REQUIREMENTS.
3. OTHER CONTROLS
   (1) WASTE DISPOSAL:
   IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR.

   (2) OFFSITE VEHICLE TRACKING:
   X HAUL ROADS DAMPENED FOR DUST CONTROL
   X LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
   X EXCESS DIRT ON ROAD REMOVED DAILY
   X STABILIZED CONSTRUCTION ENTRANCE

   OTHER:

   (3) SANITARY WASTE:
   ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

   (4) FERTILIZERS AND PESTICIDES: FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

   (5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER). THE CONSTRUCTION OF THE FOUNDATIONS FOR THIS PROJECT MAY REQUIRE DEWATERING. THE DEWATERING SYSTEM WILL BE FILTERED USING A WELL POINT SYSTEM IN ACCORDANCE WITH PERMIT REQUIREMENTS.

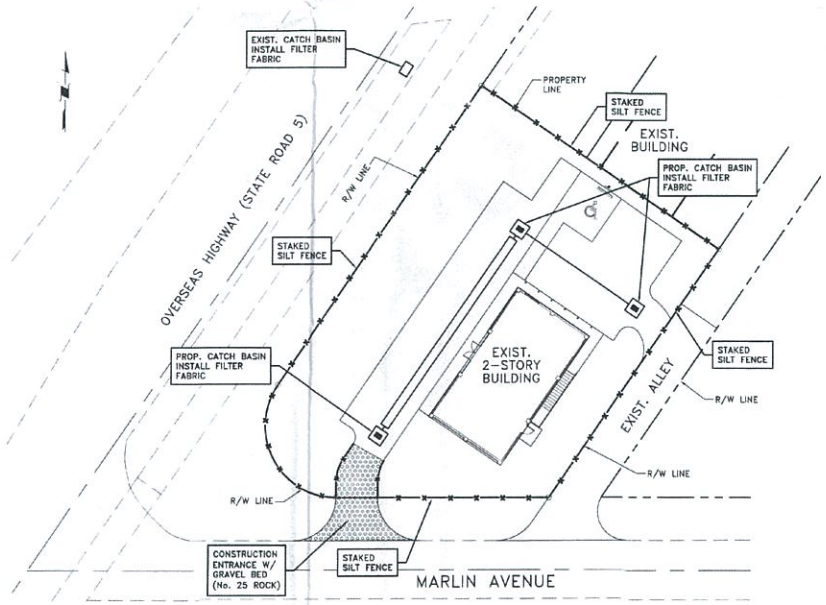
   REMARKS:
   IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) SHALL BE CONTACTED AT THEIR HOTLINE: (305) 372-6955.
4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS:
   CITY OF MIAMI BEACH BUILDING DEPARTMENT, MIAMI-DADE COUNTY RER AND CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

D. MAINTENANCE

ITEM:	MAINTENANCE:
SILT FENCE	ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
CONSTRUCTION ENTRANCE GRAVEL BED	WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS. A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.



STORMWATER POLLUTION PREVENTION PLAN
SCALE: 1" = 20'

LEGEND

GRAVEL BED (No. 25 ROCK)

STAKED SILT FENCE

NOTES:

1. PERIMETER CONSTRUCTION FENCE SHALL BE PROVIDED WITH WIND SCREEN TO MAINTAIN SUFFICIENT DUST CONTROL.
2. INSTALLATION OF EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH FDOT, INDEX No. 102, LATEST EDITION.

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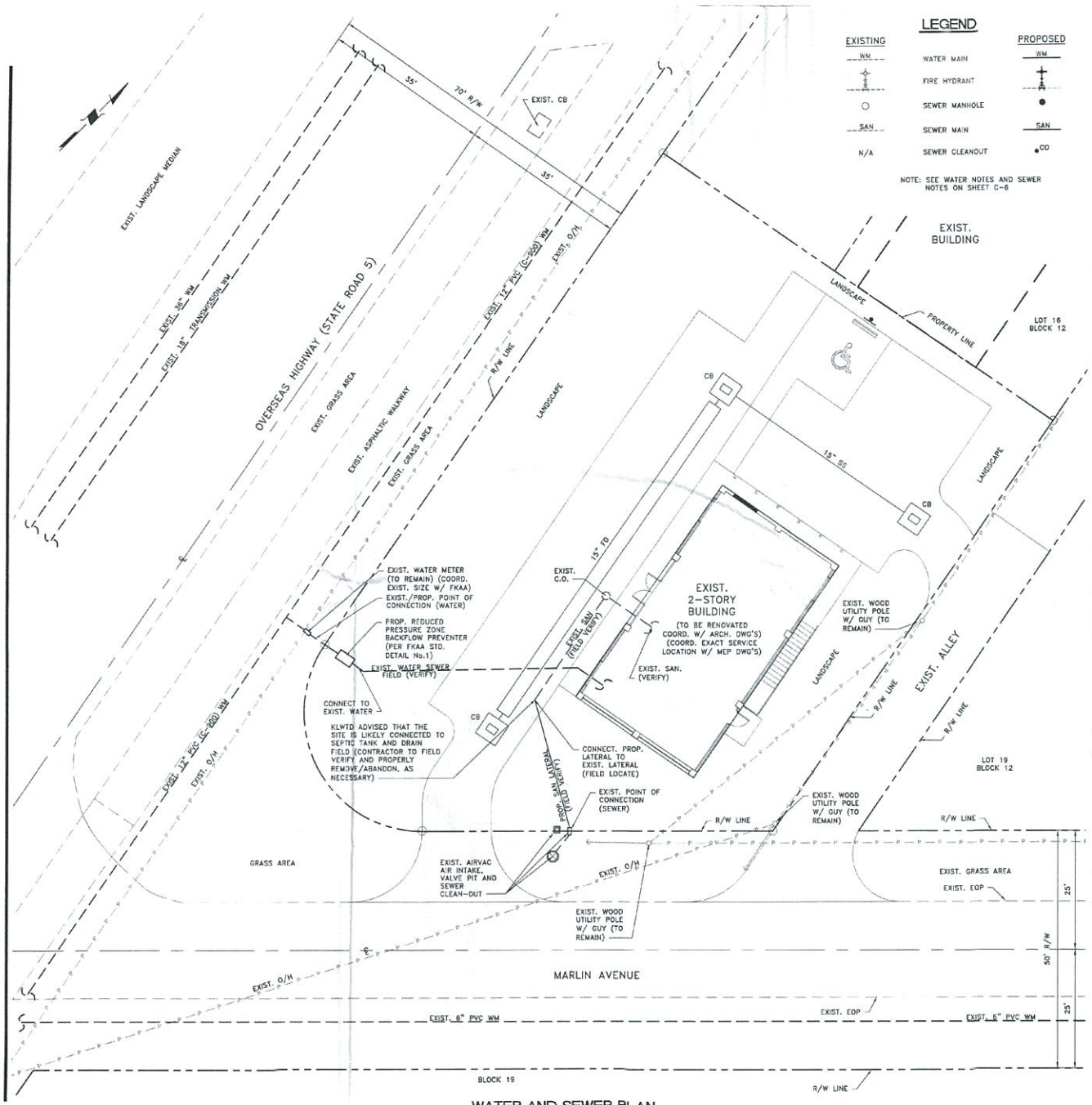

WATER AND SEWER PLAN
SCALE: 1" = 10'

LEGEND

EXISTING		PROPOSED
WM	WATER MAIN	WM
	FIRE HYDRANT	
	SEWER MANHOLE	
SAN	SEWER MAIN	SAN
N/A	SEWER CLEANOUT	CO

NOTE: SEE WATER NOTES AND SEWER NOTES ON SHEET C-6

SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS AND THE PROJECT SPECIFICATIONS.
2. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMATIC GASKET JOINTS.
3. ALL MATERIALS IN THE PUMP STATION SHALL BE AS DESIGNATED IN THESE DRAWINGS.
4. STORM DRAINAGE AND WATER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND WATER DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL FDEP RULES AND REGULATIONS MUST BE ADHERED TO.
6. KEY LARGO WASTEWATER TREATMENT DISTRICT MUST BE NOTIFIED 48 HOURS IN ADVANCED OF ALL TESTING OF THE SYSTEM. 48 HOUR NOTIFICATION IS ALSO REQUIRED TO COORDINATE WITH MONROE COUNTY BUILDING DEPARTMENT FOR INSPECTION AND CONNECTION.
7. SEWER SYSTEM MUST BE DESIGNED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE. FLOOD DAMAGE INCLUDES BUT IS NOT LIMITED TO INFILTRATION OF FLOODWATERS INTO THE SYSTEM COMPONENTS AND EFFLUENT BEING DISCHARGED INTO FLOODWATERS.

WATER NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATIONS OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED HOWEVER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. HE SHALL ASSIST THE UTILITY COMPANIES AND OWNER, AS APPLICABLE, BY EVERY MEANS POSSIBLE TO DETERMINE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES RESULTING FROM HIS ACTIVITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FKAA DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS.
4. STORM DRAINAGE AND SANITARY SEWER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND SANITARY SEWER DRAWINGS FOR ADDITIONAL INFORMATION.
5. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITH FACILITIES IN PROXIMITY TO THE PROPOSED WATER MAIN 72 HOURS PRIOR TO STARTING WORK AND SHALL COORDINATE HIS WORK WITH UTILITY REPRESENTATIVES.
6. THE CONTRACTOR SHALL NOTIFY THE FKAA CONTRACT OFFICE 72 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. INSPECTIONS WILL BE MADE BETWEEN 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY EXCLUDING LEGAL HOLIDAYS. WHEN INSPECTIONS ARE REQUIRED AFTER 5:00 P.M. OR ON WEEKENDS AND HOLIDAYS THE CONTRACTOR SHALL REIMBURSE FKAA FOR ALL COSTS INCURRED TO PERFORM THE INSPECTIONS. THE FKAA OBSERVES THE FOLLOWING HOLIDAYS: NEW YEARS DAY, MARTIN LUTHER KING DAY, PRESIDENTS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY, DAY AFTER THANKSGIVING, AND CHRISTMAS DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL THE UTILITIES IN THE PROPOSED AREA OF WORK PRIOR TO PROCEEDING BY CALLING SUNSHINE AT 1-800-432-4770.
8. THE CONTRACTOR SHALL NOT INTERRUPT WATER SERVICE TO CUSTOMERS WHILE MAKING CONNECTION TO EXISTING WATER MAINS WITHOUT THE PRESENCE OF A FKAA REPRESENTATIVE. SUCH TIE-INS SHALL BE SCHEDULED WITH THE FKAA 48 HOURS IN ADVANCE. THE CONTRACTOR MAY BE REQUIRED IN CERTAIN INSTANCES TO SCHEDULE HIS TIE-IN WORK AT OFF-PEAK HOURS.
9. THE CONTRACTOR SHALL FURNISH AND UTILIZE AN APPROVED REDUCED PRESSURE ZONE BACKFLOW PREVENTER, AND METER ALL WATER TAKEN FROM FKAA WATER MAINS FOR FLUSHING, PIGGING, TESTING, AND DISINFECTION OF MAINS. METERS MUST BE OBTAINED FROM FKAA.
10. THE CONTRACTOR SHALL HAVE A SUPERVISOR PRESENT ON THE JOBSITE AT ALL TIMES WHO IS CAPABLE OF SPEAKING, READING AND WRITING IN THE ENGLISH LANGUAGE.
11. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE FKAA ENGINEERING DEPARTMENT.
12. INFORMATION SHOWN ON THESE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAVE BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES, AT NO ADDITIONAL COST TO THE FKAA. EXTREME CAUTION SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UTILITIES. REPAIRS TO EXISTING UTILITIES NECESSITATED BECAUSE OF DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ANY ACTIONS BY THE CONTRACTOR NECESSITATING REPAIR TO FKAA FACILITIES WILL REQUIRE THAT THE CONTRACTOR NOTIFY THE FKAA MAINTENANCE DEPARTMENT IMMEDIATELY AND ADHERE TO FKAA MAIN BREAK PROCEDURES. REPAIRS TO EXISTING WATER LINES WILL BE MADE BEFORE CONSTRUCTION CONTINUES.
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16. FIVE (5) WORKING DAYS PRIOR TO THE PRECONSTRUCTION MEETING WITH THE FKAA, THE CONTRACTOR SHALL SUBMIT A BAR CHART SCHEDULE TO THE FKAA ENGINEERING DEPARTMENT THAT DETAILS ALL CONSTRUCTION ACTIVITIES.

MAY 05 2017
2016-200

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MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255

RICHARD B. BOCHNOVICH
LICENSE No. 68633
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/11/17

FOR THE FIRM: RICHARD B. BOCHNOVICH
CES PROJECT: 17020 PE-68633 (CIVIL)

ELM ARCH
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786-391-2646
Florida Registration
AA-26002475

ERIK LLOYD MYERS
AR 93574

OWNER

Fink Office-Residence
Addition and Renovations
100 Overseas Highway
Key Largo, Florida

TITLE: WATER AND SEWER PLAN

NOT FOR CONSTRUCTION

REVISION

DATE
04-28-17

PROJECT NUMBER
17020

SHEET NUMBER
C-5
5 OF 6

WATER NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATIONS OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED HOWEVER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. HE SHALL ASSIST THE UTILITY COMPANIES AND OWNER, AS APPLICABLE, BY EVERY MEANS POSSIBLE TO DETERMINE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES RESULTING FROM HIS ACTIVITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FKAA DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS.
4. STORM DRAINAGE AND SANITARY SEWER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND SANITARY SEWER DRAWINGS FOR ADDITIONAL INFORMATION.
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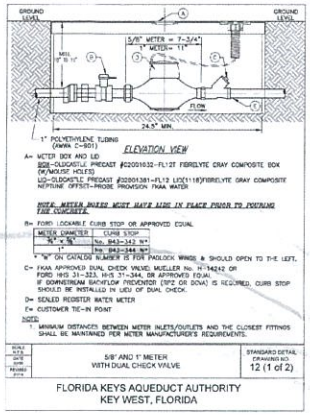
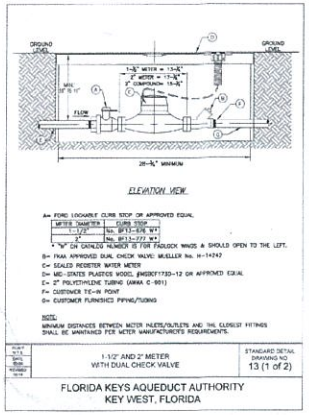


FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



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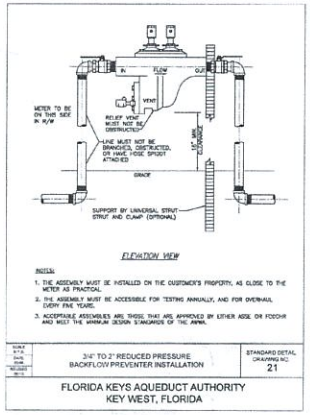
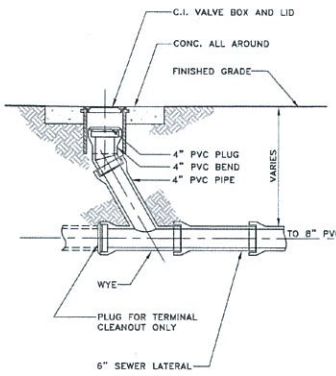


FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA

SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS AND THE PROJECT SPECIFICATIONS.
2. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMATIC GASKET JOINTS.
3. ALL MATERIALS IN THE PUMP STATION SHALL BE AS DESIGNATED IN THESE DRAWINGS.
4. STORM DRAINAGE AND WATER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND WATER DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL FDEP RULES AND REGULATIONS MUST BE ADHERED TO.
6. KEY LARGO WASTEWATER TREATMENT DISTRICT MUST BE NOTIFIED 48 HOURS IN ADVANCED OF ALL TESTING OF THE SYSTEM. 48 HOUR NOTIFICATION IS ALSO REQUIRED TO COORDINATE WITH MONROE COUNTY BUILDING DEPARTMENT FOR INSPECTION AND CONNECTION.
7. SEWER SYSTEM MUST BE DESIGNED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE. FLOOD DAMAGE INCLUDES BUT IS NOT LIMITED TO INFILTRATION OF FLOODWATERS INTO THE SYSTEM COMPONENTS AND EFFLUENT BEING DISCHARGED INTO FLOODWATERS.



SANITARY CLEAN-OUT DETAIL
N.T.S.

MAY 0 5 2017
2016-200

CONSULTING ENGINEERING & SCIENCE, INC.
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MIAMI, FLORIDA 33176 (305) 378-5555
EB-0003255
RICHARD B. BOCHNOVICH LICENSE NO. 19833 STATE OF FLORIDA PROFESSIONAL ENGINEER
FOR THE FIRM: RICHARD B. BOCHNOVICH
CCE PROJECT: 17020 PE-19833 (CIVIL)

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Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

OWNER

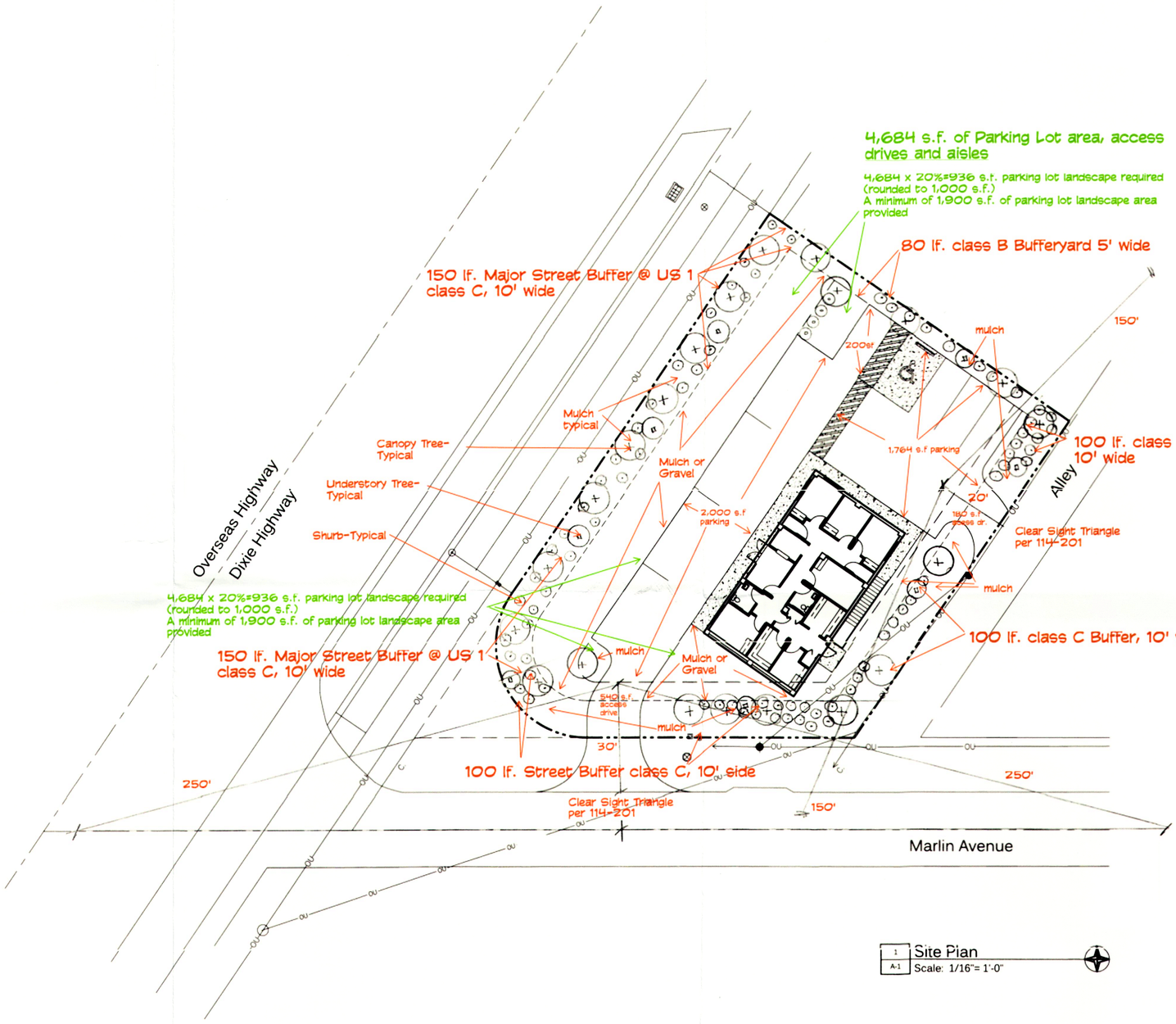
Fink Office-Residence
Addition and Renovations
103301 Overseas Highway
Key Largo, Florida

TITLE: WATER AND SEWER DETAILS

NOT FOR CONSTRUCTION

REVISION

DATE
04-28-17
PROJECT NUMBER
17020
SHEET NUMBER
C-6
6 OF 6



Required Landscape data for Fink Office-Residence:4/24/17
103301 Overseas Highway, Oceanside, Key Largo:
Subject property zoning= (IS)
Adjacent property (Northeast) = Class B buffer required.
Major Street Buffer "B" @ Overseas Highway-10' major street class C provided.
Class B Buffer required for Marlin Avenue and Alley.
Required Parking Lot landscape IC: 1000 s.f. required. 1,900 s.f. provided.

Notes:
This plan is only intended to represent the minimally required landscape per code for planning approval. Brown & Crebbin Design Studio expects to be the landscape architect for this project and if so, the installed landscape will not only greatly exceed all landscape requirements it will enhance the communities character.
Plants will be installed as shown and the overall effect is meant to replicate a naturally occurring arrangement of native trees mixed with native and other non native plantings.
3" of shredded cypress bark mulch will be installed in the full required bufferyard areas & all required plants will be sized (mostly well in excess of) in accordance with Sec. 114-110-114-128 Code of Monroe County.
A minimum of 12' or 3" caliper 6" above grade for Canopy trees, 5' for Understory trees and 2' for Shrubs.
Trees 2" or greater in diameter at breast height (2" dbh) that can not remain in their original location will be mitigated.

Required Parking lot Landscape: IC-Landscape Architect Note: More native and non native landscaping may be installed beyond what is required.

Required: 1,000 s.f parking lot landscape required.
Provided: A minimum of 1,900 s.f. of parking lot landscape area provided.

Canopy Trees
Required: 2 canopy trees required.
Provided: 2 - 12' tall min. native Canopy Trees will be planted.
1 Black Ironwood Tree - min. 12' tall
1 Silver Buttonwood - min. 12' tall

Understory Trees
Required: 0
Provided: 0

Shrubs
Required: 4
Provided: 4 -24" native Shrubs will be planted.
2 American Beautyberry
2 Byrsonima lucida/Locustberry

100% Native plants provided.

150 l.f. Major Street Buffer @ US 1, Class C, 10' wide.

Canopy Trees
Required: 8
Provided: 8 - 12' tall min. Canopy Trees will be planted.
4 Black Ironwood Tree - 12' tall
4 Coconut Palms-12' tall

Understory Trees
Required: 3
Provided: 3- 6' tall min.. native Understory Trees will be planted.
3 Geiger Tree - min. 6' tall

Shrubs
Required: 30
Provided: 30 - 24" native Shrubs will be planted.
10 American Beautyberry
10 Byrsonima lucida/Locustberry
10 Thrinax morissii/Key Thatch Palm

100% Native plants provided.

100 l.f. Street Buffer @ Marlin Ave, Class C, 10' wide.

Canopy Trees
Required: 5
Provided: 5 - 12' tall min. Canopy Trees will be planted.
3 Black Ironwood Tree - 12' tall
2 Pigeon Plum-12' tall

Understory Trees
Required: 2
Provided: 2- 6' tall min.. native Understory Trees will be planted.
3 Red Stopper - min. 6' tall

Shrubs
Required: 20
Provided: 20 - 24" native Shrubs will be planted.
10 American Beautyberry
10 Byrsonima lucida/Locustberry

100% Native plants provided.

100 l.f. Street Buffer @ Alley, Class C, 10' wide.

Canopy Trees
Required: 5
Provided: 5 - 12' tall min. Canopy Trees will be planted.
3 Black Ironwood Tree - 12' tall
2 Pigeon Plum-12' tall

Understory Trees
Required: 2
Provided: 2- 6' tall min.. native Understory Trees will be planted.
3 Red Stopper - min. 6' tall

Shrubs
Required: 20
Provided: 20 - 24" native Shrubs will be planted.
10 American Beautyberry
10 Byrsonima lucida/Locustberry

100% Native plants provided.

80 l.f. Class Bufferyard to the Northeast, 5' wide.

Canopy Trees
Required: 3
Provided: 3 - 12' tall min. Canopy Trees will be planted.
2 Black Ironwood Tree - 12' tall
1 Pigeon Plum-12' tall

Understory Trees
Required: 1
Provided: 1- 6' tall min.. native Understory Trees will be planted.
1 Red Stopper - min. 6' tall

Shrubs
Required: 8
Provided: 8 - 24" native Shrubs will be planted.
4 American Beautyberry
4 Byrsonima lucida/Locustberry

100% Native plants provided.

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2016-200
MONROE CO. PLANNING DEPT

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

OWNER

Fink Office-Residence
Addition and Renovations
103301 Overseas Highway
Key Largo, Florida

Required Landscape Plan

TITLE: Site Plan

Richard P. Brown FAIA #17274 4/25/17

REVISION

DATE 4-24-17

PROJECT NUMBER

SHEET NUMBER 1L

OF 1L

RECEIVED
DEC 05 2016
2016-300
MONROE CO. PLANNING DEPT

DESCRIPTION:

Lots 17 and 18, Block 12, LARGO SOUND PARK, according to the Plat thereof, as recorded in Plat Book 3, at Page 111 of the Public Records of Monroe County, Florida.

ABBREVIATIONS/LEGEND

P.S.M. – Professional Surveyor & Mapper
P.L.S. – Professional Land Surveyor
LS – Land Surveyor
LB – Licensed Business
C. – Calculated
D. – Deed
Fin.Flr. – finished floor
El. – Elevation
F.I. – field table
PK – PARKER KALON FASTENERS
MAG. – Magnetic Nail
U.G.E. – Underground Electric
P.B. – Plat Book / P. – Page
W. – Buried waterline
N.T.S. – not to scale
C.B.S. – concrete block shed
LPG? – liquid petroleum gas tank
P.O.B. – Point of Beginning
Rad./N.R. – Radial/Non-Radial
P.O.C. – Point of Commencement
M.S.E.W. – North, South, East, West
P.C.P. – permanent control point
P.R.C. – Point of reverse Curvature
P.C.C. – Point of Compound Curve
P.C./P.T. – Point of Curvature/Tangency
P.R.M. – permanent reference monument
NGVD – National Geodetic Vertical Datum
NAVD – North American Vertical Datum
S.U.L. – safe upland line
F.D.O.T. – Florida Department of Transportation

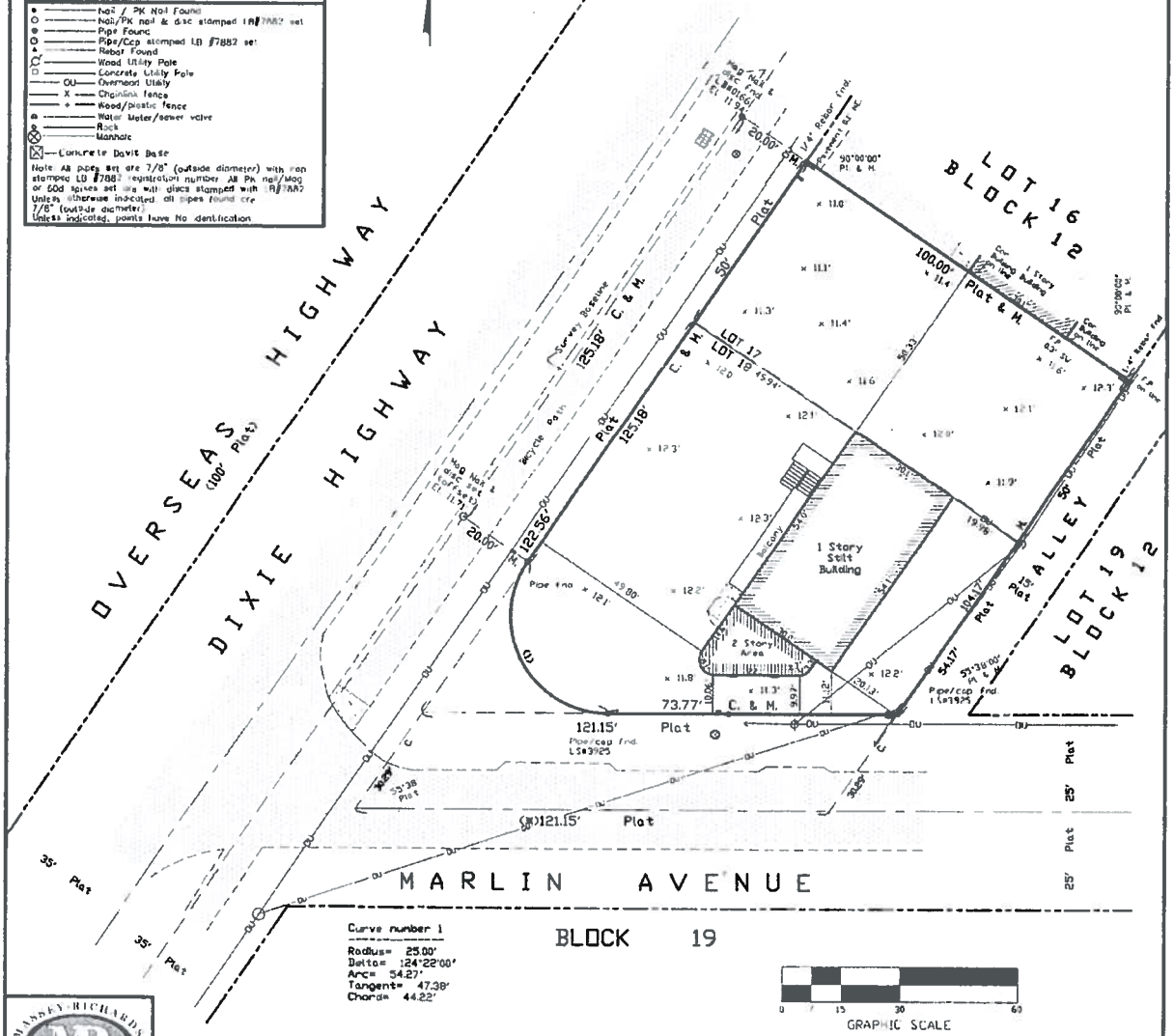
R. – Record
Fnd. – Found
Pl. – Plat
M. – Measured
Conc. – Concrete
cor. – corner
PP – fence post
A/C – air conditioner
Cond. – Conduit
F.S. – frame shed
M.S. – metal shed
P.S. – plastic shed
Add. – addition
Pkt. – planter
R.O.W. – right of way
T.R. – telephone riser
L.P. – light/lamp pole
Balc. – Balcony
Fnc. – fence
Bldg. – building
Res. – residence
G.A. – guy anchor
M.H.W.L. – mean high water line

- Nail / PK Nail Found
- Nail/Pk nail & disc stamped LB #7882 set
- Pipe Found
- Pipe/Cap stamped LB #7882 set
- Rebar Found
- Wood Utility Pole
- Concrete Utility Pole
- OU — Overhead Utility
- X — Chainlink fence
- Wood/plastic fence
- Water Meter/sewer valve
- Rock
- Manhole
- Concrete Davit Base

Note: All pipes set are 7/8" (outside diameter) with iron stamped LB #7882 registration number. All PK nail/Mag or 60d spikes set are with discs stamped with LB #7882. Unless otherwise indicated, all pipes found are 7/8" (outside diameter). Unless indicated, points have No identification.

SURVEY NOTES:

1. The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
2. Elevations are shown thus: X 11.5' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of AZI 2, El. 12.936'
3. No underground utilities or structures were located by this survey.
4. No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
5. The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (•).
6. This parcel lies in N.F.I.P Flood Zone X , base flood elevation N/A as shown on map panel #12087C0769 , revised on 2/18/05.
7. The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.
8. Additions or deletions to survey maps/reports by other than the signing party/parties is prohibited without written consent of the signing party/parties.



MASSEY-RICHARDS SURVEYING & MAPPING, LLC
Phone: (305)853-0066 / Fax: (305)853-0233
88888 Overseas Highway / P.O. Box 619, Tavernier, Fl. 33070

Client: Fink

Florida Certificate of Authorization No. LB #7882

Section 14 Township 61 South, Range 39 East

Key Largo Monroe County, Florida

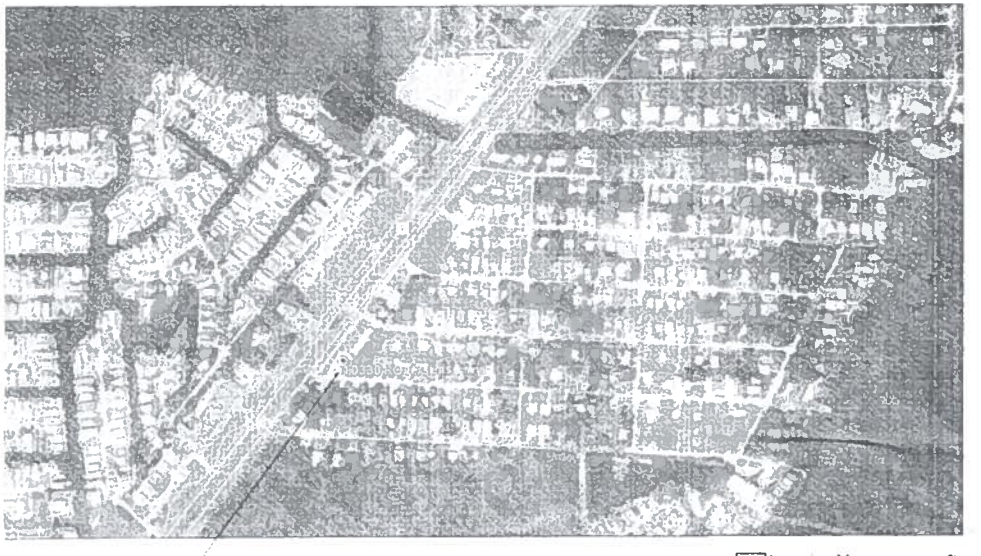
Surveyed: 6/30/16 Fieldbook No. L-173

Drawing No. 13561 Drawn By: AMR Scale: 1" = 30'

I hereby certify that the survey hereon was performed under my direct supervision and is true and correct to the best of my knowledge and belief.

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

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



Location Map
Scale: N.T.S.

Drawing List

SHEET #	SHEET DESCRIPTION
	ARCHITECTURE
A-0	GENERAL NOTES, PROJECT SUMMARY, AND SURVEY PLAN
D-1	SITE DEMOLITION PLAN
D-2	GROUND FLOOR DEMOLITION PLAN
D-3	SECOND FLOOR DEMOLITION PLAN
A-1	SITE PLAN AND NOTES
A-2	GROUND FLOOR PLAN
A-3	SECOND FLOOR PLAN
A-4	EXTERIOR ELEVATIONS
A-5	EXTERIOR ELEVATIONS
	LANDSCAPE
L-1	LANDSCAPE PLAN AND NOTES
	CIVIL
C-1	CIVIL LAYOUT PLAN
C-2	PAVING, GRADING AND DRAINAGE PLAN
C-3	SITE AND DRAINAGE DETAILS
C-4	STORMWATER POLLUTION PREVENTION PLAN
C-5	WATER AND SEWER PLAN
C-6	WATER AND SEWER DETAILS

General Notes and Specifications

1. ALL WORK IS TO CONFORM TO THE FLORIDA BUILDING CODE, 2017 5th ED. (FBC), FLORIDA FIRE PREVENTION CODE, AND ZONING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS.

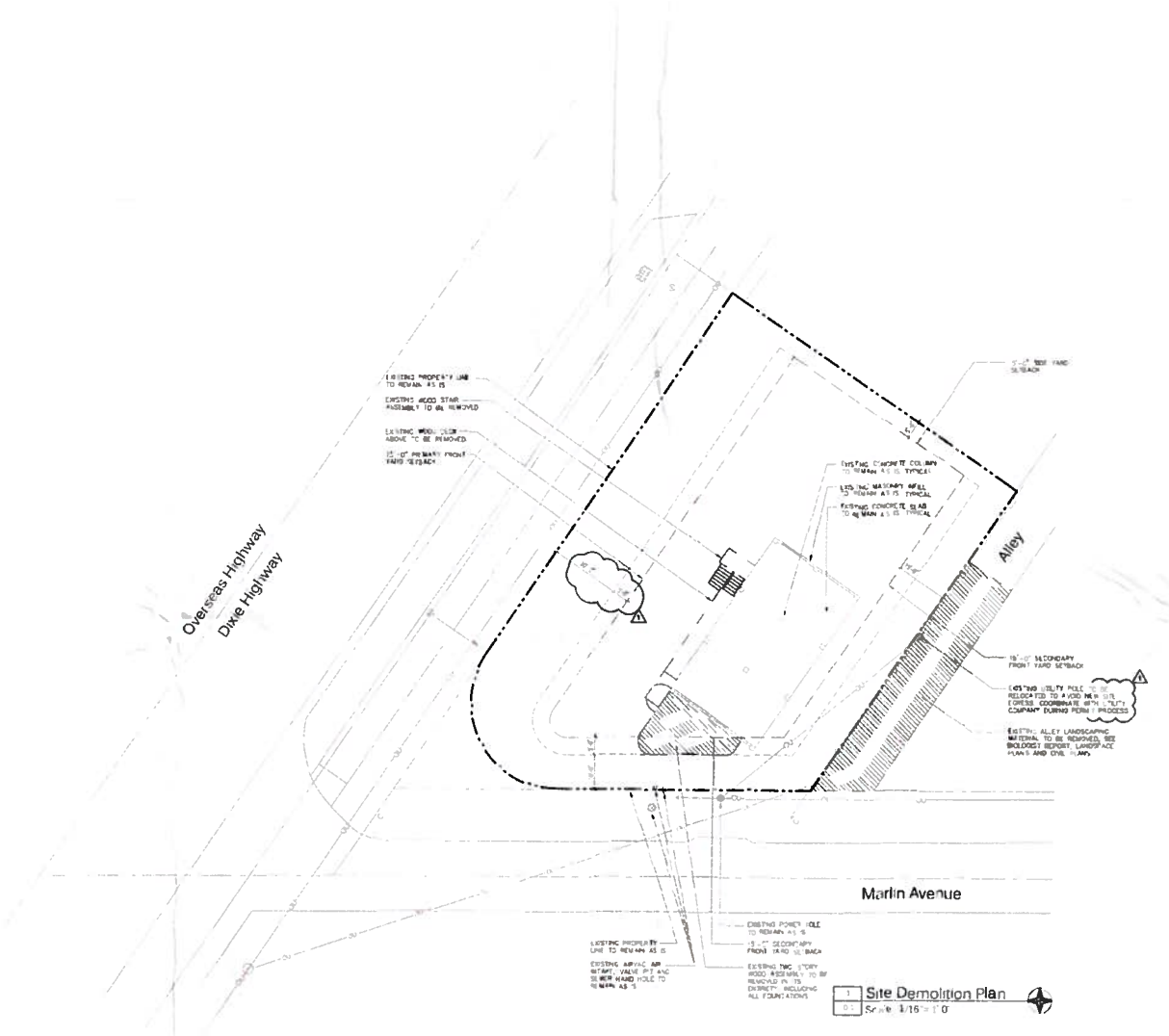
ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR-95214

Finkey Holdings Building
Exterior and Interior Improvements
10351 Overseas Highway
Key Largo, Florida 33037

TITLE: Drawing List and Site Location Map

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 0
1 OF 9



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8603 S. Dixie Highway
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786-591-2646
Florida Registration
AA 26007475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE Site Plan

REVISION
10-06-17 DRC COMMENTS

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PROJECT NUMBER
1701
SHEET NUMBER
D - 1

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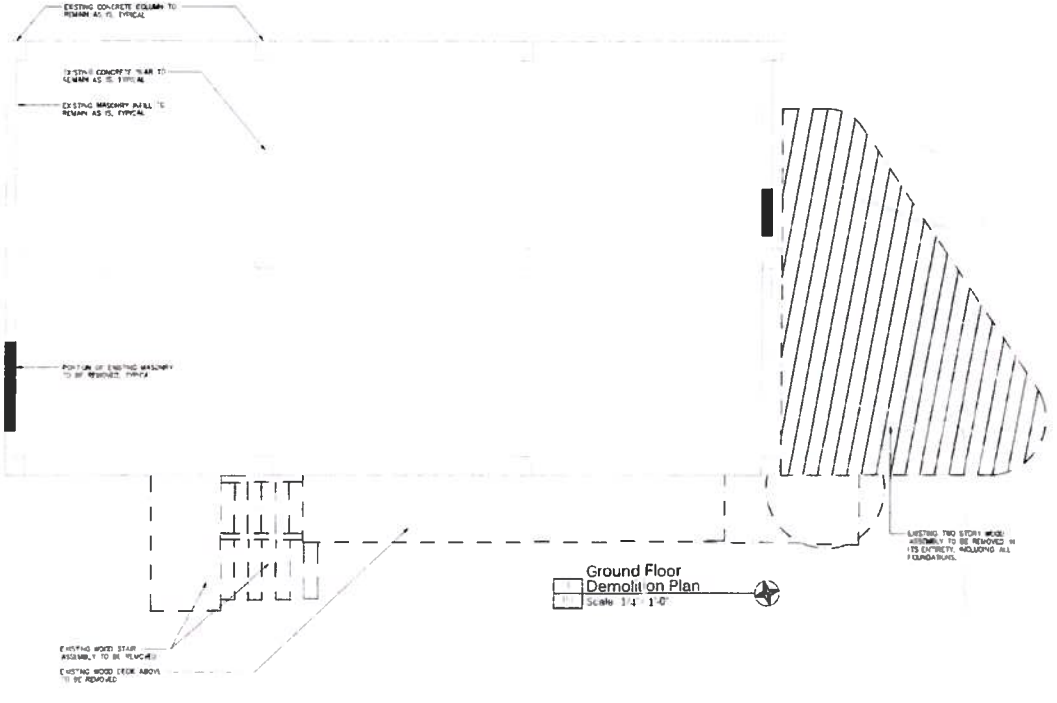

Ground Floor
Demolition Plan
Scale: 1/4" = 1'-0"

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8603 S Dixie Highway
Suite 300
Miami Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Ground Floor Demolition Plan

REVISION

DATE
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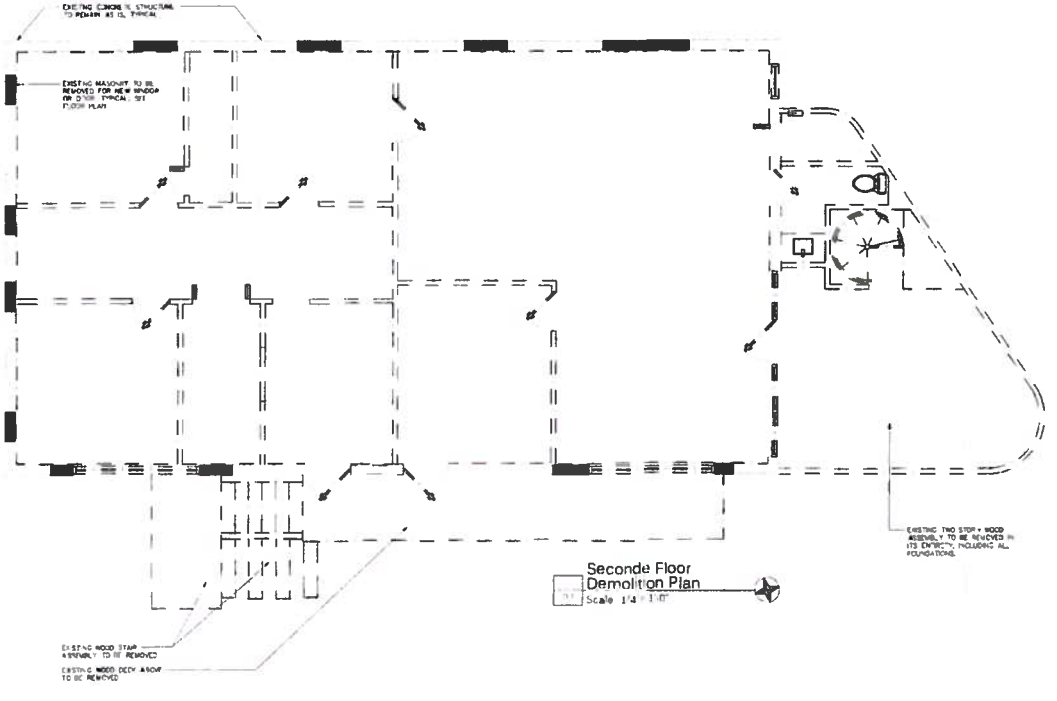
PROJECT NUMBER
17017
SHEET NUMBER
D - 2
3 OF 9

2016 - 200



Seconde Floor
Demolition Plan
Scale 1/4" = 1'-0"

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA 26002475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Second Floor Demolition Plan

REVISION

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
D - 3
4 OF 9

Regulatory Criteria

A	TYPE CONSTRUCTION	REINFORCED CONCRETE AND CONCRETE MASONRY
B	NUMBER OF STORIES	1 STORIES
C	FLOOD ZONE DESIGNATION	X
D	AVERAGE GRADE AT PERIMETER OF STRUCTURE	+1.8 NGVD
E	ELEVATION OF THE LOWEST HABITABLE FLOOR	+18.8 NGVD
F	ELEVATION OF THE HIGHEST POINT OF ROOF	+43.3 NGVD +24.5' ABOVE AVERAGE GRADE
G	AREA OF ROOF	1,630 SF
H	ENCLOSED FLOOR AREA	
	1 GROUND FLOOR (MEDICAL CLINIC) a. HABITABLE b. NON-HABITABLE	1,622 SF 0 SF
	TOTAL	1,622 SF
	2 SECOND FLOOR (RESIDENTIAL APARTMENT) a. HABITABLE b. NON-HABITABLE	1,622 SF 0 SF
	TOTAL	1,622 SF
I	TOTAL HABITABLE FLOOR AREA	3,244 SF
J	TOTAL NON-HABITABLE FLOOR AREA	0 SF
K	TOTAL ENCLOSED FLOOR AREA	3,244 SF
L	FUTURE LAND USE MAP (FLUM)	(RM) RESIDENTIAL MEDIUM
M	ZONING AND USE DISTRICT	(SI) IMPROVED SUBDIVISION
N	TDR DESIGNATION	(IF) INFILL AREA

PRINCIPLE SETBACKS	REQUIRED	PROVIDED
PRIMARY FRONT	25'-0"	49'-0" +
SECONDARY FRONT (MARLIN)	15'-0"	11'-1" **
SECONDARY FRONT (ALLEY)	15'-0"	20'-0" *
PRIMARY SIDE	10'-0"	N/A
SECONDARY SIDE	5'-0"	50'-6" +
REAR	25'-0"	N/A

* INDICATES EXISTING DISTANCE TO REMAIN AS IS
** INDICATES EXISTING DISTANCE NONCONFORMING STRUCTURE

MAXIMUM HEIGHT		PROVIDED
		21'-5"

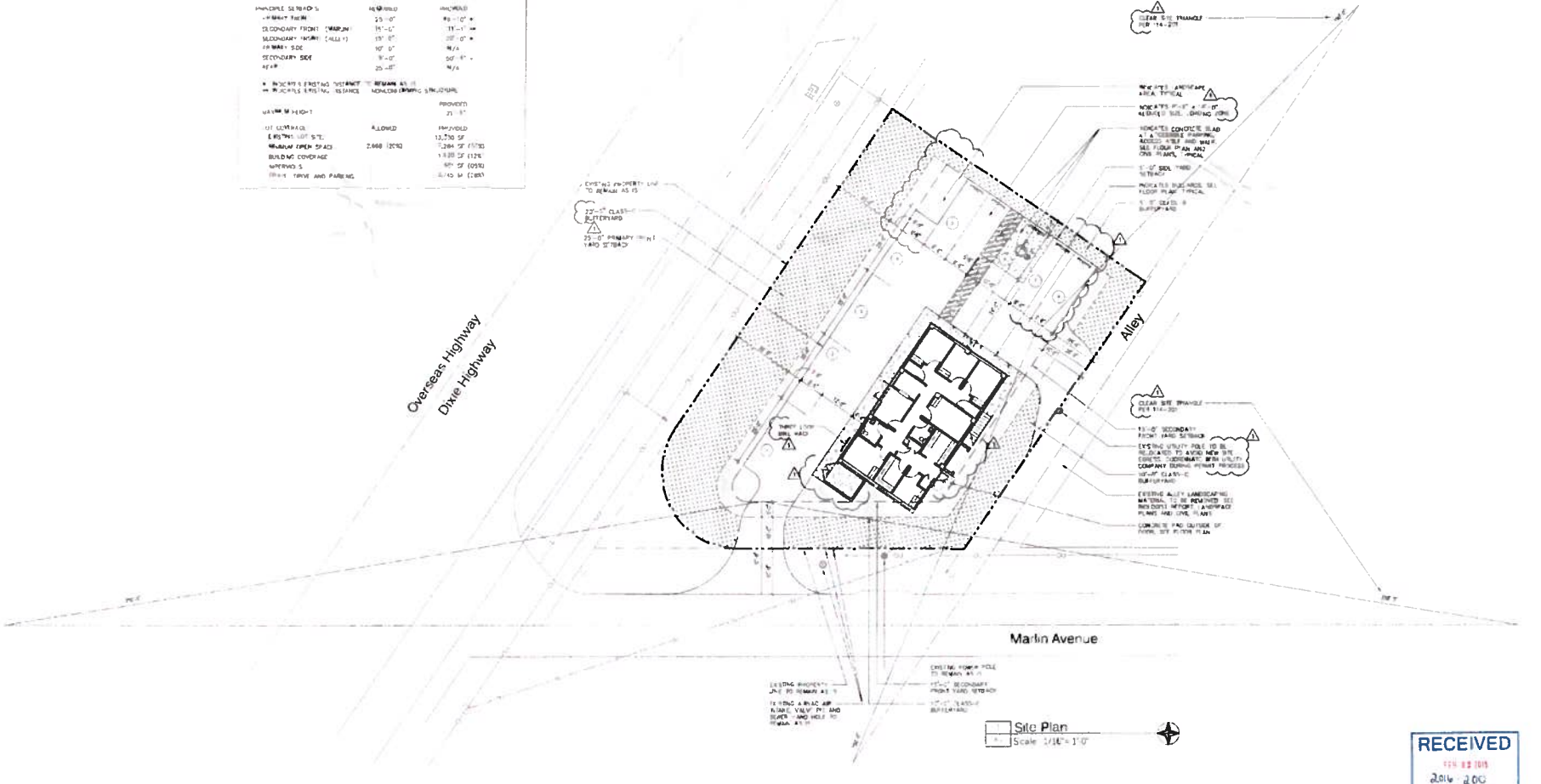
LOT COVERAGE	ALLOWED	PROVIDED
ENTIRE LOT SITE		12,730 SF
MINIMUM OPEN SPACE	2,668 (20%)	7,284 SF (57%)
BUILDING COVERAGE		1,630 SF (12%)
IMPERVIOUS		69* SF (05%)
DRIVE AND PARKING		3,440 SF (26%)

Legal Description

LOTS 17 AND 18, BLOCK 12, ARGO BOUND PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, AT PAGE [illegible] OF PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

Parking Calculations

1 TOTAL REQUIRED PARKING SPACES	8 SPACES
A RESIDENTIAL APARTMENT 1,622 SF = (1 SPACE PER UNIT OR 1 PER 600 SF)	3 SPACES
B MEDICAL OFFICE 1,630 SF = (4 SPACES PER 1,000 SF) (1,622 / 4 PER 1000 = 6.48, ROUND DOWN TO 6; 1,630-1,622=8)	6 SPACES
2 PARKING PROVIDED A 8' STANDARD SPACE A.a ACCESSIBLE SPACE B COMPACT SPACE B.a REDUCED SIZE 8'-0" SPACE PROVIDED	8 SPACES 8 SPACES 1 SPACE 1 SPACE



Site Plan
Scale: 1/16" = 1'-0"

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8603 S Dixie Highway
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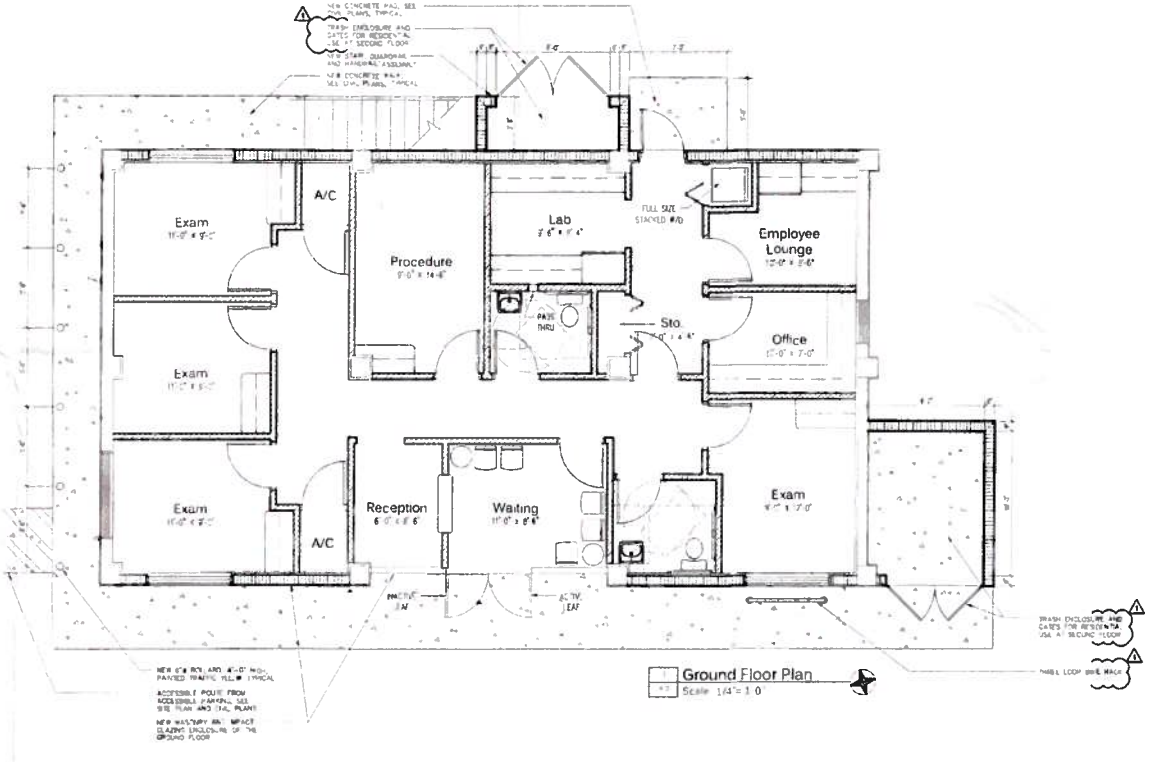
786-391-2646
Florida Registration
AA-26002[illegible]
ERIK LLOYD MYERS
AR 93574

Finkey Holdings Building
Exterior and Interior improvements
100301 Overseas Highway
Key Largo, Florida 33037

TITLE Site Plan

REVISION
[illegible] DRC COMMENTS

DATE
04-28-17
PROJECT NUMBER
17017
SHEET NUMBER
A - 1
5 OF 9



ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and interior improvements
10330 | Overseas Highway
Key Largo, Florida 33037

Title: E. Ground Floor Plan

REVISION
1 12-08-17 DRC COMMENTS

DATE
04-26-17
PROJECT NUMBER
1707
SHEET NUMBER
A - 2
5 OF 9

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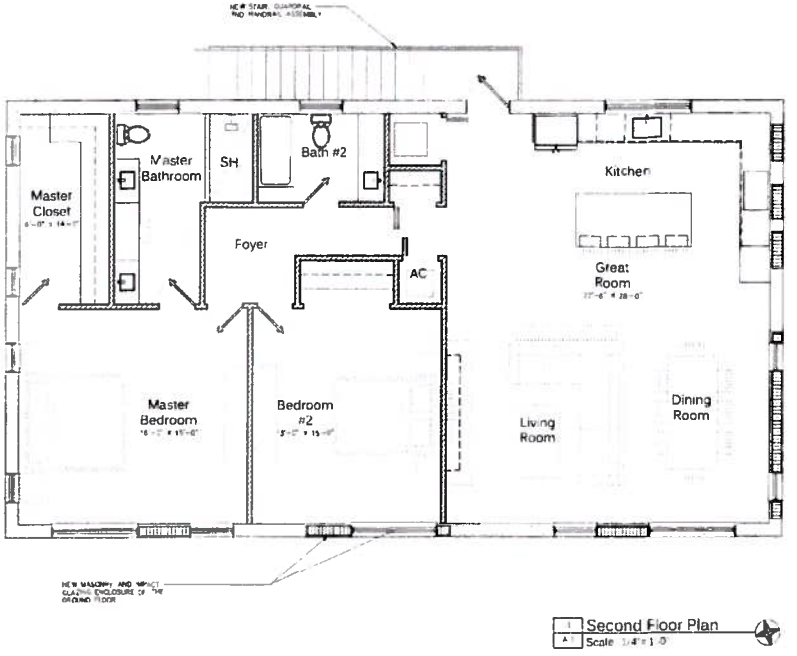


Second Floor Plan
Scale 1/4"=1'-0"

ELM ARCH
8603 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD WYLIE

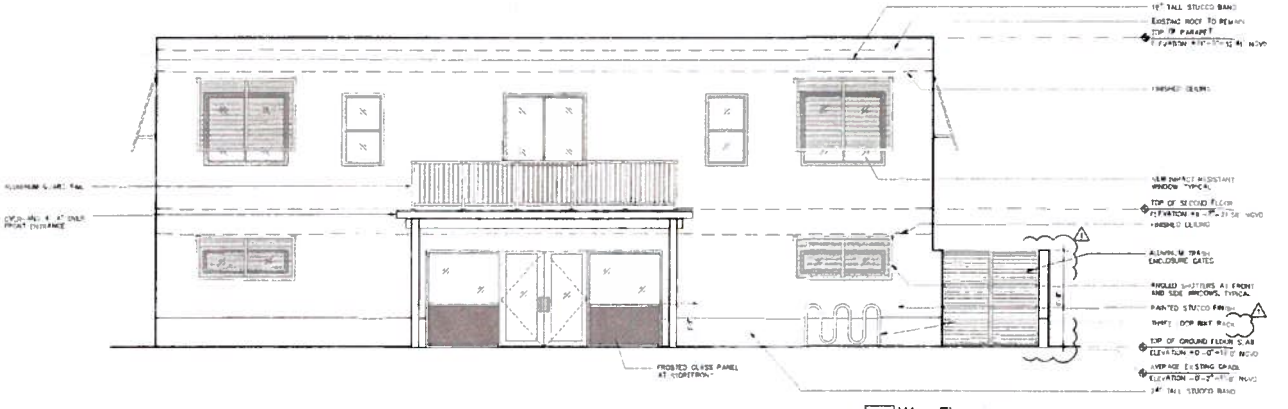
Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: Second Floor Plan

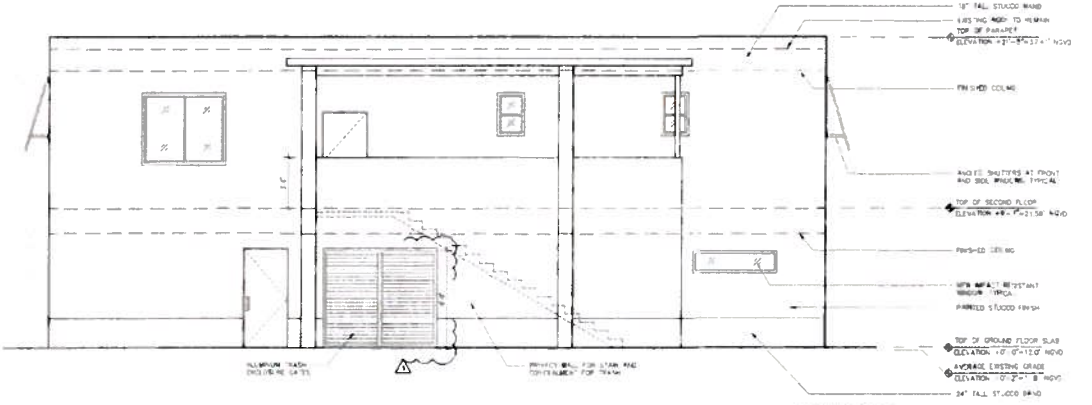
REVISION

DATE
04.28.17
PROJECT NUMBER
17017
SHEET NUMBER
A - 3
OF

2016-500



1 West Elevation
A4 Scale 1/4" = 1'-0"



1 East Elevation
A4 Scale 1/4" = 1'-0"

ELM ARCH
8503 S. Dixie Highway
Suite 300
Miami, Florida 33143
786-391-2645
Florida Registration
AA-26002475
ERIK LLOYD MYERS

Finkey Holdings Building
Exterior and Interior Improvements
103001 Overseas Highway
Key Largo, Florida 33037

TITLE: Exterior Elevations

REVISION
1 10-06-17 DRC COMMENTS

DATE
04.28.17
PROJECT NUMBER
1701?
SHEET NUMBER
A - 4
8 OF 9

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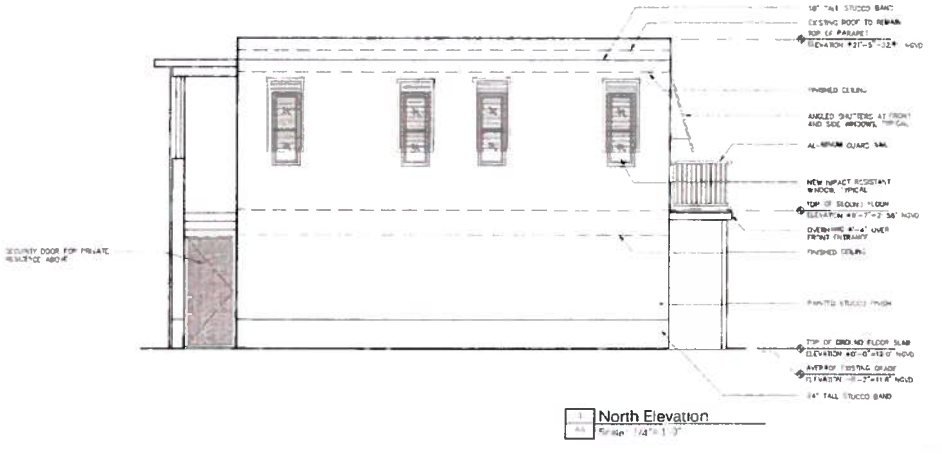
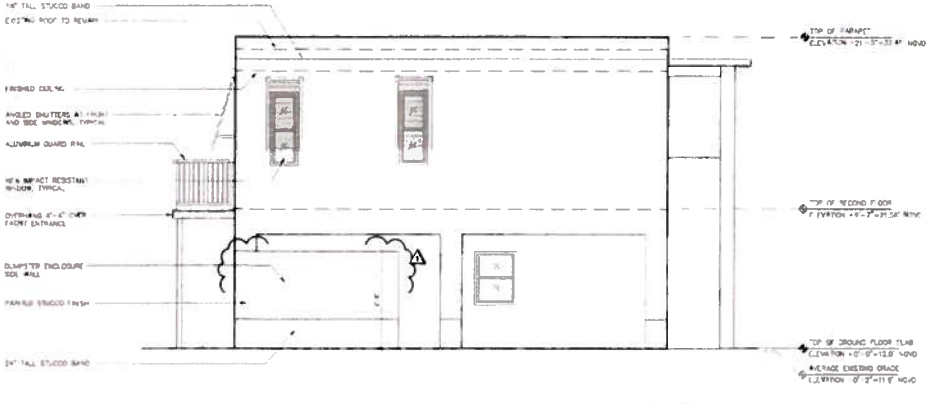


North Elevation



South Elevation

ELM ARCH
8603 S Dixie Highway
Suite 300
Miami Florida 33143
786-391-2646
Florida Registration
AA 26002175

ERIN D MYLER

STATE OF FLORIDA
ERIN D. MYLER
REGISTERED ARCHITECT
12/15

Finkey Holdings Building
Exterior and Interior Improvements
103001 Overseas Highway
Key Largo Florida 33037

TITLE: Exterior Elevations

REVISION
12-08-17 DRC COMMENTS

DATE
04.28.17
PROJECT NUMBER
17017
SHEET NUMBER
A - 5
9 OF 9

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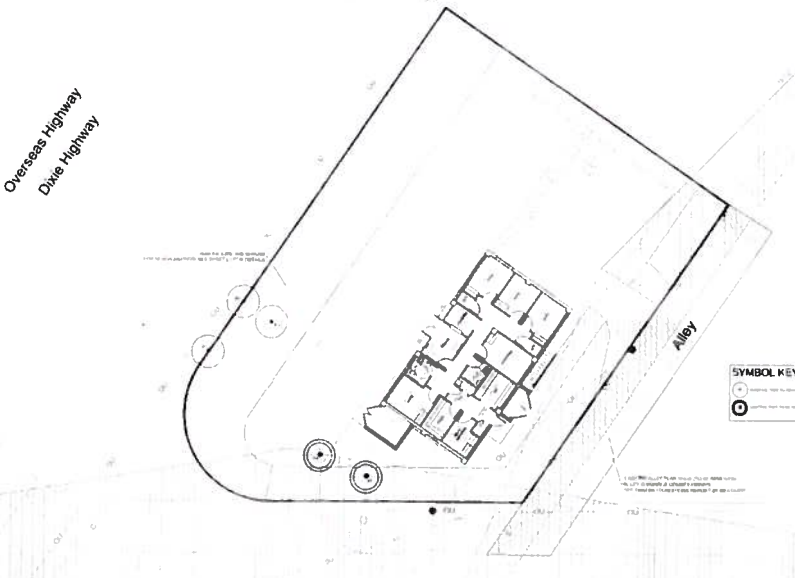

Monroe County / Key Largo, FL

TREE DISPOSITION LIST

TREE	LOCATION NAME/BOTANICAL NAME	DBH in.	HT./ft.	CANOPY in.	DISPOSITION	CONDITION	COMMENTS
1	QUEEN PALM, Syagrus romanzoffiana	8	20	10	REMAIN	FAIR	
2	QUEEN PALM, Syagrus romanzoffiana	7	20	10	REMAIN	FAIR	
3	QUEEN PALM, Syagrus romanzoffiana	7	10	5	RELOCATE	FAIR	SEE RELOCATION DETAILS ON SHEET L3
4	QUEEN PALM, Syagrus romanzoffiana	7.5	20	10	RELOCATE	FAIR	SEE RELOCATION DETAILS ON SHEET L3
5	QUEEN PALM, Syagrus romanzoffiana	8	22	15	RELOCATE	FAIR	SEE RELOCATION DETAILS ON SHEET L3

CONDITION: EXCELLENT=90-100%, GOOD=79-89%, FAIR=60-78%, POOR=40-59%, VERY POOR=10-39%

Do not relocate, remove or destroy a tree without first obtaining a permit from the City.

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SCALE: 1/16" = 1'-0"

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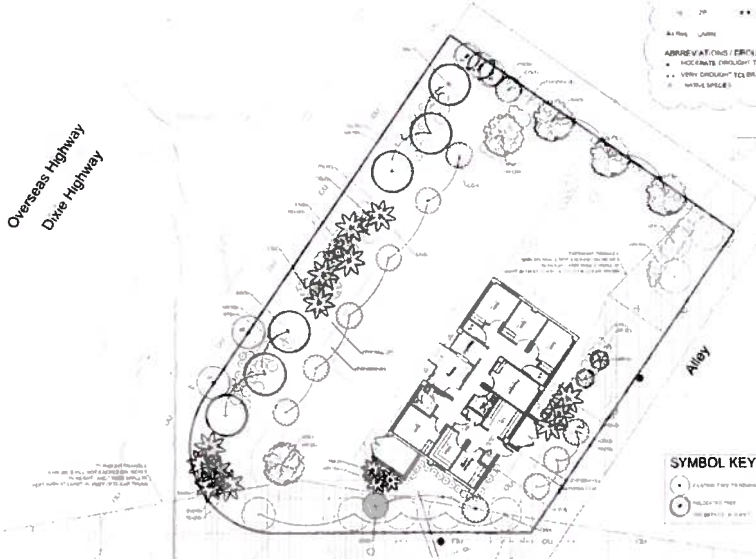
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

TITLE: EXISTING TREE DISPOSITION PLAN

REVISION

DATE
01.29.18
PROJECT NUMBER
1707
SHEET NUMBER
L-1
1 OF 3



PLANT LIST

#1

QTY	KEY		
6	BJ	● ● A	Bursera simaruba (Gumbo Limbo)
8	CM	● A	Chrysobalanus icaco 'Horizontalis' (Blue Horizontal)
14	LSI	● A	Ligustrum sinense 'Variegatum' (Variegated Chinese Privet)
4	CB	● ● A	Conocarpus erectus sericeus (Silver Buttonwood)
7	MF	● ● A	Myrcianthes fragrans (Simpson Stopper)
11	SA	● ● A	Sabal palmetto (Cabbage Palm)
5	SM	● ● A	Swietenia mahagoni (Mahogany)
16	D	● A	Chrysobalanus icaco 'Red' (Red Tip Cocoplum)
40	MT	● ● A	Metopium toxiferum (Poisonwood)
15	HE	● A	Hamelia patens (Red Firebush)
15	PH	● A	Psychotria nervosa (Wild Coffee)
20	SA	● ● A	Swietenia mahagoni (Mahogany)
13	SH	● ●	Schefflera actinophylla 'Trinette' (Trinette Schefflera)
35	TD	● A	Tripsacum dactyloides (Fakahatchee Grass)
3	TH	● ● A	Thrinax radiata (Florida Thatch Palm)
2	YA	● ● A	Yucca aloifolia (Spanish Bayonet)
19	ZM	● ● A	Zamia pumila (Coontie)

ABBREVIATIONS / DROUGHT TOLERANCE
- ● MODERATE DROUGHT TOLERANCE
- ●● VERY DROUGHT TOLERANT
- A NATIVE SPECIES

#1

Monroe County, Fl Zoning

LOT SIZE 13,330 SF
OPEN SPACE REQ 20% PROV 7,784 SF (58%)

Article IV. Landscaping / Sec. 114-100

BUFFERYARD REQUIREMENTS

US1 Buffer Class C, 150 lf, 20' wide
4 canopy / 3 understory/ 16 shrubs per 100 lf
Canopy Trees
Req 4 Prov 6 (Gumbo Limbo)

Understory Trees
Req 4 Prov 4 (Orange Geiger)

Shrubs
Req 24 Prov 90 (20 Saw Palmetto/ 30 Cocoplum/ 40 Wild Coffee)

Marlin Avenue Class C, 100 lf, 10' wide
5 canopy/ 4 understory/ 20 shrubs per 100 lf
Canopy Trees
Req 5 Prov 5 (Satin Leaf)

Understory Trees
Req 2 Prov 2 (Silver Buttonwood)

Shrubs
Req 20 Prov 20 (Fakahatchee)

North Bufferyard Class B, 80 lf, 5' wide
3 canopy/ 3 understory/ 10 shrubs per 100 lf
Canopy Trees
Req 2 Prov 3 (Mahogany)

Understory Trees
Req 1 Prov 1 (Silver Buttonwood)

Shrubs
Req 10 Prov 35 (Wild Coffee)

Alley, Class C, 100 lf, 10' wide
3 canopy/ 2 understory/ 20 shrubs per 100 lf
Canopy Trees
Req 5 Prov 5 (2 Satin Leaf/ 3 Silver Buttonwood) (Preservation)

Understory Trees
Req 2 Prov 2 (Spanish Stopper)

Shrubs
Req 20 Prov 23 (10 Hamelias / 8 Cocoplum)

PARKING LOT REQS
PROVIDED 3,745 Sq (28%)

MIN. OF 20% OF THE GROSS PARKING LOT AREA SHALL LANDSCAPED
EVERY ISLAND SHALL HAVE A MINIMUM ONE CANOPY TREE
100% OF REQ PARKING LOT LANDSCAPING SHALL BE NATIVE SPECIES

(4) SHRUBS/GROUNDCOVERS SHALL BE PROVIDED FOR EVERY 1,000 S.F. OF GROSS PARKING LOT AREA
(1) TREE SHALL BE REQUIRED FOR EVERY 1,400 S.F. OF GROSS PARKING LOT AREA
A MIN. OF 50% OF REQ. TREES SHALL BE NATIVE CANOPY SPECIES W/ MIN. 20' O.C. SPACING
A MIN. OF 40% OF REQ. TREES SHALL BE NATIVE UNDERSTORY SPECIES
A MAX OF 10% OF REQUIRED TREES SHALL BE NATIVE PALM SPECIES

Canopy Trees
Req 2 Prov 3 (2 Mahogany / 1 Satin Leaf)

Understory Trees
Req 3 Prov 6 (Silver Buttonwood)

Shrubs/ Groundcovers
Req 16 Prov. 60 (Firebush)

PARKING ISLANDS
REQ 3 TREES PROV 3 CANOPY TREES

STREET TREES
(1) CANOPY TREE REQUIRED PER 100 LF (BUFFERYARD PLANTING MAY SATISFY THIS REQUIREMENT AS PER CODE)

ALL REQUIRED PLANT SPECIES CHOSEN FROM SECTION 114-105 AS PER CODE
-VISIBILITY MUST BE MAINTAINED FOR TRAFFIC MOVEMENTS. SHRUBS SHALL NOT EXCEED THIRTY INCHES IN HEIGHT AND TREES SHALL BE KEPT WITH AT LEAST (8) FEET OF CLEAR TRUNK
-CANOPY TREE REQUIREMENTS: 12' 3" CAL. MIN.(EA)
UNDERSTORY TREE REQUIREMENTS: 8' HT
-SHRUB REQUIREMENTS: 3' HT. MIN.

SYMBOL KEY

N

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SCALE: 1/16" = 1'-0"

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786-301-2646
Florida Registration
AA-26002475

ERIK LLOYD MYERS
AR 93574

Finkey Holdings Building
Exterior and Interior Improvements
103301 Overseas Highway
Key Largo, Florida 33037

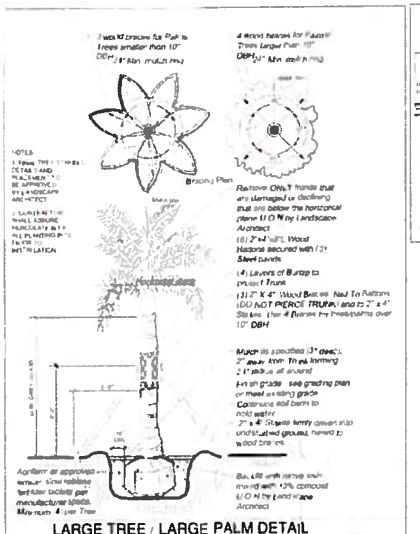
TITLE: LANDSCAPE PLAN

REVISION

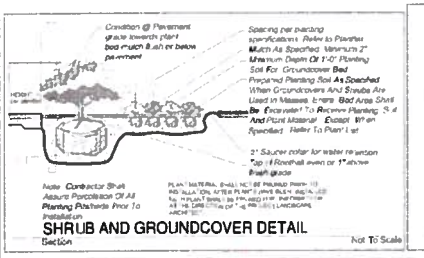
DATE
01-29-16

PROJECT NUMBER
17017

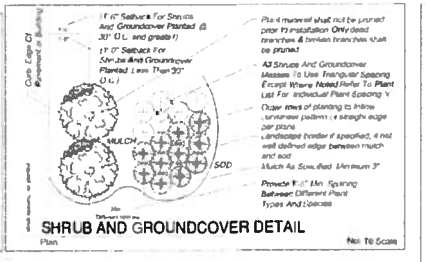
SHEET NUMBER
L-2
2 OF 3



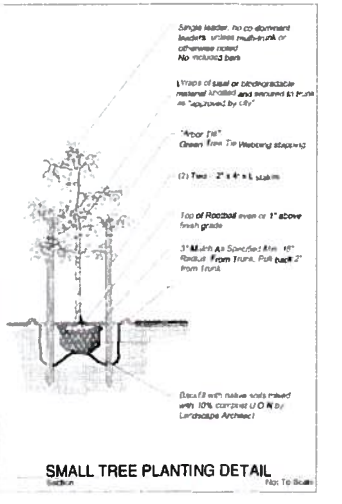
LARGE TREE / LARGE PALM DETAIL



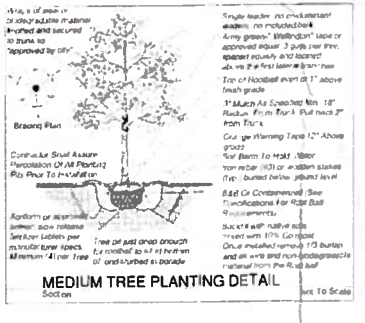
SHRUB AND GROUNDCOVER DETAIL



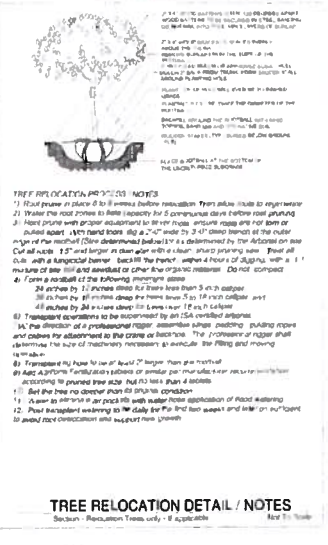
SHRUB AND GROUNDCOVER DETAIL



SMALL TREE PLANTING DETAIL



MEDIUM TREE PLANTING DETAIL



TREE RELOCATION DETAIL / NOTES

GENERAL PLANTING NOTES

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JAN 30 2016
LANDSTONE DESIGN
DEREK LAWLER
LANDSCAPE ARCHITECT
FL LICENSE #LA0001976
TEL. 305-776-7135

ELM ARCH
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Suite 300
Miami, Florida 33143
786-301-2846
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

Finkey Holdings Building
Exterior and Interior Improvements
1500 Duval Street
Key Largo, Florida 33037

TITLE: PLANTING DETAILS

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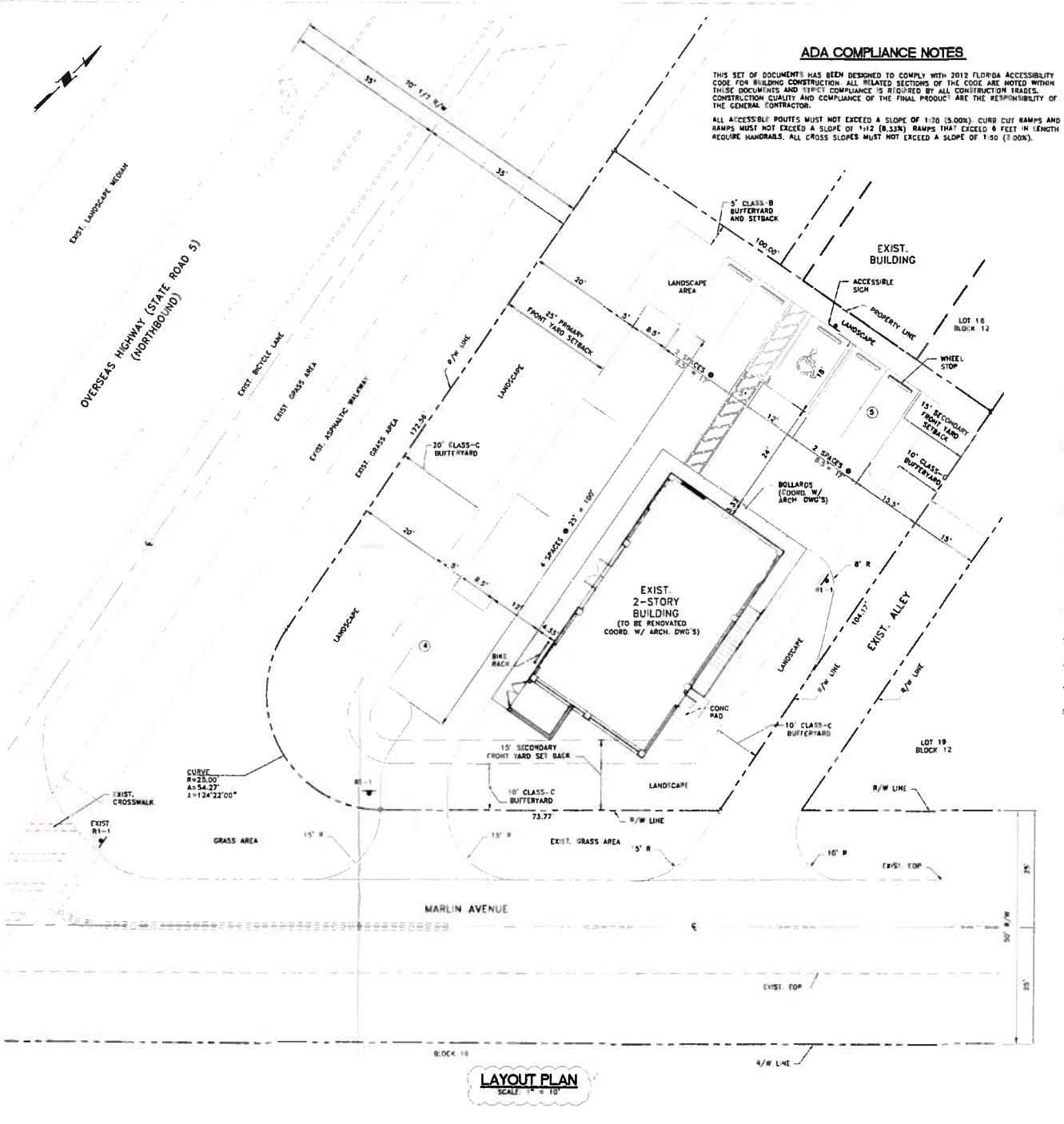
DATE
01-29-16
PROJECT NUMBER
17017
SHEET NUMBER
L-3
3 OF 3

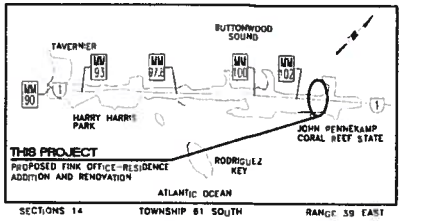


LAYOUT PLAN
SCALE: 1" = 10'

ADA COMPLIANCE NOTES

THIS SET OF DOCUMENTS HAS BEEN DESIGNED TO COMPLY WITH 2012 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. ALL RELATED SECTIONS OF THE CODE ARE NOTED WITHIN THESE DOCUMENTS AND STRICT COMPLIANCE IS REQUIRED BY ALL CONSTRUCTION TRADES. CONSTRUCTION QUALITY AND COMPLIANCE OF THE FINAL PRODUCT ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

ALL ACCESSIBLE ROUTES MUST NOT EXCEED A SLOPE OF 1:20 (5.00%). CURB CUT RAMPS AND RAMPS MUST NOT EXCEED A SLOPE OF 1:12 (8.33%). RAMPS THAT EXCEED 6 FEET IN LENGTH REQUIRE HANDRAILS. ALL CROSS SLOPES MUST NOT EXCEED A SLOPE OF 1:50 (2.00%).



SECTIONS 14 TOWNSHIP 61 SOUTH RANGE 39 EAST

LOCATION MAP
N.T.S.

LEGAL DESCRIPTION

LOTS 17 AND 18, BLOCK 12, LARGO SOUND PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, AT PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

GENERAL NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AND HAVE A PRIME REFERENCE OF AZ12, EL. 12.936.
2. HORIZONTAL AND VERTICAL CONTROL SHALL BE PROVIDED BY THE OWNER'S SURVEYOR. LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. IT IS THE INTENT OF THESE DRAWINGS TO BE IN ACCORDANCE WITH APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND APPLICABLE CODES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER.
4. EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION SUPPLIED BY OTHERS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MEET WITH ALL APPLICABLE UTILITY COMPANIES TO VERIFY ALL UNDERGROUND FACILITIES PRIOR TO THE START OF CONSTRUCTION. ALL TRENCH EXCAVATION SHALL PROCEED WITH EXTREME CAUTION AT ALL TIMES. IN THE EVENT THAT EXISTING UTILITIES ARE DAMAGED, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ALL SUCH DAMAGE.
5. EXISTING GRADES WERE TAKEN FROM THE BEST AVAILABLE DATA AND MAY NOT ACCURATELY REFLECT PRESENT CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH CURRENT SITE CONDITIONS, AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO STARTING WORK.
6. REFERENCE SHALL BE MADE TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR LOCATIONS, SIZE AND DETAILS OF ALL UTILITY SERVICES TO THE BUILDING.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR RESETTING ALL DISTURBED EXISTING MANHOLE COVERS, VALVE BOXES, BLOW-OFF RISERS, ETC. TO NEW ELEVATIONS, AS REQUIRED, WHETHER SPECIFICALLY SHOWN ON DRAWINGS OR NOT.
8. BOUNDARY AND TOPOGRAPHIC DATA BASED UPON SURVEY PREPARED BY MASSEY-RICHARDS SURVEYING & MAPPING, LLC, DATED JUNE 30, 2016.
9. THIS PARCEL LIES IN N.F.I.P. FLOOD ZONE X, BASE FLOOD ELEVATION N/A AS SHOWN ON MAP PANEL #12087C0769 PANEL, REVISED ON 2/18/05.

STRIPING AND SIGNAGE NOTES

1. ALL STRIPING IN RIGHT-OF-WAY AND ALL ON-SITE STOP BARS SHALL BE THERMOPLASTIC WITH A MIXTURE OF 50 PERCENT GLASS SPHERES AND 50 PERCENT SHARP SILICA SAND APPLIED AT A RATE OF 0.20 PSF IN ACCORDANCE WITH FDOT SECTION 711.
2. ALL SIGNAGE SHALL BE IN ACCORDANCE WITH "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", LATEST EDITION.
3. SIGN POSTS SHALL BE STEEL CHANNEL IN ACCORDANCE WITH VILLAGE/COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SHALL BE BREAK-A-WAY.
4. STOP SIGNS SHALL BE MOUNTED WITH 7' CLEAR FROM SIGN BOTTOM TO GRADE. WHERE INDICATED, ADDITIONAL SIGNAGE SHALL BE MOUNTED BELOW STOP SIGN.
5. PROVIDE REFLECTIVE PAVEMENT MARKERS, AS REQUIRED BY COUNTY PUBLIC WORKS DEPARTMENT AND/OR FLORIDA D.O.T.

INDEX OF DRAWINGS

SH. NO.	DWG. NO.	DESCRIPTION
1	C-1	LAYOUT PLAN
2	C-2	PAVING-GRADING-DRAINAGE PLAN
3	C-3	SITE AND DRAINAGE DETAILS
4	C-4	STORMWATER POLLUTION PREVENTION PLAN
5	C-5	WATER AND SEWER PLAN
6	C-6	WATER AND SEWER DETAILS

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SIGN LEGEND

R1-1 30" X 30" STOP SIGN

NOTE: SEE ARCHITECTURAL SHEET A-1 FOR SITE DATA TABLE.

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Addition and Renovations
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title: LAYOUT PLAN

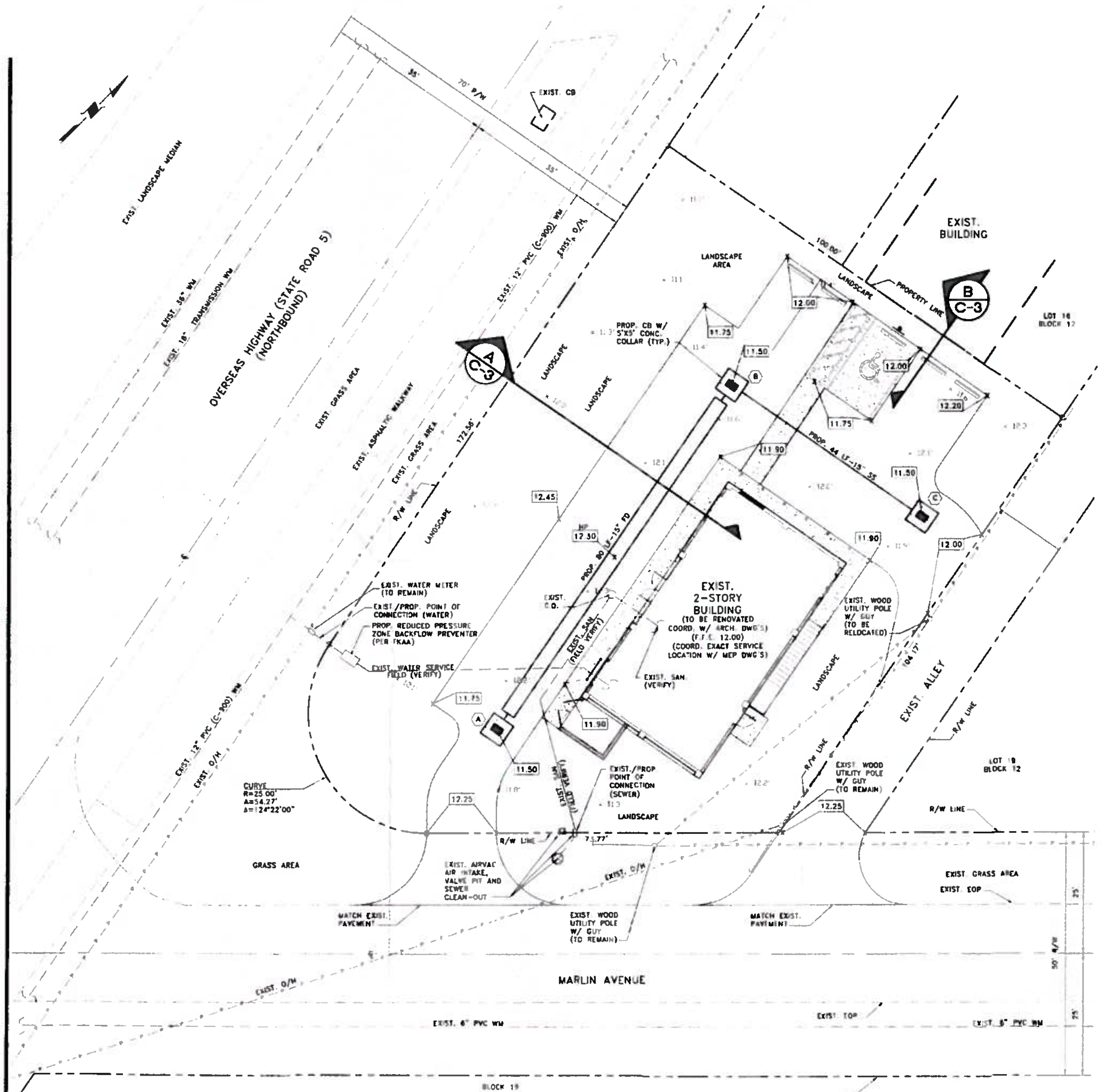
NOT FOR CONSTRUCTION

REVISION
DRC COMMENTS 1-12-18

DATE
04-28-17

PROJECT NUMBER
17020

SHEET NUMBER
C-1
1 OF 6



PAVING-GRADING-DRAINAGE PLAN
SCALE: 1" = 10'

LEGEND

- EXISTING ASPHALTIC PAVEMENT
- NEW CONCRETE SIDEWALK/PAVEMENT (COORD. W/ ARCH./LANDS. DWGS.)
- NEW CRUSHED ROCK (COORD. W/ ARCH./LANDS. DWGS.)
- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- NEW STRUCTURE I.D.
- NEW CATCH BASIN
- NEW MANHOLE
- FRENCH DRAIN
- FLOW ARROW

PAVING-GRADING-DRAINAGE NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH MONROE COUNTY STANDARD SPECIFICATIONS AND DETAILS. ANY DISCREPANCIES BETWEEN THOSE REQUIREMENTS AND ANYTHING SHOWN IN THESE DRAWINGS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
2. GRADING SHALL CONSIST OF ALL EXCAVATION, FILLING, SHAPING AND SLOPING NECESSARY FOR THE CONSTRUCTION, PREPARATION AND COMPLETION OF ALL SUBGRADES, SHOULDERS, SLOPES, PAVEMENTS AND OTHER AREAS, ALL IN ACCORDANCE WITH THE ALIGNMENTS AND GRADES SHOWN.
3. DRAINAGE STRUCTURES SHALL BE AS DETAILED. DRAINAGE PIPE TO BE HIGH DENSITY CORRUGATED POLYETHYLENE (HDPE), UNLESS OTHERWISE DESIGNATED.
4. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
5. ASPHALTIC PAVEMENT SHALL CONSIST OF COMPACTED SUBGRADE, COMPACTED LIMEROCK SUBBASE AND TYPE S-3 ASPHALTIC CONCRETE, AS DETAILED.
6. CONCRETE CURB, SIDEWALK AND SLABS, WHERE INDICATED, SHALL CONSIST OF 3,000 PSI PORTLAND CEMENT CONCRETE, AS DETAILED.
7. ALL REINFORCING, ALL SIZES, SHALL CONFORM TO ASTM A615, GRADE 60.
8. ALL EXPOSED CONCRETE SURFACES SHALL RECEIVE A LIGHT BROOM FINISH, UNLESS OTHERWISE DIRECTED.

DEMOLITION NOTES

1. ASPHALTIC PAVEMENT DESIGNATED FOR DEMOLITION SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED LOCATION. SAWCUT ALL PAVEMENT EDGES WHERE EXISTING PAVEMENT IS TO REMAIN.
2. LIMEROCK SUBBASE SHALL BE SCARIFIED TO ITS FULL DEPTH AND SHAPED TO THE LINES AND GRADES SHOWN IN THESE DRAWINGS. IN NO CASE SHALL REMOVED LIMEROCK SUBBASE BE USED AS SUBBASE FOR NEW ROADWAYS, DRIVEWAYS, OR PARKING AREAS.
3. ALL DEMOLITION DEBRIS, EQUIPMENT AND APPURTENANCES SHALL BECOME THE THE PROPERTY OF THE CONTRACTOR AND DISPOSED OF OFF-SITE IN AN APPROVED MANNER.

UTILITY DEMOLITION NOTES

1. THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY SERVICE LINES PRIOR TO START OF CONSTRUCTION AND DETERMINE THE REQUIREMENTS FOR THEIR PROTECTION.
2. THE CONTRACTOR SHALL ARRANGE FOR THE PROPER DISCONNECTION AND CAPPING OF ALL UTILITIES BY THE APPROPRIATE CERTIFIED TECHNICIAN.
3. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES AND OWNER PRIOR TO DEMOLISHING ANY EXISTING UTILITIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL UTILITIES DESIGNATED TO REMAIN AND TO REPAIR ANY DAMAGED UTILITIES.

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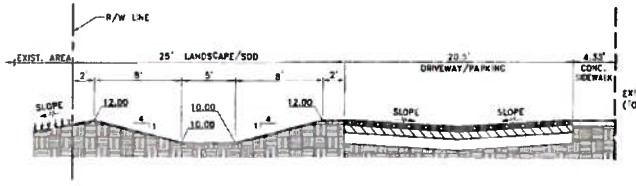
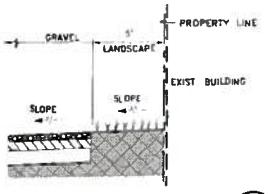
TITLE: PAVING-GRADING-DRAINAGE PLAN

REVISION

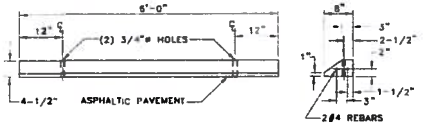
DATE 04-28-17
PROJECT NUMBER 17020
SHEET NUMBER C-2
2 OF 6



SECTION (LOOKING NORTH) SCALE: 3/16" = 1'-0" (A / C-3)



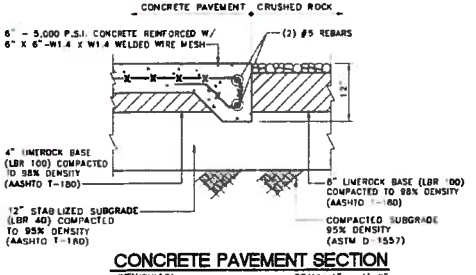
SECTION (LOOKING WEST) SCALE: 1/4" = 1'-0" (B / C-3)



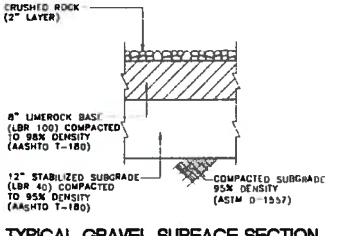
FRONT END

NOTE: EACH WHEEL STOP TO BE SECURED BY TWO 30" LONG #5 REBARS IN GRAVEL BY EPOXY CEMENT IN CONC. PAVT.

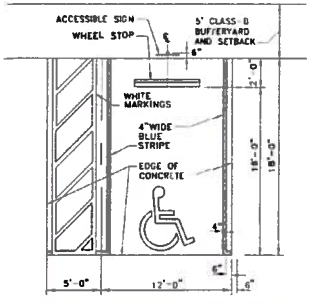
WHEEL STOP DETAIL
N.T.S.



CONCRETE PAVEMENT SECTION
(VEHICULAR) SCALE: 1" = 1'-0"

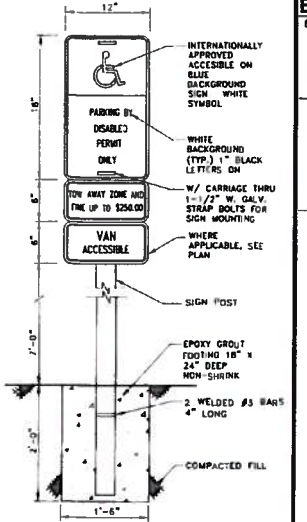


TYPICAL GRAVEL SURFACE SECTION
SCALE: 1" = 1'-0"



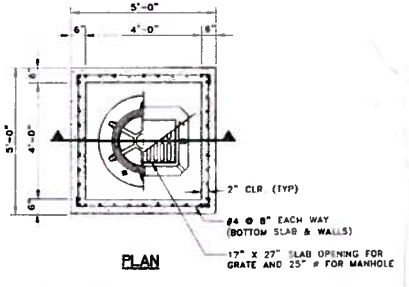
NOTE: SLOPE SHALL NOT EXCEED 2.0% IN ANY DIRECTION FOR ACCESSIBLE PARKING AND ACCESSIBLE AISLE.

TYPICAL ACCESSIBLE PARKING DETAIL
SCALE: 3/16" = 1'-0"



NOTE: SEE ACCESSIBLE PARKING DETAIL FOR SIGN LOCATIONS.

ACCESSIBLE SIGN DETAIL
N.T.S.

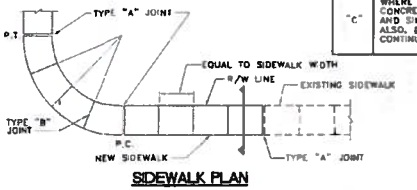


PLAN

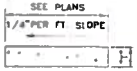
DRAINAGE STRUCTURE TABLE					
ID	TYPE	RIM/ GRATE	PIPE INVERT	STRUCTURE INVERT	POLLUTION BAFFLE
A	CATCH BASIN	11.50	5.00	3.00	1 (N)
B	CATCH BASIN	11.50	5.00	3.00	2 (S,E)
C	CATCH BASIN	11.50	5.00	3.00	3 (W)

TABLE OF SIDEWALK THICKNESS "T"	
LOCATION	"T"
RESIDENTIAL AND INTERIOR AREAS	4"
AT DRIVEWAYS AND OTHER AREAS	6"

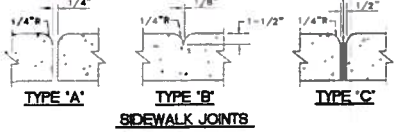
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
"A"	P.C. AND P.T. OF CURVES, JUNCTION OF EXISTING AND NEW SIDEWALKS.
"B"	5'-0" CENTER TO CENTER ON SIDEWALKS
"C"	WHERE SIDEWALK ABUTS CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES ALSO, EVERY 30 FEET OF CONTINUOUS SIDEWALK



SIDEWALK PLAN

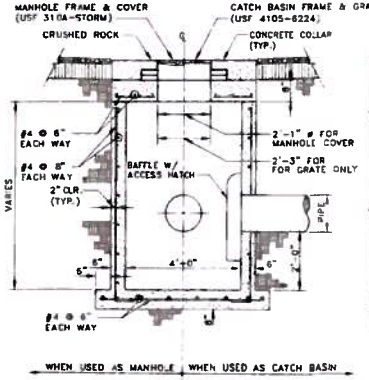


SECTION



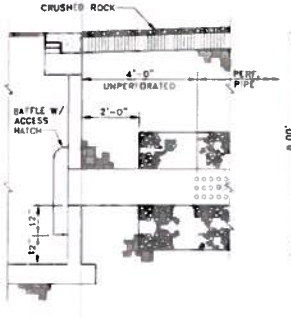
TYPE 'A' TYPE 'B' TYPE 'C'

SIDEWALK JOINTS



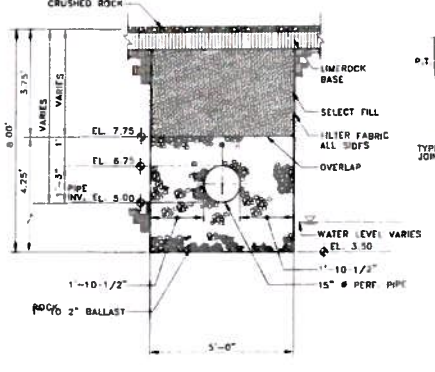
SECTION

CATCH BASIN/MANHOLE DETAIL
N.T.S.



NOTES:
1. PROVIDE BAFFLE W/ ACCESS HATCH WHEREVER PIPE ENTERS FRENCH DRAIN.
2. BAFFLE SHALL BE TYPE S-15 HYDRO-BAFFLE W/ ACCESS HATCH AS MANUFACTURED BY GEOTECHNICAL MARINE CORP. OR APPROVED EQUAL.

FRENCH DRAIN CONNECTION DETAIL
N.T.S.



FRENCH DRAIN SECTION
N.T.S.

STANDARD SIDEWALK CONSTRUCTION
N.T.S.

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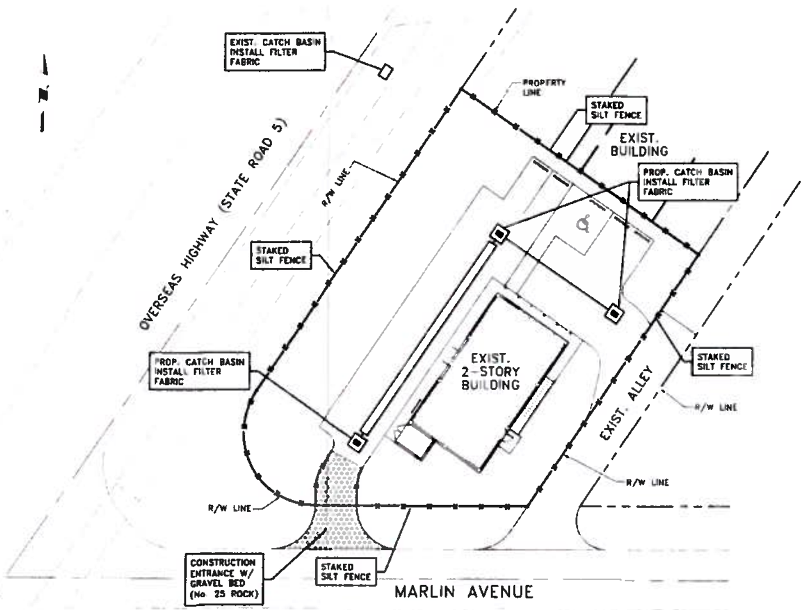
title: SITE AND DRAINAGE DETAILS

NOT FOR CONSTRUCTION

REVISION
1 DRC COMMENTS 1-19-16

DATE
04-28-17
PROJECT NUMBER
17020
SHEET NUMBER
C-3
3 OF 6



STORMWATER POLLUTION PREVENTION PLAN

SCALE: 1" = 20'

LEGEND

GRAVEL BED (No. 25 ROCK)

—X— STAKED SILT FENCE

NOTES:

1. PERIMETER CONSTRUCTION FENCE SHALL BE PROVIDED WITH WIND SCREEN TO MAINTAIN SUFFICIENT DUST CONTROL.
2. INSTALLATION OF EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH FDOT, INDEX No. 102, LATEST EDITION.

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NOTES

A. GENERAL NOTES

1. ENVIRONMENTAL CONTROL FEATURES AS PROVIDED IN PLANS ARE TO BE INSTALLED AT ALL AREAS OF EXCAVATION OR FILL FOR DRAINAGE SYSTEM OR STRUCTURE CONSTRUCTION PRIOR TO SUCH EXCAVATION OR FILL. INLET ENTRANCES ARE ALSO TO BE PROTECTED FROM SILTATION AS DETAILED IN THE FDOT STANDARDS.

2. ALL ENVIRONMENTAL CONTROL FEATURES ARE TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT IN ACCORDANCE WITH FDEP's NPDES REQUIREMENTS. THE CONTRACTOR MUST ENSURE THAT ALL EROSION CONTROL FEATURES FUNCTION PROPERLY AT ALL TIMES.

3. ALL EROSION AND MATERIAL DEPOSITS MUST BE CONTAINED WITHIN THE PROJECT LIMITS

4. CONTRACTOR'S SUBMITTALS
THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE FOLLOWING ITEMS TO FDEP IN ORDER FOR THE NPDES PERMIT TO BE PROCESSED.
   a. IF THIS SWPPP IS ADOPTED BY THE CONTRACTOR, THE SWPPP SHEETS AND OTHER PLAN SHEETS SHALL BE INCLUDED BY REFERENCE IN THE NOTICE OF INTENT (NOI) SUBMITTAL. THE CONTRACTOR MAY ELECT TO SUBMIT A REVISED SWPPP THAT IS IN COMPLIANCE WITH THE STORM WATER REGULATIONS AT 40 CFR 122.26(b)(14) AND STATE WATER QUALITY STANDARDS.
   b. SIGNED CONTRACTOR CERTIFICATION FORMS (2). THESE FORMS MUST BE SIGNED BY BOTH THE PRIME CONTRACTOR AND SUB-CONTRACTOR (IF APPLICABLE) PERFORMING SOIL-DISTURBING ACTIVITIES.
   c. HAZARDOUS MATERIAL SPILL CONTROL PLAN
   d. STAGING AREAS, STOCKPILE LOCATIONS AND STABILIZATION PRACTICES.
   e. BRIDGE CONSTRUCTION METHOD AND SEQUENCING (IF APPLICABLE).
   f. DEWATERING PLAN (IF APPLICABLE).

5. NO SOIL DISTURBING ACTIVITIES CAN BE CONDUCTED UNTIL THE NPDES PACKAGE HAS BEEN MAILED TO THE FDEP.

6. ANY DAMAGED OR INEFFECTIVE BAGS ARE TO BE REPLACED WITH NEW ONES. THE LOCATION OF ROCK BAG INSTALLATION IS AS MENTIONED IN EROSION CONTROL PLANS. THE PROJECT ENGINEER MAY SPECIFY OTHER AREAS AS NECESSARY.

7. DITCH BOTTOM INLETS SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL PROJECT IS COMPLETE. ELEVATION OF GROUND OUTSIDE INLET TOP SHALL NOT BE HIGHER THAN INLET TOP. ROCK BAGS SHALL BE INSTALLED AROUND INLET TOP.

8. COMPLETED INLETS IN PAVED AREAS SHALL ALSO BE PROTECTED WITH ROCK BAGS TO PREVENT SEDIMENT INTAKE FROM OTHER AREAS.

9. CURB INLETS ALSO SHALL BE PROTECTED FROM SEDIMENT INTAKE UNTIL THE PROJECT IS COMPLETE. ALL FILL EMBANKMENT AND GRADED AREAS SHALL BE PROTECTED AGAINST EROSION BY METHODS STATED IN "SECTION 104" FDOT STANDARDS SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION.

10. STOCKPILED MATERIALS SHALL NOT BE LEFT IN EROSION PRONE AREAS UNLESS PROTECTED BY COVER AND/OR OTHER APPROPRIATE EROSION CONTROL MEASURES.

11. INSPECTION OF EROSION CONTROL MEASURES AND CONDITION OF ADJACENT PROPERTIES SHALL BE PERFORMED DAILY BY THE CONTRACTOR'S REPRESENTATIVE AND THE PROJECT ENGINEER. DEFICIENCIES SHALL BE NOTED AND CORRECTED.

12. ANY OFFSITE SEDIMENT DISCHARGE TO A MUNICIPALLY SEPARATE STORM SEWER SYSTEM ARISING FROM THE CONTRACTOR'S ACTIVITIES SHALL HAVE EROSION CONTROLS PROVIDED FOR THOSE INLETS.

13. THE AGGREGATE LAYER OF ALL CONSTRUCTION ENTRANCE GRAVEL BEDS MUST BE AT LEAST 6 INCHES THICK. IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF THE ENTRANCE MUST BE AT LEAST 50 FEET. THE ENTRANCE MUST WIDEN AT ITS CONNECTION TO THE ROADWAY IN ORDER TO ACCOMMODATE THE TURNING RADIUS OF LARGE TRUCKS.

B. SITE DESCRIPTION

1. CONSTRUCTION ACTIVITY
DRAINAGE AND UTILITY INSTALLATION, AND LAND DEVELOPMENT.

PROJECT LIMITS:
103301 OVERSEAS HIGHWAY: OVERSEAS HIGHWAY ON THE WEST; MARLIN AVENUE ON THE SOUTH; AND PRIVATE PROPERTY ON NORTH AND EAST.

PROJECT DESCRIPTION:
LAND DEVELOPMENT AT THE FINK OFFICE-RESIDENCE PROJECT WILL INCLUDE REMODELING OF EXISTING BUILDING AND CONSTRUCTION OF NEW AT-GRADE PARKING. THE PROPOSED DRAINAGE SYSTEM WILL BE EXFILTRATION TRENCHES.

2. MAJOR SOIL DISTURBING ACTIVITIES: DEMOLITION, CLEARING, EXCAVATION FOR STORMWATER FACILITIES AND OTHER UTILITIES.

3. TOTAL PROJECT AREA: 0.31 ACRES. TOTAL AREA TO BE DISTURBED: 0.31 ACRES

4. LOCATIONS OF DRAINAGE AREAS AND OUTFALLS: SEE PLAN, THIS SHEET.

5. THE DRAINAGE SYSTEM FOR THIS PROJECT IS A CLOSED SYSTEM. RECEIVING WATERS IN THE EVENT OF A MAJOR STORM EVENT WILL BE LARGO SOUND AT LATITUDE AND LONGITUDE 25°08'02.9"N/ 80°23'51.0"W.

6. AREA OF DISCHARGE FOR THIS PROJECT IS 0.31 ACRES = 13,830 SF

7. SOILS ARE CLASSIFIED AS PENNEKAMP GRAVELLY MUCK, EXTREMELY STONY. QUALITY OF DISCHARGE IS LIMEROCK FILL AND SAND.

8. LATITUDE AND LONGITUDE OF DIRECT DISCHARGE POINT IS NOT APPLICABLE SINCE THIS IS A CLOSED SYSTEM WITH NO DIRECT DISCHARGE TO ADJACENT SURFACE WATERS. HOWEVER, LATITUDE AND LONGITUDE OF THIS PROJECT AS INDICATED IN THE NOI IS 25°08'05.2"N/ 80°24'15.4"W AND LATITUDE AND LONGITUDE OF LARGO SOUND IS 25°08'02.9"N/ 80°23'51.0"W.

C. CONTROLS

NARRATIVE – SEQUENCE OF SOIL DISTURBING ACTIVITIES AND IMPLEMENTATION OF CONTROLS.

CONSTRUCTION OF THE FINK OFFICE-RESIDENCE PROJECT AND ASSOCIATED DRAINAGE SYSTEM WILL INCLUDE CATCH BASINS AND EXFILTRATION TRENCHES TO BE BOUNDED BY OVERSEAS HIGHWAY ON THE WEST; MARLIN AVENUE ON THE SOUTH; AND PRIVATE PROPERTY ON NORTH AND EAST.

PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, ALL EROSION CONTROLS MUST BE IMPLEMENTED.

TEMPORARY STABILIZATION
DISTURBED PORTIONS OF THE SITE (E.G. EMBANKMENT AT TEMPORARY RAMPS) WHERE CONSTRUCTION ACTIVITY CEASES FOR AT LEAST 21 DAYS, SHALL BE STABILIZED WITH TEMPORARY SOD OR TEMPORARY SEEDING AND MULCHING NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION
DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH SOD NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY.

1. EROSION AND SEDIMENT CONTROLS:

(1) STABILIZATION PRACTICES
___ TEMPORARY SODDING
X PERMANENT SODDING, SEEDING OR SEED & MULCH
X TEMPORARY MULCHING

OTHER:

(2) STRUCTURAL PRACTICES
X SAND BAGGING
X SILT FENCES
X ROCK BAGS
X BERMS
___ DIVERSION, INTERCEPTOR, OR PERIMETER DITCHES
___ PIPE SLOPE DRAINS
___ FLUMES
X ROCK BEDDING AT CONSTRUCTION EXIT
___ TIMBER BEDDING AT CONSTRUCTION EXIT
X DITCH LINER
___ SEDIMENT TRAPS (DURING DE-WATERING)
___ SEDIMENT BASINS
X STORM INLET SEDIMENT TRAP
___ STONE OUTLET STRUCTURES
___ CURBS AND GUTTERS
X STORM SEWERS
___ VELOCITY CONTROL DEVICES
___ TURBIDITY BARRIER
___ RIP RAP

2. DESCRIPTION OF STORM WATER MANAGEMENT

THE STORMWATER MANAGEMENT SYSTEM CONSISTS OF CATCH BASINS THAT CONVEY STORMWATER INTO AN EXFILTRATION TRENCH THAT TREATS THE WATER QUALITY AND QUANTITY REQUIREMENTS.

3. OTHER CONTROLS
(1) WASTE DISPOSAL:
IN APPROVED OFFSITE AREAS PROVIDED BY THE CONTRACTOR

(2) OFFSITE VEHICLE TRACKING:
X HAUL ROADS DAMPENED FOR DUST CONTROL
X LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
X EXCESS DIRT ON ROAD REMOVED DAILY
X STABILIZED CONSTRUCTION ENTRANCE

OTHER:

(3) SANITARY WASTE:
ALL SANITARY WASTE WILL BE COLLECTED FROM THE PORTABLE UNITS AS NECESSARY OR AS REQUIRED BY LOCAL REGULATION OF A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR.

(4) FERTILIZERS AND PESTICIDES: FERTILIZER TO BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORMWATER. IF STORED ON-SITE, STORAGE WILL BE IN COVERED SHED. THE CONTENT OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEPARATE PLASTIC BIN TO AVOID SPILLS.

(5) NON-STORM WATER DISCHARGE (INCLUDING SPILL REPORTING) THE CONTRACTOR IS RESPONSIBLE FOR REPORTING SPILLS TO MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER). THE CONSTRUCTION OF THE FOUNDATIONS FOR THIS PROJECT MAY REQUIRE DEWATERING. THE DEWATERING SYSTEM WILL BE FILTERED USING A WELL POINT SYSTEM IN ACCORDANCE WITH PERMIT REQUIREMENTS.

REMARKS:
IF CONTAMINATED SOIL OR GROUNDWATER IS ENCOUNTERED OR HAZARDOUS SPILLS OCCUR DURING CONSTRUCTION THE MIAMI-DADE COUNTY DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (RER) SHALL BE CONTACTED AT THEIR HOTLINE: (305) 372-6955.

4. APPROVED STATE, LOCAL PLANS, OR STORM WATER PERMITS
CITY OF MIAMI BEACH BUILDING DEPARTMENT, MIAMI-DADE COUNTY RER AND CITY OF MIAMI BEACH PUBLIC WORKS DEPARTMENT.

D. MAINTENANCE

ITEM.	MAINTENANCE
SILT FENCE	ALL CONTROLS SHALL BE MAINTAINED IN PROPER WORKING ORDER AT ALL TIMES DURING CONSTRUCTION. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S DAILY INSPECTION REPORT.
CONSTRUCTION ENTRANCE GRAVEL BED	WHEN THE CONSTRUCTION ENTRANCE GRAVEL BEDS BECOME LOADED WITH SEDIMENTS, REWORK BEDS TO DISPLACE SEDIMENT LOAD AND RE-ESTABLISH EFFECTIVENESS OF THE GRAVEL BEDS.

E. INSPECTION

THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL FEATURES AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OF 0.5" OR GREATER. IN ADDITION, A DAILY REVIEW OF THE LOCATION OF SILT FENCES SHALL BE MADE IN AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CHANGED THE NATURAL CONTOUR AND DRAINAGE RUNOFF. IN ORDER TO INSURE THAT SILT FENCES AND OTHER EROSION CONTROL DEVICES ARE PROPERLY LOCATED FOR EFFECTIVENESS, A FORM ACCEPTABLE TO THE FDEP WILL BE USED TO REPORT ALL INSPECTION FINDINGS AND CORRECTIVE ACTIONS TAKEN AS A RESULT OF THE INSPECTION. EACH INSPECTION REPORT SHALL BE SIGNED AND SUBMITTED WEEKLY TO THE PROJECT ENGINEER. IF A REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF BEING NOTED IN CONTRACTOR'S INSPECTION REPORT.

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CONSULTING ENGINEERING & SCIENCE, INC
MIAMI, FLORIDA
FOR THE FIRM
CES PROJECT: 17020
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PE-19833 (CIVIL)

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786-391-2646
Florida Registration
AA-26002475
ERIK LLOYD MYERS
AR 93574

OWNER:

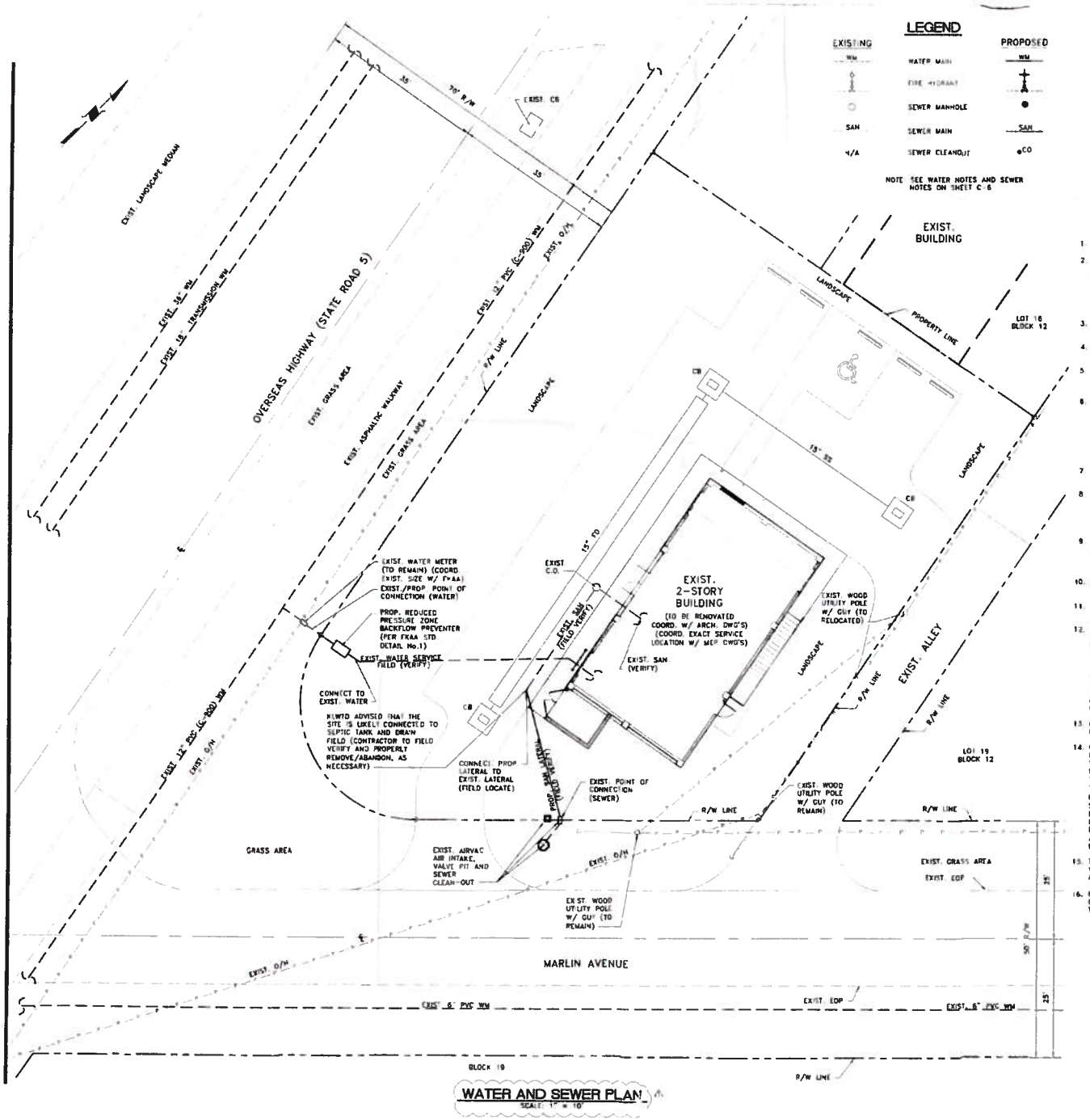
Fink Office-Residence
Addition and Renovations
103301 Overseas Highway
Key Largo, Florida

TITLE: STORMWATER POLLUTION PREVENTION PLAN

NOT FOR CONSTRUCTION

REVISION
1 DRC COMMENTS 1-19-18

DATE
04-28-17
PROJECT NUMBER
17020
SHEET NUMBER
C-4
4 OF 6



WATER AND SEWER PLAN

SCALE: 1" = 10'

SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE DRAWINGS AND THE PROJECT SPECIFICATIONS.
2. GRAVITY SANITARY SEWER MAIN SHALL BE PVC CONFORMING TO THE REQUIREMENTS OF ASTM D3034, SDR 35, WITH ELASTOMATIC GASKET JOINTS.
3. ALL MATERIALS IN THE PUMP STATION SHALL BE AS DESIGNATED IN THESE DRAWINGS.
4. STORM DRAINAGE AND WATER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND WATER DRAWINGS FOR ADDITIONAL INFORMATION.
5. ALL FDEP RULES AND REGULATIONS MUST BE ADHERED TO.
6. KEY LARGO WASTEWATER TREATMENT DISTRICT MUST BE NOTIFIED 48 HOURS IN ADVANCED OF ALL TESTING OF THE SYSTEM. 48 HOUR NOTIFICATION IS ALSO REQUIRED TO COORDINATE WITH MONROE COUNTY BUILDING DEPARTMENT FOR INSPECTION AND CONNECTION.
7. SEWER SYSTEM MUST BE DESIGNED AND CONSTRUCTED TO MINIMIZE OR ELIMINATE FLOOD DAMAGE. FLOOD DAMAGE INCLUDES BUT IS NOT LIMITED TO INFILTRATION OF FLOODWATERS INTO THE SYSTEM COMPONENTS AND EFFLUENT BEING DISCHARGED ONTO FLOODWATERS.

WATER NOTES

1. ELEVATIONS SHOWN REFER TO THE NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.).
2. INFORMATION SHOWN ON THE DRAWINGS AS TO THE LOCATIONS OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. THIS INFORMATION IS NOT GUARANTEED HOWEVER AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. HE SHALL ASSIST THE UTILITY COMPANIES AND OWNER, AS APPLICABLE, BY EVERY MEANS POSSIBLE TO DETERMINE ANY POSSIBILITY OF ANY DAMAGE TO UTILITIES RESULTING FROM HIS ACTIVITIES.
3. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH FKAA DESIGN & CONSTRUCTION STANDARDS & SPECIFICATIONS.
4. STORM DRAINAGE AND SANITARY SEWER MAIN IMPROVEMENTS SHOWN FOR REFERENCE ONLY. SEE DRAINAGE AND SANITARY SEWER DRAWINGS FOR ADDITIONAL INFORMATION.
5. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITH FACILITIES IN PROXIMITY TO THE PROPOSED WATER MAIN 72 HOURS PRIOR TO STARTING WORK AND SHALL COORDINATE HIS WORK WITH UTILITY REPRESENTATIVES.
6. THE CONTRACTOR SHALL NOTIFY THE FKAA CONTRACT OFFICE 72 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. INSPECTIONS WILL BE MADE BETWEEN 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY EXCLUDING LEGAL HOLIDAYS. WHEN INSPECTIONS ARE REQUIRED AFTER 5:00 P.M. OR ON WEEKENDS AND HOLIDAYS THE CONTRACTOR SHALL REIMBURSE FKAA FOR ALL COSTS INCURRED TO PERFORM THE INSPECTIONS. THE FKAA OBSERVES THE FOLLOWING HOLIDAYS: NEW YEARS DAY, MARTIN LUTHER KING DAY, PRESIDENTS DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, VETERANS DAY, THANKSGIVING DAY, DAY AFTER THANKSGIVING, AND CHRISTMAS DAY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL THE UTILITIES IN THE PROPOSED AREA OF WORK PRIOR TO PROCEEDING BY CALLING SUNSHINE AT 1-800-432-4770.
8. THE CONTRACTOR SHALL NOT INTERRUPT WATER SERVICE TO CUSTOMERS WHILE MAKING CONNECTION TO EXISTING WATER MAINS WITHOUT THE PRESENCE OF A FKAA REPRESENTATIVE. SUCH TIE-INS SHALL BE SCHEDULED WITH THE FKAA 48 HOURS IN ADVANCE. THE CONTRACTOR MAY BE REQUIRED IN CERTAIN INSTANCES TO SCHEDULE HIS TIE-IN WORK AT OFF-PEAK HOURS.
9. THE CONTRACTOR SHALL FURNISH AND UTILIZE AN APPROVED REDUCED PRESSURE ZONE BACKFLOW PREVENTER, AND METER ALL WATER TAKEN FROM FKAA WATER MAINS FOR FLUSHING, PIGGING, TESTING, AND DISINFECTION OF MAINS. METERS MUST BE OBTAINED FROM FKAA.
10. THE CONTRACTOR SHALL HAVE A SUPERVISOR PRESENT ON THE JOBSITE AT ALL TIMES WHO IS CAPABLE OF SPEAKING, READING AND WRITING IN THE ENGLISH LANGUAGE.
11. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE FKAA ENGINEERING DEPARTMENT.
12. INFORMATION SHOWN ON THESE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAVE BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES, AT NO ADDITIONAL COST TO THE FKAA. EXTREME CAUTION SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UTILITIES. REPAIRS TO EXISTING UTILITIES NECESSITATED BECAUSE OF DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES SHALL BE AT THE EXPENSE OF THE CONTRACTOR. ANY ACTIONS BY THE CONTRACTOR NECESSITATING REPAIR TO FKAA FACILITIES WILL REQUIRE THAT THE CONTRACTOR NOTIFY THE FKAA MAINTENANCE DEPARTMENT IMMEDIATELY AND ADHERE TO FKAA MAIN BREAK PROCEDURES. REPAIRS TO EXISTING WATER LINES WILL BE MADE BEFORE CONSTRUCTION CONTINUES.
13. NO EXCAVATION SHALL BE PERMITTED IN THE AREA OF THE TRANSMISSION PIPELINE WITHOUT A FKAA REPRESENTATIVE AT THE SITE.
14. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROVIDE A MINIMUM OF INCONVENIENCE TO THE RESIDENTS OF THE AREA. AT NO TIME SHALL ROADWAYS BE BLOCKED WITHOUT PROVIDING A WELL MARKED AND EASILY ACCESSIBLE ALTERNATIVE ROUTE. SIGNS AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "ROADWAY AND TRAFFIC DESIGN STANDARDS". CONTRACTOR SHALL SUBMIT TO THE FKAA A MAINTENANCE OF TRAFFIC (M.O.T.) PLAN THAT SHOWS THE SCHEME(S) THAT IS INTENDED FOR USE ON SITE. THIS SHALL INCLUDE BARRICADES, SIGNING AND/OR TEMPORARY STRIPING. A 24 HOUR/DAY CONTACT NAME AND PHONE NUMBER SHALL BE PROVIDED TO THE FKAA ENGINEERING DEPARTMENT. BOTH THE M.O.T. PLAN AND CONTACT SHALL BE UPDATED AS NEEDED. FOR PROJECTS INVOLVING STATE ROADS, THE M.O.T. MUST ALSO BE SUBMITTED TO F.D.O.T. FOR APPROVAL. FOR PROJECTS NOT WITHIN FDOT RIGHT-OF-WAY, MOT SHALL BE IN ACCORDANCE WITH PART VI OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
15. THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVE OR MAKE A TAP ON ANY WATER MAIN UNLESS AN FKAA REPRESENTATIVE IS PRESENT. ALL EXISTING SYSTEM VALVES ARE TO BE OPERATED BY FKAA PERSONNEL ONLY.
16. FIVE (5) WORKING DAYS PRIOR TO THE PRECONSTRUCTION MEETING WITH THE FKAA, THE CONTRACTOR SHALL SUBMIT A BAR CHART SCHEDULE TO THE FKAA ENGINEERING DEPARTMENT THAT DETAILS ALL CONSTRUCTION ACTIVITIES.

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Sunshine811.com

CONSULTING ENGINEERING & SURVEYING, INC.
CES PROJECT: 17020

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ERIK LLOYD MYERS
AR 90874

Fink Office-Residence
Addition and Renovations
100501 Overseas Highway
Key Largo, Florida

TITLE: WATER AND SEWER PLAN

NOT FOR CONSTRUCTION

REVISION
DRC COMMENTS 1-15-18

DATE
04-28-17
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5 OF 6

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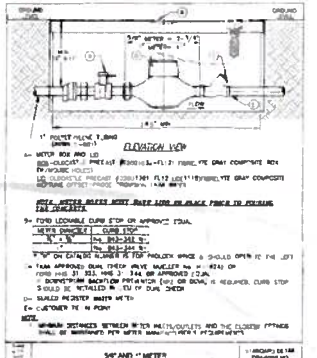
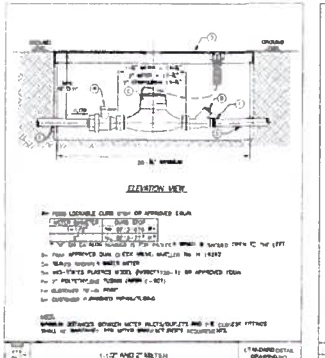


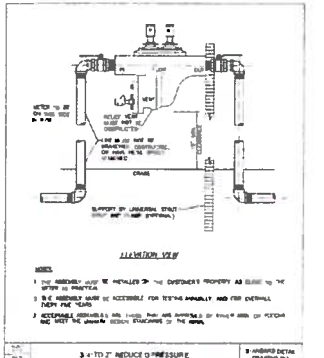
5/8" AND 1" METER WITH DUAL CHECK VALVE — DRAWING NO. 12 (1 of 2)

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



1-1/2" AND 2" METER WITH DUAL CHECK VALVE — DRAWING NO. 13 (1 of 2)

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



3" TO 2" REDUCED PRESSURE BACK FLOW PREVENTER INSTALLATION — DRAWING NO. 21

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA

SEWER NOTES

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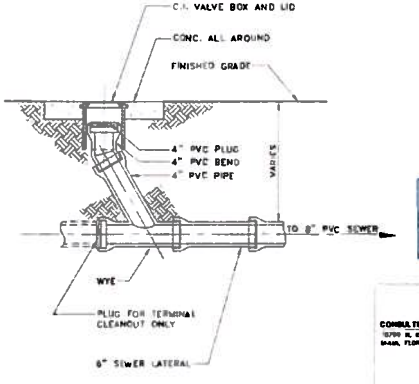

SANITARY CLEAN-OUT DETAIL

N.T.S.

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CONSULTING ENGINEERING & SCIENCE, INC
19709 W. ATLANTIC BLVD. SUITE 300
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FB-0002851

STATE OF FLORIDA — RICHARD S. GOODWINCH — PROFESSIONAL ENGINEER

FOR THE FIRM CES PROJECT 17020 — RICHARD S. GOODWINCH PE 19552 (CIVIL)

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Florida Registration
AA-26003476
ERIK LLOYD MYERS
AR 93574

Fink, Office-Residence
Address and Renovations
103301 Overseas Highway
Key Largo, Florida

title: WATER AND SEWER DETAILS

NOT FOR CONSTRUCTION

REVISION

DATE
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PROJECT NUMBER
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6 OF 6

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, CEP, PWS, Senior Administrator of Environmental Resources

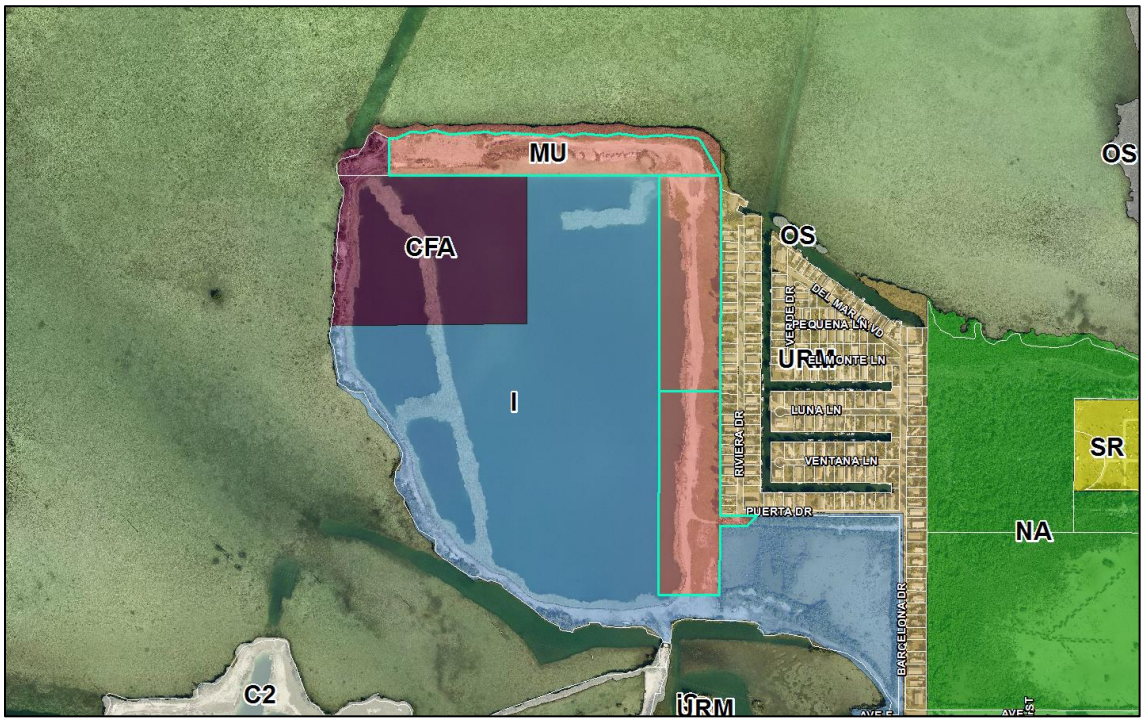
Date: February 16, 2018

Subject: ***Major Conditional Use Permit, Quarry Partners, LLC,*** *Vacant Land, Big Coppitt Key, Mile Marker 9.5 Gulf Side, Real Estate # 00120940-000100, 00120940-000201 and 00120940-000302 (File # 2017-083)*

Meeting: February 26, 2018

I REQUEST:

The requested Major Conditional Use Permit is for the proposed development of 208 attached residential dwelling units designated as affordable housing units on property located in the Mixed Use (MU) Land Use (Zoning) District, pursuant to Section 130-88(c)(3) of the Monroe County Land Development Code (LDC).



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

II BACKGROUND INFORMATION:

Location: Former quarry, near U.S. 1 mile marker 9.5 gulf side

Address: Vacant land, Big Coppitt Key

Legal Description: Parcels of land in Section 21, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida (*see full legal description the development agreement*)

Real Estate Numbers: 00120940-000100, 00120940-000201 and 00120940-000302

Property Owners/Applicants: Quarry Partners, LLC

Agent: Barton W. Smith, Esq., Smith/Hawks, PL

Size of Site: 15.035 acres upland according to the application

Land Use (Zoning) District: Mixed Use (MU)

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

Tier Designation: III Infill Area

Existing/Historic Uses: Former quarry, vacant

Existing Vegetation / Habitat: Undeveloped land, mangroves and water

Flood Zones: AE-10, VE-12, VE-14 and VE-16

Community Character of Immediate Vicinity: Single family residences and mobile homes to the east, industrial land to the south and open water to the north and west.

III RELEVANT PRIOR COUNTY ACTIONS:

On February 10, 2016, the Monroe County Board of County Commissioners adopted Ordinance No. 003-2016 amending the Monroe County Future Land Use Map from Mixed Use/Commercial Fishing (MCF) and Industrial (I) to Mixed Use/Commercial (MC); creating Policy 107.1.6 Big Coppitt Mixed Use Area 1, to provide limitations on development and specific restrictions for the subject property as proposed by Rockland Operations, LLC and Rockland Commercial Center, Inc. The amendment became effective on November 29, 2016. The full text of Policy 107.1.6 is attached to this memo. (File # 2012-068 & 2015-114)

On February 10, 2016, the Monroe County Board of County Commissioners adopted Ordinance No. 004-2016 amending the Monroe County Land Use District (Zoning) Map from Industrial (I) and Commercial Fishing Area (CFA) to Mixed Use (MU) for the subject property, as proposed by Rockland Operations, LLC and Rockland Commercial Center, Inc. The amendment became effective on November 29, 2016. (File # 2012-069)

On December 14, 2016, the Monroe County Board of County Commissioners passed Resolution No. 323-2016 approving the reservation of 96 affordable housing dwelling unit allocations consisting of 44 low income, 20 median income and 32 moderate income allocations, for a proposed affordable dwelling unit development by Rockland Operations, LLC until December 15, 2017.

On September 27, 2017, the Monroe County Board of County Commissioners passed Resolution No. 212-2017 approving the reservation of 104 affordable housing dwelling unit allocations consisting of one (1) very low income, 51 low income, 20 median income and 32

moderate income allocations, for a proposed affordable dwelling unit development by Quarry Partners, LLC until July 1, 2018. The affordable housing units developed with the 51 low income ROGO allocations reserved by this resolution must have rent rates limited to 60% median income.

On September 27, 2017, the Monroe County Board of County Commissioners passed Resolution No. 213-2017 approving the reservation of 104 dwelling unit allocations, pursuant to the 380 Agreement with the state and municipalities to transfer 104 Key West BPAS units to Monroe County for the proposed affordable housing project known as "The Quarry," by Quarry Partners, LLC until July 1, 2018. The allocations will be reserved upon the effectiveness of the Comprehensive Land Use Plan of Key West and the execution of the Section 380.032 Agreement by all the Parties.

On December 20, 2017, the Monroe County Planning Commission reviewed the related proposed development agreement (File # 2016-215) and passed Resolution No. P35-17 recommending approval with conditions to the Board of County Commissioners. The PC recommendation was based on the revised traffic study (updated December 2017 and submitted on 12/18/17) and proposed ingress and egress to the project site (new access drive south through Rockland to U.S. 1). The PC directed staff to fully review the traffic before the BOCC meeting. Additionally, the PC directed that the dollar figure included in Section III.K. be eliminated from the revised development agreement – in the line stating "Monroe County does hereby agree to contribute up to $1.5M toward Quarry's actual construction costs of the road depicted on the plans to Calle Dos and U.S. 1 easement directly to .U.S 1." The Planning Commission discussion included that the contribution of funding towards the access drive was a BOCC decision and the commission could determine if they wanted to include any funds.

On January 17, 2018, the Monroe County Board of County Commissioners passed Resolution No. 025A-2018 approving a development agreement between Monroe County and Quarry Partners, LLC related to the proposed development of 208 attached residential dwelling units designated as affordable housing units at a proposed density of 17.3 units per buildable acre. The approved development agreement is attached as an exhibit to this memo. Specifically, the BOCC approved the development agreement with:

- The affordable housing income levels with 45% of the total units being very low or low income units in the first 50 years of the deed restriction and 25% of the total units being very low or low income units as employee housing in the remaining 49 years of the deed restriction:

	Years 0-50, Increased Restriction		*Years 51-99, Remaining Restriction*	
Income Limit	**# Units**	**% of Total**	**# Units**	**% of Total**
Very Low (25/50%)	11	5.3%	1	0.5%
Low (60%)	62	29.8%	51	24.5%
Median (100%)	21	10.1%	20	9.6%
Moderate (120%)	114	54.8%	136	65.4%
Total	**208**		**208**	

- Building permit fee waivers and waiver to the wastewater capacity reservation fees.

- Contribution toward the construction costs of the access road to access/connect to Calle Uno/Dos and, if applicable, to U.S. 1 directly.

IV REVIEW OF APPLICATION:

Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Director and the Planning Commission shall consider the extent to which:

(a) *The conditional use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and this Land Development Code;*

Policies from the *Monroe County Year 2030 Comprehensive Plan* that directly pertain to the proposed conditional 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.

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

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

Policy 101.5.25: *Monroe County hereby adopts the following density and intensity standards for the future land use categories, which are shown on the FLUM and described in Policies 101.5.1 - 101.5.20 [§163.3177(6)(a)1.,F.S.].*

Future Land Use Densities and Intensities				
Future Land Use Category And Corresponding Zoning	Residential [1]		Nonresidential	Minimum Open Space Ratio [c]
	Allocated Density [a] (per upland acre)	Maximum Net Density [a] [b] (per buildable acre)	Maximum Intensity (floor area ratio)	
Mixed Use/Commercial (MC)[f][g] (SC, UC, DR, RV, MU and MI zoning)	1 du (DR, MU, MI) 3 du (SC) 6 du (UC) Commercial Apartments (RV) [h] 5-15 rooms/spaces	2 du (MI) 6-18du (SC) [k] 12 du (UC) 12-18 du (MU) [k] 18 du (DR) 10-25 rooms/spaces	0.10-0.45 (SC, UC, DR, MU) <2,500 SF (RV) 0.30-0.60 (MI)	0.20

Policy 107.1.6: *Big Coppitt Mixed Use Area 1 – To Provide Limitations on Development and Specific Restrictions*

Development in the Big Coppitt Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use/Commercial (MC) Future Land Use Designation as well as an additional restriction set out below:

1. *Residential units developed on the Big Coppitt Mixed Use Area 1 shall be restricted to affordable housing only (with a minimum mix of at least 10% median and at least a 20% combination of low and very low income categories) and subject to affordable housing regulations pursuant to Section 130-161 of the Monroe County Code of Ordinances.*

   Section I.H. of the approved development agreement addresses the income levels of the proposed affordable housing units.

   - 20 median income units are proposed, which is 9.6% of 208 total units.
   - 51 low income units are proposed, which is 24.5% of 208 total units.
   - 1 very low income unit is proposed, which is 0.5% of 208 total units.
     - *The 52 combined low and very low income units is 25% of 208 total units.*
     - *The 72 combined very low, low and medium income units is 34.6% of total*
   - 136 moderate income units are proposed, which is 65.4% of 208 total units.
     - BOCC Resolution No. 212-2017 reserved (but did not allocate) 104 affordable housing ROGO allocations consisting of one (1) very low income (50%*), 51 low income (60%*), 20 median income (100%*) and 32 moderate income (120%*) for this project. The BOCC reservation included a requirement that the affordable housing units developed with the 51 low income ROGO allocations shall have rent rates limited to 60% median income.

     ** Refers to the percentage of the median monthly household income for the County.*

     - BOCC Resolution No. 213-2017 reserved (but did not allocate) 104 dwelling unit allocations, pursuant to a 380 agreement, from the City of Key West. The draft development agreement states the *104 units will be utilized as moderate income units*. The allocations will be reserved upon the effectiveness of the Comprehensive Land Use Plan of Key West and

the execution of the Section 380.032 Agreement by the Parties. A fully-executed copy of the 380 Agreement is attached as Exhibit "A" to the proposed agreement.

- The ROGO reservations expire July 1, 2018.

Sections III.G. and III.M. of the approved development agreement provide, in exchange for impact fee and other fee waivers, an "*increased affordable restriction*" for the initial 50-year term of the affordable housing restrictions. During this 50-year increased affordable restriction period, 11 very low income (25%*), 62 low income (60%*), 21 median income (100%*) and 114 moderate income (120%*) are proposed. This results in 35.1% of the total units being very low or low income units, 10.1% being median income, and 54.8% being moderate income for the first 50 years of the affordable restriction. For the remaining term of the affordable restriction, the units will revert to their income levels as required in BOCC Resolution No. 212-2017.

** Refers to the percentage of the median monthly household income for the County.*

The effect of Sections III.G. and III.M. is that the applicant is offering 40% more very low and low units (from 52 to 73 of the 208 total units) during the first 50 years of the affordable housing restriction, in exchange for fee waivers.

	Years 0-50, Increased Restriction		***Years 51-99, Remaining Restriction***	
Income Limit	**# Units**	**% of Total**	**# Units**	**% of Total**
Very Low (25/50%)	11	5.3%	1	0.5%
Low (60%)	62	29.8%	51	24.5%
Median (100%)	21	10.1%	20	9.6%
Moderate (120%)	114	54.8%	136	65.4%
Total	**208**		**208**	

35% 25% 45% 34.6%

Summary of proposed affordable housing income restrictions

2. *There shall be no nonresidential uses. Accessory uses to the residential development, such as a club house or recreational facilities are permitted.*
   No nonresidential uses are proposed.

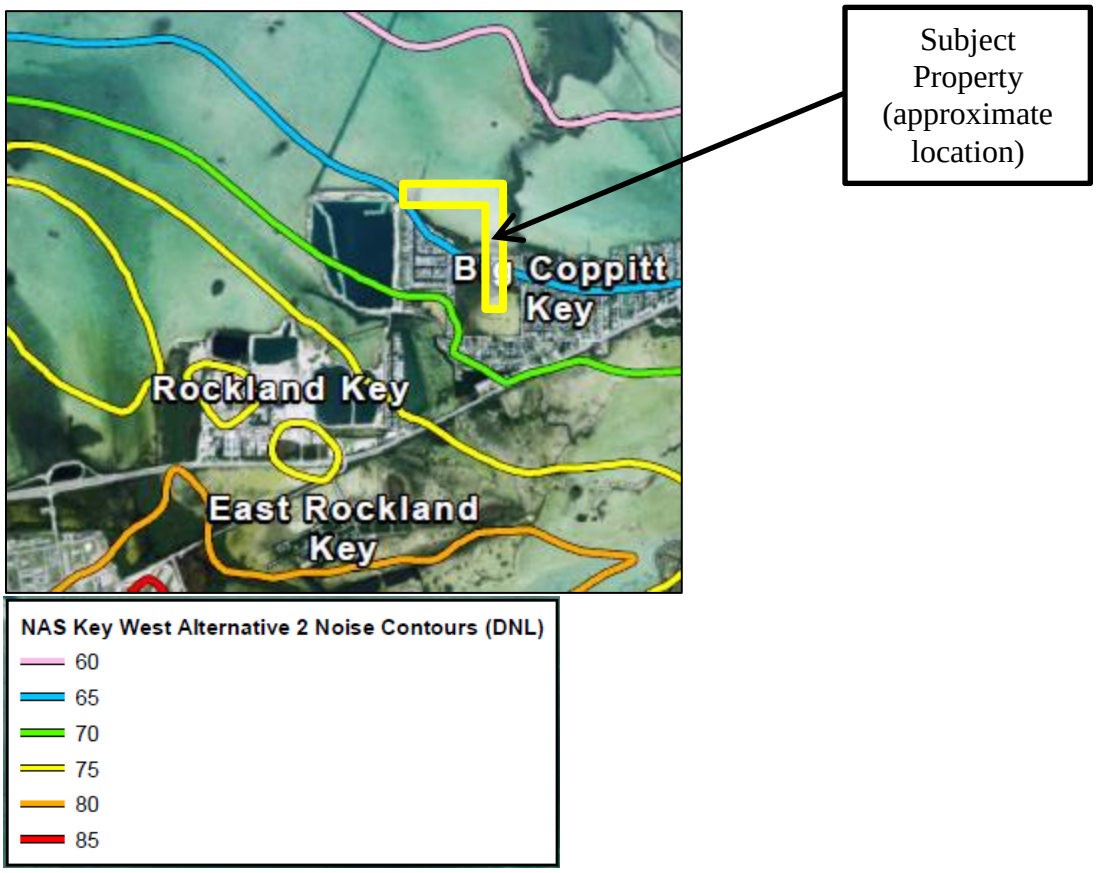
3. *There shall be no market rate or transient residential units.*
   None proposed.

4. *There shall be no dredging.*
   None proposed.

5. *All habitable buildings located within the 65-69 DNL (Day-Night Average Sound Level) noise contour pursuant to the 2013 Navy Environmental Impact Statement*

shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 25 decibels.

According to the noise contours overlaid on the site plan, Buildings 1 through 5 and the clubhouse would be located within the 65-69 DNL noise contour. However, the contours on the site plan do not appear to match the 2013 Navy EIS noise contours, which shows that most of the buildings would be located in the 65-69 DNL noise contour. As a condition of approval, staff recommends the contours be checked and plans revised as needed.



6. *No residential buildings shall be located within the 70-74 DNL.*

According to the noise contours overlaid on the site plan, no buildings would be located within the 70-74 DNL. However, the contours on the site plan do not appear to match the 2013 Navy EIS noise contours, which shows that the clubhouse and possibly residential Building 1 would be located in the 70-74 DNL noise contour. As a condition of approval, staff recommends the contours be checked and plans revised as needed.

7. *Any development located within the Big Coppitt Mixed Use Area 1 shall not utilize Puerta Drive for ingress and egress.*

No ingress or egress with Puerta Drive is proposed in the site plan.

8. *All habitable buildings located within the 70-74 DNL noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 30 decibels.*
   According to the noise contours overlaid on the site plan, no buildings would be located within the 70-74 DNL. However, the contours on the site plan do not appear to match the 2013 Navy EIS noise contours, which shows that the clubhouse and maybe one of the residential buildings would be located in the 70-74 DNL noise contour. As a condition of approval, staff recommends the contours be checked and plans revised as needed.

9. *A development agreement shall be required for any proposed development of an affordable housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal.*

   The required development agreement was reviewed under File # 2016-215 and approved by the BOCC on January 17, 2018. Ingress and egress is addressed in Section III.K. of the approved development agreement. The ingress and egress of the proposed development is depicted on the conceptual site plan in Exhibit "B" of the agreement.

   Ingress and egress is proposed via easements running across private property parallel to Calle Dos on Rockland Key. A two-phase ingress and egress plan is proposed.

   - Initially, access is proposed via an easement running from the southern end of the subject property, parallel and to the west of Calle Dos, connecting to the southern end of Calle Dos where the road makes a 90 degree turn to the east toward Calle Uno. To offset the impacts of the proposed development on County roads during this phase, a new dedicated right-turn lane is proposed to be added to Calle Uno at the intersection with U.S. 1 for traffic turning toward Key West. According to the applicant's traffic study, the addition of the right-turn lane would help maintain the Calle Uno/U.S. 1 intersection at LOS D.

   - Upon obtaining an easement and FDOT permits, a direct connection to U.S. 1 would be provided via an easement running from the southern end of the first easement, across private property, and located at least 400 feet west of the existing Calle Uno right-of-way. After completion of the direct ingress and egress route with U.S. 1, access via Calle Uno/Dos would cease.

   The easement agreement in Exhibit "F" includes a 50-foot wide access easement through Rockland Key. The ingress/egress easement is depicted on the conceptual site plan in Exhibit "B" as a 50-foot-wide access easement with a 20-foot-wide road (*see also staff's figures below*).

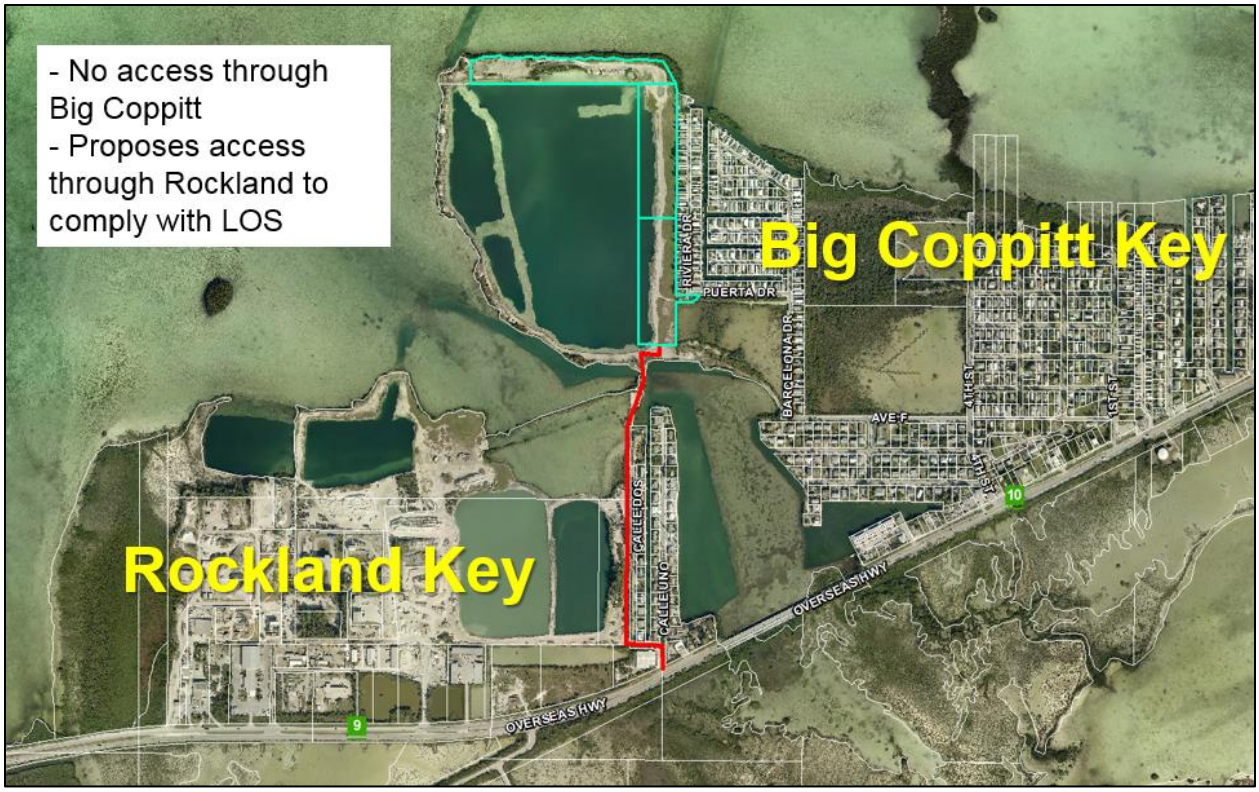


Figure depicting the initial access route (red) between the project (outlined top center) and U.S. 1

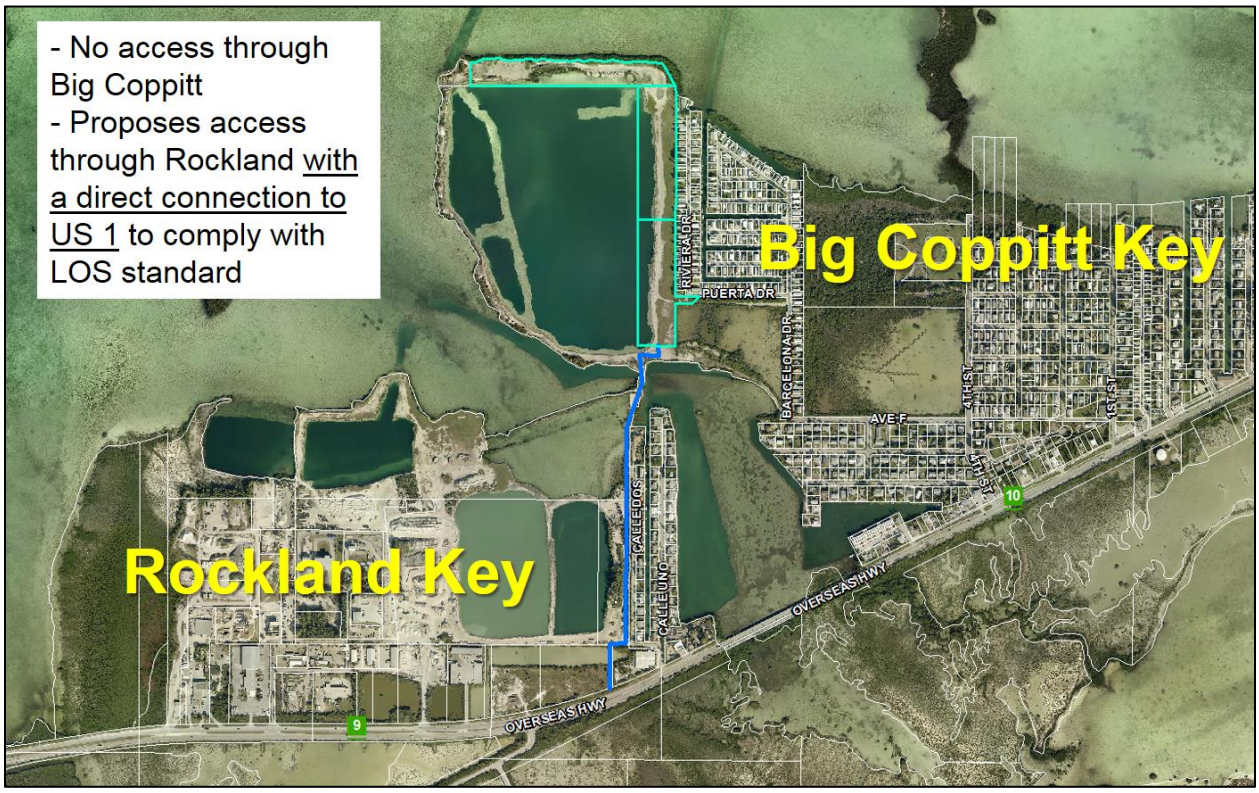


Figure depicting the final access route (blue) between the project (outlined top center) and U.S. 1

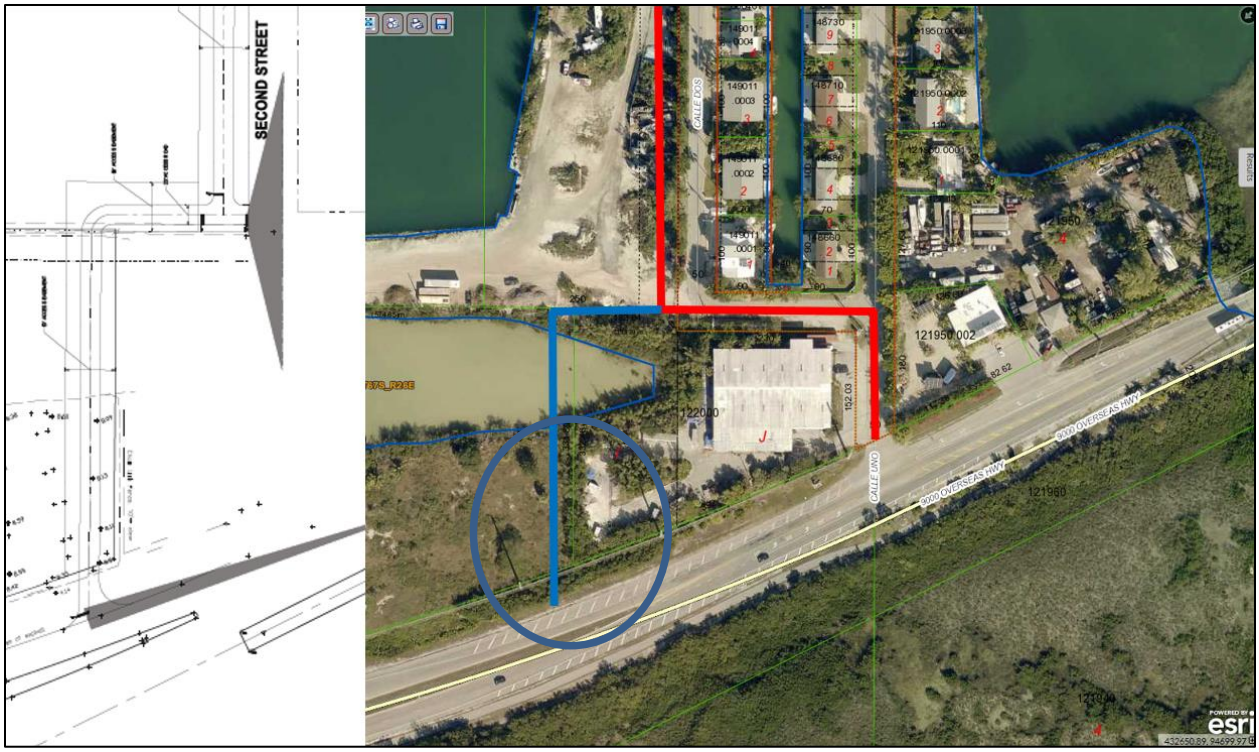


Figure depicting the initial (red) and final (blue) ingress and egress to U.S. 1 on Rockland Key

IN COMPLIANCE WITH CONDITIONS

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

The subject property is a former industrial quarry, the upland portions of which are the former dredge spoil fill and is currently vacant and undeveloped. The property is located near U.S. 1 Mile Marker 9.5 Gulf Side. The surrounding area within 600 feet of the subject property is characterized by a mix of single family residences and mobile homes to the east, industrial land to the south and open water to the north and west. Immediately to the east of the subject property is the Gulfrest Park subdivision, which primarily consists of single-family residences and mobile homes. On its eastern boundary, the subject property abuts approximately 26 homes along Riveria Drive. Otherwise, the remainder of the immediate vicinity is water or the rest of the former quarry. The proposed affordable housing is consistent with the MC FLUM Category's and MU District's purpose and intent, as well as the surrounding community character, assuming all aspects of the proposed development, including the associated development agreement, are found in compliance with the adopted County Comprehensive Plan and LDC.

IN COMPLIANCE

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

The only adjacent property with existing development is the residential subdivision directly to the east of the subject property. There are approximately 26 existing homes abutting the eastern property line. The main design aspects that will help minimize any adverse effects are setbacks, landscaping, bufferyards, screening walls or fences and the means of ingress and egress to the proposed development.

The nearest proposed residential buildings are located approximately 60 to 120 feet from the shared property line to the east. Along this shared property line, a minimum 10-foot rear yard setback is required. The site plan indicates some parking spaces, garbage collection areas and drive aisle located close to the setback line, but the development is in compliance. A minimum 10-foot Class C bufferyard is required along the shared property line, due to the MU/URM land use district boundary. A 10-foot Class C bufferyard and a six-foot-high fence are proposed along the shared property line. Due to the proximity of the adjacent single-family residential uses, staff recommends additional setbacks, landscaping and screening beyond the minimum required to the further minimize any noise and artificial light trespass onto adjacent properties. For example, the applicant could consider moving the garbage enclosures further away from the neighboring residences to further minimize any adverse effects or consider increase the landscaping and screening if the enclosures stay in the current location.

IN COMPLIANCE

(d) *The proposed use will have an adverse effect on the value of surrounding properties;*

There is no evidence indicating that the proposed development would have an adverse impact on the value of the surrounding properties.

IN COMPLIANCE

(e) *The adequacy of public facilities and services;*

1. *Transportation/Roadways*:

<u>Localized Impacts & Access Management</u>: As mentioned above, the applicant's proposed two-phase access plan was evaluated as part of the development agreement approved by the BOCC. Access between the project and U.S. 1 would ultimately be provided via a new road (currently a private easement) to be dedicated to the County as a public road running parallel to Calle Dos on Rockland Key. The road will connect to either 1) Calle Uno/Dos with new separate left and right turn lanes; or 2) U.S. 1 directly through an adjacent parcel that fronts on Overseas Highway. The direct connection to U.S. 1 is contingent on the applicant successfully obtaining the adjacent owner's consent and state permits.

Level of Service (LOS): A Level 3 traffic study is required for development generating more than 500 daily trips, pursuant to LDC Section 114-200. The impact of the proposed development on surrounding public roadways is evaluated in a Level III traffic study, updated December 2017, by Karl B. Peterson, P.E. of KBP Consulting, Inc. The study estimates that the proposed development will generate 1,373 net new daily vehicle trips. The study found that U.S. 1 through Big Coppitt has available capacity to absorb the maximum impacts generated by the proposed development. According to the 2015 U.S. 1 Arterial Travel Time and Delay Study, U.S. 1 Segment 3 on Big Coppitt had a LOS B with 1,292 trips of available reserve capacity.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project: Big Coppitt Apartments — **US 1 Mile Marker:** 9.5

Location: Big Coppitt Key — **ITE Land Use Category:** 221

Type of Development: Residential Apartments — **Daily Trip Generation Rate / Formula:** 6.6 trips/DU

Project Size: 208 Dwelling Units

Average Trip Length: 25 Miles East / 10 Miles West

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	714	1,986
		2	65%	90%	803	5,167
1,373	100%	3	65% / 35%	100%	892	1,292
		4	35%	85%	408	2,497
		5	35%	75%	360	7,363
		6	35%	65%	312	2,650
		7	35%	55%	264	1,312
		8	35%	45%	216	2,323
		9	35%	40%	192	2,434
		10	35%	30%	144	394
		11	35%	20%	96	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (November 2017).

- Pursuant to LDC Section 114-2(a)(1)a., "U.S. 1 shall have sufficient available capacity to operate at LOS C for the overall arterial length and the 24 roadway segments of U.S.1, as measured by the U.S. 1 Level of Service Task Force Methodology, **at all intersections and roadway segments**."

- The traffic study found that all intersections and roadway segments studied along U.S. 1 would operate at LOS C after completion of the proposed development with the proposed ingress and egress via Rockland Key.

- Pursuant to LDC Section 114-2(a)(1)c., "All paved County roads shall have sufficient available capacity to operate at or within 5% of a LOS D as measured by the methodology identified in the most recent edition of the Highway Capacity Manual. While development may be approved within 5% of LOS D, the development shall be considered to have an impact that needs mitigation."
  - The traffic study's intersection analysis found, with the addition of a dedicated right turn lane at the Calle Uno/U.S. 1 intersection, that all County roads studied along U.S. 1 would operate at or within 5% of a LOS D.

- Earlier versions of the traffic study evaluated project traffic using other potential ingress and egress routes. If ingress and egress were provided via Barcelona Drive and Avenue F to 4th Street on Big Coppitt Key, rather than via Rockland Key, the traffic study found that:
  - U.S. 1 & 4th Street would degrade from a current LOS D to a future **LOS F** with project traffic in the AM peak hour.
  - U.S. 1 & Calle Uno would degrade from a current LOS C to a future **LOS D** with project traffic in the AM and PM peak hour.
  - Even with the addition of a dedicated right turn lane at 4th Street/U.S. 1, the LOS standard could not be met.

Table 4
Big Coppitt Apartments
Intersection Levels of Service
Big Coppitt Key, Florida

Intersection	Existing (2017) Conditions		Future (2020) Conditions Without Project Traffic		Future (2020) Conditions With Project Traffic	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
US 1 & Boca Chica Rd						
- Northbound	16.9 [2] (C)	16.3 [1] (C)	18.8 [2] (C)	17.6 [1] (C)	19.1 [2] (C)	18.0 [1] (C)
US 1 & 4th Street						
- Southbound	28.7 [4] (D)	15.4 [1] (C)	38.4 [6] (E)	16.5 [1] (C)	55.6 [9] (F)	19.7 [1] (C)
US 1 & Calle Uno						
- Southbound	22.9 [1] (C)	21.8 [1] (C)	25.9 [1] (D)	24.4 [1] (C)	27.4 [1] (D)	26.2 [1] (D)
Barcelona Drive & Avenue F						
- Southbound	7.7 [1] (A)	7.7 [1] (A)	7.7 [1] (A)	7.8 [1] (A)	8.0 [1] (A)	8.3 [1] (A)
Avenue F & 4th Street						
- Westbound	10.4 [1] (B)	12.2 [1] (B)	10.6 [1] (B)	12.8 [1] (B)	12.7 [1] (B)	18.0 [1] (C)

Source: Highway Capacity Manual and SYNCHRO 9 Software.
Legend: Average Approach Delay Reported as Seconds / Vehicle [95th Percentile Vehicle Queue] (Approach Level of Service)

Table 6
Big Coppitt Apartments
Local Roadways - Volumes and Levels of Service
Overseas Highway / US 1 - Big Coppitt Key, Florida

Roadway	Peak Hour Two-Way Volume (3-Day Avg.)	Seasonally Adjusted Volume (PSCF = 1.01)	Future (2020) Background Volume (2.5%/year)	Peak Hour Project Traffic	Total Volume	Level of Service
4th Street	313	316	340	129	469	D
Avenue F	148	149	160	129	289	C

Source: Florida Department of Transportation, Crossroads Engineering, KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017)

As indicated in Table 6 above, both of the local roadways to be directly impacted by traffic associated with the Big Coppitt Apartments project will operate at Level of Service (LOS) "C/D" in the buildout year of 2020 with the project traffic.

Staff recommends a condition of approval that Notices of Intent will be required to be submitted to the County prior to issuance of any building permits for the project.

2. *Solid Waste*: The applicant submitted a coordination letter dated May 18, 2017 from the Monroe County Solid Waste Department.

3. *Potable Water*: The applicant submitted a coordination letter dated May 23, 2017 from the Florida Keys Aqueduct Authority.

4. *Sanitary Sewer*: The applicant submitted a coordination letter dated May 23, 2017 from the Florida Keys Aqueduct Authority.

5. *Drainage/Stormwater*: There are no public stormwater management facilities servicing the area. The applicant has provided stormwater management and drainage plans that meet the stormwater quantity and quality criteria of the Land Development Code.

6. *Schools*: Sufficient school classroom capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

7. *Recreation and Open Space*: Sufficient recreation and open space capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

IN COMPLIANCE WITH CONDITIONS

(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 improvements associated with the proposed development;*

There is no evidence to support or disprove the applicant's financial and technical capacity.

IN COMPLIANCE

(g) *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.

IN COMPLIANCE

(h) *Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and*

The property is not adjacent to any public beaches, but is adjacent to other waterfront areas. No public access is proposed or required to be preserved as part of the proposed development.

IN COMPLIANCE

(i) *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.*

1. Residential Rate of Growth Ordinance (ROGO) (LDC Chapter 138, Article II): *In compliance, upon approval of ROGO allocation awards*.

   Residential ROGO allocation awards would be required for the proposed 208 new residential dwelling units. According to the associated development agreement, the applicant intends to obtain BPAS allocations that were transferred from the City of Key West to the County via a 380 agreement for 104 of the proposed affordable housing units. The remaining 104 affordable housing units would be subject to the County's Residential ROGO.

   Currently, all 208 affordable units have a ROGO reservation until July 1, 2018. If the Major CUP is approved, and prior to issuance of building permits for each building, the applicant shall obtain Residential ROGO allocation awards for the new affordable housing dwelling units, pursuant to LDC Chapter 138, Article II.

   Pursuant to LDC Section 138-21, "The residential ROGO shall apply to all residential dwelling units for which a building permit is required by [the LDC] and for which building permits have not been issued prior to July 13, 1992, except as otherwise provided herein." LDC Section 138-19(a) defines "residential dwelling unit" as "a dwelling unit as defined in [LDC] Section 101-1, and expressly includes the following other terms also specifically defined in [LDC] Section 101-1: rooms, hotel or motel, campground spaces, mobile homes, transient units and institutional

residential units (except hospital rooms)." The subject property is not currently developed with any residential units.

"Dwelling unit" is defined in LDC Section 101-1 as "one or more rooms physically arranged to create a housekeeping establishment for occupancy by one family with separate toilet facilities. The abbreviation "DU" means dwelling unit."

2. Nonresidential Rate of Growth Ordinance (NROGO) (LDC Chapter 138, Article III): *Not applicable.*

   No new nonresidential floor area is proposed.

3. District Purpose (LDC Section 130-40): *In compliance, subject to approval of the requested Major CUP.*

   The subject property is located within the MU Land Use (Zoning) District. The purpose of the MU District is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

4. Permitted and Conditional Uses (LDC Section 130-88): *In compliance, subject to approval of the requested Major CUP and compliance with conditions of approval.*

   The requested Major CUP is required for the proposed development consisting of more than four (4) attached dwelling units in the MU District. Pursuant to LDC Section 130-88(c)(3), attached dwelling units are permitted as major conditional uses in the MU District, provided that:

   a. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and
   b. The parcel proposed for development is separated from any established residential use by a class C bufferyard.

   The established residential development within 250 feet primarily consists of detached single-family dwellings including some new elevated modular homes and non-elevated mobile homes located within the URM District, which is a different land use district than the subject property. The proposed structures are designed in a contemporary architectural style that would not be visually incompatible with the existing residential development. The structures are located about 60 to 120 feet from the shared property line to the east, and the applicant proposed a class C bufferyard and a six-foot-high fence to provide additional visual screening.

   Conditional uses, pursuant to LDC Chapter 110, Article III, are those uses that are generally compatible with the other land uses permitted in a land use district, but

which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

LDC Section 101-1 defines the following relevant terms:

Affordable housing.

(1) *Affordable housing* means residential dwelling units that meet the following requirements:

a. Meet all applicable requirements of the United States Department of Housing and Urban Development minimum property standards as to room sizes, fixtures, landscaping and building materials, when not in conflict with applicable laws of the county; and

b. A dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents either 50 percent (very low income) or 80 percent (low income) or 100 percent (median income) or 120 percent (moderate income) of the monthly median adjusted household income for the county.

(2) *Affordable housing owner occupied, low income,* means a dwelling unit occupied only by a household whose total household income does not exceed 80 percent of the median monthly household income for the county.

(3) *Affordable housing owner occupied, median income,* means a dwelling unit occupied only by a household whose total household income does not exceed 100 percent of the median monthly household income for the county.

(4) *Affordable housing owner occupied, moderate income,* means a dwelling unit occupied only by a household whose total household income does not exceed 160 percent of the median monthly household income for the county.

(5) *Affordable housing owner occupied, very low income,* means a dwelling unit occupied only by a household whose total household income does not exceed 50 percent of the median monthly household income for the county.

***

(7) *Affordable rental housing, low income,* means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 80 percent of the monthly median adjusted household income for the county.

(8) *Affordable rental housing, median income,* means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 100 percent of the monthly adjusted median household income for the county.

(9) *Affordable rental housing, moderate income,* means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 120 percent of the monthly median adjusted household income for the county.

(10) *Affordable rental housing, very low income,* means a rental dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 50 percent of the monthly median adjusted household income for the county.

(11) *Employee housing* means an attached or detached dwelling unit that is intended to serve as affordable, permanent housing for working households, which derive at least 70 percent of their household income from gainful employment in the county and meet the requirements for affordable housing as defined in this section and as per section 139-1.

***

(14) *Median income, rental rates and qualifying incomes table,* means eligibility requirements compiled each year by the planning department based upon the median annual household income published for the county on an annual basis by the U.S. Department of Housing and Urban Development and similar information for median and moderate income levels from the Florida Housing Finance Corporation. Affordable housing eligibility requirements for each household will be based upon median annual household income adjusted by family size, as set forth by the U.S. Department of Housing and Urban Development and the Florida Housing Finance Corporation. The county shall rely upon this information to determine maximum rental rates and maximum household incomes eligible for affordable housing rental or purchase.

(15) *Monthly median household income* means the median annual household income for the county divided by 12.

(16) *Deed restriction,* a*ffordable housing* means a recorded restriction on a residential dwelling unit for a period of 99 years restricting occupancy and/or purchase to households that meet the requirements of the income categories listed above.

Dwelling, attached, means a dwelling unit developed without open yards on all sides of the dwelling unit.

Dwelling unit means one or more rooms physically arranged for occupancy by one residential household sharing common living, cooking, and toilet facilities.

5. Required Open Space (LDC Sections 118-4, 118-12, 130-157, 130-162 & 130-164): *In compliance.*

The minimum required open space ratio (OSR) within the MU District is 0.20 or 20%. According to the proposed site plan, the property consists of 654,760 square feet of upland area. Therefore, at least 130,952 square feet of the total upland area shall remain open space. The proposed site plan (sheet C-1.0) indicates there would be 624,569 square feet of total open space, and lists a 0.95 OSR or 95.39% of open space, which is based on the total parcel area including water. Based on the amount of upland area only, the OSR would be 0.53 or 52.99%.

Shoreline setback open space requirements are 40% open space for the altered shoreline adjacent to the quarry and 70% for the open water shoreline. The General Information Table on the site plan includes a calculation for the area (square feet) of shoreline setback required, but no open space calculations were provided. Revise the site plan to include shoreline open space calculations.

6. Land Use Intensities (LDC Chapter 130, Article V): *In compliance.*

Residential Density Analysis

No structure or land in the County shall be developed, used or occupied at an intensity or density greater than the standards set out in LDC Chapter 130, Article V. The County LDC allows affordable and employee housing dwelling units in the SC District to utilize the maximum net density of up to 18 dwelling units per buildable acre pursuant to LDC Sections 130-157 and 139-1.

LDC Section 101-1 defines the following relevant terms:

> *Density, maximum net* means the maximum number of dwelling units or rooms/spaces which may be permitted to be developed per buildable acre, with the use of Transferable Development Rights (TDRs) or for affordable housing.
>
> *Net buildable area* means that portion of a parcel of land that is developable and is not required open space.

Given the land area and open space required *(as outlined above)*, the net buildable area of the property would be 523,808 square feet or 12.02 acres. The maximum residential density of the subject property, pursuant to LDC Sections 130-157 and 139-1, shall be in accordance with the following table:

Land Use District	*Maximum Net Density Standard*	*Net Buildable Area*	*Maximum DUs*	*Proposed DUs*	*Development Potential Used*
Mixed Use (MU):					
Affordable & Employee Housing per LDC Section 139-1	18 DU / Buildable Area	12.02 acres	216 DU*	208 DU	96.3%

Nonresidential Floor Area Analysis

No nonresidential floor area is proposed.

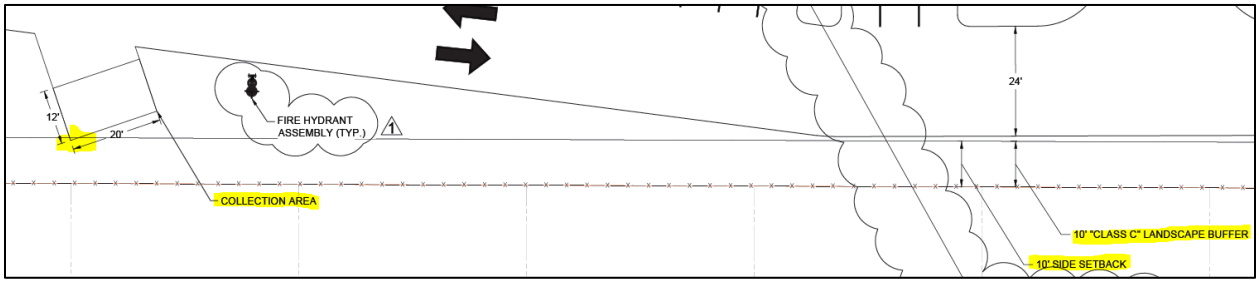
7. Required Setbacks (LDC Sections 118-12, 131-1 & 131-3): *In compliance with conditions.*

Pursuant to LDC Section 131-1, the required non-shoreline setbacks within the MU Land Use District are:

Summary of Required Non-Shoreline MU District Setbacks per LDC Section 131-1				
Setback Type	*Minimum Required (feet)*	*Existing Setback (feet)*	*Proposed Setback (feet)*	*In compliance? Y/N*
Primary Front Yard (*along south property line*)	15	Vacant	15+ to parking; ~30 to clubhouse	Y

Summary of Required Non-Shoreline MU District Setbacks per LDC Section 131-1				
Setback Type	*Minimum Required (feet)*	*Existing Setback (feet)*	*Proposed Setback (feet)*	*In compliance? Y/N*
Secondary Front Yard	15	N/A	N/A	N/A
Primary Side Yard (*along east property line*)	10	Vacant	10 to parking; 60 to 120 buildings	Y*
Secondary Side Yard (*along west property line*)	5	Vacant	5 to garbage collection area	Y
Rear Yard (*along north property line*)	10	Vacant	10	Y

*<u>Note</u>: *Garbage collection areas may be set back 5 feet from any rear or side yard property line, pursuant to LDC Section 114-14. The collection areas meet this setback requirement, but one of the proposed collection areas encroaches into a required bufferyard. See site plan sheet C-1.3.*



Pursuant to LDC Section 131-3(a), when a bufferyard is required under the provisions of LDC Chapter 114, Article V, compliance with the bufferyard provisions along a property line shall relieve the necessity of complying with the setback provisions along the same property line if the width of the bufferyard is greater than the applicable setback requirement set forth in LDC Section 131-1. Therefore, the plans must be revised to relocate the collection areas outside of required setbacks and bufferyards.

Pursuant to LDC Section 101-1, s*etback* means the area between a building or structure and the property line of the parcel of land on which the building or structure is located, unoccupied and unobstructed from the ground upward, except for fences or other development permitted in the area as provided for in this Land Development Code. In measuring a setback, the horizontal distance between the property line and the furthermost projection of the building or structure shall be used. Further, the setback shall be measured at a right angle (90 degrees) from the property line.

8. Shoreline Setback (LDC Section 118-12): *In compliance.*

   The revised Site Plan (Sheets C-1.4 through C-1.8, dated 11/13/2017) depict the required setbacks.

9. Maximum Height (LDC Sections 101-1 & 131-2): *In compliance.*

No structure or building shall be developed that exceeds a maximum height of 35 feet. Pursuant to LDC Section 101-1:

Height means the vertical distance between grade and the highest part of any structure, including mechanical equipment, but excluding the following: chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in Chapter 146. However, in no event shall any of the exclusions enumerated in this definition be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this definition shall not apply.

Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. To confirm the natural elevation of the ground surface, prior to construction, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007 and other best available data, including, but not limited to, preconstruction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.

According to the elevation plans on sheets A1 through A4, none of the buildings exceed 35 feet from an existing grade of 5'-7" feet NGVD for the three main building types. The building heights range from 30'-9" to 34'-11".

The clubhouse building would have a height of 12'-3" from existing grade.

10. Surface Water Management Criteria (LDC Section 114-3): *In compliance.*

    The revised drainage plans (Sheets C-2.0 through C-2.8 dated 11/13/2017) are in compliance with LDC Section 114-3. Note – there is a typographical error on Sheet C-2.0 in the calculations table. The swale volume units are in acre inches and should be corrected to acre feet.

11. Wastewater Treatment Criteria (LDC Section 114-4): *Full compliance to be determined by KLWTD and Building Department prior to the issuance of a building permit.*

12. Fences (LDC Section 114-13): *Full compliance to be determined upon building permit application review.*

13. Floodplain Management (LDC Chapter 122): *Full compliance to be determined upon building permit application review.*

All new structures must be designed to current floodplain management standards, pursuant to LDC Chapter 122. According to the submitted survey, the site is located within the AE-10, VE-12, VE-14 and VE-16 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps.

14. Energy Conservation Standards (LDC Section 114-45): *Full compliance to be determined upon building permit application review.*
15. Potable Water Conservation Standards (LDC Section 114-46): *Full compliance to be determined by FKAA and Building Department prior to the issuance of a building permit.*

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

    The site contains native wetland habitats; however, the site plan has been designed in accordance with LDC Section 118-6 and development is clustered away from sensitive habitats to the greatest extent practicable. No native upland habitats occur on the subject site.

    Portions of the subject site were subject to enforcement action for unpermitted wetland impacts by the South Florida Water Management District. These areas are depicted on the site plan and are in a recorded conservation easement, which is also depicted on the site plan.

17. Required Off-Street Parking (LDC Section 114-67): *In compliance, but need to correct errors.*

    The proposed development would be subject to the required number of off-street parking spaces pursuant to LDC Section 114-67(c). The table below lists the number of parking spaces to be provided for each proposed use:

Specific Use Category	*Minimum Required Number of Parking Spaces*	*Proposed Use*	*Required Spaces*
Multifamily residential developments	2.0 spaces per each 1-bedroom dwelling unit	36 units	72
	2.0 spaces per each 2-bedroom dwelling unit	152 units	304
	3.0 spaces per each 3 or more bedroom dwelling unit	20 units	60
	Total:	**208 units**	**436**

    The proposed site plan (sheet C-1.0) indicates 474 off-street parking spaces, including 21 ADA accessible space. Therefore, the proposed development complies with required off-street parking. However, there are errors and inconsistencies with the unit count tables on sheets AD100, AD101 and AD102 compared to the parking

calculation table on site plan sheet C-1.0. The errors and inconsistencies must be corrected prior to applying for building permits.

Pursuant to LDC Section 114-67(f), the number and design of handicapped parking spaces shall be in accordance with the provisions of County Code Chapter 6, which incorporates by reference the Florida Building Code.

Design and dimensional requirements of parking spaces and aisle widths are set forth in LDC Section 114-67(b). Standard 60 and 90-degree parking spaces are 8.5 feet in width and 18 feet in length. The proposed 60-degree parking spaces under the buildings meet the minimum space and aisle dimensions. The minimum aisle width is 18 feet for one-way aisles for 60-degree spaces. The minimum 18-foot aisle width is provided for all aisles for the angled spaces under the buildings.

Wheel stops are indicated pursuant to LDC Section 114-67(j).

18. Required Loading/Unloading Spaces (LDC Section 114-69): *Not required.*

19. Bicycle Parking (LDC Section 114-71): *Not required.*

20. Required Landscaping (LDC Chapter 114-108): *In compliance.*

    The revised landscaping plan (Sheets L-1 through L-6, Janet O. Whitmill, R.L.A., Inc.; revision date of 02/14/2018) is in compliance with the parking lot landscaping requirements.

21. Scenic Corridor & Bufferyards (LDC Chapter 114-128): *In compliance.*

    A Class A buffer is required along the quarry pit (Industrial). A Class C buffer is required on the east property boundary (URM). The revised landscaping plan (Sheets L-1 through L-6, Janet O. Whitmill, R.L.A., Inc. revised 02/14/2018) is in compliance with the district boundary buffer requirements. The plans state "no sod in buffer yards" – please revise the plans to indicate no sod in parking lot landscape areas.

22. Outdoor Lighting (LDC Chapter 114, Article VI): *Full compliance to be determined upon building permit application review.*

    Insufficient detail was provided to determine if any outdoor lighting is proposed. If illumination is desired or required for multifamily (3 or more units) residential development, site plans shall include photometric lighting plans pursuant to LDC Section 114-161.

    No structure or land shall be developed, used or occupied unless all outdoor lighting conforms to the requirements of LDC Chapter 114, Article VI and the sea turtle protection provisions of Chapter 12, Article V of the County Code of Ordinances, unless otherwise specified within the LDC.

Outdoor lighting shall be designed, located and mounted at a maximum height of 18 feet for noncutoff lights and 35 feet for cutoff lights, pursuant to LDC Section 114-160. All lighting shall be shielded so that light does not illuminate above 45° angled towards the ground. 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. Outdoor lighting within 25 feet of any body of water shall be cutoff lights and shall not exceed a height of 18 feet above grade, pursuant to LDC Section 114-163.

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

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

24. Access Standards (LDC Chapter 114, Article VII): *In compliance with conditions.*

    The subject property does not currently have direct access to U.S. 1 or a County right-of-way. As mentioned above, the associated development agreement evaluated the proposed access routes and a two-phase access plan was approved. Access from the subject property to U.S. 1 will be provided via a new road to be built to County standards and dedicated to the County as a public road running parallel to Calle Dos on Rockland Key in the same location as an existing easement and connecting to either:

    1) Calle Uno/Dos with new separate left and right turn lanes; or

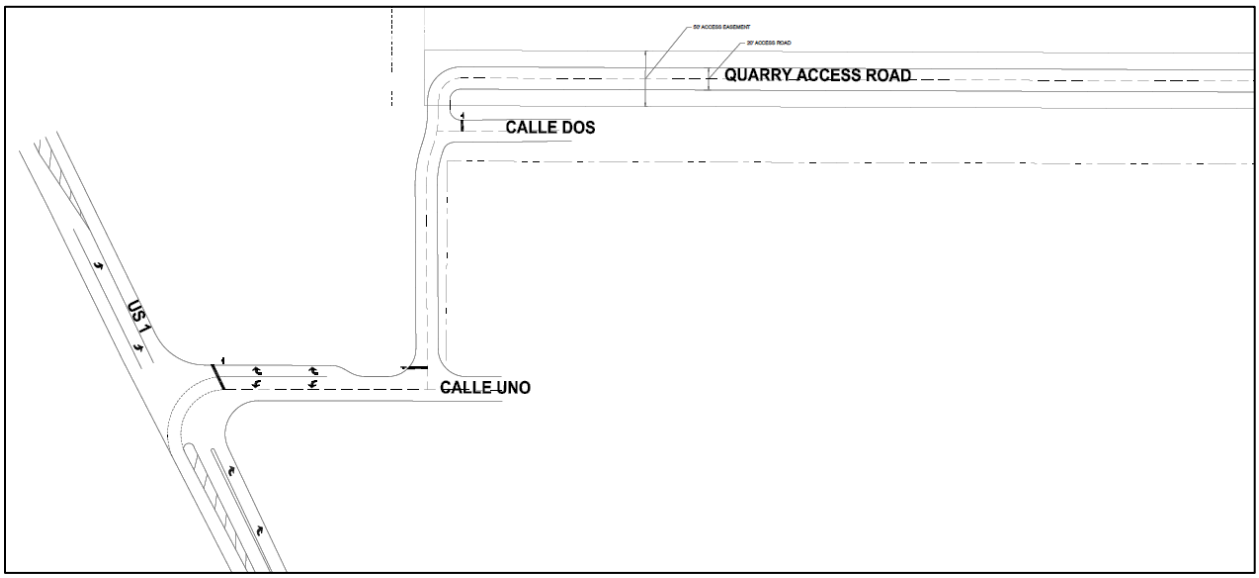


Figure from plan sheet C-10.2A

2) U.S. 1 directly through an adjacent parcel that fronts on Overseas Highway. The direct connection to U.S. 1 is contingent on the applicant successfully obtaining the adjacent owner's consent and state permits. Upon completion, Calle Uno/Dos would no longer be used for access.

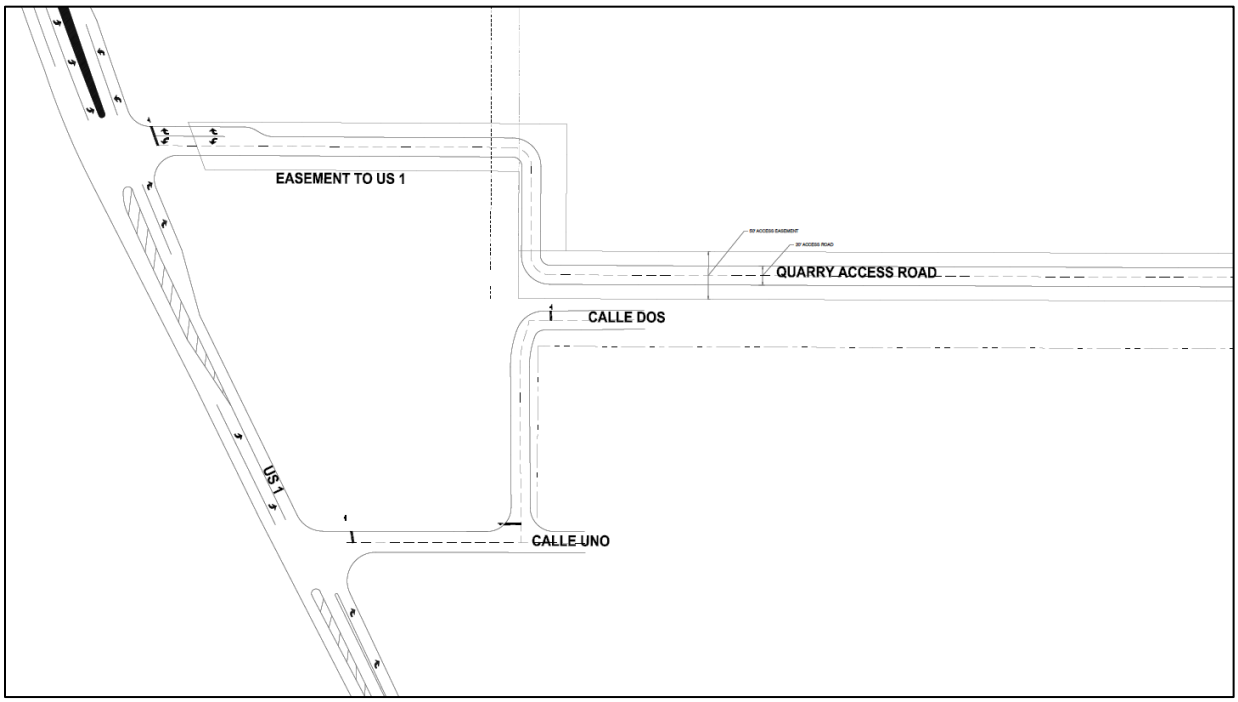


Figure from plan sheet C-10.2B

A Level 3 traffic study was submitted as required for development generating more than 500 trips per day, pursuant to LDC Section 114-200. The traffic study was reviewed as mentioned earlier in this memo.

Staff recommends conditions of approval below to ensure compliance with County access standards.

Clear sight triangles musts be indicated on the site plan and the proposed access route plans as required per LDC Section 114-201.

25. Recycling and Solid Waste Collection Areas (LDC Section 114-14): *In compliance with conditions.*

Any multi-family residential development shall make adequate provision for a solid waste/recycling collection area in accordance with the standards in LDC Section 114-14. For multi-family residential developments consisting of more than 50 dwelling units, there shall at least one collection area per 25 dwelling units, with each area consisting of at least 240 square feet. Therefore, eight 240-square-foot collections areas are required for the proposed development. Eight 12'x20' (240 SF) collection areas are indicated on the site plan.

The collection area shall meet the screening and enclosure design standards of LDC Section 114-21. However, as mentioned above, the encroachment into the required bufferyard must be corrected prior to building permit issuance.

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

27. Inclusionary Housing Requirements (LDC Section 139-1): *Not applicable.*

28. Community Participation Meeting (LDC Section 110-3): *In compliance.*

    The applicant held the required community meeting on Thursday, November 2, 2017 at 5:30 PM at the Tennessee Williams Theater at Florida Keys Community College on Stock Island. Therefore, the first public hearing for the development agreement (and the associated Major Conditional Use Permit application) must be held between December 18, 2017 and March 2, 2018.

    The following a summary of the main comments made at the community meeting:
    - Concerns about the volume of traffic that would be added to County roads.
    - Concerns about added delays during the morning commute to turning onto U.S. 1 from County roads like Calle Uno on Rockland Key and 4th Street on Big Coppitt Key.
    - Concerns about the proposed access routes that would parallel Calle Uno/Dos on Rockland Key and connect to Barcelona Drive at Avenue F.
    - A request to evaluate providing access via the adjacent Toppino-owned property that would connect to U.S. 1 further west where it is a four-lane divided highway.
    - Concerns about noise and visual impacts to existing residents along Riviera Drive.
    - Concerns about the impact on property values.

IN COMPLIANCE WITH CONDITIONS

V. RECOMMENDED ACTION:

Staff recommends approval of the requested Major Conditional Use Permit with the following conditions:

1. The development agreement required by Comprehensive Plan Policy 107.1.6 and being reviewed under File # 2016-215 shall be approved and effective prior to the approval of the Major CUP.

2. The plans must be revised to accurately indicate the DNL (Day-Night Average Sound Level) noise contours pursuant to the 2013 Navy Environmental Impact Statement.

3. The plans must be revised to relocate the solid waste/recycling collection areas outside of required setbacks and bufferyards.

4. The errors and inconsistencies with the unit count tables on sheets AD100, AD101 and AD102 compared to the parking calculation table on site plan sheet C-1.0 must be corrected.

5. Clear sight triangles musts be indicated on the site plan, landscape plans and the proposed access route plans as required per LDC Section 114-201.

6. Detailed construction plans, surveys and legal descriptions for the new proposed access road, to be constructed to County standards and dedicated to the County as a public road per the approved development agreement, shall be submitted to the County Engineering and Public Works Departments for review and approval. The road shall be completed, meet County standards, be ready for operation and dedication to the County as a public road and be accepted by the County, prior to issuance of the first certificate of occupancy for the project.

7. For the proposed separate left and right lanes on Calle Uno, the developer shall obtain County rights-of-way permits through the Public Works Department. Additionally, the developer shall obtain the necessary FDOT permits for any work needed or proposed within U.S. 1 right-of-way for the turn lanes. Notices of Intent from FDOT for the turn lanes shall be submitted to the County prior to issuance of any County permits for the project.

8. For the proposed direct U.S. 1 connection, the developer shall obtain the necessary FDOT permits for all work needed or proposed within U.S. 1 right-of-way. Permits from FDOT shall be submitted to the County prior to issuance of the first certificate of occupancy for the project. The developer shall obtain County rights-of-way permits through the Public Works Department for any work within County rights-of-way related to the removal of the paved access connection to Calle Dos. In the event the developer is unable to obtain the direct U.S. 1 connection despite its commercially reasonable efforts, this condition shall not be necessary as long as documentation of the developer's commercially reasonable efforts are submitted to the County.

9. If the developer obtains all necessary permits for direct access to U.S. 1 and constructs the necessary road directly to U.S. 1, ingress and egress through Calle Uno/Dos shall cease.

10. A photometric outdoor lighting plan is required pursuant to LDC Section 114-161 as part of the building permit review.

11. Building permits for each building and units shall require Residential ROGO allocation awards for the new affordable housing dwelling units, pursuant to LDC Chapter 138, Article II.

12. The drainage, utility, stormwater, landscaping and irrigation plans shall be formally approved by a building 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. A major conditional use permit is not a final approval for certain development. The applicant shall obtain building permits for any improvement requiring such an approval.

15. 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.

16. The Public Works Division shall review any proposed work within County public rights-of-way and the Division maintains the right to request revisions as it carries out its review of any application for an access permit. It is the responsibility of the applicant to obtain all required permits before starting work.

VI. PLANS REVIEWED:

- ALTA/NSPS Land Title Survey by Keith M. Chee-A-Tow, P.S.M. of Avirom & Associates, Inc., dated 5/26/2017.
- Civil Construction Plans for The Quarry Residential Development, revised 11/13/2017, signed and sealed 1/2/2018 by Richard J. Milelli, Professional Engineer, including the following sheets:
- Floor Plans and Elevation Plans for The Quarry Apartments, signed and sealed 11/8/2017 by Ricardo E. Quinones, Registered Architect
- Landscape Plans for The Quarry Residential Development, signed and sealed 2/14/2018 by Janet O. Whitmill, Registered Landscape Architect

VII. ATTACHMENTS:

1. County Engineer review letters dated 6/26/2017 and 2/12/2018
2. County Fire Marshal review letter dated 7/25/2017
3. County transportation consultant review letter dated 8/15/2017
4. BOCC Resolution No. 025A-2018 and executed development agreement

Attachment 1

Engineering Department
MEMORANDUM

To: Kevin Bond, Development Review Manager
Ilze Aguila, Sr. Planning Commission Coordinator

From: Judy Clarke

Date: June 26, 2017

Re: Major Conditional Use Quarry Partners LLC File 2017-083

I have reviewed the file for this application dated June 14, 2017; the traffic study indicates that the site will be accessed by a roadway that is parallel to Calle Dos and a connection to Barcelona Drive (near Avenue F – I assume). Vehicles accessing the site via the road to the west of Calle Dos must also travel on Calle Dos (no direct connection to US 1) and vehicles accessing the site via the connection at Barcelona must travel on Barcelona, Avenue F, and Fourth Street, which are all county maintained roads. I could not find where the traffic study evaluates impacts to county roads. Given that the roads in question are local roads through residential communities the potential impacts to the local county roads by the development should be analyzed.

If you should have any questions or need any further information please feel free to contact me by telephone at 305-295-4329 or by email at clarke-judith@monroecounty-fl.gov.

Thank you.

Engineering Department
MEMORANDUM

To: Kevin Bond, Development Review Manager

From: Judy Clarke, Director of Engineering Services

Date: February 12, 2018

Re: Quarry Partners LLC 2017-083

I have reviewed sheets C-10.1, C-10.2, C-10.2A and C-10.2B, revision date 11-13-2017, which depict the proposed access road for the above-referenced project, and have the following comments:

Sheet C-10.1 – there are portions of the access way (north end and south end where it turns to the west in particular) where it appears that the proposed easement is not 50 ft. wide with 20 ft. wide road centered on the easement centerline, as is required for roads/rights of ways proposed to be dedicated to the County.

The plan has a label "Second Street" on it that applies to nothing and should be removed.

The plan does not depict Calle Dos or either proposed connection to US 1.

Sheet C-10.2 – The sheet shows the proposed new connection to US 1 but does not show proposed turn lanes.

The sheet has the label "Second Street" on it that should be removed.

The intersection near the proposed access road has a Stop Bar for traffic going onto Calle Dos and in the direction of Calle Uno; however access in that direction will be eliminated if the dedicated connection (shown on this plan) to US 1 is constructed. This sheet does not show Calle Dos.

Sheet C-10.2A – The easement for the access road does not appear to extend far enough south to provide the minimum required shoulder on the south side of the road as it approaches the turn to connect to Calle Dos. Construction plans will need to provide sufficient detail to confirm acceptable roadway section.

Due to the anticipated offset at the intersection with Calle Dos the intersection will need to be a three-way stop.

Intersection of Calle Uno and US 1 show proposed turn lanes but does not provide sufficient detail to confirm width of shoulders.

Sheet 10.2B – The same comments as on previous sheets apply to this sheet. It is not clear what is being depicted as this sheet shows both the proposed connection through Calle Dos and the proposed dedicated connection to US 1.

Turn lanes are shown at both connections to US 1 but it connection at Calle Uno does not show shoulders; the proposed new connection does not appear to have sufficient shoulder width on the west side adjacent to the turn lanes.

The south end of the access road as it turns both east and west does not appear to have sufficient shoulder width to comply with County standards (7 ft.) or minimum FL Greenbook width (6 ft).

In summary, it isn't totally clear to me what each sheet is trying to depict. In addition to the comments above, most importantly with respect to the width of the proposed easement in some areas, the plans do not provide sufficient detail to be considered road *construction plans*, and considerably more detail would be required to ascertain whether the proposed road was going to be constructed to county standards. For example the plans do not address required drainage improvements, roadway typical section, signage, striping, etc. I am assuming that as the project progresses more detailed construction plans will be submitted.

Finally, it is my understanding that Monroe County will not be accepting dedication of the existing bridge; no information about existing condition or proposed improvements has been provided.

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

MONROE COUNTY FIRE RESCUE
OFFICE OF THE FIRE MARSHAL
PLANS REVIEW

DATE: 25 July, 2017

TO: Ilze Aguila, Senior Planning Commission Coordinator
Kevin Bond, Planning and Development Review Manager

FROM: Craig Marston, Deputy Fire Marshal

SUBJECT: Major Conditional Use Permit Review – 2017-083: The Quarry Partners, LLC
Big Coppitt Key

BUSINESS NAME: The Quarry Partners, LLC

BUSINESS ADDRESS: 3030 Hartley Rd. Suite 310 Jacksonville, FL 32257

AGENT: Smith / Hawks, PL
PHONE: 305.296.7227
ADDRESS: 138 Simonton St. Key West, FL 33040
Email: Bart@simthhawks.com

ARCHITECT / ENGINEER: Meridian Engineering, LLC
PHONE: 305.293.3263
AGENT: Richard Milelli, P.E.
ADDRESS: 201 Front St. Key West, FL 33040

The submitted Major Conditional Use for The Quarry Partners, LLC plan(s) were reviewed on 25 July, 2017, as noted:

I. Scope of Work

A. Construction of new housing units

II. Type of Construction

A. Type II / V Construction
   1. Unprotected
   2. Sprinklered

III. Occupancy Classification

A. Residential Occupancy
   1. Residential: Group R-2 Apartments
      a. Nine (9) structures with two hundred eight (208) units

B. Four (4) buildings; "Type I"
   1. 218.8 ft. x 68.8 ft. (15,054 sq. ft. per floor)
      a. Two (2) floors over parking; twenty (20) spaces
         i. Storage space(s) are not indicated
      b. A-1 units, one (1) bedroom
         i. Four (4) per floor
      c. B-1 units, two (2) bedrooms
         i. Eight (8) per floor

C. Two (2) buildings; Type IIA"
1. 241.5 ft. x 76.5 ft. (18,475 sq. ft.)
a. Two (2) floors over parking; twenty-four (24) spaces
i. A-1.1 unit, one (1) bedroom
1. One (1) per floor
2. ADA compliant, "with communication features"
ii. A-2 unit, one (1) bedroom
1. One (1) per floor
iii. B-1.1 units, two (2) bedrooms
1. Two (2) per floor
a. ADA wheelchair assistance compliant, "with communication features"
iv. B-2 units, two bedrooms
1. One (1) per floor
a. ADA assistance, hearing impaired compliant
v. C Unit, three (3) bedrooms
1. One (1) per floor
a. ADA assistance, hearing impaired compliant
vi. C-1.1 Unit, three (3) bedrooms
1. One (1) per floor
a. ADA assistance, hearing impaired compliant

2. Elevator located at center hall / corridor for wheelchair assistance

D. Two (2) buildings; Type IIIA"
1. 241.4 ft. x 76.5 ft. (18,468 sq. ft.)
a. Two (2) floors over parking; twenty-four (24) spaces
i. A-2 unit, one (1) bedroom
1. Two (2) per floor
ii. B-1 units, two (2) bedrooms
1. Four (4) per floor
iii. B-2 units, two bedrooms
1. Four (4) per floor
iv. C Unit, three (3) bedrooms
1. Two (2) per floor

E. One (1) building; Type III"
1. 168.8 ft. x 68.8 ft. (11,614 sq. ft.)
a. Two (2) floors over parking; spaces allocation is not indicated
i. A-1.1 unit, one (1) bedroom
1. Two (2) per floor
ii. B-1 units, two (2) bedrooms
1. Four (4) per floor
iii. B-2 units, two bedrooms
1. Four (4) per floor
iv. C-2.2 Unit, three (3) bedrooms
1. One (1) per floor

F. Clubhouse
1. 53.83 ft. x 58.66 ft. (3,050 sq. ft.)
a. Mixed use
i. Assembly: Group A-3 / Business: Group B

IV. Site Plan

A. Access – Ingress / Egress
   1. Knox Box shall be installed as required and authorized by Monroe County Fire Marshal

   2. Controlled vehicle access to this proposed project is not indicated
      a. Access shall be by engaging electronic siren "Yelp"

B. Access for Emergency Services – Fire Apparatus / Rescue Vehicles
   1. To be in compliance with: Florida Fire Prevention Code, 5th Edition 2014; Chapter 18 Fire Department Access and Water Supply and Monroe County Code of Ordinances Article VIII. – Access Standards; Sec. 114-7. – Streets.
      a. Fire Lanes shall be established and maintained
      b. Access between buildings, noted as vehicle parking under the structures shall be maintained OPEN for provision for fire apparatus and rescue vehicles to turn around

   2. Minimum fire apparatus specifications
      a. Height: 13 ft. 4 in.
      b. Operating Width: 8 ft.
      c. Working Width: 14 ft.
      d. Turing Radius:
         i. Inside: 25 ft.
         ii. Outside: 50 ft.
      e. Gross Vehicle Weight: 68,000 lbs.

C. Water Supply: Chapter 18, Section 18.3
   1. 18.3.1* An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction. The approved water supply shall be in accordance with Section 18.4.

   2. Fire Flow Requirements for Buildings: Chapter 18, Section 18.4
      a. Determining fire flow requirements shall be in compliance with this section.
         i. NFPA 13 *Standard for the Installation of Sprinkler Systems*, 2010 Edition
            1. Chapter 24 Water Supplies ; an eight (8) inch minimum diameter main will be required
         ii. For additional fire flow requirements, ISO (Insurance Services Office) "*Guide for Determination of Needed Fire Flow*" is to be consulted (https://www.isomitigation.com/downloads/ppc3001.pdf)

      b. Additional fire flow may be obtained through the installation and maintenance of fire wells
         i. Drawings are available upon request

V. Automatic Fire Protection

A. Complete automatic fire sprinkler system shall be required
   1. Sleeping accommodations
      a. Secondary means of egress is greater than twenty feet (20 ft.)

B. Fire Department Connection (FDC)
   1. Each building protected shall be equipped with a FDC
      a. NFPA 13 *Standard for the Installation of Sprinkler Systems*, 2010 Edition
         i. Chapter 8; Section 8.17.1.7 Fire Department Connections

2. Water supply for fire suppression shall be located not greater than 150 ft. from the FDC servicing individual structures
    a. NFPA 14 *Standard for the Installation of Standpipe and Hose Systems*, 2010 Edition

C. Vertical supply (risers)
    1. One (1) 2 ½" fire department connection, with cap and chain
        a. Shall be provided at each landing

VI. <u>Fire Alarm Control Panel (Remote Annunciator Panel)</u>

A. Submitted plans do not indicate the location of a Fire Alarm Control Panel (FACP)
    1. To be located at a supervised location

B. Indicated "Fire Alarm Control Panel" at second floor of each residential building is defined and to be operated as "Remote Annunciator Panel"
    1. To provide alarm information specific to that structure and its residential units

NOTE:

- Water supply – fire hydrants, to be installed by Florida state licensed Fire Protection System Contractor V, receiving a separate permit with review by FKAA
- Water supply – fire wells, to be installed by Florida state licensed Water Well Contractor as referenced FAC 62-531, receiving a separate permit with appropriate review by the Permitting Authority
- Fire protection plans are submitted by Florida state licensed fire protection contractor, receiving a separate permit
- Fire detection, notification, annunciation plans are submitted by Florida state licensed fire alarm contractor, receiving a separate permit

Aguila-Ilze

From: Bond-Kevin
Sent: Tuesday, August 15, 2017 2:34 PM
To: Aguila-Ilze
Subject: FW: Traffic study, Major Conditional Use Permit, File # 2017-083

Follow Up Flag: Follow up
Flag Status: Flagged

Ilze, please add the County's transportation consultant's review below to Major CUP File # 2017-083. Thanks.

From: Reddy, Vivek [mailto:Vivek.Reddy@aecom.com]
Sent: Tuesday, August 15, 2017 1:28 PM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Valdes-Barbara <Valdes-Barbara@MonroeCounty-FL.Gov>
Subject: RE: Traffic study, Major Conditional Use Permit, File # 2017-083

Hi Kevin,

Our traffic engineering staff has reviewed the subject traffic study. Here are our comments for your review and consideration. Please let me know if you have any questions.

1. Page 10: The site plan shows Mixed Use (MU) and Industrial (I) land uses too. The report does not mention any trip generation/trip assignment of the MU and I land uses.
2. Page 10: It appears that proposed apartments would be 1 or 2-story apartments. As such, the ITE Land Use Code 221 for Low Rise Apartments maybe more appropriate. Please explain why the ITE Land Use code 221 was not used.
3. Page 10: Make necessary corrections to trip generation based on comments 1 and 2.
4. Page 19, Table 4 and Page 20: The lane configurations coded in Synchro for the intersections of US 1 with Boca Chica and 4th Street appear to be incorrect. The northbound left and right turns are shared at Boca Chica and the southbound left and right turns are shared at 4th Street. Please revise the analysis as appropriate and revise Table 4 as needed. Page 20 of the report explains why Synchro was coded with separate right-turn lanes for Boca Chica and 4th Street. As the two-lane width is relatively short, the queue from one lane could potentially block the other lane. Has this been reviewed to verify if this condition exists? If not, it would be better to analyze based on the existing conditions. If separate are lanes are feasible, then re-run the analysis with proposed geometric changes such as providing separate left-turn and right-turn lanes.
5. Page 21, first paragraph (related to intersection of US 1 & Calle Uno) states that the southbound approach is projected to operate at LOS "F" in the design year with the Big Coppitt Apartments project in place. However, the report does not mention any specific measures to address this potential operational issue, although it states it will be evaluated further during the design phase. It suggested that potential measures be discussed as part of this report.
6. Page 18 (Figure 10): Please verify if the EB left-turn storage lane is adequate to accommodate the projected peak hour volume of 74 vph. Considering that there is a horizontal curve approaching this intersection in the NB direction, it is critical that EB left-turn lane is long enough so that EB left-turn vehicles will not extend into the through lane. In addition to operational benefit, this will also minimize the potential for rear-end and sideswipe crashes.
7. Page 22: Provide explain why the average trip length was chosen to be half of the maximum.

8. Page 23, Table 5: Review the latest reserve capacity tables (2017) if available to check if adequate reserve capacity is available.
9. Appendix B: Please provide specific drawing to show how and where the access road will be connected with the existing transportation system.
10. Appendix C: Growth rate for *Site #908164 - 4th Street, 100 feet north of Shore Avenue* appears to be incorrect. Please verify.
11. Appendix G: See comment 4. Boca Chica and 4th Street synchro analyses should be revised to show northbound shared left/right-turn and southbound shared left/right-turn lanes, respectively.
12. Appendix H: Include the latest (Year 2017) reserve capacity table, if available.
13. Page 3, 2nd Paragraph, 3rd Line: The preliminary site plan shown in Appendix B does not how and where the project access roadway will be connected to the existing roadway system. Please provide a plan showing the ingress and egress to/from the development site to the existing roadway network. Also, please include a statement – "Based on the Policy 107.1.6 Big Coppitt Mixed use Area, Item #7, the proposed project traffic shall not utilize Puerta Drive for ingress and egress to/from the site".

Thank you.

G. Vivek Reddy, P.E.
Traffic Engineering Department Manager
AECOM
7800 Congress Avenue, Suite 200
Boca Raton, FL 33487

vivek.reddy@aecom.com
561.862.1051 (office)
954.330.9111 (cell)

From: Reddy, Vivek [mailto:Vivek.Reddy@aecom.com]
Sent: Monday, August 07, 2017 12:58 AM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Valdes-Barbara <Valdes-Barbara@MonroeCounty-FL.Gov>
Subject: RE: Traffic study, Major Conditional Use Permit, File # 2017-083

Thank you, Kevin. We will review the traffic study and let you know if we have any comments by the end of this week or early next week.

Vivek

Sent via the Samsung Galaxy S6 edge+, an AT&T 4G LTE smartphone

-------- Original message --------
From: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Date: 8/6/17 3:46 PM (GMT-05:00)
To: "Reddy, Vivek" <Vivek.Reddy@aecom.com>
Cc: Valdes-Barbara <Valdes-Barbara@MonroeCounty-FL.Gov>
Subject: Traffic study, Major Conditional Use Permit, File # 2017-083

Hi, Vivek.

Wanted to give you a heads up that I uploaded a traffic study and site plans for your review and comments to the AECOM File Transfer system. This is for an affordable housing project that is being expedited through the County development review process. It is scheduled for the 8/29/2017 Development Review Committee meeting. The methodology was previously reviewed by John Arrieta when this was associated with File # 2016-215, which is now the Development Agreement application for this project.

It would be ideal to have AECOM's review comments by the end of this week or early next week, so we can include them in the staff report. Please let me know if you have any questions or would like more information about the applications.

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

MONROE COUNTY, FLORIDA
RESOLUTION NO. 025A -2018

A RESOLUTION BY THE MONROE COUNTY BOARD OF COUNTY COMMISSIONERS APPROVING A DEVELOPMENT AGREEMENT BETWEEN MONROE COUNTY AND QUARRY PARTNERS, LLC RELATED TO THE PROPOSED DEVELOPMENT OF 208 ATTACHED RESIDENTIAL DWELLING UNITS DESIGNATED AS AFFORDABLE HOUSING UNITS AT A PROPOSED DENSITY OF 17.3 UNITS PER BUILDABLE ACRE ON PROPERTY LEGALLY DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00120940-000100, 00120940-000201 AND 00120940-000302

WHEREAS, during a public meeting held on January 17, 2018, the Monroe County Board of County Commissioners conducted a review and consideration of a request filed by Barton W. Smith, Esq., on behalf of Quarry Partners, LLC for a Development Agreement in accordance with Chapter 110, Article V, Sections 110-132 and 110-133 of the Monroe County Land Development Code (LDC) and Florida Statutes §163.3220 *et. seq.*, the Florida Local Government Development Agreement Act; and

WHEREAS, the proposed Agreement involves the "development of 208 affordable housing units, with a minimum mix of at least 10% median and at least a 20% combination of low and very low income categories" on the 15.035-acre property located in the Big Coppitt Mixed Use Area 1; and

WHEREAS, the conceptual site plan attached to the development agreement indicates the proposed development would include 208 affordable housing units arranged throughout nine buildings, a clubhouse and pool, 481 off-street parking spaces, and wetland and conservation areas; and

WHEREAS, the subject property is legally described as parcels of land in Section 21, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida, having real estate numbers 00120940-000100, 00120940-000201 and 00120940-000302; and

WHEREAS, pursuant to Policy 107.1.6 of the Monroe County 2030 Comprehensive Plan, a development agreement shall be required for any proposed development of an affordable housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal; and

WHEREAS, the Monroe County Planning Commission held a public hearing at its meeting on December 20, 2017, which was the first of two required public hearings; and

WHEREAS, at the December 20, 2017 public hearing, the Planning Commission recommended approval to the Board of County Commissioners of the proposed development agreement without the provision for the County commitment of $1.5 million towards the road construction costs and U.S. 1 easement, and with the condition providing staff full review and recommendation of the revised traffic report before proceeding to the BOCC; and

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Findings of Fact:

1. The subject property is located within a Mixed Use (MU) Land Use (Zoning) District. Further, it is designated within a Mixed Use / Commercial (MC) category on the Future Land Use Map (FLUM) and within a Tier III district on the Tier Overlay District Map;

2. On August 29, 2017, the proposed development agreement was reviewed by the Development Review Committee;

3. The Monroe County Planning Commission held a public hearing at its meeting on December 20, 2017, which was the first of two required public hearings, and recommended approval of the development agreement with conditions to the Board of County Commissioners in Resolution No. P35-17;

4. Florida Statutes §163.3220 authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development; and

WHEREAS, based upon the information and documentation submitted, the Board of County Commissioners makes the following Conclusions of Law:

1. The request is consistent with the provisions and intent of the Monroe County Land Development Code;

2. The request is consistent with the provisions and intent of the Monroe County Year 2030 Comprehensive Plan;

3. The request is consistent with the Principles for Guiding Development in the Florida Keys Area of Critical State Concern;

4. The development agreement is required pursuant to Policy 107.1.6 of the Monroe County 2030 Comprehensive Plan for any proposed development of an affordable

housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal;

5. The Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3223, et seq., Florida Statutes;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law support its decision to **APPROVE** the Development Agreement.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS of Monroe County, Florida, at a regular meeting held on the 17th of January, 2018.

Mayor David Rice	Yes
Mayor *pro tem* Sylvia J. Murphy	No
Commissioner Danny L. Kohlage	Yes
Commissioner George Neugent	Yes
Commissioner Heather Carruthers	Yes

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY: _____
Mayor David Rice

(SEAL)
ATTEST: KEVIN MADOK, CLERK

_____
Deputy Clerk

FILED FOR RECORD
2018 FEB -6 AM 10:06
CLERK CIR. CT.
MONROE COUNTY, FL

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
_____
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 1/2/18

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into on the ___ day of _____, 2018, by and between **MONROE COUNTY, FLORIDA**, a Political Subdivision of the State of Florida ("Monroe County") and **QUARRY PARTNERS, LLC**, a Florida limited liability company ("Quarry") (collectively, the "Parties"), pursuant to Sections 110-132 and 110-133 of the Monroe County, Florida, Code of Ordinances ("Monroe County Code"), and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2016), and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This Agreement involves the development of real property located on Big Coppitt Key, Florida with Monroe County Parcel ID 00120940-000100, 00120940-000302, and 00120940-00201, consisting of approximately 15.035 acres of upland and 6.736 acres of submerged land (the "Property").

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163 and Quarry has the sole and undivided ownership of the Property.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section 163.3220, *et seq.*, Florida Statutes (the "Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

F. Monroe County finds that entering into this Agreement furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives that seek to encourage the provision of affordable housing through incentive programs and regulations (including but not limited to Goal 601, Objective 601.1 and Objective 601.2).

G. Comprehensive Plan Policy 107.1.6 (which shall be referred to herein as the "Site Specific Regulations") provides as follows:

> "Development in the Big Coppitt Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use/Commercial (MC) Future Land Use Designation as well as an additional restriction set out below:
>
> 1. Residential units developed on the Big Coppitt Mixed Use Area 1 shall be restricted to affordable housing only (with a minimum mix of at least 10% median and at least a 20% combination of low and very low income categories) and subject to affordable housing regulations pursuant to Section 130-161[1] of the Monroe County Code of Ordinances.
>
> 2. There shall be no nonresidential uses. Accessory uses to the residential development, such as a club house or recreational facilities are permitted.
>
> 3. There shall be no market rate or transient residential units.
>
> 4. There shall be no dredging.
>
> 5. All habitable building located within the 65-69 DNL (Day-Night Average Sound Level) noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 25 decibels.
>
> 6. No residential buildings shall be located within the 70-74 DNL.
>
> 7. Any development located within the Big Coppitt Mixed Use Area 1 shall not utilize Puerta Drive for ingress and egress.
>
> 8. All habitable buildings located within the 70-74 DNL noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 30 decibels.
>
> 9. A development agreement shall be required for any proposed development of an affordable housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal."

H. In order to ensure the success and viability of the affordable housing project on the Property, Quarry requires the necessary 208 affordable ROGO allocations as set forth below:

1) 104 ROGOs from the City of Key West consisting of unallocated ROGOs from prior years which have been transferred to Monroe County for use on the Property through a Florida

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[1] As of the execution of this Agreement, the reference to Section 130-161[1] of the Monroe County Code of Ordinances is actually Section 139-1 of the Monroe County Code, as the Monroe County Code has been updated.

Statutes Section 380.032 agreement (attached hereto and incorporated herein as Exhibit "A"[2]) by and between Monroe County, City of Key West, Islamorada Village of Islands, City of Layton and City of Marathon to be utilized for development of Buildings 5, 6, 7, 8 and 9 as depicted on the conceptual site plan ("Site Plan") attached as Exhibit "B", and which shall be utilized all as Moderate income affordable ROGO ("Key West ROGOs");

2) The Key West ROGOs were reserved to the Property pursuant to Monroe County Resolution 213-2017;

3) Ninety-Six (96) ROGO allocations consisting of forty-four (44) Low, twenty (20) Median[3] and thirty-two (32) Moderate Income affordable ROGO allocations for development of the 96 units proposed as part of a Low Income Housing Tax Credit financial assistance that Quarry has received ("Monroe ROGOs"), such Monroe ROGOs having been reserved pursuant to Monroe County Resolution 323-2016;

4) An additional Eight (8) ROGO allocations were reserved by Monroe County pursuant to Monroe County Resolution 212-2017 so that the One Hundred Four (104) Monroe ROGOs allocations consist of the following: one (1) Very Low, Fifty-One (51) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty (20) Median and Thirty-Two (32) Moderate affordable ROGO allocations.

I. The Property is generally described as follows:

1. Quarry owns the Property. Copies of the Special Warranty Deeds evidencing Quarry's ownership are attached hereto and incorporated herein as Exhibit "C". Historically the Property was a mining operation and currently the Property is vacant land.

2. A complete legal description of the Property is attached hereto and incorporated herein as Exhibit "D".

3. As of the date of this Agreement, the Property is assessed by the Monroe County Property Appraiser as real estate numbers 00120940-000100, 00120940-000302, and 00120940-000201.

4. The Property currently has Mixed Use ("MU") Land Use (Zoning) District designation and a corresponding Mixed Use/Commercial ("MC") Future Land Use Map designation.

5. The Property currently has a Tier Overlay District designation of Tier III.

6. The Property consists of approximately 15.035 acres of upland and 6.736 acres of submerged land.

---

[2] Fully executed agreement will be provided and inserted as Exhibit "A" once received.

[3] Note that the Monroe County Resolutions use the term "Medium" but the correct term per the Code is "Median".

II. PURPOSE

A. The overall purpose of this Agreement is to allow the Parties to implement the provisions of Monroe County Code Chapter 139 as applied to the Property in order to insure the continued provision of needed affordable housing in the unincorporated Lower Keys.

B. The Agreement allows for the development of 208 affordable housing dwelling units on the Property on Big Coppitt, Monroe County, Florida, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Monroe County Comprehensive Plan, and the Monroe County Code.

C. The Agreement allows the Parties to implement the provisions of Comprehensive Plan Policy 107.1.6 as applied to the Property in order to supply much needed affordable housing in the unincorporated Lower Keys and to allow for a reasonable use of the Property by utilizing the previously unused Key West ROGOs and Monroe ROGOs for development at the Property.

III. AGREEMENT REQUIREMENTS

A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following.

B. **Legal Description and Ownership**. The legal descriptions for the Property subject to this Agreement are set forth in Exhibit "D".

C. **Duration of Agreement**. This Agreement shall remain in effect for ten (10) years from the "Effective Date" as defined herein, and may be extended by mutual consent of the Parties and approval at a public hearing, in accordance with Section 163.3229, Florida Statutes. For the duration of this Agreement, the Parties agree that any development shall comply with and be controlled by this Agreement, the Monroe County Code, and the Monroe County Comprehensive Plan governing the development of land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. **Permitted Uses.**

1. The Property currently has a MU Land Use (Zoning) District designation and a corresponding MC Future Land Use Map designation.

    a. The principal purpose of the Mixed Use/ Commercial land use category is to provide for the establishment of commercial land use (zoning) districts where various types of commercial retail and office may be permitted at intensities which are consistent with the community character and the natural environment.

Employee housing and commercial apartments are also permitted. In addition, Mixed Use/Commercial land use districts are to establish and conserve areas of mixed uses, which may include maritime industry, light industrial uses, commercial fishing, transient and permanent residential, institutional, public, and commercial retail uses.

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

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

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

b. In accordance with this Agreement and with the MU Land Use (Zoning) District, as set forth in Monroe County Code Section 130-88, and in compliance with other provisions of the Monroe County Code, the permitted uses in the MU Land Use (Zoning) District include commercial retail; office; commercial fishing; attached residential dwelling units; hotels; marinas and accessory uses. Provided that pursuant to Comp. Plan Policy 107.1.6, the Site-Specific Regulations applicable to the Property prohibit nonresidential uses, market rate residential units, and transient residential units. Pursuant to Section 130-88(c)(3) of the Monroe County Code, attached dwelling units are permitted in the MU District as a major conditional use, provided that:

1. The structures as designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and

2. The parcel proposed for development is separated from any established residential use by a class C bufferyard.

c. In accordance with this Agreement and Comprehensive Plan Policy 107.1.6, the development on the Property must be in compliance with the Site Specific Regulations.

d. The development of the Property includes the addition of up to 208 new, affordable residential dwelling units and other accessory development. The residential density shall not exceed 208 permanent residential units.

e. The height of any new structure associated with the development of the Property shall not exceed 35 feet, except as provided in Monroe County Code, as amended. "Grade" as defined in the Monroe County Code shall be 5.7 feet NGVD as shown in the attached topographic survey attached as Exhibit "E".

E. **Public Facilities**.

1. The Florida Keys Aqueduct Authority provides domestic potable water to the Property. The Florida Keys Aqueduct Authority will meter any new development.

2. Keys Energy Services provides electric service to the Property. Excluding existing development that may already be metered, Keys Energy Services will meter any new development. In addition, excluding existing development that may already be metered, Keys Energy Services will meter other types of development accordingly.

3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.

4. The Property is connected to central sewer via Big Coppitt Regional sewer system.

5. Transportation facilities. The Memorandum of Interdevelopment and Operating Agreement attached as Exhibit "F" provides satisfactory access and ingress/egress to and from the Property and US-1.

F. **Reservation or Dedication of Land**. There is no reservation or dedication of land for public purposes contemplated by this Agreement.

G. **Affordable Compliance** The requirement under Comprehensive Plan Policy 107.1.6 regarding "a minimum of at least 10% median and at least a 20% combination of low and very low income categories" is satisfied (i) during the Increased Affordable Restriction as provided in Section III.M. below and (ii) after the expiration of the Increased Affordable Restriction, as the Fifty-Two (52) very low/low units represent 25% of the 208 units (which is a substantial increase over the 20% requirement) and combined with the 20 median income units (9.6%) represent 34% of the total units.

H. **Development Allowed**. The following specific criteria are those which will guide development of the Property, and are standards by which any further approvals shall be measured and shall be as follows:

a. Provided such development can be designed and approved by all applicable regulations and cumulative density/intensity provisions, including but not limited to the Monroe County Comprehensive Plan, Monroe County Code and Florida Building Code, the Property is permitted to develop the following buildings, facilities and structures on the Property pursuant to this Agreement:

i. Up to and including two hundred eight (208) new, affordable residential dwelling units.

ii. Additional amenities ancillary and accessory to the affordable housing project, including a gatehouse, offices, club house, fitness center and maintenance, and housekeeping consisting of up to 10,000 square feet.

iii. Parking areas and landscaping.

iv. Playground, parks and/or pools or other outdoor recreation facilities as accessory uses to the affordable residential development.

I. **Required Approvals.** The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement:

Conditional Use Approval and building permits will be required for the development of the Property into 208 new, affordable residential dwelling units as permitted under Monroe County's Land Development Regulations. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.

J. **Military Installation Area of Impact.** Quarry acknowledges and understands the Property and proposed development is within the Military Installation Area of Impact Overlay as defined by the Monroe County Comprehensive Plan. The Property is located in the 65 – 69 DNL (Day-Night Average Sound Level) noise contours pursuant to the 2013 Navy Final Environmental Impact Statement. Quarry agrees to sound attenuate all habitable buildings and shall strive to achieve an outdoor to indoor Noise Level Reduction Level (NLR) of at least 25 decibels. No residential buildings shall be located within the 70-74 DNL.

K. **Ingress/Egress.** Ingress and egress access to the proposed development on the Property shall be provided as depicted on the Site Plan attached as Exhibit "B" and as set forth below:

(i) There shall be no ingress or egress to the Property via Puerta Drive.

(ii) Quarry and its agents, licensees, employees, invitees, successors, construction crews and contractors, tenants and assigns shall be permitted to use Calle Dos and Calle Uno to access US-1 as shown on page C-10.2A of the Site Plan ("Calle Uno/Dos Access"). In exchange for such access and to maintain the level of service on the county road, Quarry will improve Calle Uno with a northbound left-turn lane and a southbound right-turn lane (collectively, "Turn Lane Work") prior to the issuance of the first Certificate of Occupancy for the affordable housing dwelling units on the Property.

(iii) Quarry shall use commercially reasonable efforts to obtain an easement to access US 1 directly pursuant to a Non-Exclusive Ingress and Egress Easement Agreement as shown on page C-10.2B and titled "Easement to US 1" (the "US 1 Easement"). To obtain access via the US 1 Easement, Quarry must first obtain all required local, state, and federal permits. Quarry shall use best efforts to obtain these permits prior to obtaining its First Certificate of Occupancy for the affordable housing dwelling units on the Property. Notwithstanding the preceding, obtaining all necessary permits is not

a condition precedent to issuance of the Certificate of Occupancy for the project on the Property. If Quarry obtains all necessary permits for direct access to US 1 utilizing the US 1 Easement, Quarry shall construct the necessary road directly to US 1 and shall cease ingress and egress through the Calle Uno/Dos Access.

(iv) Monroe County does hereby agree to contribute up to $950,000.00 ("Road Funds") toward Quarry's actual construction costs of the (w) roadway and bridge improvements on the easement area granted pursuant to the Memorandum of Interdevelopment and Operating Agreement attached as Exhibit "F", (x) the Turn Lane Work, (y) road work necessary to access/connect to the Calle Uno/Dos Access and (z) if applicable, the US 1 Easement directly to US 1 (collectively, the "Road Work"). The road necessary to provide ingress and egress to the project to via Calle Uno & Calle Dos shall be constructed to County standards The Road Funds shall be disbursed to Quarry as follows (provided that in the event that Quarry has been unable to obtain the US 1 Easement despite its commercially reasonable efforts, the US 1 Easement shall not be included in the defined term "Road Work")

a. $316,666.00 prior to the commencement of the construction of the Road Work, provided that all applicable permits and approvals have been obtained;
b. $316,666.00 upon Monroe County's receipt of reasonable certification from the engineer of record that the Road Work is fifty percent (50%) complete; and
c. The amount remaining to complete the Road Work, up to $316,667.00, upon Monroe County's receipt of certification from the engineer of record that (i) the Road Work is complete, (ii) meets Monroe County standards and (iii) is ready for operation and dedication to Monroe County as a public road and acceptance by Monroe County. Upon such certification, Monroe County agrees to time accept conveyance of the Road Work.

L. **Site Plan Approval**. Monroe County does hereby accept the Site Plan of the Property. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as part of a Major Conditional Use approval. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission.

M. **Increased Affordable Restriction**. In exchange for the waivers set forth in Section III.N. below, Quarry agrees that for the initial 50 year term of affordable restrictions on the Property, the residential units on the Property shall consist of the following (such residential unit affordable restrictions to be defined as the "Increased Affordable Restriction"): Eleven (11) Very Low which may only be occupied by households whose total household incomes do not exceed twenty-five percent (25%) of the median monthly household income), Sixty-Two (62) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty-One (21) Median and One Hundred Fourteen (114) Moderate affordable residential units.

At the expiration of the 50-year Increased Affordable Restriction term, for the remaining 49 years that the Property remains subject to affordable restrictions, (i) the affordable restrictions on the Property shall consist of the following: one (1) Very Low, Fifty-Two (52) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty (20) Median and One Hundred Thirty-Six (136) Moderate affordable residential units and (ii) shall be restricted to new tenants who are employed in Monroe County and who earn seventy percent (70%) or more of their income from their employment in Monroe County.

N. **Impact Fee Waiver and Building Permit and Wastewater Capacity Fees**. Per Section 126-4(h)(6) of the Monroe County Code, all impact fees are hereby waived by Monroe County. Quarry requested that Monroe County waive $615,519.32 in building permit fees in a separate item scheduled for consideration on the same date as this Agreement, and Monroe County approved such waiver. Monroe County also agrees to apply $936,000 in Monroe County Land Authority funds, if legally permissible, to be paid towards the wastewater capacity reservation fees for the Big Coppitt Wastewater Treatment Plant, and if said use of Monroe County Land Authority funds is not permissible at the time payment is due, Monroe County agrees to pay same amount out of another lawfully available source of funds including but not limited to Monroe County's general fund.

O. **Finding of Consistency.** By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with the Monroe County Comprehensive Plan and Monroe County Code.

P. **Breach, Amendment, Enforcement, and Termination**.

a. **Material Breach**: A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.

b. **Notice**: Upon any Party's material breach of the terms and conditions of this Agreement, the non-breaching Party shall serve written Notice of the breach upon the breaching Party pursuant to the procedure established in this Agreement and shall provide the opportunity, within ninety (90) days of the date such Notice is served, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. The breaching Party shall be provided an additional ninety (90) days to cure the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties. This Agreement is not subject to arbitration and must be amended in accordance with the statutory requirements. This notice provision does not apply to sections II.E. and III.K.c.iii. which contains its own, separate process for Monroe County to declare this Agreement void.

c. **Amendment or Termination**: The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.

i. Amendments to this Agreement shall subject Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.

ii. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the Parties.

iii. Amendment, extension or termination shall require at least two (2) public hearings. The hearings shall be held pursuant to an application filed with Monroe County by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Monroe County Ordinances and Florida Statutes.

iv. If the terms of the compliance schedule are not met, the development agreement shall be voidable at the sole option of Monroe County at a public hearing of the Board of County Commissioners.

d. **Enforcement**:

i. After notice and an opportunity to respond and/or cure the material breach as provided for below. In addition, Monroe County may utilize appropriate code compliance remedies to cure any breach after notice or arising after the execution of this Agreement and an opportunity to cure as provided herein.

ii. Monroe County, the other Parties, their successors or assigns, or any aggrieved or any adversely affected party as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.

iii. Nothing contained herein shall limit any other powers, rights, or remedies that either party has, or may have in the future, to enforce the terms of this Agreement.

Q. **Binding Effect of Agreement**. The covenants, agreements, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns.

R. **State and Federal Law.** If State or Federal laws enacted after the effective date of this Agreement preclude either Party's compliance with the terms of this Agreement, this agreement shall be modified as is necessary to comply with the relevant State or Federal Laws.

S. **Compliance with Other Laws**. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms or restrictions.

T. **Reservation of Rights**. This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. The Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and land development regulations and permits, except to the extent otherwise provided for in this Agreement.

U. **No Permit.** This Agreement is not and shall not be construed as a Development Permit, Development Approval or authorization to commence development, nor shall it relieve the Parties other than Monroe County of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code.

V. **Good Faith; Further Assurances; No Cost**. The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict or require the exercise of Monroe County's police power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings, or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.

W. **Successors and Assigns**. This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.

X. **Joint Preparation**. This Agreement has been drafted with the participation of the Parties and their counsel, and shall not be construed against any party on account of draftsmanship. The captions of each article, section and subsection contained in this Agreement are fore ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.

Y. **Notices**. All notices, demands, requests or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt to the addresses stated below. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

County Administrator
1100 Simonton Street
Room 2-205
Key West, Florida 33040

And a copy to:

Robert Shillinger, Esq.
County Attorney
PO Box 1026
Key West, Florida 33041
and
1111 12th Street, Suite 408
Key West, Florida 33040

The address of Quarry shall be:

3030 Hartley Road
Suite 310
Jacksonville, FL 32257

And a copy to:

Barton W. Smith, Esq.
Smith Hawks, PL
138 Simonton Street
Key West, Florida 33040

It is the responsibility of the Parties to promptly notify all other Parties of any change in name or address for receipt of notice, demand, request, or replies.

Z. **Force Majeure.** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other_party with a written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

AA. **Construction.** This Agreement shall be construed in accordance with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto. In construing this Agreement, the use of any gender shall

include every other and all genders, and captions and section and paragraph headings shall be disregarded. All of the exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

BB. **Omission**. The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

CC. **Jurisdiction and Governing Law**. The Parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida.

DD. **Attorney's Fees and Costs.** The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, as an award against the non-prevailing party, and shall include attorney's fees, courts costs, in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Monroe County.

EE. **Time of Essence**. Time shall be of the essence for each and every provision of this Agreement.

FF. **Entire Agreement**. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations or warranties other than as set forth herein. This Agreement may not be changed, altered or modified except by an instrument in writing signed by the Party against whom enforcement of such change would be sought and subject to the requirements for the amendment of development agreements in the Act.

GG. **Counterparts**. This Agreement may be executed in one or more counterparts, and by different Parties hereto in separate counterparts, each of which when executed shall be deemed an original but all which taken together constitute one and the same agreement.

HH. **Recording**. Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Quarry agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

II. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

JJ. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

IV. Effective Date. The "Effective Date" of this Agreement is forty-five (45) days after the duly signed and recorded Agreement is received by the Florida Department of Economic Opportunity pursuant to Chapter 380, Florida Statutes, and if appealed, the date the appeal is resolved.

[Balance of this page intentionally left blank, signature page to follow]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

QUARRY PARTNERS, LLC, a Florida limited liability company

By: TVC Big Coppitt, LLC, a Florida limited liability company, its Manager

BY: _____
Clarence S. Moore, Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF DUVAL)

Sworn to and subscribed before me this 6th day of February, 2018, by Clarence S. Moore, Vice President of TVC Big Coppitt, LLC, a Florida limited liability company, Manager of QUARRY PARTNERS, LLC, a Florida limited liability company, on behalf of the company. Each ☑ is personally known to me or ☐ has produced _____ as identification.

_____
Name:
Notary Public, State of
My Commission Expires:

REBECCA L WHITE
MY COMMISSION # FF974384
EXPIRES March 23, 2020
(407) 398-0153 FloridaNotaryService.com

ATTEST: KEVIN MADOK, CLERK

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

_____
DEPUTY CLERK

_____
MAYOR RICE

File #:	**2017-083**
Owner's Name:	Quarry Partners, LLC
Applicant:	Smith / Hawks, PL
Agent:	Barton Smith, Esq.
Type of Application:	Major Conditional Use Permit
Key:	Big Coppitt Key
RE:	00120940.000100 00120940.000201 00120940.000302

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

We strive to be caring, professional, and fair.

Date: 06.14.2017
Time: _____

Dear Applicant:

This is to acknowledge submittal of your application for Major CUP
(Type of application)

Quarry Partners, LLC to the Monroe County Planning Department.
(Project / Name)

Agent: Smith/Hawks, PL
Barton Smith, Esq.

Thank you.

Planning Staff

APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED
JUL 7 2017
MONROE CO. PLANNING DEPT.

AMENDED **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: $11,400.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 07 / 07 / 2017
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

SMITH / HAWKS, PL — BARTON W. SMITH, ESQ.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138 SIMONTON STREET, KEY WEST, FLORIDA 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — BART@SMITHHAWKS.COM
Work Phone Home Phone Cell Phone Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authorized to sign.)**

QUARRY PARTNERS, LLC — BARTON W. SMITH, ESQ.
(Name/Entity) — Contact Person

3030 HARTLEY ROAD, SUITE 310, JACKSONVILLE, FLORIDA 32257
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — BART@SMITHHAWKS.COM
Work Phone Home Phone Cell Phone Email Address

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

SEE TAB 2
Block Lot Subdivision Key

00120940-000100, 00120940-00201, 00120940-00302 — 8571011, 9104109, 9104108
Real Estate (RE) Number — Alternate Key Number

9
Street Address (Street, City, State & Zip Code) — Approximate Mile Marker

Land Use District Designation of Property: MIXED USE (MU)

Present Land Use of Property: VACANT

Proposed Land Use of Property: 208 ATTACHED AFFORDABLE DWELLINGS

Total Area of Property: 21.77 ACRES

Total Upland Area within Property: 15.035 ACRES

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

_____Total number of non-residential buildings

_____Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

208 Total number of 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

Applicants requesting a Major Conditional Use Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

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] Completed application form
- [x] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*) TAB 1
- [x] Proof of ownership (i.e., Warranty Deed) TAB 2
- [x] Current property record card(s) from the Monroe County Property Appraiser TAB 3
- [x] Photograph(s) of site from adjacent roadway TAB 4
- [ ] Copy of the recorded conditional use permit and any previous modification approvals N/A
- [ ] Copy of the most recently approved site plan N/A
- [x] Written description of project TAB 5
- [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) PREVIOUSLY SUBMITTED
- [x] Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a). TAB 6
- [x] Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b). TAB 7
- [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
    - [x] Land Use (Zoning) District designation(s) of site
    - [x] Tier designation(s) of the site
    - [x] Flood zones pursuant to the Flood Insurance Rate Map
    - [x] Setback lines as required by the Land Development Code
    - [x] Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
    - [x] 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*)
    - [x] Extent and area of wetlands, open space preservation areas and conservation easements
    - [x] 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)
    - [x] Location of fire hydrants or fire wells
    - [x] 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
    - [x] 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) SEE SITE PLAN, SHEET C-2.0

☑ 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 TAB 12

☑ 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) PREVIOUSLY SUBMITTED

☑ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) SEE SITE PLAN, SHEET C-2.0

☑ Typed name and address mailing labels of all property owners within a 600 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 600 foot radius, each unit owner must be included TAB 13

☑ Radius report from Monroe County Property Appraiser supporting the required labels TAB 13

☑ Proof of Coordination are required from the following: TAB 14

- ☑ 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 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.)

☑ Notarized Agent Authorization TAB 15

☑ Vegetation Survey or Wetland delineation SEE SURVEY AND SITE PLAN, SHEET C-1.0

☑ Construction Phasing Plan N/A

APPLICATION

☐ 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: N/A

- ☐ 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)

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.

APPLICATION

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:** JULY 7, 2017

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 7th day of JULY, 20 17,

by BARTON W. SMITH, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Brandi Green
Signature of Notary Public

BRANDI GREEN
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires: 06/29/2020

BRANDI GREEN
MY COMMISSION # FF 965986
EXPIRES: June 29, 2020
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

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*
Quarry Partners, LLC (Limited Partner) 3030 Hartley Road, Suite 310, Jacksonville, FL 32257	99.99 %
Quarry Partners GP, LLC (General Partner) 3030 Hartley Road, Suite 310, Jacksonville, FL 32257	0.01 %

- 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: Jason O. Floyd Jason O. Floyd

State of Florida, County of Duval

The foregoing instrument was acknowledged before me this 5th day of June 2017, by Jason O. Floyd. He/she is personally known to me or has produced _____ as identification.

Rebecca L. White
Notary Public
My Commission Expires: 03/23/2020

REBECCA L WHITE
MY COMMISSION # FF974384
EXPIRES March 23, 2020
(407) 398-0153 FloridaNotaryService.com

AGENT AUTHORIZATION FORM

Date of Authorization: 05/ 17/ 2017
Month Day Year

I hereby authorize Barton W. Smith, Esq., Smith Hawks, PL be listed as authorized agent
(Print Name of Agent)

Representing Quarry Partners, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Development Agreement and Major Conditional Use Approval
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See attached legal			Big Coppitt
Lot	**Block**	**Subdivision**	**Key (Island)**

00120940-000100	8571011
Real Estate (RE) Number	**Alternate Key Number**
	12
Street Address (Street, City, State & Zip Code)	**Approximate Mile Marker**

Authorized Agent Contact Information:
138 Simonton Street, Key West, FL 33040

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

305-296-7227			bart@smithhawks.com
Work Phone	Home Phone	Cell Phone	Email Address

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: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Clarence S Moore

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 16TH day of MAY, 2017,

by CLARENCE STEPHENS MOORE, ~~who is personally known to me~~ OR produced
(Print Name of Person Making Statement)

FL DL M600-117-73-189-0 as identification.
(Type of ID Produced)

LISA ANNE GIBLO
MY COMMISSION # GG058171
EXPIRES January 08, 2021

Lisa Anne Giblo
Signature of Notary Public

LISA ANNE GIBLO
Print, Type or Stamp Commissioned Name of Notary Public

00089679 - v1

PARCEL 9:

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

BEGIN at the Southwest comer of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plot thereof as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet bock to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH:

PARCEL 10:

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

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

TOGETHER WITH:

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plot thereof, as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County,

Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.1.1.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.1.1.F. Certificate #29509, a distance of 120.22 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.1.1.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest comer of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plot thereof as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feel to a point on the North boundary line of T.1.1.F. Deed #24002 as described in Official Records Book 346, Page 580, of the so id Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.1.1.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feel, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88'53'56" East, for a distance of 39.47 feet; North 65'36'56" East, a distance of 71.66 feet; South 88'16'57" East, for a distance of 75.93 feet; North 77'38'10" East, a distance of 44.29 feet; South 76'11'41" East, for a distance of 76.54 feet; North 88'33'56" East, a distance of 82.11 feel; North 85'40'47" East, for a distance of 103.42 feet; South 75'35'07" East a distance of 43.33 feet; North 77'23'10" East for a distance of 41.16 feet; South 84'42'40" East a distance of 110.45 feet; South 87'26'54" East for a distance of 85.16 feet; South 79'07'09" East for a distance of 28.70 feet: North 79'46'31" East for a distance of 73.24 feet: South 77'57'45" East for a distance of 41.56 feet; North 7713'36" East for a distance of 53.90 feet; South 84'23'12" East for a distance of 121.58 feet; North 80'09'47" East for a distance of 54.26 feet; South 82'09'00" East for a distance of 63.88 feet: South 79·34'01 East for a distance of 42.16 feet; North 86'10'05" East for a distance of 98.91 feet: North 88'42'12" East for a distance of 49.04 feet: South 82'47'37" East for a distance of 59.12 feet; South 84'16'22" East for a distance of 85.04 feet; South 47'39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29'03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.1.1.F. Deed #24002; thence run West and along the North line of said T.1.1.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet bock to the POINT OF BEGINNING.

(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33040-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

June 5, 2017

Mr. Nick Batty, Esq.
SMITH OROPEZA HAWKS, P.L.
138-142 Simonton St
Key West, FL 33040

RE: The Quarry, Parcel No. 00120940-0001000, Rockland Key, Florida

Dear Mr. Batty:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (KEYS).

KEYS' Engineering Section requests that they be provided with a full set of plans and a Project Review Form (separate form for each new meter) for the referenced project.

These plans are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the full set of plans and the Project Review Form to one of our Customer Programs Representatives.

Should you have any questions, please contact me at (305) 295-1080.

Sincerely,

Catherine Nix
Customer Accounts Representative

CN/am

Enclosures
c:
M. Alfonso, Supervisor of Engineering

AGENT AUTHORIZATION FORM

Date of Authorization: 05/ 17/ 2017
Month Day Year

I hereby authorize Barton W. Smith, Esq., Smith Hawks, PL be listed as authorized agent
(Print Name of Agent)

Representing Quarry Partners, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Development Agreement and Major Conditional Use Approval
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

Lot	Block	Subdivision	Key (Island)
See attached legal			Big Coppitt

Real Estate (RE) Number	Alternate Key Number
00120940-000100	8571011
	12

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

Authorized Agent Contact Information:
138 Simonton Street, Key West, FL 33040

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

Work Phone	Home Phone	Cell Phone	Email Address
305-296-7227			bart@smithhawks.com

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: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Clarence S Moore

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 16TH day of MAY, 2017,

by CLARENCE STEPHENS MOORE, ~~who is personally known to me~~ OR produced
(Print Name of Person Making Statement)

FL DL M600-117-73-189-0 as identification.
(Type of ID Produced)

LISA ANNE GIBLO
MY COMMISSION # GG058171
EXPIRES January 08, 2021

Lisa Anne Giblo
Signature of Notary Public

LISA ANNE GIBLO
Print, Type or Stamp Commissioned Name of Notary Public

PARCEL 9:

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

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TOGETHER WITH:

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APPLICATION

MONROE COUNTY

PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

RECEIVED

JUN 1 4 2017

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: $11,400.00

In addition to the application fee, the following fees also apply:
Advertising Costs: $245.00
Surrounding Property Owner Notification (SPON): $3.00 for each property owner required to be noticed
Traffic Study Review: $5,000.00
Advertising and Noticing fees for a community meeting: $245.00 plus $3.00/SPON

Date of Application: 06 / 14 / 2017
Month Day Year

Applicant / Agent Authorized to Act for Property Owner: **(Agents must provide notarized authorization from all property owners.)**

SMITH / HAWKS, PL — BARTON W. SMITH, ESQ.
Applicant (Name of Person, Business or Organization) — Name of Person Submitting this Application

138 SIMONTON STREET, KEY WEST, FLORIDA 33040
Mailing Address (Street, City, State and Zip Code)

(305) 296-7227 — BART@SMITHHAWKS.COM
Work Phone — Home Phone — Cell Phone — Email Address

Property Owner: **(Business/Corp must include documents showing who has legal authorized to sign.)**

QUARRY PARTNERS, LLC — SEE AGENT
(Name/Entity) — Contact Person

3030 HARTLEY ROAD, SUITE 310, JACKSONVILLE, FLORIDA 32257
Mailing Address (Street, City, State and Zip Code)

SEE AGENT — SEE AGENT
Work Phone — Home Phone — Cell Phone — Email Address

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

SEE TAB 2
Block — Lot — Subdivision — Key

00120940-000100, 00120940-00201, 00120940-00302 — 8571011, 9104109, 9104108
Real Estate (RE) Number — Alternate Key Number

9
Street Address (Street, City, State & Zip Code) — Approximate Mile Marker

Land Use District Designation of Property: MIXED USE (MU)

Present Land Use of Property: VACANT

Proposed Land Use of Property: 208 ATTACHED AFFORDABLE DWELLINGS

Total Area of Property: 21.77 ACRES

Total Upland Area within Property: 15.035 ACRES

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

_____Total number of non-residential buildings

_____Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of market-rate units

208 Total number of 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

Applicants requesting a Major Conditional Use Amendment shall provide for public participation through a community meeting.

Scheduling. The applicant will coordinate with the Planning Director regarding the date, time and location of the proposed community meeting; however, all meetings are to be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval.

Notice of Meeting. The community meeting shall be noticed at least 15 days prior to the meeting date by advertisement in a Monroe County newspaper of general circulation, mailing of notice to surrounding property owners, and posting of the subject property.

Noticing and Advertising Costs. The applicant shall pay the cost of the public notice and advertising for the community meeting and provide proof of proper notice to the Planning Director.

The community meeting shall be facilitated by a representative from the Monroe County Planning & Environmental Resources Department and the applicant shall be present at the meeting.

PROOF OF PROPER NOTICING ON THE COMMUNITY MEETING WILL BE REQUIRED.

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] Completed application form
- [x] Correct fee (check or money order payable to *Monroe County Planning & Environmental Resources*) TAB 1
- [x] Proof of ownership (i.e., Warranty Deed) TAB 2
- [x] Current property record card(s) from the Monroe County Property Appraiser TAB 3
- [x] Photograph(s) of site from adjacent roadway TAB 4
- [ ] Copy of the recorded conditional use permit and any previous modification approvals N/A
- [ ] Copy of the most recently approved site plan N/A
- [x] Written description of project TAB 5
- [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) PREVIOUSLY SUBMITTED
- [x] Environmental Designation Survey (prepared in accordance with Monroe County Code §110-70 a). TAB 6
- [x] Community Impact Statement (prepared in accordance with Monroe County Code §110-70 b). TAB 7
- [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
    - [x] Land Use (Zoning) District designation(s) of site
    - [x] Tier designation(s) of the site
    - [x] Flood zones pursuant to the Flood Insurance Rate Map
    - [x] Setback lines as required by the Land Development Code
    - [x] Locations and dimensions of all existing and proposed structures, including all paved areas and clear site triangles
    - [x] 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*)
    - [x] Extent and area of wetlands, open space preservation areas and conservation easements
    - [x] 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)
    - [x] Location of fire hydrants or fire wells
    - [x] 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
    - [x] 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) SEE SITE PLAN, SHEET C-2.0

☑ 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 TAB 12

☑ 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) PREVIOUSLY SUBMITTED

☑ Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging) SEE SITE PLAN, SHEET C-2.0

☑ Typed name and address mailing labels of all property owners within a 600 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 600 foot radius, each unit owner must be included TAB 13

☑ Radius report from Monroe County Property Appraiser supporting the required labels TAB 13

☑ Proof of Coordination are required from the following: TAB 14

- ☑ 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 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.)

☑ Notarized Agent Authorization TAB 15

☑ Vegetation Survey or Wetland delineation SEE SURVEY AND SITE PLAN, SHEET C-1.0

☑ Construction Phasing Plan N/A

☐ 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: N/A

- ☐ 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)

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.

APPLICATION

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, 2017

STATE OF FLORIDA

COUNTY OF MONROE

Sworn to and subscribed before me this 14th day of JUNE, 20 17,

by BARTON W. SMITH, who is personally known to me OR produced
(PRINT NAME OF PERSON MAKING STATEMENT)

_____ as identification.
(TYPE OF ID PRODUCED)

Brandi Green
Signature of Notary Public

Brandi Green
Print, Type or Stamp Commissioned Name of Notary Public

My commission expires:

BRANDI GREEN
MY COMMISSION # FF 965986
EXPIRES: June 29, 2020
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

TAB 2 – Proof of Ownership

DocN 2120094 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $32,200.00

DocN 2120094
Bk# 2850 Pg# 1599

This instrument prepared by and after recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

$1 Cnty

Alt Key No. 00120940-000100

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20 2017, between **BRT 10, LLC**, a Florida limited liability company, with an address of P.O. Box 787, Key West, Florida 33041 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

GRANTOR:

BRT 10, LLC, a Florida limited liability company

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

By: _____
Name: Richard J. Toppino
Title: Manager

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

By: _____
Name: Daniel Toppino, Sr.
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Richard J. Toppino and Daniel Toppino, Sr., each as Manager of BRT 10, LLC, a Florida limited liability company, on behalf of the company. Each ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: _____
Notary Public, State of Florida
My Commission Expires: _____

Doc# 2120094
Bk# 2850 Pg# 1601

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 9:

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

BEGIN at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH AN UNDIVIDED 50% INTEREST IN THE FOLLOWING:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a

distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded March 11, 2008 in Official Records Book 2349, Page 1651.
7. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
8. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
9. Resolution No. 302-2007 recorded May 29, 2009 in Official Records Book 2415, Page 313.
10. Easement to City of Key West recorded January 10, 1961 in Official Records Book 204, Page 370.
11. Consent Order No. 2016-88-CO-EXP between Rockland Operations, LLC and South Florida Water Management District recorded December 13, 2016 in Official Records Book 2830, Page 499.
12. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.
13. Deed of Conservation Easement Passive Recreational Uses to South Florida Water Management District recorded in Official Records.

MONROE COUNTY
OFFICIAL RECORDS

This instrument prepared by and after recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

Alt Key No. 00120940-000100

Doc# 2120096 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $3,703.00

Doc# 2120096
Bk# 2850 Pg# 1615

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20th 2017, between **EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004**, with an address of P.O. Box 787, Key West, Florida 3304194104 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

AND Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

GRANTOR:

_____
EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004

Doc# 2120096
Bk# 2350 Pg# 1616

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004, on behalf of the trust. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name:
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

AN UNDIVIDED 50% INTEREST IN THE FOLLOWING:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded March 11, 2008 in Official Records Book 2349, Page 1651.
7. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
8. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
9. Resolution No. 302-2007 recorded May 29, 2009 in Official Records Book 2415, Page 313.
10. Consent Order No. 2016-88-CO-EXP between Rockland Operations, LLC and South Florida Water Management District recorded December 13, 2016 in Official Records Book 2830, Page 499.
11. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.
12. Deed of Conservation Easement Passive Recreational Uses to South Florida Water Management District recorded in Official Records.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2120098 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $28,497.00

Doc# 2120098
Bk# 2850 Pg# 1621

This instrument prepared by and after recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

Alt Key No. 00120940-000100

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20th 2017, between **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, with an address of P.O. Box 787, Key West, Florida 33041 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____
Witness: _____
Print Name: _____

GRANTOR:

TOPPINO LAND TRUST, LLC, a Florida limited liability company

By: Edward Toppino Family Ventures, LLLP, sole member

By: Edward Toppino Family Ventures, LLC, general partner

By: _____
Paul E. Toppino, Manager

By: _____
Randy W. Moore, Manager

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Doc# 2120098
Bk# 2850 Pg# 1623

Sworn to and subscribed before me this 20th day of April, 2017, by Paul E. Toppino, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Randy W. Moore, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

Doc# 2120098
Bk# 2850 Pg# 1624

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 10:

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

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

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
7. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
8. Mineral reservations to The Trustees of the Internal Improvement Fund of the State of Florida Deed No. 24002 (1605-44) recorded June 25, 1965 in Official Records Book 346, Page 580. The right of entry and exploration has been released pursuant to 270.11(b)FS.
9. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.

MONROE COUNTY
OFFICIAL RECORDS

DocH 2120101 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

DocH 2120101
Bk# 2850 Pg# 1632

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

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Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004**, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company**, whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

Doc# 2120101
Bk# 2850 Pg# 1633

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

Signed in the presence of:

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

_____
EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004, on behalf of the trust. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2120102 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2120102
Bk# 2850 Pg# 1634

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

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Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **BRT 10, LLC**, a Florida limited liability company, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company,** whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

Doc# 2120102
Bk# 2850 Pg# 1635

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

Signed in the presence of:

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

GRANTOR:

BRT 10, LLC, a Florida limited liability company

By: _____
Name: Richard J. Toppino
Title: Manager

By: _____
Name: Daniel Toppino, Sr.
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Richard J. Toppino and Daniel Toppino, Sr., each as Manager of BRT 10, LLC, a Florida limited liability company , on behalf of the company. Each ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: Tiffany Garcia
Notary Public, State of _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2120103 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2120103
Bk# 2850 Pg# 1636

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company,** whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

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

Signed in the presence of:

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____
Witness: _____
Print Name: _____

GRANTOR:

TOPPINO LAND TRUST, LLC, a Florida limited liability company

By: Edward Toppino Family Ventures, LLLP, sole member

By: Edward Toppino Family Ventures, LLC, general partner

By: _____
Paul E. Toppino, Manager

By: _____
Randy W. Moore, Manager

Doc# 2120103
Bk# 2850 Pg# 1638

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Paul E. Toppino, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Randy W. Moore, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

TAB 3 – Current Property Record Cards

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00120940-000100
Account #	8571011
Property ID	8571011
Millage Group	100B
Location Address	VACANT LAND , BIG COPPITT KEY
Legal Description	21 67 26 BIG COPPITT KEY PT GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02 OR2831-1257/59 OR2850-1621/25 OR2850-1632/33 OR2850-1634/35 OR2850-1636/38 (Note: Not to be used on legal documents)
Neighborhood	10050
Property Class	COMMERCIAL (1000)
Subdivision	
Sec/Twp/Rng	21/67/26
Affordable Housing	No

Owner

QUARRY PARTNERS LLC
3030 Hartley RD
Ste 310
Jacksonville FL 32257

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	$0	$0	$0	$0
+ Market Misc Value	$20,611	$18,905	$7,478	$4,526
+ Market Land Value	$1,317,402	$922,181	$922,181	$161,845
= Just Market Value	$1,338,013	$941,086	$929,659	$166,371
= Total Assessed Value	$1,035,194	$941,086	$929,659	$166,371
- School Exempt Value	$0	$0	$0	$0
= School Taxable Value	$1,338,013	$941,086	$929,659	$166,371

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	4.88	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	2.48	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2007	2008	1	11160 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/20/2017	$100	Quit Claim Deed	2120101	2850	1632	11 - Unqualified	Improved
4/20/2017	$4,071,000	Warranty Deed	2120098	2850	1621	99 - Unqualified	Improved
4/20/2017	$100	Quit Claim Deed	2120102	2850	1634	11 - Unqualified	Improved
4/20/2017	$0	Quit Claim Deed	2120103	2850	1636	11 - Unqualified	Improved
12/20/2016	$100	Quit Claim Deed	2104014	2831	1257	11 - Unqualified	Improved
12/30/2013	$100	Warranty Deed		2665	789	11 - Unqualified	Vacant
12/30/2013	$100	Warranty Deed		2665	800	11 - Unqualified	Vacant
6/1/1979	$40,700	Warranty Deed		790	1203	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07101172	4/12/2007		$20,000	Commercial	INSTALL 3000 LF OF 6 FT HIGH CHAIN LINK FENCE

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Schneider

Developed by
The Schneider
Corporation

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00120940-000201
Account #	
Property ID	9104109
Millage Group	100B
Location Address	VACANT LAND , BIG COPPITT KEY
Legal Description	BIG COPPITT KEY PT GOVT LT 1 21 67 25 AND PT GOVT LT 1 21 67 26 (PARCEL 9) OR790-1208/10 OR1884-1226/30 OR2665-789/92 OR2665-796/99 OR2665-800/02 OR2831-1255/56 OR2833-843/44 OR2833-847/48 OR2833-858/59 OR2850-1592/94 OR2850-1599/03 (Note: Not to be used on legal documents)
Neighborhood	10050
Property Class	COMMERCIAL (1000)
Subdivision	
Sec/Twp/Rng	21/67/26
Affordable Housing	No

Owner

QUARRY PARTNERS LLC
3030 Hartley RD
Ste 310
Jacksonville FL 32257

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	4.65	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	2.27	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/20/2017	$100	Warranty Deed	2120091	2850	1592	11 - Unqualified	Improved
4/20/2017	$4,600,000	Warranty Deed	2120094	2850	1599	99 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105308	2833	847	30 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105312	2833	858	30 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105306	2833	843	30 - Unqualified	Improved
12/20/2016	$100	Quit Claim Deed	2104013	2831	1255	11 - Unqualified	Improved

No data available for the following modules: Valuation, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

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Schneider
Developed by
The Schneider
Corporation

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00120940-000302
Account #	
Property ID	9104108
Millage Group	100B
Location Address	VACANT LAND , BIG COPPITT KEY
Legal Description	21 67 26 BIG COPPITT KEY PARCEL OF LAND ADJ TO LANDS IN TIIF DEED 24002 IN GOVT LT 1 (7.37AC)(PARCEL 11) OR2220-869/70(CERT) OR2349-1651/53(CERT) OR2471-275/77 OR2483-950/52 OR2665-787/88 OR2665-796/99 OR2831-1252/54 OR2833-840/42 OR2833-845/46A OR2833-855/57 OR2850-1599/03 OR2850-1615/17 (Note: Not to be used on legal documents)
Neighborhood	10050
Property Class	COMMERCIAL (1000)
Subdivision	
Sec/Twp/Rng	21/67/26
Affordable Housing	No

Owner

QUARRY PARTNERS LLC
3030 Hartley RD
Ste 310
Jacksonville FL 32257

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	5.43	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	1.94	Acreage	0	0

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
4/20/2017	$4,600,000	Warranty Deed	2120094	2850	1599	99 - Unqualified	Improved
4/20/2017	$529,000	Warranty Deed	2120096	2850	1615	99 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105311	2833	855	30 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105307	2833	845	30 - Unqualified	Improved
1/3/2017	$100	Quit Claim Deed	2105305	2833	840	30 - Unqualified	Improved
12/20/2016	$100	Quit Claim Deed	2104012	2831	1252	11 - Unqualified	Improved

No data available for the following modules: Valuation, Buildings, Commercial Buildings, Mobile Home Buildings, Yard Items, Exemptions, Permits, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 6/2/2017 1:57:05 AM

Schneider

Developed by
The Schneider
Corporation

TAB 4 – Photographs

TAB 5 – Written Description of Project

WRITTEN DESCRIPTION OF PROJECT

The project consists of the development of 208 attached dwelling units, which are restricted to affordable housing with a minimum mix of at least 10% median and at least 20% combination of low and very low income categories, an accessory clubhouse and accessory gazebo. No market rate units, transient units, or non-residential uses are proposed.

TAB 6 – Environmental Designation Survey

Existing Conditions Report

Monroe County Planning and Environmental Resources Department

Subject Property: Vacant Land, Big Coppitt Key
Part of Government Lot 1 & Submerged Lands
RE# 00120940-000100

Property Owner: Rockland Operations LLC
P.O. Box 787
Key West, FL 33040

Date of Report: June 1, 2017

Date of Site Visit: May 13, 2017

Prepared by:

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar@bellsouth.net

Background

The subject property is vacant lands located on Big Coppitt Key, described as Part of Government Lot 1, with RE# 00120940-000100. The parcel includes appx. 15.36 acres of disturbed lands and 7.03 acres of submerged lands associated with the adjacent borrow pit (Attachment 1 – MCPA property card).

Site Conditions

The parcel is disturbed lands, primarily disturbed uplands, with associated shoreline wetlands / mangroves along the Gulf of Mexico and the adjacent borrow pit. The disturbed uplands on the property are man-made uplands resulting from historic filling, and no intact native habitats are present. The outer perimeter of the parcel adjacent to the Gulf of Mexico supports a mangrove fringe, while the shoreline of the borrow pit supports scattered sparse wetland vegetation including some scattered mangroves.

Site Plan

A site plan prepared by the Meridian Engineering was used to prepare this Existing Conditions Report and estimate project impacts. Only the proposed development area was evaluated per the site plan; the remainder of the property including the shoreline mangroves was not evaluated since no impacts are proposed in these areas. See site plan prepared by Meridian Engineering as Attachment 2.

Habitats

The property contains disturbed undeveloped lands and mangrove/shoreline wetlands located along the perimeter of the parcel facing the Gulf of Mexico and the borrow pit. See habitat map showing the current extent of habitats on the property (Figure 1).

Wildlife Utilization / Animal Species List

The disturbed upland areas proposed for development are mowed and maintained and provide no quantifiable habitat for wildlife including State or Federally listed species. The shoreline areas that are not proposed for development provide foraging habitat for a variety of common shorebirds (e.g. Great Egret, Great Blue Heron, Green-backed Heron, White Ibis, Snowy Egret) as well as seasonal habitat for a variety of neotropical migrant songbirds including warblers, vireos and other species. Resident songbirds likely using vegetated areas along the Gulf shoreline include Grey Catbird, American Cardinal, White-eye Vireo, and Palm Warblers.

No wildlife was observed on the property during the site visit conducted on May 13, 2017, however this was done in the middle of the day when wildlife is typically not active.

FWS/FEMA Biological Opinion & Species Assessment Guide Analysis

The property is mapped as suitable, potential habitat for the Lower Keys marsh rabbit (LKMR) and Eastern Indigo Snake (Figure 2).

Lower Keys marsh rabbit - The LKMR is endemic to the Lower Keys and inhabits tidal, brackish, and transitional upland and freshwater environments. The County's boundary map land cover types containing suitable habitat for the LKMR include six habitat classifications. These land cover types include pinelands, scrub mangrove, freshwater wetland, salt marsh, buttonwood, and beach berm.

The project site is not mapped as suitable, potential habitat for the LKMR (species focus area), however the site is mapped as being within the 500-m buffer zone.

Using the July 29, 2013 Lower Keys Marsh Rabbit Assessment Guide, the proposed project keys out as: **A – F – NLAA** with the caveat that the owner agrees to enforceable cat restrictions.

Eastern indigo snake - The Florida Keys are on the extreme southern end of the indigo snake's range. The indigo snake population in the Florida Keys is very small, if even present. Many credible biologists believe the indigo snake is extirpated from the Keys south of North Key Largo. Verified observations are rare and scattered.

Although the proposed project site is mapped as suitable, potential habitat for the Eastern indigo snake, the actual presence of this species on the property is extremely unlikely.

Using the July 29, 2013 Eastern Indigo Snake Assessment Guide, the proposed project keys out as: **A – B - C - G - NLAA** with the caveat that the owner receives a copy of the USFWS indigo snake protection measures and agrees to implement the measures and post the information sign on-site throughout construction.

Plant Species List

A list of the native plant species observed on the property in general and specifically within the proposed development area are provided in Table 1. Invasive exotic plants listed as Category 1 & 2 by the Florida Exotic Pest Plant Council (FLEPPC) are present on the property, mainly along the shoreline of the property (Table 2).

Table 1. Native plant species observed on the property.

Latin Name	Trade Name	Status
Conocarpus erectus	Buttonwood	Native
Rhizophora mangle	Red Mangrove	Native
Avicennia germinans	Black Mangrove	Native
Laguncularia racemose	White Mangrove	Native

Table 2. Plants listed as Category 1 and 2 by the Florida Exotic Pest Plant Council (FLEPPC) located on the property.

Exotic Plants	Trade Name	FLEPPC Status
Schinus terebinthifolius	Brazilian pepper	Category 1
Thespesia populnea	Seaside mahoe	Category 1
Casuarina spp.	Australian pine	Category 1

Vegetation Impacts

Monroe County requires that the removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis.

An assessment of potential vegetation impacts was made using the site plan included in this report. Only areas proposed for development were evaluated, and the mangroves and shoreline vegetation

areas along the north shoreline and along the shoreline of the borrow pit that will not be impacted by the project were not evaluated for vegetation impacts. There are several hundred if not thousands of mangroves and buttonwood trees in these areas that will be preserved in the shoreline setbacks as part of the project.

Based on the proposed site plan, no protected vegetation will be impacted as a result of the project. The development is located in scarified areas and will avoid impacting any of the vegetation located along the shorelines.

Figure 1. Habitats on the subject parcel. Data from Monroe County and field verified for accuracy.

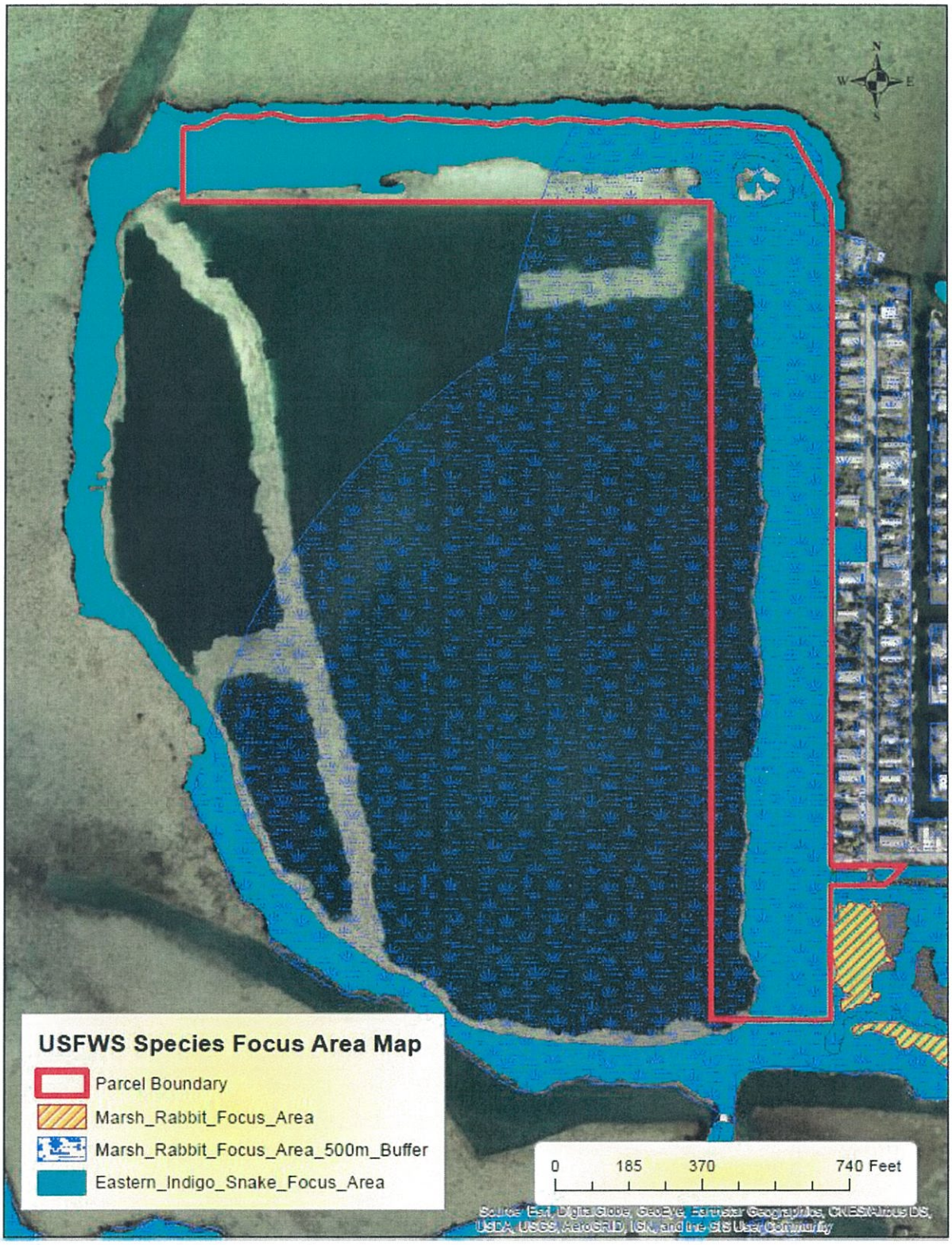


Figure 2. USFWS species area maps using GIS data obtained from Monroe County.

Site Reference Photos

Typical conditions showing disturbed uplands.

Typical conditions showing disturbed uplands.

Typical conditions showing disturbed uplands and the shoreline along the borrow pit.

Typical conditions showing disturbed uplands and the shoreline along the borrow pit.

Typical conditions showing disturbed uplands and the shoreline along the borrow pit. Scattered mangroves are present along portions of the borrow pit shoreline.

Typical conditions showing disturbed uplands and the mangrove fringe along the Gulf of Mexico shoreline to the north.

ATTACHMENT 1 - PROPERTY RECORD CARD

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00120940-000100
Account #	8571011
Millage Group	100B
Location Address	VACANT LAND , BIG COPPITT KEY
Legal Description	21 67 26 BIG COPPITT KEY PT GOVT LT 1 AND PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02 (Note: Not to be used on legal documents)
Neighborhood	10050
Property Class	COMMERCIAL (1000)
Subdivision	
Sec/Twp/Rng	21/67/26
Affordable Housing	No

Owner

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

Valuation

		2016	2015	2014	2013
+	Market Improvement Value	$0	$0	$0	$0
+	Market Misc Value	$20,611	$18,905	$7,478	$4,526
+	Market Land Value	$1,317,402	$922,181	$922,181	$161,845
=	**Just Market Value**	**$1,338,013**	**$941,086**	**$929,659**	**$166,371**
=	**Total Assessed Value**	**$1,035,194**	**$941,086**	**$929,659**	**$166,371**
-	School Exempt Value	$0	$0	$0	$0
=	**School Taxable Value**	**$1,338,013**	**$941,086**	**$929,659**	**$166,371**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	14.63	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	7.02	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2007	2008	1	11160 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/30/2013	$100	Warranty Deed		2665	789	11 - Unqualified	Vacant
12/30/2013	$100	Warranty Deed		2665	800	11 - Unqualified	Vacant
6/1/1979	$40,700	Warranty Deed		790	1203	Q - Qualified	Vacant

Permits

Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07101172	4/12/2007		$20,000	Commercial	INSTALL 3000 LF OF 6 FT HIGH CHAIN LINK FENCE

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 4/13/2017 1:42:31 AM

Schneider

Developed by
The Schneider Corporation

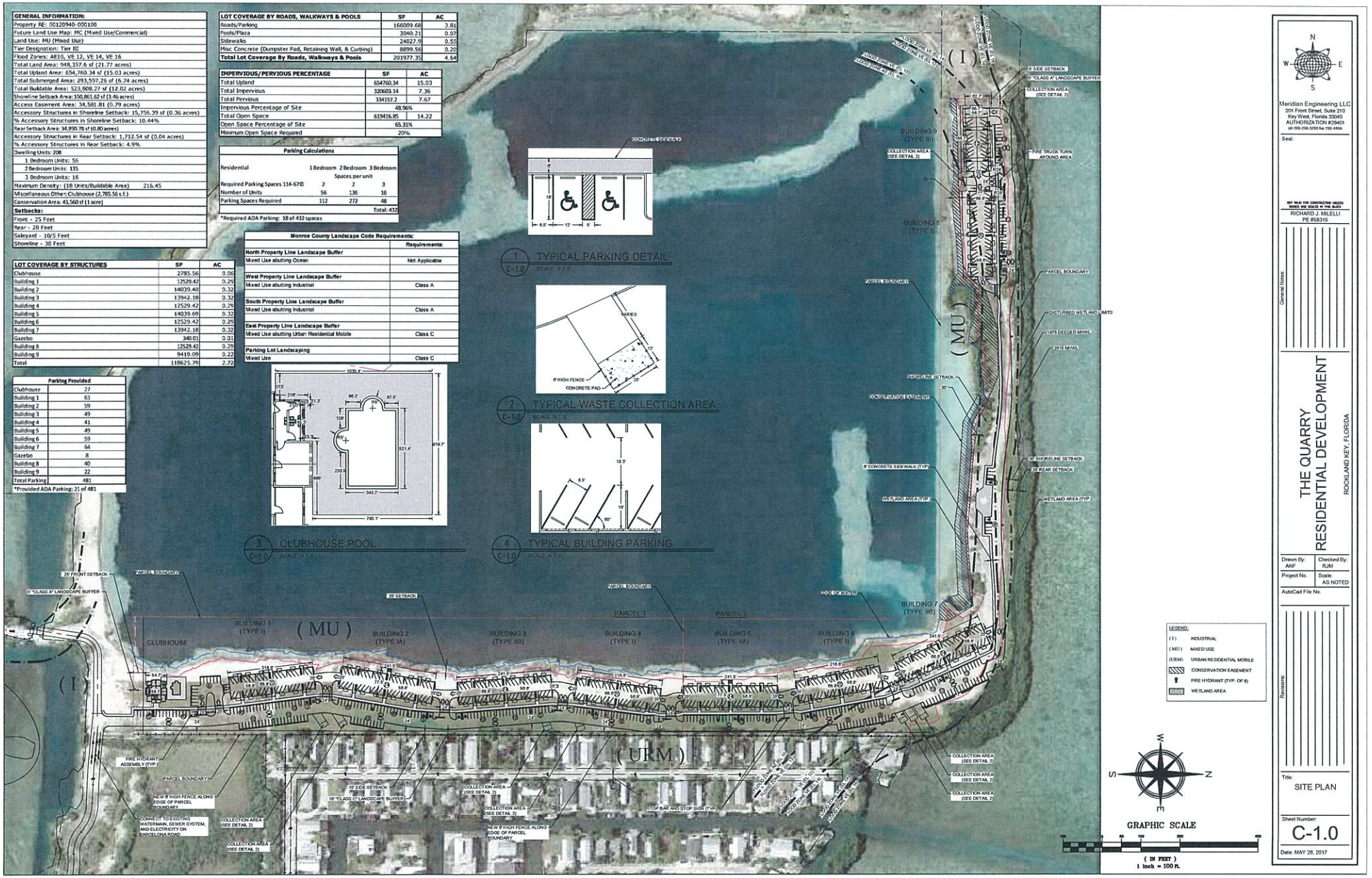
Parcel ID	00120940-000100	**Alternate ID**	8571011	**Owner Address**	ROCKLAND OPERATIONS LLC
Sec/Twp/Rng	21/67/26	**Class**	COMMERCIAL		PO BOX 787
Property Address	0 VACANT LAND BIG COPPITT KEY	**Acreage**	950829		KEY WEST, FL 33041-0787
District		n/a			

Brief Tax Description

21 67 26 BIG COPPITT KEY PT GOVT LT 1 AND PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02

(Note: Not to be used on legal documents)

ATTACHMENT 2 - SITE PLAN


GENERAL INFORMATION:
Property RE: 00126940-000100
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,861.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,890.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet
LOT COVERAGE BY ROADS, WALKWAYS & POOLS
Roads/Parking 166009.68 3.81
Pools/Plaza 3040.21 0.07
Sidewalks 24027.9 0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing) 8899.56 0.20
Total Lot Coverage By Roads, Walkways & Pools 201977.35 4.64
IMPERVIOUS/PERVIOUS PERCENTAGE
Total Upland 654760.34 15.03
Total Impervious 320603.14 7.36
Total Pervious 334157.2 7.67
Impervious Percentage of Site 48.96%
Total Open Space 619416.85 14.22
Open Space Percentage of Site 65.31%
Minimum Open Space Required 20%
Parking Calculations
Residential 1 Bedroom 2 Bedroom 3 Bedroom
Spaces per unit
Required Parking Spaces 114-678 2 2 3
Number of Units 56 136 16
Parking Spaces Required 112 272 48
Total: 432
*Required ADA Parking: 18 of 432 spaces
Monroe County Landscape Code Requirements:
Requirements:
North Property Line Landscape Buffer
Mixed Use abutting Ocean Not Applicable
West Property Line Landscape Buffer
Mixed Use abutting Industrial Class A
South Property Line Landscape Buffer
Mixed Use abutting Industrial Class A
East Property Line Landscape Buffer
Mixed Use abutting Urban Residential Mobile Class C
Parking Lot Landscaping
Mixed Use Class C
LOT COVERAGE BY STRUCTURES
SF AC
Clubhouse 2785.56 0.06
Building 1 12529.42 0.29
Building 2 14039.40 0.32
Building 3 13942.18 0.32
Building 4 12529.42 0.29
Building 5 14039.69 0.32
Building 6 12529.42 0.29
Building 7 13942.18 0.32
Gazebo 340.01 0.01
Building 8 12529.42 0.29
Building 9 9419.09 0.22
Total 118625.79 2.72
Parking Provided
Clubhouse 27
Building 1 63
Building 2 59
Building 3 49
Building 4 41
Building 5 49
Building 6 59
Building 7 64
Gazebo 8
Building 8 40
Building 9 22
Total Parking 481
*Provided ADA Parking: 21 of 481
1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.
2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.
3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.
4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.
CONCRETE SIDEWALK
6' HIGH FENCE
CONCRETE PAD
PARCEL BOUNDARY
25' FRONT SETBACK
5' "CLASS A" LANDSCAPE BUFFER
20' SETBACK
CLUBHOUSE
BUILDING 1 (TYPE I)
BUILDING 2 (TYPE IA)
BUILDING 3 (TYPE IIB)
BUILDING 4 (TYPE I)
BUILDING 5 (TYPE IIA)
BUILDING 6 (TYPE I)
BUILDING 7 (TYPE IIB)
BUILDING 8 (TYPE I)
BUILDING 9 (TYPE III)
PARCEL 1
PARCEL 2
(I)
(MU)
(URM)
FIRE HYDRANT ASSEMBLY (TYP.)
NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY
CONNECT TO EXISTING WATERMAIN, SEWER SYSTEM, AND ELECTRICITY ON BARCELONA ROAD
COLLECTION AREA (SEE DETAIL 2)
10' SIDE SETBACK
10' "CLASS C" LANDSCAPE BUFFER
STOP BAR AND STOP SIGN (TYP.)
9' SIDE SETBACK
5' "CLASS A" LANDSCAPE BUFFER
FIRE TRUCK TURN AROUND AREA
DISTURBED WETLAND LIMITS
1975 DEEDED MHWL
2016 MHWL
PROPERTY LINE SETBACK
CONSERVATION EASEMENT
30' SHORELINE SETBACK
20' REAR SETBACK
8' CONCRETE SIDEWALK (TYP.)
WETLAND AREA (TYP.)
LEGEND:
(I) INDUSTRIAL
(MU) MIXED USE
(URM) URBAN RESIDENTIAL MOBILE
CONSERVATION EASEMENT
FIRE HYDRANT (TYP. OF 6)
WETLAND AREA
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
N
W
E
S
Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-295-3255 fax 295-4866
Seal:
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315
General Notes:
THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA
Drawn By: ANF
Checked By: RJM
Project No.
Scale: AS NOTED
AutoCad File No.
Revisions:
Title:
SITE PLAN
Sheet Number:
C-1.0
Date: MAY 26, 2017

TAB 7 – Community Impact Statement

COMMUNITY IMPACT STATEMENT

The project consists of the development of 208 attached dwelling units, which are restricted to affordable housing with a minimum mix of at least 10% median and at least 20% combination of low and very low income categories, an accessory clubhouse and accessory gazebo. No market rate units, transient units, or non-residential uses are proposed. The site consists of 15.035 upland acres, and is currently vacant.

The anticipated schedule for approvals, design and construction is as follows:

Approval of Development Agreement: September, 2017
Approval of Major Conditional Use: October, 2017
Issuance of Building Permits: November, 2017
Construction Commencement: December, 2017
Construction Completion: December, 2018

Square footages of the various facilities are as follows:

Facility	**Square Footage (Building Footprint)**
Clubhouse	2785.56
Residential Building 1	12529.42
Residential Building 2	14039.40
Residential Building 3	13942.18
Residential Building 4	12529.42
Residential Building 5	14039.69
Residential Building 6	12529.42
Residential Building 7	13942.18
Gazebo	340.01
Residential Building 8	12529.42
Residential Building 9	9419.09
Total	**118625.79**

Parking demand for the project is as follows:

Type of Unit	**Required Parking per Unit (Code 114-67)**	**Number of Units**	**Spaces Required**
1 bedroom	2/unit	56	112
2 bedroom	2/unit	136	272
3 bedroom	3/unit	16	49
Total		**208**	**432**

Parking proposed for the project is as follows:

Facility Nearby	**Spaces Provided**
Clubhouse	27

Residential Building 1	63
Residential Building 2	59
Residential Building 3	49
Residential Building 4	41
Residential Building 5	49
Residential Building 6	59
Residential Building 7	64
Gazebo	8
Residential Building 8	40
Residential Building 9	22
Total (including 21 ADA spaces)	**481**

Aspects of project design which were incorporated to reduce public facilities costs and limit adverse impacts on the environment are as follows: Roads within the proposed development area are private in order to decrease public maintenance burden; Shared refuse and recycling receptacles are provided in order to streamline solid waste collection.

Aspects of project design which were incorporated to reduce hurricane and fire damage potential are as follows: All buildings are equipped with fire sprinklers, and all residential buildings are elevated a minimum of four (4) feet above the requisite flood zone.

Coordination with Florida Keys Aqueduct Authority:

FKAA's wastewater treatment facility in Florida City has a maximum water treatment design capacity of 29.8 million gallons per day (MGD), and is capable of treating up to 23.8 MGD. Additionally, the reverse osmosis plants located on stock island and desalination plants have design capacities of 2.0 and 1.0 MGD of water, respectively. A coordination letter from FKAA is attached to the Major Conditional Use Application at Tab 14. FKAA indicates that the water supply system is adequate to provide for the project's projected consumption. Projected daily potable water demands pursuant to Land Development Code Section 114-2(a)(3) are 100 gallons per capita per day. The 208 residential units within the project, at 2.24 persons per household, have an expected potable water demand of 46,592 gallons per day (208 units x 2.24 persons per unit x 100 gallons per day = 46,592 gallons).

Coordination with Florida Department of Health:

Pursuant to Land Development Code Section 114-2(a)(4), average wastewater flows projected to be generated by the project are 167 gallons per day per equivalent dwelling unit, for a total average daily flow of 34,736 gallons (208 EDUs x 167 gallons per day = 34,736 gallons. Treatment of wastewater will be provided by the Big Coppitt Regional system. The Big Coppitt Wastewater Treatment Plant has a design capacity of 0.323 mgd, and sufficient capacity exists to accommodate the potential impact. All influent will be treated to the levels required by Florida Statutes.

Solid Waste Coordination:

A coordination letter from Monroe County, which will provide solid waste service to the project, is attached to the Major Conditional Use Application at Tab 14. Pursuant to Land Development Code Section 114-2(a)(2), the 208 residential units within the project, at 2.24 persons per household, are expected to generate 523.94 pounds of solid waste per day (208 units x 2.24 persons perunit x 11.41 pounds = 523.95 pounds).

Monroe County has advised that sufficient capacity exists to accommodate the project's demand.

Vehicle Trip Generation:

U.S. 1 And paved County roads have sufficient capacity to accommodate the project while operating at the levels set forth in Land Development Code Section 114-2(a)(1). A detailed traffic study setting forth the proposed impacts and capacity therefor is attached to the submitted Major Conditional Use application at Tab 14.

TAB 8 – Site Plan

SEE SEPERATE PLANS

TAB 9 – Landscape Plan

SEE SEPERATE PLANS

TAB 10 – Building Floor Plans

SEE SEPERATE PLANS

TAB 11 – Building Elevations

SEE SEPERATE PLANS

TAB 12 – Traffic Study

Big Coppitt Apartments

Big Coppitt Key, Florida

TRAFFIC STUDY

prepared for:

Quarry Partners, LLC

prepared by:

KBP CONSULTING, INC.

April 2017

Big Coppitt Apartments

Big Coppitt Key, Florida

Traffic Study

April 2017

Prepared for:
Quarry Partners, LLC

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103

Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION 1
INVENTORY 3
Existing Land Use and Access 3
Proposed Land Use and Access 3
EXISTING CONDITIONS 4
Existing Roadway Network 4
Existing Traffic Conditions – Roadway Segments 6
Existing Traffic Conditions – Intersections 7
TRIP GENERATION 10
TRIP DISTRIBUTION & ASSIGNMENT 11
FUTURE TRAFFIC VOLUMES 14
Future Conditions Traffic Volumes 14
TRAFFIC IMPACT ANALYSES 19
Intersection Analyses 19
Link Analysis 21
US 1 Impacts by Mile Marker 22
SUMMARY & CONCLUSIONS 24

APPENDICES

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Roadway Network 5
FIGURE 3 – Existing (2017) Turning Movement Volumes – AM Peak Hour 8
FIGURE 4 – Existing (2017) Turning Movement Volumes – PM Peak Hour 9
FIGURE 5 – New Project Traffic Assignment – AM Peak Hour 12
FIGURE 6 – New Project Traffic Assignment – PM Peak Hour 13
FIGURE 7 – Future (2020) Background AM Peak Hour Traffic 15
FIGURE 8 – Future (2020) Background PM Peak Hour Traffic 16
FIGURE 9 – Future (2020) Total AM Peak Hour Traffic 17
FIGURE 10 – Future (2020) Total PM Peak Hour Traffic 18

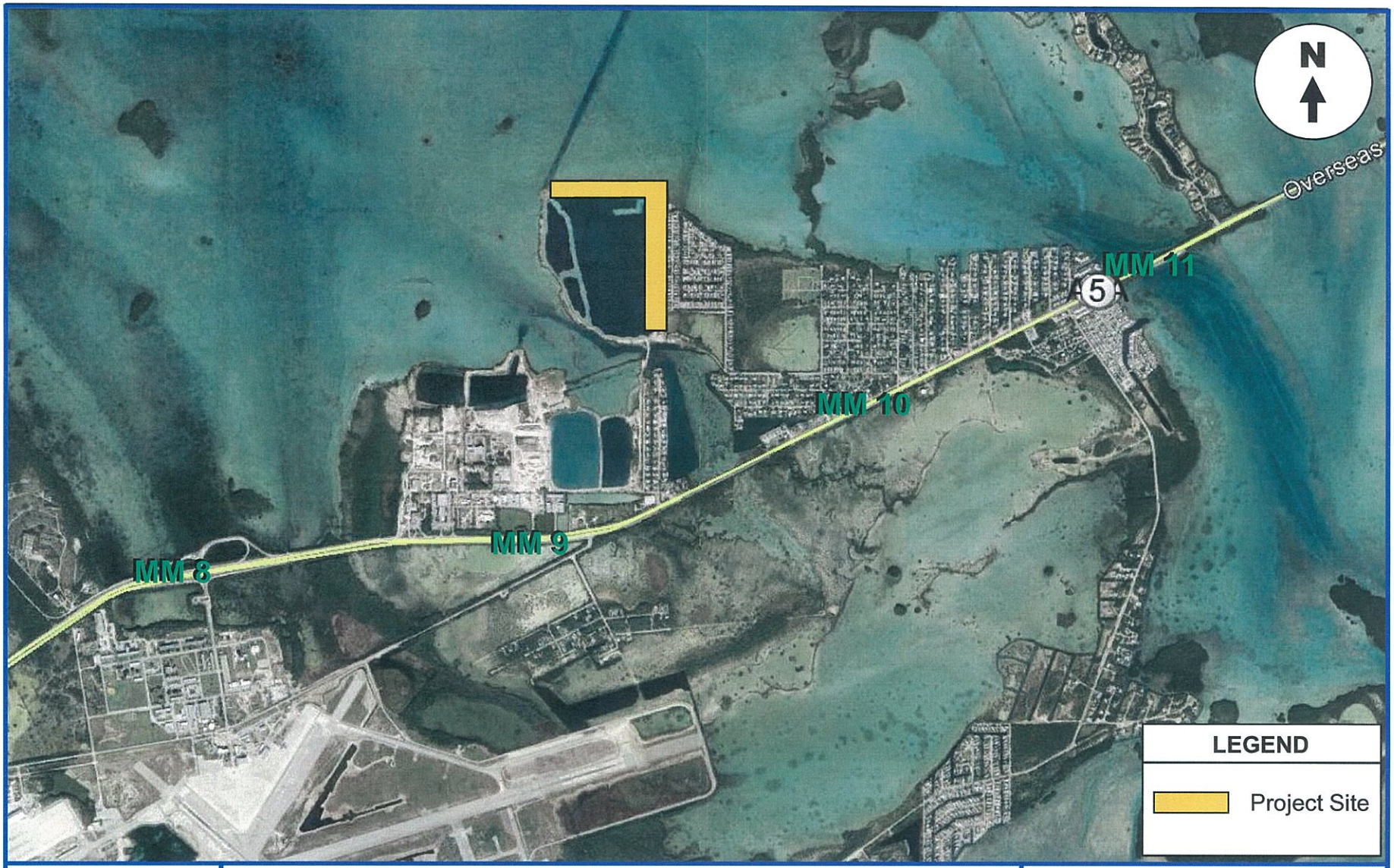
LIST OF TABLES

TABLE 1 – Average Annual Daily Traffic 6
TABLE 2 – Trip Generation Analysis 10
TABLE 3 – Project Trip Distribution 11
TABLE 4 – Intersection Levels of Service 19
TABLE 5 – Arterial Trip Assignment Summary 23

INTRODUCTION

The property that is the subject of this traffic impact study is located on the north side of Big Coppitt Key, Monroe County, Florida near Mile Marker 9.5 on Overseas Highway / US 1. The Parcel ID is 00120940-000100 and the Alternate Key is 8571011. The subject site consists of approximately 21.82 acres and is located on the north (bay) side of Overseas Highway / US 1 (State Road 5) immediately to the west of Riviera Drive. A Project Location Map is presented in Figure 1 on the following page.

Big Coppitt Apartments is a proposed residential community to be located on the subject site. KBP Consulting, Inc. has been retained by Quarry Partners, LLC to conduct a traffic impact analysis for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, and site access. A traffic impact study methodology for this project was developed with input from Monroe County's traffic engineering consultant. A copy of the approved methodology is presented in Appendix A of this report.



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Project Location Map

FIGURE 1
Big Coppitt Apartments
Big Coppitt Key, Florida

INVENTORY

Existing Land Use and Access

As mentioned previously, the size of the subject site is approximately 21.82 acres. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. Vehicular access to this site is provided via one roadway that is parallel to Calle Dos and connections to Barcelona Drive.

Proposed Land Use and Access

The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. Vehicular access to the site will be provided via a driveway connection to the south and to the roadway parallel to and west of Calle Dos. A preliminary site plan for this project is included in Appendix B of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2020.

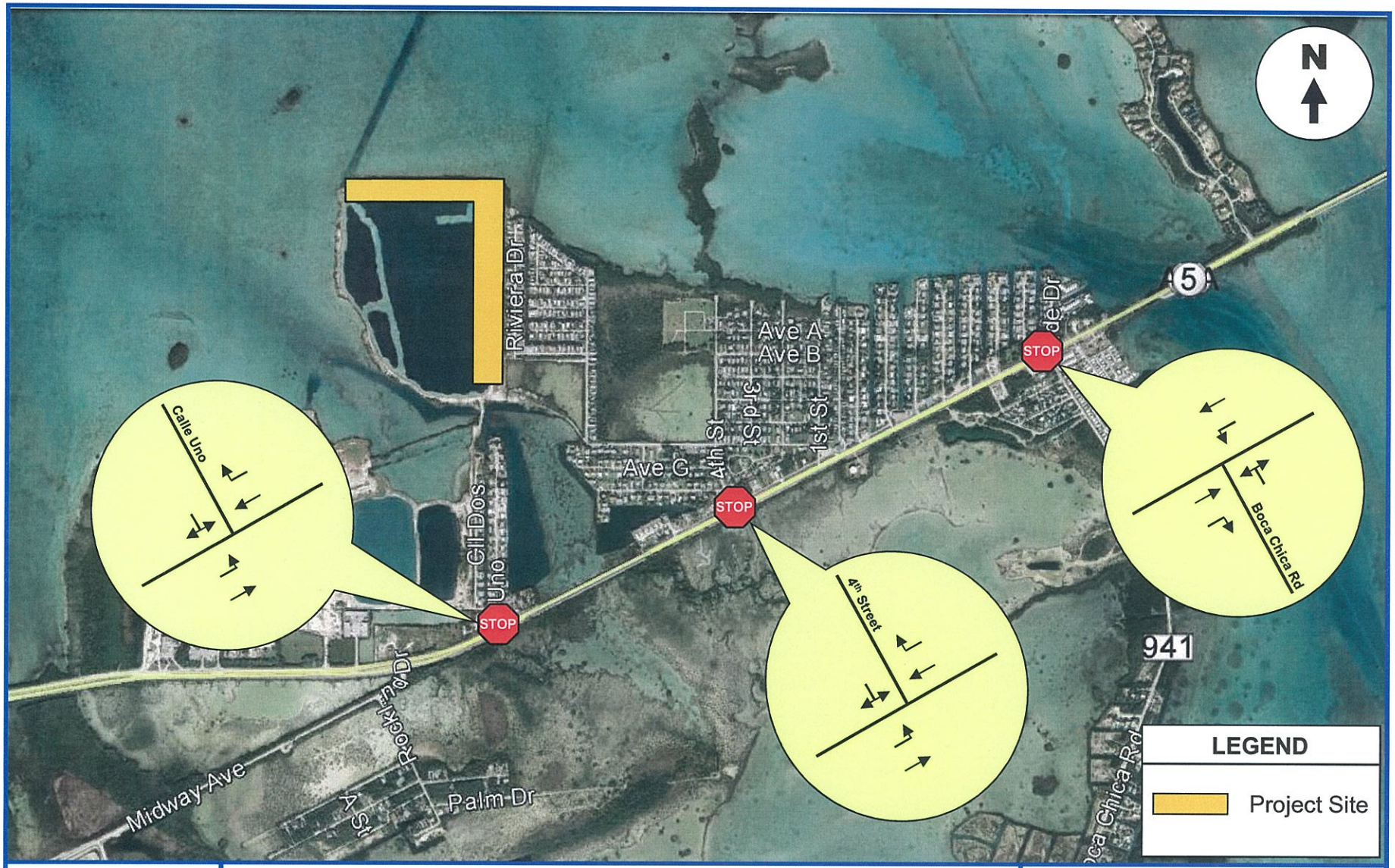
EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Big Coppitt Key) is, generally, a two-lane principal arterial roadway (one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team, with input from the County's traffic engineering consultant, selected the section of Overseas Highway / US 1 between Boca Chica Road and Calle Uno as the study area for this project. Figure 2 on the following page indicates the existing lane geometry at the following intersections within the project study area:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)



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Existing Roadway Network

FIGURE 2
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Traffic Conditions – Roadway Segments

The Florida Department of Transportation (FDOT) maintains the following traffic count station within the general proximity of the project site:

- **Station #900010:** SR 5 / US 1 200 feet north of the Rockland Channel Bridge
- **Station #900050:** CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
- **Station #900106:** SR 5 / US 1 200 feet north of Shark Channel Bridge
- **Station #908164:** 4th Street 100 feet north of Shore Avenue

Traffic volumes recorded over the last (published) five (5) year period at these count stations are summarized in Table 1 below. Appendix C contains the historical traffic data obtained from the Florida Department of Transportation (FDOT).

Table 1
Big Coppitt Apartments
Average Annual Daily Traffic (AADT)
Overseas Highway / US 1 - Big Coppitt Key, Florida

Year	AADT			
	Station #900010	Station #900050	Station #900106	Station #908164
2016	23,500	3,500	19,400	3,300
2015	22,500	4,200	19,800	3,100
2014	21,000	2,300	18,800	2,900
2013	21,000	3,500	18,100	--
2012	21,500	2,200	17,100	--
2011	21,000	2,600	17,800	--

Station #900010 - SR 5 / US 1 200 feet north of Rockland Channel Bridge (MM 9.6)
Station #900050 - CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
Station #900106 - SR 5 / US 1 200 feet north of Shark Channel Bridge
Station #908164 - 4th Street 100 feet north of Shore Avenue
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (April 2017)

The traffic data collected at these stations during the previous five (5) year period (i.e. 2011 through 2016) indicates that background traffic volumes have been increasing slightly. According to the growth rate analysis (see Appendix C) for this area, an annual growth rate of 2.5% has been applied.

Existing Traffic Conditions – Intersections

KBP Consulting, Inc., in association with Trident Engineering, collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following three (3) intersections on Tuesday, February 28, 2017:

- Overseas Highway / US 1 and Boca Chica Road
- Overseas Highway / US 1 and 4th Street
- Overseas Highway / US 1 and Calle Uno

Figures 3 and 4 summarize the existing (Year 2017) adjusted (average peak season)[1] AM and PM peak hour turning movement counts at the three (3) study intersections. Appendix D contains the results of these turning movement counts.

[1] The traffic counts collected on February 28, 2017 reflect average peak season conditions in accordance with the 2016 Peak Season Factor Category Report published by the Florida Department of Transportation (FDOT). This report (see Appendix E) indicates that traffic counts collected on February 28th exhibit a factor of 0.98 and, therefore, do not to be adjusted for average peak season conditions.

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Existing AM Peak Hour Traffic Counts

Source: Trident Engineering, LLC – February 28, 2017

FIGURE 3
Big Coppitt Apartments
Big Coppitt Key, Florida

KBP
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Existing PM Peak Hour Traffic Counts

Source: Trident Engineering, LLC – February 28, 2017

FIGURE 4
Big Coppitt Apartments
Big Coppitt Key, Florida

TRIP GENERATION

The trip generation for the proposed residential community was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (9th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates are as follows:

Apartment – ITE Land Use #220

- Daily (wt. avg.) Trip Generation Rate: T = 6.50 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour Trip Generation Rate: T = 0.51 (X) (20% in / 80% out)
- PM Peak Hour Trip Generation Rate: T = 0.62 (X) (65% in / 35% out)

Table 2 below presents the trip generation analysis for the Big Coppitt Apartments residential community on Big Coppitt Key.

Table 2
Big Coppitt Apartments
Trip Generation Analysis
Big Coppitt Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Apartments	208 DU	1,352	21	85	106	84	45	129

Compiled by: KBP Consulting, Inc. (April 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 2 above, the proposed Big Coppitt Apartments development is anticipated to generate 1,352 new daily vehicle trips, 106 new AM peak hour vehicle trips (21 inbound and 85 outbound) and 129 new PM peak hour vehicle trips (84 inbound and 45 outbound). Based upon an increase of 1,352 daily vehicle trips, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the Big Coppitt Apartments development.

Table 3
Big Coppitt Apartments
Project Trip Distribution
Big Coppitt Key, Florida

Direction	Distribution (%)
North	0%
South	0%
East (US 1 North)	35%
West (US 1 South)	65%

Source: KBP Consulting, Inc. (April 2017).

The new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment is summarized on the following pages in Figures 5 and 6.

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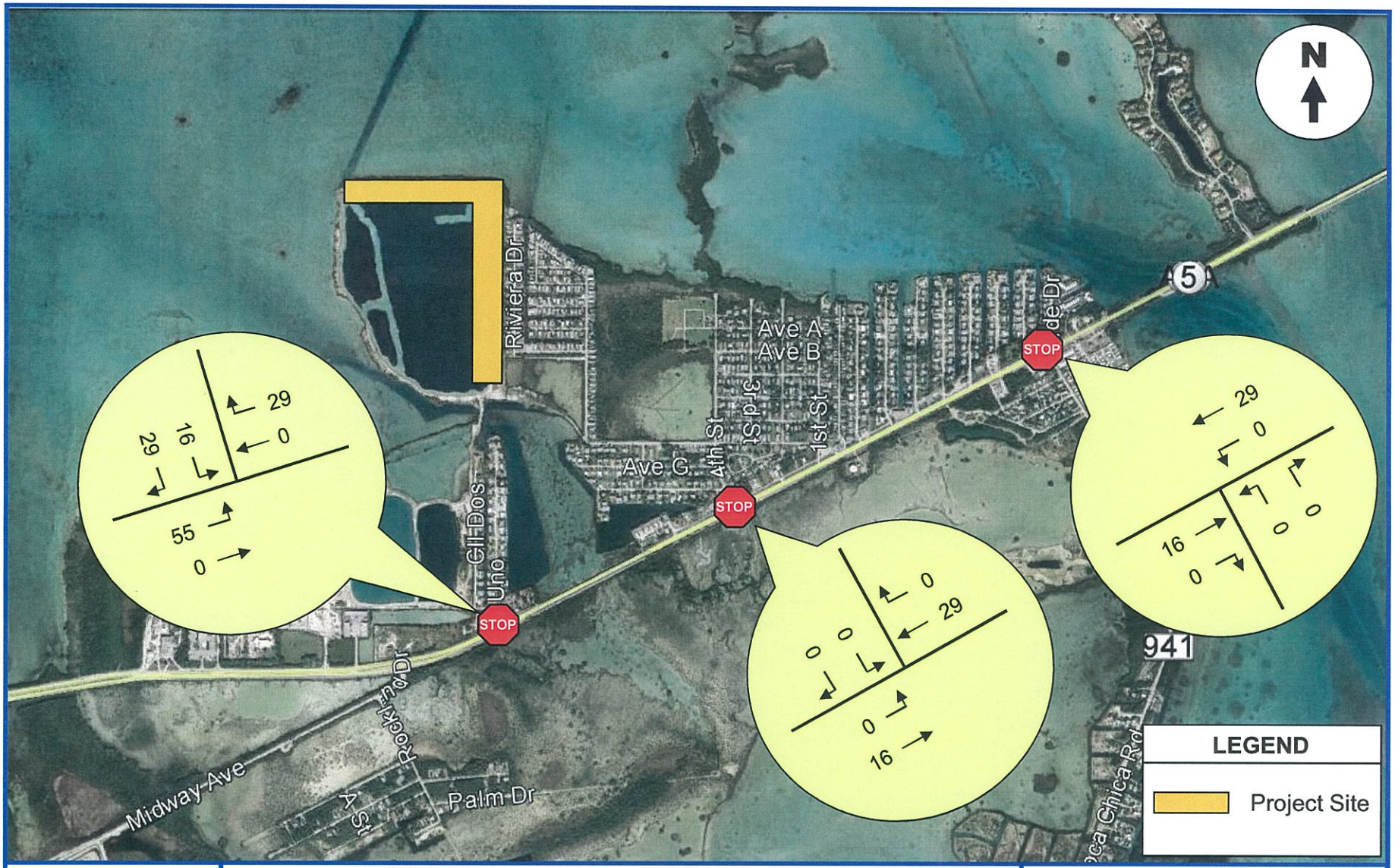
New Project Traffic Assignment
AM Peak Hour

FIGURE 5
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
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New Project Traffic Assignment
PM Peak Hour

FIGURE 6
Big Coppitt Apartments
Big Coppitt Key, Florida

FUTURE TRAFFIC VOLUMES

This section of the traffic impact study addresses the development of the future (2020) traffic volumes for the study area.

Future Conditions Traffic Volumes

In order to develop peak season 2020 background and total traffic conditions (this project is anticipated to be completed in 2020), the following analyses were performed:

1. **Conversion of February 2017 traffic counts to 2020 average peak season traffic volumes.** Using FDOT's latest (2016) Peak Season Factor Category Report (see Appendix E) traffic counts recorded February 28th do not need to be adjusted to average peak season volumes (i.e. the PSCF factor is 0.98).

2. **Projection of 2017 peak season volumes to 2020 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. To reflect a worst-case scenario, it was determined that an annual growth rate of two and one-half percent (2.5%) is appropriate for the study area.

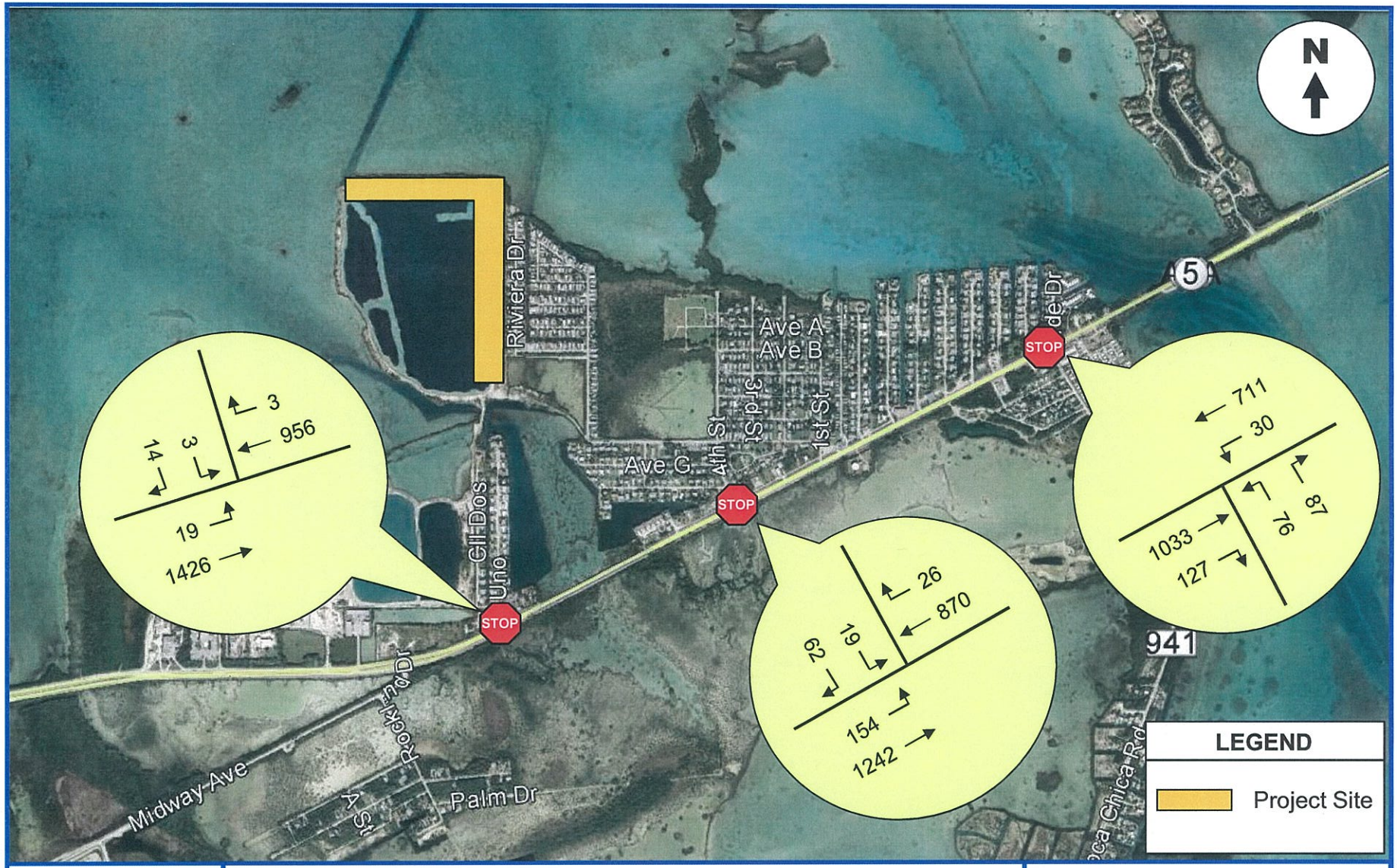
3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections and roadway segments) for the study area.

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Big Coppitt Apartments development) for the study intersections are contained in Appendix F in tabular format. Figures 7 and 8 on the following pages present the future (2020) background traffic volumes (without the project traffic) and Figures 9 and 10 present the future (2020) total traffic volumes (with the project traffic).

KBP
CONSULTING, INC.

Future (2020) Background (w/out Project)
AM Peak Hour Traffic Volumes

FIGURE 7
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Background (w/out Project)
PM Peak Hour Traffic Volumes

FIGURE 8
Big Coppitt Apartments
Big Coppitt Key, Florida

KBP
CONSULTING, INC.

Future (2020) Total (with Project)
AM Peak Hour Traffic Volumes

FIGURE 9
Big Coppitt Apartments
Big Coppitt Key, Florida

KBP
CONSULTING, INC.

Future (2020) Total (with Project)
PM Peak Hour Traffic Volumes

FIGURE 10
Big Coppitt Apartments
Big Coppitt Key, Florida

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

Intersection Analyses

The following three (3) intersections were evaluated using the capacity/level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the Synchro 9 software:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2017) peak season conditions, future (2020) background (without project traffic) peak season conditions, and future (2020) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 below summarizes the results of these analyses for the study intersections.

Table 4
Big Coppitt Apartments
Intersection Levels of Service
Big Coppitt Key, Florida

Intersection	Existing (2017) Conditions		Future (2020) Conditions Without Project Traffic		Future (2020) Conditions With Project Traffic	
	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
US 1 & Boca Chica Rd						
- Northbound	16.9 [2] (C)	16.3 [1] (C)	18.8 [2] (C)	17.6 [1] (C)	19.2 [2] (C)	18.0 [1] (C)
- Overall ICU LOS	62.1% (B)	62.2% (B)	66.4% (C)	66.4% (C)	66.7% (C)	67.3% (C)
US 1 & 4th Street						
- Southbound	42.4 [6] (E)	15.4 [1] (C)	65.5 [8] (F)	16.5 [1] (C)	67.1 [8] (F)	16.8 [1] (C)
- Overall ICU LOS	85.8% (E)	70.7% (C)	91.9% (F)	75.4% (D)	92.3% (F)	76.2% (D)
US 1 & Calle Uno						
- Southbound	22.9 [1] (C)	21.8 [1] (C)	25.9 [1] (D)	24.4 [1] (C)	78.4 [5] (F)	67.6 [3] (F)
- Overall ICU LOS	83.1% (E)	79.7% (D)	88.7% (E)	85.1% (E)	92.1% (F)	85.4% (E)

Source: Highway Capacity Manual and SYNCHRO 9 Software.

Legend: Average Approach Delay Reported as Seconds / Vehicle [95th Percentile Vehicle Queue] (Approach Level of Service)

Note: The "Overall ICU LOS" reflects the Intersection Capacity Utilization (ICU) and Level of Service (LOS) for the intersection as a whole. This parameter provides insight into how the intersection is operating overall (as opposed to individual approaches) and how much additional capacity is available.

The Synchro 9 software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix G. A discussion of each of the study intersections and their projected operating conditions is presented below.

- **Overseas Highway / US 1 & Boca Chica Road.** Overall, this unsignalized intersection is currently operating at an acceptable level of service (LOS) and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. It must be noted that, although the northbound approach for this intersection is marked with a shared left-turn and right-turn lane, there is ample pavement to the east of this lane that allows this approach to function as if there are two separate lanes. As such, Synchro was coded with a separate right-turn lane with approximately 70 feet of storage in order to more accurately reflect actual physical and operating conditions at this intersection.

- **Overseas Highway / US 1 & 4th Street.** During the afternoon peak hour, this unsignalized intersection is currently operating at an acceptable LOS and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. However, in the AM peak hour the southbound (stop-controlled) approach is operating at a less than desirable condition and will continue to do so in the future with and without the project traffic from the Big Coppitt Apartments project, although the additional delay attributed to the project is only 1.6 seconds per vehicle. Furthermore, few, if any, project trips are expected to occur as turning movements at this location (i.e. all project trips are expected to be through movements). And, as with the intersection at Boca Chica Road, the intersection geometry (i.e. southbound approach) was adjusted in Synchro to more accurately reflect actual field and operating conditions. In this case, a de facto right-turn lane exists with approximately 50 feet of storage.

- **Overseas Highway / US 1 & Calle Uno.** This intersection will serve as the primary vehicular ingress and egress point to the Big Coppitt Apartment site. Currently, this unsignalized intersection operates at an acceptable level of service (i.e. LOS "C/D") and will continue to do so in the future design year of 2020 without the project traffic associated with the Big Coppitt Apartments development. However, this single lane southbound approach is projected to operate at LOS "F" in the design year with the Big Coppitt Apartments project in place. As this project progresses through the design phase, the intersection at Overseas Highway / US 1 and Calle Uno will be evaluated further in order to identify potential measures to reduce the anticipated vehicular delay on this approach.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution, the project will add a maximum of 879 daily trips (65% of the additional 1,352 daily trips) to Segment Number 3 (Big Coppitt Key). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix H), Segment Number 3 has 1,292 trips of available reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has available capacity to absorb the maximum impacts generated by the Big Coppitt Apartments development.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 25 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,352 net new daily vehicle trips.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project:	Big Coppitt Apartments	**US 1 Mile Marker:**	9.5
Location:	Big Coppitt Key	**ITE Land Use Category:**	220
Type of Development:	Residential Apartments	**Daily Trip Generation Rate / Formula:**	6.5 trips/DU
Project Size:	208 Dwelling Units		
Average Trip Length:	25 Miles East / 10 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	703	1,986
		2	65%	90%	791	5,167
1,352	100%	3	65% / 35%	100%	879	1,292
		4	35%	85%	402	2,497
		5	35%	75%	355	7,363
		6	35%	65%	308	2,650
		7	35%	55%	260	1,312
		8	35%	45%	213	2,323
		9	35%	40%	189	2,434
		10	35%	30%	142	394
		11	35%	20%	95	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (April 2017).

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Big Coppitt Apartments development to be located near Mile Marker 9.5 on Big Coppitt Key, Monroe County, Florida, Overseas Highway / US 1 on Big Coppitt Key has adequate capacity to accommodate the traffic impacts generated by the proposed residential development. As this project progresses, further intersection analyses and evaluation will be performed as it relates to the intersection of Overseas Highway / US 1 and Calle Uno.

Appendix A

Big Coppitt Apartments – Big Coppitt Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
AECOM

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: February 21, 2017

Subject: Big Coppitt Apartments – Big Coppitt Key
Traffic Analysis Methodology

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Overseas Highway / US 1 at the west end of Big Coppitt Key, Monroe County, Florida. The total number of proposed residential dwelling units at this site will be 208. The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Vacant

Proposed:

- 208 Residential Apartments

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Boca Chica Road
- US 1 / Overseas Highway & 4th Street
- US 1 / Overseas Highway & Calle Uno

Trip Generation

The trip generation analysis will be based upon data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the Apartment land use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Preliminary Calculations:

- Proposed – Apartments
  - Daily Trips: 1,352
  - AM Peak Hour Trips: 106
  - PM Peak Hour Trips: 129

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

To be determined.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated.

Access to US 1 / Overseas Highway

One of the means of ingress and egress to the site will be via the intersection at US 1 / Overseas Highway and 4th Street. This intersection has been previously reviewed by the County and potential improvements have been identified. We will review those findings and assess their viability as it relates to this project.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Appendix B

Big Coppitt Apartments – Big Coppitt Key

Preliminary Site Plan

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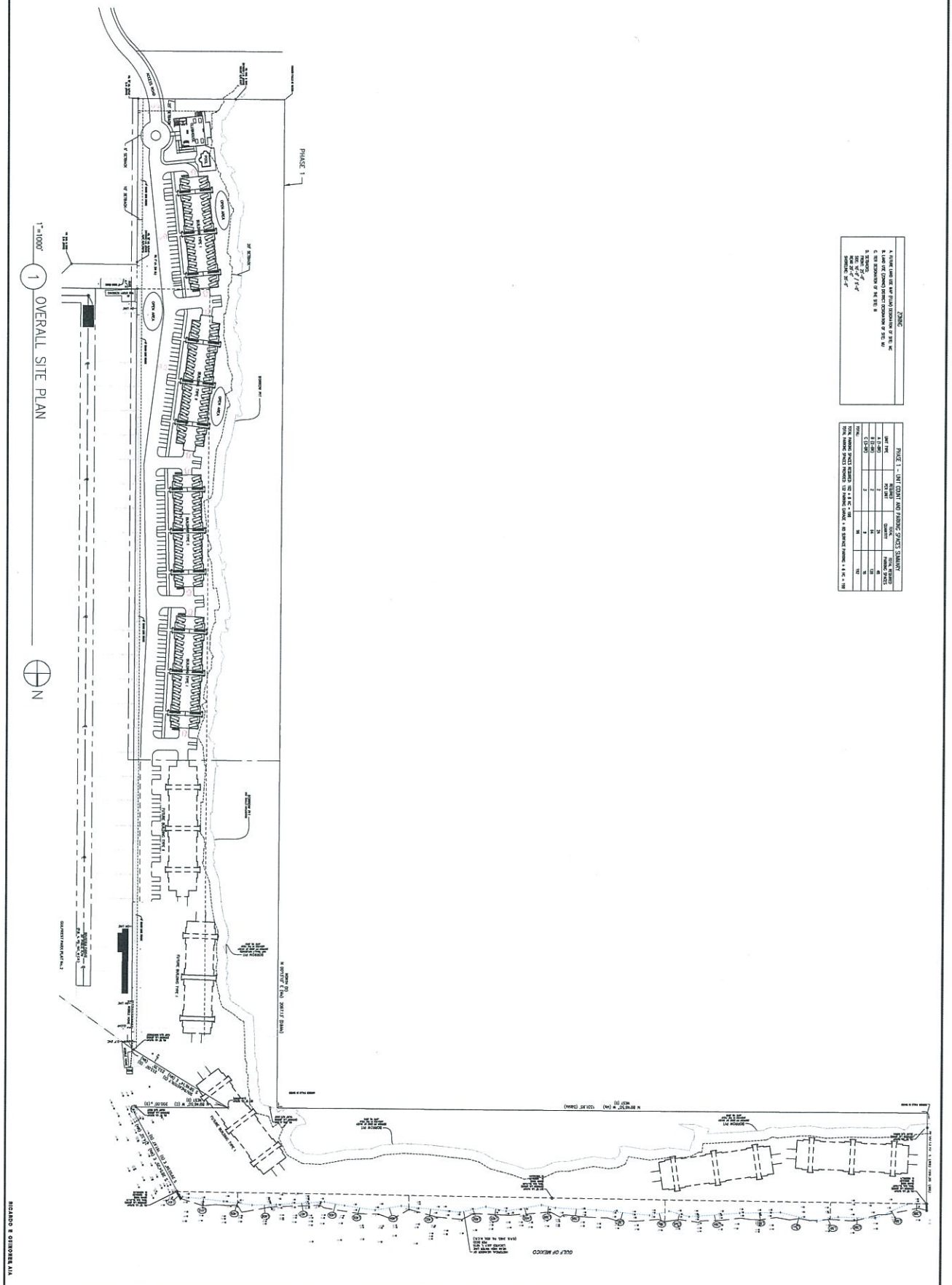


PRELIMINARY DESIGN

DRAWING AS100	OVERALL SITE PLAN	BIG COPPIT APARTMENTS KEY WEST, FLORIDA	JOB NO. 1601D	DATE	ISSUE/REVISION
			DATE 12.07.2016		
			DRAWN MHD		
			CHECK RG		
			ACCEPTED RG		

ARCHITECTURE · INTERIORS
DESIGN · BUILD SERVICES
4141 SOUTHPOINT DR. EAST, SUITE 200
JACKSONVILLE, FL 32216 (904) 224-0001
POH GROUP

RICARDO G GUTIERREZ AIA

Appendix C

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	23500 C	N 12000	S 11500	9.50	54.90	7.60
2015	22500 C	N 11000	S 11500	9.50	54.30	7.20
2014	21000 C	N 10500	S 10500	9.50	55.20	9.20
2013	21000 C	N 10500	S 10500	9.50	54.80	9.30
2012	21500 C	N 11000	S 10500	9.50	55.00	8.60
2011	21000 C	N 10500	S 10500	9.50	55.10	7.20
2010	20500 C	N 10000	S 10500	10.26	56.84	7.20
2009	21500 C	N 10500	S 11000	10.23	56.56	7.20
2008	20000 C	N 10000	S 10000	10.45	54.98	10.90
2007	21500 C	N 11000	S 10500	10.00	55.10	11.30
2006	23500 C	N 11000	S 12500	10.08	55.69	9.80
2005	23000 C	N 11500	S 11500	10.40	55.70	9.30
2004	24000 C	N 12000	S 12000	10.00	56.00	8.60
2003	22500 C	N	S	10.10	56.30	9.30
2002	20500 C	N 10000	S 10500	10.00	54.20	6.10
2001	22500 C	N	S	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0050 - CR 941, 200' S SR 5/US-1(BIG COPPITT KEY)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2016	3500 C	N	1700	S	1800	9.00	54.90	7.60
2015	4200 C	N	2300	S	1900	9.00	54.30	7.20
2014	2300 C	N	1200	S	1100	9.00	55.20	9.20
2013	3500 C	N	1800	S	1700	9.00	54.80	7.30
2012	2200 C	N	1100	S	1100	9.00	55.00	8.20
2011	2600 C	N	1300	S	1300	9.00	55.10	8.30
2010	2400 C	N	1200	S	1200	10.26	56.84	10.30
2009	2900 C	N	1600	S	1300	10.23	56.56	8.40
2008	3000 C	N	1600	S	1400	10.45	54.98	8.60
2007	2800 C	N	1600	S	1200	10.00	55.10	9.80
2006	2500 C	N	1400	S	1100	10.08	55.69	12.30
2005	2000 C	N	1000	S	1000	10.40	55.70	6.20
2004	3100 C	N	1500	S	1600	10.00	56.00	3.10
2003	2000 C	N		S		10.10	56.30	4.40
2002	1950 C	N	950	S	1000	10.00	54.20	5.60
2001	2200 C	N	1100	S	1100	10.00	55.90	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0106 - SR 5/US-1, 200' N SHARK CHANNEL BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19400 C	N 9400	S 10000	9.50	54.90	7.60
2015	19800 C	N 9800	S 10000	9.50	54.30	7.20
2014	18800 C	N 9000	S 9800	9.50	55.20	9.20
2013	18100 C	N 9200	S 8900	9.50	54.80	9.30
2012	17100 C	N 8500	S 8600	9.50	55.00	8.60
2011	17800 C	N 9100	S 8700	9.50	55.10	8.70
2010	17500 C	N 8800	S 8700	10.26	56.84	9.10
2009	20500 C	N 10500	S 10000	10.23	56.56	8.30
2008	15000 C	N 7400	S 7600	10.45	54.98	10.90
2007	20000 C	N 10000	S 10000	10.00	55.10	11.30
2006	17800 C	N 9000	S 8800	10.08	55.69	9.80
2005	17200 C	N 8400	S 8800	10.40	55.70	9.30
2004	18300 C	N 8400	S 9900	10.00	56.00	8.60
2003	20000 C	N	S	10.10	56.30	9.30
2002	16800 C	N 8300	S 8500	10.00	54.20	6.10
2001	16400 C	N 8200	S 8200	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8164 - 4TH STREET. 100' NORTH OF SHORE AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3300 S	N 1700	S 1600	9.00	54.90	7.60
2015	3100 F	N 1600	S 1500	9.00	54.30	7.20
2014	2900 C	N 1500	S 1400	9.00	55.20	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

Big Coppitt Apartments

Big Coppitt Key

Growth Rate Analysis

Site #900010 - SR 5 / US 1, 200 feet north of Rockland Channel Bridge (MM 9.6)

Year	Volume	Growth Rate
2011	21,000	
2016	23,500	2.28%

Site #900050 - CR 941, 200 feet south of SR 5 / US 1 (Big Coppitt Key)

Year	Volume	Growth Rate
2011	2,600	
2016	3,500	6.13%

Site #900106 - SR 5 / US 1, 200 feet north of Shark Channel Bridge

Year	Volume	Growth Rate
2011	17,800	
2016	19,400	1.74%

Site #908164 - 4th Street, 100 feet north of Shore Avenue

Year	Volume	Growth Rate
2014	2,900	
2016	3,300	4.40%

Total - All Count Stations

Year	Volume	Growth Rate
2011	44,300	
2016	49,700	2.33%

Appendix D

2017 Intersection Turning Movement Counts

TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)
Page No: 1 of 3

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	0	0	0	0	5	225	0	0	37	0	3	0	0	73	1	344
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
Total	0	0	0	0	0	18	941	0	0	131	0	26	5	0	343	23	1487
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
08:15 AM	0	0	0	0	0	5	179	0	0	22	0	14	0	0	86	10	316
08:30 AM	0	0	0	0	0	6	191	0	0	25	0	10	0	0	122	9	363
08:45 AM	0	0	0	0	0	5	164	0	0	19	0	9	0	0	120	7	324
Total	0	0	0	0	0	23	739	0	0	97	0	39	4	0	428	40	1370
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	0	0	0	0	4	193	0	0	25	0	14	0	0	208	29	473
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
Total	0	0	0	0	0	20	700	0	0	82	1	75	0	0	921	117	1916
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
05:15 PM	0	0	0	0	0	9	148	0	0	14	0	24	0	0	241	27	463
05:30 PM	0	0	0	0	0	6	133	0	0	21	0	17	0	0	216	22	415
05:45 PM	0	0	0	0	0	5	137	0	0	19	0	17	0	0	221	20	419
Total	0	0	0	0	0	32	571	0	0	67	0	78	0	0	924	99	1771
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

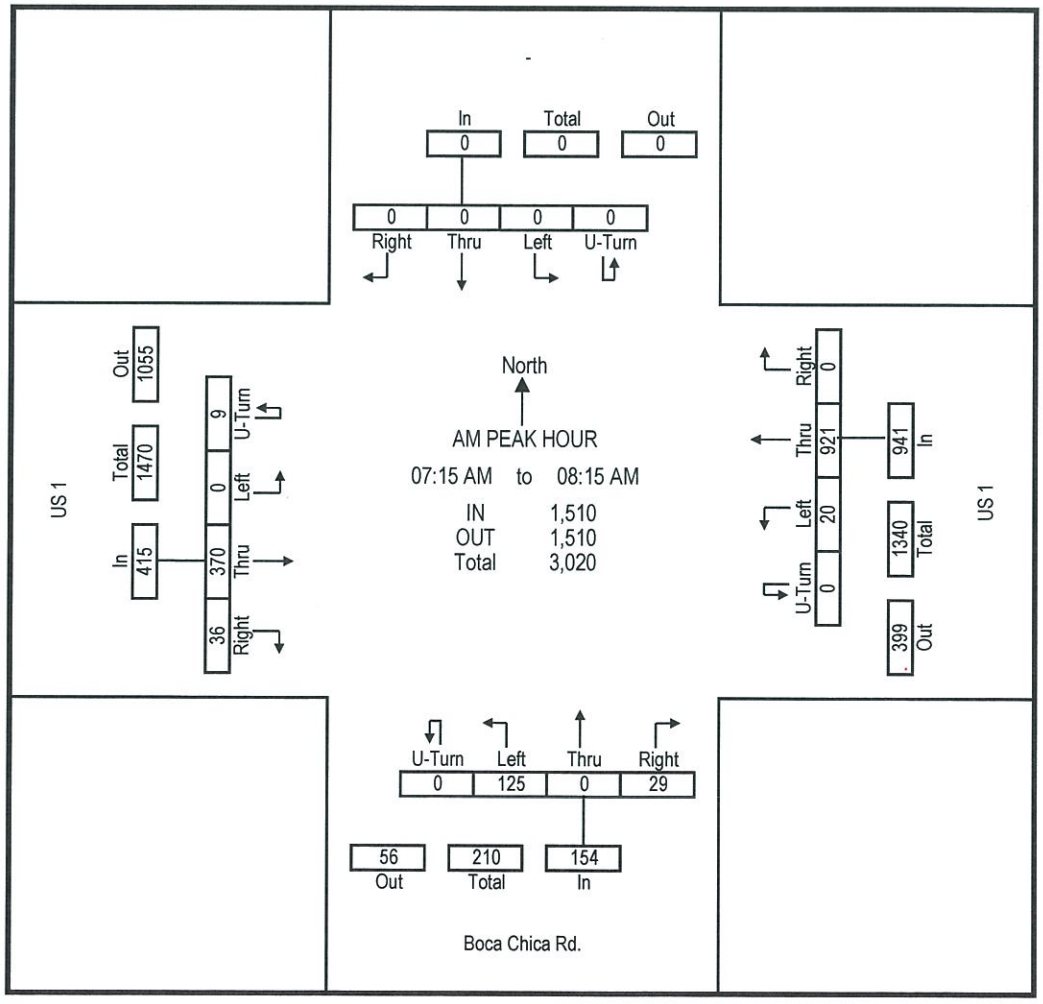
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
Total	**0**	**0**	**0**	**0**	**0**	**20**	**921**	**0**	**0**	**125**	**0**	**29**	**9**	**0**	**370**	**36**	**1510**
PHF	0.000	0.000	0.000	0.000	0.000	0.714	0.879	0.000	0.000	0.801	0.000	0.725	0.450	0.000	0.907	0.643	0.92
Heavy Veh %	0%	0%	0%	0%	0%	13%	6%	0%	0%	4%	0%	19%	0%	0%	10%	10%	8%
App Vol %	0%	0%	0%	0%	0%	2%	98%	0%	0%	81%	0%	19%	2%	0%	89%	9%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

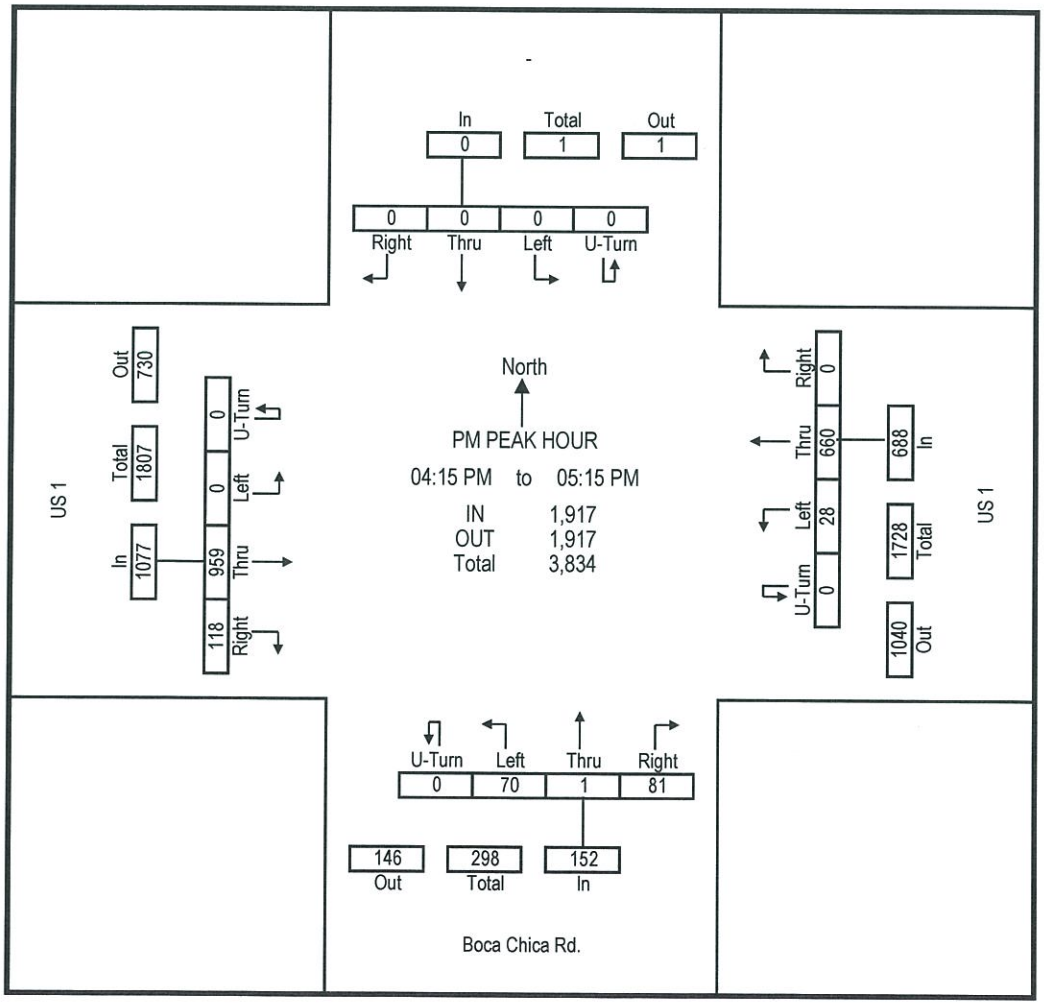
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
Total	**0**	**0**	**0**	**0**	**0**	**28**	**660**	**0**	**0**	**70**	**1**	**81**	**0**	**0**	**959**	**118**	**1917**
PHF	0.000	0.000	0.000	0.000	0.000	0.583	0.859	0.000	0.000	0.761	0.250	0.844	0.000	0.000	0.975	0.868	0.97
Heavy Veh %	0%	0%	0%	0%	0%	10%	5%	0%	0%	1%	0%	4%	0%	0%	2%	2%	3%
App Vol %	0%	0%	0%	0%	0%	4%	96%	0%	0%	46%	1%	53%	0%	0%	89%	11%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:15 PM to 05:15 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	437
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	490
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	476
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	501
Total	0	16	0	210	0	0	1257	12	0	0	0	0	0	19	390	0	1904
08:00 AM	0	4	0	26	0	0	263	4	0	0	0	0	0	8	126	0	431
08:15 AM	0	7	0	22	0	0	225	5	0	0	0	0	0	14	104	0	377
08:30 AM	0	3	0	35	0	0	208	6	0	0	0	0	0	13	140	0	405
08:45 AM	0	2	0	25	0	0	222	4	0	0	0	0	0	7	142	0	402
Total	0	16	0	108	0	0	918	19	0	0	0	0	0	42	512	0	1615
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	558
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	552
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	530
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	564
Total	0	18	0	58	0	0	808	24	0	0	0	0	0	143	1153	0	2204
05:00 PM	0	6	0	12	0	0	174	4	0	0	0	0	0	30	305	0	531
05:15 PM	0	8	0	16	0	0	156	9	0	0	0	0	0	38	301	0	528
05:30 PM	0	4	0	21	0	0	177	8	0	0	0	0	0	52	282	0	544
05:45 PM	0	9	0	22	0	0	152	7	0	0	0	0	0	33	264	0	487
Total	0	27	0	71	0	0	659	28	0	0	0	0	0	153	1152	0	2090
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

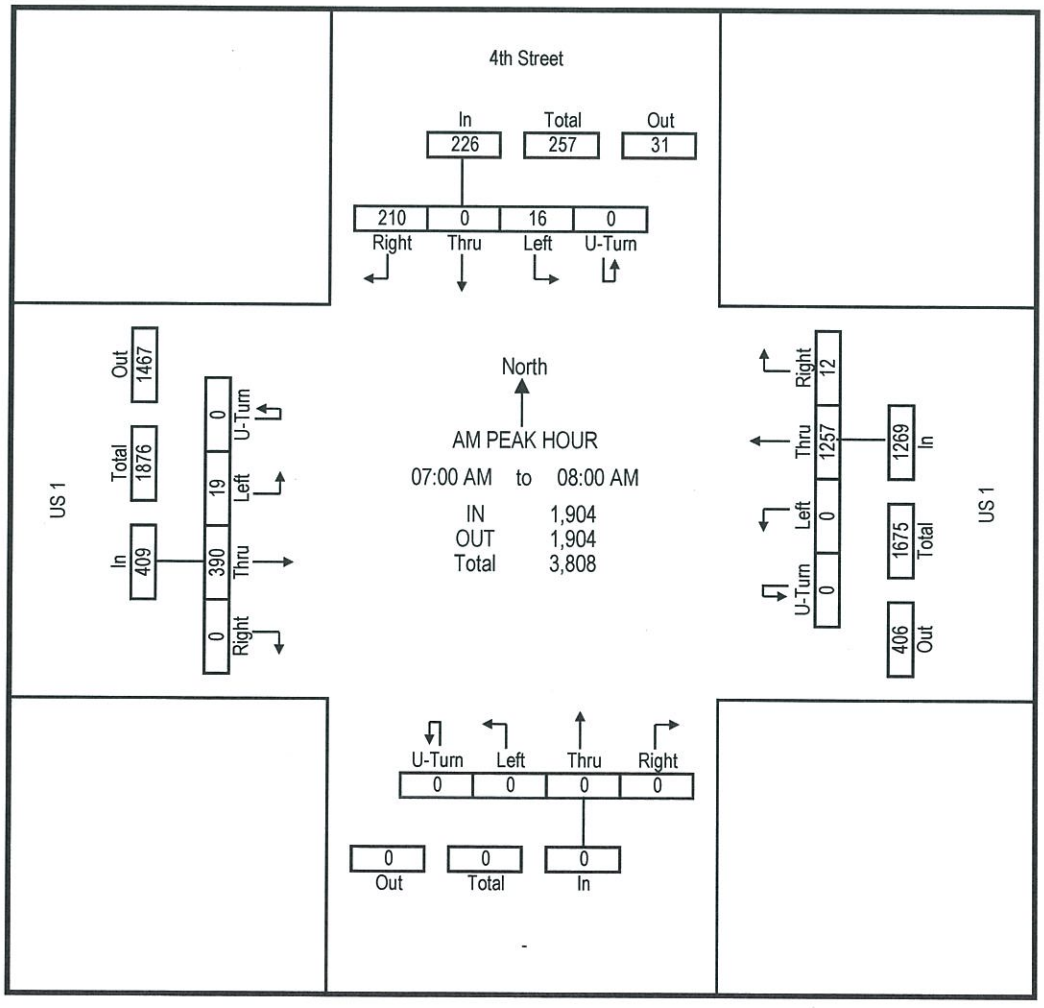
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	437
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	490
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	476
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	501
Total	**0**	**16**	**0**	**210**	**0**	**0**	**1257**	**12**	**0**	**0**	**0**	**0**	**0**	**19**	**390**	**0**	**1904**
PHF	0.000	0.571	0.000	0.833	0.000	0.000	0.949	0.429	0.000	0.000	0.000	0.000	0.000	0.792	0.841	0.000	0.95
Heavy Veh %	0%	0%	0%	1%	0%	0%	5%	14%	0%	0%	0%	0%	0%	5%	9%	0%	6%
App Vol %	0%	7%	0%	93%	0%	0%	99%	1%	0%	0%	0%	0%	0%	5%	95%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:00 AM to 08:00 AM



TRIDENT Engineering
10232 NW 47 Street
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CLIENT: KBP
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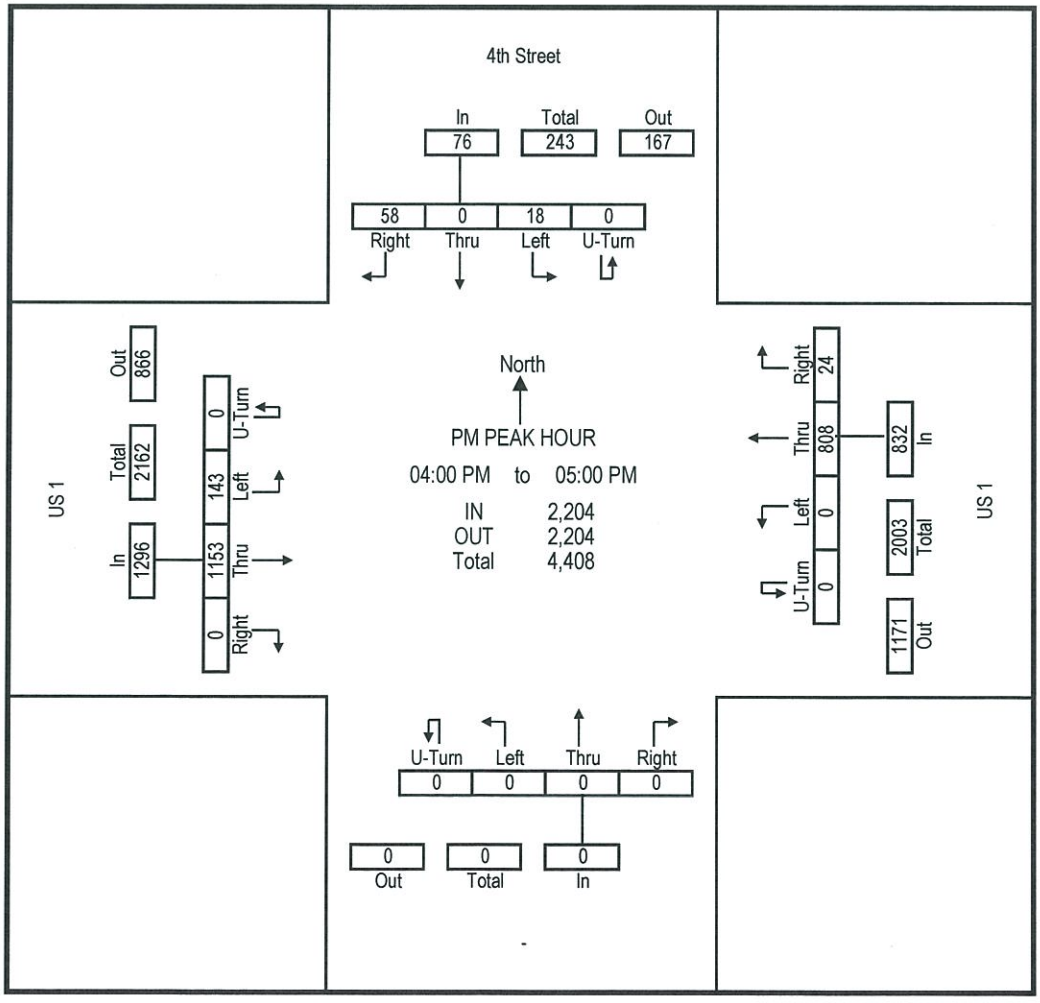
File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	558
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	552
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	530
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	564
Total	**0**	**18**	**0**	**58**	**0**	**0**	**808**	**24**	**0**	**0**	**0**	**0**	**0**	**143**	**1153**	**0**	**2204**
PHF	0.000	0.900	0.000	0.806	0.000	0.000	0.835	0.667	0.000	0.000	0.000	0.000	0.000	0.966	0.945	0.000	0.98
Heavy Veh %	0%	5%	0%	6%	0%	0%	6%	0%	0%	0%	0%	0%	0%	0%	3%	0%	4%
App Vol %	0%	24%	0%	76%	0%	0%	97%	3%	0%	0%	0%	0%	0%	11%	89%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)
Page No: 1 of 3

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	1	0	9	0	0	340	0	0	0	0	0	0	2	79	0	431
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
Total	0	4	0	29	0	0	1438	3	0	0	0	0	0	8	400	2	1884
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
08:15 AM	0	1	0	1	0	0	234	1	0	0	0	0	0	3	139	0	379
08:30 AM	0	0	0	7	0	0	246	3	0	0	0	0	0	5	153	0	414
08:45 AM	0	2	0	2	0	0	242	0	0	0	0	0	0	0	156	0	402
Total	0	3	0	13	0	0	1012	4	0	0	0	0	0	10	585	0	1627
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	0	3	0	13	0	0	888	3	0	0	0	0	0	18	1324	0	2249
05:00 PM	0	2	0	2	0	0	170	4	0	0	0	0	0	5	338	0	521
05:15 PM	0	4	0	3	0	0	168	0	0	0	0	0	0	3	343	0	521
05:30 PM	0	0	0	1	0	0	172	2	0	0	0	0	0	3	332	0	510
05:45 PM	0	1	0	2	0	0	187	2	0	0	0	0	0	1	300	0	493
Total	0	7	0	8	0	0	697	8	0	0	0	0	0	12	1313	0	2045
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

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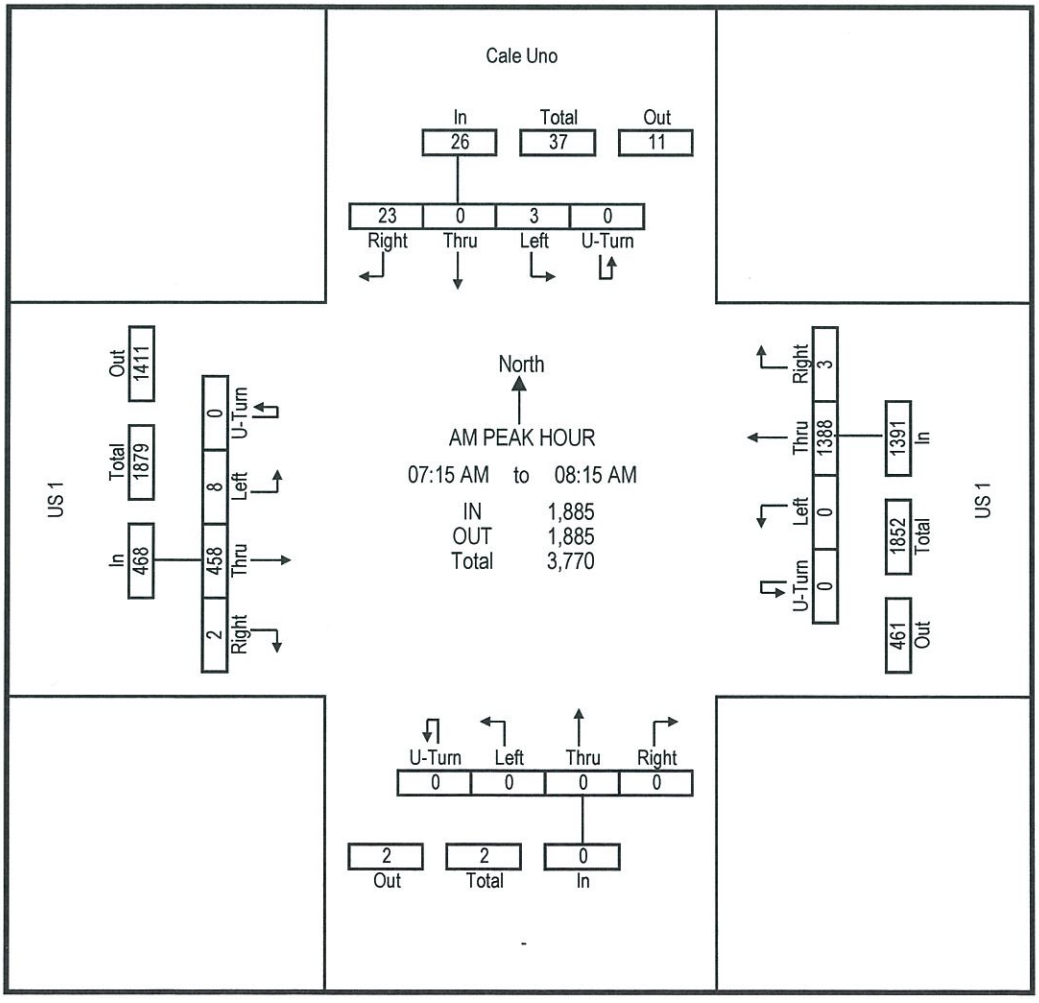
File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
Total	**0**	**3**	**0**	**23**	**0**	**0**	**1388**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**458**	**2**	**1885**
PHF	0.000	0.375	0.000	0.575	0.000	0.000	0.904	0.750	0.000	0.000	0.000	0.000	0.000	0.667	0.836	0.500	0.95
Heavy Veh %	0%	0%	0%	4%	0%	0%	6%	40%	0%	0%	0%	0%	0%	11%	12%	0%	7%
App Vol %	0%	12%	0%	88%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2%	98%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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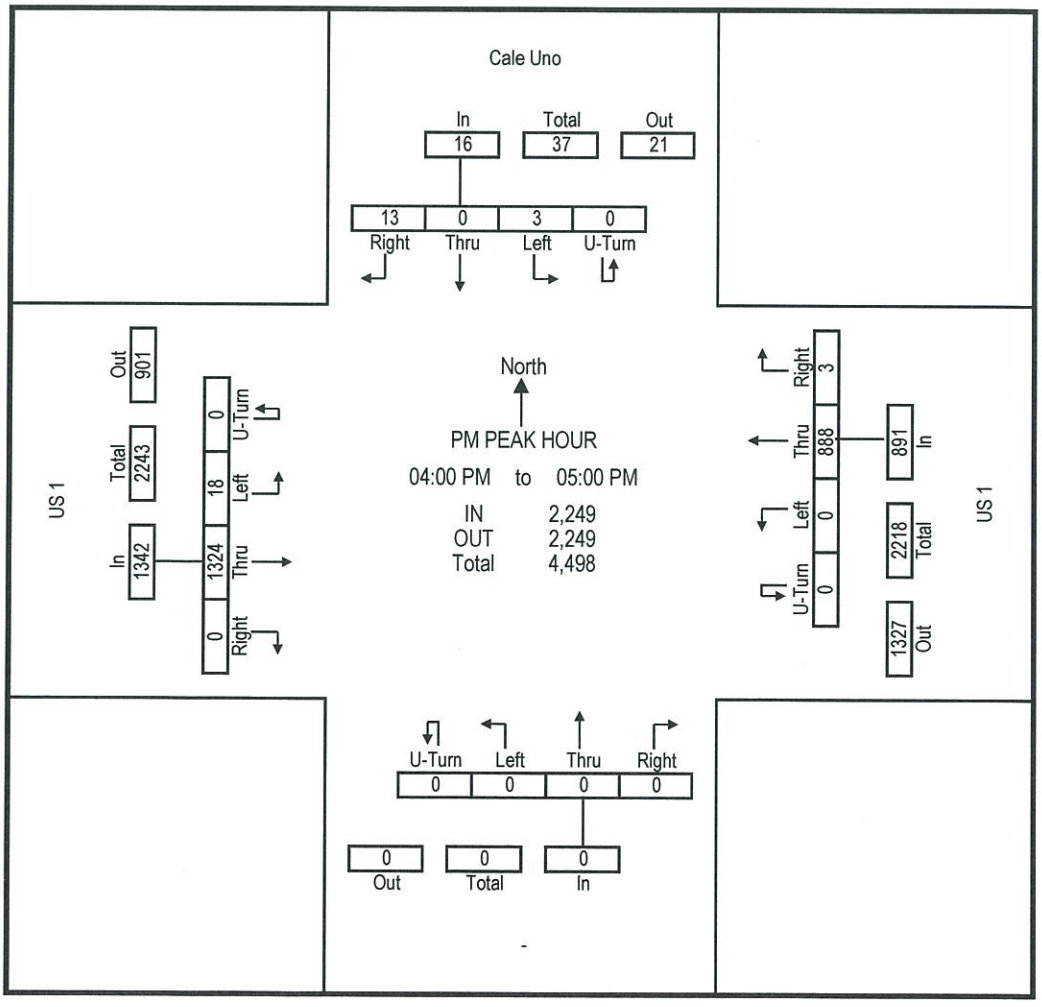
Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
PHF	0.000	0.375	0.000	0.650	0.000	0.000	0.854	0.375	0.000	0.000	0.000	0.000	0.000	0.643	0.935	0.000	0.96
Heavy Veh %	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	5%	4%	0%	5%
App Vol %	0%	19%	0%	81%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1%	99%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



Appendix E

2016 Peak Season Factor Category Report

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.04
2	01/03/2016 - 01/09/2016	0.98	1.05
3	01/10/2016 - 01/16/2016	0.99	1.06
4	01/17/2016 - 01/23/2016	0.98	1.05
5	01/24/2016 - 01/30/2016	0.97	1.04
6	01/31/2016 - 02/06/2016	0.96	1.03
* 7	02/07/2016 - 02/13/2016	0.95	1.02
* 8	02/14/2016 - 02/20/2016	0.94	1.01
* 9	02/21/2016 - 02/27/2016	0.93	1.00
*10	02/28/2016 - 03/05/2016	0.91	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.97
*12	03/13/2016 - 03/19/2016	0.89	0.96
*13	03/20/2016 - 03/26/2016	0.90	0.97
*14	03/27/2016 - 04/02/2016	0.92	0.99
*15	04/03/2016 - 04/09/2016	0.94	1.01
*16	04/10/2016 - 04/16/2016	0.96	1.03
*17	04/17/2016 - 04/23/2016	0.96	1.03
*18	04/24/2016 - 04/30/2016	0.96	1.03
*19	05/01/2016 - 05/07/2016	0.96	1.03
20	05/08/2016 - 05/14/2016	0.96	1.03
21	05/15/2016 - 05/21/2016	0.97	1.04
22	05/22/2016 - 05/28/2016	0.97	1.04
23	05/29/2016 - 06/04/2016	0.98	1.05
24	06/05/2016 - 06/11/2016	0.98	1.05
25	06/12/2016 - 06/18/2016	0.99	1.06
26	06/19/2016 - 06/25/2016	0.97	1.04
27	06/26/2016 - 07/02/2016	0.95	1.02
28	07/03/2016 - 07/09/2016	0.93	1.00
29	07/10/2016 - 07/16/2016	0.92	0.99
30	07/17/2016 - 07/23/2016	0.94	1.01
31	07/24/2016 - 07/30/2016	0.96	1.03
32	07/31/2016 - 08/06/2016	0.98	1.05
33	08/07/2016 - 08/13/2016	1.00	1.08
34	08/14/2016 - 08/20/2016	1.02	1.10
35	08/21/2016 - 08/27/2016	1.05	1.13
36	08/28/2016 - 09/03/2016	1.07	1.15
37	09/04/2016 - 09/10/2016	1.10	1.18
38	09/11/2016 - 09/17/2016	1.12	1.20
39	09/18/2016 - 09/24/2016	1.12	1.20
40	09/25/2016 - 10/01/2016	1.12	1.20
41	10/02/2016 - 10/08/2016	1.12	1.20
42	10/09/2016 - 10/15/2016	1.12	1.20
43	10/16/2016 - 10/22/2016	1.11	1.19
44	10/23/2016 - 10/29/2016	1.09	1.17
45	10/30/2016 - 11/05/2016	1.08	1.16
46	11/06/2016 - 11/12/2016	1.06	1.14
47	11/13/2016 - 11/19/2016	1.05	1.13
48	11/20/2016 - 11/26/2016	1.03	1.11
49	11/27/2016 - 12/03/2016	1.01	1.09
50	12/04/2016 - 12/10/2016	0.99	1.06
51	12/11/2016 - 12/17/2016	0.97	1.04
52	12/18/2016 - 12/24/2016	0.98	1.05
53	12/25/2016 - 12/31/2016	0.99	1.06

* PEAK SEASON

Appendix F

Intersection Turning Movement Volumes

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	8	458	0	0	1,388	3	0	0	0	3	0	23
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	8	458	0	0	1,388	3	0	0	0	3	0	23
Future Traffic Volumes - Year 2020												
Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	9	493	0	0	1,495	3	0	0	0	3	0	25
Project Traffic Volumes	14	0	0	0	0	7	0	0	0	30	0	55
2020 Total Volumes w/Project Traffic	23	493	0	0	1,495	10	0	0	0	33	0	80

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	18	1,324	0	0	888	3	0	0	0	3	0	13
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	18	1,324	0	0	888	3	0	0	0	3	0	13
Future Traffic Volumes - Year 2020												
Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	19	1,426	0	0	956	3	0	0	0	3	0	14
Project Traffic Volumes	55	0	0	0	0	29	0	0	0	16	0	29
2020 Total Volumes w/Project Traffic	74	1,426	0	0	956	32	0	0	0	19	0	43

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	19	390	0	0	1,257	12	0	0	0	16	0	210
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	19	390	0	0	1,257	12	0	0	0	16	0	210
Future Traffic Volumes - Year 2020												
Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	20	420	0	0	1,354	13	0	0	0	17	0	226
Project Traffic Volumes	0	30	0	0	7	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	20	450	0	0	1,361	13	0	0	0	17	0	226

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	143	1,153	0	0	808	24	0	0	0	18	0	58
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	143	1,153	0	0	808	24	0	0	0	18	0	58
Future Traffic Volumes - Year 2020												
Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	154	1,242	0	0	870	26	0	0	0	19	0	62
Project Traffic Volumes	0	16	0	0	29	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	154	1,258	0	0	899	26	0	0	0	19	0	62

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	370	36	20	921	0	125	0	29	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	370	36	20	921	0	125	0	29	0	0	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	398	39	22	992	0	135	0	31	0	0	0
Project Traffic Volumes	0	30	0	0	7	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	428	39	22	999	0	135	0	31	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	959	118	28	660	0	71	0	81	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	959	118	28	660	0	71	0	81	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (1.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1,033	127	30	711	0	76	0	87	0	0	0
Project Traffic Volumes	0	16	0	0	29	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	1,049	127	30	740	0	76	0	87	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (April 2017).

Appendix G

Intersection Analyses

Existing (2017) Conditions

HCM Unsignalized Intersection Capacity Analysis
11: Boca Chica Road & Overseas Hwy / US 1 4/22/2017

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	370	36	20	921	125	29
Future Volume (Veh/h)	370	36	20	921	125	29
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	402	39	22	1001	136	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			441		1447	402
vC1, stage 1 conf vol					402	
vC2, stage 2 conf vol					1045	
vCu, unblocked vol			441		1447	402
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		66	96
cM capacity (veh/h)			1130		400	746

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	402	39	22	1001	168
Volume Left	0	0	22	0	136
Volume Right	0	39	0	0	32
cSH	1700	1700	1130	1700	494
Volume to Capacity	0.24	0.02	0.02	0.59	0.34
Queue Length 95th (ft)	0	0	1	0	37
Control Delay (s)	0.0	0.0	8.2	0.0	16.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		16.9
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	390	1257	12	16	210
Future Volume (Veh/h)	19	390	1257	12	16	210
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	20	411	1323	13	17	221
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		NoneTWLTL				
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1336				1774	1323
vC1, stage 1 conf vol					1323	
vC2, stage 2 conf vol					451	
vCu, unblocked vol	1336				1774	1323
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				95	26
cM capacity (veh/h)	523				322	300

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	411	1323	13	238
Volume Left	20	0	0	0	17
Volume Right	0	0	0	13	221
cSH	523	1700	1700	1700	323
Volume to Capacity	0.04	0.24	0.78	0.01	0.74
Queue Length 95th (ft)	3	0	0	0	138
Control Delay (s)	12.2	0.0	0.0	0.0	42.4
Lane LOS	B				E
Approach Delay (s)	0.6		0.0		42.4
Approach LOS					E

Intersection Summary			
Average Delay	5.2		
Intersection Capacity Utilization	85.8%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
2: Overseas Hwy / US 1 & Calle Uno

4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	458	1388	3	3	23
Future Volume (Veh/h)	8	458	1388	3	3	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	482	1461	3	3	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1464				1959	1461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1464				1959	1461
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	91
cM capacity (veh/h)	467				113	260

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	8	482	1461	3	27
Volume Left	8	0	0	0	3
Volume Right	0	0	0	3	24
cSH	467	1700	1700	1700	228
Volume to Capacity	0.02	0.28	0.86	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	10
Control Delay (s)	12.8	0.0	0.0	0.0	22.9
Lane LOS	B				C
Approach Delay (s)	0.2		0.0		22.9
Approach LOS					C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	959	118	28	660	71	81
Future Volume (Veh/h)	959	118	28	660	71	81
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	989	122	29	680	73	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1111		1727	989
vC1, stage 1 conf vol					989	
vC2, stage 2 conf vol					738	
vCu, unblocked vol			1111		1727	989
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		80	80
cM capacity (veh/h)			636		372	420

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	989	122	29	680	157
Volume Left	0	0	29	0	73
Volume Right	0	122	0	0	84
cSH	1700	1700	636	1700	785
Volume to Capacity	0.58	0.07	0.05	0.40	0.20
Queue Length 95th (ft)	0	0	4	0	19
Control Delay (s)	0.0	0.0	10.9	0.0	16.3
Lane LOS			B		C
Approach Delay (s)	0.0		0.4		16.3
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
6: Overseas Hwy / US 1 & 4th Street

4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	143	1153	808	24	18	58
Future Volume (Veh/h)	143	1153	808	24	18	58
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	146	1177	824	24	18	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		NoneTWLTL				
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	848				2293	824
vC1, stage 1 conf vol					824	
vC2, stage 2 conf vol					1469	
vCu, unblocked vol	848				2293	824
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	82				92	88
cM capacity (veh/h)	798				227	495

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	146	1177	824	24	77
Volume Left	146	0	0	0	18
Volume Right	0	0	0	24	59
cSH	798	1700	1700	1700	646
Volume to Capacity	0.18	0.69	0.48	0.01	0.12
Queue Length 95th (ft)	17	0	0	0	10
Control Delay (s)	10.5	0.0	0.0	0.0	15.4
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		15.4
Approach LOS					C

Intersection Summary			
Average Delay	1.2		
Intersection Capacity Utilization	70.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	1324	888	3	3	13
Future Volume (Veh/h)	18	1324	888	3	3	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	19	1379	925	3	3	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	928				2342	925
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	928				2342	925
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				96	97
cM capacity (veh/h)	745				71	448

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	19	1379	925	3	17
Volume Left	19	0	0	0	3
Volume Right	0	0	0	3	14
cSH	745	1700	1700	1700	231
Volume to Capacity	0.03	0.81	0.54	0.00	0.07
Queue Length 95th (ft)	2	0	0	0	6
Control Delay (s)	10.0	0.0	0.0	0.0	21.8
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		21.8
Approach LOS					C

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	79.7%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Future (2020) Background Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	398	39	22	992	135	31
Future Volume (Veh/h)	398	39	22	992	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	433	42	24	1078	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			475		1559	433
vC1, stage 1 conf vol					433	
vC2, stage 2 conf vol					1126	
vCu, unblocked vol			475		1559	433
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		61	95
cM capacity (veh/h)			1098		372	724

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	433	42	24	1078	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1098	1700	459
Volume to Capacity	0.25	0.02	0.02	0.63	0.39
Queue Length 95th (ft)	0	0	2	0	46
Control Delay (s)	0.0	0.0	8.4	0.0	18.8
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		18.8
Approach LOS					C

Intersection Summary			
Average Delay	2.1		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
6: Overseas Hwy / US 1 & 4th Street 4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	20	420	1354	13	17	226
Future Volume (Veh/h)	20	420	1354	13	17	226
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	21	442	1425	14	18	238
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		NoneTWLTL				
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1439				1909	1425
vC1, stage 1 conf vol					1425	
vC2, stage 2 conf vol					484	
vCu, unblocked vol	1439				1909	1425
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				94	12
cM capacity (veh/h)	478				295	270

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	21	442	1425	14	256
Volume Left	21	0	0	0	18
Volume Right	0	0	0	14	238
cSH	478	1700	1700	1700	290
Volume to Capacity	0.04	0.26	0.84	0.01	0.88
Queue Length 95th (ft)	3	0	0	0	197
Control Delay (s)	12.9	0.0	0.0	0.0	65.5
Lane LOS	B				F
Approach Delay (s)	0.6		0.0		65.5
Approach LOS					F

Intersection Summary			
Average Delay	7.9		
Intersection Capacity Utilization	91.9%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	493	1495	3	3	25
Future Volume (Veh/h)	9	493	1495	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	519	1574	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1577				2111	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1577				2111	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	89
cM capacity (veh/h)	423				94	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	519	1574	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	423	1700	1700	1700	201
Volume to Capacity	0.02	0.31	0.93	0.00	0.14
Queue Length 95th (ft)	2	0	0	0	12
Control Delay (s)	13.7	0.0	0.0	0.0	25.9
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		25.9
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	88.7%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Volume (veh/h)	1033	127	30	711	76	87
Future Volume (Veh/h)	1033	127	30	711	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1065	131	31	733	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1196		1860	1065
vC1, stage 1 conf vol					1065	
vC2, stage 2 conf vol					795	
vCu, unblocked vol			1196		1860	1065
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			591		346	389

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1065	131	31	733	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	591	1700	727
Volume to Capacity	0.63	0.08	0.05	0.43	0.23
Queue Length 95th (ft)	0	0	4	0	22
Control Delay (s)	0.0	0.0	11.4	0.0	17.6
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.6
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	154	1242	870	26	19	62
Future Volume (Veh/h)	154	1242	870	26	19	62
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	157	1267	888	27	19	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	915				2469	888
vC1, stage 1 conf vol					888	
vC2, stage 2 conf vol					1581	
vCu, unblocked vol	915				2469	888
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	79				91	86
cM capacity (veh/h)	754				200	465

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	157	1267	888	27	82
Volume Left	157	0	0	0	19
Volume Right	0	0	0	27	63
cSH	754	1700	1700	1700	605
Volume to Capacity	0.21	0.75	0.52	0.02	0.14
Queue Length 95th (ft)	20	0	0	0	12
Control Delay (s)	11.0	0.0	0.0	0.0	16.5
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		16.5
Approach LOS					C

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	75.4%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
2: Overseas Hwy / US 1 & Calle Uno 4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1426	956	3	3	14
Future Volume (Veh/h)	19	1426	956	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1485	996	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	999				2521	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	999				2521	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				95	96
cM capacity (veh/h)	701				57	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1485	996	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	701	1700	1700	1700	203
Volume to Capacity	0.03	0.87	0.59	0.00	0.09
Queue Length 95th (ft)	2	0	0	0	7
Control Delay (s)	10.3	0.0	0.0	0.0	24.4
Lane LOS	B				C
Approach Delay (s)	0.1		0.0		24.4
Approach LOS					C

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Future (2020) Total Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	428	39	22	999	135	31
Future Volume (Veh/h)	428	39	22	999	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	465	42	24	1086	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			507		1599	465
vC1, stage 1 conf vol					465	
vC2, stage 2 conf vol					1134	
vCu, unblocked vol			507		1599	465
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		60	95
cM capacity (veh/h)			1068		367	702

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	465	42	24	1086	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1068	1700	452
Volume to Capacity	0.27	0.02	0.02	0.64	0.40
Queue Length 95th (ft)	0	0	2	0	47
Control Delay (s)	0.0	0.0	8.4	0.0	19.2
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		19.2
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	66.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
6: Overseas Hwy / US 1 & 4th Street 4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	20	450	1361	13	17	226
Future Volume (Veh/h)	20	450	1361	13	17	226
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	21	474	1433	14	18	238
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		NoneTWLTL				
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1447				1949	1433
vC1, stage 1 conf vol					1433	
vC2, stage 2 conf vol					516	
vCu, unblocked vol	1447				1949	1433
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				94	11
cM capacity (veh/h)	474				291	268

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	21	474	1433	14	256
Volume Left	21	0	0	0	18
Volume Right	0	0	0	14	238
cSH	474	1700	1700	1700	288
Volume to Capacity	0.04	0.28	0.84	0.01	0.89
Queue Length 95th (ft)	3	0	0	0	200
Control Delay (s)	12.9	0.0	0.0	0.0	67.1
Lane LOS	B				F
Approach Delay (s)	0.5		0.0		67.1
Approach LOS					F

Intersection Summary			
Average Delay	7.9		
Intersection Capacity Utilization	92.3%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	23	493	1495	10	33	80
Future Volume (Veh/h)	23	493	1495	10	33	80
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	519	1574	11	35	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1585				2141	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1585				2141	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	94				60	64
cM capacity (veh/h)	420				88	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	24	519	1574	11	119
Volume Left	24	0	0	0	35
Volume Right	0	0	0	11	84
cSH	420	1700	1700	1700	156
Volume to Capacity	0.06	0.31	0.93	0.01	0.76
Queue Length 95th (ft)	5	0	0	0	119
Control Delay (s)	14.1	0.0	0.0	0.0	78.4
Lane LOS	B				F
Approach Delay (s)	0.6		0.0		78.4
Approach LOS					F

Intersection Summary			
Average Delay	4.3		
Intersection Capacity Utilization	92.1%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↱	↰	↑	↰	↱
Traffic Volume (veh/h)	1049	127	30	740	76	87
Future Volume (Veh/h)	1049	127	30	740	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1081	131	31	763	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1212		1906	1081
vC1, stage 1 conf vol					1081	
vC2, stage 2 conf vol					825	
vCu, unblocked vol			1212		1906	1081
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			583		339	383

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1081	131	31	763	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	583	1700	715
Volume to Capacity	0.64	0.08	0.05	0.45	0.23
Queue Length 95th (ft)	0	0	4	0	23
Control Delay (s)	0.0	0.0	11.5	0.0	18.0
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		18.0
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	67.3%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

HCM Unsignalized Intersection Capacity Analysis
6: Overseas Hwy / US 1 & 4th Street 4/22/2017

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	154	1258	899	26	19	62
Future Volume (Veh/h)	154	1258	899	26	19	62
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	157	1284	917	27	19	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		NoneTWLTL				
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	944				2515	917
vC1, stage 1 conf vol					917	
vC2, stage 2 conf vol					1598	
vCu, unblocked vol	944				2515	917
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	79				90	86
cM capacity (veh/h)	735				195	451

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	157	1284	917	27	82
Volume Left	157	0	0	0	19
Volume Right	0	0	0	27	63
cSH	735	1700	1700	1700	587
Volume to Capacity	0.21	0.76	0.54	0.02	0.14
Queue Length 95th (ft)	20	0	0	0	12
Control Delay (s)	11.2	0.0	0.0	0.0	16.8
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		16.8
Approach LOS					C

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	76.2%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	74	1426	956	32	19	43
Future Volume (Veh/h)	74	1426	956	32	19	43
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	77	1485	996	33	20	45
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1029				2635	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1029				2635	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	89				56	89
cM capacity (veh/h)	683				45	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	77	1485	996	33	65
Volume Left	77	0	0	0	20
Volume Right	0	0	0	33	45
cSH	683	1700	1700	1700	118
Volume to Capacity	0.11	0.87	0.59	0.02	0.55
Queue Length 95th (ft)	9	0	0	0	66
Control Delay (s)	10.9	0.0	0.0	0.0	67.6
Lane LOS	B				F
Approach Delay (s)	0.5		0.0		67.6
Approach LOS					F

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	85.4%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Appendix H

2015 Monroe County Level of Service and Reserve Capacity Table

2015 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)	2015		2013	
			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)	1.10	4-L/D	30/45	39.3	N/A	22.0	**32.9**	**B**	**10.9**	**1,986**	**N/A**	2,022	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	**58.1**	**A**	**8.0**	**5,167**	**N/A**	4,521	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.4	N/A	41.9	**47.2**	**B**	**5.2**	**1,292**	**N/A**	1,118	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**51.7**	**C**	**2.6**	**2,497**	**N/A**	2,017	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	**47.5**	**A**	**11.4**	**7,363**	**N/A**	7,298	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**46.9**	**A**	**6.4**	**2,650**	**N/A**	3,105	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**44.1**	**B**	**3.6**	**1,312**	**N/A**	1,603	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,323**	**N/A**	2,019	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**47.5**	**A**	**7.0**	**2,434**	**N/A**	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	**38.0**	**C**	**0.7**	**394**	**N/A**	1,802	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	51.9	N/A	47.4	**52.1**	**B**	**4.7**	**5,448**	**N/A**	6,723	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.7	N/A	50.2	**52.6**	**C**	**2.4**	**2,703**	**N/A**	5,518	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	**37.9**	**A**	**15.9**	**19,221**	**N/A**	16,683	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	**51.5**	**C**	**3.1**	**3,286**	**N/A**	2,650	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	45/55	50.6	N/A	46.1	**50.1**	**B**	**4.0**	**1,788**	**N/A**	(1,207)	4
16 Long (63.0- 73.0)	9.9	2-L/U	40/45/50/55	49.7	N/A	45.2	**48.8**	**B**	**3.6**	**5,902**	**N/A**	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.1	N/A	49.6	**48.4**	**D**	**-1.2**	**(894)**	**967**	(447)	4
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	51.3	N/A	46.8	**45.7**	**D**	**-1.1**	**(401)**	**459**	(1,129)	4
19 U Matecumbe (79.5- 84.0	4.1	2-L/U	30/40/45	40.8	N/A	36.3	**38.5**	**C**	**2.2**	**1,494**	**N/A**	(1,154)	3
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	41.2	N/A	36.7	**37.9**	**C**	**1.2**	**378**	**N/A**	220	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.1	37.4	**38.5**	**C**	**1.1**	**1,057**	**N/A**	4,226	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.1	40.6	**48.5**	**A**	**7.9**	**10,466**	**N/A**	8,214	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	**44.8**	**A**	**7.6**	**8,558**	**N/A**	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	**52.0**	**B**	**4.6**	**4,723**	**N/A**	6,058	N/A
Overall	108.3					45.0	45.1	**C**	**0.1**	1,855			

TAB 13 – Mailing Labels and Radius Report

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Summerland Key, FL 33042

ALFONSO PHYLLIS
1485 W 31st ST
Hialeah, FL 33012

SOUTHCOMBE BRANDON M H/W
LEVINE-SOUTHCOMBE DIANNA C
PSC 812 BOX 2302
FPO, 09627

AGUIAR ALEXANDER
50 Riviera DR
Key West, FL 33040

QUARRY PARTNERS LLC
3030 Hartley RD
Jacksonville, FL 32257

CATES KEVIN W
47 1ST ST
KEY WEST, FL 33040-5612

MONTAGUE CHERIE
MONTAGUE CHERIE
27 DEL MAR BLVD
KEY WEST, FL 33040-5413

MONZON JOSE A L/E
14 Luna LN
Key West, FL 33040

TENZEL DAVID
3841 N 38TH AVE
HOLLYWOOD, FL 33021-1930

GUIRLINGER RYAN
GUIRLINGER RYAN
10 VERDE DR
KEY WEST, FL 33040-5431

BURCHETT ROBERT G AND JANE E
8 AMARYLLIS DR
KEY WEST, FL 33040-6204

JOHNSON JERRY LEE
21 LUNA LN
KEY WEST, FL 33040-5417

ARCHANGEL DEVELOPMENT LTD
185 BENT TREE RD
SUNBURY, OH 43074-9680

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

SHORT SUSAN
149 BALDWIN CT SE
PORT CHARLOTTE, FL 33952-9702

NGO HONG P
NGO TRUNG H/W
16 Ventana LN
Key West, FL 33040

HALL RICHARD L
HALL RICHARD L
24 VERDE DR
KEY WEST, FL 33040-5431

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

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

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

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

BELLOWS MICHAEL A
GARCIA BESTY
PO Box 4510
Key West, FL 33041

LIZ MIGUEL MARIANO
LIZ ROSE LENA H/W
54 Riviera DR
Key West, FL 33040

LAPP THOMAS P
84 Sirius LN
Key West, FL 33040

LAURITZEN VALERIE
13 VENTANA LN
KEY WEST, FL 33040-5429

GARCIA SILVIO REV TR 7/15/2004
13 BIRCHWOOD DR
KEY WEST, FL 33040-6209

PERRY EDDIE R
PERRY DIANA L H/W
21 Del Mar BLVD
Key West, FL 33040

DE POO MARTHA ANNE
PO BOX 911
KEY WEST, FL 33041-0911

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

HANCOCK JAMES JOHN
HANCOCK PAMELA G H/W
2 Riviera DR
Key West, FL 33040

HELLIESEN DOUGLAS AND CAROLYN
1221 LAIRD ST
KEY WEST, FL 33040-5019

CARTER ALLANA K
36 Riviera DR
Key West, FL 33040

LIZ MIGUEL
54 Riviera DR
Key West, FL 33040

THAMES KENDALL J
52 Riviera DR
Key West, FL 33040

ROLEWICZ TIMOTHY ESTATE
C/O ROBERT ROLEWICZ
3803 Harrison Ave
Brookfield, IL 60513

PERRY EDDIE R AND DIANA L
1 VENTANA LN
KEY WEST, FL 33040-5429

JUSTICE TERRENCE K
JUSTICE TERRENCE K
31 DEL MAR BLVD
KEY WEST, FL 33040-5413

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

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

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

DECKER GARY
DECKER BONNIE SUE H/W
26 Riviera DR
Key West, FL 33040

17 VENTANA LLC
2516 Linda AVE
Key West, FL 33040

GARCIA DANIEL Q
GARCIA AMANDA R
16 Pequena LN
Key West, FL 33040

SOO ROBERT
818 19TH ST S
ARLINGTON, VA 22202-2610

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

FLOWERS ROLAND
4 CALLE UNO
KEY WEST, FL 33040-5410

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

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FLAGG WILLIAM G AND AGNES I
55 BOCA CHICA RD LOT 83
KEY WEST, FL 33040-5617

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

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

SERMONS NANCY R
2485 PROSPECTOR WAY
VICTORIA, BRITISH COLUMBIA V9B 5X6

JENSEN TIMM AND VERNETTA
407 W DUNKERTON ST
DUNKERTON, IA 50626-9815

HILLIARD WILLIAM C
HILLIARD WILLIAM C
19 EL MONTE LN
KEY WEST, FL 33040-5415

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

WINKO WENDEL H
WINKO BARBARA L
23 PUERTA DR
KEY WEST, FL 33040-5420

ANNARINO JUSTIN J
4203 Crown RD
Elkton, MI 48731

DELGADO DAGOBERTO AND JANET
43A 8TH AVE
KEY WEST, FL 33040-5863

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

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

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

TEAL JOSEPH V
TEAL JOSEPH V
14 RIVIERA DR
KEY WEST, FL 33040-5423

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

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

DANIELS GREGORY L
DANIELS DONNA L H/W
6 Riviera DR
Key West, FL 33040

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

ZUNIGA ASENCION
ZUNIGA DILCIA H/W
34 Riviera DR
Key West, FL 33040

CRUZ ORQUIDIA
310 PEACON LN
KEY WEST, FL 33040-6848

SPARKMAN MERLE L
20 VENTANA LN
KEY WEST, FL 33040-5429

PERRY DONALD C L/E
PERRY DONALD C
28 VERDE DR
KEY WEST, FL 33040-5431

DIEZEL JODY PAUL JR
DIEZEL JODY PAUL JR
21 VERDE DR
KEY WEST, FL 33040-5440

HALL RICHARD L SR AND BOBBIE S
24 VERDE DR
KEY WEST, FL 33040-5431

O'DONNELL ALEXIS K
O'DONNELL MATTHEW H W/H
3201 Pearl AVE
Key West, FL 33040

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

JOAQUIN VICTOR R
JOAQUIN LEONOR H/W
11 Riviera DR
Key West, FL 33040

CHRISTIAN DEBORAH
CHRISTIAN BRYAN WILLIAM (NIT)
27 Riviera DR
Key West, FL 33040

THEVENET JO A
THEVENET JO A
43 RIVIERA DR
KEY WEST, FL 33040-5422

UBEDA RAFAEL JUAN
24 Ventana LN
Key West, FL 33040

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TEJEDA ALEX AND LYNNE E
8 CALLE DOS
KEY WEST, FL 33040-5464

OGRAM JEFFREY M
10220 OLD QUARTER LN
NEW KENT, VA 23124-2624

FLOWERS ROLAND
4 Calle Uno
Key West, FL 33040

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

DADE ROBERT E
31524 Avenue F
Big Pine Key, FL 33043

WILBUR WRIGHT 725 LLC
PO BOX 121
NEW YORK, NY 10014-0121

UBEDA RAFEAL JUAN
UBEDA FANNY
24 VENTANA LN
KEY WEST, FL 33040-5429

CASA LAURA
3320 HARRIET AVE
KEY WEST, FL 33040-4678

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

DAVIS JOSEPH A
DAVIS KRISTI F H/W
8444 S Lake Forest DR
Davie, FL 33328

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

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

SPINNEY DONALD L AND KATHLEEN
300 PROSPECT ST
WOODSTOCK, CT 06281-1414

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

SIMPSON DAVID E
51 Riviera DR
Key West, FL 33040

RAYMOND DANIEL
10550 BAYMEADOWS RD UNIT 704
JACKSONVILLE, FL 32256-4548

PERRY JACOB E
21 DEL MAR BLVD
KEY WEST, FL 33040-5413

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

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

DENNIS KRYSTLE
46 Riviera DR
Key West, FL 33040

SEAWISE LLC
555 N ALEXANDER AVE
WASHINGTON, GA 30673-1563

NIEVES ANTHONY R
NIEVES ANTHONY R
17 EL MONTE LN
KEY WEST, FL 33040-5415

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

PARKER JAMES AND VALERIE J
880 CHEROKEE ST
SUMMERLAND KEY, FL 33042-3137

GADBERRY RAYMOND E
WILSON SHARON L
8 VENTANA LN
KEY WEST, FL 33040-5429

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

SJOBERG-BOYD DEBRA
SJOBERG-BOYD DEBRA
23 DEL MAR BLVD
KEY WEST, FL 33040-5413

NELSON GARVID E
NELSON GARVID E
18 PEQUENA LN
KEY WEST, FL 33040-5419

KEYW KIWI CORP
1331 DUNCAN ST
KEY WEST, FL 33040-3446

SOO ROBERT
1701 JOHNSON ST
KEY WEST, FL 33040-4931

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DORNISCH JOSEPH A
DORNISCH JENNY A H/W
24 Riviera DR
Key West, FL 33040

QUARRY PARTNERS LLC
3030 Hartley RD
Jacksonville, FL 32257

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3030 Hartley RD
Jacksonville, FL 32257

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3030 Hartley RD
Jacksonville, FL 32257

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Results

154 Results

Show Property Photos

Parcel ID	Alternate ID	Owner	Property Address	City
00157790-000000	1203378	17 VENTANA LLC	17 VENTANA LN	BIG COPPITT KEY
00158380-000000	1203963	AGUIAR ALEXANDER SURI MARIUSKA R/S	50 RIVIERA DR	BIG COPPITT KEY
00158170-000000	1203751	ALFONSO PHYLLIS	33 RIVIERA DR	BIG COPPITT KEY
00158330-000000	1203912	ANNARINO JUSTIN J	1 RIVIERA DR	BIG COPPITT KEY
00158070-000000	1203653	ANTHONY YSLA F VELIZ FRANK ANTHONY LAWRENCE K T/C	25 PUERTA DR	BIG COPPITT KEY
00158210-000000	1203793	ARCHANGEL DEVELOPMENT LTD	25 RIVIERA DR	BIG COPPITT KEY
00158260-000000	1203840	ARNOLD RICHARD JR	15 RIVIERA DR	BIG COPPITT KEY
00158540-000000	1204129	BALL MICHAEL A LEDUC DOMINIQUE BALL H/W	18 RIVIERA DR	BIG COPPITT KEY
00158410-000000	1203998	BECINO JOSE CARLOS BECINO JOSE CARLOS	44 RIVIERA DR	BIG COPPITT KEY
00158490-000000	1204072	BELLOWS MICHAEL A GARCIA BESTY	28 RIVIERA DR	BIG COPPITT KEY
00157780-000000	1203360	BOYD RICHARD SCOTT BOYD ROSEANNE MAREE	15 VENTANA LN	BIG COPPITT KEY
00157740-000000	1203327	BUECHNER ROBERT K BAUMAN HELENE H/W	7 VENTANA LN	BIG COPPITT KEY
00157290-000000	1202886	BURCHETT ROBERT G AND JANE E	8 VERDE DR	BIG COPPITT KEY
00158440-000000	1204021	CARTER ALLANA K	36 RIVIERA DR	BIG COPPITT KEY
00158430-000000	1204013	CARTER ALLANA K	40 RIVIERA DR	BIG COPPITT KEY
00158180-000000	1203769	CARTER ALLANA K	31 RIVIERA DR	BIG COPPITT KEY
00158190-000000	1203777	CARTER WILLIAM A CARTER WM A	29 RIVIERA DR	BIG COPPITT KEY
00157020-000000	1202622	CASA LAURA	25 EL MONTE LN	BIG COPPITT KEY
00156790-000000	1202398	CATES KEVIN W	29 DEL MAR BLVD	BIG COPPITT KEY
00157340-000000	1202932	CAVE WELLS LLC	26 EL MONTE LN	BIG COPPITT KEY
00158200-000000	1203785	CHRISTIAN DEBORAH CHRISTIAN BRYAN WILLIAM (NIT)	27 RIVIERA DR	BIG COPPITT KEY
00157860-000000	1203441	CRUZ ORQUIDIA DONOVAN JOHN R/S	18 VENTANA LN	BIG COPPITT KEY
00158510-000100	9103599	D C MILLER CONSULTING INC	22 RIVIERA DR	BIG COPPITT KEY
00158470-000000	1204056	DADE ROBERT E	32 RIVIERA DR	BIG COPPITT KEY
00157630-000000	1203211	DAEFFLER JEANNINE DAEFFKER JEANNINE	16 LUNA LN	BIG COPPITT KEY
00158600-000000	1204188	DANIELS GREGORY L DANIELS DONNA L H/W	6 RIVIERA DR	BIG COPPITT KEY
00157990-000000	1203572	DAVIS JOSEPH A DAVIS KRISTI F H/W	9 PUERTA DR	BIG COPPITT KEY
00157980-000000	1203564	DE POO MARTHA ANNE	7 PUERTA DR	BIG COPPITT KEY
00158500-000000	1204081	DECKER GARY DECKER BONNIE SUE H/W	26 RIVIERA DR	BIG COPPITT KEY
00158530-000000	1204111	DELGADO DAGOBERTO AND JANET	20 RIVIERA DR	BIG COPPITT KEY
00158400-000000	1203980	DENNIS KRYSTLE MULLEN KARI MAY MULLEN RAYMOND	46 RIVIERA DR	BIG COPPITT KEY
00120940-000301	9098332	DICKERSON GROUP INC	VACANT LAND	BIG COPPITT KEY
00156880-000000	1202487	DIEZEL JODY PAUL JR DIEZEL JODY PAUL JR MALSHEIMER KARLA ERICA T/C MALSHEIMER KARLA ERICA	21 VERDE DR	BIG COPPITT KEY
00157610-000000	1203190	DILLON LARRY J	20 LUNA LN	BIG COPPITT KEY
00157370-000000	1202967	DONALD REESE W DONALD REESE W	20 EL MONTE LN	BIG COPPITT KEY
00158510-000000	1204099	DORNISCH JOSEPH A DORNISCH JENNY A H/W	24 RIVIERA DR	BIG COPPITT KEY
00158570-000000	1204153	FLAGG WILLIAM G AND AGNES I	12 RIVIERA DR	BIG COPPITT KEY
00157960-000000	1203548	FLOWERS ROLAND	3 PUERTA DR	BIG COPPITT KEY
00158020-000000	1203602	FLOWERS ROLAND FLOWERS AL FLOWERS STEVEN T/C	15 PUERTA DR	BIG COPPITT KEY
00157560-000000	1203157	FRANKLIN GORDON	19 LUNA LN	BIG COPPITT KEY

Parcel ID	Alternate ID	Owner	Property Address	City
00157760-000000	1203343	FURBACH JAROSLAV	11 VENTANA LN	BIG COPPITT KEY
00157910-000000	1203491	GADBERRY RAYMOND E WILSON SHARON L	8 VENTANA LN	BIG COPPITT KEY
00121980-000400	8643616	GAGE RICHARD AND TONI MICHELLE GAGE RICHARD	21 CALLE UNO	EAST ROCKLAND KEY
00156960-000000	1202568	GARCIA DANIEL Q GARCIA AMANDA R	16 PEQUENA LN	BIG COPPITT KEY
00156820-000000	1202428	GARCIA SILVIO REV TR 7/15/2004	19 PEQUENA LN	BIG COPPITT KEY
00157330-000000	1202924	GLADDING REVOCABLE TRUST 1/25/2012	28 EL MONTE LN	BIG COPPITT KEY
00158000-000000	1203581	GNAPP STEVEN GNAPP SUSAN MARIE	11 PUERTA DR	BIG COPPITT KEY
00157280-000000	1202878	GUIRLINGER RYAN GUIRLINGER RYAN	10 VERDE DR	BIG COPPITT KEY
00157390-000000	1202983	HALL KYLE F HALL KYLE F HALL RAYMOND B R/S	16 EL MONTE LN	BIG COPPITT KEY
00157210-000000	1202819	HALL RICHARD L HALL RICHARD L	24 VERDE DR	BIG COPPITT KEY
00156870-000000	1202479	HALL RICHARD L SR AND BOBBIE S	19 VERDE DR	BIG COPPITT KEY
00158620-000000	1204200	HANCOCK JAMES JOHN HANCOCK PAMELA G H/W	2 RIVIERA DR	BIG COPPITT KEY
00157040-000000	1202649	HARPER CRISTINA M PEREZ MIGUEL LUIS R/S	21 EL MONTE LN	BIG COPPITT KEY
00158270-000000	1203858	HELLIESEN DOUGLAS AND CAROLYN	13 RIVIERA DR	BIG COPPITT KEY
00157050-000000	1202657	HILLIARD WILLIAM C HILLIARD WILLIAM C	19 EL MONTE LN	BIG COPPITT KEY
00158610-000000	1204196	HOGSED ROBERT A HOGSED CHARLENE W H/W	4 RIVIERA DR	BIG COPPITT KEY
00157360-000000	1202959	JACKSON DAVID A JACKSON DAVID A TORRES SOTEY S T/C TORRES SOTEY S	22 EL MONTE LN	BIG COPPITT KEY
00157750-000000	1203335	JENNISON JAMES W JENNISON JAMES W	9 VENTANA LN	BIG COPPITT KEY
00157010-000000	1202614	JENSEN TIMM AND VERNETTA JENSEN ZACHARY M R/S	26 PEQUENA LN	BIG COPPITT KEY
00158280-000000	1203866	JOAQUIN VICTOR R JOAQUIN LEONOR H/W	11 RIVIERA DR	BIG COPPITT KEY
00157580-000100	9100442	JOHNSON JERRY LEE	21 LUNA LN	BIG COPPITT KEY
00158310-000000	1203891	JONES JANET JONES JANET	5 RIVIERA DR	BIG COPPITT KEY
00157660-000000	1203246	JONES VICTORIA	10 LUNA LN	BIG COPPITT KEY
00156800-000000	1202401	JUSTICE TERRENCE K JUSTICE TERRENCE K	31 DEL MAR BLVD	BIG COPPITT KEY
00158150-000000	1203734	KENNEDY LUCINDA A KENNEDY LUCINDA A	37 RIVIERA DR	BIG COPPITT KEY
00157000-000000	1202606	KEYW KIWI CORP	24 PEQUENA LN	BIG COPPITT KEY
00158130-000000	1203718	LAPP THOMAS P RIOS MARIA J R/S	41 RIVIERA DR	BIG COPPITT KEY
00157770-000000	1203351	LAURITZEN VALERIE	13 VENTANA LN	BIG COPPITT KEY
00158100-000000	1203688	LIZ MIGUEL	47 RIVIERA DR	BIG COPPITT KEY
00158350-000000	1203939	LIZ MIGUEL	56 RIVIERA DR	BIG COPPITT KEY
00158360-000000	1203947	LIZ MIGUEL MARIANO LIZ ROSE LENA H/W	54 RIVIERA DR	BIG COPPITT KEY
00157270-000000	1202860	MARQUESS RAYMOND C LIV TRUST 6/6/2007	12 VERDE DR	BIG COPPITT KEY
00158160-000000	1203742	MARTINEZ ALBERTO	35 RIVIERA DR	BIG COPPITT KEY
00158420-000000	1204005	MARTINEZ YORDY MARTINEZ YORDY	42 RIVIERA DR	BIG COPPITT KEY
00157800-000000	1203386	MOBLEY GORDON C	19 VENTANA LN	BIG COPPITT KEY
00156780-000000	1202380	MONTAGUE CHERIE MONTAGUE CHERIE MONTAGUE JUDITH R/S	27 DEL MAR BLVD	BIG COPPITT KEY
00156980-000000	1202584	MONTERO TROY K DEEN CHRISTIAN M H/W	20 PEQUENA LN	BIG COPPITT KEY
00157640-000000	1203220	MONZON JOSE A L/E	14 LUNA LN	BIG COPPITT KEY
00157540-000000	1203131	MOORE CHARLES NICHOLAS MOORE CHRISTIE MAE H/W	15 LUNA LN	BIG COPPITT KEY
00157260-000000	1202851	MUNDINGER WALTER H MUNDINGER WALTER M	16 VERDE DR	BIG COPPITT KEY
00157300-000000	1202894	NEILSON LORI JAYE NEILSON DANIEL MARCUS H/W	6 VERDE DR	BIG COPPITT KEY
00156970-000000	1202576	NELSON GARVID E NELSON GARVID E NORAT GLENDA K H/W NORAT GLENDA A	18 PEQUENA LN	BIG COPPITT KEY
00157870-000000	1203459	NGO HONG P NGO TRUNG H/W	16 VENTANA LN	BIG COPPITT KEY
00157060-000000	1202665	NIEVES ANTHONY R NIEVES ANTHONY R NORAT JENNIFER A R/S NORAT JENNIFER A	17 EL MONTE LN	BIG COPPITT KEY
00156720-000000	1202321	NOCAR OWEN NOCAR OWEN	15 DEL MAR BLVD	BIG COPPITT KEY
00158050-000000	1203637	O'DONNELL ALEXIS K O'DONNELL MATTHEW H W/H	21 PUERTA DR	BIG COPPITT KEY

Parcel ID	Alternate ID	Owner	Property Address	City
00157380-000000	1202975	O'DWYER KEVIN MICHAEL	18 EL MONTE LN	BIG COPPITT KEY
00156770-000000	1202371	OGRAM JEFFREY M	25 DEL MAR BLVD	BIG COPPITT KEY
00157650-000000	1203238	PARDEE DEBORAH M	12 LUNA LN	BIG COPPITT KEY
00158390-000000	1203971	PARKER JAMES AND VALERIE J	48 RIVIERA DR	BIG COPPITT KEY
00157190-000000	1202797	PERRY DONALD C L/E PERRY DONALD C	28 VERDE DR	BIG COPPITT KEY
00156750-000000	1202355	PERRY EDDIE R PERRY DIANA L H/W PERRY JACOB E PERRY SCOTT E R/S	21 DEL MAR BLVD	BIG COPPITT KEY
00158010-000000	1203599	PERRY EDDIE R AND DIANA L	13 PUERTA DR	BIG COPPITT KEY
00158590-000000	1204170	PERRY EDDIE R AND DIANA L	8 RIVIERA DR	BIG COPPITT KEY
00158550-000000	1204137	PERRY EDDIE R AND DIANA L	16 RIVIERA DR	BIG COPPITT KEY
00158140-000000	1203726	PERRY EDDIE R AND DIANA L	39 RIVIERA DR	BIG COPPITT KEY
00158250-000000	1203831	PERRY EDDIE R AND DIANA L	17 RIVIERA DR	BIG COPPITT KEY
00156990-000000	1202592	PERRY EDDIE R AND DIANA L	22 PEQUENA LN	BIG COPPITT KEY
00156840-000000	1202444	PERRY EDDIE R AND DIANA L PERRY EDDIE R	23 PEQUENA LN	BIG COPPITT KEY
00156910-000000	1202517	PERRY EDDIE R AND DIANA L PERRY EDDIE R	8 DEL MAR BLVD	BIG COPPITT KEY
00156900-000000	1202509	PERRY EDDIE R AND DIANA L PERRY EDDIE R	10 DEL MAR BLVD	BIG COPPITT KEY
00156730-000000	1202339	PERRY EDDIE R AND DIANA L PERRY JACOB E PERRY SCOTT E R/S	17 DEL MAR LN	BIG COPPITT KEY
00157890-000000	1203475	PERRY EDDIE R AND DIANA L PERRY JACOB E R/S	12 VENTANA LN	BIG COPPITT KEY
00156810-000000	1202410	PERRY EDDIE R AND DIANA L PERRY JACOB E R/S	6 DEL MAR BLVD	BIG COPPITT KEY
00156830-000000	1202436	PERRY EDDIE R AND DIANA L PERRY SCOTT E R/S	21 PEQUENA LN	BIG COPPITT KEY
00156850-000000	1202452	PERRY JACOB PERRY DIANA R/S	25 PEQUENA LN	BIG COPPITT KEY
00158240-000000	1203823	PERRY JACOB PERRY EDDIE AND DIANA R/S	19 RIVIERA DR	BIG COPPITT KEY
00158040-000000	1203629	PERRY JACOB E	19 PUERTA DR	BIG COPPITT KEY
00157820-000000	1203408	PERRY JACOB E PERRY EDDIE R AND DIANA L R/S	23 VENTANA LN	BIG COPPITT KEY
00158480-000000	1204064	POSTETTER RONALD E POSTETTER MICHELE M H/W	30 RIVIERA DR	BIG COPPITT KEY
00120940-000100	8571011	QUARRY PARTNERS LLC	VACANT LAND	BIG COPPITT KEY
00122080-000900	9104110	QUARRY PARTNERS LLC	VACANT LAND	ROCKLAND KEY
00120940-000302	9104108	QUARRY PARTNERS LLC	VACANT LAND	BIG COPPITT KEY
00120940-000201	9104109	QUARRY PARTNERS LLC	VACANT LAND	BIG COPPITT KEY
00157900-000000	1203483	RAYMOND DANIEL RAYMOND ALLEN WILLIAM RAYMOND WILFRED DANIEL RAYMOND COLLEEN T/C	10 VENTANA LN	BIG COPPITT KEY
00157520-000000	1203114	ROBERTS JESSE ROBERTS KAREN H/W	11 LUNA LN	BIG COPPITT KEY
00122080-000000	1156116	ROCKLAND OPERATIONS LLC	VACANT LAND	ROCKLAND KEY
00156890-000000	1202495	ROLEWICZ TIMOTHY ESTATE	12 DEL MAR BLVD	BIG COPPITT KEY
00158580-000000	1204161	SALAZAR RYAN E SALAZAR RYAN E	10 RIVIERA DR	BIG COPPITT KEY
00158300-000000	1203882	SATTELMEIER MICHAEL AND DEBORAH	7 RIVIERA DR	BIG COPPITT KEY
00157620-000000	1203203	SAWYER LEE ROY SAWYER CINDY	18 LUNA LN	BIG COPPITT KEY
00157810-000000	1203394	SEAWISE LLC	21 VENTANA LN	BIG COPPITT KEY
00157920-000000	1203505	SERMONS NANCY R KILBY DIANE THERESIA R/S	6 VENTANA LN	BIG COPPITT KEY
00157230-000000	1202835	SHAW ROBBIE D	20 VERDE DR	BIG COPPITT KEY
00157880-000000	1203467	SHORT SUSAN	14 VENTANA LN	BIG COPPITT KEY
00158080-000000	1203661	SIMPSON DAVID E	51 RIVIERA DR	BIG COPPITT KEY
00158320-000000	1203904	SIMPSON SHARON E SIMPSON SHARON E	3 RIVIERA DR	BIG COPPITT KEY
00156760-000000	1202363	SJOBERG-BOYD DEBRA SJOBERG-BOYD DEBRA	23 DEL MAR BLVD	BIG COPPITT KEY
00121950-001900	8631715	SOO ROBERT	19 CALLE UNO	EAST ROCKLAND KEY

Parcel ID	Alternate ID	Owner	Property Address	City
00121980-000100	8571062	SOO ROBERT	20 CALLE UNO	EAST ROCKLAND KEY
00158110-000000	1203696	SOUTHCOMBE BRANDON M H/W LEVINE-SOUTHCOMBE DIANNA C	45 RIVIERA DR	BIG COPPITT KEY
00157850-000000	1203432	SPARKMAN MERLE L	20 VENTANA LN	BIG COPPITT KEY
00158220-000000	1203807	SPINNEY DONALD L AND KATHLEEN	23 RIVIERA DR	BIG COPPITT KEY
00158230-000000	1203815	SPINNEY DONALD L AND KATHLEEN	21 RIVIERA DR	BIG COPPITT KEY
00157310-000000	1202908	STABILE PAUL A STABILE PAUL A	4 VERDE DR	BIG COPPITT KEY
00158560-000000	1204145	TEAL JOSEPH V TEAL JOSEPH V	14 RIVIERA DR	BIG COPPITT KEY
00156860-000000	1202461	TEJEDA ALEX AND LYNNE E	27 VERDE DR	BIG COPPITT KEY
00157590-000000	1203173	TENZEL DAVID	24 LUNA LN	BIG COPPITT KEY
00158370-000000	1203955	THAMES KENDALL J	52 RIVIERA DR	BIG COPPITT KEY
00120940-000000	1154598	THE DICKERSON GROUP INC	VACANT LAND	BIG COPPITT KEY
00158120-000000	1203700	THEVENET JO A THEVENET JO A MALLARD TADD E R/S	43 RIVIERA DR	BIG COPPITT KEY
00158290-000000	1203874	TLPB PROPERTIES LLC	9 RIVIERA DR	BIG COPPITT KEY
00157350-000000	1202941	TLPB PROPERTIES LLC	24 EL MONTE LN	BIG COPPITT KEY
00157530-000000	1203122	TLPB PROPERTIES LLC	13 LUNA LN	BIG COPPITT KEY
00157840-000000	1203424	UBEDA RAFAEL JUAN	22 VENTANA LN	BIG COPPITT KEY
00157830-000000	1203416	UBEDA RAFEAL JUAN UBEDA FANNY	24 VENTANA LN	BIG COPPITT KEY
00157550-000000	1203149	VANSE VALARIE J	17 LUNA LN	BIG COPPITT KEY
00157580-000000	1203165	WARE JERRY ALLEN WARE SUSAN R	23 LUNA LN	BIG COPPITT KEY
00157970-000000	1203556	WARZECHA JUDITH J LAMPE DANNY A T/C	5 PUERTA DR	BIG COPPITT KEY
00158090-000000	1203670	WEECH PATRICIA A WEECH PATRICIA A RAMIREZ FRANK JR R/S RAMIREZ FRANK JR	49 RIVIERA DR	BIG COPPITT KEY
00158340-000000	1203921	WILBUR WRIGHT 725 LLC	60 RIVIERA DR	BIG COPPITT KEY
00157240-000000	1202843	WILKINS ROBERT E WILKINS MONIKA A	18 VERDE DR	BIG COPPITT KEY
00158060-000000	1203645	WINKO WENDEL H WINKO BARBARA L	23 PUERTA DR	BIG COPPITT KEY
00158460-000000	1204048	ZUNIGA ASENCION ZUNIGA DILCIA H/W	34 RIVIERA DR	BIG COPPITT KEY

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 6/14/2017 2:09:08 AM

Schneider
Developed by
The Schneider
Corporation

Surrounding Owners [600 feet]

ParcelId	OwnerAddress1	OwnerAddress2	OwnerAddress3	OwnerAddress4
00122080-000000	ROCKLAND OPERATIONS LLC	PO BOX 787	KEY WEST, FL 33041-0787	
00157610-000000	DILLON LARRY J	3711 164TH ST SW APT X294	LYNNWOOD, WA 98087-7099	
00157580-000000	WARE JERRY ALLEN	WARE SUSAN R	23 LUNA LN	KEY WEST, FL 33040-5417
00157550-000000	VANSE VALARIE J	17 Luna LN	Key West, FL 33040	
00157650-000000	PARDEE DEBORAH M	12 LUNA LN	KEY WEST, FL 33040-5417	
00157560-000000	FRANKLIN GORDON	PO Box 355	Key West, FL 33041	
00158610-000000	HOGSED ROBERT A	HOGSED CHARLENE W H/W	4 Riviera DR	Key West, FL 33040
00158010-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00157630-000000	DAEFFLER JEANNINE	DAEFFKER JEANNINE	16 LUNA LN	KEY WEST, FL 33040-5417
00157520-000000	ROBERTS JESSE	ROBERTS KAREN H/W	11 Luna LN	Key West, FL 33040
00157370-000000	DONALD REESE W	DONALD REESE W	20 EL MONTE LN	KEY WEST, FL 33040-5416
00158230-000000	SPINNEY DONALD L AND KATHLEEN	300 PROSPECT ST	WOODSTOCK, CT 06281-1414	
00157390-000000	HALL KYLE F	HALL KYLE F	16 EL MONTE LN	KEY WEST, FL 33040-5416
00157360-000000	JACKSON DAVID A	JACKSON DAVID A	22 EL MONTE LN	KEY WEST, FL 33040-5416
00158480-000000	POSTETTER RONALD E	POSTETTER MICHELE M H/W	30 Riviera DR	Key West, FL 33040
00158410-000000	BECINO JOSE CARLOS	BECINO JOSE CARLOS	44 RIVIERA DR	KEY WEST, FL 33040-5423
00157890-000000	PERRY EDDIE R AND DIANA L	1 VENTANA LN	KEY WEST, FL 33040-5429	
00157230-000000	SHAW ROBBIE D	20 VERDE DR	KEY WEST, FL 33040-5431	
00157040-000000	HARPER CRISTINA M	21 EL MONTE LN	KEY WEST, FL 33040-5415	
00156720-000000	NOCAR OWEN	NOCAR OWEN	15 DEL MAR BLVD	KEY WEST, FL 33040-5413
00157380-000000	O'DWYER KEVIN MICHAEL	1429 Oak Forest DR	Ormond Beach, FL 32174	

Surrounding Owners [600 feet]

00157620-000000	SAWYER LEE ROY	SAWYER CINDY	18 LUNA LN	KEY WEST, FL 33040-5417
00157530-000000	TLPB PROPERTIES LLC	15 CORMORANT LN	KEY WEST, FL 33040-6304	
00157330-000000	GLADDING REVOCABLE TRUST 1/25/2012	16340 ANTIGUA WAY	BOKEELIA, FL 33922-1636	
00157300-000000	NEILSON LORI JAYE	NEILSON DANIEL MARCUS H/W	1330 Duncan ST	Key West, FL 33040
00158000-000000	GNAPP STEVEN	GNAPP SUSAN MARIE	11 PUERTA DR	KEY WEST, FL 33040-5420
00157760-000000	FURBACH JAROSLAV	158 MARS LN	KEY WEST, FL 33040-6312	
00157750-000000	JENNISON JAMES W	JENNISON JAMES W	9 VENTANA LN	KEY WEST, FL 33040-5429
00158510-000100	D C MILLER CONSULTING INC	147 KEY HAVEN RD	KEY WEST, FL 33040-6212	
00158430-000000	CARTER ALLANA K	36 RIVIERA DR	KEY WEST, FL 33040-5423	
00156980-000000	MONTERO TROY K	DEEN CHRISTIAN M H/W	20 Pequena LN	Key West, FL 33040
00156990-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00157540-000000	MOORE CHARLES NICHOLAS	MOORE CHRISTIE MAE H/W	15 Luna LN	Key West, FL 33040
00157340-000000	CAVE WELLS LLC	1406 SUNSET DR	KEY WEST, FL 33040-3958	
00157310-000000	STABILE PAUL A	STABILE PAUL A	4 VERDE DR	KEY WEST, FL 33040-5431
00157780-000000	BOYD RICHARD SCOTT	BOYD ROSEANNE MAREE	15 VENTANA LN	KEY WEST, FL 33040-5429
00157800-000000	MOBLEY GORDON C	17735 FORT ST	RIVERVIEW, MI 48193-6673	
00157740-000000	BUECHNER ROBERT K	BAUMAN HELENE H/W	7 VENTANA LN	KEY WEST, FL 33040-5429
00157660-000000	JONES VICTORIA	49 Brown ST	Mineola, NY 11501	
00157260-000000	MUNDINGER WALTER H	2441 W FARGO AVE	CHICAGO, IL 60645-1611	
00157270-000000	MARQUESS RAYMOND C LIV TRUST 6/6/2007	2832 CHEROKEE CIR E	JACKSONVILLE, FL 32205-5804	
00157970-000000	WARZECHA JUDITH J	5 PUERTA DR	KEY WEST, FL 33040-5420	
00158300-000000	SATTELMEIER MICHAEL AND DEBORAH	9 RIVIERA DR	KEY WEST, FL 33040-5422	

Surrounding Owners [600 feet]

00158540-000000	BALL MICHAEL A	LEDUC DOMINIQUE BALL H/W	17306 Jamaica LN	Summerland Key, FL 33042
00158170-000000	ALFONSO PHYLLIS	1485 W 31st ST	Hialeah, FL 33012	
00158110-000000	SOUTHCOMBE BRANDON M H/W	LEVINE-SOUTHCOMBE DIANNA C	PSC 812 BOX 2302	FPO, 09627
00158380-000000	AGUIAR ALEXANDER	50 Riviera DR	Key West, FL 33040	
00120940-000100	QUARRY PARTNERS LLC	3030 Hartley RD	Jacksonville, FL 32257	
00156790-000000	CATES KEVIN W	47 1ST ST	KEY WEST, FL 33040-5612	
00156780-000000	MONTAGUE CHERIE	MONTAGUE CHERIE	27 DEL MAR BLVD	KEY WEST, FL 33040-5413
00157640-000000	MONZON JOSE A L/E	14 Luna LN	Key West, FL 33040	
00157590-000000	TENZEL DAVID	3841 N 38TH AVE	HOLLYWOOD, FL 33021-1930	
00157280-000000	GUIRLINGER RYAN	GUIRLINGER RYAN	10 VERDE DR	KEY WEST, FL 33040-5431
00157290-000000	BURCHETT ROBERT G AND JANE E	8 AMARYLLIS DR	KEY WEST, FL 33040-6204	
00157580-000100	JOHNSON JERRY LEE	21 LUNA LN	KEY WEST, FL 33040-5417	
00158210-000000	ARCHANGEL DEVELOPMENT LTD	185 BENT TREE RD	SUNBURY, OH 43074-9680	
00158140-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00157880-000000	SHORT SUSAN	149 BALDWIN CT SE	PORT CHARLOTTE, FL 33952-9702	
00157870-000000	NGO HONG P	NGO TRUNG H/W	16 Ventana LN	Key West, FL 33040
00157210-000000	HALL RICHARD L	HALL RICHARD L	24 VERDE DR	KEY WEST, FL 33040-5431
00156830-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00156730-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00158320-000000	SIMPSON SHARON E	SIMPSON SHARON E	3 RIVIERA DR	KEY WEST, FL 33040-5422
00158150-000000	KENNEDY LUCINDA A	KENNEDY LUCINDA A	37 RIVIERA DR	KEY WEST, FL 33040-5422
00158490-000000	BELLOWS MICHAEL A	GARCIA BESTY	PO Box 4510	Key West, FL 33041

Surrounding Owners [600 feet]

00158360-000000	LIZ MIGUEL MARIANO	LIZ ROSE LENA H/W	54 Riviera DR	Key West, FL 33040
00158130-000000	LAPP THOMAS P	84 Sirius LN	Key West, FL 33040	
00157770-000000	LAURITZEN VALERIE	13 VENTANA LN	KEY WEST, FL 33040-5429	
00156820-000000	GARCIA SILVIO REV TR 7/15/2004	13 BIRCHWOOD DR	KEY WEST, FL 33040-6209	
00156750-000000	PERRY EDDIE R	PERRY DIANA L H/W	21 Del Mar BLVD	Key West, FL 33040
00157980-000000	DE POO MARTHA ANNE	PO BOX 911	KEY WEST, FL 33041-0911	
00158310-000000	JONES JANET	JONES JANET	5 RIVIERA DR	KEY WEST, FL 33040-5422
00158620-000000	HANCOCK JAMES JOHN	HANCOCK PAMELA G H/W	2 Riviera DR	Key West, FL 33040
00158270-000000	HELLIESEN DOUGLAS AND CAROLYN	1221 LAIRD ST	KEY WEST, FL 33040-5019	
00158440-000000	CARTER ALLANA K	36 Riviera DR	Key West, FL 33040	
00158100-000000	LIZ MIGUEL	54 Riviera DR	Key West, FL 33040	
00158370-000000	THAMES KENDALL J	52 Riviera DR	Key West, FL 33040	
00156890-000000	ROLEWICZ TIMOTHY ESTATE	C/O ROBERT ROLEWICZ	3803 Harrison Ave	Brookfield, IL 60513
00156810-000000	PERRY EDDIE R AND DIANA L	1 VENTANA LN	KEY WEST, FL 33040-5429	
00156800-000000	JUSTICE TERRENCE K	JUSTICE TERRENCE K	31 DEL MAR BLVD	KEY WEST, FL 33040-5413
00120940-000000	THE DICKERSON GROUP INC	PO BOX 5011	MONROE, NC 28110-0519	
00157350-000000	TLPB PROPERTIES LLC	15 CORMORANT LN	KEY WEST, FL 33040-6304	
00158260-000000	ARNOLD RICHARD JR	35 DONDI RD	KEY WEST, FL 33040-5635	
00158500-000000	DECKER GARY	DECKER BONNIE SUE H/W	26 Riviera DR	Key West, FL 33040
00157790-000000	17 VENTANA LLC	2516 Linda AVE	Key West, FL 33040	
00156960-000000	GARCIA DANIEL Q	GARCIA AMANDA R	16 Pequena LN	Key West, FL 33040
00121950-001900	SOO ROBERT	818 19TH ST S	ARLINGTON, VA 22202-2610	
00120940-000301	DICKERSON GROUP INC	1501 N CHARLOTTE AVE	MONROE, NC 28110-2525	
00157960-000000	FLOWERS ROLAND	4 CALLE UNO	KEY WEST, FL 33040-5410	

Surrounding Owners [600 feet]

00158070-000000	ANTHONY YSLA F	VELIZ FRANK	25 PUERTA DR	KEY WEST, FL 33040-5420
00158570-000000	FLAGG WILLIAM G AND AGNES I	55 BOCA CHICA RD LOT 83	KEY WEST, FL 33040-5617	
00158250-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00158190-000000	CARTER WILLIAM A	CARTER WM A	21583 VALENCIA RD	SUMMERLAND KEY, FL 33042-4131
00157920-000000	SERMONS NANCY R	2485 PROSPECTOR WAY	VICTORIA, BRITISH COLUMBIA V9B 5X6	
00157010-000000	JENSEN TIMM AND VERNETTA	407 W DUNKERTON ST	DUNKERTON, IA 50626-9815	
00157050-000000	HILLIARD WILLIAM C	HILLIARD WILLIAM C	19 EL MONTE LN	KEY WEST, FL 33040-5415
00156900-000000	PERRY EDDIE R AND DIANA L	PERRY EDDIE R	21 DEL MAR BLVD	KEY WEST, FL 33040-5413
00158060-000000	WINKO WENDEL H	WINKO BARBARA L	23 PUERTA DR	KEY WEST, FL 33040-5420
00158330-000000	ANNARINO JUSTIN J	4203 Crown RD	Elkton, MI 48731	
00158530-000000	DELGADO DAGOBERTO AND JANET	43A 8TH AVE	KEY WEST, FL 33040-5863	
00158090-000000	WEECH PATRICIA A	WEECH PATRICIA A	49 RIVIERA DR	KEY WEST, FL 33040-5422
00158550-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00158290-000000	TLPB PROPERTIES LLC	15 CORMORANT LN	KEY WEST, FL 33040-6304	
00158560-000000	TEAL JOSEPH V	TEAL JOSEPH V	14 RIVIERA DR	KEY WEST, FL 33040-5423
00158160-000000	MARTINEZ ALBERTO	35 RIVIERA DR	KEY WEST, FL 33040-5422	
00158580-000000	SALAZAR RYAN E	SALAZAR RYAN E	10 RIVIERA DR	KEY WEST, FL 33040-5423
00158600-000000	DANIELS GREGORY L	DANIELS DONNA L H/W	6 Riviera DR	Key West, FL 33040
00158420-000000	MARTINEZ YORDY	MARTINEZ YORDY	42 RIVIERA DR	KEY WEST, FL 33040-5423
00158460-000000	ZUNIGA ASENCION	ZUNIGA DILCIA H/W	34 Riviera DR	Key West, FL 33040

Surrounding Owners [600 feet]

00157860-000000	CRUZ ORQUIDIA	310 PEACON LN	KEY WEST, FL 33040-6848	
00157850-000000	SPARKMAN MERLE L	20 VENTANA LN	KEY WEST, FL 33040-5429	
00157190-000000	PERRY DONALD C L/E	PERRY DONALD C	28 VERDE DR	KEY WEST, FL 33040-5431
00156880-000000	DIEZEL JODY PAUL JR	DIEZEL JODY PAUL JR	21 VERDE DR	KEY WEST, FL 33040-5440
00156870-000000	HALL RICHARD L SR AND BOBBIE S	24 VERDE DR	KEY WEST, FL 33040-5431	
00158050-000000	O'DONNELL ALEXIS K	O'DONNELL MATTHEW H W/H	3201 Pearl AVE	Key West, FL 33040
00158590-000000	PERRY EDDIE R AND DIANA L	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00158280-000000	JOAQUIN VICTOR R	JOAQUIN LEONOR H/W	11 Riviera DR	Key West, FL 33040
00158200-000000	CHRISTIAN DEBORAH	CHRISTIAN BRYAN WILLIAM (NIT)	27 Riviera DR	Key West, FL 33040
00158120-000000	THEVENET JO A	THEVENET JO A	43 RIVIERA DR	KEY WEST, FL 33040-5422
00157840-000000	UBEDA RAFAEL JUAN	24 Ventana LN	Key West, FL 33040	
00156860-000000	TEJEDA ALEX AND LYNNE E	8 CALLE DOS	KEY WEST, FL 33040-5464	
00156770-000000	OGRAM JEFFREY M	10220 OLD QUARTER LN	NEW KENT, VA 23124-2624	
00158020-000000	FLOWERS ROLAND	4 Calle Uno	Key West, FL 33040	
00158240-000000	PERRY JACOB	1 VENTANA LN	KEY WEST, FL 33040-5429	
00158470-000000	DADE ROBERT E	31524 Avenue F	Big Pine Key, FL 33043	
00158340-000000	WILBUR WRIGHT 725 LLC	PO BOX 121	NEW YORK, NY 10014-0121	
00157830-000000	UBEDA RAFEAL JUAN	UBEDA FANNY	24 VENTANA LN	KEY WEST, FL 33040-5429
00157020-000000	CASA LAURA	3320 HARRIET AVE	KEY WEST, FL 33040-4678	
00121980-000400	GAGE RICHARD AND TONI MICHELLE	GAGE RICHARD	21 CALLE UNO	KEY WEST, FL 33040
00157990-000000	DAVIS JOSEPH A	DAVIS KRISTI F H/W	8444 S Lake Forest DR	Davie, FL 33328
00158180-000000	CARTER ALLANA K	36 RIVIERA DR	KEY WEST, FL 33040-5423	
00158040-000000	PERRY JACOB E	1 VENTANA LN	KEY WEST, FL 33040-5429	
00158220-000000	SPINNEY DONALD L AND KATHLEEN	300 PROSPECT ST	WOODSTOCK, CT 06281-1414	
00158350-000000	LIZ MIGUEL	54 RIVIERA DR	KEY WEST, FL 33040-5423	

Surrounding Owners [600 feet]

00158080-000000	SIMPSON DAVID E	51 Riviera DR	Key West, FL 33040	
00157900-000000	RAYMOND DANIEL	10550 BAYMEADOWS RD UNIT 704	JACKSONVILLE, FL 32256-4548	
00157820-000000	PERRY JACOB E	21 DEL MAR BLVD	KEY WEST, FL 33040-5413	
00157240-000000	WILKINS ROBERT E	WILKINS MONIKA A	18 VERDE DR	KEY WEST, FL 33040-5431
00156840-000000	PERRY EDDIE R AND DIANA L	PERRY EDDIE R	21 DEL MAR BLVD	KEY WEST, FL 33040-5413
00158400-000000	DENNIS KRYSTLE	46 Riviera DR	Key West, FL 33040	
00157810-000000	SEAWISE LLC	555 N ALEXANDER AVE	WASHINGTON, GA 30673-1563	
00157060-000000	NIEVES ANTHONY R	NIEVES ANTHONY R	17 EL MONTE LN	KEY WEST, FL 33040-5415
00156910-000000	PERRY EDDIE R AND DIANA L	PERRY EDDIE R	21 DEL MAR BLVD	KEY WEST, FL 33040-5413
00158390-000000	PARKER JAMES AND VALERIE J	880 CHEROKEE ST	SUMMERLAND KEY, FL 33042-3137	
00157910-000000	GADBERRY RAYMOND E	WILSON SHARON L	8 VENTANA LN	KEY WEST, FL 33040-5429
00156850-000000	PERRY JACOB	1 VENTANA LN	KEY WEST, FL 33040-5429	
00156760-000000	SJOBERG-BOYD DEBRA	SJOBERG-BOYD DEBRA	23 DEL MAR BLVD	KEY WEST, FL 33040-5413
00156970-000000	NELSON GARVID E	NELSON GARVID E	18 PEQUENA LN	KEY WEST, FL 33040-5419
00157000-000000	KEYW KIWI CORP	1331 DUNCAN ST	KEY WEST, FL 33040-3446	
00121980-000100	SOO ROBERT	1701 JOHNSON ST	KEY WEST, FL 33040-4931	
00158510-000000	DORNISCH JOSEPH A	DORNISCH JENNY A H/W	24 Riviera DR	Key West, FL 33040
00120940-000302	QUARRY PARTNERS LLC	3030 Hartley RD	Jacksonville, FL 32257	
00120940-000201	QUARRY PARTNERS LLC	3030 Hartley RD	Jacksonville, FL 32257	
00122080-000900	QUARRY PARTNERS LLC	3030 Hartley RD	Jacksonville, FL 32257	

TAB 14 – Proof of Coordination

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

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

David C. Ritz
Secretary/Treasurer
District 5

Antoinette M. Appel
District 4

Cara Higgins
District 1

Kirk C. Zuelch
Executive Director

May 23, 2017

Nick Batty, Esq.
Smith/Hawks Attorneys At Law
138 Simonton Street
Key West, Florida 33040

RE: The Quarry
28 Unit Development
Big Coppitt Key, Florida
RE# 00120940-000100

Dear Mr. Batty;

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

There is a 6" water main on Barcelona Drive adjacent to proposed property.

There is an existing manhole on Barcelona Drive that can be used to tie in new lift stations for proposed units.

A complete set of Civil and Architectural/Plumbing plans will be required for review to determine meter requirements, system development charges and wastewater requirements.

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 Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier

County of Monroe
The Florida Keys

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

Nick Batty, Esq.
Smith/Hawks
Attorneys at Law
138 Simonton Street
Key West, Florida
May 18, 2017

Mr. Batty

I have reviewed your plans for the development of Parcel # 00120940-000100 on Big Coppit Key, and have no objections to this project. We encourage you to make recycling services available to the future residents, and remind you that Monroe County provides single stream recycling. This means you can provide clearly labeled recycling dumpsters as opposed to multiple recycling carts.

Will Thompson
Director, Solid Waste
Monroe County Florida

TAB 15 – Agent Authorization

AGENT AUTHORIZATION FORM

Date of Authorization: 05/ 17/ 2017
Month Day Year

I hereby authorize Barton W. Smith, Esq., Smith Hawks, PL be listed as authorized agent
(Print Name of Agent)

Representing Quarry Partners, LLC for the application submission
(Print Name of Property Owner(s) the Applicant(s))

of Development Agreement and Major Conditional Use Approval
(List the Name and Type of applications for the authorization)

for the Property described as: (if in metes and bounds, attach legal description on separate sheet)

See attached legal			Big Coppitt
Lot	Block	Subdivision	Key (Island)

00120940-000100	8571011
Real Estate (RE) Number	Alternate Key Number
	12

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

Authorized Agent Contact Information:
138 Simonton Street, Key West, FL 33040

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

305-296-7227			bart@smithhawks.com
Work Phone	Home Phone	Cell Phone	Email Address

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: Agents must provide a notarized authorization from ALL current property owners.

Signature of Property Owner: _____

Printed Name of Property Owner: Clarence S Moore

STATE OF FLORIDA COUNTY OF MONROE

Sworn to and subscribed before me this 16TH day of MAY, 2017,

by CLARENCE STEPHENS MOORE, ~~who is personally known to me~~ OR produced
(Print Name of Person Making Statement)

FL DL M600-117-73-189-0 as identification.
(Type of ID Produced)

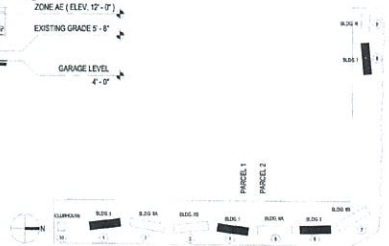
LISA ANNE GIBLO
MY COMMISSION # GG058171
EXPIRES January 08, 2021

Lisa Anne Giblo
Signature of Notary Public

LISA ANNE GIBLO
Print, Type or Stamp Commissioned Name of Notary Public

C1 BUILDING TYPE I (BLDG. 1, 4 & 6)
SCALE: 1" = 10'-0"

A1 BUILDING TYPE I (BLDG. 8)
SCALE: 1" = 10'-0"



SITE KEY PLAN

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STATE OF FLORIDA
RICARDO E. QUIÑONES
6-9-2017
REGISTERED ARCHITECT
RICARDO E. QUIÑONES, AIA

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE I

SHEET ID
BLDG. TYPE I
A1

C1 BUILDING TYPE IIA (BLDG. 2 & 5) BACK ELEVATION

SCALE: 1" = 10'-0"

A1 BUILDING TYPE IIA (BLDG. 2 & 5) FRONT ELEVATION

SCALE: 1" = 10'-0"

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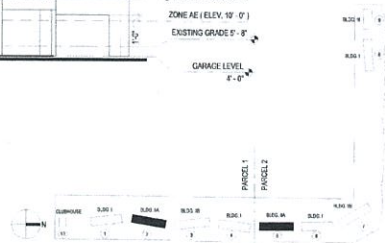
2017-093
MONROE CO. PLANNING DEPT.



SITE KEY PLAN

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Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

STATE OF FLORIDA
RICARDO E. QUINONES
6/9/2017
REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE IIA

SHEET ID:
BLDG. TYPE IIA
A2

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C1 BUILDING TYPE IIB (BLDG. 3)
SCALE: 1" = 10'-0"

A1 BUILDING TYPE IIB (BLDG. 7)
SCALE: 1" = 10'-0"

SITE KEY PLAN

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JUN 14 2017
2017-083
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STATE OF FLORIDA
RICARDO E. QUIÑONES
6/9/2017
9795
REGISTERED ARCHITECT
RICARDO E. QUIÑONES, AIA

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE IIB & TYPE III

SHEET ID
BLDG. TYPE IIB
A3

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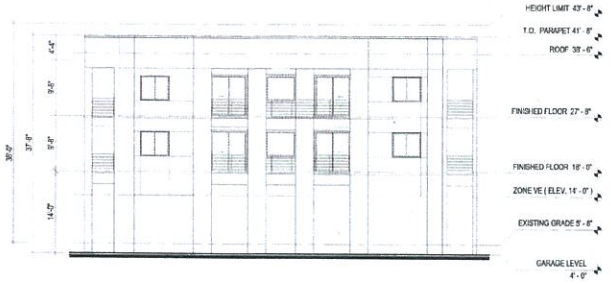
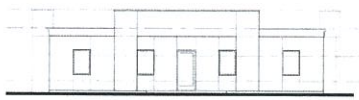
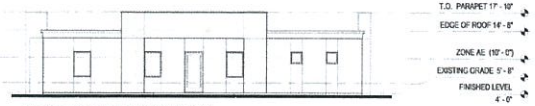
C1 BUILDING TYPE III (BLDG. 9) FRONT ELEVATION
SCALE: 1" = 10'-0"



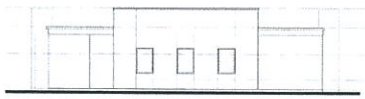
A1 BUILDING TYPE III (BLDG. 9) (SIDE ELEVATION)
SCALE: 1" = 10'-0"



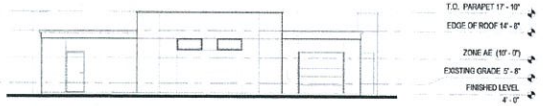
FRONT ELEVATION



POOL SIDE ELEVATION



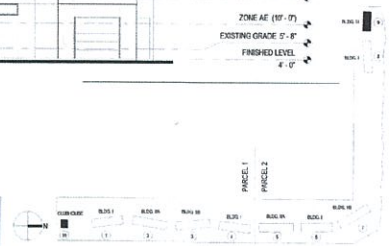
REAR ELEVATION



SIDE ELEVATION

A2 CLUBHOUSE (BLDG 10)
SCALE: 1" = 10'-0"

NOTE: ALL OPENINGS AT BELOW EL. 10.0' TO BE PROTECTED WITH FLOOD PANELS



SITE KEY PLAN

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STATE OF FLORIDA
RICARDO E. GIMENES
REGISTERED ARCHITECT
6/9/2017
RICARDO E. GIMENES, AIA

MARK	DATE	DESCRIPTION

JOB NO:
DATE:
DRAWN BY:
CHECKED BY:
ACCEPTED BY:
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE III & CLUBHOUSE

SHEET ID:
BLDG. TYPE III & CLUBHOUSE
A4

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BUILDING TYPE I - RESIDENTIAL UNITS TABULATION, BLDG. # 1,4,6,8							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND F. FL	TOTAL UNITS 3RD FLR	ACCESS. UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (2) TWO BUILDINGS
A1 (END UNIT)	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

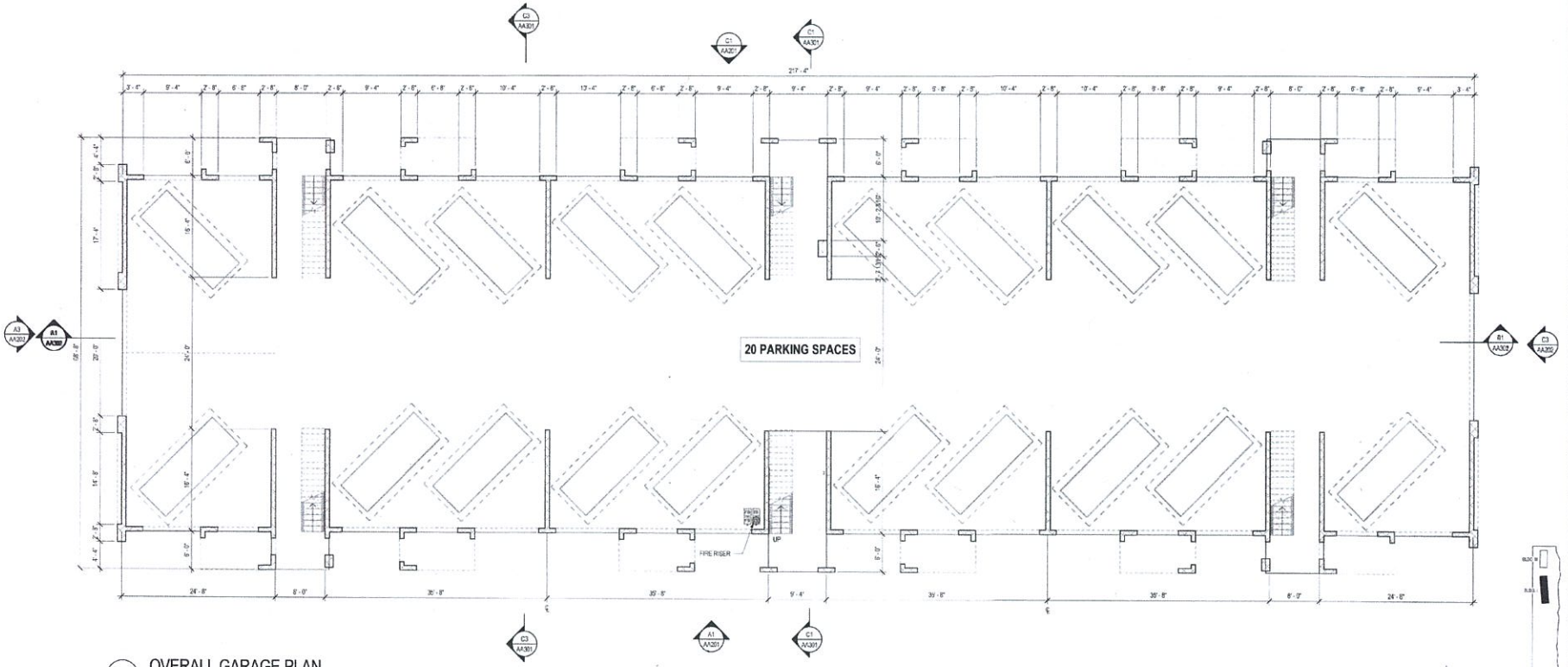
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "WP" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



A1 OVERALL GARAGE PLAN
SCALE: 1/8" = 1'-0"

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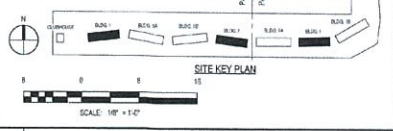
2017-083
MONROE CO. PLANNING DEPT

*** = BUILDING NUMBER**

PARCEL 1 : BLDG. NO. 1 & 4

PARCEL 2 : BLDG. NO. 6 & 8



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STATE OF FLORIDA · RICARDO E. QUINONES · 17703 · REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: LF
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL GARAGE FLOOR PLAN - BLDG. TYPE I

SHEET ID:
BLDG. TYPE I
AA100

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5/15/2017 12:28:49 PM
BIM 360:17303 The Quarry Apartments\17003_QUARRY APTS_ARCH_BLDG_I_CENTRAL_R17.rvt

BUILDING TYPE I - RESIDENTIAL UNITS TABULATION, BLDG. # 1,4,6,8

PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2

UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND F.	3RD FLR	ADJUSS. UNITS	ACCIBLE UNITS	UNIT COUNT PER BLDG	TOTAL ON TWO BUILDINGS
A1 (ENC) UNIT	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING 24							

PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS

FLOOR PLAN LEGEND & SHEET NOTES

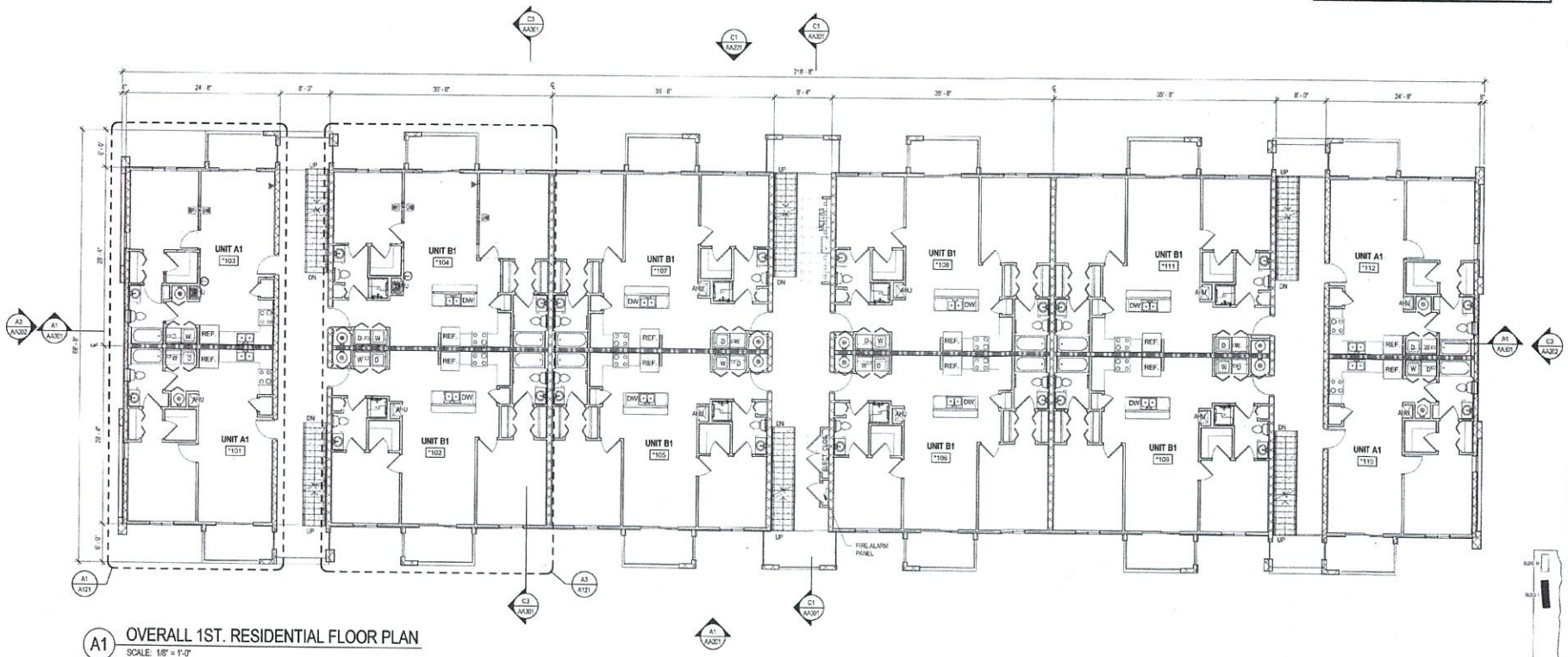
PARTITION LEGEND

- NON RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

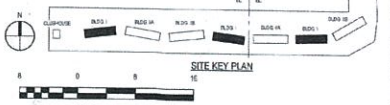
GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W1" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**
PARCEL 1: BLDG. NO. 1 & 4
PARCEL 2: BLDG. NO. 6 & 8



SITE KEY PLAN
SCALE: 1/8" = 1'-0"

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2017-083
MIAMIBEACH PLANNING DEPT.

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STATE OF FLORIDA
RICARDO E. QUIROGA
9705
REGISTERED ARCHITECT
RICARDO E. QUIROGA, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE I

SHEET ID
BLDG. TYPE I
AA101

5/15/2017 12:20:33 PM BIM 360:17003 The Quarry Apartments\Old_QUARRY APTS_ARCH_BLDG I_CENTRAL_R17.rvt

BUILDING TYPE I - RESIDENTIAL UNITS TABULATION; BLDG. # 1,4,5,8							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS PER FLR	TOTAL UNITS PER BLDG	ACCESS UNITS	AUDIBLE/ VISUAL UNITS	UNIT COUNT PER BLDG.	TOTAL (2) TWO BUILDINGS
A1 (END UNIT)	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
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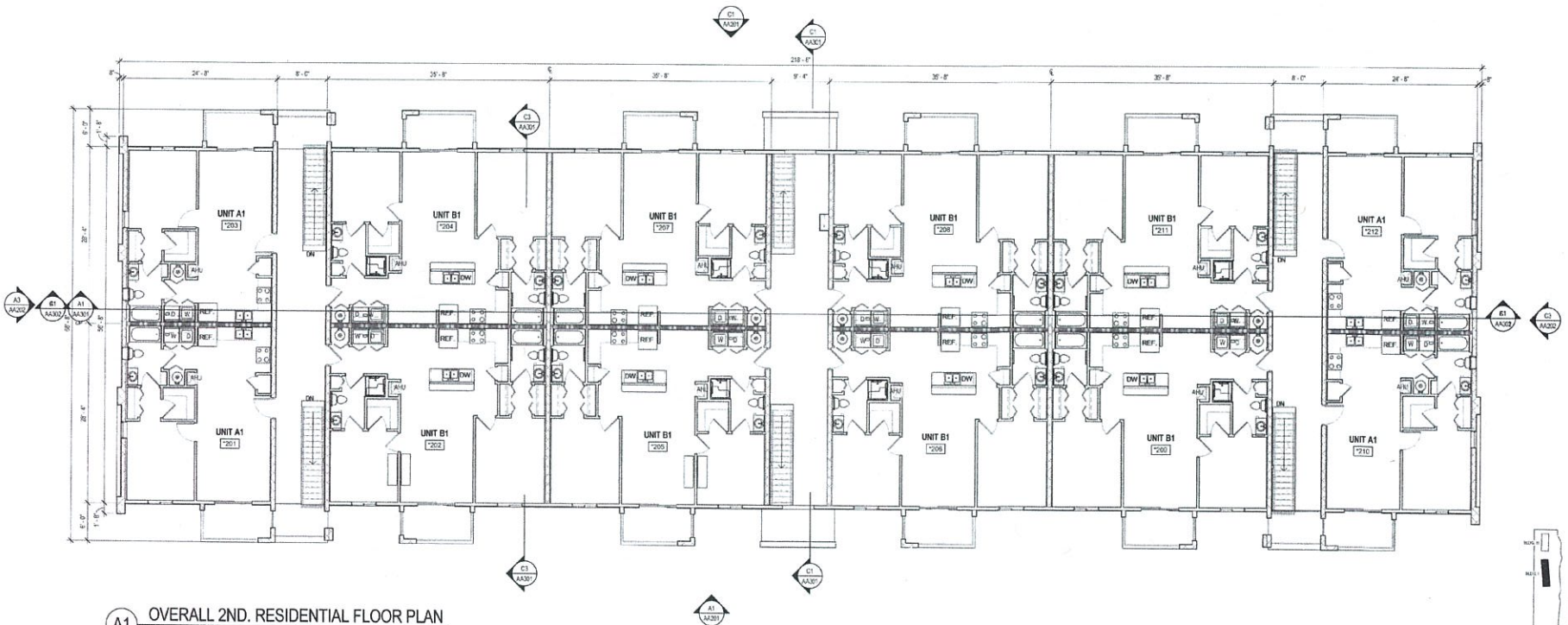
5. PROVIDE 5/8" WATER RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.

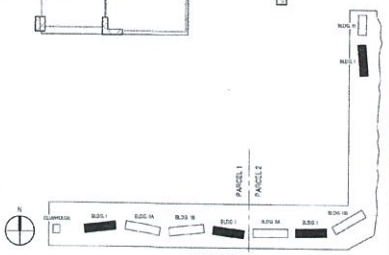


A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**

PARCEL 1 : BLDG. NO. 1 & 4

PARCEL 2: BLDG. NO. 5 & 8



SITE KEY PLAN

SCALE: 1/8" = 1'-0"

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2017-083

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STATE OF FLORIDA
RICHARD E. QUINONES
9795
REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA

6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE I

SHEET ID:
BLDG. TYPE I
AA102

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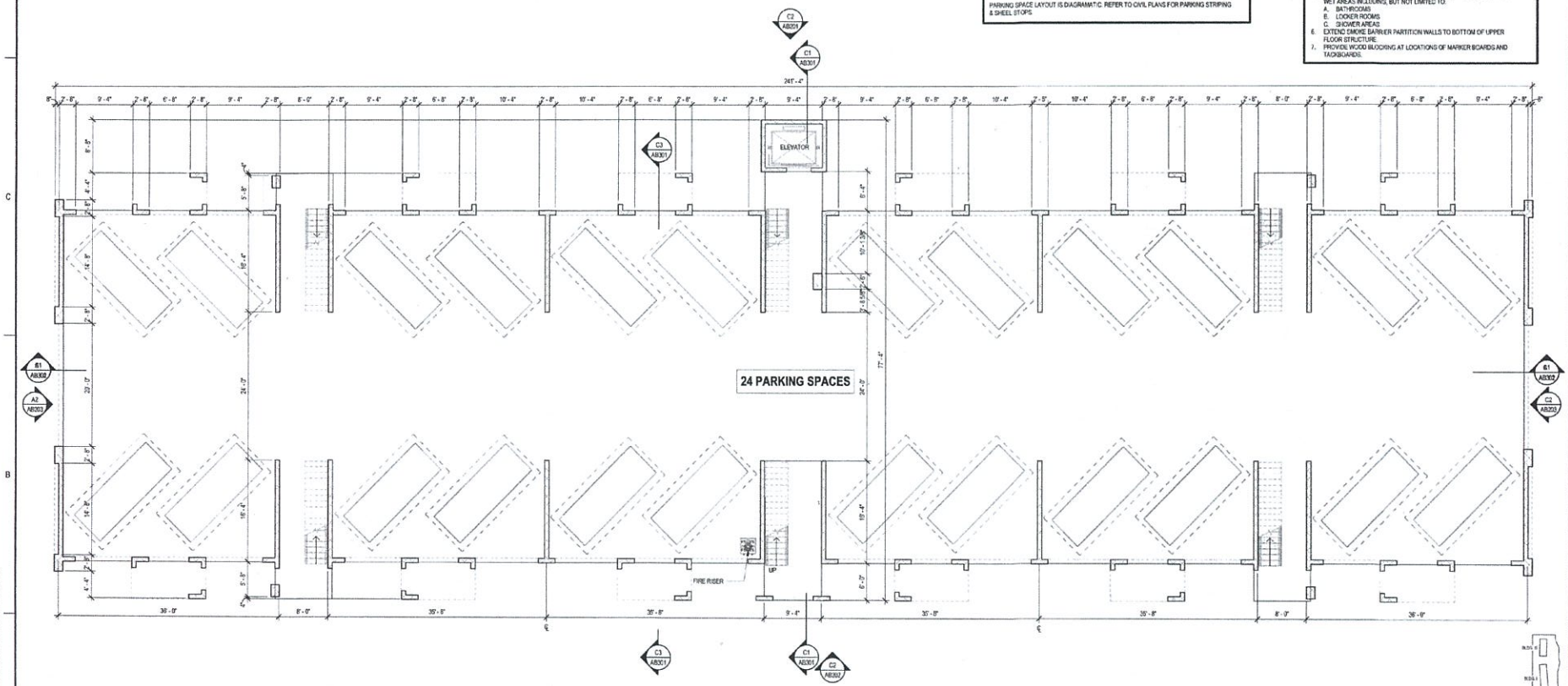

A1 OVERALL GARAGE PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE IIA - RESIDENTIAL UNITS TABULATION, BLDG. # 2 & 5

PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1

UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (S) ONE BUILDING
A2	1	1	-	-	1	2	2
A1.1	1	-	-	1	1	2	2
B1	2	2	2	-	-	4	4
B1.1	2	2	2	-	-	4	4
B2	2	3	4	-	1	8	8
C	3	-	1	-	1	2	2
C1	3	-	-	2	-	2	2

TOTAL UNITS PER BUILDING: 24

PARCEL 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS
PARCEL 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & SHEET STOPS

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.

*** = BUILDING NUMBER**

PARCEL 1: BLDG. NO. 2
PARCEL 2: BLDG. NO. 5

SITE KEY PLAN

SCALE: 3/32" = 1'-0"

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STATE OF FLORIDA
RICARDO E. QUIÑONES
8795
REGISTERED ARCHITECT
RICARDO E. QUIÑONES, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL GARAGE FLOOR PLAN - BLDG. TYPE IIA

SHEET ID:
BUILDING TYPE IIA
AB100

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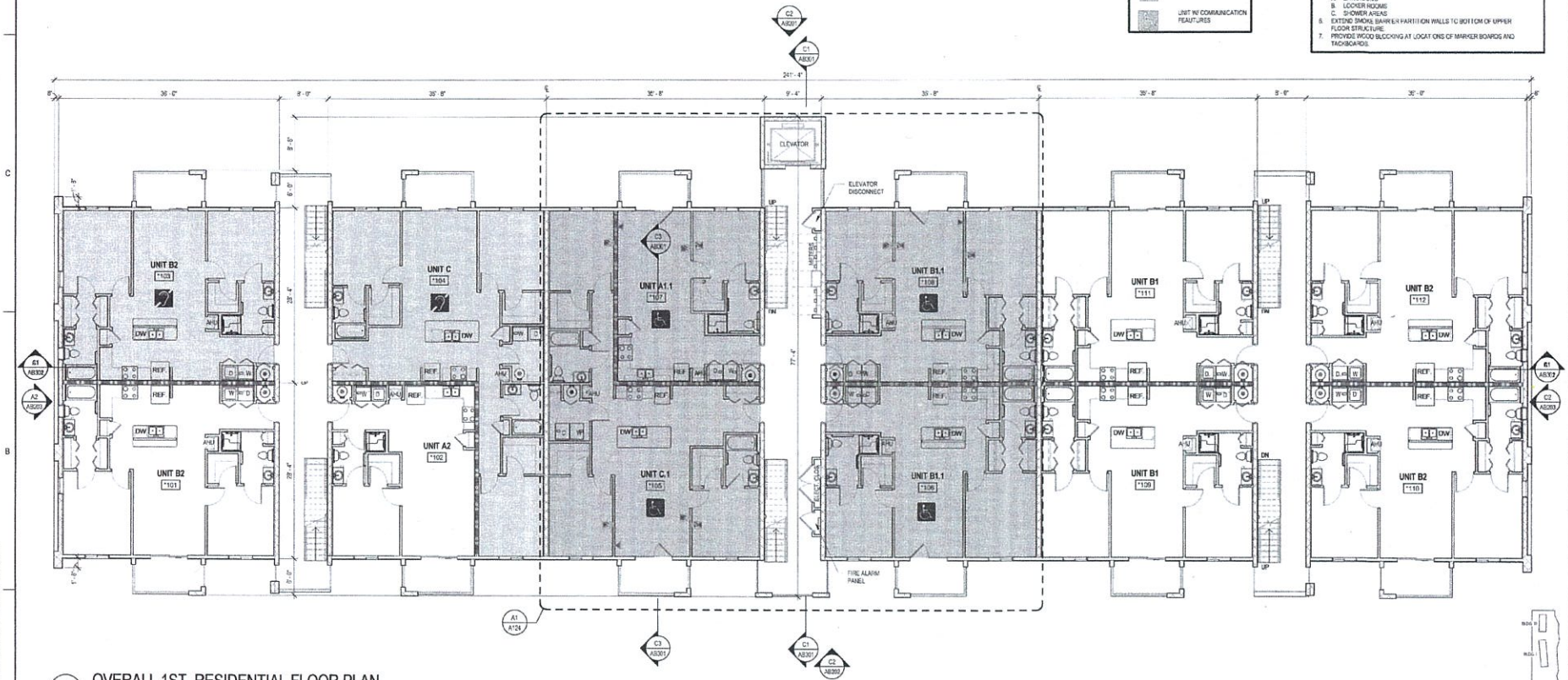
5/15/2017 12:48:08 PM BIM 360://17003 The Quarry Apartments/17003_QUARRY_APTS_ARCH_BLDG IIA_CENTRAL_R17.rvt



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

BUILDING TYPE IIA - RESIDENTIAL UNIT & TABULATION, BLDG. # 2 & 5

PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1

UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. / AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A2	1	1	-	-	1	2	2
A1.1	1	-	-	1	1	2	2
B1	2	2	2	-	-	4	4
B1.1	2	2	2	-	-	4	4
B2	2	3	4	-	1	8	8
C	3	-	1	-	1	2	2
C.1	3	-	-	2	-	2	2

TOTAL UNITS PER BUILDING: 24

PARCEL 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS
PARCEL 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS

ACCESSIBLE UNIT
UNIT W/ COMMUNICATION FEAUTURES

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.

*** = BUILDING NUMBER**

PARCEL 1 : BLDG. NO. 2
PARCEL 2: BLDG. NO. 5

SITE KEY PLAN
SCALE: 3/32" = 1'-0"

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MONROE COUNTY PLANNING DEPT

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4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0701 www.pqh.com
STATE OF FLORIDA RICARDO E. QUINONES REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE IIA

SHEET ID:
BUILDING TYPE IIA
AB101

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5/12/2017 12:46:17 PM

BUILDING TYPE IIA - RESIDENTIAL UNITS TABULATION, BLDG. # 2 & 5								
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1								
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1								
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESSIBLE UNITS	ADD'L BLD'G UNITS	UNIT COUNT PER BLD'G	TOTAL (1) ONE BUILDING	
A2	1	1	-	-	1	2	2	
A1.1	1	-	-	1	1	2	2	
B1	2	2	2	-	-	4	4	
B1.1	2	2	2	-	-	4	4	
B2	2	3	4	-	1	8	8	
C	3	-	1	-	1	2	2	
C.1	3	-	-	2	-	2	2	
TOTAL UNITS PER BUILDING: 24								
PARCEL: 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS								
PARCEL: 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS								

2 ACCESSIBLE UNIT

UNIT W/ COMMUNICATION FEAUTURES

FLOOR PLAN LEGEND & SHEET NOTES

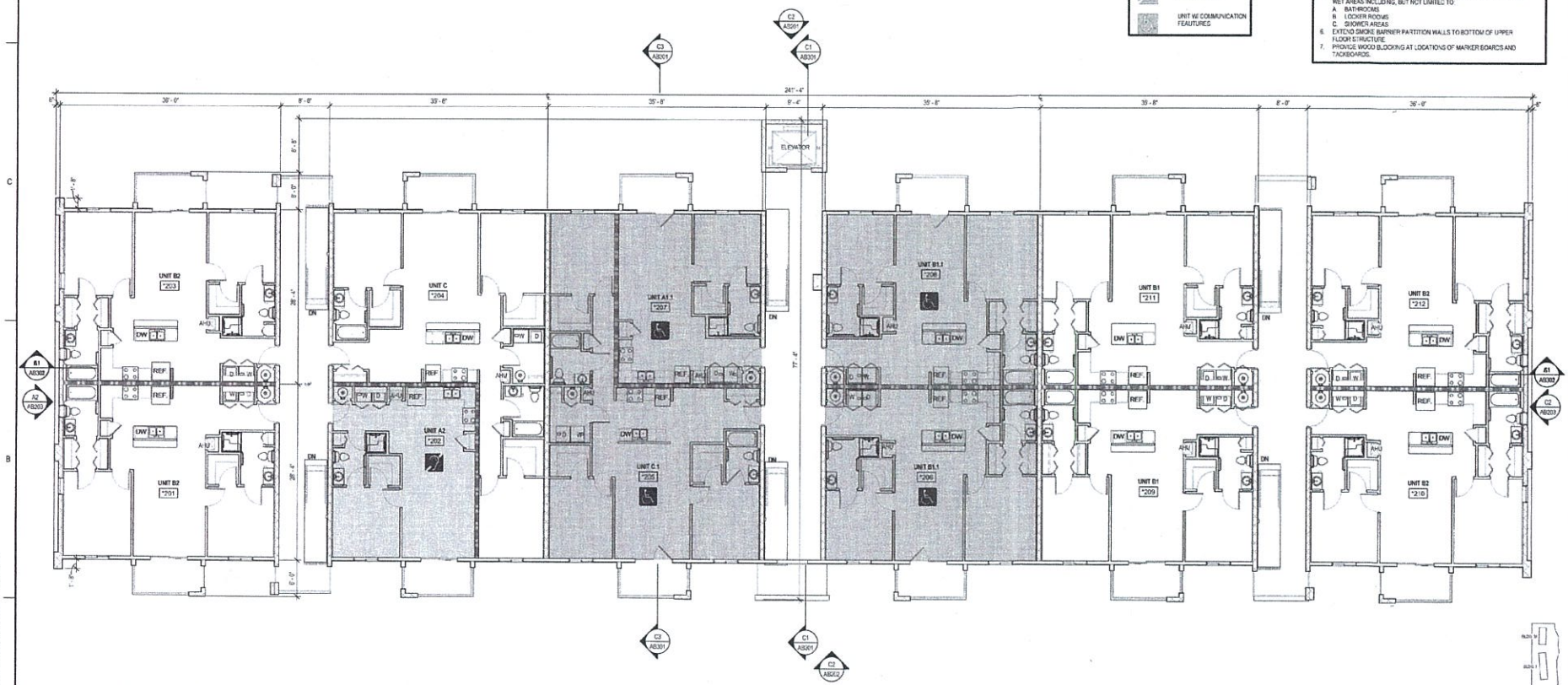
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE WP WATER RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   - A BATHROOMS
   - B LOCKER ROOMS
   - C SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.

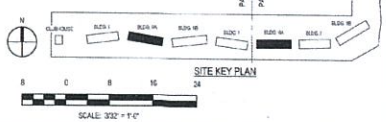


A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**

PARCEL 1 - BLDG. NO. 2

PARCEL 2 - BLDG. NO. 5



SITE KEY PLAN

SCALE: 3/32" = 1'-0"

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2017-083

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Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

STATE OF FLORIDA RICARDO E. QUINONES REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA
6/9/2017

DESCRIPTION	DATE	MARK

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE IIA

SHEET ID:
BUILDING TYPE IIA
AB102

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BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION: BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A2	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING: 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

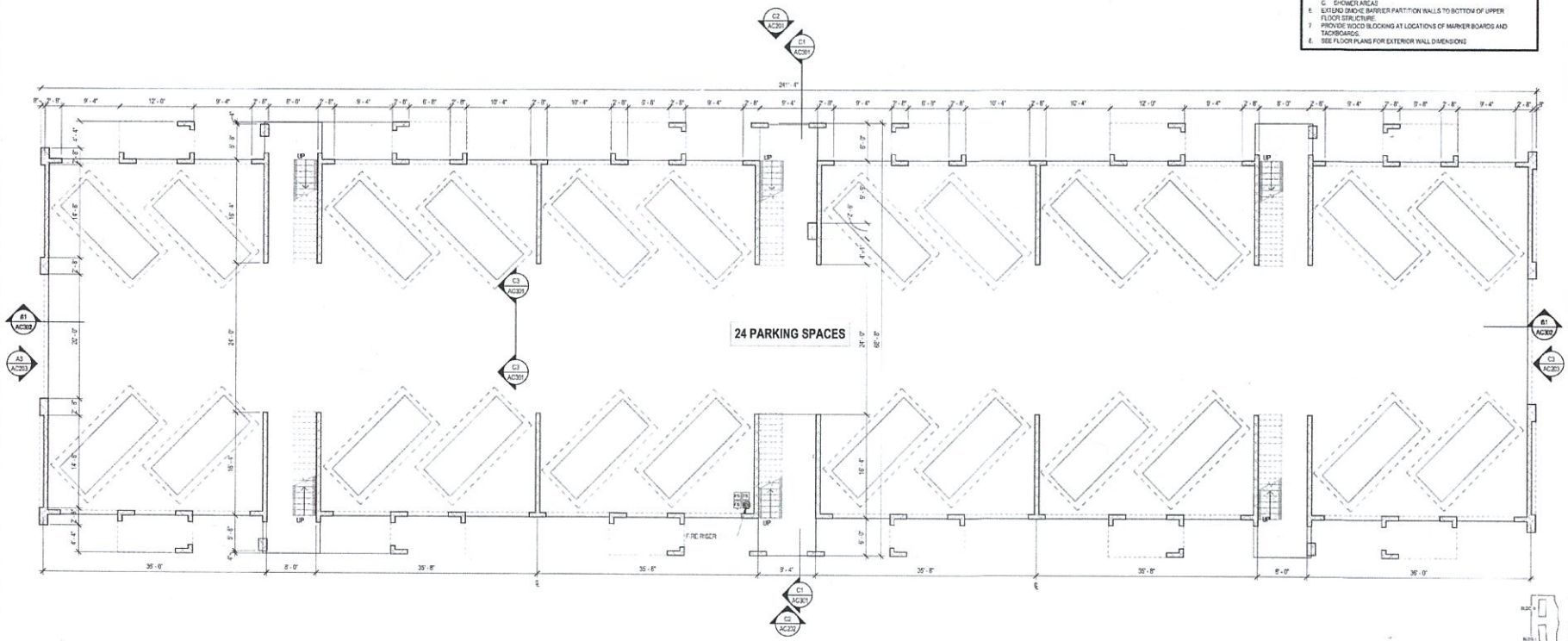
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE D IMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO 3E DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "9W" U N O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN JEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. EHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS

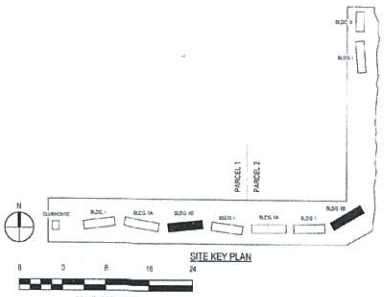


A1 OVERALL GARAGE PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**

PARCEL 1 : BLDG. NO. 3

PARCEL 2: BLDG. NO. 7



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Jacksonville, Florida 32216
(904) 224-0201 www.pqh.com

STATE OF FLORIDA — RICARDO E. QUINONES — REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO:	17003
DATE:	05.15.2017
DRAWN BY:	Author
CHECKED BY:	MHD
ACCEPTED BY:	RQ
SIZE:	ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL GARAGE FLOOR PLAN - BLDG. TYPE IIB

SHEET ID:
BLDG. TYPE IIB
AC100

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BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION, BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS PER FLOOR	TOTAL UNITS PER FLOOR	ACCESS UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A2	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING: 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

FLOOR PLAN LEGEND & SHEET NOTES

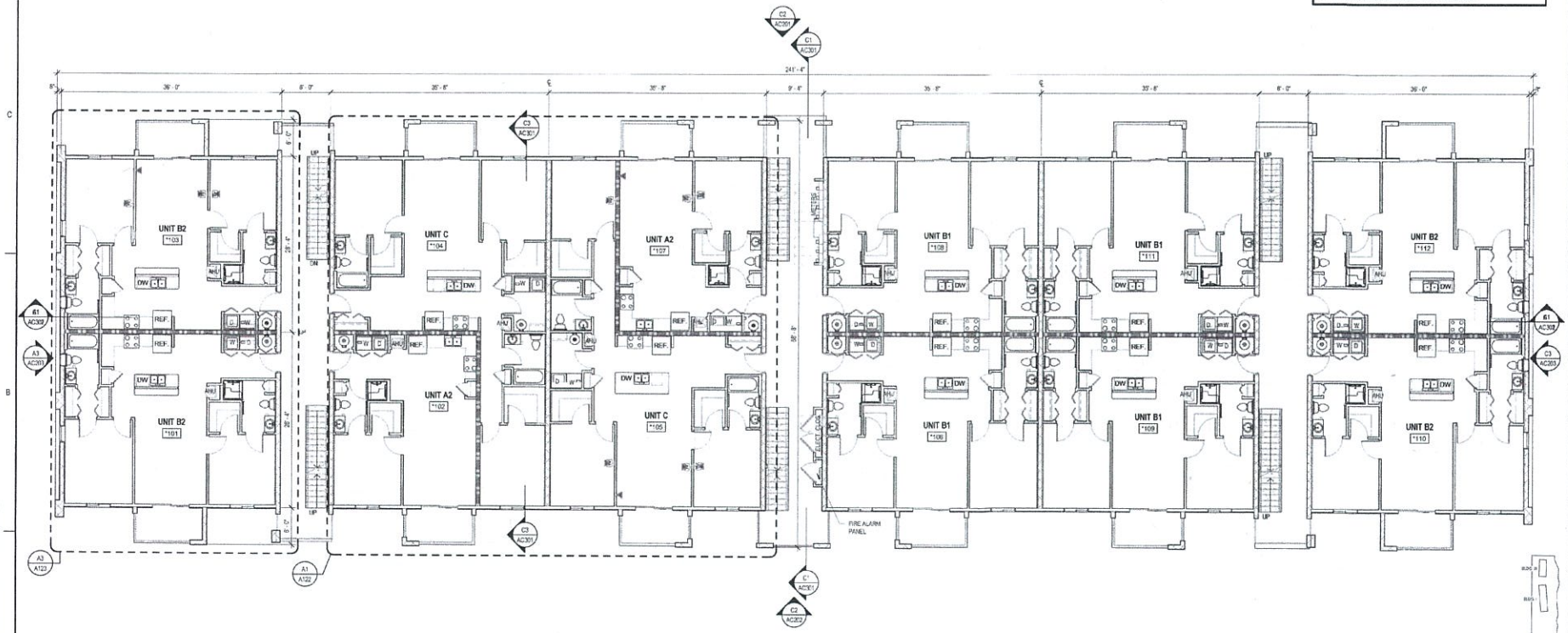
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS.



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**

PARCEL 1: BLDG. NO. 3
PARCEL 2: BLDG. NO. 7

JUN 14 2017
2017-083

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ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

STATE OF FLORIDA · RICARDO E. QUINONES · 9749 · REGISTERED ARCHITECT
RICARDO E. QUINONES AIA

6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17303
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MMD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE IIB

SHEET ID:
BLDG. TYPE IIB
AC101

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BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION: BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A2	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING: 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

FLOOR PLAN LEGEND & SHEET NOTES

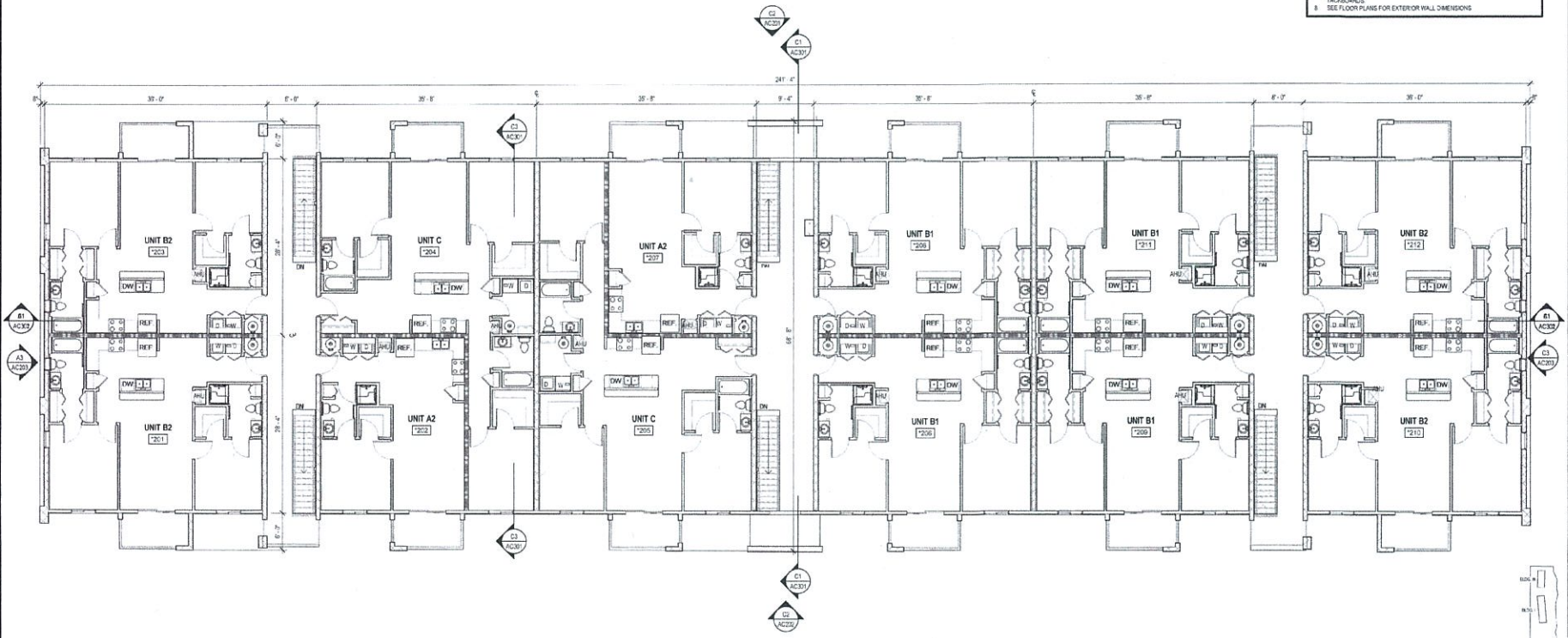
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 -HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

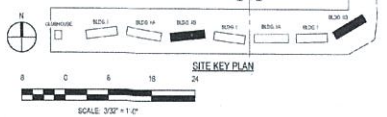
GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "WP" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS.



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER
PARCEL 1: BLDG. NO. 3
PARCEL 2: BLDG. NO. 7



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(904) 224-0901 www.pqh.com
STATE OF FLORIDA RICARDO E. QUINONES REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 06.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE IIB

SHEET ID
BLDG. TYPE IIB
AC102

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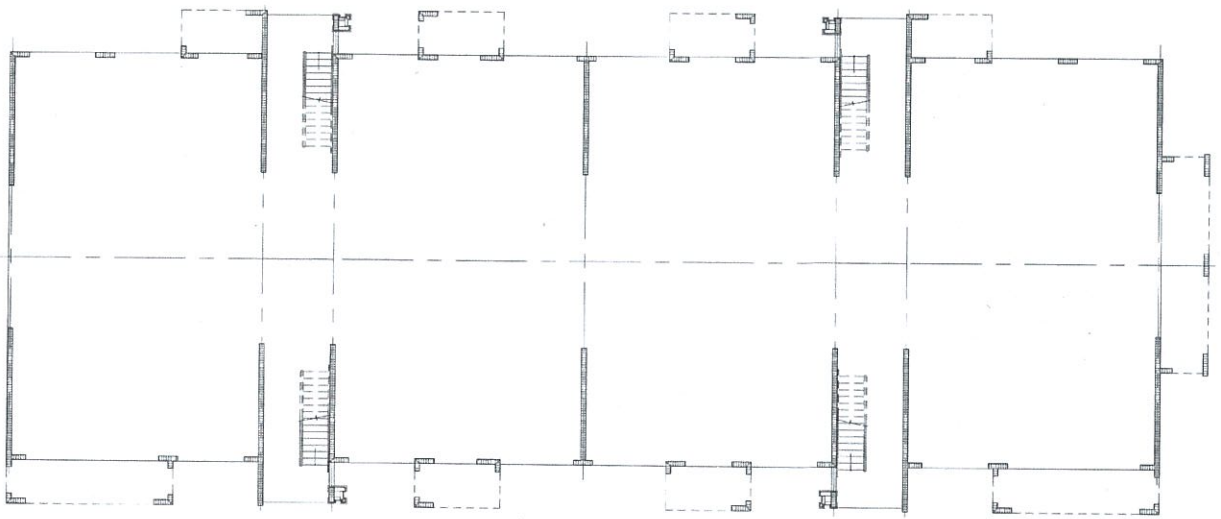
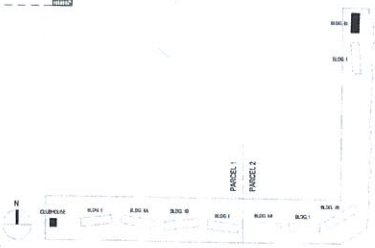
	NON-RATED WALL SYSTEM
	1-HOUR RATED WALL SYSTEM
	2-HOUR RATED WALL SYSTEM
	3-HOUR RATED WALL SYSTEM
	SMOKE RATED WALL SYSTEM
	PRECAST OR C.I.P. CONCRETE WALL SYSTEM
	CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "NW" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



1/8"=1'-0" 1 GARAGE FLOOR PLAN



SITE KEY PLAN

SCALE: 1/8" = 1'-0"

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Jacksonville, Florida 32216
(904) 224-0001 www.pqh.com

STATE OF FLORIDA
RICARDO E. QUIÑONES
9765
REGISTERED ARCHITECT

RICARDO E. QUIÑONES, AIA
6/9/2017

DESCRIPTION	DATE	MARK

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: LF
CHECKED BY: MD
ACCEPTED BY: MD
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL GARAGE FLOOR PLAN
REVISED BLDG. TYPE III

SHEET ID:
REVISED BLDG. III

AD100

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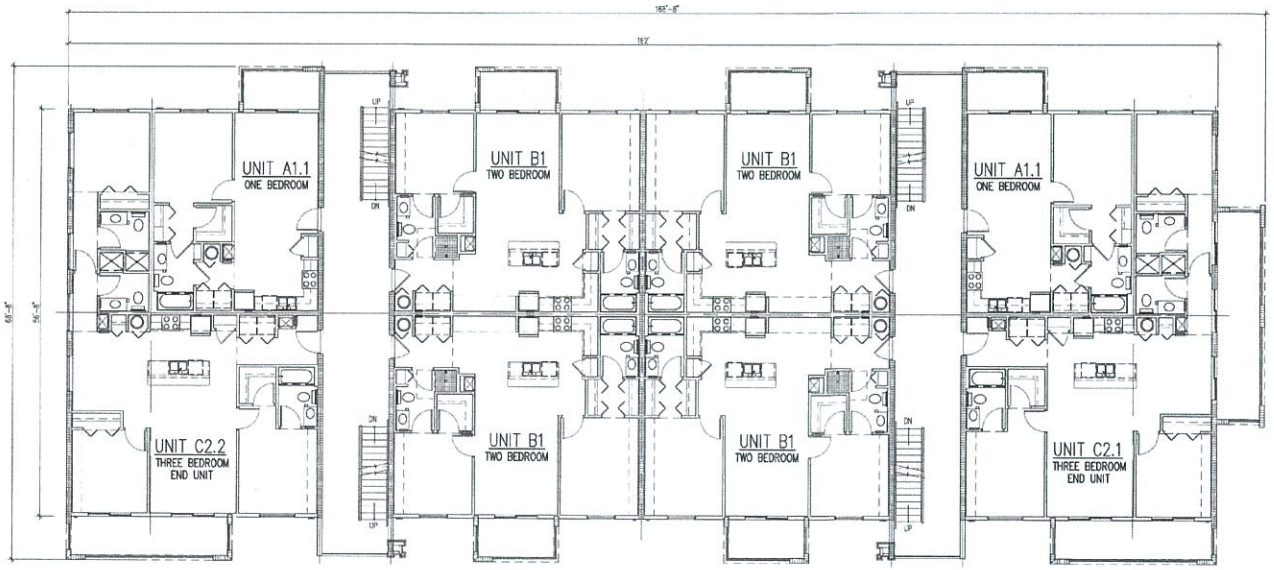
BIM 360://17003 The Quarry Apartments/17003_QUARRY APTS_ARCH_CLUBHOUSE_CENTRAL_R17.rvt

BUILDING TYPE III – RESIDENTIAL UNITS TABULATION					
PHASE 2 – TOTAL NUMBER OF BUILDING TYPE III: 1					
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	UNIT COUNT PER BLDG.	TOTAL (1) ONE BLDGS.
A1.1	1	2	2	4	4
B1	2	4	4	8	8
C2.1 (END UNIT)	3	1	1	2	2
C2.2 (END UNIT)	3	1	1	2	2
		8	8	16	16
TOTAL UNITS PER BUILDING: 16					
PHASE 2 – BUILDING TYPE III X 1 (QTY) = 16 UNITS					

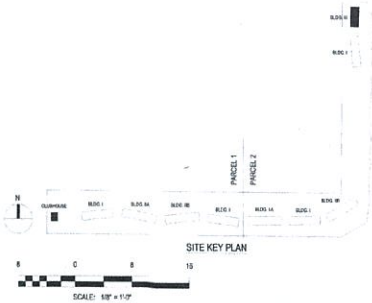
NON-RATED WALL SYSTEM
1-HOUR RATED WALL SYSTEM
2-HOUR RATED WALL SYSTEM
3-HOUR RATED WALL SYSTEM
SMOKE RATED WALL SYSTEM
PRECAST OR C.I.P. CONCRETE WALL SYSTEM
CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "IW" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



1/8"=1'-0" (1) 1ST RESIDENTIAL FLOOR PLAN
2ND RESIDENTIAL FLOOR PLAN – SIMILAR



SITE KEY PLAN

SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA
RICHARD E. QUINCEY
REGISTERED ARCHITECT
9755
RICHARD E. QUINCEY, AIA
6/9/2017

DESCRIPTION	DATE	MARK

JOB NO. 17003
DATE: 05.15.2017
DRAWN BY: LF
CHECKED BY: MD
ACCEPTED BY: MD
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL
FLOOR PLAN
REVISED BLDG. TYPE III

SHEET ID:
REVISED BLDG. III

AD101

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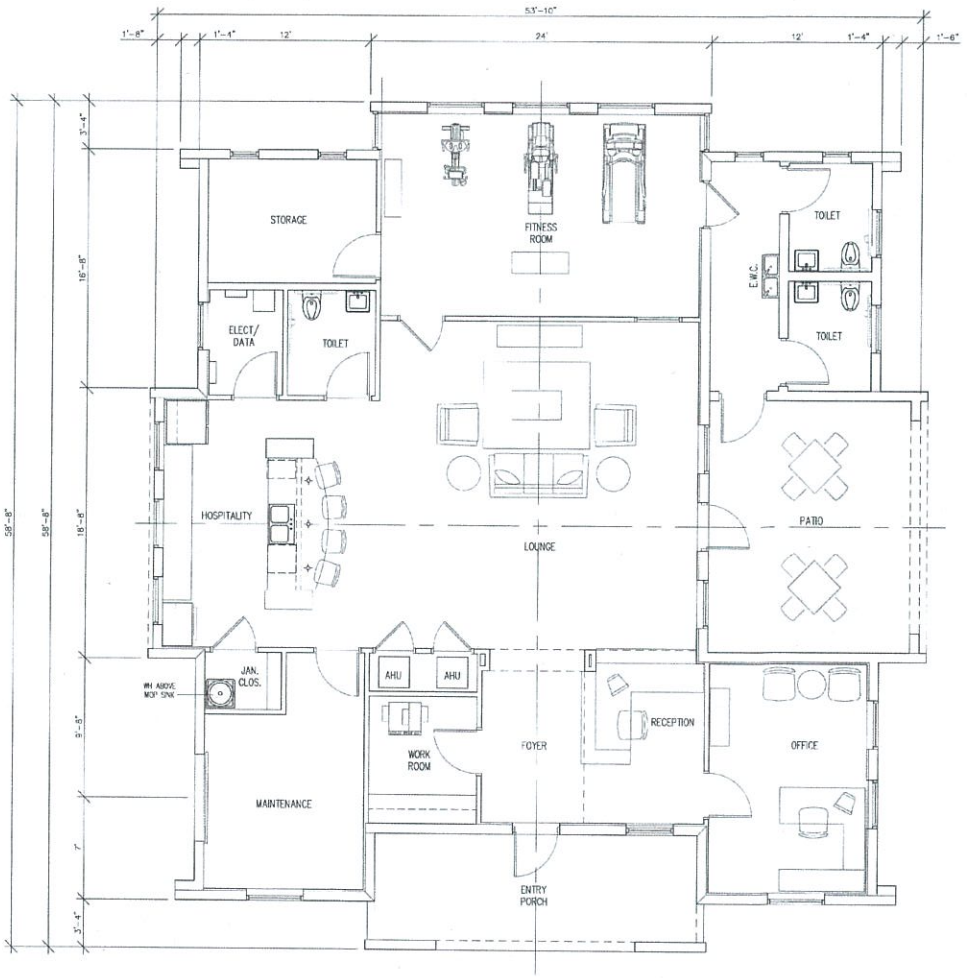


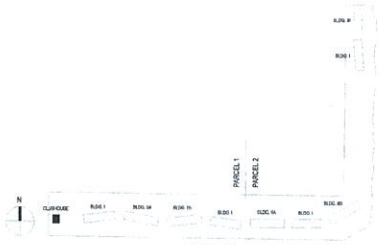
1/4"=1'-0" (1) CLUBHOUSE – PRELIMINARY FLOOR PLAN

	NON-RATED WALL SYSTEM
	1-HOUR RATED WALL SYSTEM
	2-HOUR RATED WALL SYSTEM
	3-HOUR RATED WALL SYSTEM
	SMOKE RATED WALL SYSTEM
	PRECAST OR C.I.P. CONCRETE WALL SYSTEM
	CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "NW" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.

CLUBHOUSE FLOOR AREA	
AIRCONDITIONED	2,225 SQ. FT
COVERED AREAS	455 SQ. FT
GROSS AREA UPPER FLOOR	2,779 SQ. FT



SITE KEY PLAN

SCALE: 1/8" = 1'-0"

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(904) 224-2001 www.pqh.com

STATE OF FLORIDA
RICARDO E. GUTIERREZ
9795
REGISTERED ARCHITECT
RICARDO E. GUTIERREZ, AIA
6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: LF
CHECKED BY: MD
ACCEPTED BY: MD
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

PRELIMINARY CLUBHOUSE FLOOR PLAN

SHEET ID:
CLUBHOUSE BLDG.
AE101

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GENERAL INFORMATION:
Property RE: 00120940-000100
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,863.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,800.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.56	0.06
Building 1	12529.42	0.29
Building 2	14539.40	0.32
Building 3	13942.18	0.32
Building 4	12529.42	0.29
Building 5	14039.69	0.32
Building 6	12529.42	0.29
Building 7	13942.18	0.32
Gazebo	340.01	0.01
Building 8	12529.42	0.29
Building 9	9419.09	0.22
Total	118625.79	2.72

Parking Provided	
Clubhouse	27
Building 1	63
Building 2	99
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	64
Gazebo	8
Building 8	40
Building 9	22
Total Parking	481

*Provided ADA Parking: 23 of 481

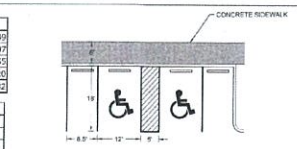
LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	152020.58	3.49
Pools/Plaza	3040.21	0.07
Sidewalks	24081.6	0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curb	8899.56	0.20
Total Lot Coverage By Roads, Walkways & Pools	188041.95	4.32

IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	641947.80	14.74
Total Impervious	306667.74	7.04
Total Pervious	335280.06	7.70
Impervious Percentage of Site	47.77%	
Total Open Space	63852.25	14.54
Open Space Percentage of Site	66.78%	
Minimum Open Space Required	20.00%	

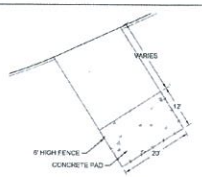
Monroe County Landscape Code Requirements:	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
	Spaces per unit		
Required Parking Spaces 114-6703	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

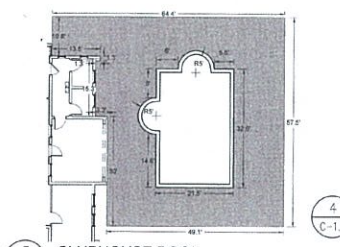
*Required ADA Parking: 18 of 432 spaces



1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.



2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.



3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.

4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.

CONSTRUCTION MANAGEMENT PLAN FOR QUARRY DEVELOPMENT

PURPOSE

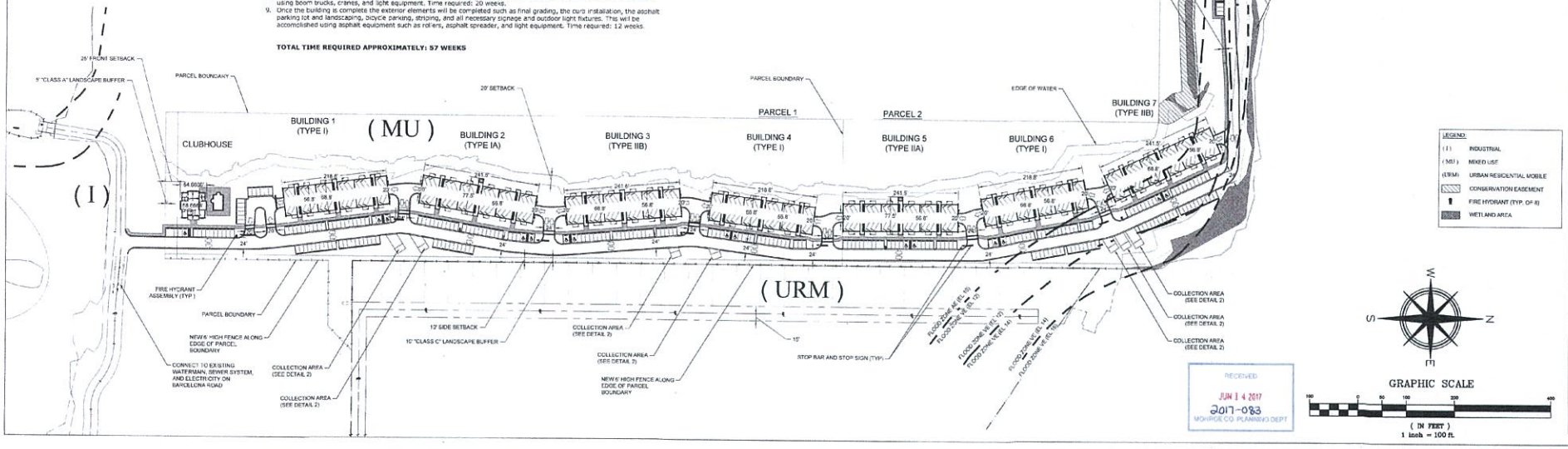
To identify the most suitable methods for construction of the new Quarry residential development and associated elements.

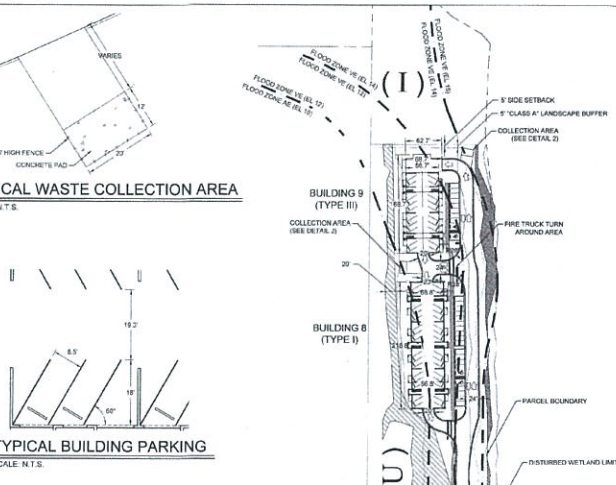
CONSTRUCTION PROCEDURE SUMMARY

The construction sequence is as follows:

1. Install appropriate construction fencing, and signage. Time required: 1 week.
2. Clear construction site of all trees and other vegetation. Time required: 2 weeks.
3. The construction area will be cleared using heavy equipment such as bulldozers, front end loaders and dump trucks. The debris and vegetation will be hauled to a permitted landfill. Time required: 2 weeks.
4. Install silt fence around the perimeter of the plans. The silt fence shall follow the FDOT standards. Time required: 1 week.
5. Next the site will be rough graded. This will be accomplished using heavy equipment such as graders, rollers, front end loaders, backhoes, bulldozers and dump trucks. Time required: 3 weeks.
6. After grading is completed contractor will install the utilities to the proposed buildings, such as water/sewer lines, power lines. At this time contractor, also shall install catch basins to control storm water runoff post development. This will be accomplished using heavy equipment such as excavators, backhoes, front end loaders and dump trucks. Time required: 6 weeks.
7. After the utilities are installed then the building foundation will be installed. This will be accomplished using drill rigs to install the augers, cement mixer trucks, bobcats, and backhoes. Time required: 8 weeks.
8. After the foundation is installed the building walls, roof and interior elements will be constructed. This will be accomplished using boom trucks, cranes, and light equipment. Time required: 20 weeks.
9. Once the building is complete the exterior elements will be completed such as final grading, the curb installation, the asphalt parking lot and landscaping, bicycle parking, striping, and all necessary signage and outdoor light fixtures. This will be accomplished using asphalt equipment such as rollers, asphalt spreader, and light equipment. Time required: 12 weeks.

TOTAL TIME REQUIRED APPROXIMATELY: 57 WEEKS





LEGEND:
- (I) INDUSTRIAL
- (MU) MIXED USE
- (URM) URBAN RESIDENTIAL MOBILE
- CONSERVATION EASEMENT
- FIRE HYDRANT (TYP. OF 8)
- WETLAND AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

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2017-083
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Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305 293 9283 fax 293 4899

Seal: RICHARD J. MILELLI LICENSE No. 55315 STATE OF FLORIDA
RICHARD J. MILELLI
PE #55315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title: SITE PLAN

Sheet Number: C-1.0

Date: JUNE 9, 2017

Water Quantity - Predevelopment

Project Area	14.74 ac
Pervious Area	14.74 ac
Impervious Area	0.00 ac
% Impervious	0.00%
Rainfall for 25yr / 24hr event (P)	11.00 in
Depth to Water Table	3 ft
Undeveloped Available Storage	4.95 in
Soil Storage (S)	4.95 in
Qpre = (P -0.2S)^2 / (P + 0.8S) [25yr / 24hr]	6.70 in

Water Quantity - Postdevelopment

Project Area	14.74 ac
Pervious Area	7.70 ac
Impervious Area	7.04 ac
% Impervious	47.77%
Rainfall for 25yr / 24hr event (P)	11.00 in
Depth to Water Table	3 ft
Developed Available Storage	4.95 in
Soil Storage (S)	2.59 in
Qpost = (P -0.2S)^2 / (P + 0.8S) [25yr / 24hr]	8.41 in

Postdevelopment - Predevelopment

Qpost -Qpre [25yr / 24hr]	1.93 in	
Volume = QA [25yr / 24hr]	28.51 ac-in	2.376 ac-ft

Water Quality

Project Area	14.74 ac
Rooftop area	2.72 ac-ft
Impervious Area	4.32 ac
% Impervious	35.93%
A) One inch of runoff from drainage basin	1.228 ac-ft
B) 2.5 inches * % Impervious * Tot. Proj. Area	1.103 ac-ft

Water Quantity Vs. Water Quality

NOTE:
BASED ON STORMWATER RUNOFF CALCULATIONS, A GRAVITY INJECTION WELL WILL HANDLE THE POST-DEVELOPMENT RUNOFF QUANTITY.

Quantity		Quality
2.376 ac-ft	>	1.467 ac-ft

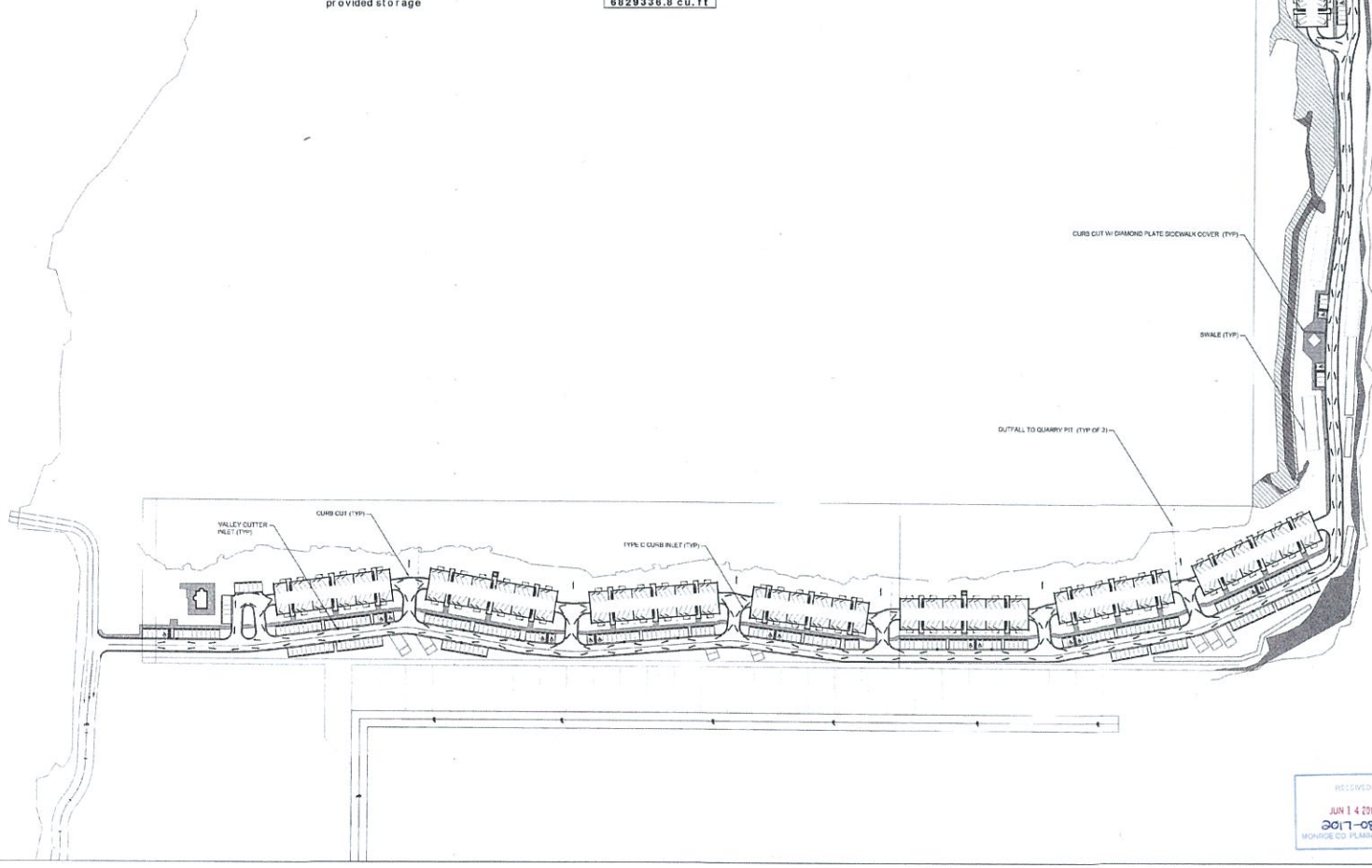
Wet Detention Required

Water Quality/ Quantity **63889.11 cu. ft**

Wet Detention Provided

Existing Quarry Pit is approximately 67 acres
max allowable elevation 3.3'
Control Elevation of quarry pit is 0.96'
provided storage **6829336.8 cu. ft**

GENERAL NOTE:
1. STORM INLETS ARE INTERCONNECTED TO THE OUTFALLS.
2. STORM PIPING SHALL BE ADS ST PIPE TYPICAL 15 INCH DIAMETER.



LEGEND

- DRAINAGE FLOW
- PROPOSED SWALE
- CURB INLET
- PROPOSED DITCH/ROAD INLET
- STS — STORM SEWER PIPE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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JUN 14 2017
2017-083
MONROE CO. PLANNING DEPT

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-0283 fax 293-4699

Seal:
RICHARD J. MILELLI
LICENSE
No. 68315
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED ENGINEER
RICHARD J. MILELLI
PE #68315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

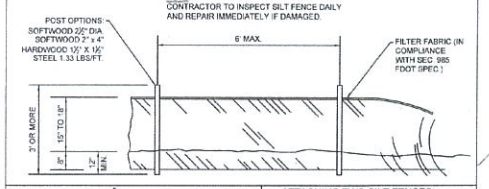
Revisions:

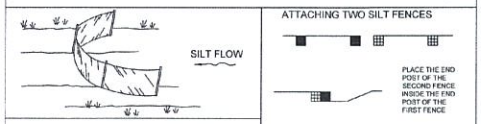
Title: DRAINAGE PLAN

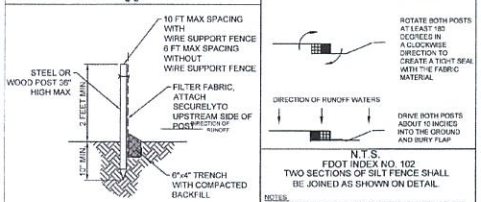
Sheet Number: C-2.0

Date: JUNE 9, 2017

NOTE
CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.

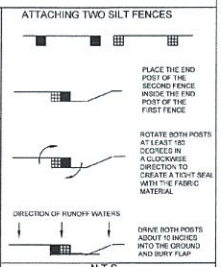






SILT FENCE DETAIL
TRENCH WITH NATIVE BACKFILL
N.T.S.

ATTACHING TWO SILT FENCES

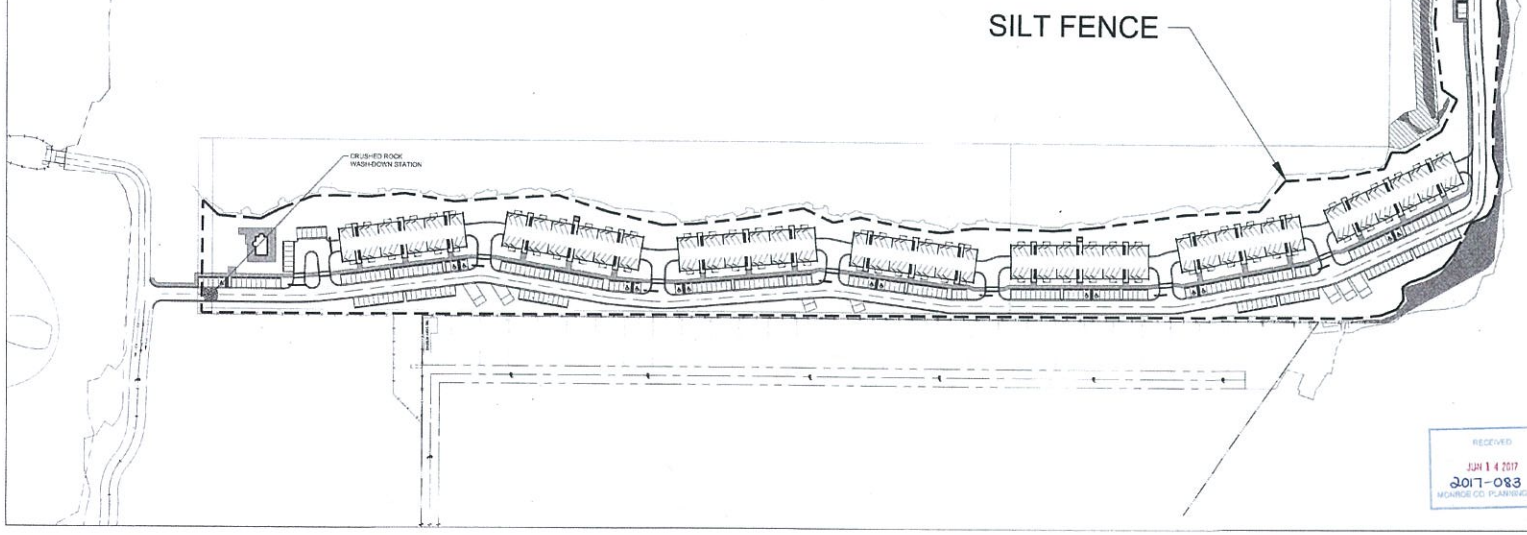


N.T.S.
FDOT INDEX NO. 102
TWO SECTIONS OF SILT FENCE SHALL BE JOINED AS SHOWN ON DETAIL.

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENTATION AND CAN BE PERMANENTLY STABILIZED.

EROSION CONTROL GENERAL NOTES:

1. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
3. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
4. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
5. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY OR RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
8. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DE-WATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLANDS.
9. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE, ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY MONROE COUNTY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
10. THE SILT FENCE HAS BEEN SHOWN COMPLETELY ENCIRCLING THE PROJECT AREAS. THE CONTRACTOR SHALL ESTABLISH INGRESS AND EGRESS ROUTES THROUGH BREAKS IN THE SILT FENCE.



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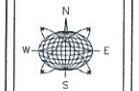
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29431
ph 305-295-3261 fax 293-4899

Seal
RICHARD J. MILELLI
LICENSE
No. 58315
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID FOR CERTIFICATION UNLESS SIGNED AND SEALED IN THE BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

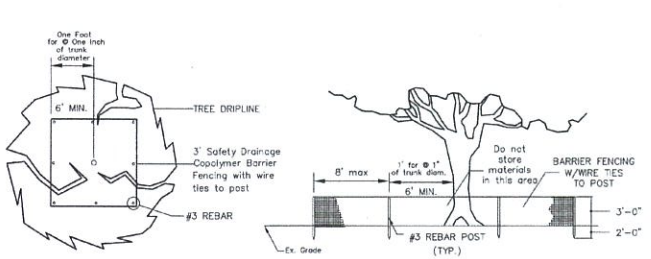
Title:
EROSION CONTROL PLAN

Sheet Number:
C-3.0

Date: JUNE 9, 2017

THE QUARRY – ROCKLAND KEY
LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROV'D SF	CANOPY(C) TREES REQ'D/PROV'D	UNDERSTORY(U) TREES REQ'D/PROV'D	SHRUBS(S) REQ'D/PROV'D
INTERIOR VUA	165,733 SF (20%)	33147	35490			
291 PARKING SPACES (1 ISLAND/10 SPACES)	(29 ISLANDS)					
GROSS VUA	165,733 SF			102 CANOPY PROV'D	82 UNDERSTORY PROV'D	663/1415
(1 C, 4 S) (PER 1000 SF)	166 TREES REQ'D					
BUFFER YARDS						
EAST – BUFFER "C"	825 LF	8250	19269	41/41	17/17	165/165
(5 C, 2 U, 20 S)	937 LF	9370	16294	47/47	19/19	188/188
(PER 100 LF)	304 LF	3040	10190	15/15	6/6	61/61
NORTHWEST–BUFFER "A"	212 LF	2120	13888	4/4		17/66
SOUTH–BUFFER "A"	233 LF	2330	7591	4/4		19/33
(1.6 C, 8 S)	650 LF	6500	20580	11/11		52/52
(PER 100 LF)	641 LF	6410	19419	11/11		52/60
TOTAL BUFFER				133/133	42/42	
TOTAL OVERALL SITE		53807	81243	235 PROV'D	124 PROV'D	1217/2040



PLAN VIEW ELEVATION

TREE PROTECTION FENCING DETAIL

NOT TO SCALE

THE TREE PROTECTION BARRICADE SHALL BE AT LEAST THREE (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOPRAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO PROTECTED AREA.

THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER FOR TREES LESS THAN 12" DBH, THE MIMINUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.

THE QUARRY – INTERIOR AND GROSS VUA
PLANT LIST

QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
45		BS	BUSERA SIMARUBA "GUMBO LIMBO"	12" x 5-6', 3" CAL., 4' CT., MATCHED	C/24	AS SHOWN	N, FYN, FF, WW
38		SM	SWIETENIA MAHAGONI "MAHOGANY"	12" x 5-6', 3" CAL., 4' CT., MATCHED	C/21	AS SHOWN	N, FYN, FF, WW
47		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U/26	AS SHOWN	N, FYN, FF, WW
35		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3', FTG, MATCHED	U/19	AS SHOWN	N, FYN, FF, WW
19		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C/10	AS SHOWN	N, FYN, FF, WW
194					C/55, U/45		
TOTAL							
132		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
99		SR	SERENCA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
99		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
496		ZF	ZAMIA INTEGRIFOLIA "COONTIE"	16" x 18", FULL, MATCHED		36" OC.	N, FYN, FF, WW
589		IVN	ILEX VOMITORIA "SHELLINGS DWARF YAUPON"	16" X 16", FULL, MATCHED		36" OC.	N, FYN, FF, WW
1415							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

MEAN HIGH WATER DATA

THE QUARRY – BUFFERS*
PLANT LIST

QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
78		BS	BUSERA SIMARUBA "GUMBO LIMBO"	12" x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
50		SM	SWIETENIA MAHAGONI "MAHOGANY"	12" x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
11		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U	AS SHOWN	N, FYN, FF, WW
31		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3', FTG, MATCHED	U	AS SHOWN	N, FYN, FF, WW
5		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C	AS SHOWN	N, FYN, FF, WW
175							
TOTAL							
234		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
171		SR	SERENCA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
220		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
625							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

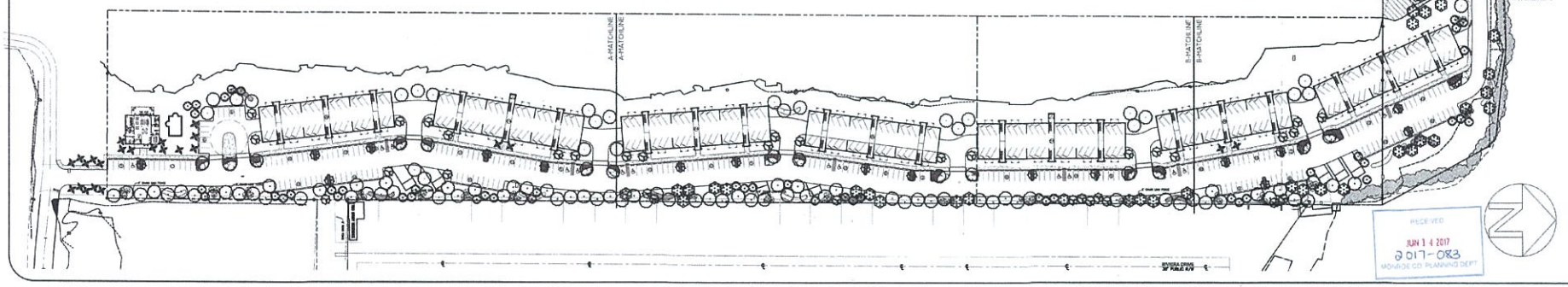
PLANT LIST LEGEND (NOTES):

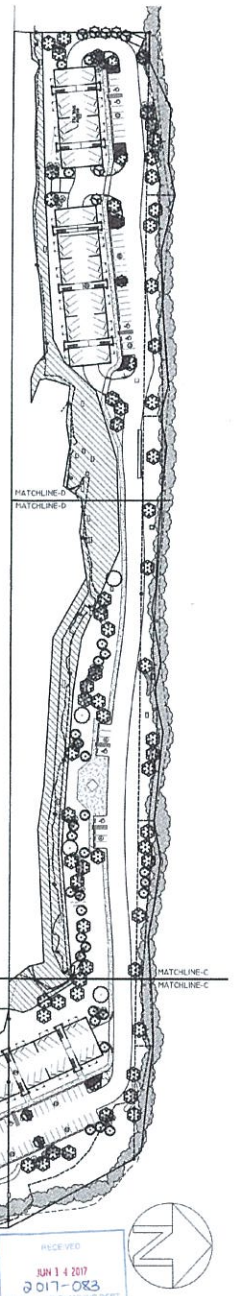
N-NATIVE, FYN- FLORIDA YARDS & NEIGHBORHOODS 2006, FF- FLORIDA FRIENDLY, WW- WATER WISE 2008,
OHE - OVERHEAD ELECTRIC (ACCEPTABLE PLANT LIST)

LEGEND

AREA DESIGNATED AS BUFFER*

EXISTING MANGROVES TO REMAIN AND PRESERVED WITH TREE BARRICADE





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LANDSCAPE ARCHITECTURE * PLANNING
P.O.BOX 3212, JACKSONVILLE, FL. 32247 (904) 398-7888
Janet O Whitmill
Landscape Architect
FL. 0001088

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

MASTER LANDSCAPE PLAN

05.23.17

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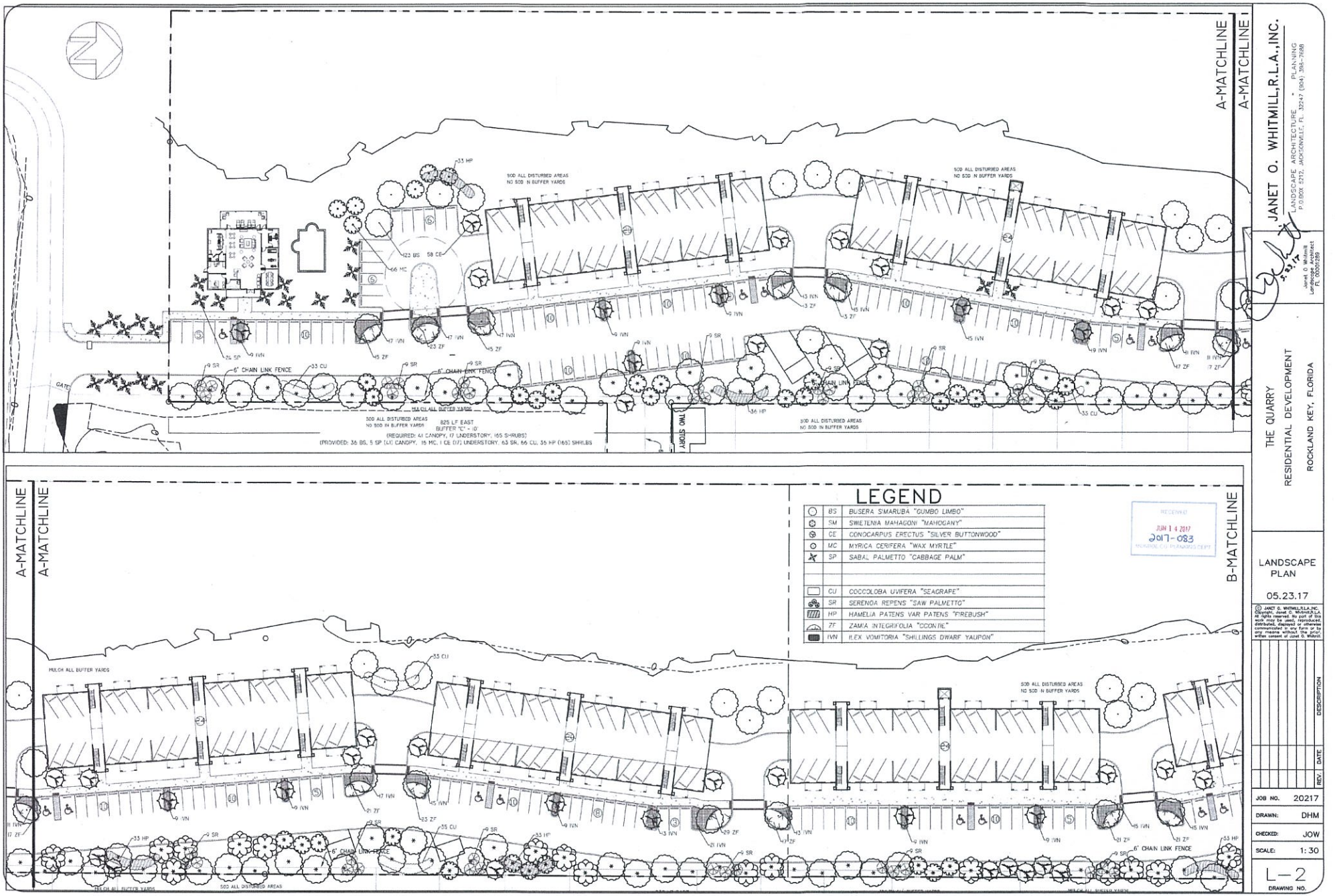

LEGEND

○	BS	BUSERA SIMARUBA "GUMBO LIMBO"
⊕	SM	SWIETENIA MAHAGONI "MAHOGANY"
⊕	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
○	MC	MYRICA CERIFERA "WAX MYRTLE"
✕	SP	SABAL PALMETTO "CABBAGE PALM"
▭	CU	COCCOLOBA UVIFERA "SEAGRAPE"
⁂	SR	SERENOA REPENS "SAW PALMETTO"
▨	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
◠	ZF	ZAMIA INTEGRIFOLIA "COONTIE"
▬	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"

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Janet O. Whitmill
Landscape Architect
FL 0000728

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN
05.23.17

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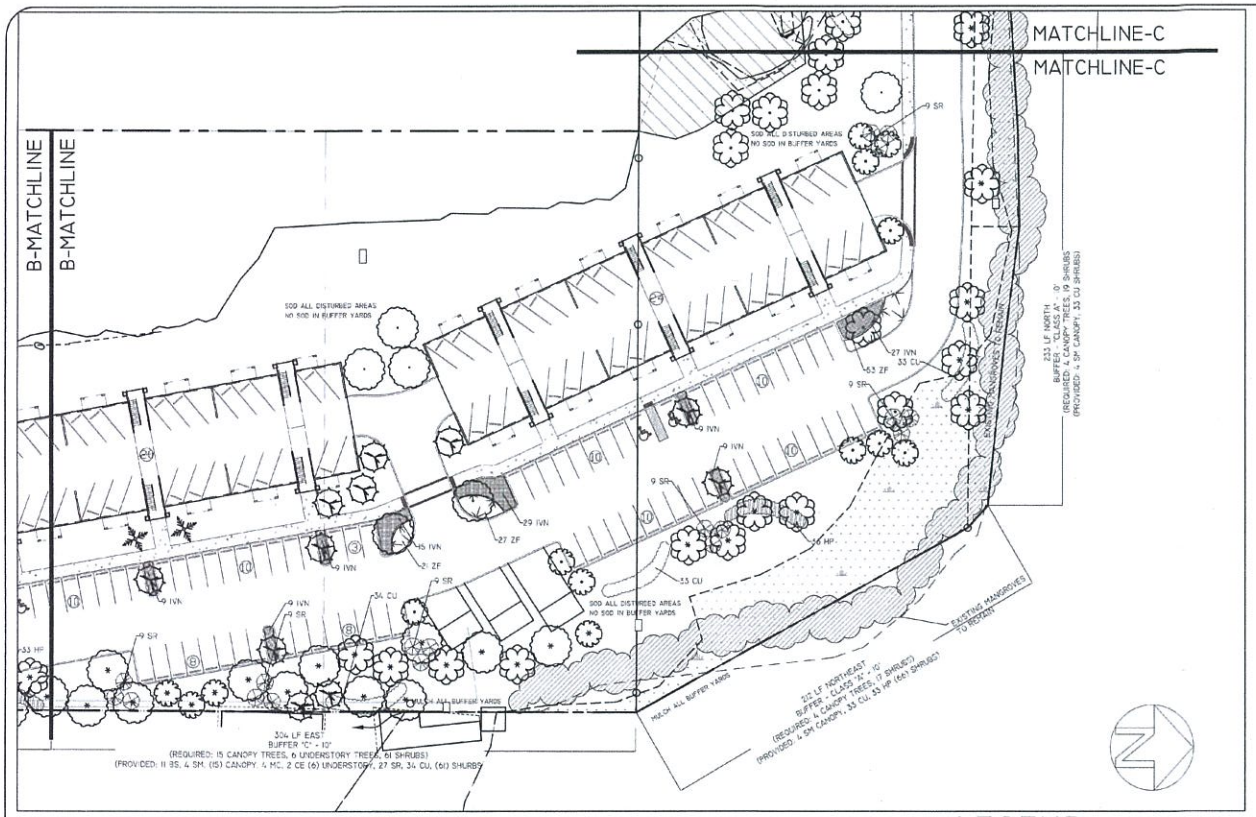

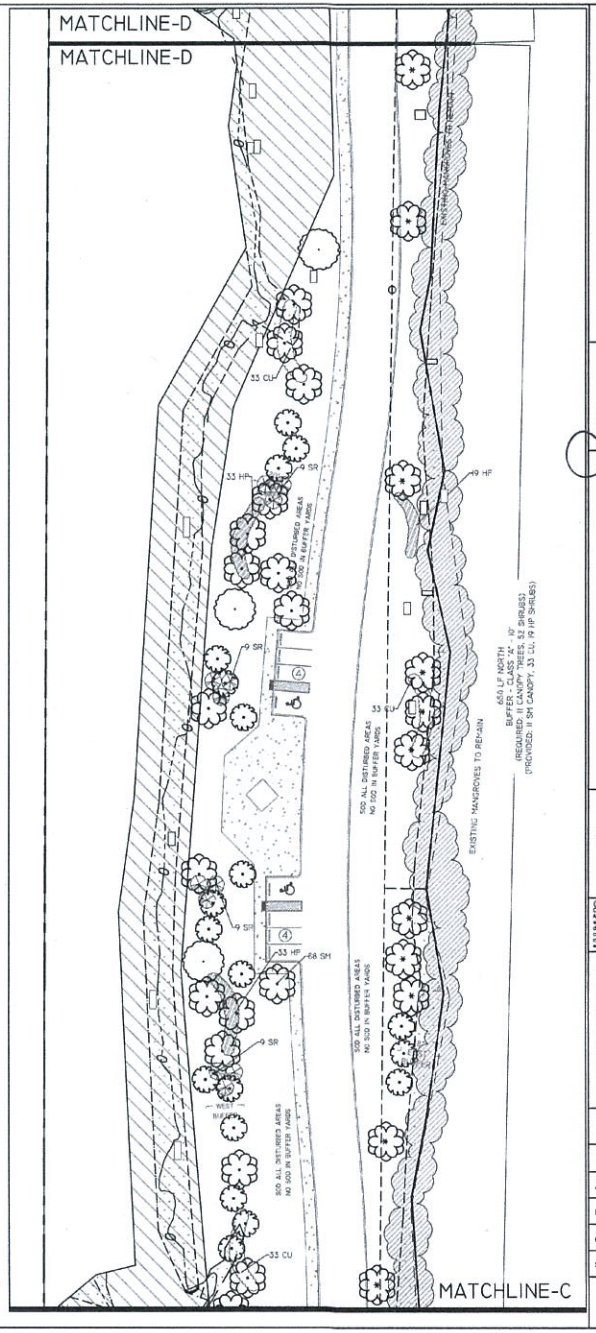

THE QUARRY – ROCKLAND KEY
LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROV'D SF	CANOPY(C) TREES REQ'D/PROV'D	UNDERSTORY(U) TREES REQ'D/PROV'D	SHRUBS(S) REQ'D/PROV'D
INTERIOR VUA	165,733 SF (20%)	33147	35490			
291 PARKING SPACES (1 ISLAND/10 SPACES)	(29 ISLANDS)					
GROSS VUA	165,733 SF			102 CANOPY PROV'D	62 UNDERSTORY PROV'D	563/1415
(1 C, 4 S) (PER 1000 SF)	166 TREES REQ'D					
BUFFER YARDS						
EAST – BUFFER "C"	823 LF	8250	19269	41/41	17/17	165/165
(5 C, 2 U, 20 S)	937 LF	9370	16294	47/47	19/19	188/188
(PER 100 LF)	304 LF	3040	10190	15/15	6/6	61/61
NORTHWEST–BUFFER "A"	212 LF	2120	13888	4/4		17/66
SOUTH–BUFFER "A"	233 LF	2330	7591	4/4		19/33
(1.6 C, 8 S)	650 LF	6500	20580	11/11		52/52
(PER 100 LF)	641 LF	6410	19419	11/11		52/60
TOTAL BUFFER				133/133	42/42	
TOTAL OVERALL SITE		53807	81243	235 PROV'D	124 PROV'D	1217/2040

LEGEND

BS	BUSERA SIMARUBA "GUMBO LIMBO"
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MC	MYRICA CERIFERA "WAX MYRTLE"
SP	SABAL PALMETTO "CABBAGE PALM"
CU	COCCOLOBA UVIFERA "SEAGRAPE"
SR	SERENOA REPENS "SAW PALMETTO"
HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
ZF	ZAMIA INTEGRIFOLIA "COONTIE"
IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"

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5.23.17
Janet O Whitmill
Landscape Architect
FL 0000012389

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN
05.23.17

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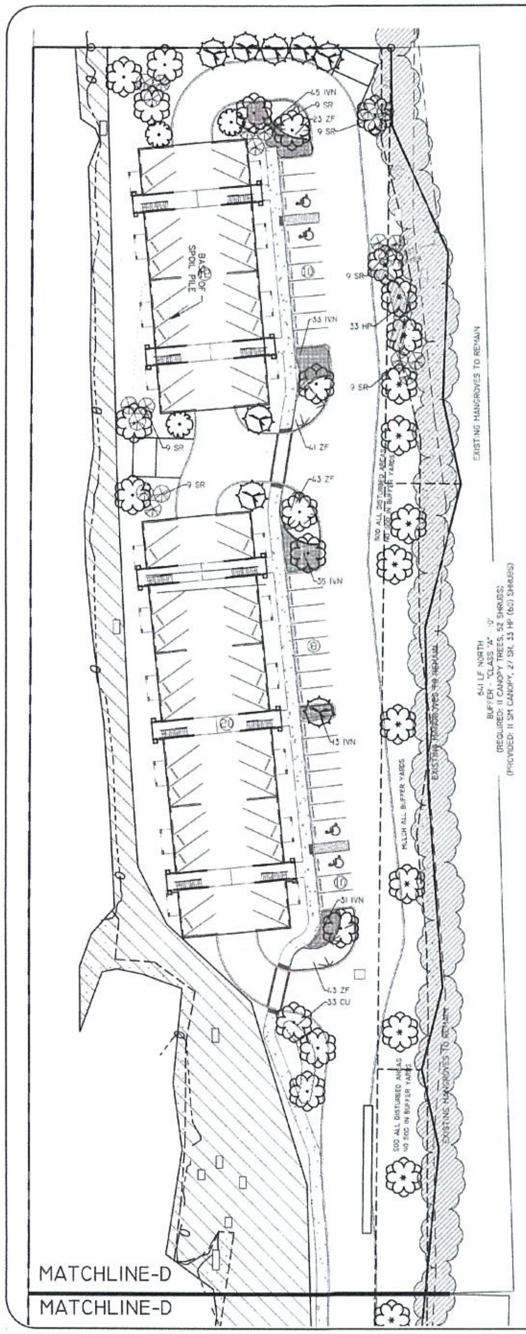
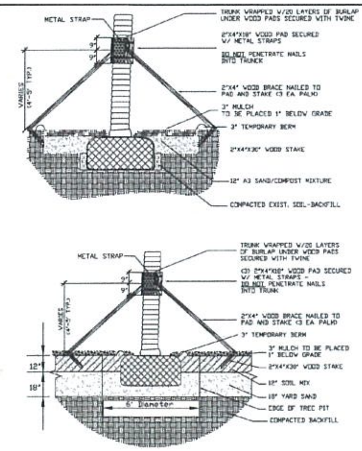


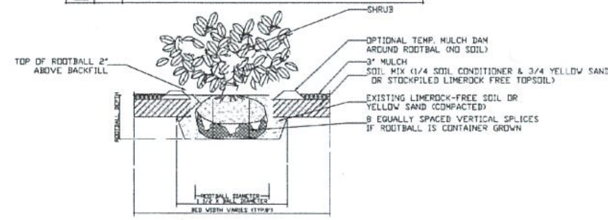


PALM TREE PLANTING DETAIL

LEGEND

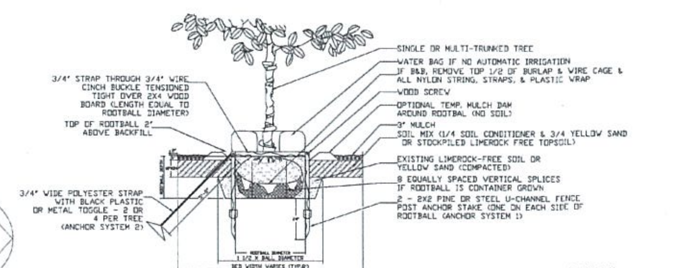
NOT TO SCALE

	BS	BUSERA SIMARUBA "GUMBO LIMBO"
	SM	SWETENIA MAHAGONI "MAHOGANY"
	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
	MC	MYRICA CERIFERA "WAX MYRTLE"
	SP	SABAL PALMETTO "CABBAGE PALM"
	CU	COCCOLOBA UVIFERA "SEAGRAPE"
	SR	SERENOA REPENS "SAW PALMETTO"
	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
	ZF	ZAMIA INTEGRIFOLIA "COONTIE"
	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"



SHRUB PLANTING DETAIL

NOT TO SCALE

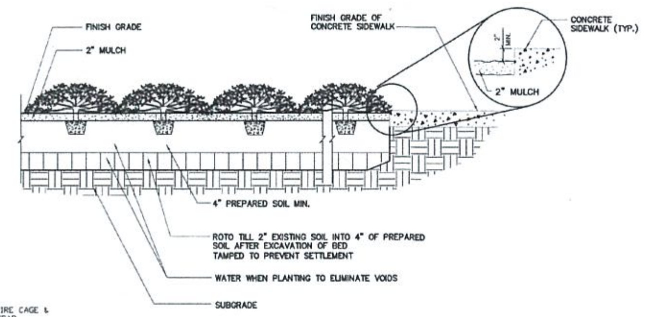


TREE PLANTING DETAIL

NOT TO SCALE

PLANTING NOTES

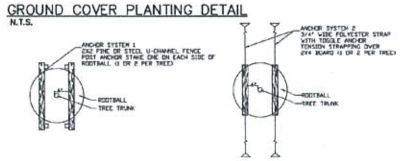
1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
2. Soil tests shall be provided to evaluate various areas of the landscape (especially the parking lot islands) for pH, available nutrients, phosphorus content, bulk density, etc. This will serve to ensure proper plant selection according to prevailing soil conditions, what lime/sulphur applications are needed (if any) and long-term survival of plant material.
3. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards handbook.
4. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before planting is performed.
5. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
6. All plants shall conform to the varieties indicated in the plant list.
7. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
8. Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
9. All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE ARCHITECT and approved by the owner or owners representative.
10. The CONTRACTOR shall estimate the depth of the planting hole by measuring the distance between the point where the topmost root emerges from the trunk and the bottom of the root ball. The planting hole shall be slightly shallower than this distance. No more than 2 to 3 inches of the root ball needs to be above the soil unless the site is poorly drained. Poorly drained soil requires planting depths even or higher. Planting holes dug too deep are required to have soil added to the bottom and loosely compacted. If planting holes should fill with water as it is dug, position the bottom of the root ball above the water and mound soil to cover the sides of the ball. The hole shall be at least 1.5 times the diameter of the root ball. Wider holes shall be used for compacted soil and wet sites.
11. The soil shall be freshly tilled and large clods of soil broken up. The growing medium shall be settled and firm at the time of herbicide application. Herbicides may be mechanically incorporated by mixing into top layer at a depth of 1-3 inches.
12. All backfill around plant material shall be worked firmly by slicing a shovel down into the backfill 20 to 30 times around the tree as you add backfill soil. Large clumps shall be broken up. Do not pack the backfill. Only step firmly on backfill soil to stabilize the root ball. The top of the root ball shall remain 1 inch (small trees) to 3 inches (large trees) or approximately 10% above grade. Do not over-pack the loosened soil when wet. Add 10 to 20 gallons of water to the rootball and backfill. Fill in any holes or depressions with backfill soil. Do not attempt to eliminate air pockets by compaction. Water infiltrating the backfill soil will eliminate large air pockets.
13. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
14. When planting on slopes, set tree so top-most root in the ball on the uphill side is even with the soil. The side of the root ball on the downhill side will be well above the surrounding soil. Soil shall cover the sides of the root ball. Mulch shall cover the edge of the rootball and not piled on top.
15. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
16. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum two (2) to three (3) inches of #2 grade or better of pine bark nuggets.
17. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
18. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is badly contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
19. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
20. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
21. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 30" from buildings or walks.
22. CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
23. Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
24. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
25. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
26. After sodding is completed, the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at the rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
27. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner. The LANDSCAPE CONTRACTOR is responsible for removing tree stakes after tree is established.
28. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed on additional one year from final inspection and acceptance.
29. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
30. In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
31. There will be special care to all existing trees to be retained on site to avoid construction damage.
32. An automatic irrigation system is to be provided and a shop drawing of the layout and design must be submitted to the governmental agency, for review and approval, prior to installation.
33. Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
34. Irrigation station shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from eop and all heads minimum 2' from buildings.
35. A double check backflow prevention (or approved equal); equal to a DCA-100; to be mounted in a rectangular valve box (12"x 10") on the service side of the meter and immediately adjacent to the water meter.
36. After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
37. Shade trees shall be planted minimum 4' from EOP and 15' from OHE.
38. Do not plant trees below Normal Water Line (NWL) see civil drawings. Sod all 4:1 or greater slopes. Seed all other disturbed areas.



NOTE:
PLANT GROUND COVER USING TRIANGULAR SPACING

GROUND COVER PLANTING DETAIL

N.T.S.



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JANET O. WHITMILL,R.L.A.,INC.
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Janet O Whitmill
Landscape Architect
FL 00001289

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN
05.23.17

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REV.	DATE	DESCRIPTION

JOB NO.	20217
DRAWN:	DHM
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SCALE:	1:30

L-4
DRAWING NO.

Additional Information added to File 2017-083

KBP CONSULTING, INC.

MEMORANDUM

To: G. Vivek Reddy, P.E.
AECOM

From: Karl B. Peterson, P.E.

Date: December 19, 2017

Subject: Big Coppitt Apartments
Traffic Impact Study Comments

Big Coppitt Apartments is a proposed residential community planned to be located on the north end of Big Coppitt Key in Monroe County, Florida. A traffic impact study has been prepared for this project and we have received your comments dated December 19, 2017. The following is our response to these comments.

1. **The intersection of US 1/4th Street was analyzed as part of the previous study, but it is not included in the updated traffic study. Please confirm that the traffic generated from the development will not impact this intersection.**

   Response: *The vehicular access to the project has been modified since the previous report was submitted. The updated plan includes a new roadway parallel to Calle Dos that will access the site. This roadway will connect to 2nd Street which leads to Calle Uno and ultimately to Overseas Highway. All project traffic will enter and exit the site via this route. The previously contemplated access to the east via Barcelona Drive, Avenue F, and 4th Street has been eliminated. Therefore, no project traffic will traverse 4th Street.*

2. **The ITE Land Use Code #221 was used as part of the previous study, but the updated study uses Land Use #220. Please explain the reasons.**

   Response: *In response to a previous comment, we applied the trip generation rates associated with Land Use #221 – Low-Rise Apartment documented in the ITE Trip Generation Manual (9th Edition). Last month, the ITE released their 10th edition of the Trip Generation Manual. The updated manual has made modifications to several of the land uses. One of which was the apartment land use. ITE no longer differentiates between apartments and townhome / condominiums. They are now viewed as "multi-family" and the designations are "low-rise", "mid-rise", and "high-rise". Based upon the proposed development, the Multi-Family (Low-Rise) land use (#220) is the most appropriate.*

3. **PM peak LOS for the intersection of US 1/Calle Uno should be D based on an average delay of 28.8 seconds. Please verify.**

   Response: *You are correct. With 28.8 seconds per vehicle of delay, the Level of Service (LOS) for an unsignalized intersection should be reported as "D".*

4. **Note #2 below Table 2 references the ITE Trip Generation Manual 9th Edition. However the first paragraph on Page 10 references the 10th Edition. Please confirm.**

   Response: *The latest version of the traffic impact study does, in fact, rely upon the 10th Edition of the ITE Trip Generation Manual. Although referenced accurately in the text, we failed to update the footnote on Table 2.*

5. **Please make sure the southbound traffic entering US 1 from the proposed driveway (west of Calle Uno) will have adequate sight distance (horizontal curve and roadside landscaping may restrict line of sight).**

   Response: *Before moving forward with the potential driveway connection to the west of Calle Uno and Overseas Highway, the project team is committed to coordinating with Monroe County and the Florida Department of Transportation (FDOT) regarding the intersection geometry as well as sight distances for all movements.*

Big Coppitt Apartments

Big Coppitt Key, Florida

TRAFFIC STUDY

prepared for:

Quarry Partners, LLC

prepared by:

KBP CONSULTING, INC.

April 2017

Updated December 2017

Big Coppitt Apartments

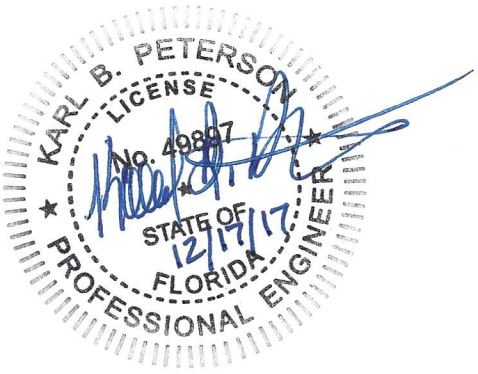
Big Coppitt Key, Florida

Traffic Study

April 2017
Updated December 2017

Prepared for:
Quarry Partners, LLC

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION 1
INVENTORY 3
Existing Land Use and Access 3
Proposed Land Use and Access 3
EXISTING CONDITIONS 4
Existing Roadway Network 4
Existing Traffic Conditions – Roadway Segments 6
Existing Traffic Conditions – Intersections 7
TRIP GENERATION 10
TRIP DISTRIBUTION & ASSIGNMENT 11
FUTURE TRAFFIC VOLUMES 14
Future Conditions Traffic Volumes 14
TRAFFIC IMPACT ANALYSES 19
Intersection Analyses 19
Link Analysis 21
US 1 Impacts by Mile Marker 21
Impacts to Local Streets 23
SUMMARY & CONCLUSIONS 25

APPENDICES

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Roadway Network 5
FIGURE 3 – Existing (2017) Turning Movement Volumes – AM Peak Hour 8
FIGURE 4 – Existing (2017) Turning Movement Volumes – PM Peak Hour 9
FIGURE 5 – New Project Traffic Assignment – AM Peak Hour 12
FIGURE 6 – New Project Traffic Assignment – PM Peak Hour 13
FIGURE 7 – Future (2020) Background AM Peak Hour Traffic 15
FIGURE 8 – Future (2020) Background PM Peak Hour Traffic 16
FIGURE 9 – Future (2020) Total AM Peak Hour Traffic 17
FIGURE 10 – Future (2020) Total PM Peak Hour Traffic 18

LIST OF TABLES

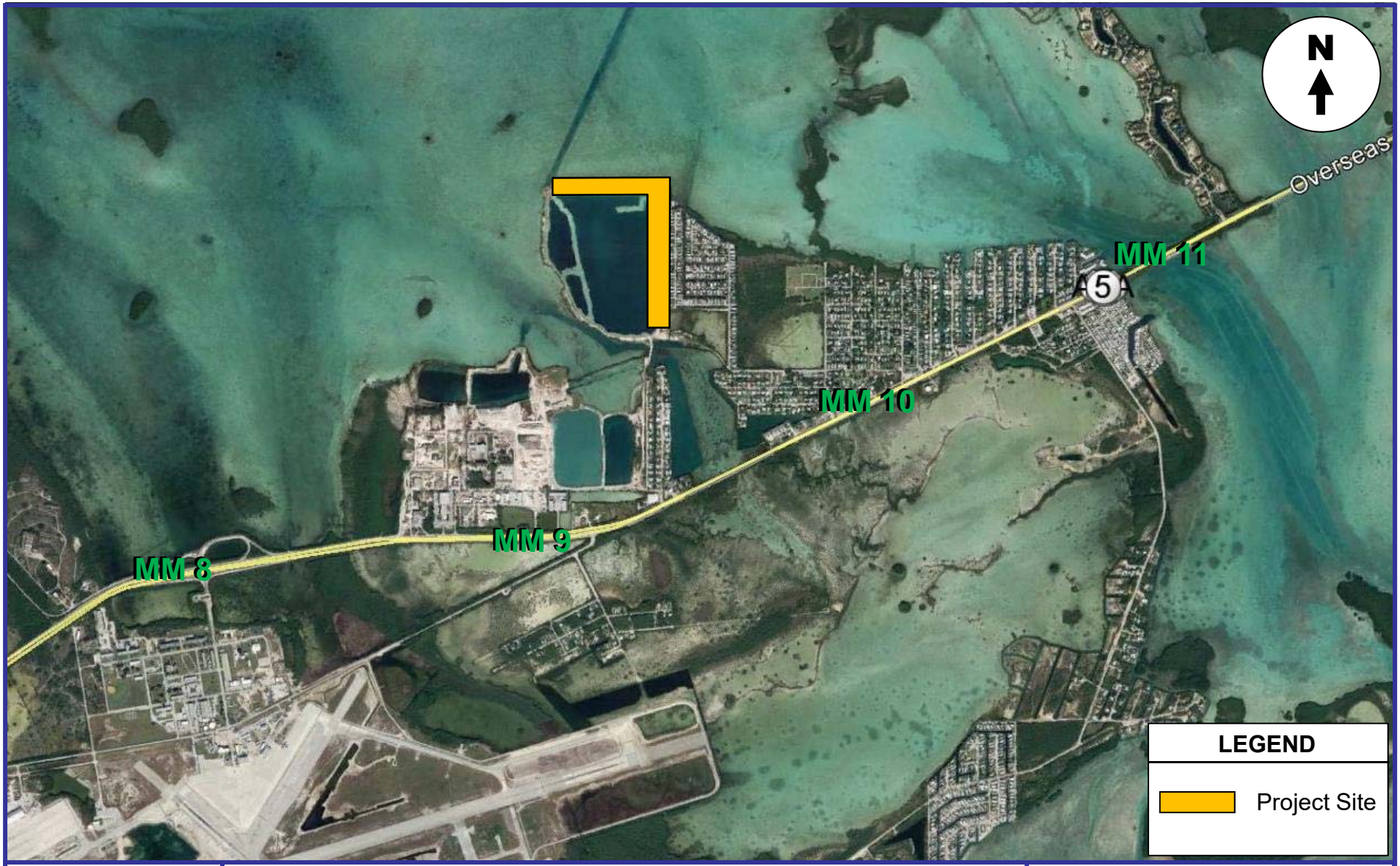
TABLE 1 – Average Annual Daily Traffic (AADT) 6
TABLE 2 – Trip Generation Analysis 10
TABLE 3 – Project Trip Distribution 11
TABLE 4 – Intersection Levels of Service 19
TABLE 5 – Arterial Trip Assignment Summary 22
TABLE 6 – Local Roadways – Volumes and Levels of Service 24

INTRODUCTION

The property that is the subject of this traffic impact study is located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. The Parcel ID is 00120940-000100 and the Alternate Key number is 8571011. The subject site consists of approximately 21.77 acres and is located on the north (bay) side of Overseas Highway / US 1 (State Road 5) immediately to the west of Riviera Drive. A Project Location Map is presented in Figure 1 on the following page.

Big Coppitt Apartments is a proposed residential community to be located on the subject site. KBP Consulting, Inc. has been retained by Quarry Partners, LLC to conduct a traffic impact analysis for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, project traffic impacts to the local street network, and site access. A traffic impact study methodology for this project was developed with input from Monroe County's traffic engineering consultant. A copy of the approved methodology is presented in Appendix A of this report.[1]

[1] Based upon comments received from Monroe County following the initial submittal of this report and follow-up discussions with staff, vehicular access to the site has been modified. All project traffic will access the site via Calle Uno, 2nd Street, and a proposed roadway to the west of Calle Dos. As a result, the study intersections have been modified to include Calle Uno and 2nd Street. And, since access to Barcelona Drive is no longer planned, there is no impact to 4th Street. As such, there is no need to analyze this intersection.



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Project Location Map

FIGURE 1
Big Coppitt Apartments
Big Coppitt Key, Florida

INVENTORY

Existing Land Use and Access

As mentioned previously, the size of the subject site is approximately 21.77 acres. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. Vehicular access to this site is provided via one (1) roadway that is parallel to Calle Dos and multiple connections to Barcelona Drive.

Proposed Land Use and Access

The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. Vehicular access to the site will be provided via one (1) full access driveway connection in the southeast portion of the property. This driveway will allow ingress from / egress to the west (toward a roadway parallel to Calle Dos). A preliminary site plan for this project is included in Appendix B of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2020.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Big Coppitt Key) is, generally, a two-lane principal arterial roadway (one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team (with input from the County's traffic engineering consultant) selected the section of Overseas Highway / US 1 between Boca Chica Road and Calle Uno as the study area for this project. Figure 2 on the following page indicates the existing lane geometry at the following intersections within the project study area:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street (unsignalized)

It is noted that the intersection at Overseas Highway and Boca Chica Road is a T-intersection with a shared left-right turn lane on the side-street approach. However, field observations have revealed that the side-street approach has a shoulder area that functions as "de facto" right-turn lane. In other words, motorists desiring to turn right are not waiting behind left-turning vehicles. Instead, they are utilizing the available paved area as a right-turn area to by-pass left-turning vehicles. The length of this area at Boca Chica Road is approximately 70 feet. This condition is reflected in Figure 2 on the following page and in the operational analyses (i.e. Synchro) for this intersection.

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Existing Roadway Network

FIGURE 2
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Traffic Conditions – Roadway Segments

The Florida Department of Transportation (FDOT) maintains the following traffic count stations within the general proximity of the project site:

- **Station #900010:** SR 5 / US 1 200 feet north of the Rockland Channel Bridge
- **Station #900050:** CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
- **Station #900106:** SR 5 / US 1 200 feet north of Shark Channel Bridge
- **Station #908164:** 4th Street 100 feet north of Shore Avenue

Traffic volumes recorded over the last (published) five (5) year period at these count stations are summarized in Table 1 below. Appendix C contains the historical traffic data obtained from the Florida Department of Transportation (FDOT).

Table 1
Big Coppitt Apartments
Average Annual Daily Traffic (AADT)
Overseas Highway / US 1 - Big Coppitt Key, Florida

Year	AADT			
	Station #900010	Station #900050	Station #900106	Station #908164
2016	23,500	3,500	19,400	3,300
2015	22,500	4,200	19,800	3,100
2014	21,000	2,300	18,800	2,900
2013	21,000	3,500	18,100	--
2012	21,500	2,200	17,100	--
2011	21,000	2,600	17,800	--

Station #900010 - SR 5 / US 1 200 feet north of Rockland Channel Bridge (MM 9.6)
Station #900050 - CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
Station #900106 - SR 5 / US 1 200 feet north of Shark Channel Bridge
Station #908164 - 4th Street 100 feet north of Shore Avenue
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (December 2017)

The traffic data collected at these stations (excluding Station #908164 which lacks sufficient historical data) during the previous five (5) year period (i.e. 2011 through 2016) indicates that background traffic volumes have been increasing slightly. According to the growth rate analysis (see Appendix C) for this area, an annual growth rate of 2.5% has been applied.

Existing Traffic Conditions – Intersections

KBP Consulting, Inc., in association with Trident Engineering, collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following intersections on Tuesday, February 28, 2017:

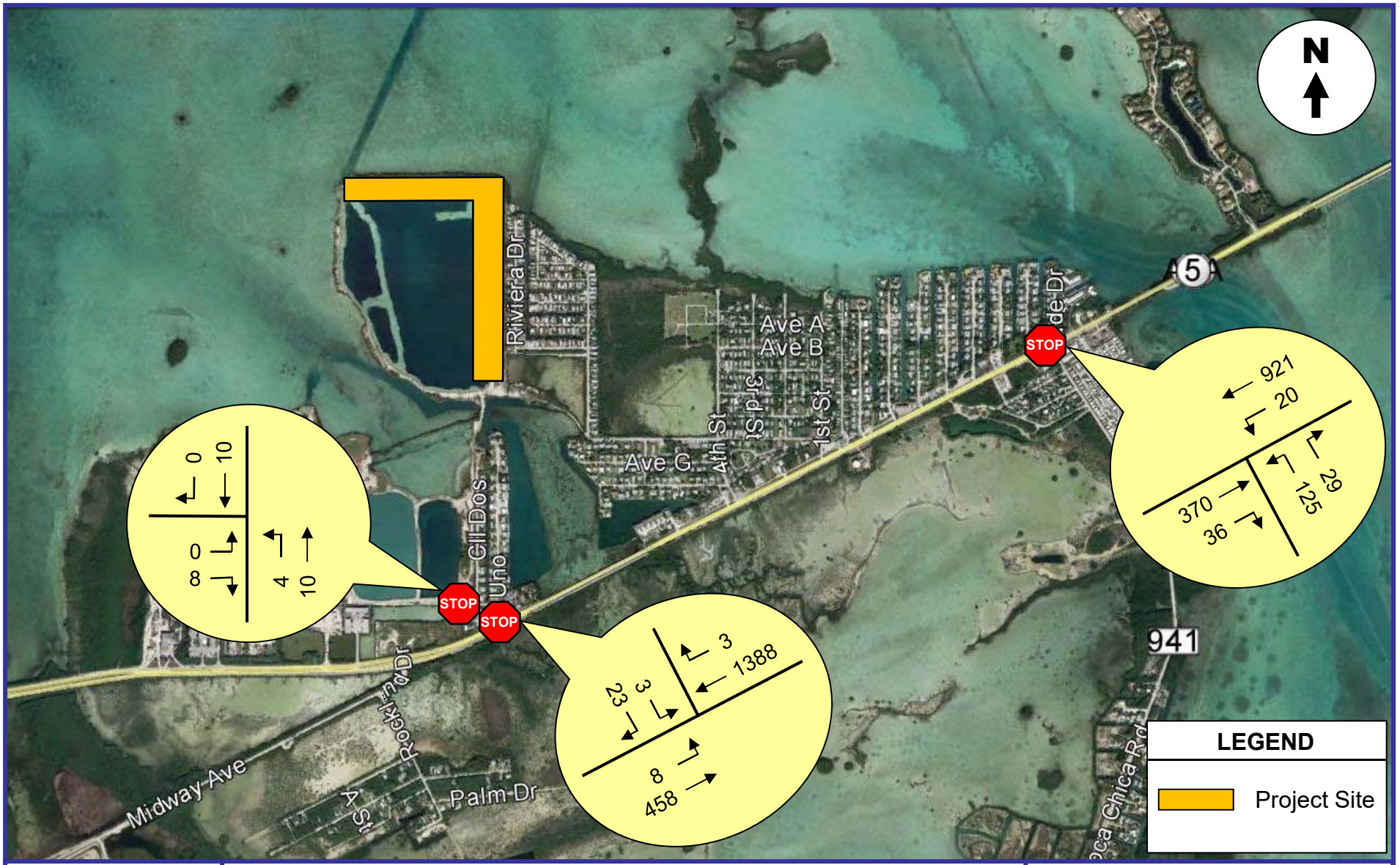
- Overseas Highway / US 1 and Boca Chica Road
- Overseas Highway / US 1 and Calle Uno

AM (7:00 – 9:00) and PM (4:00 – 6:00) peak period turning movement counts were collected by Crossroad Engineering at the following intersection on Tuesday, July 18, 2017:

- Calle Uno and 2nd Street

Figures 3 and 4 summarize the existing (Year 2017) adjusted (average peak season)[2] AM and PM peak hour turning movement counts at the three (3) study intersections. Appendix D contains the results of these turning movement counts.

[2] The traffic counts collected on February 28, 2017 reflect average peak season conditions in accordance with the 2016 Peak Season Factor Category Report published by the Florida Department of Transportation (FDOT). This report (see Appendix E) indicates that traffic counts collected on February 28th exhibit a factor of 0.98 and, therefore, do not to be adjusted for average peak season conditions. Traffic counts collected on July 18th, on the other hand, exhibit a peak season correction factor of 1.01.



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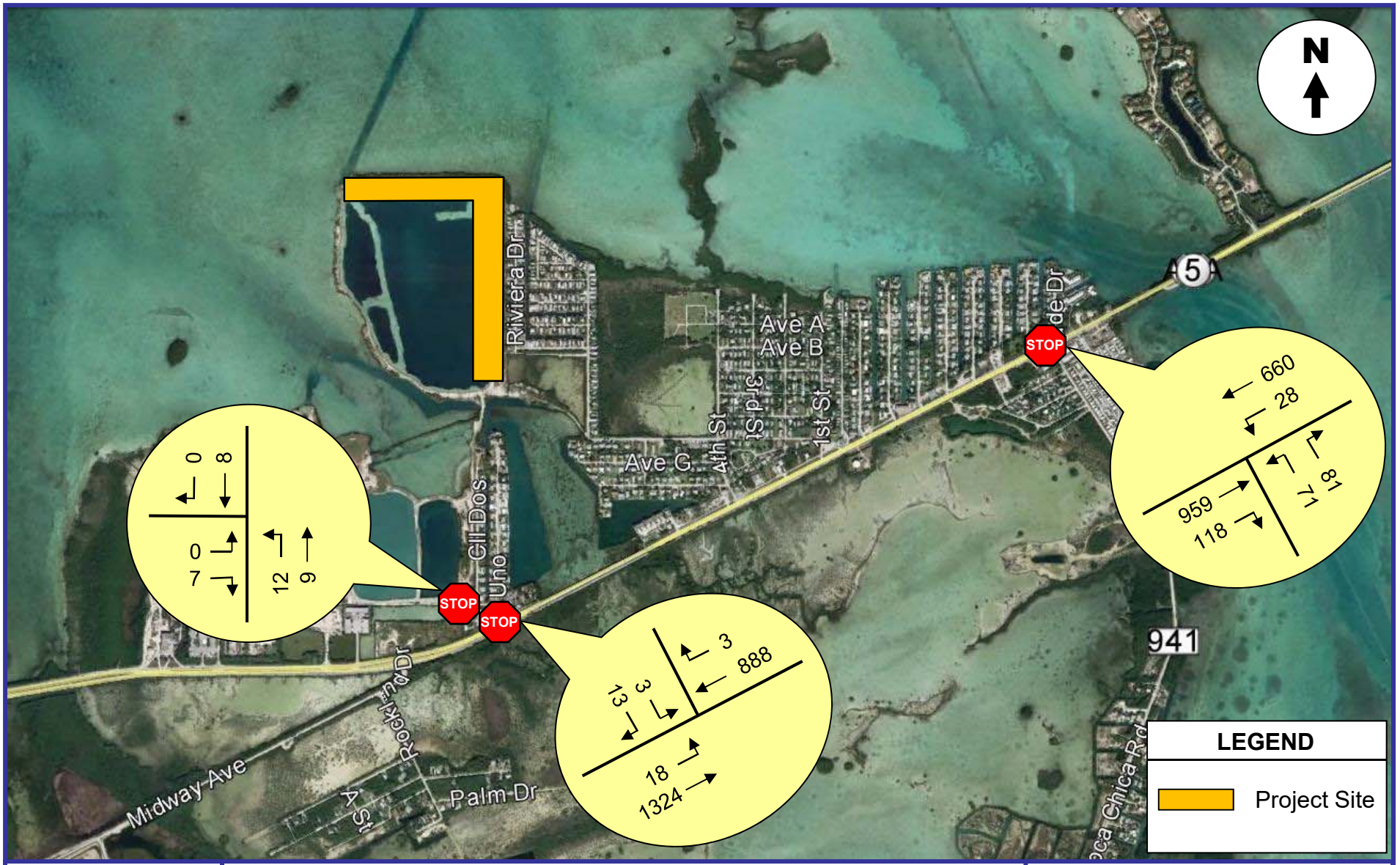
Existing AM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 3
Big Coppitt Apartments
Big Coppitt Key, Florida



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Existing PM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 4
Big Coppitt Apartments
Big Coppitt Key, Florida

TRIP GENERATION

The trip generation for the proposed residential community was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (10th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates and equations are as follows:

Multi-Family (Low-Rise) – ITE Land Use #220

- Daily (wt. avg.): T = 7.29 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: Ln(T) = 0.95 Ln(X) - 0.51 (23% in / 77% out)
- PM Peak Hour: Ln(T) = 0.89 Ln(X) - 0.02 (63% in / 37% out)

Table 2 below presents the trip generation analysis for the proposed Big Coppitt Apartments residential community to be located on Big Coppitt Key.

Table 2
Big Coppitt Apartments
Trip Generation Analysis
Big Coppitt Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Multi-Family (Low-Rise)	208 DU	1,516	22	74	96	71	42	113

Compiled by: KBP Consulting, Inc. (December 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 2 above, the proposed Big Coppitt Apartments development is anticipated to generate 1,516 net new daily vehicle trips, 96 net new AM peak hour vehicle trips (22 inbound and 74 outbound) and 113 net new PM peak hour vehicle trips (71 inbound and 42 outbound). Based upon an increase of 1,516 daily vehicle trips, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

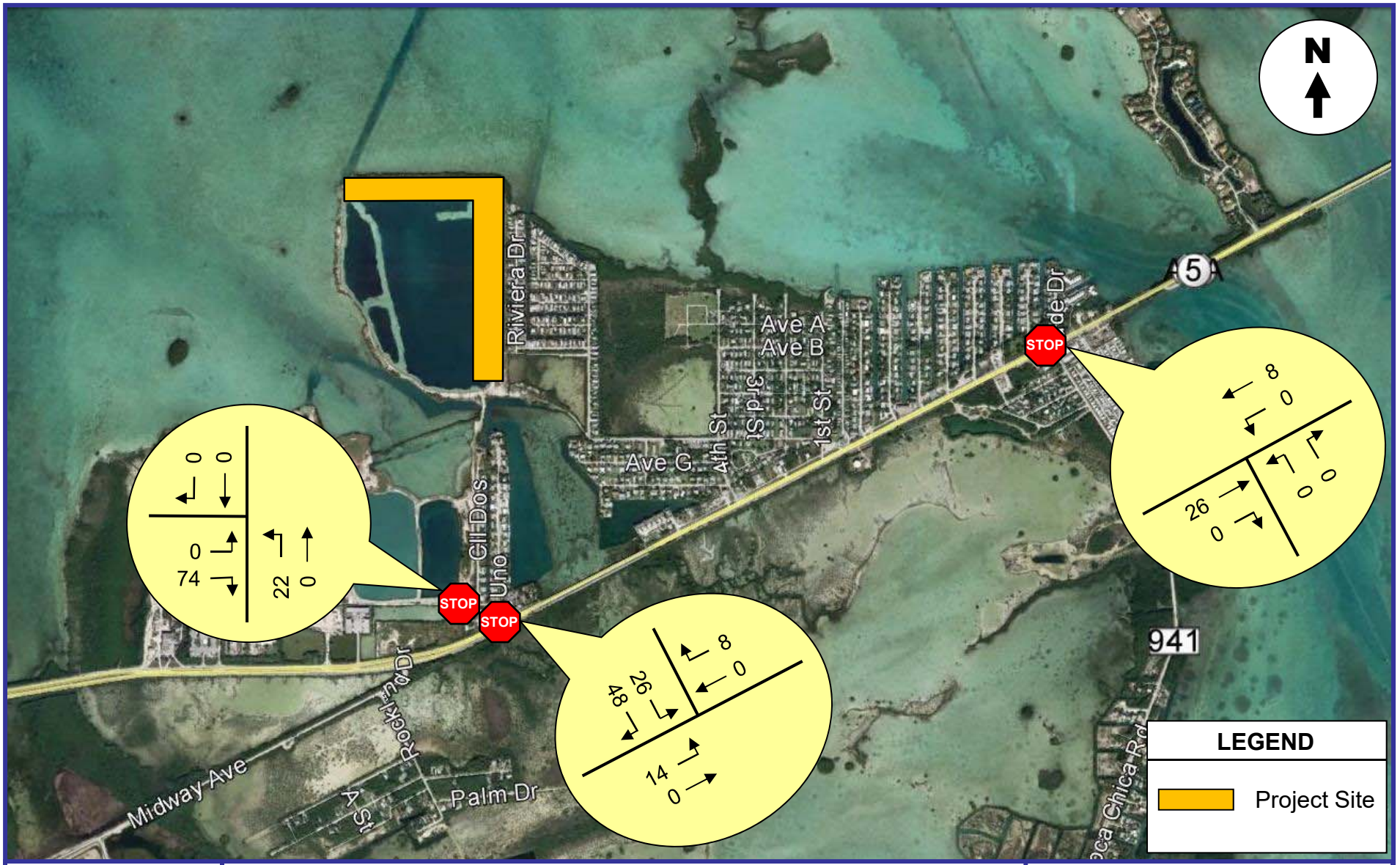
A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the Big Coppitt Apartments development.

Table 3
Big Coppitt Apartments
Project Trip Distribution
Big Coppitt Key, Florida

Direction	Distribution (%)
North	0%
South	0%
East (US 1 North)	35%
West (US 1 South)	65%

Source: KBP Consulting, Inc. (December 2017).

The new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment is summarized on the following pages in Figures 5 and 6.



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New Project Traffic Assignment
AM Peak Hour

FIGURE 5
Big Coppitt Apartments
Big Coppitt Key, Florida

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New Project Traffic Assignment
PM Peak Hour

FIGURE 6
Big Coppitt Apartments
Big Coppitt Key, Florida

FUTURE TRAFFIC VOLUMES

This section of the traffic impact study addresses the development of the future (2020) traffic volumes for the study area.

Future Conditions Traffic Volumes

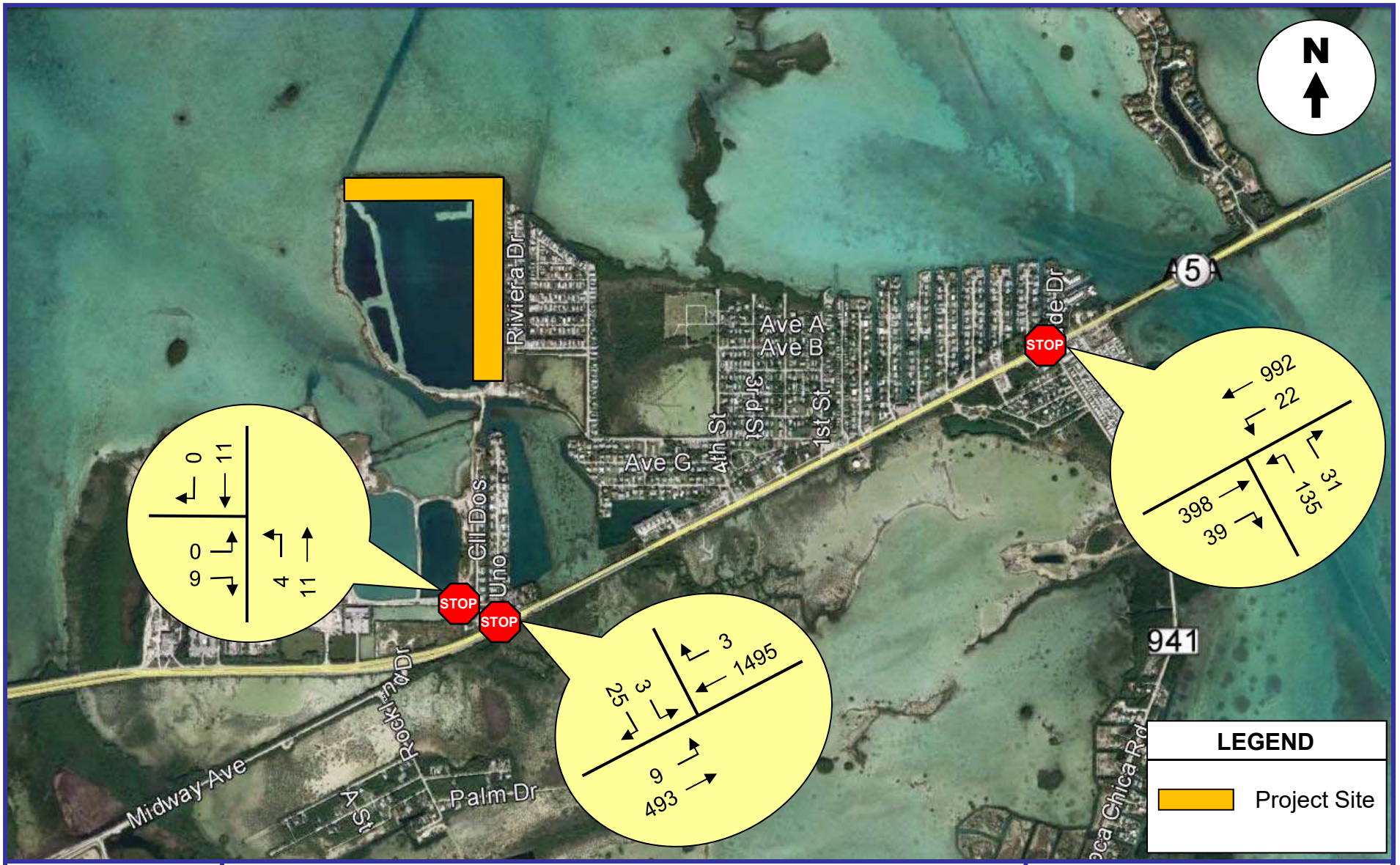
In order to develop peak season 2020 background and total traffic conditions (this project is anticipated to be completed in 2020), the following analyses were performed:

1. **Conversion of February 2017 and July 2017 traffic counts to 2020 average peak season traffic volumes.** Using FDOT's latest (2016) Peak Season Factor Category Report (see Appendix E) traffic counts recorded February 28th do not need to be adjusted to average peak season volumes (i.e. the PSCF factor is 0.98). However, the traffic counts collected on July 18th should be adjusted by a factor of 1.01.

2. **Projection of 2017 peak season volumes to 2020 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. To reflect a worst-case scenario, it was determined that an annual growth rate of two and one-half percent (2.5%) is appropriate for the study area.

3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections and roadway segments) for the study area.

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Big Coppitt Apartments development) for the study intersections are contained in Appendix F in tabular format. Figures 7 and 8 on the following pages present the future (2020) background traffic volumes (without the project traffic) and Figures 9 and 10 present the future (2020) total traffic volumes (with the project traffic).



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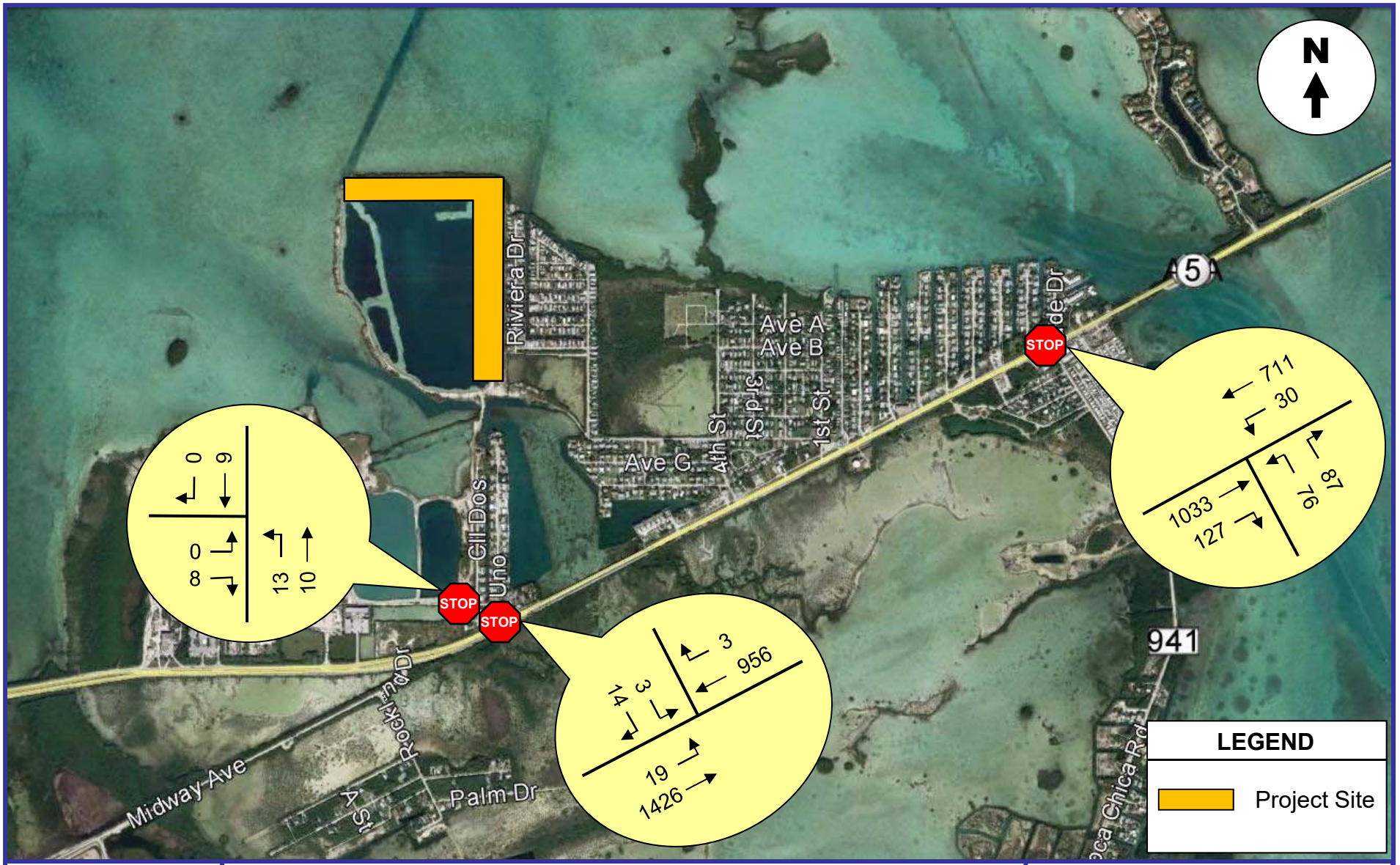
Future (2020) Background (w/out Project)
AM Peak Hour Traffic Volumes

FIGURE 7
Big Coppitt Apartments
Big Coppitt Key, Florida



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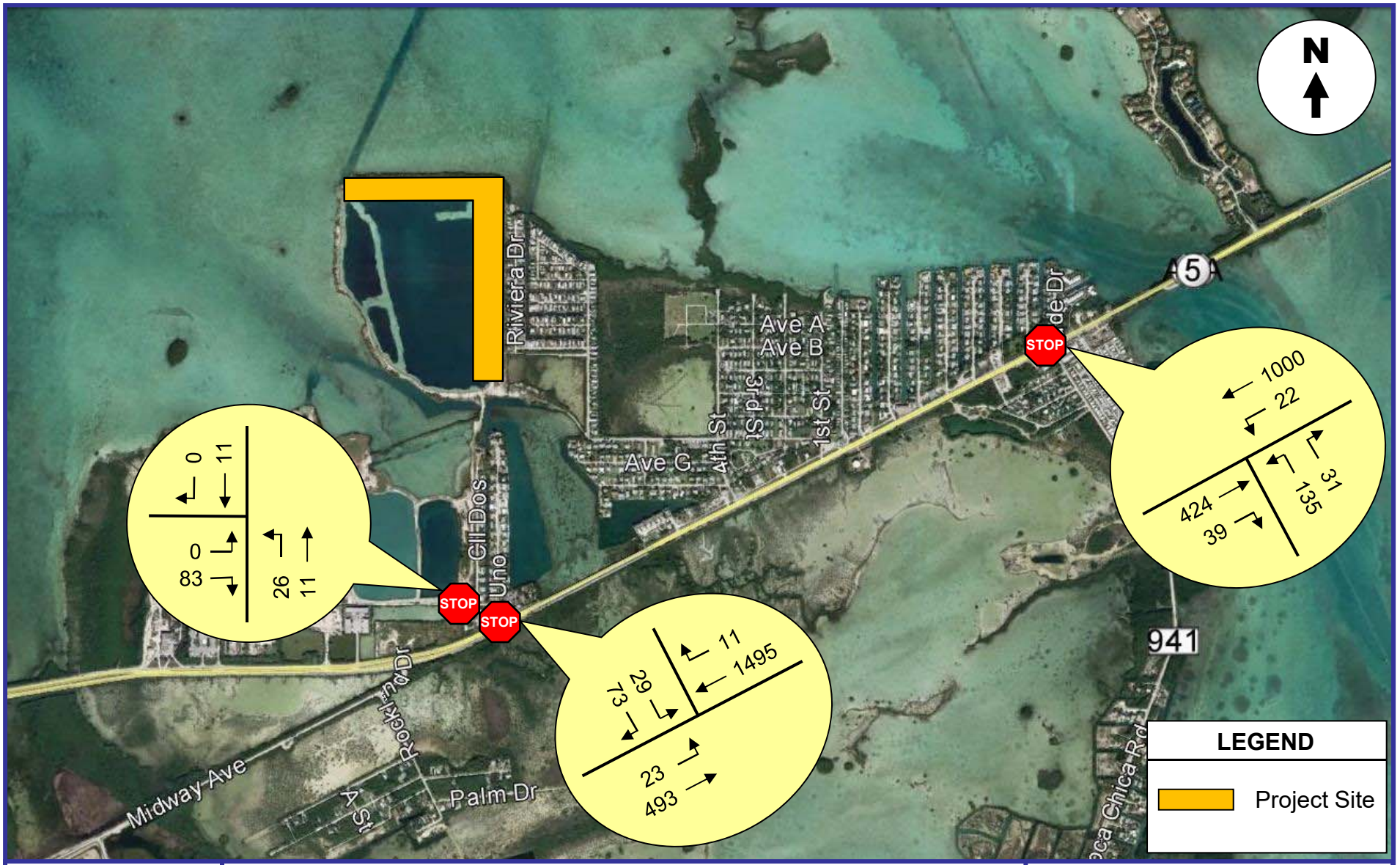
Future (2020) Background (w/out Project)
PM Peak Hour Traffic Volumes

FIGURE 8
Big Coppitt Apartments
Big Coppitt Key, Florida



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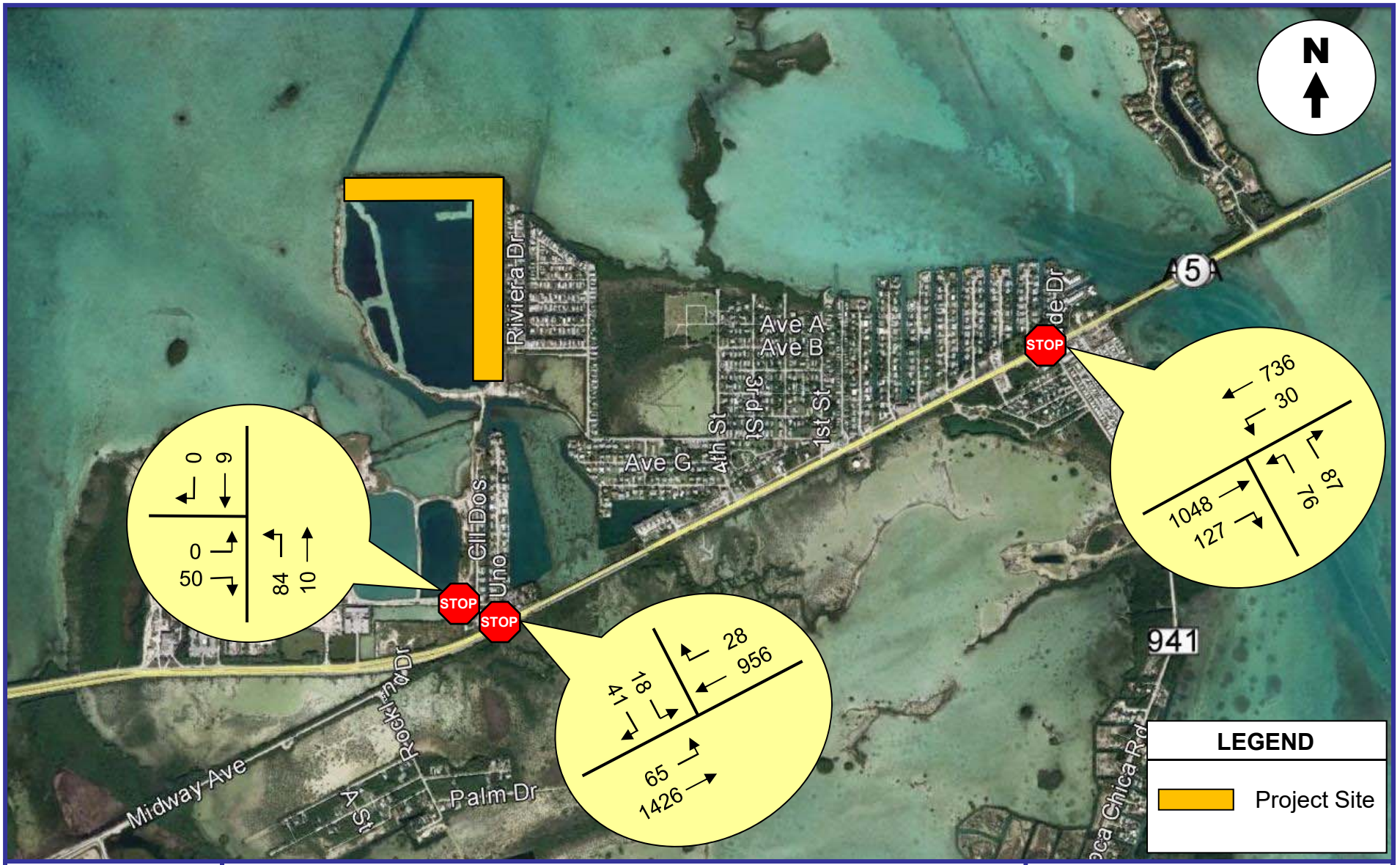
Future (2020) Total (with Project)
AM Peak Hour Traffic Volumes

FIGURE 9
Big Coppitt Apartments
Big Coppitt Key, Florida



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Future (2020) Total (with Project)
PM Peak Hour Traffic Volumes

FIGURE 10
Big Coppitt Apartments
Big Coppitt Key, Florida

This section of the report is divided into four parts: 1) intersection analyses, 2) Overseas Highway / US 1 link analysis, 3) Overseas Highway / US 1 impacts by mile marker, and 4) impacts to local streets.

Intersection Analyses

The following three (3) intersections were evaluated using the capacity/level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the Synchro software:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2017) peak season conditions, future (2020) background (without project traffic) peak season conditions, and future (2020) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 below summarizes the results of these analyses for the study intersections.

Table 4
Big Coppitt Apartments
Intersection Levels of Service
Big Coppitt Key, Florida

	Existing (2017) Conditions		Future (2020) Conditions Without Project Traffic		Future (2020) Conditions With Project Traffic	
Intersection	**AM Peak Hour**	**PM Peak Hour**	**AM Peak Hour**	**PM Peak Hour**	**AM Peak Hour**	**PM Peak Hour**
US 1 & Boca Chica Rd	C (15.9)	C (15.5)	C (16.8)	C (16.6)	C (17.1)	C (16.9)
US 1 & Calle Uno	C (20.5)	C (15.6)	C (22.9)	C (17.0)	D (34.5)	C (28.8)
Calle Uno & 2nd Street	A (6.3)	A (5.7)	A (6.4)	A (5.7)	A (7.9)	A (7.4)

Source: Highway Capacity Manual and SYNCHRO 9 Software.
Legend: C (15.9) = LOS (seconds per vehicle delay)

The Synchro software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix G. A discussion of each of the study intersections and their projected operating conditions is presented below.

- **Overseas Highway / US 1 & Boca Chica Road.** Overall, this unsignalized intersection is currently operating at an acceptable level of service (LOS) and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. It must be noted that, although the northbound approach for this intersection is marked with a shared left-turn and right-turn lane, there is ample pavement to the east of this lane that allows this approach to function as if there are two separate lanes. As such, Synchro was coded with a separate right-turn lane with approximately 70 feet of storage in order to more accurately reflect actual physical and operating conditions at this intersection.

- **Overseas Highway / US 1 & Calle Uno.** Currently, this unsignalized intersection operates at an acceptable level of service (i.e. LOS "C") and will continue to do so in the future design year of 2020 without the project traffic associated with the Big Coppitt Apartments development. Since this will be the entry point for the proposed development, this intersection will be improved with a southbound left-turn lane and a southbound right-turn lane. With this proposed geometry, this intersection will operate at an acceptable LOS.

- **Calle Uno & 2nd Street.** This intersection on the secondary roadway network serving the site is currently operating adequately and is expected to operate at an acceptable LOS (i.e. LOS "A") in the buildout year with and without the project traffic.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution, the project will add a maximum of 985 daily trips (65% of the additional 1,516 daily trips) to Segment Number 3 (Big Coppitt Key). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix H), Segment Number 3 has 1,292 trips of available reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has available capacity to absorb the maximum impacts generated by the Big Coppitt Apartments development.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 25 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,516 net new daily vehicle trips.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project:	Big Coppitt Apartments	**US 1 Mile Marker:**	9.5
Location:	Big Coppitt Key	**ITE Land Use Category:**	220
Type of Development:	Residential Apartments	**Daily Trip Generation Rate / Formula:**	7.29 trips/DU
Project Size:	208 Dwelling Units		
Average Trip Length:	25 Miles East / 10 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	788	1,986
		2	65%	90%	887	5,167
1,516	100%	3	65% / 35%	100%	985	1,292
		4	35%	85%	451	2,497
		5	35%	75%	398	7,363
		6	35%	65%	345	2,650
		7	35%	55%	292	1,312
		8	35%	45%	239	2,323
		9	35%	40%	212	2,434
		10	35%	30%	159	394
		11	35%	20%	106	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (December 2017).

Impacts to Local Streets

As a result of its location, the Big Coppitt Apartments project will require motorists to use local roadways to access the site. The roadways to be utilized by residents and visitors of the subject site will be Calle Uno and 2nd Street. In accordance with the FDOT's *2013 Quality / Level of Service (QLOS) Handbook*, the LOS criteria for these local roadways are as follows:

Generalized Peak Hour Two-Way Volumes in an Urbanized Area
Class II (35 mph or slower posted speed limit)

2 Lanes / Undivided	**LOS "C"**	**LOS "D"**	**LOS "E"**
Peak Hour Volume[3]	660 vph	1,330 vph	1,410 vph
Adjustments (-30%)[4]	-198 vph	-399 vph	-423 vph
Resulting Volumes	**462 vph**	**931 vph**	**987 vph**

Based upon the foregoing roadway capacity information, the LOS "C" capacity for non-state two-lane undivided roadways with no right- or left-turn lanes is 462 vehicles per hour (vph). The relevant excerpt from the QLOS Handbook is presented in Appendix I.

During the data collection effort in July, our project team performed a continuous 72-hour traffic counts on Calle Uno and 2nd Street. These traffic counts were performed on Tuesday, Wednesday, and Thursday, July 18 - 20, 2017 and measured the number of vehicles in 15-minute intervals. This data is presented in Appendix J of this report. The resulting future (2020) peak season adjusted, peak hour volumes (based upon the 3-day average of the traffic counts) with project traffic for each roadway are presented in Table 6 on the following page.

[3] "vph" = vehicles per hour.
[4] -10% for non-state signalized roadways and -20% for the absence of left and right turn lanes.

Table 6
Big Coppitt Apartments
Local Roadways - Volumes and Levels of Service
Overseas Highway / US 1 - Big Coppitt Key, Florida

Roadway	Peak Hour Two-Way Volume (3-Day Avg.)	Seasonally Adjusted Volume (PSCF = 1.01)	Future (2020) Background Volume (2.5%/year)	Peak Hour Project Traffic	Total Volume	Level of Service
Calle Uno	43	43	46	113	159	C
2nd Street	21	21	23	113	136	C

Source: Florida Department of Transportation, Crossroads Engineering, KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017)

As indicated in Table 6 above, both of the local roadways to be directly impacted by traffic associated with the Big Coppitt Apartments project will operate at Level of Service (LOS) "C" in the buildout year of 2020 with the project traffic.

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Big Coppitt Apartments development to be located near Mile Marker 9.5 on Big Coppitt Key, Monroe County, Florida, Overseas Highway / US 1 on Big Coppitt Key has adequate capacity to accommodate the traffic impacts generated by the proposed residential development.

Appendix A

Big Coppitt Apartments – Big Coppitt Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
AECOM

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: February 21, 2017

Subject: Big Coppitt Apartments – Big Coppitt Key
Traffic Analysis Methodology

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Overseas Highway / US 1 at the west end of Big Coppitt Key, Monroe County, Florida. The total number of proposed residential dwelling units at this site will be 208. The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Vacant

Proposed:

- 208 Residential Apartments

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Boca Chica Road
- US 1 / Overseas Highway & 4th Street
- US 1 / Overseas Highway & Calle Uno

Trip Generation

The trip generation analysis will be based upon data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the Apartment land use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Preliminary Calculations:

- Proposed – Apartments
  - Daily Trips: 1,352
  - AM Peak Hour Trips: 106
  - PM Peak Hour Trips: 129

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

To be determined.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated.

Access to US 1 / Overseas Highway

One of the means of ingress and egress to the site will be via the intersection at US 1 / Overseas Highway and 4th Street. This intersection has been previously reviewed by the County and potential improvements have been identified. We will review those findings and assess their viability as it relates to this project.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Appendix B

Big Coppitt Apartments – Big Coppitt Key

Preliminary Site Plan

GENERAL INFORMATION:
Property RE: 00120940-000100
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,861.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,890.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	166009.68	3.81
Pools/Plaza	3040.21	0.07
Sidewalks	24027.9	0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	8899.56	0.20
Total Lot Coverage By Roads, Walkways & Pools	201977.35	4.64

IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	320603.14	7.36
Total Pervious	334157.2	7.67
Impervious Percentage of Site	48.96%	
Total Open Space	619416.85	14.22
Open Space Percentage of Site	65.31%	
Minimum Open Space Required	20%	

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
		Spaces per unit	
Required Parking Spaces 114-67©	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces

Monroe County Landscape Code Requirements:	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.56	0.06
Building 1	12529.42	0.29
Building 2	14039.40	0.32
Building 3	13942.18	0.32
Building 4	12529.42	0.29
Building 5	14039.69	0.32
Building 6	12529.42	0.29
Building 7	13942.18	0.32
Gazebo	340.01	0.01
Building 8	12529.42	0.29
Building 9	9419.09	0.22
Total	118625.79	2.72

Parking Provided	
Clubhouse	27
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	64
Gazebo	8
Building 8	40
Building 9	22
Total Parking	481

*Provided ADA Parking: 21 of 481

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title: SITE PLAN

Sheet Number: C-1.0

Date: MAY 26, 2017

Appendix C

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	23500 C	N 12000	S 11500	9.50	54.90	7.60
2015	22500 C	N 11000	S 11500	9.50	54.30	7.20
2014	21000 C	N 10500	S 10500	9.50	55.20	9.20
2013	21000 C	N 10500	S 10500	9.50	54.80	9.30
2012	21500 C	N 11000	S 10500	9.50	55.00	8.60
2011	21000 C	N 10500	S 10500	9.50	55.10	7.20
2010	20500 C	N 10000	S 10500	10.26	56.84	7.20
2009	21500 C	N 10500	S 11000	10.23	56.56	7.20
2008	20000 C	N 10000	S 10000	10.45	54.98	10.90
2007	21500 C	N 11000	S 10500	10.00	55.10	11.30
2006	23500 C	N 11000	S 12500	10.08	55.69	9.80
2005	23000 C	N 11500	S 11500	10.40	55.70	9.30
2004	24000 C	N 12000	S 12000	10.00	56.00	8.60
2003	22500 C	N	S	10.10	56.30	9.30
2002	20500 C	N 10000	S 10500	10.00	54.20	6.10
2001	22500 C	N	S	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0050 - CR 941, 200' S SR 5/US-1(BIG COPPITT KEY)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3500 C	N 1700	S 1800	9.00	54.90	7.60
2015	4200 C	N 2300	S 1900	9.00	54.30	7.20
2014	2300 C	N 1200	S 1100	9.00	55.20	9.20
2013	3500 C	N 1800	S 1700	9.00	54.80	7.30
2012	2200 C	N 1100	S 1100	9.00	55.00	8.20
2011	2600 C	N 1300	S 1300	9.00	55.10	8.30
2010	2400 C	N 1200	S 1200	10.26	56.84	10.30
2009	2900 C	N 1600	S 1300	10.23	56.56	8.40
2008	3000 C	N 1600	S 1400	10.45	54.98	8.60
2007	2800 C	N 1600	S 1200	10.00	55.10	9.80
2006	2500 C	N 1400	S 1100	10.08	55.69	12.30
2005	2000 C	N 1000	S 1000	10.40	55.70	6.20
2004	3100 C	N 1500	S 1600	10.00	56.00	3.10
2003	2000 C	N	S	10.10	56.30	4.40
2002	1950 C	N 950	S 1000	10.00	54.20	5.60
2001	2200 C	N 1100	S 1100	10.00	55.90	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0106 - SR 5/US-1, 200' N SHARK CHANNEL BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19400 C	N 9400	S 10000	9.50	54.90	7.60
2015	19800 C	N 9800	S 10000	9.50	54.30	7.20
2014	18800 C	N 9000	S 9800	9.50	55.20	9.20
2013	18100 C	N 9200	S 8900	9.50	54.80	9.30
2012	17100 C	N 8500	S 8600	9.50	55.00	8.60
2011	17800 C	N 9100	S 8700	9.50	55.10	8.70
2010	17500 C	N 8800	S 8700	10.26	56.84	9.10
2009	20500 C	N 10500	S 10000	10.23	56.56	8.30
2008	15000 C	N 7400	S 7600	10.45	54.98	10.90
2007	20000 C	N 10000	S 10000	10.00	55.10	11.30
2006	17800 C	N 9000	S 8800	10.08	55.69	9.80
2005	17200 C	N 8400	S 8800	10.40	55.70	9.30
2004	18300 C	N 8400	S 9900	10.00	56.00	8.60
2003	20000 C	N	S	10.10	56.30	9.30
2002	16800 C	N 8300	S 8500	10.00	54.20	6.10
2001	16400 C	N 8200	S 8200	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8164 - 4TH STREET. 100' NORTH OF SHORE AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3300 S	N 1700	S 1600	9.00	54.90	7.60
2015	3100 F	N 1600	S 1500	9.00	54.30	7.20
2014	2900 C	N 1500	S 1400	9.00	55.20	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

Big Coppitt Apartments

Big Coppitt Key

Growth Rate Analysis

Site #900010 - SR 5 / US 1, 200 feet north of Rockland Channel Bridge (MM 9.6)

Year	Volume	Growth Rate
2011	21,000	
2016	23,500	2.28%

Site #900050 - CR 941, 200 feet south of SR 5 / US 1 (Big Coppitt Key)

Year	Volume	Growth Rate
2011	2,600	
2016	3,500	6.13%

Site #900106 - SR 5 / US 1, 200 feet north of Shark Channel Bridge

Year	Volume	Growth Rate
2011	17,800	
2016	19,400	1.74%

Total - All Count Stations

Year	Volume	Growth Rate
2011	41,400	
2016	46,400	2.31%

Appendix D

2017 Intersection Turning Movement Counts

TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	0	0	0	0	5	225	0	0	37	0	3	0	0	73	1	**344**
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	**384**
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	**411**
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	**348**
Total	**0**	**0**	**0**	**0**	**0**	**18**	**941**	**0**	**0**	**131**	**0**	**26**	**5**	**0**	**343**	**23**	**1487**
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	**367**
08:15 AM	0	0	0	0	0	5	179	0	0	22	0	14	0	0	86	10	**316**
08:30 AM	0	0	0	0	0	6	191	0	0	25	0	10	0	0	122	9	**363**
08:45 AM	0	0	0	0	0	5	164	0	0	19	0	9	0	0	120	7	**324**
Total	**0**	**0**	**0**	**0**	**0**	**23**	**739**	**0**	**0**	**97**	**0**	**39**	**4**	**0**	**428**	**40**	**1370**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
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Total																	
01:00 PM																	
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01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	0	0	0	0	4	193	0	0	25	0	14	0	0	208	29	**473**
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	**495**
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	**457**
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	**491**
Total	**0**	**0**	**0**	**0**	**0**	**20**	**700**	**0**	**0**	**82**	**1**	**75**	**0**	**0**	**921**	**117**	**1916**
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	**474**
05:15 PM	0	0	0	0	0	9	148	0	0	14	0	24	0	0	241	27	**463**
05:30 PM	0	0	0	0	0	6	133	0	0	21	0	17	0	0	216	22	**415**
05:45 PM	0	0	0	0	0	5	137	0	0	19	0	17	0	0	221	20	**419**
Total	**0**	**0**	**0**	**0**	**0**	**32**	**571**	**0**	**0**	**67**	**0**	**78**	**0**	**0**	**924**	**99**	**1771**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

CLIENT: KBP
JOB No: 2017-00173
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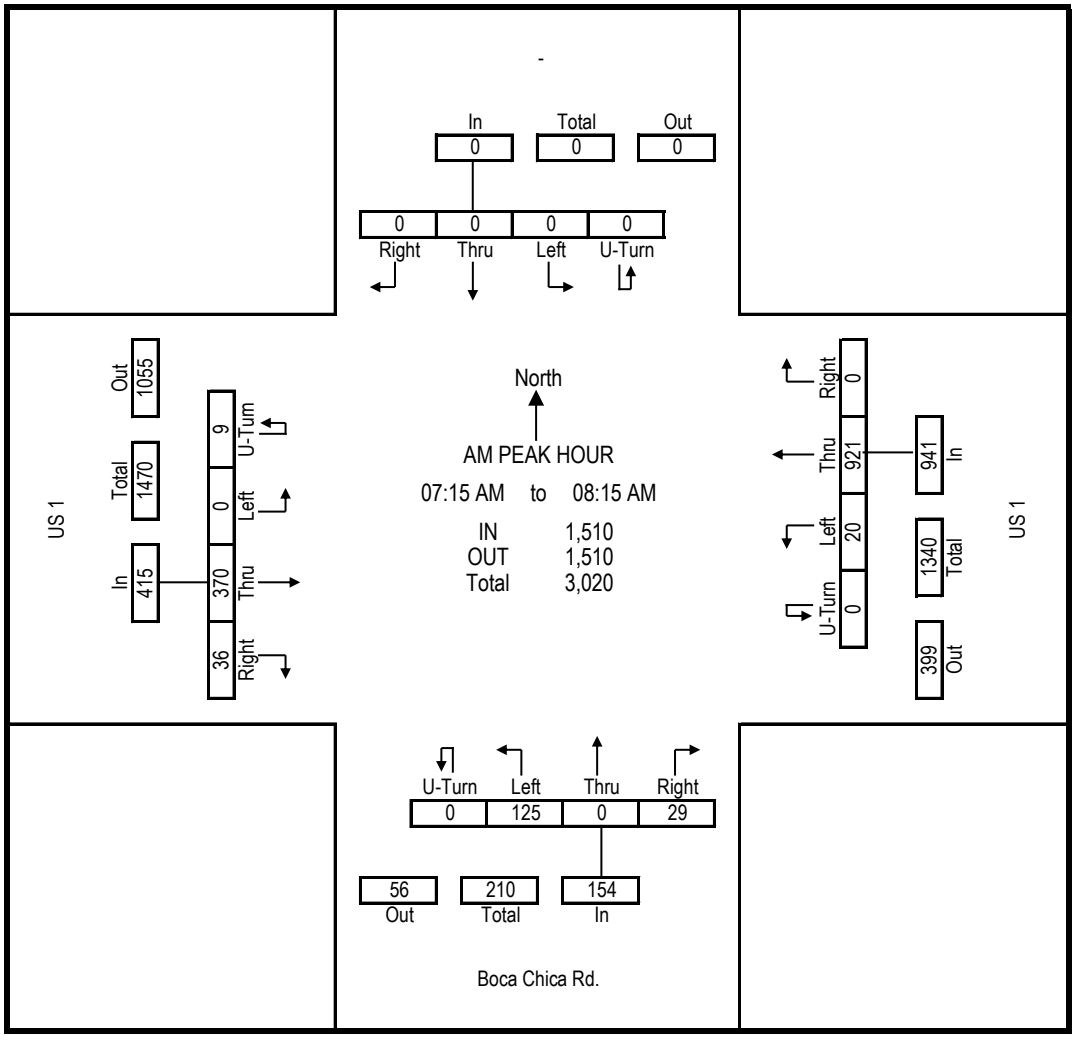
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
Total	**0**	**0**	**0**	**0**	**0**	**20**	**921**	**0**	**0**	**125**	**0**	**29**	**9**	**0**	**370**	**36**	**1510**
PHF	0.000	0.000	0.000	0.000	0.000	0.714	0.879	0.000	0.000	0.801	0.000	0.725	0.450	0.000	0.907	0.643	0.92
Heavy Veh %	0%	0%	0%	0%	0%	13%	6%	0%	0%	4%	0%	19%	0%	0%	10%	10%	8%
App Vol %	0%	0%	0%	0%	0%	2%	98%	0%	0%	81%	0%	19%	2%	0%	89%	9%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

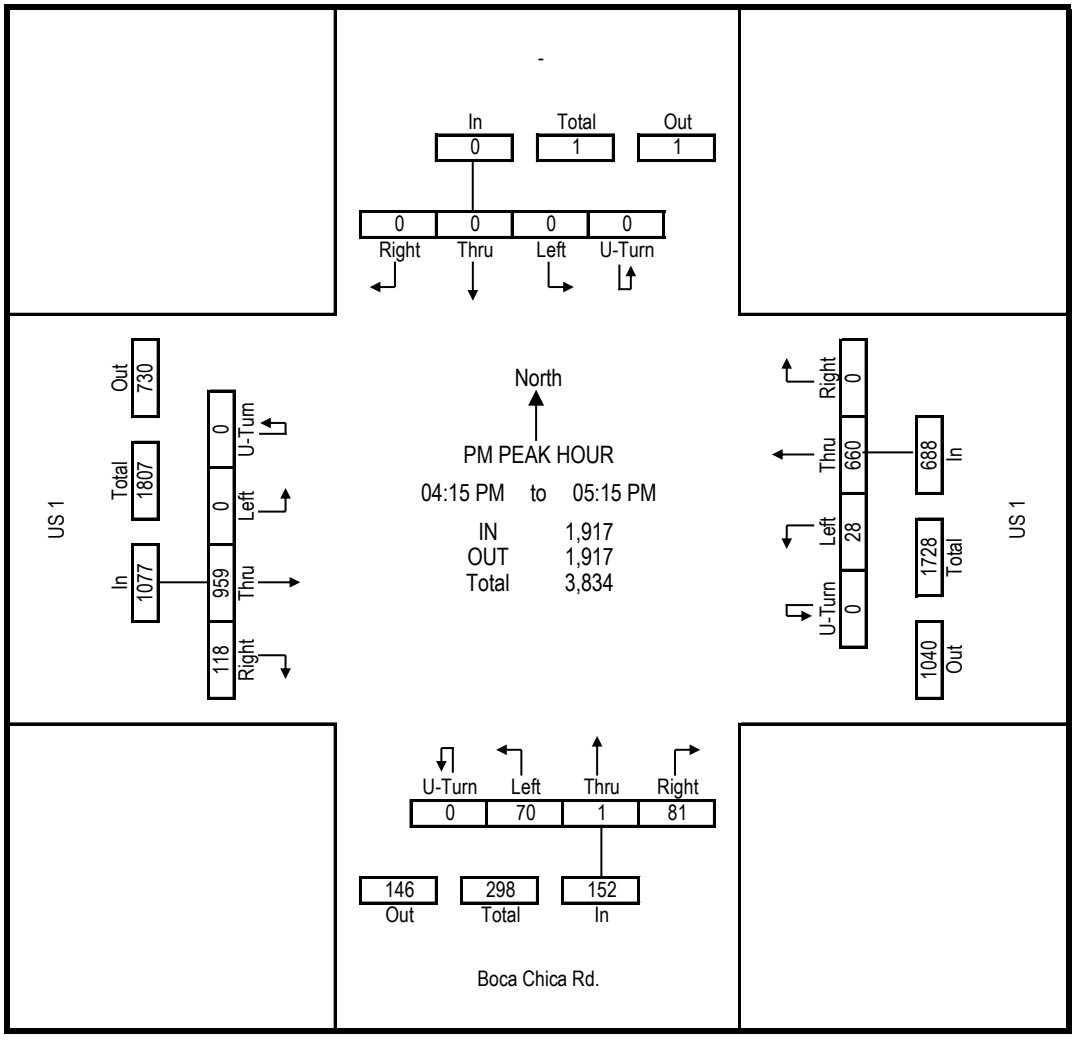
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
Total	**0**	**0**	**0**	**0**	**0**	**28**	**660**	**0**	**0**	**70**	**1**	**81**	**0**	**0**	**959**	**118**	**1917**
PHF	0.000	0.000	0.000	0.000	0.000	0.583	0.859	0.000	0.000	0.761	0.250	0.844	0.000	0.000	0.975	0.868	0.97
Heavy Veh %	0%	0%	0%	0%	0%	10%	5%	0%	0%	1%	0%	4%	0%	0%	2%	2%	3%
App Vol %	0%	0%	0%	0%	0%	4%	96%	0%	0%	46%	1%	53%	0%	0%	89%	11%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:15 PM to 05:15 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	1	0	9	0	0	340	0	0	0	0	0	0	2	79	0	**431**
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	**498**
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	**479**
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	**476**
Total	**0**	**4**	**0**	**29**	**0**	**0**	**1438**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**400**	**2**	**1884**
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	**432**
08:15 AM	0	1	0	1	0	0	234	1	0	0	0	0	0	3	139	0	**379**
08:30 AM	0	0	0	7	0	0	246	3	0	0	0	0	0	5	153	0	**414**
08:45 AM	0	2	0	2	0	0	242	0	0	0	0	0	0	0	156	0	**402**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**1012**	**4**	**0**	**0**	**0**	**0**	**0**	**10**	**585**	**0**	**1627**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	**576**
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	**546**
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	**539**
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	**588**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
05:00 PM	0	2	0	2	0	0	170	4	0	0	0	0	0	5	338	0	**521**
05:15 PM	0	4	0	3	0	0	168	0	0	0	0	0	0	3	343	0	**521**
05:30 PM	0	0	0	1	0	0	172	2	0	0	0	0	0	3	332	0	**510**
05:45 PM	0	1	0	2	0	0	187	2	0	0	0	0	0	1	300	0	**493**
Total	**0**	**7**	**0**	**8**	**0**	**0**	**697**	**8**	**0**	**0**	**0**	**0**	**0**	**12**	**1313**	**0**	**2045**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

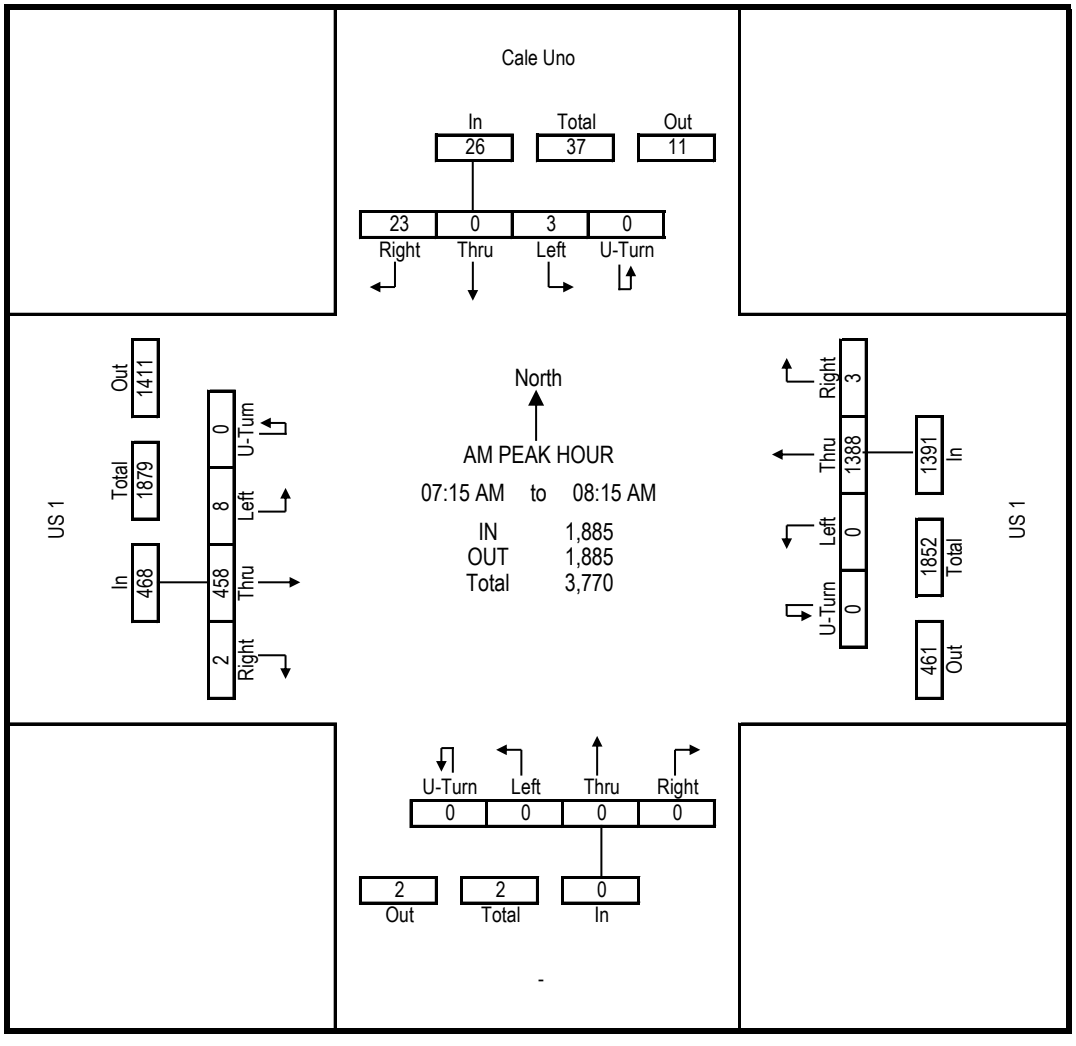
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
Total	**0**	**3**	**0**	**23**	**0**	**0**	**1388**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**458**	**2**	**1885**
PHF	0.000	0.375	0.000	0.575	0.000	0.000	0.904	0.750	0.000	0.000	0.000	0.000	0.000	0.667	0.836	0.500	0.95
Heavy Veh %	0%	0%	0%	4%	0%	0%	6%	40%	0%	0%	0%	0%	0%	11%	12%	0%	7%
App Vol %	0%	12%	0%	88%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2%	98%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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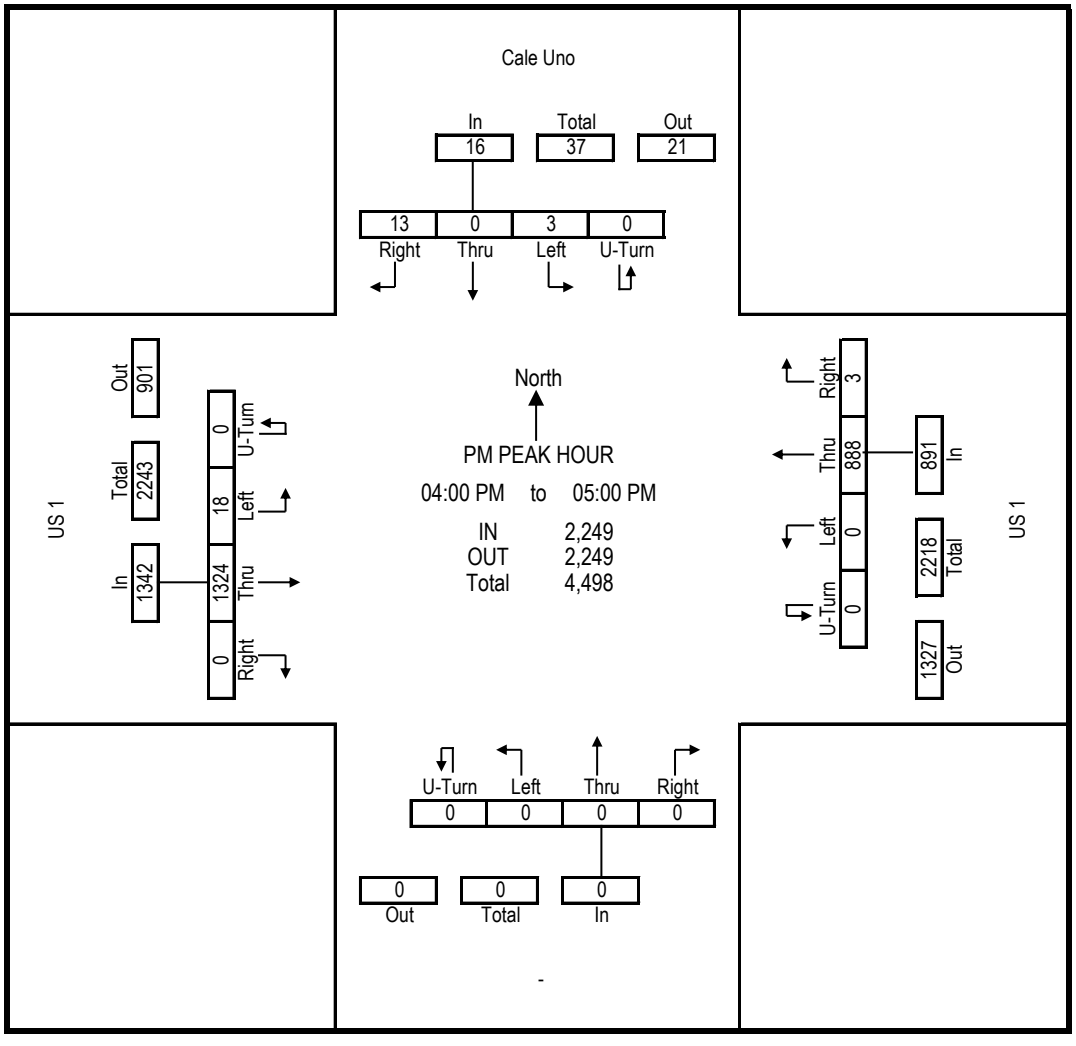
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
PHF	0.000	0.375	0.000	0.650	0.000	0.000	0.854	0.375	0.000	0.000	0.000	0.000	0.000	0.643	0.935	0.000	0.96
Heavy Veh %	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	5%	4%	0%	5%
App Vol %	0%	19%	0%	81%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1%	99%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
07:15 AM	0	2	0	0	0	0	0	0	0	2	1	0	2	0	0	0	7
07:30 AM	0	1	0	0	0	0	0	0	0	1	2	0	1	0	0	0	5
07:45 AM	0	1	0	0	0	0	0	0	0	1	0	0	3	0	0	0	5
Total	0	5	0	0	0	0	0	0	0	5	3	0	7	0	0	0	20
08:00 AM	0	3	0	0	0	0	0	0	0	3	0	0	3	0	0	0	9
08:15 AM	0	4	0	0	0	0	0	0	0	4	1	0	3	0	0	0	12
08:30 AM	0	2	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
08:45 AM	0	1	0	0	0	0	0	0	0	1	2	0	2	0	0	0	6
Total	0	10	0	0	0	0	0	0	0	10	4	0	8	0	0	0	32
*** BREAK ***																	
04:00 PM	0	3	0	0	0	0	0	0	0	3	3	0	1	0	0	0	10
04:15 PM	0	1	0	0	0	0	0	0	0	4	2	0	1	0	0	0	8
04:30 PM	0	3	0	0	0	0	0	0	0	1	0	0	2	0	0	0	6
04:45 PM	0	3	0	0	0	0	0	0	0	1	3	0	1	0	0	0	8
Total	0	10	0	0	0	0	0	0	0	9	8	0	5	0	0	0	32
05:00 PM	0	1	0	0	0	0	0	0	0	3	7	0	3	0	0	0	14
05:15 PM	0	1	0	0	0	0	0	0	0	3	1	0	0	0	0	0	5
05:30 PM	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	4
05:45 PM	0	2	0	0	0	0	0	0	0	3	2	0	0	0	0	0	7
Total	0	5	0	0	0	0	0	0	0	10	11	0	4	0	0	0	30
Grand Total	0	30	0	0	0	0	0	0	0	34	26	0	24	0	0	0	114
Apprch %	0	100	0	0	0	0	0	0	0	56.7	43.3	0	100	0	0	0	
Total %	0	26.3	0	0	0	0	0	0	0	29.8	22.8	0	21.1	0	0	0	
AUTO	0	29	0	0	0	0	0	0	0	33	26	0	23	0	0	0	111
% AUTO	0	96.7	0	0	0	0	0	0	0	97.1	100	0	95.8	0	0	0	97.4
HEAVY VEHICLES	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
% HEAVY VEHICLES	0	3.3	0	0	0	0	0	0	0	2.9	0	0	4.2	0	0	0	2.6

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	**3**	0	0	0	**3**	9
08:15 AM	0	**4**	0	0	**4**	0	0	0	0	0	0	**4**	1	0	**5**	3	0	0	0	3	**12**
08:30 AM	0	2	0	0	2	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	5
08:45 AM	0	1	0	0	1	0	0	0	0	0	0	1	**2**	0	3	2	0	0	0	2	6
Total Volume	0	10	0	0	10	0	0	0	0	0	0	10	4	0	14	8	0	0	0	8	32
% App. Total	0	100	0	0		0	0	0	0		0	71.4	28.6	0		100	0	0	0		
PHF	.000	.625	.000	.000	.625	.000	.000	.000	.000	.000	.000	.625	.500	.000	.700	.667	.000	.000	.000	.667	.667

Crossroads Engineering

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Miami, FL 33186
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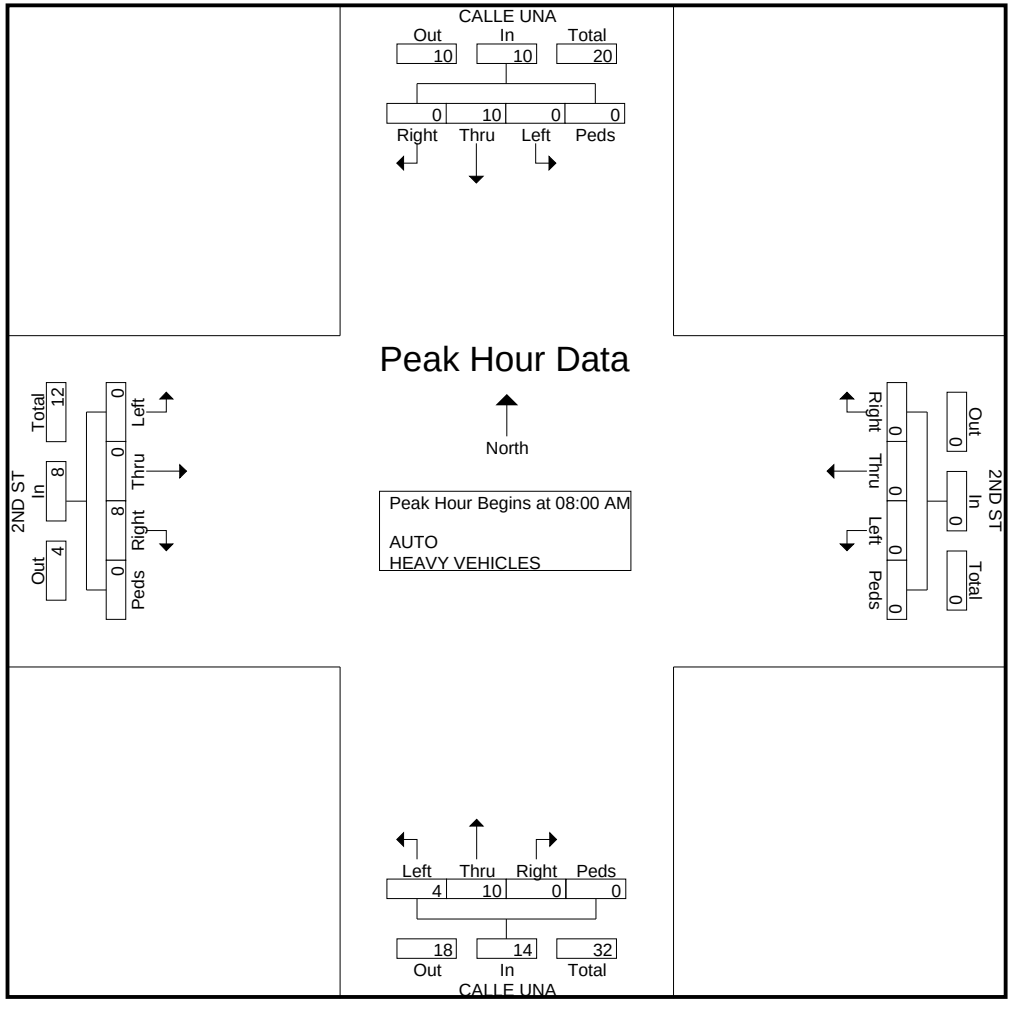
File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 3



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CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	1	0	0	1	0	0	0	0	0	0	**4**	2	0	6	1	0	0	0	1	8
04:30 PM	0	**3**	0	0	**3**	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	6
04:45 PM	0	3	0	0	3	0	0	0	0	0	0	1	3	0	4	1	0	0	0	1	8
05:00 PM	0	1	0	0	1	0	0	0	0	0	0	3	**7**	0	**10**	**3**	0	0	0	**3**	**14**
Total Volume	0	8	0	0	8	0	0	0	0	0	0	9	12	0	21	7	0	0	0	7	36
% App. Total	0	100	0	0		0	0	0	0		0	42.9	57.1	0		100	0	0	0		
PHF	.000	.667	.000	.000	.667	.000	.000	.000	.000	.000	.000	.563	.429	.000	.525	.583	.000	.000	.000	.583	.643

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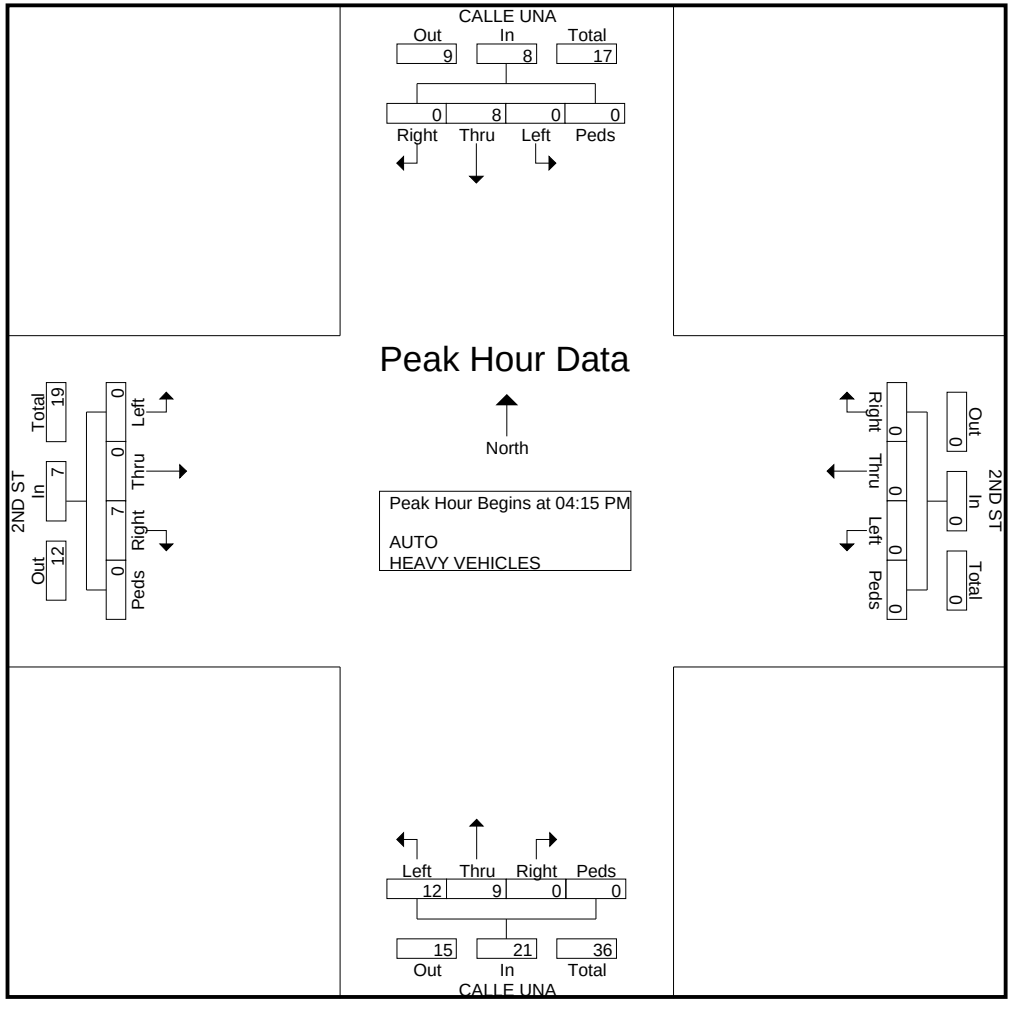
File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 5



Crossroads Engineering

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CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
*** BREAK ***																	
08:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Grand Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
Apprch %	0	100	0	0	0	0	0	0	0	100	0	0	100	0	0	0	
Total %	0	33.3	0	0	0	0	0	0	0	33.3	0	0	33.3	0	0	0	

Appendix E

2016 Peak Season Factor Category Report

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.04
2	01/03/2016 - 01/09/2016	0.98	1.05
3	01/10/2016 - 01/16/2016	0.99	1.06
4	01/17/2016 - 01/23/2016	0.98	1.05
5	01/24/2016 - 01/30/2016	0.97	1.04
6	01/31/2016 - 02/06/2016	0.96	1.03
* 7	02/07/2016 - 02/13/2016	0.95	1.02
* 8	02/14/2016 - 02/20/2016	0.94	1.01
* 9	02/21/2016 - 02/27/2016	0.93	1.00
*10	02/28/2016 - 03/05/2016	0.91	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.97
*12	03/13/2016 - 03/19/2016	0.89	0.96
*13	03/20/2016 - 03/26/2016	0.90	0.97
*14	03/27/2016 - 04/02/2016	0.92	0.99
*15	04/03/2016 - 04/09/2016	0.94	1.01
*16	04/10/2016 - 04/16/2016	0.96	1.03
*17	04/17/2016 - 04/23/2016	0.96	1.03
*18	04/24/2016 - 04/30/2016	0.96	1.03
*19	05/01/2016 - 05/07/2016	0.96	1.03
20	05/08/2016 - 05/14/2016	0.96	1.03
21	05/15/2016 - 05/21/2016	0.97	1.04
22	05/22/2016 - 05/28/2016	0.97	1.04
23	05/29/2016 - 06/04/2016	0.98	1.05
24	06/05/2016 - 06/11/2016	0.98	1.05
25	06/12/2016 - 06/18/2016	0.99	1.06
26	06/19/2016 - 06/25/2016	0.97	1.04
27	06/26/2016 - 07/02/2016	0.95	1.02
28	07/03/2016 - 07/09/2016	0.93	1.00
29	07/10/2016 - 07/16/2016	0.92	0.99
30	07/17/2016 - 07/23/2016	0.94	1.01
31	07/24/2016 - 07/30/2016	0.96	1.03
32	07/31/2016 - 08/06/2016	0.98	1.05
33	08/07/2016 - 08/13/2016	1.00	1.08
34	08/14/2016 - 08/20/2016	1.02	1.10
35	08/21/2016 - 08/27/2016	1.05	1.13
36	08/28/2016 - 09/03/2016	1.07	1.15
37	09/04/2016 - 09/10/2016	1.10	1.18
38	09/11/2016 - 09/17/2016	1.12	1.20
39	09/18/2016 - 09/24/2016	1.12	1.20
40	09/25/2016 - 10/01/2016	1.12	1.20
41	10/02/2016 - 10/08/2016	1.12	1.20
42	10/09/2016 - 10/15/2016	1.12	1.20
43	10/16/2016 - 10/22/2016	1.11	1.19
44	10/23/2016 - 10/29/2016	1.09	1.17
45	10/30/2016 - 11/05/2016	1.08	1.16
46	11/06/2016 - 11/12/2016	1.06	1.14
47	11/13/2016 - 11/19/2016	1.05	1.13
48	11/20/2016 - 11/26/2016	1.03	1.11
49	11/27/2016 - 12/03/2016	1.01	1.09
50	12/04/2016 - 12/10/2016	0.99	1.06
51	12/11/2016 - 12/17/2016	0.97	1.04
52	12/18/2016 - 12/24/2016	0.98	1.05
53	12/25/2016 - 12/31/2016	0.99	1.06

* PEAK SEASON

Appendix F

Intersection Turning Movement Volumes

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	370	36	20	921	0	125	0	29	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	370	36	20	921	0	125	0	29	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	398	39	22	992	0	135	0	31	0	0	0
Project Traffic Volumes	0	26	0	0	8	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	424	39	22	1,000	0	135	0	31	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	959	118	28	660	0	71	0	81	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	959	118	28	660	0	71	0	81	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1,033	127	30	711	0	76	0	87	0	0	0
Project Traffic Volumes	0	15	0	0	25	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	1,048	127	30	736	0	76	0	87	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	8	458	0	0	1,388	3	0	0	0	3	0	23
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	8	458	0	0	1,388	3	0	0	0	3	0	23
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	9	493	0	0	1,495	3	0	0	0	3	0	25
Project Traffic Volumes	14	0	0	0	0	8	0	0	0	26	0	48
2020 Total Volumes w/Project Traffic	23	493	0	0	1,495	11	0	0	0	29	0	73

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	18	1,324	0	0	888	3	0	0	0	3	0	13
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	18	1,324	0	0	888	3	0	0	0	3	0	13
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	19	1,426	0	0	956	3	0	0	0	3	0	14
Project Traffic Volumes	46	0	0	0	0	25	0	0	0	15	0	27
2020 Total Volumes w/Project Traffic	65	1,426	0	0	956	28	0	0	0	18	0	41

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	8	0	0	0	4	10	0	0	10	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	8	0	0	0	4	10	0	0	10	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	9	0	0	0	4	11	0	0	11	0
Project Traffic Volumes	0	0	74	0	0	0	22	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	83	0	0	0	26	11	0	0	11	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	7	0	0	0	12	9	0	0	8	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	7	0	0	0	12	9	0	0	8	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	8	0	0	0	13	10	0	0	9	0
Project Traffic Volumes	0	0	42	0	0	0	71	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	50	0	0	0	84	10	0	0	9	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Appendix G

Intersection Analyses

Existing (2017) Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	370	36	20	921	125	29
Future Volume (Veh/h)	370	36	20	921	125	29
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	402	39	22	1001	136	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			441		1447	402
vC1, stage 1 conf vol					402	
vC2, stage 2 conf vol					1045	
vCu, unblocked vol			441		1447	402
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		66	96
cM capacity (veh/h)			1130		400	746

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	402	39	22	1001	168
Volume Left	0	0	22	0	136
Volume Right	0	39	0	0	32
cSH	1700	1700	1130	1700	494
Volume to Capacity	0.24	0.02	0.02	0.59	0.34
Queue Length 95th (ft)	0	0	1	0	37
Control Delay (s)	0.0	0.0	8.2	0.0	16.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		16.9
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 20 x 8.2 + 125 x 16.9 + 29 x 16.9 divided by (20 + 125 + 29) = 15.96 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	458	1388	3	3	23
Future Volume (Veh/h)	8	458	1388	3	3	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	482	1461	3	3	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1464				1959	1461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1464				1959	1461
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	91
cM capacity (veh/h)	467				113	260

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	8	482	1461	3	27
Volume Left	8	0	0	0	3
Volume Right	0	0	0	3	24
cSH	467	1700	1700	1700	228
Volume to Capacity	0.02	0.28	0.86	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	10
Control Delay (s)	12.8	0.0	0.0	0.0	22.9
Lane LOS	B				C
Approach Delay (s)	0.2		0.0		22.9
Approach LOS					C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 8 x 12.8 + 3 x 22.9 + 23 x 22.9 divided by (8 + 3 + 23) = 20.5 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	4	10	10	0
Future Volume (Veh/h)	0	8	4	10	10	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	12	6	15	15	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	42	15	15			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	42	15	15			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	971	1070	1616			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	12	21	15
Volume Left	0	6	0
Volume Right	12	0	0
cSH	1070	1616	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 8 x 8.4 + 4 x 2.1 divided by (0 + 8 + 4) = 6.3 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	959	118	28	660	71	81
Future Volume (Veh/h)	959	118	28	660	71	81
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	989	122	29	680	73	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1111		1727	989
vC1, stage 1 conf vol					989	
vC2, stage 2 conf vol					738	
vCu, unblocked vol			1111		1727	989
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		80	80
cM capacity (veh/h)			636		372	420

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	989	122	29	680	157
Volume Left	0	0	29	0	73
Volume Right	0	122	0	0	84
cSH	1700	1700	636	1700	785
Volume to Capacity	0.58	0.07	0.05	0.40	0.20
Queue Length 95th (ft)	0	0	4	0	19
Control Delay (s)	0.0	0.0	10.9	0.0	16.3
Lane LOS			B		C
Approach Delay (s)	0.0		0.4		16.3
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 28 x 10.9 + 71 x 16.3 + 81 x 16.3 divided by (28 + 71 + 81) = 15.5 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	1324	888	3	3	13
Future Volume (Veh/h)	18	1324	888	3	3	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	19	1379	925	3	3	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	928				2342	925
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	928				2342	925
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				96	97
cM capacity (veh/h)	745				71	448

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	19	1379	925	3	17
Volume Left	19	0	0	0	3
Volume Right	0	0	0	3	14
cSH	745	1700	1700	1700	231
Volume to Capacity	0.03	0.81	0.54	0.00	0.07
Queue Length 95th (ft)	2	0	0	0	6
Control Delay (s)	10.0	0.0	0.0	0.0	21.8
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		21.8
Approach LOS					C

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	79.7%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 18 x 10.0 + 3 x 21.8 + 13 x 21.8 divided by (18 + 3 + 13) = 15.6 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	7	12	9	8	0
Future Volume (Veh/h)	0	7	12	9	8	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	11	19	14	13	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	65	13	13			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	65	13	13			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	934	1073	1619			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	11	33	13
Volume Left	0	19	0
Volume Right	11	0	0
cSH	1073	1619	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.2	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.2	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 7 x 8.4 + 12 x 4.2 divided by (0 + 7 + 12) = 5.7 sec (LOS A)

Future (2020) Background Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	398	39	22	992	135	31
Future Volume (Veh/h)	398	39	22	992	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	419	41	23	1044	142	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			460		1509	419
vC1, stage 1 conf vol					419	
vC2, stage 2 conf vol					1090	
vCu, unblocked vol			460		1509	419
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		63	96
cM capacity (veh/h)			1112		385	734

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	419	41	23	1044	175
Volume Left	0	0	23	0	142
Volume Right	0	41	0	0	33
cSH	1700	1700	1112	1700	474
Volume to Capacity	0.25	0.02	0.02	0.61	0.37
Queue Length 95th (ft)	0	0	2	0	42
Control Delay (s)	0.0	0.0	8.3	0.0	17.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		17.9
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 22 x 8.3 + 135 x 17.9 + 31 x 17.9 divided by (22 + 135 + 31) = 16.8 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	493	1495	3	3	25
Future Volume (Veh/h)	9	493	1495	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	519	1574	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1577				2111	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1577				2111	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	89
cM capacity (veh/h)	423				94	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	519	1574	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	423	1700	1700	1700	201
Volume to Capacity	0.02	0.31	0.93	0.00	0.14
Queue Length 95th (ft)	2	0	0	0	12
Control Delay (s)	13.7	0.0	0.0	0.0	25.9
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		25.9
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	88.7%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 9 x 13.7 + 3 x 25.9 + 25 x 25.9 divided by (9 + 3 + 25) = 22.9 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	9	4	11	11	0
Future Volume (Veh/h)	0	9	4	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	13	6	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	44	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	44	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	968	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	22	16
Volume Left	0	6	0
Volume Right	13	0	0
cSH	1069	1615	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.0	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 9 x 8.4 + 4 x 2.0 divided by (0 + 9 + 4) = 6.4 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1033	127	30	711	76	87
Future Volume (Veh/h)	1033	127	30	711	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1065	131	31	733	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1196		1860	1065
vC1, stage 1 conf vol					1065	
vC2, stage 2 conf vol					795	
vCu, unblocked vol			1196		1860	1065
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			591		346	389

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1065	131	31	733	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	591	1700	727
Volume to Capacity	0.63	0.08	0.05	0.43	0.23
Queue Length 95th (ft)	0	0	4	0	22
Control Delay (s)	0.0	0.0	11.4	0.0	17.6
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.6
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 30 x 11.4 + 76 x 17.6 + 87 x 17.6 divided by (30 + 76 + 86) = 16.6 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1426	956	3	3	14
Future Volume (Veh/h)	19	1426	956	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1485	996	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	999				2521	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	999				2521	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				95	96
cM capacity (veh/h)	701				57	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1485	996	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	701	1700	1700	1700	203
Volume to Capacity	0.03	0.87	0.59	0.00	0.09
Queue Length 95th (ft)	2	0	0	0	7
Control Delay (s)	10.3	0.0	0.0	0.0	24.4
Lane LOS	B				C
Approach Delay (s)	0.1		0.0		24.4
Approach LOS					C

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 19 x 10.3 + 3 x 24.4 + 14 x 24.4 divided by (19 + 3 + 14) = 17.0 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	13	10	9	0
Future Volume (Veh/h)	0	8	13	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	13	20	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	70	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	70	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	928	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	36	14
Volume Left	0	20	0
Volume Right	13	0	0
cSH	1072	1617	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 8 x 8.4 + 13 x 4.1 divided by (0 + 8 + 13) = 5.7 sec (LOS A)

Future (2020) Total Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	424	39	22	1000	135	31
Future Volume (Veh/h)	424	39	22	1000	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	446	41	23	1053	142	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			487		1545	446
vC1, stage 1 conf vol					446	
vC2, stage 2 conf vol					1099	
vCu, unblocked vol			487		1545	446
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		63	95
cM capacity (veh/h)			1086		379	715

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	446	41	23	1053	175
Volume Left	0	0	23	0	142
Volume Right	0	41	0	0	33
cSH	1700	1700	1086	1700	468
Volume to Capacity	0.26	0.02	0.02	0.62	0.37
Queue Length 95th (ft)	0	0	2	0	43
Control Delay (s)	0.0	0.0	8.4	0.0	18.2
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		18.2
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	66.8%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 22 x 8.4 + 135 x 18.2 + 31 x 18.2 divided by (22 + 135 + 31) = 17.1 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	23	493	1495	11	29	73
Future Volume (Veh/h)	23	493	1495	11	29	73
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	519	1574	12	31	77
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1586				2141	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1586				2141	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	94				65	67
cM capacity (veh/h)	420				88	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	24	519	1574	12	31	77
Volume Left	24	0	0	0	31	0
Volume Right	0	0	0	12	0	77
cSH	420	1700	1700	1700	88	232
Volume to Capacity	0.06	0.31	0.93	0.01	0.35	0.33
Queue Length 95th (ft)	5	0	0	0	34	35
Control Delay (s)	14.1	0.0	0.0	0.0	67.1	28.1
Lane LOS	B				F	D
Approach Delay (s)	0.6		0.0		39.3	
Approach LOS					E	

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	89.9%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 23 x 14.14 + 29 x 67.1 + 73 x 28.1 divided by (23 + 29 + 73) = 34.5 sec (LOS D)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	83	26	11	11	0
Future Volume (Veh/h)	0	83	26	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	124	39	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	110	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	110	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	88	98			
cM capacity (veh/h)	870	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	124	55	16
Volume Left	0	39	0
Volume Right	124	0	0
cSH	1069	1615	1700
Volume to Capacity	0.12	0.02	0.01
Queue Length 95th (ft)	10	2	0
Control Delay (s)	8.8	5.2	0.0
Lane LOS	A	A	
Approach Delay (s)	8.8	5.2	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	7.1		
Intersection Capacity Utilization	20.5%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.8 + 83 x 8.8 + 26 x 5.2 divided by (0 + 83 + 26) = 7.9 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1048	127	30	736	76	87
Future Volume (Veh/h)	1048	127	30	736	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1080	131	31	759	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1211		1901	1080
vC1, stage 1 conf vol					1080	
vC2, stage 2 conf vol					821	
vCu, unblocked vol			1211		1901	1080
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			583		340	383

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1080	131	31	759	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	583	1700	716
Volume to Capacity	0.64	0.08	0.05	0.45	0.23
Queue Length 95th (ft)	0	0	4	0	23
Control Delay (s)	0.0	0.0	11.5	0.0	17.9
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.9
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	67.2%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 30 x 11.5 + 76 x 17.9 + 87 x 17.9 divided by (30 + 76 + 87) = 16.9 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	65	1426	956	28	18	41
Future Volume (Veh/h)	65	1426	956	28	18	41
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	68	1485	996	29	19	43
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1025				2617	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1025				2617	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	90				60	90
cM capacity (veh/h)	685				47	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	68	1485	996	29	19	43
Volume Left	68	0	0	0	19	0
Volume Right	0	0	0	29	0	43
cSH	685	1700	1700	1700	47	417
Volume to Capacity	0.10	0.87	0.59	0.02	0.40	0.10
Queue Length 95th (ft)	8	0	0	0	36	9
Control Delay (s)	10.8	0.0	0.0	0.0	126.4	14.6
Lane LOS	B				F	B
Approach Delay (s)	0.5		0.0		48.9	
Approach LOS					E	

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 65 x 10.8 + 18 x 126.4 + 41 x 14.6 divided by (65 + 18 + 41) = 28.8 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	50	84	10	9	0
Future Volume (Veh/h)	0	50	84	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	78	131	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	292	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	292	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	93	92			
cM capacity (veh/h)	646	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	78	147	14
Volume Left	0	131	0
Volume Right	78	0	0
cSH	1072	1617	1700
Volume to Capacity	0.07	0.08	0.01
Queue Length 95th (ft)	6	7	0
Control Delay (s)	8.6	6.7	0.0
Lane LOS	A	A	
Approach Delay (s)	8.6	6.7	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	6.9		
Intersection Capacity Utilization	21.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.6 + 50 x 8.6 + 84 x 6.7 divided by (0 + 50 + 84) = 7.4 sec (LOS A)

Appendix H

2015 Monroe County Level of Service and Reserve Capacity Table

2015 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)	2015		2013	
			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)	1.10	4-L/D	30/45	39.3	N/A	22.0	**32.9**	**B**	**10.9**	**1,986**	**N/A**	2,022	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	**58.1**	**A**	**8.0**	**5,167**	**N/A**	4,521	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.4	N/A	41.9	**47.2**	**B**	**5.2**	**1,292**	**N/A**	1,118	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**51.7**	**C**	**2.6**	**2,497**	**N/A**	2,017	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	**47.5**	**A**	**11.4**	**7,363**	**N/A**	7,298	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**46.9**	**A**	**6.4**	**2,650**	**N/A**	3,105	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**44.1**	**B**	**3.6**	**1,312**	**N/A**	1,603	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,323**	**N/A**	2,019	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**47.5**	**A**	**7.0**	**2,434**	**N/A**	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	**38.0**	**C**	**0.7**	**394**	**N/A**	1,802	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	51.9	N/A	47.4	**52.1**	**B**	**4.7**	**5,448**	**N/A**	6,723	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.7	N/A	50.2	**52.6**	**C**	**2.4**	**2,703**	**N/A**	5,518	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	**37.9**	**A**	**15.9**	**19,221**	**N/A**	16,683	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	**51.5**	**C**	**3.1**	**3,286**	**N/A**	2,650	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	45/55	50.6	N/A	46.1	**50.1**	**B**	**4.0**	**1,788**	**N/A**	(1,207)	4
16 Long (63.0- 73.0)	9.9	2-L/U	40/45/50/55	49.7	N/A	45.2	**48.8**	**B**	**3.6**	**5,902**	**N/A**	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.1	N/A	49.6	**48.4**	**D**	**-1.2**	**(894)**	**967**	(447)	4
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	51.3	N/A	46.8	**45.7**	**D**	**-1.1**	**(401)**	**459**	(1,129)	4
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	30/40/45	40.8	N/A	36.3	**38.5**	**C**	**2.2**	**1,494**	**N/A**	(1,154)	3
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	41.2	N/A	36.7	**37.9**	**C**	**1.2**	**378**	**N/A**	220	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.1	37.4	**38.5**	**C**	**1.1**	**1,057**	**N/A**	4,226	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.1	40.6	**48.5**	**A**	**7.9**	**10,466**	**N/A**	8,214	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	**44.8**	**A**	**7.6**	**8,558**	**N/A**	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	**52.0**	**B**	**4.6**	**4,723**	**N/A**	6,058	N/A
Overall	108.3					45.0	45.1	**C**	**0.1**	1,855			

Appendix I

FDOT Q/LOS Tables – Excerpt

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Appendix J

Local Roadway Link Volumes

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	17-Jul-17 Mon	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	18-Jul- Tue	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		*	*	*	*	*	*		0	6	0	4	0	10
12:15		*	*	*	*	*	*		0	2	0	5	0	7
12:30		*	*	*	*	*	*		0	4	0	8	0	12
12:45		*	*	*	*	*	*		1	3	1	0	2	3
01:00		*	*	*	*	*	*		0	5	0	6	0	11
01:15		*	*	*	*	*	*		0	5	0	7	0	12
01:30		*	*	*	*	*	*		0	8	0	4	0	12
01:45		*	*	*	*	*	*		1	0	0	3	1	3
02:00		*	*	*	*	*	*		2	4	2	2	4	6
02:15		*	*	*	*	*	*		0	***10***	0	4	0	***14***
02:30		*	*	*	*	*	*		0	***5***	0	3	0	***8***
02:45		*	*	*	*	*	*		0	***3***	0	***5***	0	***8***
03:00		*	*	*	*	*	*		0	***7***	0	***10***	0	***17***
03:15		*	*	*	*	*	*		0	5	1	***6***	1	11
03:30		*	*	*	*	*	*		0	5	0	***4***	0	9
03:45		*	*	*	*	*	*		0	6	0	2	0	8
04:00		*	*	*	*	*	*		0	4	0	6	0	10
04:15		*	*	*	*	*	*		0	5	0	3	0	8
04:30		*	*	*	*	*	*		0	4	0	2	0	6
04:45		*	*	*	*	*	*		1	6	4	4	5	10
05:00		*	*	*	*	*	*		1	8	2	5	3	13
05:15		*	*	*	*	*	*		0	6	1	3	1	9
05:30		*	*	*	*	*	*		0	1	0	2	0	3
05:45		*	*	*	*	*	*		3	3	2	4	5	7
06:00		*	*	*	*	*	*		3	4	1	1	4	5
06:15		*	*	*	*	*	*		2	7	4	3	6	10
06:30		*	*	*	*	*	*		1	1	3	3	4	4
06:45		*	*	*	*	*	*		1	3	2	5	3	8
07:00		*	*	*	*	*	*		1	3	1	2	2	5
07:15		*	*	*	*	*	*		2	5	2	2	4	7
07:30		*	*	*	*	*	*		1	4	4	3	5	7
07:45		*	*	*	*	*	*		3	3	3	4	6	7
08:00		*	*	*	*	*	*		2	7	3	1	5	8
08:15		*	*	*	*	*	*		4	3	***8***	3	***12***	6
08:30		*	*	*	*	*	*		3	1	***4***	3	***7***	4
08:45		*	*	*	*	*	*		3	2	***5***	1	***8***	3
09:00		*	*	*	*	*	*		2	2	***4***	1	***6***	3
09:15		*	*	*	*	*	*		2	0	3	1	5	1
09:30		*	*	*	*	*	*		2	1	2	1	4	2
09:45		*	*	*	*	*	*		***2***	3	1	0	3	3
10:00		*	*	*	*	*	*		***7***	3	5	0	12	3
10:15		*	*	*	*	*	*		***3***	4	3	0	6	4
10:30		*	*	*	*	*	*		***3***	1	6	0	9	1
10:45		*	*	*	*	*	*		1	3	3	0	4	3
11:00		*	***1***	*	***2***	*	***3***		2	0	1	0	3	0
11:15		*	***1***	*	***0***	*	***1***		4	0	2	2	6	2
11:30		*	***0***	*	***0***	*	***0***		4	0	4	0	8	0
11:45		*	***1***	*	***0***	*	***1***		3	0	4	0	7	0
Total		0	3	0	2	0	5		70	175	91	138	161	313
Day Total		3		2		5			245		229		474	
% Total		0.0%	60.0%	0.0%	40.0%				14.8%	36.9%	19.2%	29.1%		
Peak			11:00		11:00		11:00		09:45	02:15	08:15	02:45	08:15	02:15
Vol.			3		2		5		15	25	21	25	33	47
P.H.F.			0.750		0.250		0.417		0.536	0.625	0.656	0.625	0.688	0.691

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start	19-Jul-17	NB		SB		Combined		20-Jul-	NB		SB		Combined	
Time	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Thu	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	5	0	4	0	9		0	8	0	3	0	11
12:15		0	1	0	4	0	5		1	1	0	2	1	3
12:30		2	6	2	4	4	10		0	5	0	1	0	6
12:45		0	5	0	3	0	8		0	3	0	2	0	5
01:00		1	5	0	2	1	7		2	2	1	2	3	4
01:15		1	1	0	2	1	3		0	2	0	4	0	6
01:30		2	6	1	3	3	9		1	6	0	4	1	10
01:45		0	2	0	4	0	6		0	2	0	2	0	4
02:00		1	4	0	3	1	7		0	4	0	3	0	7
02:15		0	3	0	2	0	5		1	1	0	3	1	4
02:30		1	4	0	3	1	7		0	4	0	4	0	8
02:45		0	2	0	3	0	5		0	6	0	4	0	10
03:00		0	5	0	3	0	8		0	3	0	2	0	5
03:15		0	11	0	3	0	14		0	***6***	0	2	0	8
03:30		0	3	0	4	0	7		0	***6***	0	6	0	***12***
03:45		0	1	0	5	0	6		0	***3***	0	3	0	***6***
04:00		0	6	0	1	0	7		0	***7***	0	***3***	0	***10***
04:15		0	6	1	0	1	6		0	5	0	***8***	0	***13***
04:30		0	2	0	***5***	0	7		0	0	1	***6***	1	6
04:45		0	7	2	***4***	2	11		1	7	2	***5***	3	12
05:00		1	***7***	1	***7***	2	***14***		0	3	1	2	1	5
05:15		0	***5***	0	***3***	0	***8***		0	5	0	1	0	6
05:30		0	***6***	0	1	0	***7***		0	3	0	2	0	5
05:45		0	***8***	0	4	0	***12***		0	6	1	2	1	8
06:00		0	0	2	2	2	2		0	2	1	4	1	6
06:15		2	4	3	3	5	7		3	6	1	1	4	7
06:30		0	3	3	3	3	6		0	4	4	6	4	10
06:45		1	1	5	3	6	4		1	7	2	1	3	8
07:00		2	4	3	2	5	6		0	1	6	0	6	1
07:15		0	3	3	0	3	3		2	3	4	4	6	7
07:30		1	3	***8***	2	***9***	5		2	2	4	2	6	4
07:45		6	6	***8***	3	***14***	9		***4***	3	3	3	***7***	6
08:00		2	3	***6***	3	***8***	6		***5***	1	***7***	1	***12***	2
08:15		3	3	***6***	1	***9***	4		***2***	2	***5***	2	***7***	4
08:30		3	0	1	2	4	2		***4***	3	***3***	2	***7***	5
08:45		2	0	8	2	10	2		1	0	***6***	2	7	2
09:00		1	3	3	1	4	4		0	5	3	2	3	7
09:15		0	2	2	1	2	3		5	7	4	2	9	9
09:30		2	8	1	2	3	10		3	0	2	2	5	2
09:45		2	1	5	0	7	1		4	3	6	1	10	4
10:00		4	4	2	1	6	5		2	1	3	0	5	1
10:15		5	2	2	2	7	4		5	3	3	0	8	3
10:30		1	0	7	1	8	1		2	2	2	1	4	3
10:45		***4***	1	6	0	10	1		2	1	7	0	9	1
11:00		***2***	2	0	1	2	3		4	0	1	0	5	0
11:15		***3***	0	4	0	7	0		2	1	7	2	9	3
11:30		***6***	0	7	0	13	0		4	0	5	0	9	0
11:45		3	0	4	0	7	0		3	0	2	0	5	0
Total		64	164	106	112	170	276		66	155	97	114	163	269
Day Total		228		218		446			221		211		432	
% Total		14.3%	36.8%	23.8%	25.1%				15.3%	35.9%	22.5%	26.4%		
Peak		10:45	05:00	07:30	04:30	07:30	05:00		07:45	03:15	08:00	04:00	07:45	03:30
Vol.		15	26	28	19	40	41		15	22	21	22	33	41
P.H.F.		0.625	0.813	0.875	0.679	0.714	0.732		0.750	0.786	0.750	0.688	0.688	0.788

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	21-Jul-17 Fri	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	22-Jul- Sat	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		0	3	0	3	0	6		*	*	*	*	*	*
12:15		2	5	0	8	2	13		*	*	*	*	*	*
12:30		0	3	0	1	0	4		*	*	*	*	*	*
12:45		0	3	0	4	0	7		*	*	*	*	*	*
01:00		0	3	0	4	0	7		*	*	*	*	*	*
01:15		1	4	1	5	2	9		*	*	*	*	*	*
01:30		1	3	0	0	1	3		*	*	*	*	*	*
01:45		1	7	1	5	2	12		*	*	*	*	*	*
02:00		0	3	0	2	0	5		*	*	*	*	*	*
02:15		1	3	0	3	1	6		*	*	*	*	*	*
02:30		0	6	0	2	0	8		*	*	*	*	*	*
02:45		0	6	0	4	0	10		*	*	*	*	*	*
03:00		0	3	0	1	0	4		*	*	*	*	*	*
03:15		0	8	0	5	0	13		*	*	*	*	*	*
03:30		0	2	0	4	0	6		*	*	*	*	*	*
03:45		0	2	0	5	0	7		*	*	*	*	*	*
04:00		0	3	0	1	0	4		*	*	*	*	*	*
04:15		0	***6***	0	3	0	9		*	*	*	*	*	*
04:30		0	***6***	0	5	0	11		*	*	*	*	*	*
04:45		1	***6***	2	1	3	7		*	*	*	*	*	*
05:00		0	***6***	0	3	0	9		*	*	*	*	*	*
05:15		0	3	0	2	0	5		*	*	*	*	*	*
05:30		0	4	1	4	1	8		*	*	*	*	*	*
05:45		1	7	1	5	2	12		*	*	*	*	*	*
06:00		0	2	1	5	1	7		*	*	*	*	*	*
06:15		1	5	4	1	5	6		*	*	*	*	*	*
06:30		0	3	4	3	4	6		*	*	*	*	*	*
06:45		1	2	4	0	5	2		*	*	*	*	*	*
07:00		1	4	3	***3***	4	7		*	*	*	*	*	*
07:15		2	5	6	***5***	8	***10***		*	*	*	*	*	*
07:30		0	4	3	***6***	3	***10***		*	*	*	*	*	*
07:45		3	3	4	***6***	7	***9***		*	*	*	*	*	*
08:00		4	6	***4***	2	8	***8***		*	*	*	*	*	*
08:15		2	2	***6***	1	8	3		*	*	*	*	*	*
08:30		2	*	***3***	*	5	*		*	*	*	*	*	*
08:45		1	*	***6***	*	7	*		*	*	*	*	*	*
09:00		4	*	3	*	7	*		*	*	*	*	*	*
09:15		2	*	3	*	5	*		*	*	*	*	*	*
09:30		3	*	5	*	8	*		*	*	*	*	*	*
09:45		1	*	4	*	5	*		*	*	*	*	*	*
10:00		3	*	0	*	3	*		*	*	*	*	*	*
10:15		2	*	4	*	6	*		*	*	*	*	*	*
10:30		3	*	2	*	5	*		*	*	*	*	*	*
10:45		***4***	*	4	*	***8***	*		*	*	*	*	*	*
11:00		***1***	*	3	*	***4***	*		*	*	*	*	*	*
11:15		***6***	*	1	*	***7***	*		*	*	*	*	*	*
11:30		***4***	*	9	*	***13***	*		*	*	*	*	*	*
11:45		3	*	4	*	7	*		*	*	*	*	*	*
Total		61	141	96	112	157	253		0	0	0	0	0	0
Day Total		202		208		410			0		0		0	
% Total		14.9%	34.4%	23.4%	27.3%				0.0%	0.0%	0.0%	0.0%		
Peak		10:45	04:15	08:00	07:00	10:45	07:15							
Vol.		15	24	19	20	32	37							
P.H.F.		0.625	0.750	0.792	0.833	0.615	0.771							

ADT	ADT 453	AADT 453

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start	18-Jul-17	EB		WB		Combined		19-Jul-	EB		WB		Combined	
Time	Tue	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	1	0	2	0	3		0	1	0	2	0	3
12:15		0	1	0	2	0	3		0	2	0	0	0	2
12:30		0	***4***	0	0	0	4		3	2	0	0	3	2
12:45		0	***2***	1	0	1	2		0	1	0	1	0	2
01:00		0	***3***	0	3	0	6		0	0	0	2	0	2
01:15		0	***4***	0	3	0	7		0	2	1	0	1	2
01:30		0	0	0	2	0	2		1	3	2	5	3	8
01:45		0	1	1	1	1	2		0	0	0	1	0	1
02:00		1	1	0	0	1	1		0	2	1	1	1	3
02:15		0	1	0	3	0	4		0	0	0	2	0	2
02:30		0	2	0	1	0	3		0	0	1	2	1	2
02:45		0	2	0	3	0	5		0	1	0	0	0	1
03:00		0	2	0	1	0	3		0	2	0	3	0	5
03:15		0	1	0	3	0	4		0	1	0	4	0	5
03:30		0	2	0	2	0	4		0	1	0	1	0	2
03:45		0	1	0	4	0	5		0	3	0	1	0	4
04:00		0	2	0	3	0	5		0	0	0	2	0	2
04:15		0	0	0	1	0	1		0	0	0	0	0	0
04:30		0	1	0	***1***	0	***2***		0	***1***	0	***1***	0	***2***
04:45		0	3	0	***4***	0	***7***		0	***1***	0	***4***	0	***5***
05:00		0	1	0	***6***	0	***7***		0	***5***	0	***5***	0	***10***
05:15		0	3	0	***2***	0	***5***		0	***1***	0	***1***	0	***2***
05:30		0	1	0	1	0	2		0	0	0	0	0	0
05:45		2	1	2	1	***4***	2		1	2	0	4	1	6
06:00		2	1	0	2	***2***	3		1	1	0	1	1	2
06:15		2	0	1	2	***3***	2		1	0	0	1	1	1
06:30		1	2	1	1	***2***	3		1	1	0	1	1	2
06:45		1	4	1	2	2	6		3	1	1	0	4	1
07:00		***3***	0	0	1	3	1		0	0	1	0	1	0
07:15		***2***	1	0	3	2	4		1	0	0	2	1	2
07:30		***1***	1	0	0	1	1		***4***	2	***0***	1	***4***	3
07:45		***2***	2	0	1	2	3		***2***	2	***3***	4	***5***	6
08:00		1	1	***0***	5	1	6		***2***	0	***1***	0	***3***	0
08:15		1	1	***2***	0	3	1		***3***	0	***2***	1	***5***	1
08:30		3	1	***0***	1	3	2		1	0	0	0	1	0
08:45		1	0	***3***	1	4	1		2	0	0	0	2	0
09:00		1	0	0	0	1	0		0	0	0	0	0	0
09:15		1	1	0	0	1	1		1	0	0	1	1	1
09:30		0	0	1	0	1	0		0	0	1	1	1	1
09:45		0	0	0	2	0	2		1	0	0	1	1	1
10:00		4	0	2	1	6	1		1	1	1	2	2	3
10:15		0	0	0	1	0	1		2	1	1	1	3	2
10:30		1	0	1	0	2	0		2	0	0	0	2	0
10:45		1	0	0	3	1	3		2	0	1	1	3	1
11:00		1	0	1	0	2	0		1	0	0	0	1	0
11:15		1	2	2	0	3	2		0	0	2	0	2	0
11:30		1	0	1	0	2	0		3	0	1	0	4	0
11:45		0	0	1	0	1	0		3	0	3	0	6	0
Total		34	57	21	75	55	132		42	40	23	60	65	100
Day Total		91		96		187			82		83		165	
% Total		18.2%	30.5%	11.2%	40.1%				25.5%	24.2%	13.9%	36.4%		
Peak		07:00	00:30	08:00	04:30	05:45	04:30		07:30	04:30	07:30	04:30	07:30	04:30
Vol.		8	13	5	13	11	21		11	8	6	11	17	19
P.H.F.		0.667	0.813	0.417	0.542	0.688	0.750		0.688	0.400	0.500	0.550	0.850	0.475

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		0	2	0	3	0	5		*	*	*	*	*	*
12:15		0	1	1	1	1	2		*	*	*	*	*	*
12:30		0	0	0	3	0	3		*	*	*	*	*	*
12:45		0	2	0	1	0	3		*	*	*	*	*	*
01:00		1	1	1	2	2	3		*	*	*	*	*	*
01:15		0	0	0	1	0	1		*	*	*	*	*	*
01:30		0	0	1	4	1	4		*	*	*	*	*	*
01:45		0	0	0	1	0	1		*	*	*	*	*	*
02:00		0	1	0	0	0	1		*	*	*	*	*	*
02:15		0	1	0	***1***	0	2		*	*	*	*	*	*
02:30		0	1	0	***4***	0	5		*	*	*	*	*	*
02:45		0	2	0	***2***	0	4		*	*	*	*	*	*
03:00		0	1	0	***3***	0	4		*	*	*	*	*	*
03:15		0	0	0	1	0	1		*	*	*	*	*	*
03:30		0	***3***	0	3	0	***6***		*	*	*	*	*	*
03:45		0	***1***	0	0	0	***1***		*	*	*	*	*	*
04:00		0	***3***	0	4	0	***7***		*	*	*	*	*	*
04:15		0	***6***	0	3	0	***9***		*	*	*	*	*	*
04:30		0	1	0	0	0	1		*	*	*	*	*	*
04:45		0	1	0	3	0	4		*	*	*	*	*	*
05:00		1	1	0	2	1	3		*	*	*	*	*	*
05:15		0	2	0	4	0	6		*	*	*	*	*	*
05:30		0	1	0	0	0	1		*	*	*	*	*	*
05:45		1	0	0	3	1	3		*	*	*	*	*	*
06:00		1	2	0	1	1	3		*	*	*	*	*	*
06:15		0	0	1	2	1	2		*	*	*	*	*	*
06:30		***3***	1	0	0	3	1		*	*	*	*	*	*
06:45		***2***	0	1	2	3	2		*	*	*	*	*	*
07:00		***2***	0	0	1	2	1		*	*	*	*	*	*
07:15		***2***	1	1	2	3	3		*	*	*	*	*	*
07:30		1	1	2	0	3	1		*	*	*	*	*	*
07:45		0	0	2	0	2	0		*	*	*	*	*	*
08:00		3	2	2	1	5	3		*	*	*	*	*	*
08:15		0	2	0	0	0	2		*	*	*	*	*	*
08:30		1	1	1	0	2	1		*	*	*	*	*	*
08:45		2	1	0	0	2	1		*	*	*	*	*	*
09:00		1	0	0	5	1	5		*	*	*	*	*	*
09:15		1	2	***2***	3	***3***	5		*	*	*	*	*	*
09:30		0	1	***1***	0	***1***	1		*	*	*	*	*	*
09:45		2	1	***6***	2	***8***	3		*	*	*	*	*	*
10:00		0	0	***4***	0	***4***	0		*	*	*	*	*	*
10:15		2	0	1	3	3	3		*	*	*	*	*	*
10:30		0	1	0	2	0	3		*	*	*	*	*	*
10:45		3	0	1	0	4	0		*	*	*	*	*	*
11:00		0	0	3	0	3	0		*	*	*	*	*	*
11:15		3	0	0	1	3	1		*	*	*	*	*	*
11:30		2	0	2	0	4	0		*	*	*	*	*	*
11:45		1	0	1	0	2	0		*	*	*	*	*	*
Total		35	47	34	74	69	121		0	0	0	0	0	0
Day Total		82		108		190			0		0		0	
% Total		18.4%	24.7%	17.9%	38.9%				0.0%	0.0%	0.0%	0.0%		
Peak		06:30	03:30	09:15	02:15	09:15	03:30							
Vol.		9	13	13	10	16	23							
P.H.F.		0.750	0.542	0.542	0.625	0.500	0.639							

ADT	ADT 177	AADT 177

Received 12.11.17

AECOM
7800 Congress Avenue
Suite 200
Boca Raton, FL 33487
www.aecom.com

561-994-6500 tel
561-994-6524 fax

December 11, 2017

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

Re: Big Coppitt Apartments Traffic Impact Study (US 1, MM 9.5)
Big Coppitt Key, Florida

Dear Mr. Bond:

We have reviewed the traffic impact study, dated November 28, 2017, conducted by KBP Consulting, Inc. Our comments are listed below for your review and consideration.

1. Page 4 and Figure 2: The lane configurations for the intersections of US 1/Boca Chica Road and US 1/4th Street appear to be incorrect in Synchro. The northbound left and right turn movements use a shared lane at Boca Chica Road, and the southbound left and right turn movements use a shared lane at 4th Street. However, separate lanes are coded in Synchro. Based on the considerations mentioned below, it appears that the input is incorrect and may not reflect the existing lane configuration (one shared lane for all movements).
    a. As the paved shoulder width is relatively narrow, it does not appear that there is adequate room for two vehicles to simultaneously turn. Please verify.
    b. Paved shoulder is relatively short. Traffic queue in the shared lane could extend beyond the paved shoulder. As such, the queues can potentially restrict the use of the paved shoulder.
    c. Depending on the position of stopped vehicle(s), there may not be enough room for vehicles to use it as a two-lane approach (see photo below, downloaded from Google Street View).
    d. There are driveways close to these two intersections. Vehicles going in/out from the driveways may prohibit the use of the paved shoulder.
    e. Vehicles parked on the shoulder could block the shoulder usage as a turn lane.

AECOM

2. It appears that the critical gap values in Synchro were modified for the following intersections. However, there was no documentation as to why the critical gap values were modified. Please provide the reasons and associated documentation.
    - US 1 at Boca Chica Rd
    - US 1 at 4th St
    - US 1 at Calle Uno
3. Page 3: None of the figures in the traffic study depict the entire access route from the project site to US 1. Please consider adding a figure.
4. The proposed access driveway connection to Barcelona Drive at the intersection of Avenue F is skewed. Please make sure this intersection has adequate sight distance. It appears that westbound traffic (from Avenue F) turning onto the access driveway could potentially stop in the northbound through lane on Barcelona Drive, and can result in potential operational/safety issues.
5. Page 20, Table 4: Please identify the movements associated with reported queue lengths. Also, add queue lengths for other major movements, such as eastbound-left turn movement at 4th Street. Based on the queue length shown in Table 4, it appears that the southbound queue can extend up to the next intersection to the north, Shore Avenue. Please discuss whether this queue would interfere with traffic flow at the 4th Street/Shore Avenue intersection. Please check queue lengths at other intersections along the access route and confirm that they would not interfere with traffic flow at adjacent intersections.
6. As shown in Table 4, some intersections are expected to operate at Level of Service (LOS) D and F. According to Section 114-2, US 1 shall have sufficient available capacity to operate at LOS C..., at all intersections and roadway segments. Although some intersections are expected to operate at LOS D or worse, no mitigation measures were proposed.
7. Page 22: Link Analysis indicates that the project will add a maximum of 892 daily trips to Segment Number 3, which is approximately 70% of the available reserve capacity (of 1,292 trips as mentioned in the 2015 Reserve Capacity Table). This reserve capacity does not account for traffic growth (between 2015 and 2020) and potential reduction of capacity due to other approved developments in this area. Please verify.
8. Page 20, Table 4: Please verify if the eastbound left-turn storage at the intersection of US 1/4th Street is adequate to accommodate projected peak hour volume of 294 vehicles/hour during PM peak hour.

If you have any questions, please contact me at (954) 330-9111.

Sincerely,
AECOM Technical Services, Inc.

G. Vivek Reddy, P.E.
Traffic Engineering Department Manager

RECEIVED
NOV 28 2017
MONROE CO. PLANNING DEPT

Big Coppitt Apartments

Big Coppitt Key, Florida

TRAFFIC STUDY

prepared for:

Quarry Partners, LLC

prepared by:

KBP CONSULTING, INC.

April 2017

Updated November 2017

Big Coppitt Apartments

Big Coppitt Key, Florida

Traffic Study

April 2017
Updated November 2017

Prepared for:
Quarry Partners, LLC

Prepared by:
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
Phone: (954) 560-7103

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8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION 1
INVENTORY 3
Existing Land Use and Access 3
Proposed Land Use and Access 3
EXISTING CONDITIONS 4
Existing Roadway Network 4
Existing Traffic Conditions – Roadway Segments 6
Existing Traffic Conditions – Intersections 7
TRIP GENERATION 10
TRIP DISTRIBUTION & ASSIGNMENT 11
FUTURE TRAFFIC VOLUMES 14
Future Conditions Traffic Volumes 14
TRAFFIC IMPACT ANALYSES 19
Intersection Analyses 19
Link Analysis 22
US 1 Impacts by Mile Marker 22
Impacts to Local Streets 24
SUMMARY & CONCLUSIONS 26

APPENDICES

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Roadway Network 5
FIGURE 3 – Existing (2017) Turning Movement Volumes – AM Peak Hour 8
FIGURE 4 – Existing (2017) Turning Movement Volumes – PM Peak Hour 9
FIGURE 5 – New Project Traffic Assignment – AM Peak Hour 12
FIGURE 6 – New Project Traffic Assignment – PM Peak Hour 13
FIGURE 7 – Future (2020) Background AM Peak Hour Traffic 15
FIGURE 8 – Future (2020) Background PM Peak Hour Traffic 16
FIGURE 9 – Future (2020) Total AM Peak Hour Traffic 17
FIGURE 10 – Future (2020) Total PM Peak Hour Traffic 18

LIST OF TABLES

TABLE 1 – Average Annual Daily Traffic (AADT) 6
TABLE 2 – Trip Generation Analysis 10
TABLE 3 – Project Trip Distribution 11
TABLE 4 – Intersection Levels of Service 20
TABLE 5 – Arterial Trip Assignment Summary 23
TABLE 6 – Local Roadways – Volumes and Levels of Service 25

INTRODUCTION

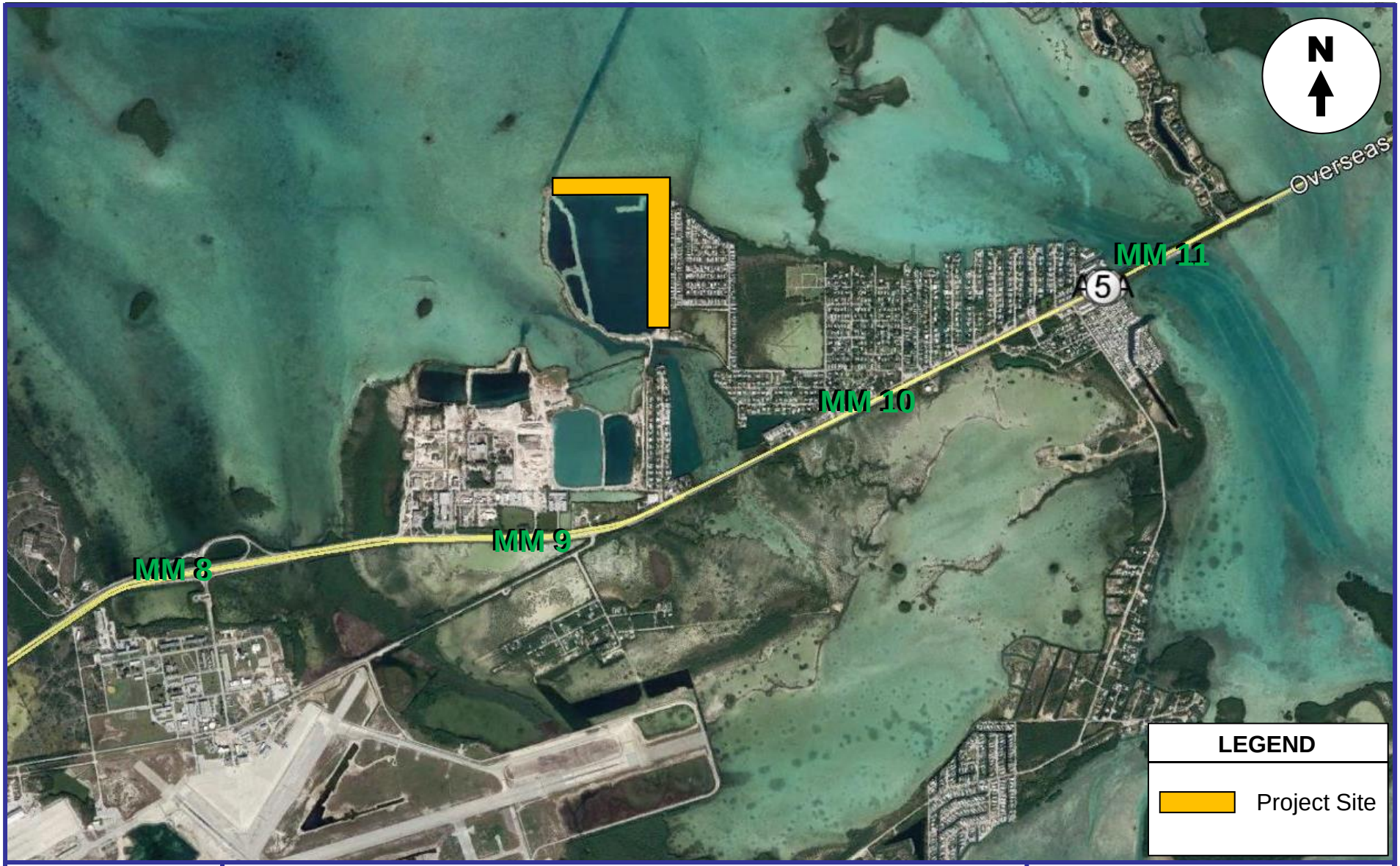
The property that is the subject of this traffic impact study is located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. The Parcel ID numbers are as follows:

- 00120940-000100
- 00120940-000302
- 00120940-000201

The subject site consists of approximately 21.77 acres and is located on the north (bay) side of Overseas Highway / US 1 (State Road 5) immediately to the west of Riviera Drive. A Project Location Map is presented in Figure 1 on the following page.

Big Coppitt Apartments is a proposed residential community to be located on the subject site. KBP Consulting, Inc. has been retained by Quarry Partners, LLC to conduct a traffic impact analysis for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, project traffic impacts to the local street network, and site access. A traffic impact study methodology for this project was developed with input from Monroe County's traffic engineering consultant. A copy of the approved methodology is presented in Appendix A of this report.[1]

[1] Based upon comments received from Monroe County following the initial submittal of this report, additional intersections have been added to the evaluation. These include the intersection of Barcelona Drive and Avenue F and the intersection of Avenue F and 4th Street.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Land Use and Access

As mentioned previously, the size of the subject site is approximately 21.77 acres. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. Vehicular access to this site is provided via one (1) roadway that is parallel to Calle Dos and two connections to Barcelona Drive.

Proposed Land Use and Access

The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. Vehicular access to the site will be provided via one (1) full access driveway connection in the southeast portion of the property. This driveway will provide ingress from / egress to the east (toward Barcelona Drive). A preliminary site plan for this project is included in Appendix B of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2020.

EXISTING CONDITIONS

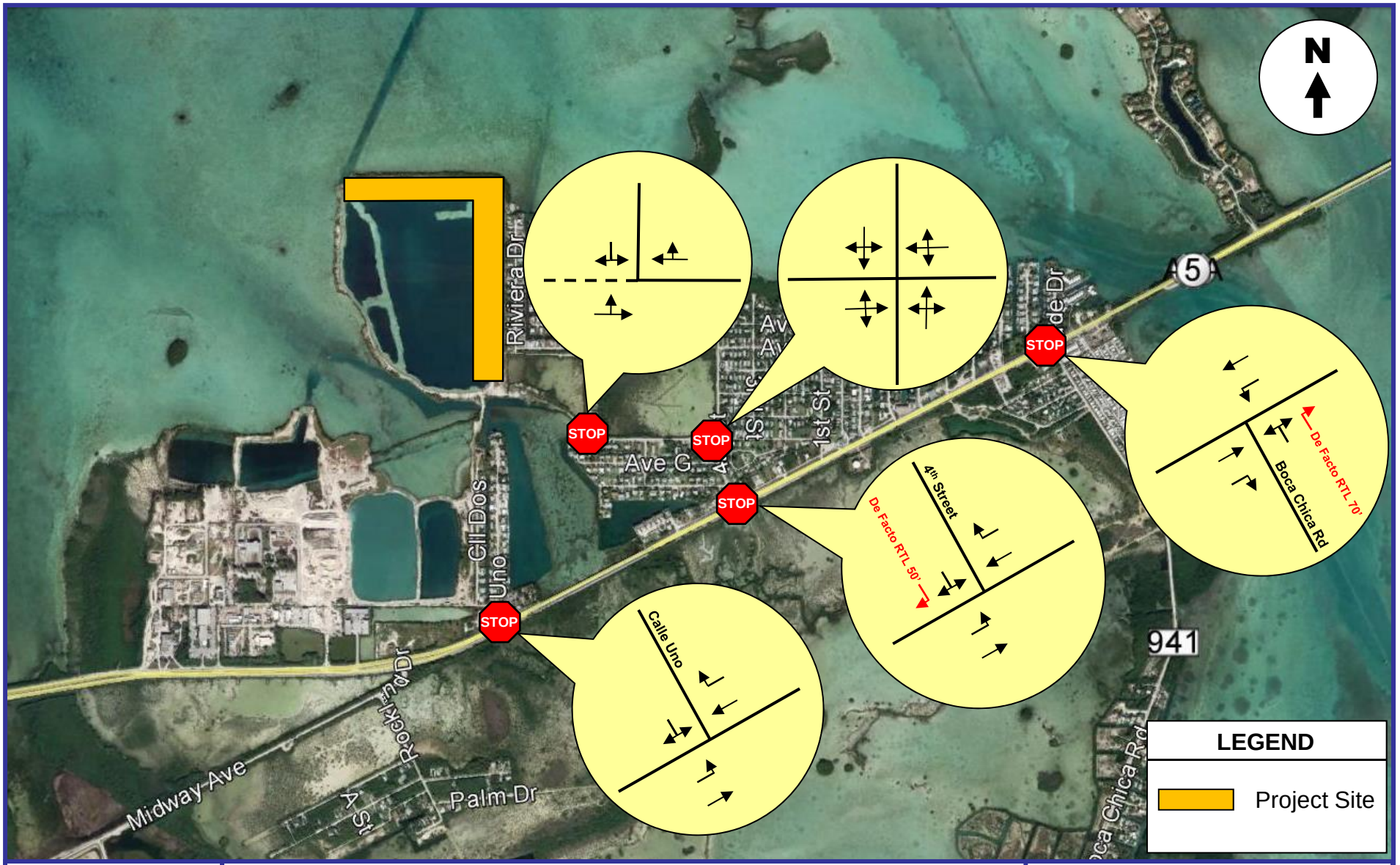
This section of the report addresses the existing roadway network in the study area and traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Big Coppitt Key) is, generally, a two-lane principal arterial roadway (one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team (with input from the County's traffic engineering consultant) selected the section of Overseas Highway / US 1 between Boca Chica Road and Calle Uno as the study area for this project. Figure 2 on the following page indicates the existing lane geometry at the following intersections within the project study area:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Barcelona Drive and Avenue F (unsignalized)
- Avenue F and 4th Street (unsignalized)

It is noted that the intersection at Boca Chica Road and at 4th Street are both T-intersections with a shared left-right turn lane on the side-street approach. However, field observations have revealed that both approaches have paved shoulder areas that function as "de facto" right-turn lanes. In other words, motorists desiring to turn right are not waiting behind left-turning vehicles. Instead, they are utilizing the available paved area as right-turn lanes to by-pass left-turning vehicles. The length of this area at Boca Chica Road is approximately 70 feet and the length of this area at 4th Street is approximately 50 feet. This condition is reflected in Figure 2 on the following page and in the operational analyses (i.e. Synchro) for these intersections.



KBP
CONSULTING, INC.

Existing Roadway Network

FIGURE 2
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Traffic Conditions – Roadway Segments

The Florida Department of Transportation (FDOT) maintains the following traffic count stations within the general proximity of the project site:

- **Station #900010:** SR 5 / US 1 200 feet north of the Rockland Channel Bridge
- **Station #900050:** CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
- **Station #900106:** SR 5 / US 1 200 feet north of Shark Channel Bridge
- **Station #908164:** 4th Street 100 feet north of Shore Avenue

Traffic volumes recorded over the last (published) five (5) year period at these count stations are summarized in Table 1 below. Appendix C contains the historical traffic data obtained from the Florida Department of Transportation (FDOT).

Table 1
Big Coppitt Apartments
Average Annual Daily Traffic (AADT)
Overseas Highway / US 1 - Big Coppitt Key, Florida

Year	AADT			
	Station #900010	Station #900050	Station #900106	Station #908164
2016	23,500	3,500	19,400	3,300
2015	22,500	4,200	19,800	3,100
2014	21,000	2,300	18,800	2,900
2013	21,000	3,500	18,100	--
2012	21,500	2,200	17,100	--
2011	21,000	2,600	17,800	--

Station #900010 - SR 5 / US 1 200 feet north of Rockland Channel Bridge (MM 9.6)
Station #900050 - CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
Station #900106 - SR 5 / US 1 200 feet north of Shark Channel Bridge
Station #908164 - 4th Street 100 feet north of Shore Avenue
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (November 2017)

The traffic data collected at these stations (excluding Station #908164 which lacks sufficient historical data) during the previous five (5) year period (i.e. 2011 through 2016) indicates that background traffic volumes have been increasing slightly. According to the growth rate analysis (see Appendix C) for this area, an annual growth rate of 2.5% has been applied.

Existing Traffic Conditions – Intersections

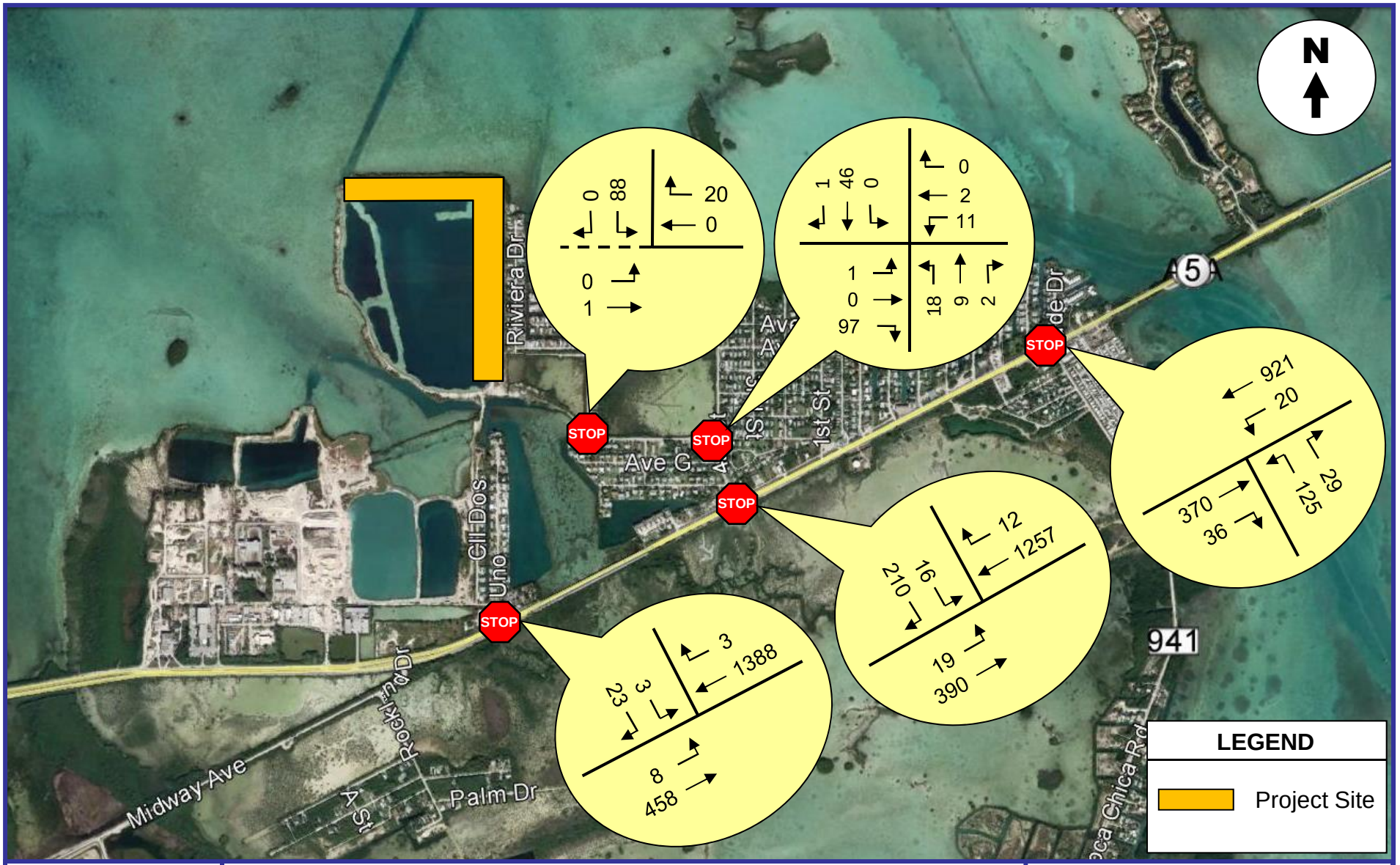
KBP Consulting, Inc., in association with Trident Engineering, collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following three (3) intersections on Tuesday, February 28, 2017:

- Overseas Highway / US 1 and Boca Chica Road
- Overseas Highway / US 1 and 4th Street
- Overseas Highway / US 1 and Calle Uno

AM (7:00 – 9:00) and PM (4:00 – 6:00) peak period turning movement counts were collected by Crossroads Engineering at the following two (2) intersections on Tuesday, July 18, 2017:

- Barcelona Drive and Avenue F
- Avenue F and 4th Street

Figures 3 and 4 summarize the existing (Year 2017) AM and PM peak hour turning movement counts at the five (5) study intersections. Appendix D contains the results of these turning movement counts.



KBP
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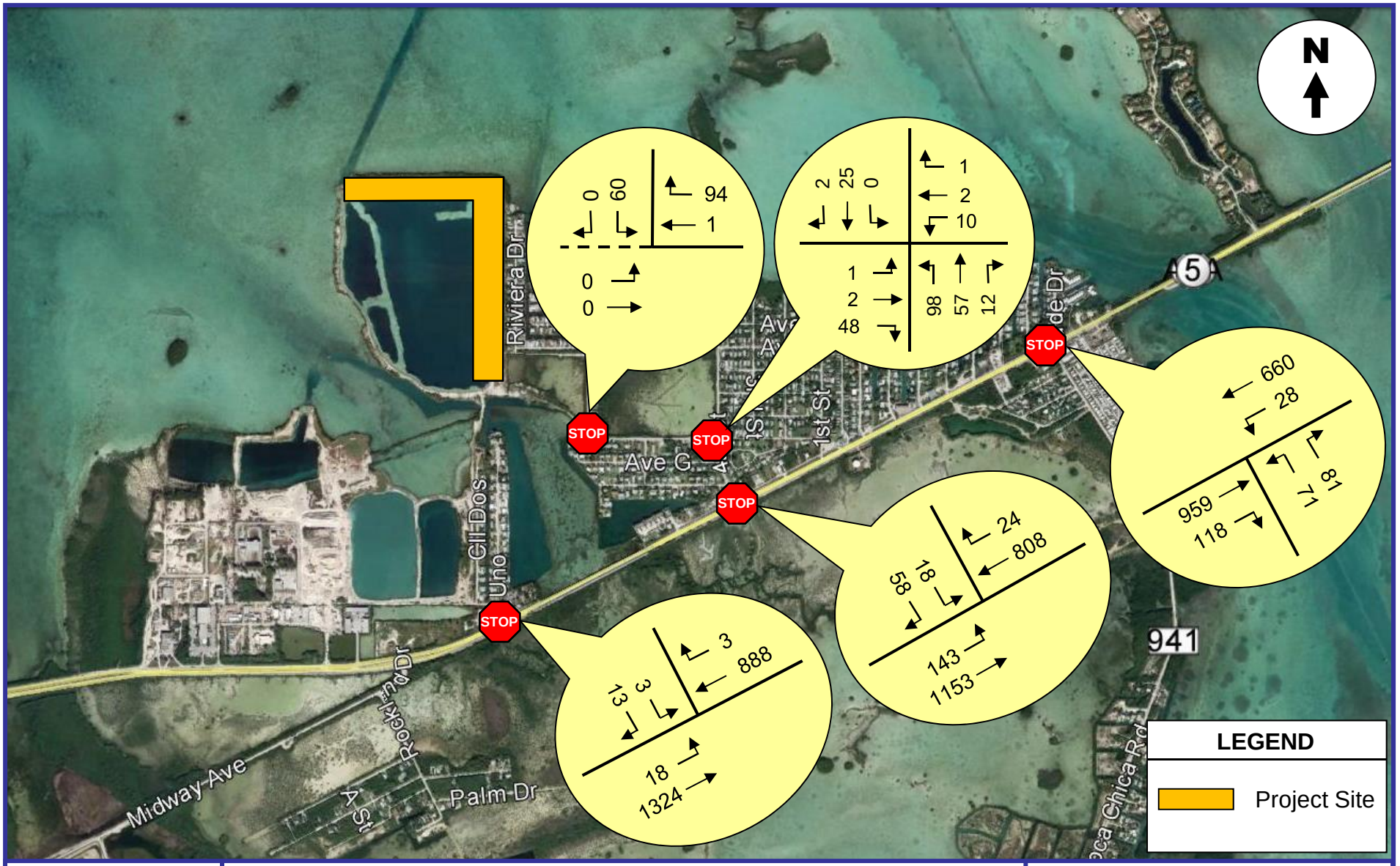
Existing AM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 3
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Existing PM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 4
Big Coppitt Apartments
Big Coppitt Key, Florida

TRIP GENERATION

The trip generation for the proposed residential community was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (9th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates and equations are as follows:

Low-Rise Apartment – ITE Land Use #221

- Daily (wt. avg.): T = 6.60 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: Ln(T) = 0.82 Ln(X) + 0.23 (21% in / 79% out)
- PM Peak Hour: Ln(T) = 0.88 Ln(X) + 0.16 (65% in / 35% out)

Table 2 below presents the trip generation analysis for the proposed Big Coppitt Apartments residential community to be located on Big Coppitt Key.

Table 2
Big Coppitt Apartments
Trip Generation Analysis
Big Coppitt Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed								
Low-Rise Apartments	208 DU	1,373	21	79	100	84	45	129

Compiled by: KBP Consulting, Inc. (November 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 2 above, the proposed Big Coppitt Apartments development is anticipated to generate 1,373 net new daily vehicle trips, 100 net new AM peak hour vehicle trips (21 inbound and 79 outbound) and 129 net new PM peak hour vehicle trips (84 inbound and 45 outbound). Based upon an increase of 1,373 daily vehicle trips, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

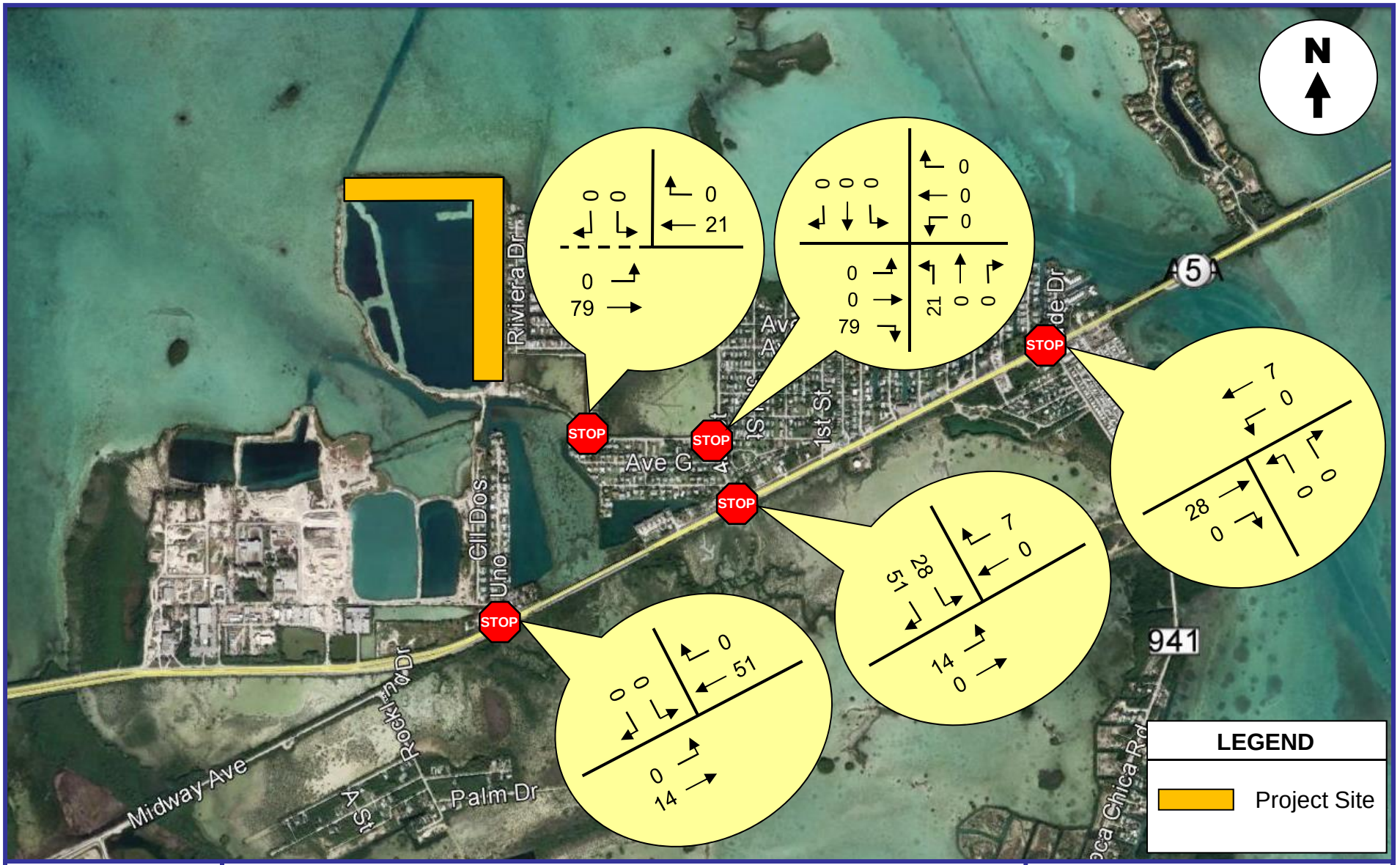
A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the Big Coppitt Apartments development.

Table 3
Big Coppitt Apartments
Project Trip Distribution
Big Coppitt Key, Florida

Direction	Distribution (%)
North	0%
South	0%
East (US 1 North)	35%
West (US 1 South)	65%

Source: KBP Consulting, Inc. (November 2017).

The new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment is summarized on the following pages in Figures 5 and 6.



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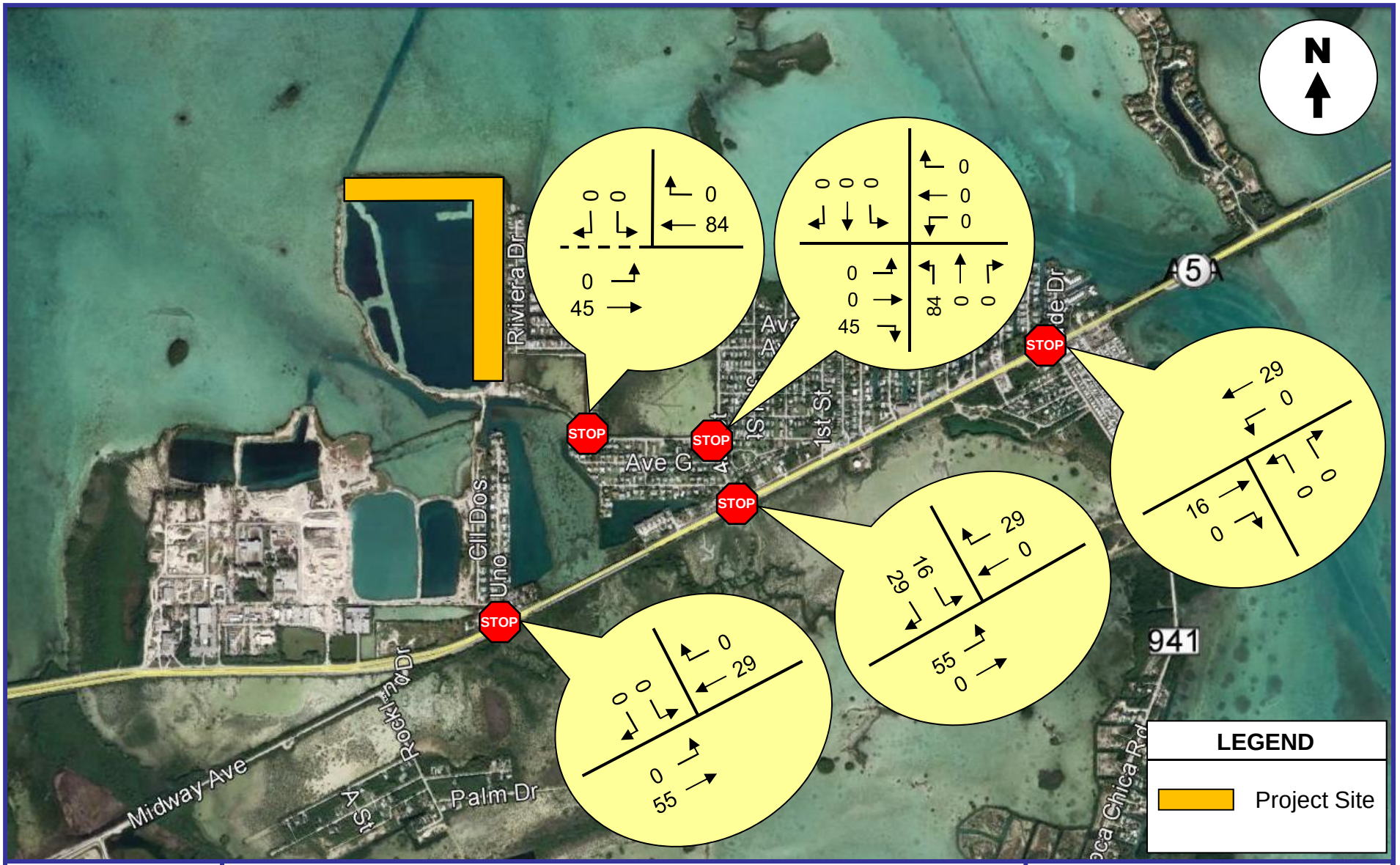
New Project Traffic Assignment
AM Peak Hour

FIGURE 5
Big Coppitt Apartments
Big Coppitt Key, Florida



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New Project Traffic Assignment
PM Peak Hour

FIGURE 6
Big Coppitt Apartments
Big Coppitt Key, Florida

FUTURE TRAFFIC VOLUMES

This section of the traffic impact study addresses the development of the future (2020) traffic volumes for the study area.

Future Conditions Traffic Volumes

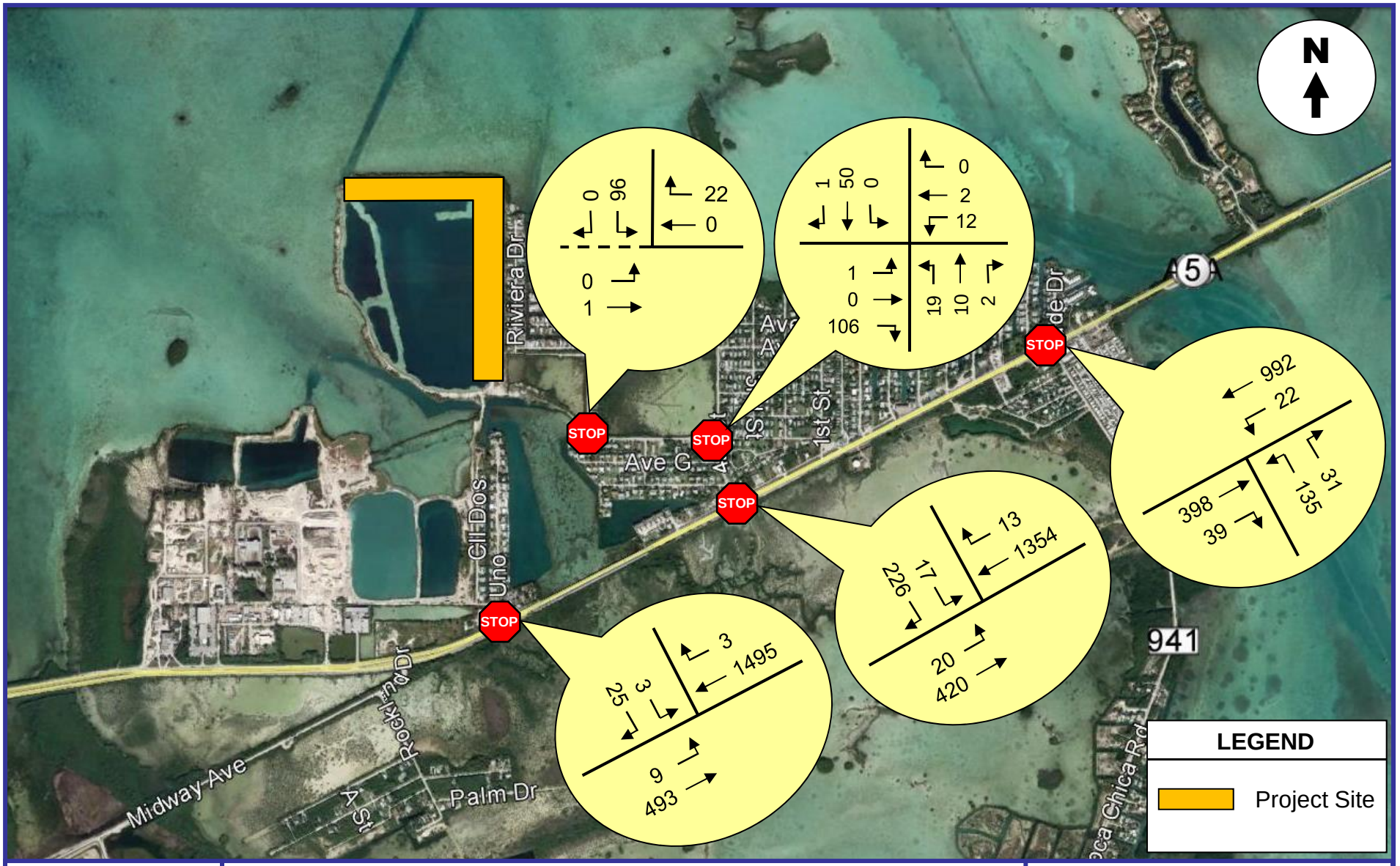
In order to develop peak season 2020 background and total traffic conditions (this project is anticipated to be completed in 2020), the following analyses were performed:

1. **Conversion of February 2017 and July 2017 traffic counts to 2020 average peak season traffic volumes.** Using FDOT's latest (2016) Peak Season Factor Category Report (see Appendix E) traffic counts recorded February 28th do not need to be adjusted to average peak season volumes (i.e. the PSCF factor is 0.98). However, the traffic counts collected on July 18th should be adjusted by a factor of 1.01.

2. **Projection of 2017 peak season volumes to 2020 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. To reflect a worst-case scenario, it was determined that an annual growth rate of two and one-half percent (2.5%) is appropriate for the study area.

3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections and roadway segments) for the study area.

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Big Coppitt Apartments development) for the study intersections are contained in Appendix F in tabular format. Figures 7 and 8 on the following pages present the future (2020) background traffic volumes (without the project traffic) and Figures 9 and 10 present the future (2020) total traffic volumes (with the project traffic).



KBP
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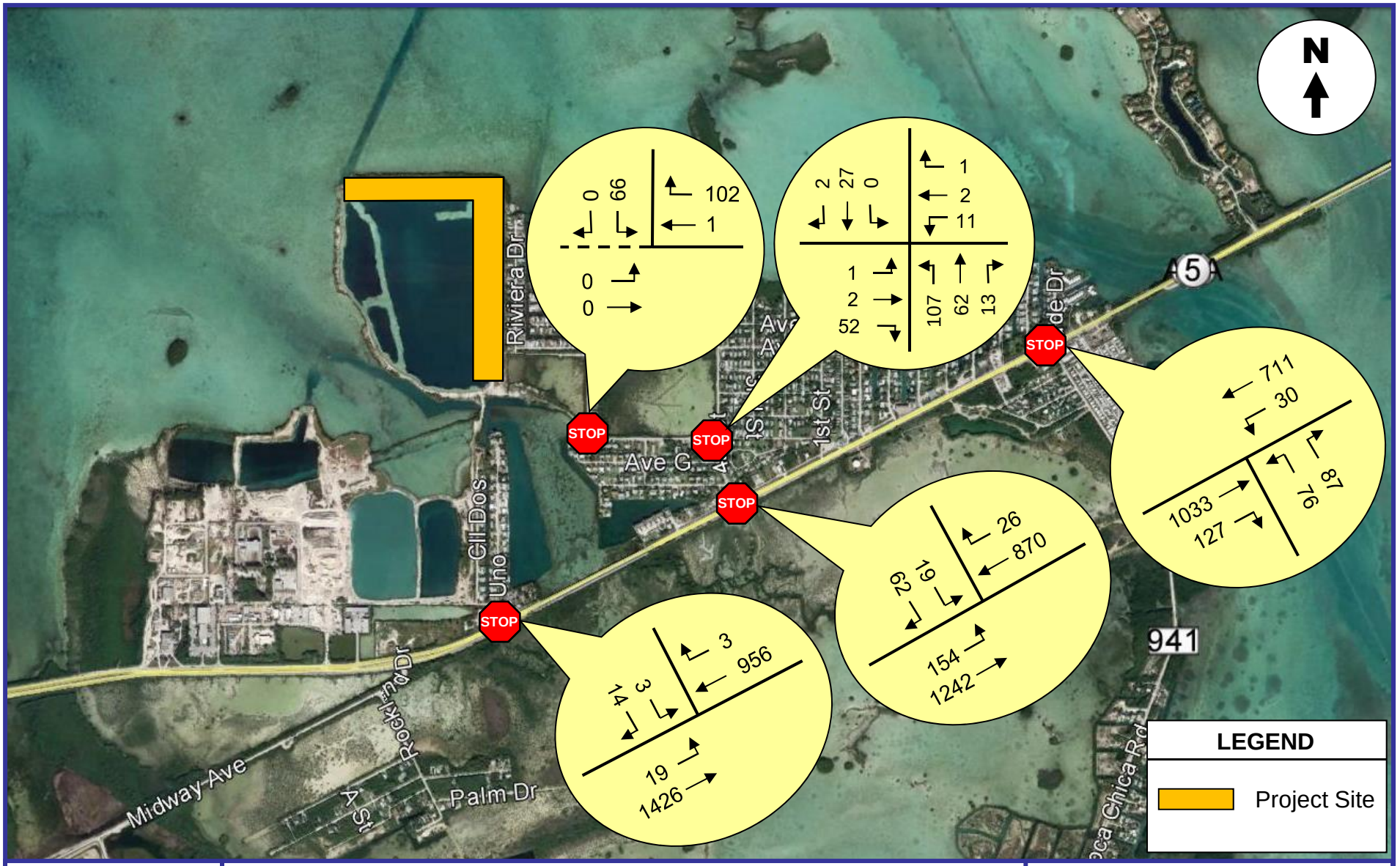
Future (2020) Background (w/out Project)
AM Peak Hour Traffic Volumes

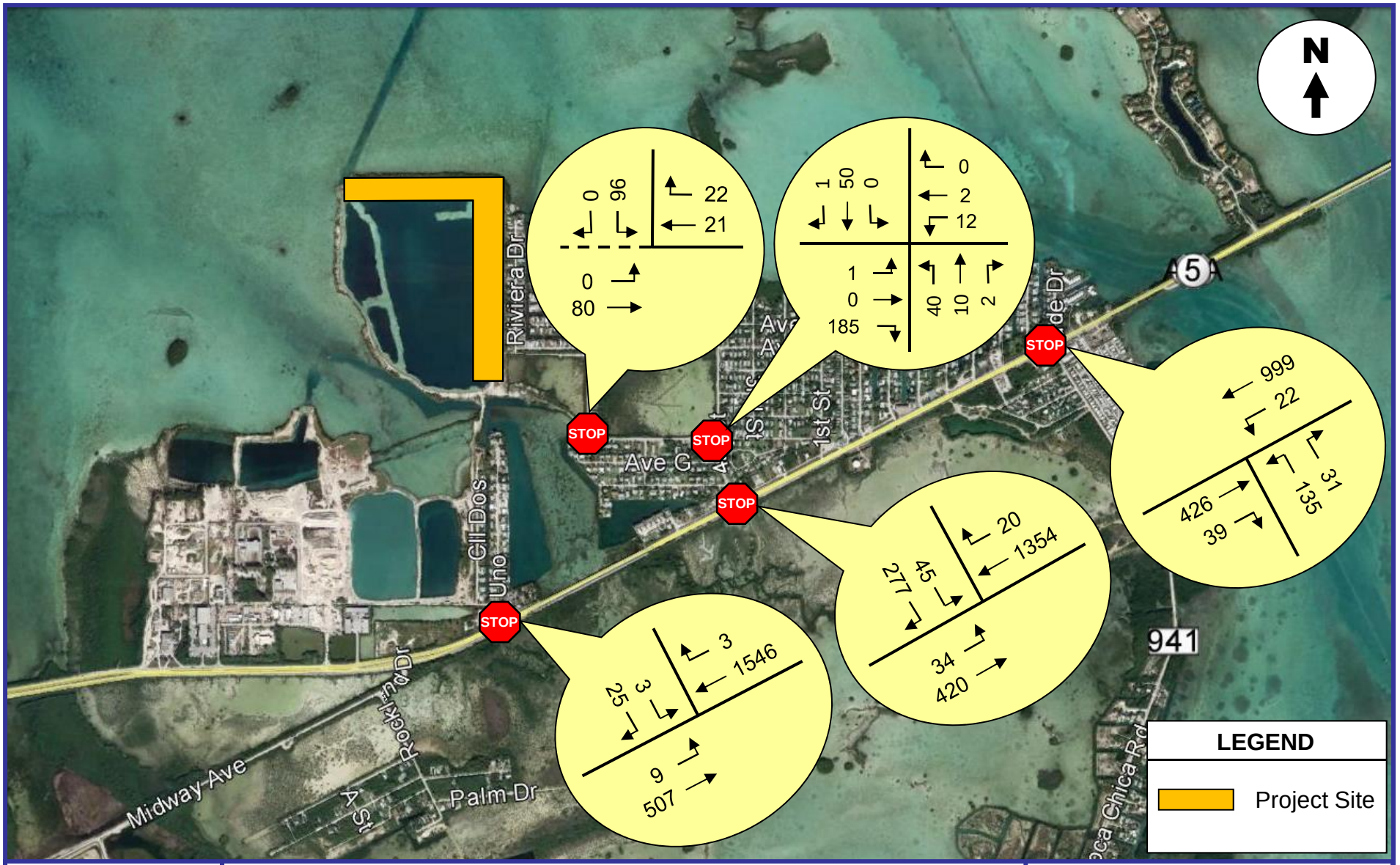
FIGURE 7
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Background (w/out Project)
PM Peak Hour Traffic Volumes

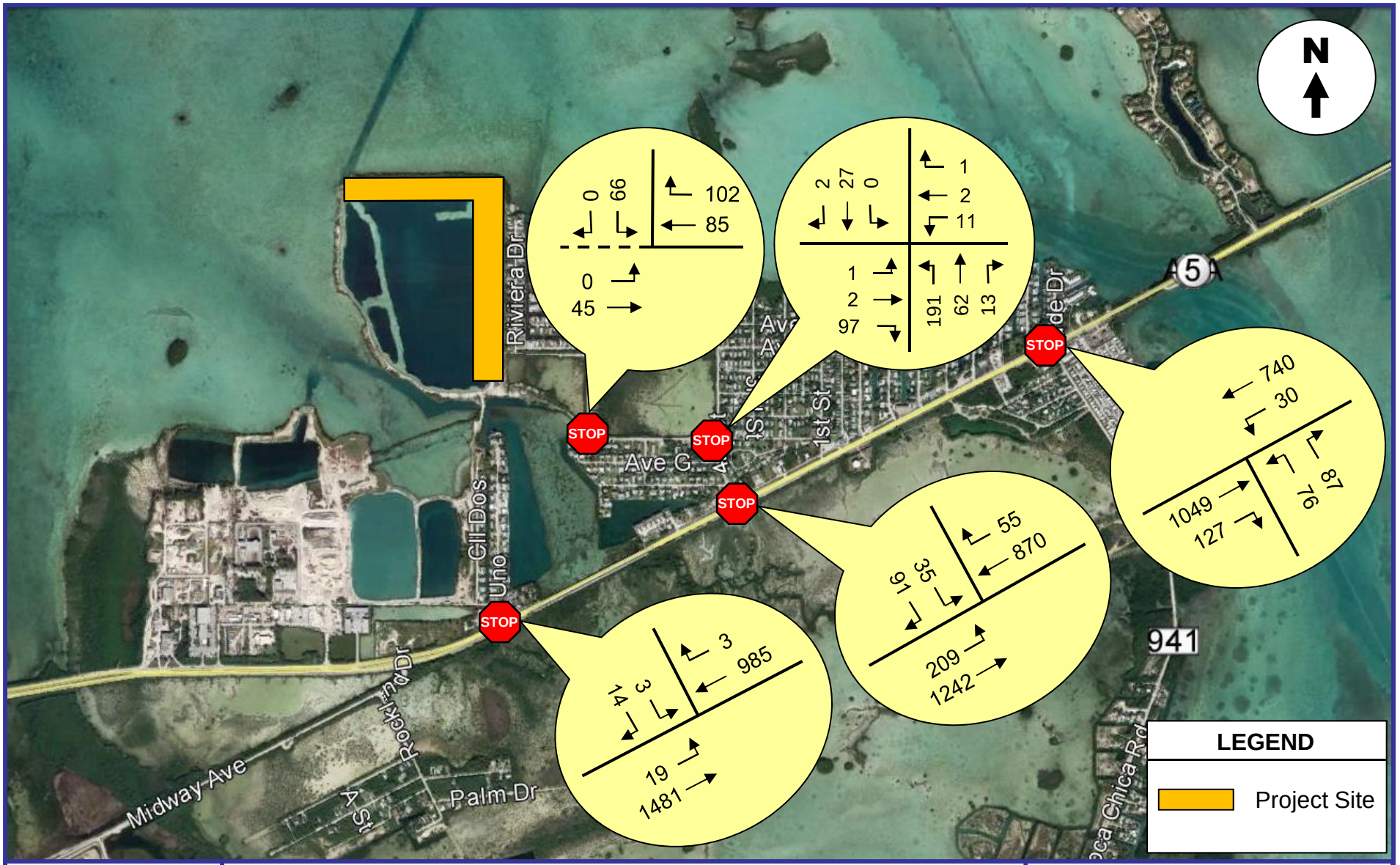
FIGURE 8
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Total (with Project)
AM Peak Hour Traffic Volumes

FIGURE 9
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
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Future (2020) Total (with Project) PM Peak Hour Traffic Volumes

FIGURE 10
Big Coppitt Apartments
Big Coppitt Key, Florida

TRAFFIC IMPACT ANALYSES

This section of the report is divided into four parts: 1) intersection analyses, 2) Overseas Highway / US 1 link analysis, 3) Overseas Highway / US 1 impacts by mile marker, and 4) impacts to local streets.

Intersection Analyses

The following five (5) intersections were evaluated using the capacity/level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the Synchro software:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Barcelona Drive and Avenue F
- Avenue F and 4th Street

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2017) peak season conditions, future (2020) background (without project traffic) peak season conditions, and future (2020) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 on the following page summarizes the results of these analyses for the study intersections.

Table 4 Big Coppitt Apartments Intersection Levels of Service Big Coppitt Key, Florida						
	Existing (2017) Conditions		Future (2020) Conditions Without Project Traffic		Future (2020) Conditions With Project Traffic	
Intersection	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour	AM Peak Hour	PM Peak Hour
US 1 & Boca Chica Rd						
- Northbound	16.9 [2] (C)	16.3 [1] (C)	18.8 [2] (C)	17.6 [1] (C)	19.1 [2] (C)	18.0 [1] (C)
US 1 & 4th Street						
- Southbound	28.7 [4] (D)	15.4 [1] (C)	38.4 [6] (E)	16.5 [1] (C)	55.6 [9] (F)	19.7 [1] (C)
US 1 & Calle Uno						
- Southbound	22.9 [1] (C)	21.8 [1] (C)	25.9 [1] (D)	24.4 [1] (C)	27.4 [1] (D)	26.2 [1] (D)
Barcelona Drive & Avenue F						
- Southbound	7.7 [1] (A)	7.7 [1] (A)	7.7 [1] (A)	7.8 [1] (A)	8.0 [1] (A)	8.3 [1] (A)
Avenue F & 4th Street						
- Westbound	10.4 [1] (B)	12.2 [1] (B)	10.6 [1] (B)	12.8 [1] (B)	12.7 [1] (B)	18.0 [1] (C)

Source: Highway Capacity Manual and SYNCHRO 9 Software.
Legend: Average Approach Delay Reported as Seconds / Vehicle [95th Percentile Vehicle Queue] (Approach Level of Service)

The Synchro software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix G. A discussion of each of the study intersections and their projected operating conditions is presented below.

- **Overseas Highway / US 1 & Boca Chica Road.** Overall, this unsignalized intersection is currently operating at an acceptable level of service (LOS) and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. It must be noted that, although the northbound approach for this intersection is marked with a shared left-turn and right-turn lane, there is ample pavement to the east of this lane that allows this approach to function as if there are two separate lanes. As such, Synchro was coded with a separate right-turn lane with approximately 70 feet of storage in order to more accurately reflect actual physical and operating conditions at this intersection.

- **Overseas Highway / US 1 & 4th Street.** As with the intersection at Boca Chica Road, the intersection geometry (i.e. southbound approach) was adjusted in Synchro to more accurately reflect actual field and operating conditions. In this case, a de facto right-turn lane exists with approximately 50 feet of storage. During the afternoon peak hour, this unsignalized intersection is currently operating at an acceptable LOS and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. However, in the AM peak hour the southbound (stop-controlled) approach is projected to operate at a less than desirable condition in the buildout year with and without the project traffic.

  It is important to note that this is a common operational characteristic of unsignalized / stop-controlled intersections along major arterial roadways. While the minor / side-street approach may exhibit undesirable delays, the major street is generally uninterrupted and exhibits minimal delay, if any. In this case, the eastbound LOS is "B" with 13.0 seconds of delay associated with the left-turning vehicles. The westbound movement exhibits no delay. As such, the intersection as a whole operates adequately. Furthermore, since the roadway segment of US 1 at this intersection operates (and, will operate) at an acceptable LOS "C" condition, the LOS criteria for Monroe County is satisfied.

- **Overseas Highway / US 1 & Calle Uno.** Currently, this unsignalized intersection operates at an acceptable level of service (i.e. LOS "C") and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development.

- **Barcelona Drive & Avenue F and Avenue F & 4th Street.** Both of these intersections on the secondary roadway network serving the site are currently operating adequately and are expected to operate at an acceptable LOS (i.e. LOS "A/B") in the buildout year with and without the project traffic.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution, the project will add a maximum of 892 daily trips (65% of the additional 1,373 daily trips) to Segment Number 3 (Big Coppitt Key). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix H), Segment Number 3 has 1,292 trips of available reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has available capacity to absorb the maximum impacts generated by the Big Coppitt Apartments development.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 25 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,373 net new daily vehicle trips.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project:	Big Coppitt Apartments	**US 1 Mile Marker:**	9.5
Location:	Big Coppitt Key	**ITE Land Use Category:**	221
Type of Development:	Residential Apartments	**Daily Trip Generation Rate / Formula:**	6.6 trips/DU
Project Size:	208 Dwelling Units		
Average Trip Length:	25 Miles East / 10 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	714	1,986
		2	65%	90%	803	5,167
1,373	100%	3	65% / 35%	100%	892	1,292
		4	35%	85%	408	2,497
		5	35%	75%	360	7,363
		6	35%	65%	312	2,650
		7	35%	55%	264	1,312
		8	35%	45%	216	2,323
		9	35%	40%	192	2,434
		10	35%	30%	144	394
		11	35%	20%	96	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (November 2017).

Impacts to Local Streets

As a result of its location, the Big Coppitt Apartments project will require motorists to use local roadways to access the site. The roadways most likely to be utilized by residents and visitors of the subject site will be 4th Street and Avenue F. In accordance with the FDOT's *2013 Quality / Level of Service (QLOS) Handbook*, the LOS criteria for these local roadways are as follows:

Generalized Peak Hour Two-Way Volumes in an Urbanized Area
Class II (35 mph or slower posted speed limit)

2 Lanes / Undivided	**LOS "C"**	**LOS "D"**	**LOS "E"**
Peak Hour Volume[2]	660 vph	1,330 vph	1,410 vph
Adjustments (-30%)[3]	-198 vph	-399 vph	-423 vph
Resulting Volumes	**462 vph**	**931 vph**	**987 vph**

Based upon the foregoing roadway capacity information, the LOS "D" capacity for non-state two-lane undivided roadways with no right- or left-turn lanes is 931 vehicles per hour (vph). The relevant excerpt from the QLOS Handbook is presented in Appendix I.

During the data collection effort in July, our project team performed a continuous 72-hour traffic counts on 4th Street and Avenue F. These traffic counts were performed on Tuesday, Wednesday, and Thursday, July 18 - 20, 2017 and measured the number of vehicles in 15-minute intervals. This data is presented in Appendix J of this report. The resulting future (2020) peak season adjusted, peak hour volumes (based upon the 3-day average of the traffic counts) with project traffic for each roadway are presented in Table 6 on the following page.

[2] "vph" = vehicles per hour.
[3] -10% for non-state signalized roadways and -20% for the absence of left and right turn lanes.

Table 6
Big Coppitt Apartments
Local Roadways - Volumes and Levels of Service
Overseas Highway / US 1 - Big Coppitt Key, Florida

Roadway	Peak Hour Two-Way Volume (3-Day Avg.)	Seasonally Adjusted Volume (PSCF = 1.01)	Future (2020) Background Volume (2.5%/year)	Peak Hour Project Traffic	Total Volume	Level of Service
4th Street	313	316	340	129	469	D
Avenue F	148	149	160	129	289	C

Source: Florida Department of Transportation, Crossroads Engineering, KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017)

As indicated in Table 6 above, both of the local roadways to be directly impacted by traffic associated with the Big Coppitt Apartments project will operate at Level of Service (LOS) "C/D" in the buildout year of 2020 with the project traffic.

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Big Coppitt Apartments development to be located near Mile Marker 9.5 on Big Coppitt Key, Monroe County, Florida, Overseas Highway / US 1 on Big Coppitt Key has adequate capacity to accommodate the traffic impacts generated by the proposed residential development.

Appendix A

Big Coppitt Apartments – Big Coppitt Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
AECOM

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: February 21, 2017

Subject: Big Coppitt Apartments – Big Coppitt Key
Traffic Analysis Methodology

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Overseas Highway / US 1 at the west end of Big Coppitt Key, Monroe County, Florida. The total number of proposed residential dwelling units at this site will be 208. The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Vacant

Proposed:

- 208 Residential Apartments

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Boca Chica Road
- US 1 / Overseas Highway & 4th Street
- US 1 / Overseas Highway & Calle Uno

Trip Generation

The trip generation analysis will be based upon data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the Apartment land use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Preliminary Calculations:

- Proposed – Apartments
  - Daily Trips: 1,352
  - AM Peak Hour Trips: 106
  - PM Peak Hour Trips: 129

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

To be determined.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated.

Access to US 1 / Overseas Highway

One of the means of ingress and egress to the site will be via the intersection at US 1 / Overseas Highway and 4th Street. This intersection has been previously reviewed by the County and potential improvements have been identified. We will review those findings and assess their viability as it relates to this project.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Appendix B

Big Coppitt Apartments – Big Coppitt Key

Preliminary Site Plan

GENERAL INFORMATION:
Property RE: 00120940-000100
Property RE: 00120940-000201
Property RE: 00120940-000302
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE 10, AE 12, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 239,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 132,433.16 sf (3.04 acres)
Rear Setback Area: 17,524.85 sf (0.40 acres)
Accessory Structures in Rear Setback: 0.00 sf (0.00 acres)
% Accessory Structures in Rear Setback: 0.00%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 136
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.79 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 20 Feet (altered non-open water)
Shoreline - 30 Feet (altered open water)

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	165856.98	3.81
Pools/Plaza	3040.21	0.07
Sidewalks	24831.54	0.57
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	2322.17	0.05
Total Lot Coverage By Roads, Walkways & Pools	196050.9	4.50

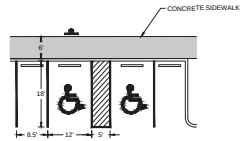
IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	323788.97	7.43
Total Pervious	330971.37	7.60
Impervious Percentage of Site	49.45%	
Open Space (Water)	293597.26	6.74
Open Space (Upland)	330971.37	7.60
Total Open Space	624568.63	14.34
Open Space Percentage of Site	65.86%	
Minimum Open Space Required	20.00%	
Open Space % (Accessory structure) Altered Basin	100%	
Open Space % Required Altered Basin	40%	
Open Space % (Accessory structure) Altered Open Water	92%	
Open Space % Required Altered Open Water	70%	

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.79	0.06
Building 1	13590.25	0.31
Building 2	15032.35	0.35
Building 3	14893.25	0.34
Building 4	13590.25	0.31
Building 5	15032.35	0.35
Building 6	13590.25	0.31
Building 7	14893.25	0.34
Gazebo	340.01	0.01
Building 8	13590.25	0.31
Building 9	10400.07	0.24
Total	127738.07	2.93

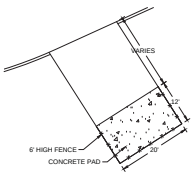
Parking Provided	
Clubhouse	22
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	62
Gazebo	8
Building 8	40
Building 9	22
Total Parking	474

*Provided ADA Parking: 21 of 474 spaces

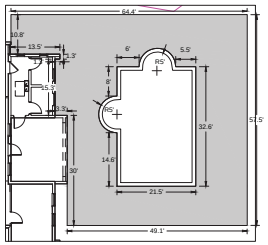
Monroe County Landscape Code Requirements:	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C



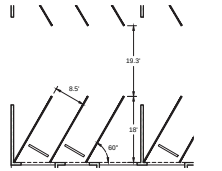
1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.



2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.



3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.



4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.

CONSTRUCTION MANAGEMENT PLAN FOR QUARRY DEVELOPMENT

PURPOSE

To identify the most suitable methods for construction of the new Quarry residential development and associated elements.

CONSTRUCTION PROCEDURE SUMMARY

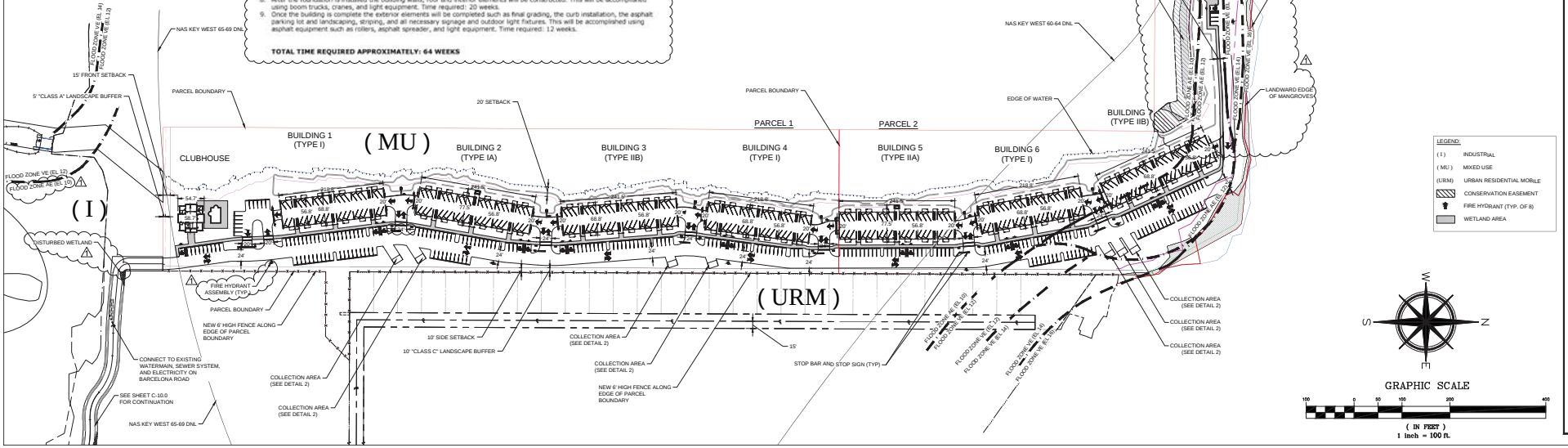
The construction sequence is as follows:

1. Install appropriate construction fencing, and signage. Time required: 1 week.
2. Clear construction site of all trees and other vegetation. Time required: 2 weeks.
3. The construction area will be cleared using heavy equipment such as bulldozers, front end loaders and dump trucks. The debris and vegetation will be hauled to a permitted landfill. Time required: 2 weeks.
4. Install silt fence around the perimeter of the plans. The silt fence shall follow the FDOT standards. Time required: 3 weeks.
5. Next the site will be rough graded. This will be accomplished using heavy equipment such as graders, rollers, front end loaders, backhoes, bulldozers and dump trucks. Time required: 4 weeks.
6. After grading is completed contractor will install the utilities to the proposed buildings, such as water/sewer lines, power lines. At this time contractor, also shall install catch basins to control storm water runoff post development. This will be accomplished using heavy equipment such as excavators, backhoes, front end loaders and dump trucks. Time required: 12 weeks.
7. After the utilities are installed then the building foundation will be installed. This will be accomplished using drill rigs to install the augers, cement mixer trucks, bobcats, and backhoes. Time required: 8 weeks.
8. After the foundation is installed the building walls, roof and interior elements will be constructed. This will be accomplished using boom trucks, cranes, and light equipment. Time required: 20 weeks.
9. Once the building is complete the exterior elements will be completed such as final grading, the curb installation, the asphalt parking lot and landscaping, striping, and all necessary signage and outdoor light fixtures. This will be accomplished using asphalt equipment such as rollers, asphalt spreader, and light equipment. Time required: 12 weeks.

TOTAL TIME REQUIRED APPROXIMATELY: 64 WEEKS

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
	Spaces per unit		
Required Parking Spaces 114-676	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces



LEGEND:
- (I) INDUSTRIAL
- (MU) MIXED USE
- (URM) URBAN RESIDENTIAL MOBILE
- CONSERVATION EASEMENT
- FIRE HYDRANT (TYP. OF 8)
- WETLAND AREA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3283 fax 293-4999

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

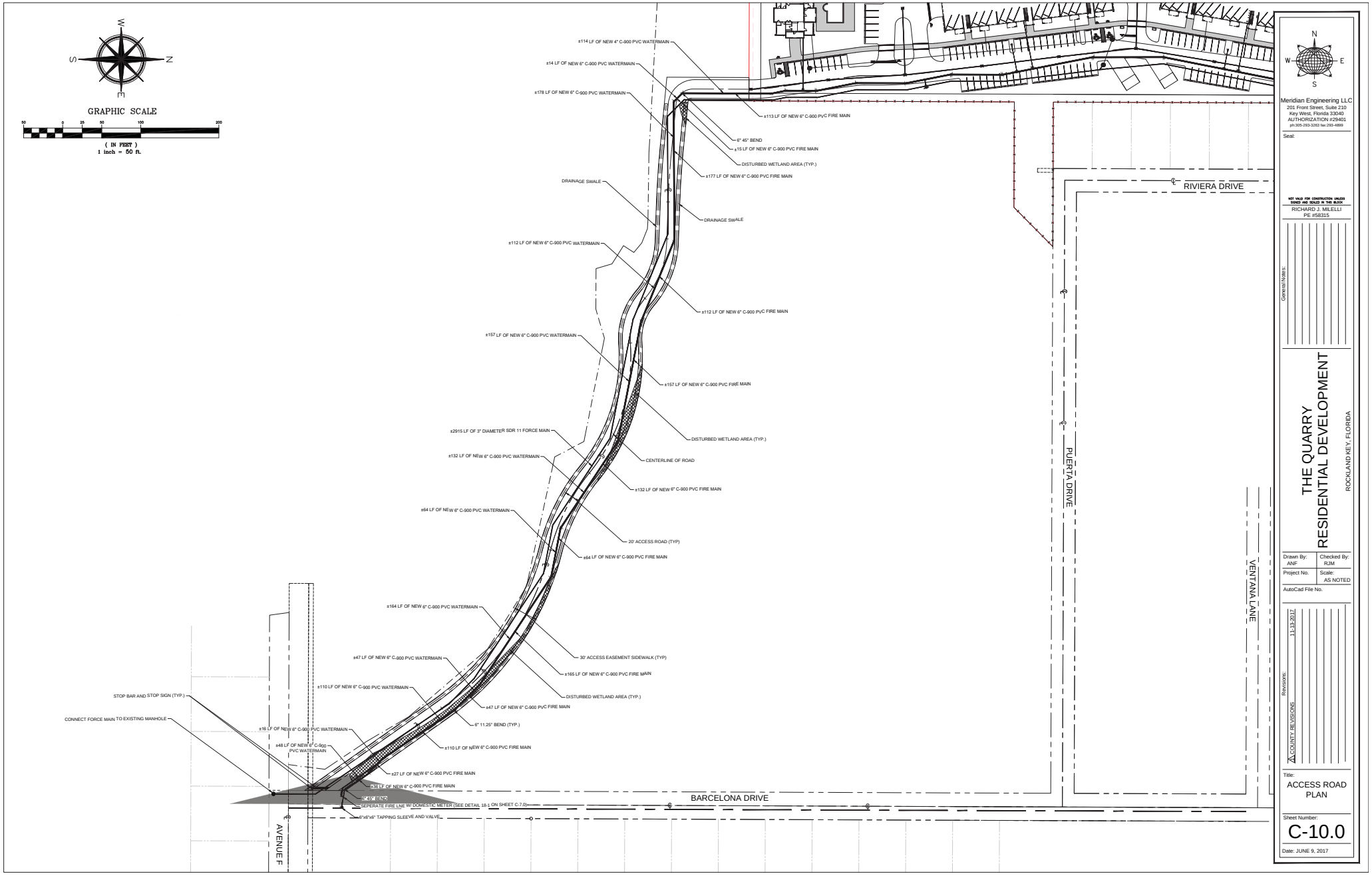
Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:
1 COUNTY REVISIONS 11-13-2017

Title: SITE PLAN

Sheet Number: C-1.0

Date: JUNE 9, 2017



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4999

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
1 COUNTY REVISIONS 11-13-2017

Title:
ACCESS ROAD PLAN

Sheet Number:
C-10.0

Date: JUNE 9, 2017

Appendix C

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	23500 C	N 12000	S 11500	9.50	54.90	7.60
2015	22500 C	N 11000	S 11500	9.50	54.30	7.20
2014	21000 C	N 10500	S 10500	9.50	55.20	9.20
2013	21000 C	N 10500	S 10500	9.50	54.80	9.30
2012	21500 C	N 11000	S 10500	9.50	55.00	8.60
2011	21000 C	N 10500	S 10500	9.50	55.10	7.20
2010	20500 C	N 10000	S 10500	10.26	56.84	7.20
2009	21500 C	N 10500	S 11000	10.23	56.56	7.20
2008	20000 C	N 10000	S 10000	10.45	54.98	10.90
2007	21500 C	N 11000	S 10500	10.00	55.10	11.30
2006	23500 C	N 11000	S 12500	10.08	55.69	9.80
2005	23000 C	N 11500	S 11500	10.40	55.70	9.30
2004	24000 C	N 12000	S 12000	10.00	56.00	8.60
2003	22500 C	N	S	10.10	56.30	9.30
2002	20500 C	N 10000	S 10500	10.00	54.20	6.10
2001	22500 C	N	S	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0050 - CR 941, 200' S SR 5/US-1(BIG COPPITT KEY)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3500 C	N 1700	S 1800	9.00	54.90	7.60
2015	4200 C	N 2300	S 1900	9.00	54.30	7.20
2014	2300 C	N 1200	S 1100	9.00	55.20	9.20
2013	3500 C	N 1800	S 1700	9.00	54.80	7.30
2012	2200 C	N 1100	S 1100	9.00	55.00	8.20
2011	2600 C	N 1300	S 1300	9.00	55.10	8.30
2010	2400 C	N 1200	S 1200	10.26	56.84	10.30
2009	2900 C	N 1600	S 1300	10.23	56.56	8.40
2008	3000 C	N 1600	S 1400	10.45	54.98	8.60
2007	2800 C	N 1600	S 1200	10.00	55.10	9.80
2006	2500 C	N 1400	S 1100	10.08	55.69	12.30
2005	2000 C	N 1000	S 1000	10.40	55.70	6.20
2004	3100 C	N 1500	S 1600	10.00	56.00	3.10
2003	2000 C	N	S	10.10	56.30	4.40
2002	1950 C	N 950	S 1000	10.00	54.20	5.60
2001	2200 C	N 1100	S 1100	10.00	55.90	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0106 - SR 5/US-1, 200' N SHARK CHANNEL BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19400 C	N 9400	S 10000	9.50	54.90	7.60
2015	19800 C	N 9800	S 10000	9.50	54.30	7.20
2014	18800 C	N 9000	S 9800	9.50	55.20	9.20
2013	18100 C	N 9200	S 8900	9.50	54.80	9.30
2012	17100 C	N 8500	S 8600	9.50	55.00	8.60
2011	17800 C	N 9100	S 8700	9.50	55.10	8.70
2010	17500 C	N 8800	S 8700	10.26	56.84	9.10
2009	20500 C	N 10500	S 10000	10.23	56.56	8.30
2008	15000 C	N 7400	S 7600	10.45	54.98	10.90
2007	20000 C	N 10000	S 10000	10.00	55.10	11.30
2006	17800 C	N 9000	S 8800	10.08	55.69	9.80
2005	17200 C	N 8400	S 8800	10.40	55.70	9.30
2004	18300 C	N 8400	S 9900	10.00	56.00	8.60
2003	20000 C	N	S	10.10	56.30	9.30
2002	16800 C	N 8300	S 8500	10.00	54.20	6.10
2001	16400 C	N 8200	S 8200	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8164 - 4TH STREET. 100' NORTH OF SHORE AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3300 S	N 1700	S 1600	9.00	54.90	7.60
2015	3100 F	N 1600	S 1500	9.00	54.30	7.20
2014	2900 C	N 1500	S 1400	9.00	55.20	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

Big Coppitt Apartments

Big Coppitt Key

Growth Rate Analysis

Site #900010 - SR 5 / US 1, 200 feet north of Rockland Channel Bridge (MM 9.6)

Year	Volume	Growth Rate
2011	21,000	
2016	23,500	2.28%

Site #900050 - CR 941, 200 feet south of SR 5 / US 1 (Big Coppitt Key)

Year	Volume	Growth Rate
2011	2,600	
2016	3,500	6.13%

Site #900106 - SR 5 / US 1, 200 feet north of Shark Channel Bridge

Year	Volume	Growth Rate
2011	17,800	
2016	19,400	1.74%

Total - All Count Stations

Year	Volume	Growth Rate
2011	41,400	
2016	46,400	2.31%

Appendix D

2017 Intersection Turning Movement Counts

TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	0	0	0	0	5	225	0	0	37	0	3	0	0	73	1	**344**
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	**384**
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	**411**
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	**348**
Total	**0**	**0**	**0**	**0**	**0**	**18**	**941**	**0**	**0**	**131**	**0**	**26**	**5**	**0**	**343**	**23**	**1487**
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	**367**
08:15 AM	0	0	0	0	0	5	179	0	0	22	0	14	0	0	86	10	**316**
08:30 AM	0	0	0	0	0	6	191	0	0	25	0	10	0	0	122	9	**363**
08:45 AM	0	0	0	0	0	5	164	0	0	19	0	9	0	0	120	7	**324**
Total	**0**	**0**	**0**	**0**	**0**	**23**	**739**	**0**	**0**	**97**	**0**	**39**	**4**	**0**	**428**	**40**	**1370**
09:00 AM																	
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03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	0	0	0	0	4	193	0	0	25	0	14	0	0	208	29	**473**
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	**495**
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	**457**
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	**491**
Total	**0**	**0**	**0**	**0**	**0**	**20**	**700**	**0**	**0**	**82**	**1**	**75**	**0**	**0**	**921**	**117**	**1916**
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	**474**
05:15 PM	0	0	0	0	0	9	148	0	0	14	0	24	0	0	241	27	**463**
05:30 PM	0	0	0	0	0	6	133	0	0	21	0	17	0	0	216	22	**415**
05:45 PM	0	0	0	0	0	5	137	0	0	19	0	17	0	0	221	20	**419**
Total	**0**	**0**	**0**	**0**	**0**	**32**	**571**	**0**	**0**	**67**	**0**	**78**	**0**	**0**	**924**	**99**	**1771**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

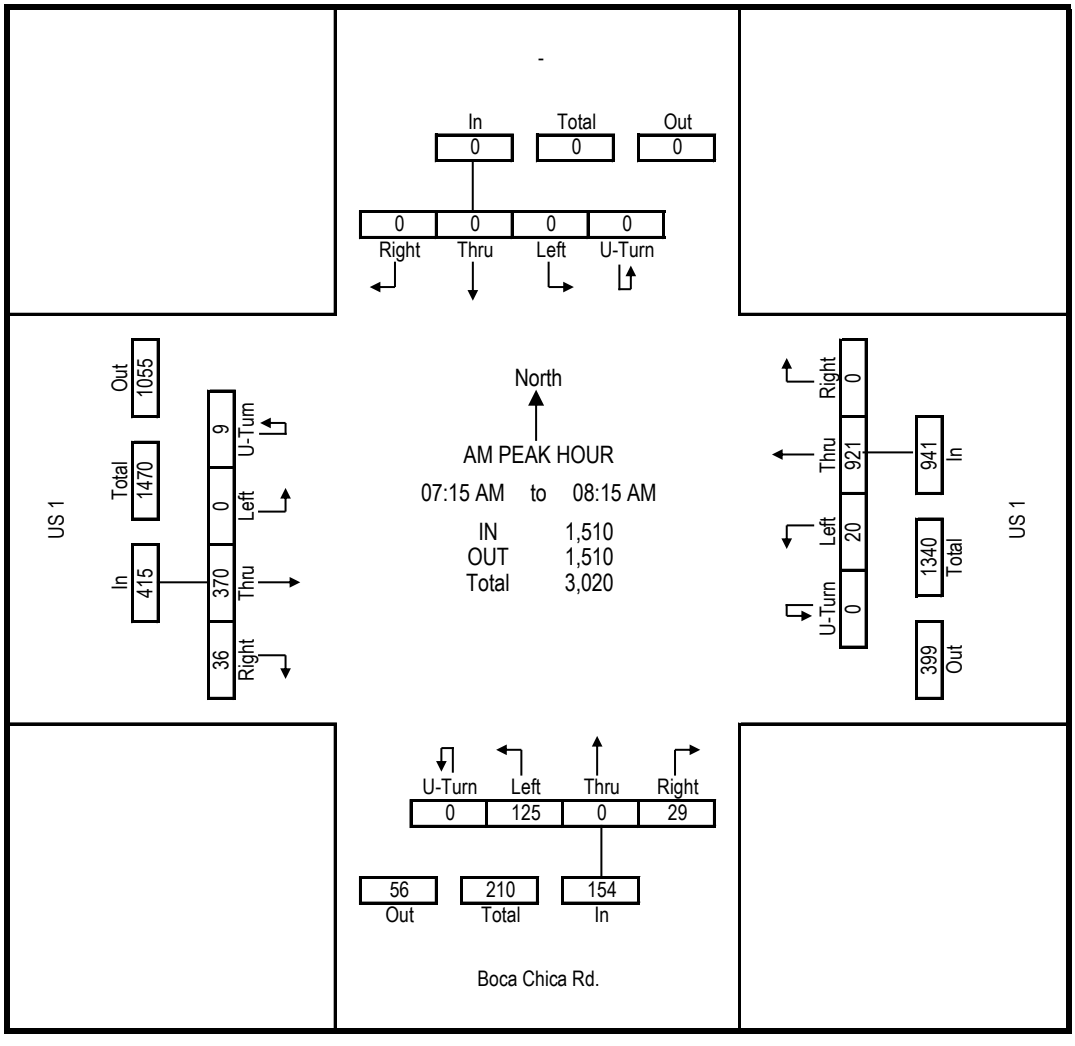
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
Total	**0**	**0**	**0**	**0**	**0**	**20**	**921**	**0**	**0**	**125**	**0**	**29**	**9**	**0**	**370**	**36**	**1510**
PHF	0.000	0.000	0.000	0.000	0.000	0.714	0.879	0.000	0.000	0.801	0.000	0.725	0.450	0.000	0.907	0.643	0.92
Heavy Veh %	0%	0%	0%	0%	0%	13%	6%	0%	0%	4%	0%	19%	0%	0%	10%	10%	8%
App Vol %	0%	0%	0%	0%	0%	2%	98%	0%	0%	81%	0%	19%	2%	0%	89%	9%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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10232 NW 47 Street
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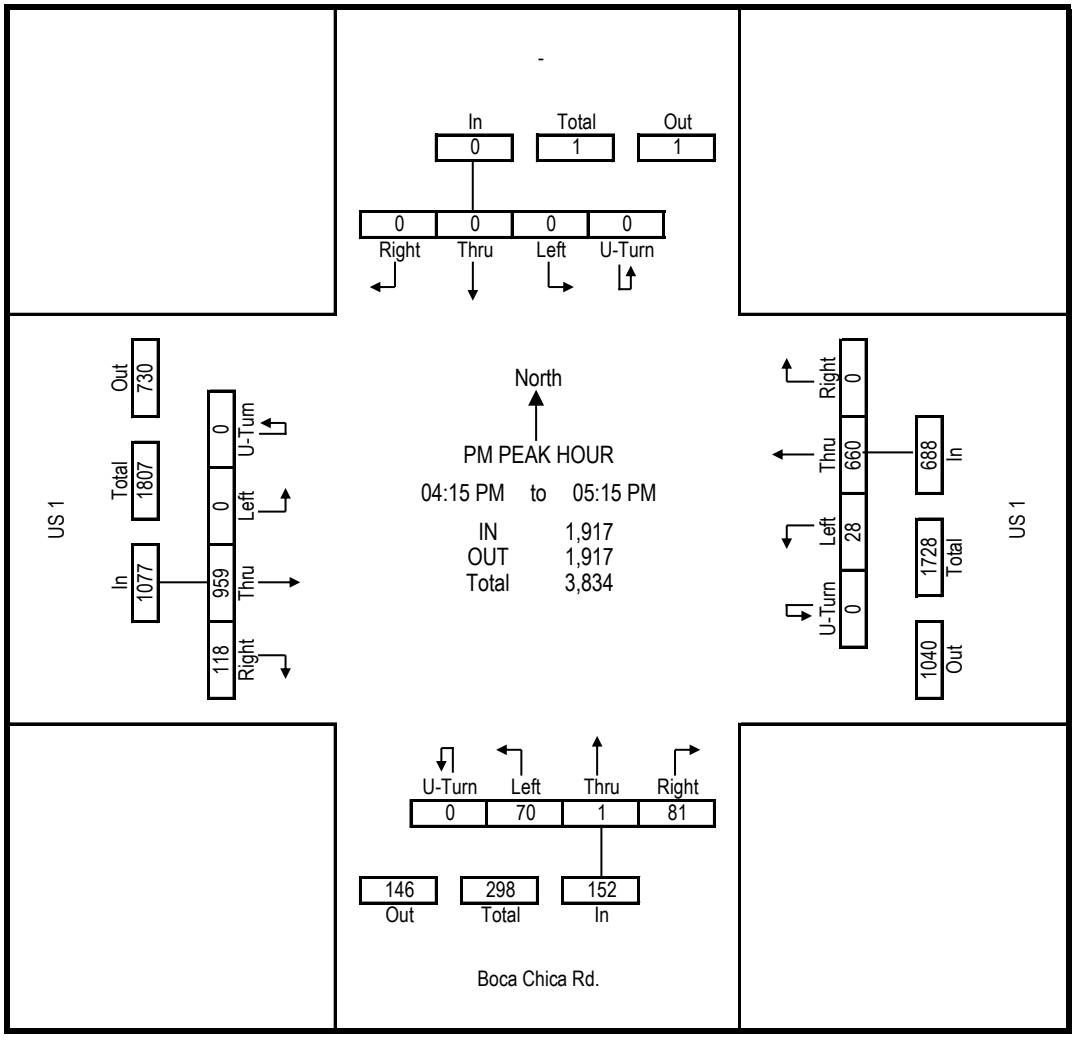
File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
Total	**0**	**0**	**0**	**0**	**0**	**28**	**660**	**0**	**0**	**70**	**1**	**81**	**0**	**0**	**959**	**118**	**1917**
PHF	0.000	0.000	0.000	0.000	0.000	0.583	0.859	0.000	0.000	0.761	0.250	0.844	0.000	0.000	0.975	0.868	0.97
Heavy Veh %	0%	0%	0%	0%	0%	10%	5%	0%	0%	1%	0%	4%	0%	0%	2%	2%	3%
App Vol %	0%	0%	0%	0%	0%	4%	96%	0%	0%	46%	1%	53%	0%	0%	89%	11%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:15 PM to 05:15 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	**437**
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	**490**
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	**476**
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	**501**
Total	**0**	**16**	**0**	**210**	**0**	**0**	**1257**	**12**	**0**	**0**	**0**	**0**	**0**	**19**	**390**	**0**	**1904**
08:00 AM	0	4	0	26	0	0	263	4	0	0	0	0	0	8	126	0	**431**
08:15 AM	0	7	0	22	0	0	225	5	0	0	0	0	0	14	104	0	**377**
08:30 AM	0	3	0	35	0	0	208	6	0	0	0	0	0	13	140	0	**405**
08:45 AM	0	2	0	25	0	0	222	4	0	0	0	0	0	7	142	0	**402**
Total	**0**	**16**	**0**	**108**	**0**	**0**	**918**	**19**	**0**	**0**	**0**	**0**	**0**	**42**	**512**	**0**	**1615**
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03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	**558**
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	**552**
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	**530**
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	**564**
Total	**0**	**18**	**0**	**58**	**0**	**0**	**808**	**24**	**0**	**0**	**0**	**0**	**0**	**143**	**1153**	**0**	**2204**
05:00 PM	0	6	0	12	0	0	174	4	0	0	0	0	0	30	305	0	**531**
05:15 PM	0	8	0	16	0	0	156	9	0	0	0	0	0	38	301	0	**528**
05:30 PM	0	4	0	21	0	0	177	8	0	0	0	0	0	52	282	0	**544**
05:45 PM	0	9	0	22	0	0	152	7	0	0	0	0	0	33	264	0	**487**
Total	**0**	**27**	**0**	**71**	**0**	**0**	**659**	**28**	**0**	**0**	**0**	**0**	**0**	**153**	**1152**	**0**	**2090**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

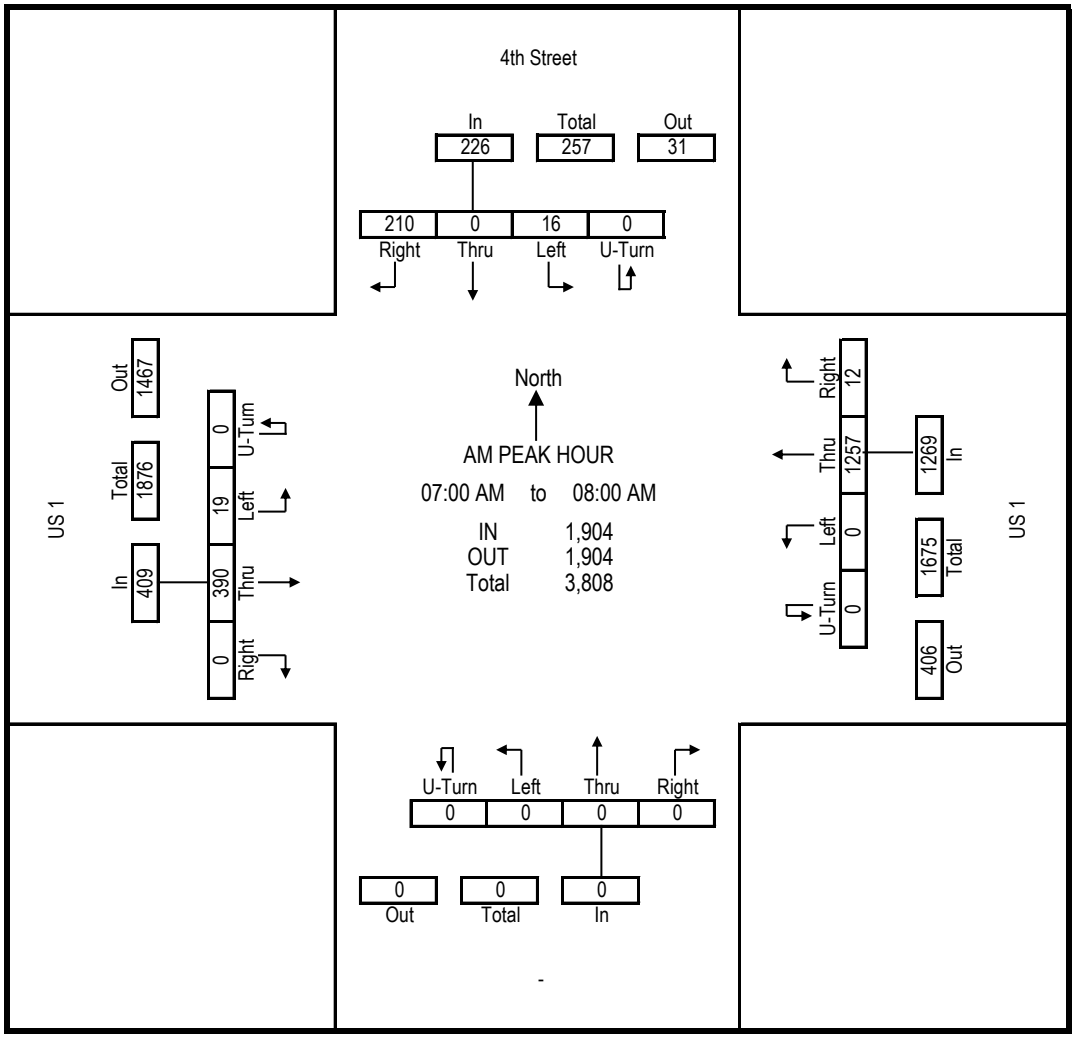
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	437
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	490
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	476
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	501
Total	**0**	**16**	**0**	**210**	**0**	**0**	**1257**	**12**	**0**	**0**	**0**	**0**	**0**	**19**	**390**	**0**	**1904**
PHF	0.000	0.571	0.000	0.833	0.000	0.000	0.949	0.429	0.000	0.000	0.000	0.000	0.000	0.792	0.841	0.000	0.95
Heavy Veh %	0%	0%	0%	1%	0%	0%	5%	14%	0%	0%	0%	0%	0%	5%	9%	0%	6%
App Vol %	0%	7%	0%	93%	0%	0%	99%	1%	0%	0%	0%	0%	0%	5%	95%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:00 AM to 08:00 AM



TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

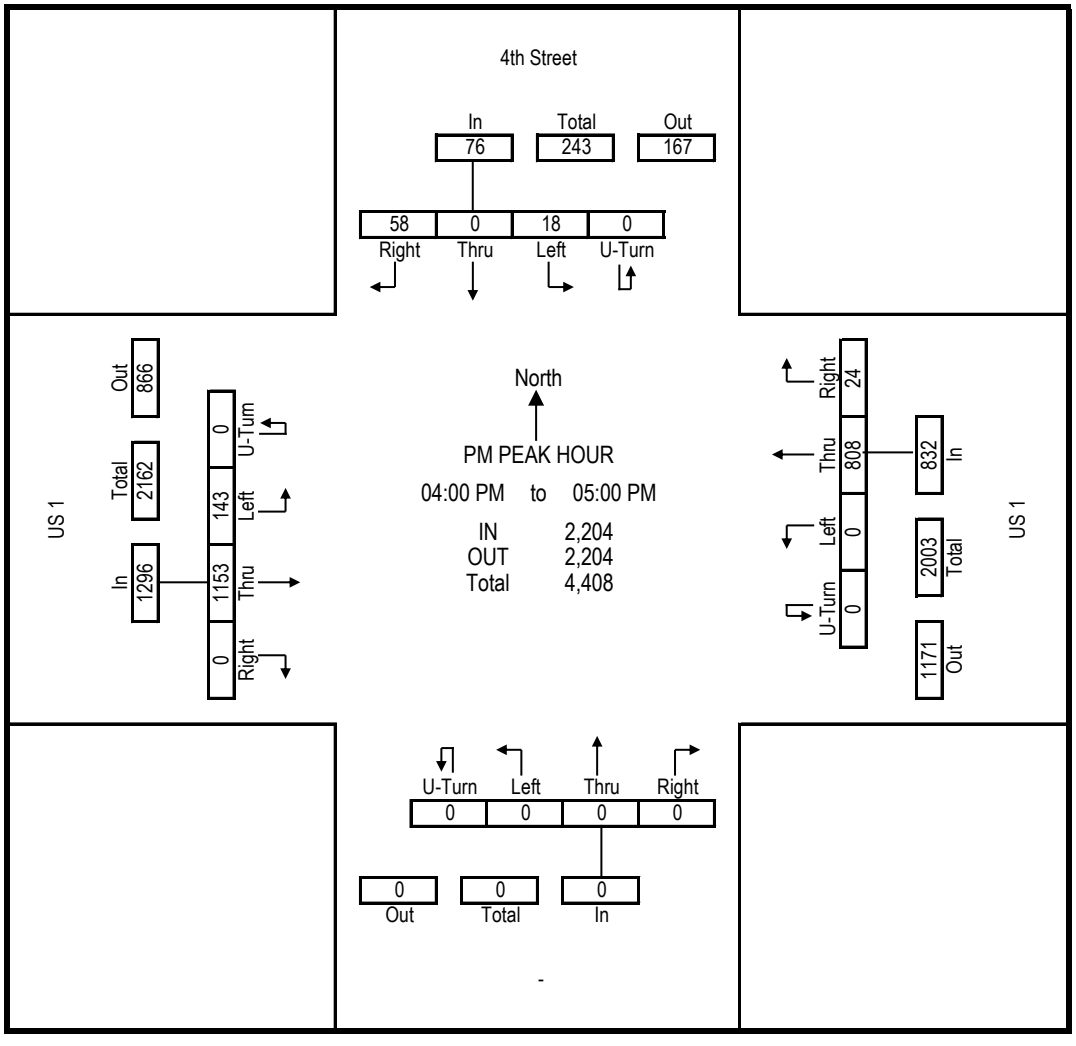
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	558
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	552
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	530
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	564
Total	**0**	**18**	**0**	**58**	**0**	**0**	**808**	**24**	**0**	**0**	**0**	**0**	**0**	**143**	**1153**	**0**	**2204**
PHF	0.000	0.900	0.000	0.806	0.000	0.000	0.835	0.667	0.000	0.000	0.000	0.000	0.000	0.966	0.945	0.000	0.98
Heavy Veh %	0%	5%	0%	6%	0%	0%	6%	0%	0%	0%	0%	0%	0%	0%	3%	0%	4%
App Vol %	0%	24%	0%	76%	0%	0%	97%	3%	0%	0%	0%	0%	0%	11%	89%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	1	0	9	0	0	340	0	0	0	0	0	0	2	79	0	**431**
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	**498**
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	**479**
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	**476**
Total	**0**	**4**	**0**	**29**	**0**	**0**	**1438**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**400**	**2**	**1884**
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	**432**
08:15 AM	0	1	0	1	0	0	234	1	0	0	0	0	0	3	139	0	**379**
08:30 AM	0	0	0	7	0	0	246	3	0	0	0	0	0	5	153	0	**414**
08:45 AM	0	2	0	2	0	0	242	0	0	0	0	0	0	0	156	0	**402**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**1012**	**4**	**0**	**0**	**0**	**0**	**0**	**10**	**585**	**0**	**1627**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	**576**
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	**546**
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	**539**
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	**588**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
05:00 PM	0	2	0	2	0	0	170	4	0	0	0	0	0	5	338	0	**521**
05:15 PM	0	4	0	3	0	0	168	0	0	0	0	0	0	3	343	0	**521**
05:30 PM	0	0	0	1	0	0	172	2	0	0	0	0	0	3	332	0	**510**
05:45 PM	0	1	0	2	0	0	187	2	0	0	0	0	0	1	300	0	**493**
Total	**0**	**7**	**0**	**8**	**0**	**0**	**697**	**8**	**0**	**0**	**0**	**0**	**0**	**12**	**1313**	**0**	**2045**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

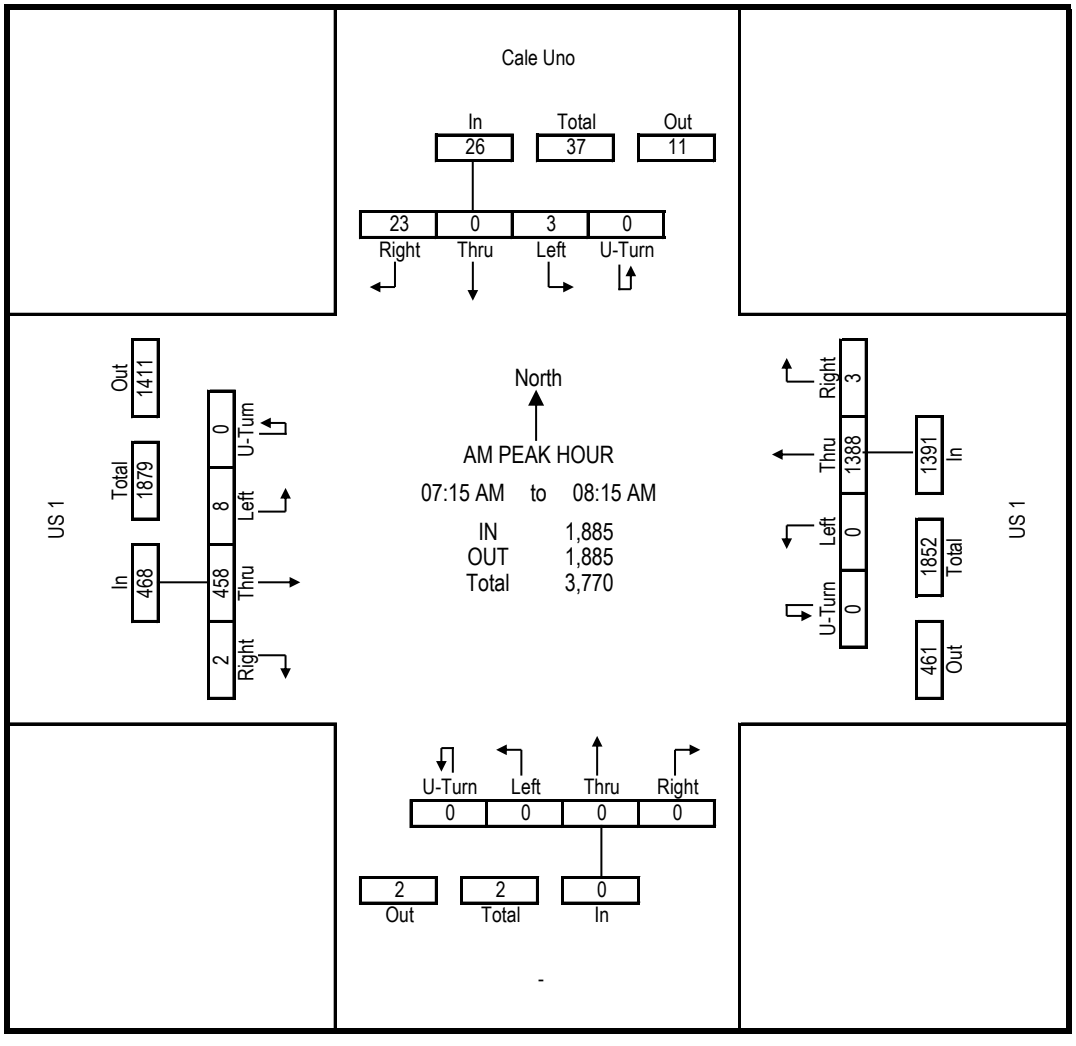
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
Total	**0**	**3**	**0**	**23**	**0**	**0**	**1388**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**458**	**2**	**1885**
PHF	0.000	0.375	0.000	0.575	0.000	0.000	0.904	0.750	0.000	0.000	0.000	0.000	0.000	0.667	0.836	0.500	0.95
Heavy Veh %	0%	0%	0%	4%	0%	0%	6%	40%	0%	0%	0%	0%	0%	11%	12%	0%	7%
App Vol %	0%	12%	0%	88%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2%	98%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
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CLIENT: KBP
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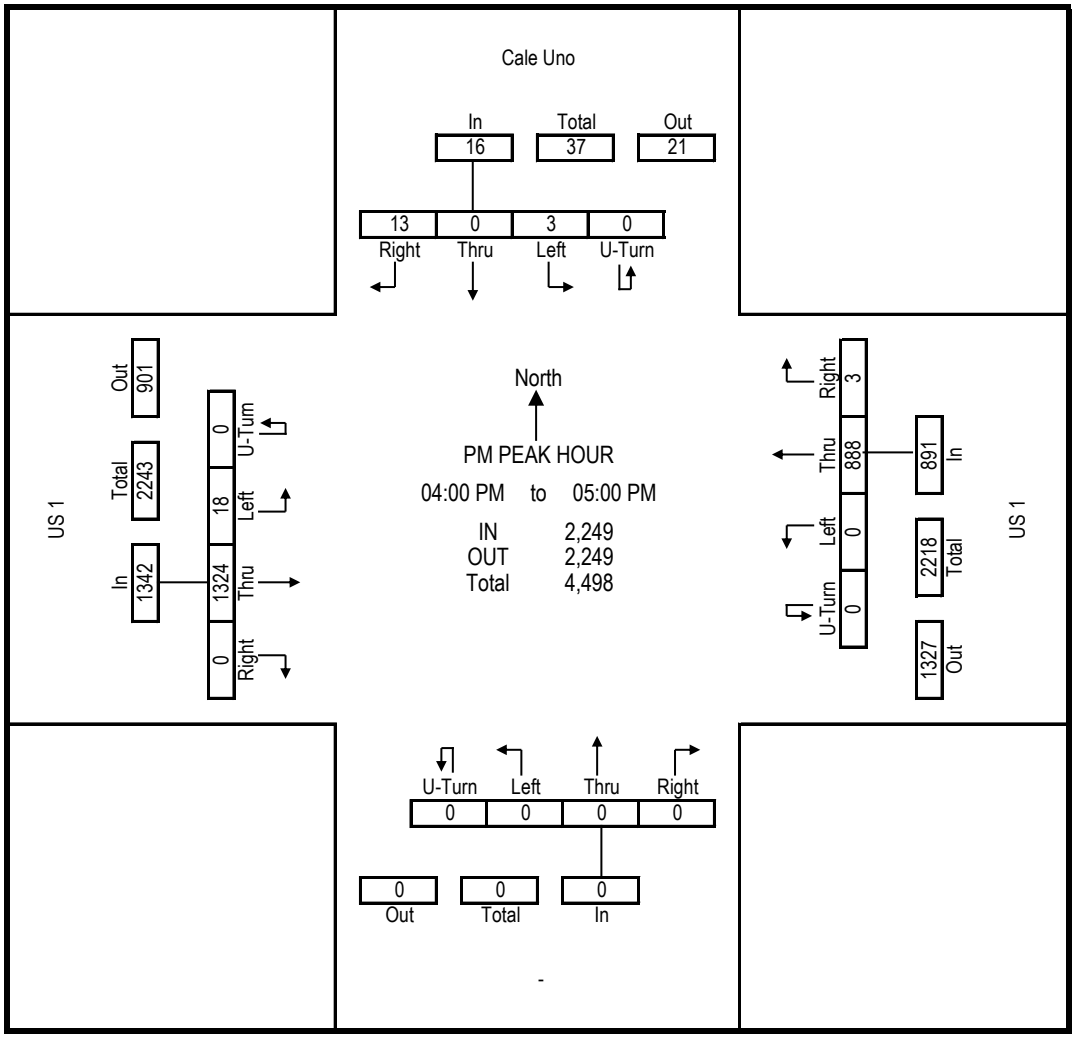
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
PHF	0.000	0.375	0.000	0.650	0.000	0.000	0.854	0.375	0.000	0.000	0.000	0.000	0.000	0.643	0.935	0.000	0.96
Heavy Veh %	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	5%	4%	0%	5%
App Vol %	0%	19%	0%	81%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1%	99%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	BARCELONA DR Southbound				AVE F Westbound				BARCELONA DR Northbound				AVE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	21	0	6	0	0	0	0	0	0	0	0	0	0	0	27
07:15 AM	0	0	21	0	3	0	0	0	0	0	0	0	0	1	0	0	25
07:30 AM	0	0	21	0	8	0	0	0	0	0	0	0	0	0	0	0	29
07:45 AM	0	0	24	0	3	0	0	0	0	0	0	0	0	0	0	0	27
Total	0	0	87	0	20	0	0	0	0	0	0	0	0	1	0	0	108
08:00 AM	0	0	17	0	5	0	0	0	0	0	0	0	0	0	0	0	22
08:15 AM	0	0	15	0	6	0	0	0	0	0	0	0	0	0	0	0	21
08:30 AM	0	0	17	0	3	0	0	0	0	0	0	0	0	0	0	0	20
08:45 AM	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	16
Total	0	0	57	0	22	0	0	0	0	0	0	0	0	0	0	0	79
*** BREAK ***																	
04:00 PM	0	0	15	0	11	0	0	0	0	0	0	0	0	0	0	0	26
04:15 PM	0	0	7	0	16	0	0	0	0	0	0	0	0	0	0	0	23
04:30 PM	0	0	9	0	18	0	0	0	0	0	0	0	0	0	0	0	27
04:45 PM	0	0	11	0	15	0	0	0	0	0	0	0	0	0	0	0	26
Total	0	0	42	0	60	0	0	0	0	0	0	0	0	0	0	0	102
05:00 PM	0	0	12	0	24	0	0	0	0	0	0	0	0	0	0	0	36
05:15 PM	0	0	21	0	26	1	0	0	0	0	0	0	0	0	0	0	48
05:30 PM	0	0	13	0	25	0	0	0	0	0	0	0	0	0	0	0	38
05:45 PM	0	0	13	0	18	0	0	0	0	0	0	0	0	0	0	0	31
Total	0	0	59	0	93	1	0	0	0	0	0	0	0	0	0	0	153
Grand Total	0	0	245	0	195	1	0	0	0	0	0	0	0	1	0	0	442
Apprch %	0	0	100	0	99.5	0.5	0	0	0	0	0	0	0	100	0	0	
Total %	0	0	55.4	0	44.1	0.2	0	0	0	0	0	0	0	0.2	0	0	
AUTO	0	0	242	0	193	1	0	0	0	0	0	0	0	1	0	0	437
% AUTO	0	0	98.8	0	99	100	0	0	0	0	0	0	0	100	0	0	98.9
HEAVY VEHICLES	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
% HEAVY VEHICLES	0	0	1.2	0	1	0	0	0	0	0	0	0	0	0	0	0	1.1

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017

	BARCELONA DR Southbound					AVE F Westbound					BARCELONA DR Northbound					AVE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	21	0	21	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	27
07:15 AM	0	0	21	0	21	3	0	0	0	3	0	0	0	0	0	0	**1**	0	0	**1**	25
07:30 AM	0	0	21	0	21	**8**	0	0	0	**8**	0	0	0	0	0	0	0	0	0	0	**29**
07:45 AM	0	0	**24**	0	**24**	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	27
Total Volume	0	0	87	0	87	20	0	0	0	20	0	0	0	0	0	0	1	0	0	1	108
% App. Total	0	0	100	0		100	0	0	0		0	0	0	0		0	100	0	0		
PHF	.000	.000	.906	.000	.906	.625	.000	.000	.000	.625	.000	.000	.000	.000	.000	.000	.250	.000	.000	.250	.931

Crossroads Engineering

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

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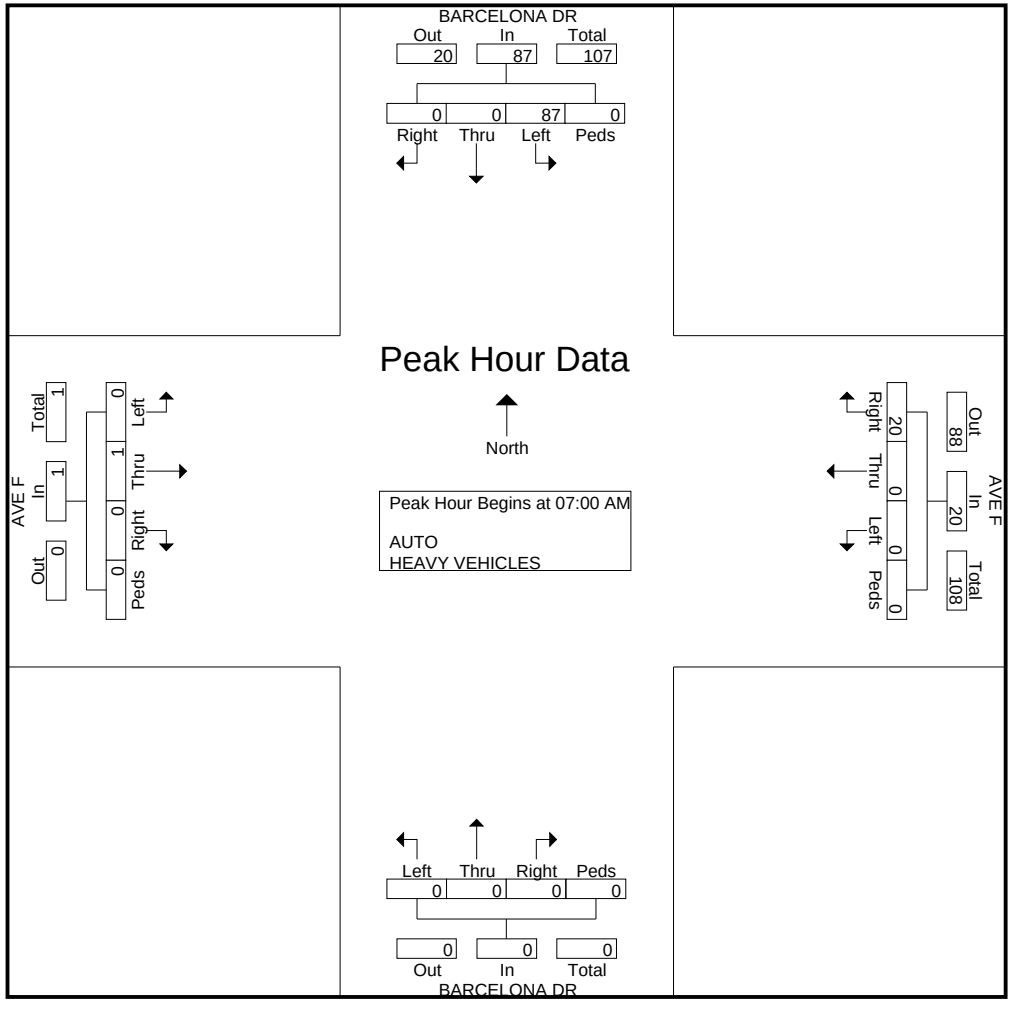
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 3



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8320 SW 90th Street
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786-236-2857

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 4

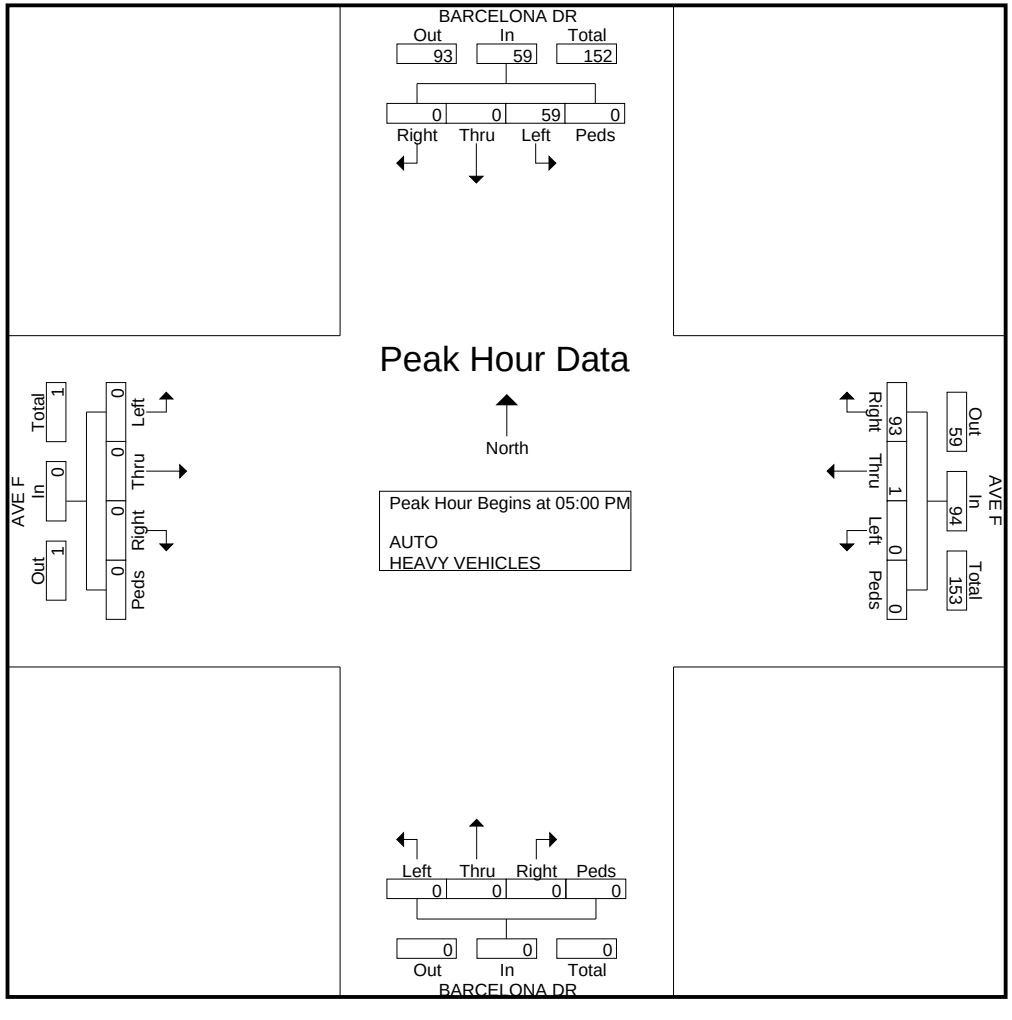
	BARCELONA DR Southbound					AVE F Westbound					BARCELONA DR Northbound					AVE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	12	0	12	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	36
05:15 PM	0	0	**21**	0	**21**	**26**	**1**	0	0	**27**	0	0	0	0	0	0	0	0	0	0	**48**
05:30 PM	0	0	13	0	13	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	38
05:45 PM	0	0	13	0	13	18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	31
Total Volume	0	0	59	0	59	93	1	0	0	94	0	0	0	0	0	0	0	0	0	0	153
% App. Total	0	0	100	0		98.9	1.1	0	0		0	0	0	0		0	0	0	0		
PHF	.000	.000	.702	.000	.702	.894	.250	.000	.000	.870	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.797

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 5



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	BARCELONA DR Southbound				AVE F Westbound				BARCELONA DR Northbound				AVE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
*** BREAK ***																	
Grand Total	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
Apprch %	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	0	
Total %	0	0	60	0	40	0	0	0	0	0	0	0	0	0	0	0	

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	4TH STREET Southbound				AVENUE F Westbound				Northbound				AVENUE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	1	9	0	1	0	1	3	0	0	1	3	0	22	0	0	0	41
07:15 AM	0	10	0	0	0	0	3	1	1	2	3	0	28	0	0	1	49
07:30 AM	0	15	0	1	0	0	0	0	1	2	7	0	22	0	0	0	48
07:45 AM	0	12	0	0	0	1	5	1	0	4	5	0	24	0	1	1	54
Total	1	46	0	2	0	2	11	2	2	9	18	0	96	0	1	2	192
08:00 AM	0	11	0	2	0	0	2	1	0	2	6	0	14	1	0	0	39
08:15 AM	0	2	0	0	0	0	3	0	0	2	5	0	16	0	0	0	28
08:30 AM	0	6	0	0	0	0	1	0	0	5	4	0	11	0	0	0	27
08:45 AM	1	4	0	0	0	0	1	0	1	4	8	0	10	0	1	1	31
Total	1	23	0	2	0	0	7	1	1	13	23	0	51	1	1	1	125
*** BREAK ***																	
04:00 PM	3	11	0	0	0	0	3	0	3	14	7	1	12	0	1	0	55
04:15 PM	0	1	0	0	0	0	1	1	3	12	20	0	5	0	0	0	43
04:30 PM	0	4	0	0	0	1	5	0	1	7	23	0	14	1	1	0	57
04:45 PM	0	3	0	0	0	0	2	0	2	10	15	0	9	0	2	0	43
Total	3	19	0	0	0	1	11	1	9	43	65	1	40	1	4	0	198
05:00 PM	0	11	0	0	0	0	3	0	5	10	22	0	12	1	0	0	64
05:15 PM	1	7	0	0	0	0	2	0	2	23	30	0	14	0	0	0	79
05:30 PM	0	2	0	0	0	1	3	0	4	11	23	0	11	0	0	0	55
05:45 PM	1	5	0	0	1	1	2	1	1	12	22	0	11	1	1	0	59
Total	2	25	0	0	1	2	10	1	12	56	97	0	48	2	1	0	257
Grand Total	7	113	0	4	1	5	39	5	24	121	203	1	235	4	7	3	772
Apprch %	5.6	91.1	0	3.2	2	10	78	10	6.9	34.7	58.2	0.3	94.4	1.6	2.8	1.2	
Total %	0.9	14.6	0	0.5	0.1	0.6	5.1	0.6	3.1	15.7	26.3	0.1	30.4	0.5	0.9	0.4	
AUTO	6	113	0	4	1	5	36	5	24	120	201	1	231	4	7	3	761
% AUTO	85.7	100	0	100	100	100	92.3	100	100	99.2	99	100	98.3	100	100	100	98.6
HEAVY VEHICLES	1	0	0	0	0	0	3	0	0	1	2	0	4	0	0	0	11
% HEAVY VEHICLES	14.3	0	0	0	0	0	7.7	0	0	0.8	1	0	1.7	0	0	0	1.4

Crossroads Engineering

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File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 2

	4TH STREET Southbound					AVENUE F Westbound					Northbound					AVENUE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**1**	9	0	**1**	11	0	**1**	3	0	4	0	1	3	0	4	22	0	0	0	22	41
07:15 AM	0	10	0	0	10	0	0	3	**1**	4	**1**	2	3	0	6	**28**	0	0	**1**	**29**	49
07:30 AM	0	**15**	0	1	**16**	0	0	0	0	0	1	2	**7**	0	**10**	22	0	0	0	22	48
07:45 AM	0	12	0	0	12	0	1	**5**	1	**7**	0	**4**	5	0	9	24	0	**1**	1	26	**54**
Total Volume	1	46	0	2	49	0	2	11	2	15	2	9	18	0	29	96	0	1	2	99	192
% App. Total	2	93.9	0	4.1		0	13.3	73.3	13.3		6.9	31	62.1	0		97	0	1	2		
PHF	.250	.767	.000	.500	.766	.000	.500	.550	.500	.536	.500	.563	.643	.000	.725	.857	.000	.250	.500	.853	.889

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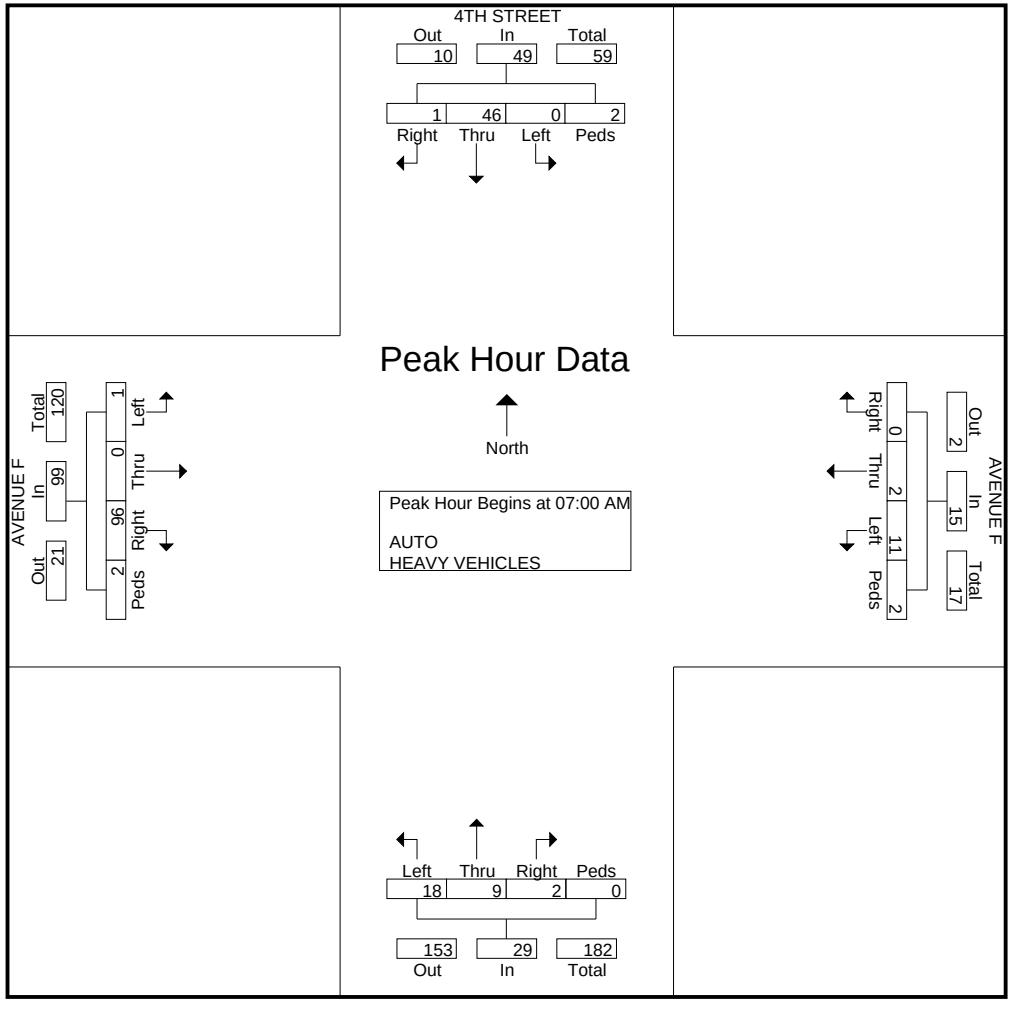
Site Code : 00000000
Start Date : 7/18/2017
Page No : 3



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File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 4

	4TH STREET Southbound					AVENUE F Westbound					Northbound					AVENUE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	**11**	0	0	**11**	0	0	**3**	0	3	**5**	10	22	0	37	12	**1**	0	0	13	64
05:15 PM	**1**	7	0	0	8	0	0	2	0	2	2	**23**	**30**	0	**55**	**14**	0	0	0	**14**	**79**
05:30 PM	0	2	0	0	2	0	**1**	3	0	4	4	11	23	0	38	11	0	0	0	11	55
05:45 PM	1	5	0	0	6	**1**	1	2	**1**	**5**	1	12	22	0	35	11	1	**1**	0	13	59
Total Volume	2	25	0	0	27	1	2	10	1	14	12	56	97	0	165	48	2	1	0	51	257
% App. Total	7.4	92.6	0	0		7.1	14.3	71.4	7.1		7.3	33.9	58.8	0		94.1	3.9	2	0		
PHF	.500	.568	.000	.000	.614	.250	.500	.833	.250	.700	.600	.609	.808	.000	.750	.857	.500	.250	.000	.911	.813

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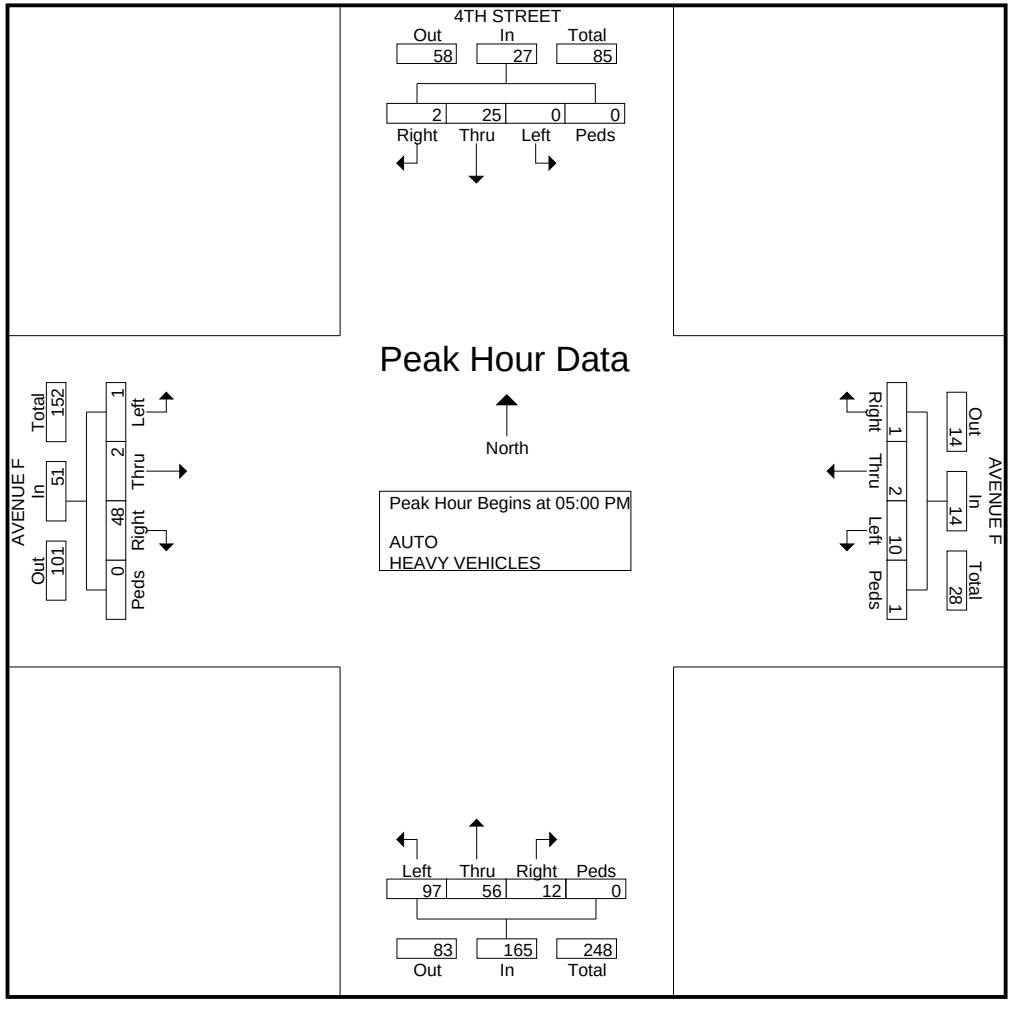
Start Date : 7/18/2017
Page No : 5



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Start Date : 7/18/2017
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Groups Printed- HEAVY VEHICLES

	4TH STREET Southbound				AVENUE F Westbound				Northbound				AVENUE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
*** BREAK ***																	
07:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	2	0	0	0	4
Total	1	0	0	0	0	0	1	0	0	1	0	0	3	0	0	0	6
08:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
08:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																	
Total	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
*** BREAK ***																	
04:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
04:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
*** BREAK ***																	
Total	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
*** BREAK ***																	
Grand Total	1	0	0	0	0	0	3	0	0	1	2	0	4	0	0	0	11
Apprch %	100	0	0	0	0	0	100	0	0	33.3	66.7	0	100	0	0	0	
Total %	9.1	0	0	0	0	0	27.3	0	0	9.1	18.2	0	36.4	0	0	0	

Appendix E

2016 Peak Season Factor Category Report

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.04
2	01/03/2016 - 01/09/2016	0.98	1.05
3	01/10/2016 - 01/16/2016	0.99	1.06
4	01/17/2016 - 01/23/2016	0.98	1.05
5	01/24/2016 - 01/30/2016	0.97	1.04
6	01/31/2016 - 02/06/2016	0.96	1.03
* 7	02/07/2016 - 02/13/2016	0.95	1.02
* 8	02/14/2016 - 02/20/2016	0.94	1.01
* 9	02/21/2016 - 02/27/2016	0.93	1.00
*10	02/28/2016 - 03/05/2016	0.91	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.97
*12	03/13/2016 - 03/19/2016	0.89	0.96
*13	03/20/2016 - 03/26/2016	0.90	0.97
*14	03/27/2016 - 04/02/2016	0.92	0.99
*15	04/03/2016 - 04/09/2016	0.94	1.01
*16	04/10/2016 - 04/16/2016	0.96	1.03
*17	04/17/2016 - 04/23/2016	0.96	1.03
*18	04/24/2016 - 04/30/2016	0.96	1.03
*19	05/01/2016 - 05/07/2016	0.96	1.03
20	05/08/2016 - 05/14/2016	0.96	1.03
21	05/15/2016 - 05/21/2016	0.97	1.04
22	05/22/2016 - 05/28/2016	0.97	1.04
23	05/29/2016 - 06/04/2016	0.98	1.05
24	06/05/2016 - 06/11/2016	0.98	1.05
25	06/12/2016 - 06/18/2016	0.99	1.06
26	06/19/2016 - 06/25/2016	0.97	1.04
27	06/26/2016 - 07/02/2016	0.95	1.02
28	07/03/2016 - 07/09/2016	0.93	1.00
29	07/10/2016 - 07/16/2016	0.92	0.99
30	07/17/2016 - 07/23/2016	0.94	1.01
31	07/24/2016 - 07/30/2016	0.96	1.03
32	07/31/2016 - 08/06/2016	0.98	1.05
33	08/07/2016 - 08/13/2016	1.00	1.08
34	08/14/2016 - 08/20/2016	1.02	1.10
35	08/21/2016 - 08/27/2016	1.05	1.13
36	08/28/2016 - 09/03/2016	1.07	1.15
37	09/04/2016 - 09/10/2016	1.10	1.18
38	09/11/2016 - 09/17/2016	1.12	1.20
39	09/18/2016 - 09/24/2016	1.12	1.20
40	09/25/2016 - 10/01/2016	1.12	1.20
41	10/02/2016 - 10/08/2016	1.12	1.20
42	10/09/2016 - 10/15/2016	1.12	1.20
43	10/16/2016 - 10/22/2016	1.11	1.19
44	10/23/2016 - 10/29/2016	1.09	1.17
45	10/30/2016 - 11/05/2016	1.08	1.16
46	11/06/2016 - 11/12/2016	1.06	1.14
47	11/13/2016 - 11/19/2016	1.05	1.13
48	11/20/2016 - 11/26/2016	1.03	1.11
49	11/27/2016 - 12/03/2016	1.01	1.09
50	12/04/2016 - 12/10/2016	0.99	1.06
51	12/11/2016 - 12/17/2016	0.97	1.04
52	12/18/2016 - 12/24/2016	0.98	1.05
53	12/25/2016 - 12/31/2016	0.99	1.06

* PEAK SEASON

Appendix F

Intersection Turning Movement Volumes

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	8	458	0	0	1,388	3	0	0	0	3	0	23
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	8	458	0	0	1,388	3	0	0	0	3	0	23
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	9	493	0	0	1,495	3	0	0	0	3	0	25
Project Traffic Volumes	0	14	0	0	51	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	9	507	0	0	1,546	3	0	0	0	3	0	25

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	18	1,324	0	0	888	3	0	0	0	3	0	13
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	18	1,324	0	0	888	3	0	0	0	3	0	13
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	19	1,426	0	0	956	3	0	0	0	3	0	14
Project Traffic Volumes	0	55	0	0	29	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	19	1,481	0	0	985	3	0	0	0	3	0	14

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	19	390	0	0	1,257	12	0	0	0	16	0	210
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	19	390	0	0	1,257	12	0	0	0	16	0	210
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	20	420	0	0	1,354	13	0	0	0	17	0	226
Project Traffic Volumes	14	0	0	0	0	7	0	0	0	28	0	51
2020 Total Volumes w/Project Traffic	34	420	0	0	1,354	20	0	0	0	45	0	277

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	143	1,153	0	0	808	24	0	0	0	18	0	58
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	143	1,153	0	0	808	24	0	0	0	18	0	58
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	154	1,242	0	0	870	26	0	0	0	19	0	62
Project Traffic Volumes	55	0	0	0	0	29	0	0	0	16	0	29
2020 Total Volumes w/Project Traffic	209	1,242	0	0	870	55	0	0	0	35	0	91

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	370	36	20	921	0	125	0	29	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	370	36	20	921	0	125	0	29	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	398	39	22	992	0	135	0	31	0	0	0
Project Traffic Volumes	0	28	0	0	7	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	426	39	22	999	0	135	0	31	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	959	118	28	660	0	71	0	81	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	959	118	28	660	0	71	0	81	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1,033	127	30	711	0	76	0	87	0	0	0
Project Traffic Volumes	0	16	0	0	29	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	1,049	127	30	740	0	76	0	87	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Barcelona Drive and Avenue F - AM Peak Hour
Big Coppitt Key, Florida

	Avenue F						Barcelona Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	1	0	0	0	20	0	0	0	88	0	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	1	0	0	0	20	0	0	0	89	0	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1	0	0	0	22	0	0	0	96	0	0
Project Traffic Volumes	0	79	0	0	21	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	80	0	0	21	22	0	0	0	96	0	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Barcelona Drive and Avenue F - PM Peak Hour
Big Coppitt Key, Florida

	Avenue F						Barcelona Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	0	0	1	94	0	0	0	60	0	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	0	0	1	95	0	0	0	61	0	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	0	0	1	102	0	0	0	66	0	0
Project Traffic Volumes	0	45	0	0	84	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	45	0	0	85	102	0	0	0	66	0	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Avenue F and 4th Street - AM Peak Hour
Big Coppitt Key, Florida

	Avenue F						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	1	0	97	11	2	0	18	9	2	0	46	1
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	1	0	98	11	2	0	18	9	2	0	46	1
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	1	0	106	12	2	0	19	10	2	0	50	1
Project Traffic Volumes	0	0	79	0	0	0	21	0	0	0	0	0
2020 Total Volumes w/Project Traffic	1	0	185	12	2	0	40	10	2	0	50	1

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Avenue F and 4th Street - PM Peak Hour
Big Coppitt Key, Florida

	Avenue F						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	1	2	48	10	2	1	98	57	12	0	25	2
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	1	2	48	10	2	1	99	58	12	0	25	2
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	1	2	52	11	2	1	107	62	13	0	27	2
Project Traffic Volumes	0	0	45	0	0	0	84	0	0	0	0	0
2020 Total Volumes w/Project Traffic	1	2	97	11	2	1	191	62	13	0	27	2

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (November 2017).

Appendix G

Intersection Analyses

Existing (2017) Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	370	36	20	921	125	29
Future Volume (Veh/h)	370	36	20	921	125	29
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	402	39	22	1001	136	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			441		1447	402
vC1, stage 1 conf vol					402	
vC2, stage 2 conf vol					1045	
vCu, unblocked vol			441		1447	402
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		66	96
cM capacity (veh/h)			1130		400	746

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	402	39	22	1001	168
Volume Left	0	0	22	0	136
Volume Right	0	39	0	0	32
cSH	1700	1700	1130	1700	494
Volume to Capacity	0.24	0.02	0.02	0.59	0.34
Queue Length 95th (ft)	0	0	1	0	37
Control Delay (s)	0.0	0.0	8.2	0.0	16.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		16.9
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	390	1257	12	16	210
Future Volume (Veh/h)	19	390	1257	12	16	210
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	20	411	1323	13	17	221
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1336				1774	1323
vC1, stage 1 conf vol					1323	
vC2, stage 2 conf vol					451	
vCu, unblocked vol	1336				1774	1323
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				95	39
cM capacity (veh/h)	523				322	360

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	411	1323	13	238
Volume Left	20	0	0	0	17
Volume Right	0	0	0	13	221
cSH	523	1700	1700	1700	388
Volume to Capacity	0.04	0.24	0.78	0.01	0.61
Queue Length 95th (ft)	3	0	0	0	98
Control Delay (s)	12.2	0.0	0.0	0.0	28.7
Lane LOS	B				D
Approach Delay (s)	0.6		0.0		28.7
Approach LOS					D

Intersection Summary			
Average Delay	3.5		
Intersection Capacity Utilization	85.8%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	458	1388	3	3	23
Future Volume (Veh/h)	8	458	1388	3	3	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	482	1461	3	3	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1464				1959	1461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1464				1959	1461
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	91
cM capacity (veh/h)	467				113	260

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	8	482	1461	3	27
Volume Left	8	0	0	0	3
Volume Right	0	0	0	3	24
cSH	467	1700	1700	1700	228
Volume to Capacity	0.02	0.28	0.86	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	10
Control Delay (s)	12.8	0.0	0.0	0.0	22.9
Lane LOS	B				C
Approach Delay (s)	0.2		0.0		22.9
Approach LOS					C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	1	0	20	88	0
Future Volume (vph)	0	1	0	20	88	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	1	0	22	95	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	1	22	95
Volume Left (vph)	0	0	95
Volume Right (vph)	0	22	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.1	3.5	4.1
Degree Utilization, x	0.00	0.02	0.11
Capacity (veh/h)	845	993	853
Control Delay (s)	7.1	6.6	7.7
Approach Delay (s)	7.1	6.6	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.4		
Level of Service	A		
Intersection Capacity Utilization	14.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	97	11	2	0	18	9	2	0	46	1
Future Volume (Veh/h)	1	0	97	11	2	0	18	9	2	0	46	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	109	12	2	0	20	10	2	0	52	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	104	104	52	212	104	11	53			12		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	104	104	52	212	104	11	53			12		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	89	98	100	100	99			100		
cM capacity (veh/h)	870	779	1021	662	780	1076	1566			1620		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	110	14	32	53
Volume Left	1	12	20	0
Volume Right	109	0	2	1
cSH	1019	677	1566	1620
Volume to Capacity	0.11	0.02	0.01	0.00
Queue Length 95th (ft)	9	2	1	0
Control Delay (s)	9.0	10.4	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.0	10.4	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	6.1			
Intersection Capacity Utilization	22.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	959	118	28	660	71	81
Future Volume (Veh/h)	959	118	28	660	71	81
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	989	122	29	680	73	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1111		1727	989
vC1, stage 1 conf vol					989	
vC2, stage 2 conf vol					738	
vCu, unblocked vol			1111		1727	989
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		80	80
cM capacity (veh/h)			636		372	420

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	989	122	29	680	157
Volume Left	0	0	29	0	73
Volume Right	0	122	0	0	84
cSH	1700	1700	636	1700	785
Volume to Capacity	0.58	0.07	0.05	0.40	0.20
Queue Length 95th (ft)	0	0	4	0	19
Control Delay (s)	0.0	0.0	10.9	0.0	16.3
Lane LOS			B		C
Approach Delay (s)	0.0		0.4		16.3
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	143	1153	808	24	18	58
Future Volume (Veh/h)	143	1153	808	24	18	58
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	146	1177	824	24	18	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	848				2293	824
vC1, stage 1 conf vol					824	
vC2, stage 2 conf vol					1469	
vCu, unblocked vol	848				2293	824
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	82				92	88
cM capacity (veh/h)	798				227	495

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	146	1177	824	24	77
Volume Left	146	0	0	0	18
Volume Right	0	0	0	24	59
cSH	798	1700	1700	1700	646
Volume to Capacity	0.18	0.69	0.48	0.01	0.12
Queue Length 95th (ft)	17	0	0	0	10
Control Delay (s)	10.5	0.0	0.0	0.0	15.4
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		15.4
Approach LOS					C

Intersection Summary			
Average Delay	1.2		
Intersection Capacity Utilization	70.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	1324	888	3	3	13
Future Volume (Veh/h)	18	1324	888	3	3	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	19	1379	925	3	3	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	928				2342	925
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	928				2342	925
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				96	97
cM capacity (veh/h)	745				71	448

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	19	1379	925	3	17
Volume Left	19	0	0	0	3
Volume Right	0	0	0	3	14
cSH	745	1700	1700	1700	231
Volume to Capacity	0.03	0.81	0.54	0.00	0.07
Queue Length 95th (ft)	2	0	0	0	6
Control Delay (s)	10.0	0.0	0.0	0.0	21.8
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		21.8
Approach LOS					C

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	79.7%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	0	1	94	60	0
Future Volume (vph)	0	0	1	94	60	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	0	1	118	75	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	0	119	75
Volume Left (vph)	0	0	75
Volume Right (vph)	0	118	0
Hadj (s)	0.00	-0.59	0.20
Departure Headway (s)	4.2	3.5	4.3
Degree Utilization, x	0.00	0.12	0.09
Capacity (veh/h)	845	1010	803
Control Delay (s)	7.2	6.9	7.7
Approach Delay (s)	0.0	6.9	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.2		
Level of Service	A		
Intersection Capacity Utilization	15.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	48	10	2	1	98	57	12	0	25	2
Future Volume (Veh/h)	1	2	48	10	2	1	98	57	12	0	25	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	59	12	2	1	121	70	15	0	31	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	354	359	32	412	352	78	33			85		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	354	359	32	412	352	78	33			85		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	94	98	100	100	92			100		
cM capacity (veh/h)	568	527	1048	491	532	989	1592			1524		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	62	15	206	33
Volume Left	1	12	121	0
Volume Right	59	1	15	2
cSH	1002	514	1592	1524
Volume to Capacity	0.06	0.03	0.08	0.00
Queue Length 95th (ft)	5	2	6	0
Control Delay (s)	8.8	12.2	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	8.8	12.2	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	29.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Future (2020) Background Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	398	39	22	992	135	31
Future Volume (Veh/h)	398	39	22	992	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	433	42	24	1078	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			475		1559	433
vC1, stage 1 conf vol					433	
vC2, stage 2 conf vol					1126	
vCu, unblocked vol			475		1559	433
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		61	95
cM capacity (veh/h)			1098		372	724

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	433	42	24	1078	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1098	1700	459
Volume to Capacity	0.25	0.02	0.02	0.63	0.39
Queue Length 95th (ft)	0	0	2	0	46
Control Delay (s)	0.0	0.0	8.4	0.0	18.8
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		18.8
Approach LOS					C

Intersection Summary			
Average Delay	2.1		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	20	420	1354	13	17	226
Future Volume (Veh/h)	20	420	1354	13	17	226
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	21	442	1425	14	18	238
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1439				1909	1425
vC1, stage 1 conf vol					1425	
vC2, stage 2 conf vol					484	
vCu, unblocked vol	1439				1909	1425
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				94	28
cM capacity (veh/h)	478				295	329

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	21	442	1425	14	256
Volume Left	21	0	0	0	18
Volume Right	0	0	0	14	238
cSH	478	1700	1700	1700	354
Volume to Capacity	0.04	0.26	0.84	0.01	0.72
Queue Length 95th (ft)	3	0	0	0	136
Control Delay (s)	12.9	0.0	0.0	0.0	38.4
Lane LOS	B				E
Approach Delay (s)	0.6		0.0		38.4
Approach LOS					E

Intersection Summary			
Average Delay	4.7		
Intersection Capacity Utilization	91.9%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	493	1495	3	3	25
Future Volume (Veh/h)	9	493	1495	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	519	1574	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1577				2111	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1577				2111	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	89
cM capacity (veh/h)	423				94	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	519	1574	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	423	1700	1700	1700	201
Volume to Capacity	0.02	0.31	0.93	0.00	0.14
Queue Length 95th (ft)	2	0	0	0	12
Control Delay (s)	13.7	0.0	0.0	0.0	25.9
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		25.9
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	88.7%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	1	0	22	96	0
Future Volume (vph)	0	1	0	22	96	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	1	0	24	103	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	1	24	103
Volume Left (vph)	0	0	103
Volume Right (vph)	0	24	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.2	3.5	4.1
Degree Utilization, x	0.00	0.02	0.12
Capacity (veh/h)	840	986	852
Control Delay (s)	7.2	6.6	7.7
Approach Delay (s)	7.2	6.6	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.5		
Level of Service	A		
Intersection Capacity Utilization	15.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	106	12	2	0	19	10	2	0	50	1
Future Volume (Veh/h)	1	0	106	12	2	0	19	10	2	0	50	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	119	13	2	0	21	11	2	0	56	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	112	112	56	230	111	12	57			13		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	112	112	56	230	111	12	57			13		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	88	98	100	100	99			100		
cM capacity (veh/h)	860	772	1016	638	772	1074	1560			1619		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	120	15	34	57
Volume Left	1	13	21	0
Volume Right	119	0	2	1
cSH	1014	653	1560	1619
Volume to Capacity	0.12	0.02	0.01	0.00
Queue Length 95th (ft)	10	2	1	0
Control Delay (s)	9.0	10.6	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.0	10.6	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	6.2			
Intersection Capacity Utilization	22.5%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1033	127	30	711	76	87
Future Volume (Veh/h)	1033	127	30	711	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1065	131	31	733	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1196		1860	1065
vC1, stage 1 conf vol					1065	
vC2, stage 2 conf vol					795	
vCu, unblocked vol			1196		1860	1065
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			591		346	389

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1065	131	31	733	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	591	1700	727
Volume to Capacity	0.63	0.08	0.05	0.43	0.23
Queue Length 95th (ft)	0	0	4	0	22
Control Delay (s)	0.0	0.0	11.4	0.0	17.6
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.6
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	154	1242	870	26	19	62
Future Volume (Veh/h)	154	1242	870	26	19	62
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	157	1267	888	27	19	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	915				2469	888
vC1, stage 1 conf vol					888	
vC2, stage 2 conf vol					1581	
vCu, unblocked vol	915				2469	888
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	79				91	86
cM capacity (veh/h)	754				200	465

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	157	1267	888	27	82
Volume Left	157	0	0	0	19
Volume Right	0	0	0	27	63
cSH	754	1700	1700	1700	605
Volume to Capacity	0.21	0.75	0.52	0.02	0.14
Queue Length 95th (ft)	20	0	0	0	12
Control Delay (s)	11.0	0.0	0.0	0.0	16.5
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		16.5
Approach LOS					C

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	75.4%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1426	956	3	3	14
Future Volume (Veh/h)	19	1426	956	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1485	996	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	999				2521	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	999				2521	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				95	96
cM capacity (veh/h)	701				57	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1485	996	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	701	1700	1700	1700	203
Volume to Capacity	0.03	0.87	0.59	0.00	0.09
Queue Length 95th (ft)	2	0	0	0	7
Control Delay (s)	10.3	0.0	0.0	0.0	24.4
Lane LOS	B				C
Approach Delay (s)	0.1		0.0		24.4
Approach LOS					C

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	0	1	102	66	0
Future Volume (vph)	0	0	1	102	66	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	0	1	128	83	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	0	129	83
Volume Left (vph)	0	0	83
Volume Right (vph)	0	128	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.2	3.5	4.3
Degree Utilization, x	0.00	0.13	0.10
Capacity (veh/h)	837	1003	798
Control Delay (s)	7.2	7.0	7.8
Approach Delay (s)	0.0	7.0	7.8
Approach LOS	A	A	A

Intersection Summary			
Delay	7.3		
Level of Service	A		
Intersection Capacity Utilization	16.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	52	11	2	1	107	62	13	0	27	2
Future Volume (Veh/h)	1	2	52	11	2	1	107	62	13	0	27	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	64	14	2	1	132	77	16	0	33	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	385	391	34	448	384	85	35			93		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	385	391	34	448	384	85	35			93		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	94	97	100	100	92			100		
cM capacity (veh/h)	538	502	1045	460	507	980	1589			1514		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	67	17	225	35
Volume Left	1	14	132	0
Volume Right	64	1	16	2
cSH	999	480	1589	1514
Volume to Capacity	0.07	0.04	0.08	0.00
Queue Length 95th (ft)	5	3	7	0
Control Delay (s)	8.9	12.8	4.7	0.0
Lane LOS	A	B	A	
Approach Delay (s)	8.9	12.8	4.7	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	5.4			
Intersection Capacity Utilization	30.8%	ICU Level of Service	A	
Analysis Period (min)	15			

Future (2020) Total Conditions

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	507	1546	3	3	25
Future Volume (Veh/h)	9	507	1546	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	534	1627	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1630				2179	1627
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1630				2179	1627
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	88
cM capacity (veh/h)	404				87	219

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	534	1627	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	404	1700	1700	1700	189
Volume to Capacity	0.02	0.31	0.96	0.00	0.15
Queue Length 95th (ft)	2	0	0	0	13
Control Delay (s)	14.1	0.0	0.0	0.0	27.4
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		27.4
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	91.4%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	34	420	1354	20	45	277
Future Volume (Veh/h)	34	420	1354	20	45	277
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	36	442	1425	21	47	292
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1446				1939	1425
vC1, stage 1 conf vol					1425	
vC2, stage 2 conf vol					514	
vCu, unblocked vol	1446				1939	1425
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	92				84	11
cM capacity (veh/h)	475				291	329

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	36	442	1425	21	339
Volume Left	36	0	0	0	47
Volume Right	0	0	0	21	292
cSH	475	1700	1700	1700	382
Volume to Capacity	0.08	0.26	0.84	0.01	0.89
Queue Length 95th (ft)	6	0	0	0	222
Control Delay (s)	13.2	0.0	0.0	0.0	55.6
Lane LOS	B				F
Approach Delay (s)	1.0		0.0		55.6
Approach LOS					F

Intersection Summary			
Average Delay	8.5		
Intersection Capacity Utilization	95.1%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	426	39	22	999	135	31
Future Volume (Veh/h)	426	39	22	999	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	463	42	24	1086	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			505		1597	463
vC1, stage 1 conf vol					463	
vC2, stage 2 conf vol					1134	
vCu, unblocked vol			505		1597	463
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		60	95
cM capacity (veh/h)			1070		368	704

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	463	42	24	1086	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1070	1700	453
Volume to Capacity	0.27	0.02	0.02	0.64	0.40
Queue Length 95th (ft)	0	0	2	0	47
Control Delay (s)	0.0	0.0	8.4	0.0	19.1
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		19.1
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	66.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	80	21	22	96	0
Future Volume (vph)	0	80	21	22	96	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	86	23	24	103	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	86	47	103
Volume Left (vph)	0	0	103
Volume Right (vph)	0	24	0
Hadj (s)	0.00	-0.31	0.20
Departure Headway (s)	4.2	3.9	4.4
Degree Utilization, x	0.10	0.05	0.13
Capacity (veh/h)	834	887	791
Control Delay (s)	7.7	7.1	8.0
Approach Delay (s)	7.7	7.1	8.0
Approach LOS	A	A	A

Intersection Summary			
Delay	7.7		
Level of Service	A		
Intersection Capacity Utilization	16.2%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	185	12	2	0	40	10	2	0	50	1
Future Volume (Veh/h)	1	0	185	12	2	0	40	10	2	0	50	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	208	13	2	0	45	11	2	0	56	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	160	160	56	366	159	12	57			13		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	160	160	56	366	159	12	57			13		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	80	97	100	100	97			100		
cM capacity (veh/h)	791	715	1016	462	716	1074	1560			1619		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	209	15	58	57
Volume Left	1	13	45	0
Volume Right	208	0	2	1
cSH	1014	484	1560	1619
Volume to Capacity	0.21	0.03	0.03	0.00
Queue Length 95th (ft)	19	2	2	0
Control Delay (s)	9.5	12.7	5.8	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.5	12.7	5.8	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	7.4			
Intersection Capacity Utilization	27.7%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1481	985	3	3	14
Future Volume (Veh/h)	19	1481	985	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1543	1026	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1029				2609	1026
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1029				2609	1026
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				94	96
cM capacity (veh/h)	683				51	405

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1543	1026	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	683	1700	1700	1700	188
Volume to Capacity	0.03	0.91	0.60	0.00	0.10
Queue Length 95th (ft)	2	0	0	0	8
Control Delay (s)	10.4	0.0	0.0	0.0	26.2
Lane LOS	B				D
Approach Delay (s)	0.1		0.0		26.2
Approach LOS					D

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	87.9%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	209	1242	870	55	35	91
Future Volume (Veh/h)	209	1242	870	55	35	91
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	213	1267	888	56	36	93
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	944				2581	888
vC1, stage 1 conf vol					888	
vC2, stage 2 conf vol					1693	
vCu, unblocked vol	944				2581	888
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	71				78	80
cM capacity (veh/h)	735				166	465

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	213	1267	888	56	129
Volume Left	213	0	0	0	36
Volume Right	0	0	0	56	93
cSH	735	1700	1700	1700	596
Volume to Capacity	0.29	0.75	0.52	0.03	0.22
Queue Length 95th (ft)	30	0	0	0	20
Control Delay (s)	11.9	0.0	0.0	0.0	19.7
Lane LOS	B				C
Approach Delay (s)	1.7		0.0		19.7
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	75.4%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1049	127	30	740	76	87
Future Volume (Veh/h)	1049	127	30	740	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1081	131	31	763	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1212		1906	1081
vC1, stage 1 conf vol					1081	
vC2, stage 2 conf vol					825	
vCu, unblocked vol			1212		1906	1081
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			583		339	383

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1081	131	31	763	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	583	1700	715
Volume to Capacity	0.64	0.08	0.05	0.45	0.23
Queue Length 95th (ft)	0	0	4	0	23
Control Delay (s)	0.0	0.0	11.5	0.0	18.0
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		18.0
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	67.3%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	45	85	102	66	0
Future Volume (vph)	0	45	85	102	66	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	56	106	128	83	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	56	234	83
Volume Left (vph)	0	0	83
Volume Right (vph)	0	128	0
Hadj (s)	0.00	-0.33	0.20
Departure Headway (s)	4.3	3.8	4.7
Degree Utilization, x	0.07	0.25	0.11
Capacity (veh/h)	804	916	720
Control Delay (s)	7.6	8.1	8.3
Approach Delay (s)	7.6	8.1	8.3
Approach LOS	A	A	A

Intersection Summary			
Delay	8.1		
Level of Service	A		
Intersection Capacity Utilization	21.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	97	11	2	1	191	62	13	0	27	2
Future Volume (Veh/h)	1	2	97	11	2	1	191	62	13	0	27	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	120	14	2	1	236	77	16	0	33	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	593	599	34	712	592	85	35			93		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	593	599	34	712	592	85	35			93		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	99	89	95	99	100	85			100		
cM capacity (veh/h)	370	356	1045	273	359	980	1589			1514		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	123	17	329	35
Volume Left	1	14	236	0
Volume Right	120	1	16	2
cSH	999	294	1589	1514
Volume to Capacity	0.12	0.06	0.15	0.00
Queue Length 95th (ft)	10	5	13	0
Control Delay (s)	9.1	18.0	5.8	0.0
Lane LOS	A	C	A	
Approach Delay (s)	9.1	18.0	5.8	0.0
Approach LOS	A	C		

Intersection Summary				
Average Delay	6.6			
Intersection Capacity Utilization	35.4%	ICU Level of Service	A	
Analysis Period (min)	15			

Appendix H

2015 Monroe County Level of Service and Reserve Capacity Table

2015 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)	2015		2013	
			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)	1.10	4-L/D	30/45	39.3	N/A	22.0	**32.9**	**B**	**10.9**	**1,986**	**N/A**	2,022	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	**58.1**	**A**	**8.0**	**5,167**	**N/A**	4,521	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.4	N/A	41.9	**47.2**	**B**	**5.2**	**1,292**	**N/A**	1,118	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**51.7**	**C**	**2.6**	**2,497**	**N/A**	2,017	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	**47.5**	**A**	**11.4**	**7,363**	**N/A**	7,298	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**46.9**	**A**	**6.4**	**2,650**	**N/A**	3,105	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**44.1**	**B**	**3.6**	**1,312**	**N/A**	1,603	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,323**	**N/A**	2,019	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**47.5**	**A**	**7.0**	**2,434**	**N/A**	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	**38.0**	**C**	**0.7**	**394**	**N/A**	1,802	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	51.9	N/A	47.4	**52.1**	**B**	**4.7**	**5,448**	**N/A**	6,723	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.7	N/A	50.2	**52.6**	**C**	**2.4**	**2,703**	**N/A**	5,518	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	**37.9**	**A**	**15.9**	**19,221**	**N/A**	16,683	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	**51.5**	**C**	**3.1**	**3,286**	**N/A**	2,650	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	45/55	50.6	N/A	46.1	**50.1**	**B**	**4.0**	**1,788**	**N/A**	(1,207)	4
16 Long (63.0- 73.0)	9.9	2-L/U	40/45/50/55	49.7	N/A	45.2	**48.8**	**B**	**3.6**	**5,902**	**N/A**	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.1	N/A	49.6	**48.4**	**D**	**-1.2**	**(894)**	**967**	(447)	4
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	51.3	N/A	46.8	**45.7**	**D**	**-1.1**	**(401)**	**459**	(1,129)	4
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	30/40/45	40.8	N/A	36.3	**38.5**	**C**	**2.2**	**1,494**	**N/A**	(1,154)	3
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	41.2	N/A	36.7	**37.9**	**C**	**1.2**	**378**	**N/A**	220	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.1	37.4	**38.5**	**C**	**1.1**	**1,057**	**N/A**	4,226	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.1	40.6	**48.5**	**A**	**7.9**	**10,466**	**N/A**	8,214	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	**44.8**	**A**	**7.6**	**8,558**	**N/A**	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	**52.0**	**B**	**4.6**	**4,723**	**N/A**	6,058	N/A
Overall	108.3					45.0	45.1	**C**	**0.1**	1,855			

Appendix I

FDOT Q/LOS Tables – Excerpt

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Appendix J

Local Roadway Link Volumes

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPIT KEY
COUNTY: MONROE

4th st north of us 1

4TH ST NORTH OF US 1

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start	18-Jul-17	NB		SB		Combined		19-Jul-	NB		SB		Combined	
Time	Tue	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		7	20	5	19	12	39		12	22	4	21	16	43
12:15		8	27	3	17	11	44		12	27	3	19	15	46
12:30		6	16	3	22	9	38		11	31	6	18	17	49
12:45		6	12	2	28	8	40		4	34	2	31	6	65
01:00		3	19	0	12	3	31		3	21	3	33	6	54
01:15		0	22	4	16	4	38		4	19	3	24	7	43
01:30		2	22	1	25	3	47		3	25	0	21	3	46
01:45		1	17	0	17	1	34		2	22	0	20	2	42
02:00		2	13	0	13	2	26		2	16	3	17	5	33
02:15		1	29	2	19	3	48		1	18	0	15	1	33
02:30		2	28	0	14	2	42		2	29	1	15	3	44
02:45		1	29	0	16	1	45		2	26	0	25	2	51
03:00		2	32	1	16	3	48		2	38	2	23	4	61
03:15		2	20	2	18	4	38		0	28	1	24	1	52
03:30		2	23	2	20	4	43		3	26	0	20	3	46
03:45		0	28	0	27	0	55		0	27	0	18	0	45
04:00		1	30	2	17	3	47		2	28	1	14	3	42
04:15		0	41	4	28	4	69		0	34	3	19	3	53
04:30		1	43	4	29	5	72		1	38	5	21	6	59
04:45		6	33	5	***19***	11	52		1	***50***	8	24	9	***74***
05:00		2	***52***	7	***26***	9	***78***		1	***48***	5	22	6	***70***
05:15		1	***61***	7	***35***	8	***96***		3	***61***	8	23	11	***84***
05:30		0	***42***	7	***51***	7	***93***		2	***52***	10	16	12	***68***
05:45		5	***49***	6	19	11	***68***		2	40	7	24	9	64
06:00		7	43	10	23	17	66		0	40	10	19	10	59
06:15		2	34	11	32	13	66		6	35	13	***30***	19	65
06:30		5	39	20	17	25	56		11	47	18	***34***	29	81
06:45		9	43	36	20	45	63		2	40	29	***28***	31	68
07:00		9	21	38	19	47	40		10	19	30	***21***	40	40
07:15		19	23	36	17	***55***	40		7	26	***47***	27	***54***	53
07:30		13	33	***46***	19	***59***	52		10	31	***48***	23	***58***	54
07:45		18	23	***54***	10	***72***	33		11	31	***49***	18	***60***	49
08:00		8	20	***43***	26	***51***	46		21	27	***41***	20	***62***	47
08:15		13	21	***37***	22	50	43		12	27	30	19	42	46
08:30		12	28	29	12	41	40		9	17	30	14	39	31
08:45		15	20	30	11	45	31		8	22	30	6	38	28
09:00		12	30	23	18	35	48		17	24	28	20	45	44
09:15		20	23	23	20	43	43		17	27	24	9	41	36
09:30		11	21	24	7	35	28		13	13	25	5	38	18
09:45		17	20	27	13	44	33		8	20	26	6	34	26
10:00		16	23	28	12	44	35		18	16	27	12	45	28
10:15		21	17	26	8	47	25		16	20	19	12	35	32
10:30		21	22	18	9	39	31		21	12	26	12	47	24
10:45		20	13	16	7	36	20		11	3	18	10	29	13
11:00		***11***	12	16	7	27	19		***14***	11	25	9	39	20
11:15		***22***	11	14	5	36	16		***21***	17	21	7	42	24
11:30		***17***	14	17	5	34	19		***19***	10	13	7	32	17
11:45		***31***	10	20	4	51	14		***25***	12	17	5	42	17
Total		410	1272	709	866	1119	2138		382	1307	719	880	1101	2187
Day Total		1682		1575		3257			1689		1599		3288	
% Total		12.6%	39.1%	21.8%	26.6%				11.6%	39.8%	21.9%	26.8%		
Peak		11:00	05:00	07:30	04:45	07:15	05:00		11:00	04:45	07:15	06:15	07:15	04:45
Vol.		81	204	180	131	237	335		79	211	185	113	234	296
P.H.F.		0.653	0.836	0.833	0.642	0.823	0.872		0.790	0.865	0.944	0.831	0.944	0.881

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPIT KEY
COUNTY: MONROE

4th st north of us 1

4TH ST NORTH OF US 1

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		8	22	5	15	13	37		*	*	*	*	*	*
12:15		6	14	6	16	12	30		*	*	*	*	*	*
12:30		6	16	5	20	11	36		*	*	*	*	*	*
12:45		1	14	1	22	2	36		*	*	*	*	*	*
01:00		3	22	0	23	3	45		*	*	*	*	*	*
01:15		7	20	1	17	8	37		*	*	*	*	*	*
01:30		3	23	0	13	3	36		*	*	*	*	*	*
01:45		2	20	1	20	3	40		*	*	*	*	*	*
02:00		5	17	0	13	5	30		*	*	*	*	*	*
02:15		2	22	1	20	3	42		*	*	*	*	*	*
02:30		0	28	1	17	1	45		*	*	*	*	*	*
02:45		0	22	0	14	0	36		*	*	*	*	*	*
03:00		0	25	1	23	1	48		*	*	*	*	*	*
03:15		3	18	0	14	3	32		*	*	*	*	*	*
03:30		1	22	2	17	3	39		*	*	*	*	*	*
03:45		1	44	0	14	1	58		*	*	*	*	*	*
04:00		1	35	3	13	4	48		*	*	*	*	*	*
04:15		1	34	2	20	3	54		*	*	*	*	*	*
04:30		2	42	3	18	5	60		*	*	*	*	*	*
04:45		2	***58***	4	***29***	6	***87***		*	*	*	*	*	*
05:00		2	***47***	6	***32***	8	***79***		*	*	*	*	*	*
05:15		7	***46***	2	***27***	9	***73***		*	*	*	*	*	*
05:30		1	***47***	7	***21***	8	***68***		*	*	*	*	*	*
05:45		0	39	9	24	9	63		*	*	*	*	*	*
06:00		4	36	10	30	14	66		*	*	*	*	*	*
06:15		9	30	7	24	16	54		*	*	*	*	*	*
06:30		17	25	10	28	27	53		*	*	*	*	*	*
06:45		19	34	19	20	38	54		*	*	*	*	*	*
07:00		10	25	29	19	39	44		*	*	*	*	*	*
07:15		15	18	***43***	19	***58***	37		*	*	*	*	*	*
07:30		8	26	***42***	16	***50***	42		*	*	*	*	*	*
07:45		***29***	26	***41***	20	***70***	46		*	*	*	*	*	*
08:00		***13***	29	***41***	21	***54***	50		*	*	*	*	*	*
08:15		***14***	26	26	18	40	44		*	*	*	*	*	*
08:30		***20***	28	20	17	40	45		*	*	*	*	*	*
08:45		14	20	29	17	43	37		*	*	*	*	*	*
09:00		7	26	25	17	32	43		*	*	*	*	*	*
09:15		16	22	21	10	37	32		*	*	*	*	*	*
09:30		25	22	20	11	45	33		*	*	*	*	*	*
09:45		14	27	29	13	43	40		*	*	*	*	*	*
10:00		10	8	19	12	29	20		*	*	*	*	*	*
10:15		18	14	25	10	43	24		*	*	*	*	*	*
10:30		10	26	22	8	32	34		*	*	*	*	*	*
10:45		21	8	18	7	39	15		*	*	*	*	*	*
11:00		13	13	12	6	25	19		*	*	*	*	*	*
11:15		20	5	14	6	34	11		*	*	*	*	*	*
11:30		12	14	13	3	25	17		*	*	*	*	*	*
11:45		17	12	13	5	30	17		*	*	*	*	*	*
Total		419	1217	608	819	1027	2036		0	0	0	0	0	0
Day Total		1636		1427		3063			0		0		0	
% Total		13.7%	39.7%	19.8%	26.7%				0.0%	0.0%	0.0%	0.0%		
Peak		07:45	04:45	07:15	04:45	07:15	04:45							
Vol.		76	198	167	109	232	307							
P.H.F.		0.655	0.853	0.971	0.852	0.829	0.882							

ADT	ADT 3,185	AADT 3,185

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

AVE F WEST OF 4TH ST

AVENUE F WEST OF 4TH ST

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	18-Jul-17 Tue	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	19-Jul- Wed	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		1	11	5	12	6	23		1	6	7	9	8	15
12:15		2	10	2	8	4	18		1	11	8	11	9	22
12:30		1	7	4	4	5	11		6	12	5	13	11	25
12:45		1	12	3	7	4	19		3	12	2	5	5	17
01:00		2	4	1	3	3	7		1	13	3	11	4	24
01:15		2	4	0	7	2	11		0	9	3	7	3	16
01:30		0	12	0	10	0	22		0	11	0	14	0	25
01:45		0	8	1	6	1	14		1	11	0	12	1	23
02:00		0	5	1	8	1	13		1	11	1	1	2	12
02:15		0	4	0	19	0	23		0	6	0	13	0	19
02:30		0	11	2	12	2	23		1	8	2	12	3	20
02:45		1	9	1	12	2	21		0	8	2	17	2	25
03:00		3	8	1	15	4	23		1	10	0	16	1	26
03:15		2	10	3	3	5	13		1	11	0	11	1	22
03:30		1	11	0	13	1	24		0	7	0	18	0	25
03:45		0	14	0	12	0	26		0	9	0	12	0	21
04:00		1	13	1	10	2	23		0	6	0	13	0	19
04:15		0	9	0	18	0	27		0	11	0	19	0	30
04:30		1	9	0	23	1	32		3	12	1	***26***	4	***38***
04:45		5	13	0	19	5	32		4	10	1	***23***	5	***33***
05:00		1	***14***	2	18	3	***32***		4	11	1	***25***	5	***36***
05:15		2	***16***	0	***26***	2	***42***		2	10	1	***27***	3	***37***
05:30		3	***19***	0	***28***	3	***47***		4	12	0	16	4	28
05:45		3	***15***	2	***25***	5	***40***		1	8	2	22	3	30
06:00		5	10	2	***19***	7	29		4	9	0	15	4	24
06:15		4	15	2	21	6	36		5	13	6	23	11	36
06:30		4	13	11	20	15	33		17	***15***	1	28	18	43
06:45		21	7	3	20	24	27		20	***12***	0	16	20	28
07:00		***21***	7	8	7	***29***	14		***13***	***14***	2	9	15	23
07:15		***19***	9	3	13	***22***	22		***23***	***18***	3	10	***26***	28
07:30		***24***	9	7	16	***31***	25		***20***	14	4	12	***24***	26
07:45		***26***	11	19	18	***45***	29		***23***	8	14	16	***37***	24
08:00		19	16	3	10	22	26		13	3	8	9	***21***	12
08:15		14	11	7	7	21	18		10	16	9	17	19	33
08:30		20	4	4	15	24	19		19	4	2	12	21	16
08:45		9	8	9	14	18	22		14	9	3	10	17	19
09:00		9	8	9	15	18	23		13	14	7	10	20	24
09:15		15	7	9	12	24	19		10	4	10	11	20	15
09:30		7	10	4	13	11	23		9	4	1	3	10	7
09:45		10	5	7	10	17	15		13	4	6	10	19	14
10:00		13	3	***7***	14	20	17		12	9	6	7	18	16
10:15		6	4	***12***	6	18	10		6	9	13	12	19	21
10:30		12	2	***10***	10	22	12		12	4	6	10	18	14
10:45		13	5	***9***	2	22	7		7	4	5	7	12	11
11:00		5	1	7	8	12	9		9	4	***13***	4	22	8
11:15		8	3	7	11	15	14		10	2	***7***	9	17	11
11:30		7	1	9	4	16	5		9	2	***12***	11	21	13
11:45		9	2	10	7	19	9		9	5	***14***	3	23	8
Total		332	419	207	610	539	1029		335	435	191	627	526	1062
Day Total		751		817		1568			770		818		1588	
% Total		21.2%	26.7%	13.2%	38.9%				21.1%	27.4%	12.0%	39.5%		
Peak		07:00	05:00	10:00	05:15	07:00	05:00		07:00	06:30	11:00	04:30	07:15	04:30
Vol.		90	64	38	98	127	161		79	59	46	101	108	144
P.H.F.		0.865	0.842	0.500	0.875	0.706	0.856		0.859	0.819	0.821	0.935	0.730	0.947

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

AVE F WEST OF 4TH ST

AVENUE F WEST OF 4TH ST

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		5	8	4	6	9	14		*	*	*	*	*	*
12:15		3	10	5	4	8	14		*	*	*	*	*	*
12:30		1	8	4	7	5	15		*	*	*	*	*	*
12:45		0	7	1	6	1	13		*	*	*	*	*	*
01:00		1	8	1	10	2	18		*	*	*	*	*	*
01:15		1	12	2	10	3	22		*	*	*	*	*	*
01:30		0	8	0	8	0	16		*	*	*	*	*	*
01:45		1	9	1	13	2	22		*	*	*	*	*	*
02:00		2	9	6	12	8	21		*	*	*	*	*	*
02:15		4	10	0	14	4	24		*	*	*	*	*	*
02:30		0	14	0	14	0	28		*	*	*	*	*	*
02:45		1	11	0	5	1	16		*	*	*	*	*	*
03:00		0	11	0	6	0	17		*	*	*	*	*	*
03:15		1	6	3	8	4	14		*	*	*	*	*	*
03:30		1	6	0	13	1	19		*	*	*	*	*	*
03:45		0	14	0	16	0	30		*	*	*	*	*	*
04:00		1	6	0	16	1	22		*	*	*	*	*	*
04:15		0	***11***	1	***23***	1	***34***		*	*	*	*	*	*
04:30		1	***13***	1	***23***	2	***36***		*	*	*	*	*	*
04:45		2	***18***	0	***17***	2	***35***		*	*	*	*	*	*
05:00		1	***12***	0	***22***	1	***34***		*	*	*	*	*	*
05:15		5	4	0	17	5	21		*	*	*	*	*	*
05:30		1	12	4	27	5	39		*	*	*	*	*	*
05:45		0	16	4	19	4	35		*	*	*	*	*	*
06:00		5	6	1	18	6	24		*	*	*	*	*	*
06:15		3	8	2	17	5	25		*	*	*	*	*	*
06:30		18	15	2	13	20	28		*	*	*	*	*	*
06:45		14	8	2	13	16	21		*	*	*	*	*	*
07:00		19	4	2	14	21	18		*	*	*	*	*	*
07:15		***19***	11	5	13	***24***	24		*	*	*	*	*	*
07:30		***23***	13	2	17	***25***	30		*	*	*	*	*	*
07:45		***28***	7	6	14	***34***	21		*	*	*	*	*	*
08:00		***20***	14	8	21	***28***	35		*	*	*	*	*	*
08:15		12	6	3	13	15	19		*	*	*	*	*	*
08:30		17	13	2	9	19	22		*	*	*	*	*	*
08:45		10	9	3	11	13	20		*	*	*	*	*	*
09:00		9	7	7	13	16	20		*	*	*	*	*	*
09:15		11	4	7	12	18	16		*	*	*	*	*	*
09:30		4	7	5	5	9	12		*	*	*	*	*	*
09:45		11	9	0	13	11	22		*	*	*	*	*	*
10:00		9	5	7	6	16	11		*	*	*	*	*	*
10:15		7	5	4	9	11	14		*	*	*	*	*	*
10:30		12	5	4	12	16	17		*	*	*	*	*	*
10:45		14	2	6	8	20	10		*	*	*	*	*	*
11:00		6	3	***6***	7	12	10		*	*	*	*	*	*
11:15		5	4	***5***	3	10	7		*	*	*	*	*	*
11:30		5	2	***7***	4	12	6		*	*	*	*	*	*
11:45		6	4	***9***	7	15	11		*	*	*	*	*	*
Total		319	414	142	588	461	1002		0	0	0	0	0	0
Day Total		733		730		1463			0		0		0	
% Total		21.8%	28.3%	9.7%	40.2%				0.0%	0.0%	0.0%	0.0%		
Peak		07:15	04:15	11:00	04:15	07:15	04:15							
Vol.		90	54	27	85	111	139							
P.H.F.		0.804	0.750	0.750	0.924	0.816	0.965							

ADT	ADT 1,530	AADT 1,530

SMITH/HAWKS
ATTORNEYS AT LAW

RECEIVED
NOV 22 2017
MONROE CO. PLANNING DEPT.

VIA E-MAIL AND HAND DELIVERY

November 22, 2017

Kevin Bond, AICP
Planning and Development Review Manager
Monroe County Planning and Environmental Resources Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050-4277

RE: *DRC Memorandum dated August 29, 2017 regarding Major Conditional Use Permit, Quarry Partners, LLC File #2017-083*

Dear Kevin:

Please allow this letter to address outstanding items as set forth in the DRC Memorandum dated August 29, 2017 regarding Major Conditional Use Permit, Quarry Partners, LLC File #2017- ("Staff Report"). Please note that the following are also enclosed with this letter: (i) revised/redlined Development Agreement ("Revised Development Agreement"), (ii) revised civil site plan, including drainage plans, titled "The Quarry Residential Development" by Meridian Engineering, LLC dated November 21, 2017, with all revisions "bubbled" for ease of review (the "Revised Site Plan Set") and (iii) revised Floor Plans and Elevations for the Quarry Apartments, signed and sealed November 8, 2017 by Ricardo E. Quinones, Registered Architect ("Revised Elevation Set"). Simultaneously with the delivery of this letter, I have also delivered to you a letter and packet containing the Revised Development Agreement. I have copied the operative text of the Staff Report below, and have addressed each of the concerns and/or questions in red:

"IV. REVIEW OF APPLICATION:

Section 110-67 of the Monroe County Land Development Code (LDC) provides the standards which are applicable to all conditional uses. When considering applications for a conditional use permit, the Planning Director and the Planning Commission shall consider the extent to which:

(a) *The conditional use is consistent with the purposes, goals, objectives and policies of the Comprehensive Plan and this Land Development Code;*

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

138 SIMONTON STREET, KEY WEST, FLORIDA 33040 U.S.A.
T. 305-296-7227 F. 305-296-8448 SMITHHAWKS.COM

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.

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

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

Policy 101.5.25: *Monroe County hereby adopts the following density and intensity* standards for the future land use categories, which are shown on the FLUM and
described in Policies 101.5.1 - 101.5.20 [§163.3177(6)(a) l.,F.S.].

Future Land Use Densities and Intensities				
Future Land Use Category And Corresponding Zoning	Residential (l)		Nonresidential	Minimum Open Space Ratio (c)
	Allocated Density (a) (per upland acre)	Maximum Net Density (•)(b) (per buildable acre)	Maximum Intensity (floor area ratio)	
Mixed Use/Commercial (MC)(f)(g) (SC, UC. DR, RV, MU and MI zoning)	1 du (DR, MU, Ml) 3 du (SC) 6 du (UC) Commercial Apartment s (RV) (h) 5-15 rooms/spaces	2 du (MI) 6-l8du (SC) (k) 12 du (UC) 12-18 du (MU) (k) 18 du (DR) 10-25 rooms/spaces	0.10-0.45 (SC. UC. DR, MU) <2.500 SF (RV) 0.30-0.60 (Ml)	0.20

Policy 107.1.6: *Big Coppitt Mixed Use Area 1 - To Provide Limitations on Development and Specific Restrictions*

Development in the Big Coppitt Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use/Commercial (MC) Future Land Use Designation as wellas an additional restriction set out below:

1. *Residential units developed on the Big Coppitt Mixed Use Area 1 shall be restricted to affordable housing only (with a minimum mix of at least 10% median and at least a 20% combination of low and very Low income categories) and subject to affordable housing regulations pursuant to Section 130-161 of the Monroe County Code of Ordinances.*

   Section I.H. of the proposed development agreement (being reviewed under File #2016-215) addresses the income levels of the proposed affordable housing units,
   as follows:
   - 20 median income units are proposed, which is 9.6% of 208 total units.
   - 44 low income units are proposed, which is 21.2% of 208 total units
   - 0 very low income units are proposed
   - 144 moderate income units are proposed, which is 69.2% of 208 total units.

   One additional median income unit must be provided and the proposed number of very low income units must be indicated.

   Please see Revised Development Agreement submitted simultaneously with this letter.

2. *There shall be no nonresidential uses. Accessory uses to the residential development, such as a club house or recreational facilities are permitted.*
   No nonresidential uses are proposed.

3. *There shall be no market rate or transient residential units.*
   None proposed.

4. *There shall be no dredging.*
   None proposed.

5. All habitable buildings located within the 65-69 DNL (Day-Night Average Sound Level) noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 25 decibels.

   Staff requests that the noise contours be overlaid on the site plan to ensure compliance. Noise contours added to Revised Site Plan Set.

6. *No residential buildings shall be located within the 70-74 DNL.*

   Staff requests that the noise contours be overlaid on the site plan to ensure compliance. Noise contours added to Revised Site Plan Set.

7. *Any development located within the Big Coppitt Mixed Use Area 1 shall not* utilize Puerta Drive for ingress and egress.

   No ingress or egress with Puerta Drive is proposed in the site plan.

8. *All habitable buildings located within the 70-74 DNL noise contour pursuant to* the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 30 decibels.

   According to the site plan, the proposed clubhouse building may be located in the 70-74 DNL noise contour. Staff requests that the noise contours be overlaid on the site plan to ensure compliance. Noise contours added to Revised Site Plan Set.

9. *A development agreement shall be required for any proposed development of an* affordable housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal.

   The required development agreement is being reviewed under File # 2016-215.

   Ingress and egress is mentioned in Section III.K. of the proposed development agreement, but the easement agreement exhibit was not submitted for County review. The proposed development agreement needs to address and evaluate the ingress and egress of the development. For the development agreement file, staff is requesting a conceptual site plan depicting the proposed ingress and egress of the development proposal. The site plan submitted for the conditional use also does not include the ingress and egress for the development. All addressed in Revised Development Agreement submitted simultaneously with this letter.

COMPLIANCE TO BE DETERMINED

(b) The conditional use is consistent with the community character of the immediate vicinity of the parcel proposed for development;

The subject property is a former industrial quarry, the upland portions of which are the former dredge spoil fill and is currently vacant and undeveloped . The property is located near U.S. 1 Mile Marker 9.5 Gulf Side. The surrounding area within 600 feet of the subject property is characterized by a mix of single family residences and mobile homes to the east, industrial land to the south and open water to the north and west. Immediately to the east of the subject property is the Gulfrest Park subdivision, which primarily consists of single-family residences and mobile homes. On its eastern boundary, the subject property abuts approximately 26 homes along Riveria Drive. Otherwise, the remainder of the immediate vicinity is water or the rest of the former quarry. The proposed affordable housing is consistent with the MC FLUM Category's and MU District's purpose and intent, as well as the surrounding community character, assuming all aspects of the proposed development, including the associated development agreement, are found in compliance with the adopted County Comprehensive Plan and LDC.

COMPLIANCE TO BE DETERMINED

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

The only adjacent property with existing development is the residential subdivision directly to the east of the subject property. There are approximately 26 existing homes abutting the eastern property line. The main design aspects that will help minimize any adverse effects are setbacks, landscaping, bufferyards, screening walls or fences and the means of ingress and egress to the proposed development.

The nearest proposed residential buildings are located approximately 60 to 120 feet from the shared property line to the east. Along this shared property line, a minimum 10-foot rear yard setback is required. The site plan indicates some parking spaces, garbage collection areas and drive aisle located close to the setback line, but the development is in compliance. A minimum 10-foot Class C bufferyard is required along the shared property line, due to the MU/URM land use district boundary. A 10-foot Class C bufferyard and a six-foot-high are proposed along the shared property line. Due to the proximity of the adjacent single-family residential uses, staff recommends additional setbacks, landscaping and screening beyond the minimum required to the further minimize any noise and artificial light trespass onto adjacent properties. For example, the applicant should consider moving the garbage enclosures further away from the neighboring residences to further minimize any adverse effects or consider increase the landscaping and screening if the enclosures stay in the current location. Based on input from the community meeting, a thicker buffer would block views, which was not preferable of adjacent property owners. Therefore, all proposed bufferyards are equal to the minimum required bufferyards and any exceedance is intended to minimize blocking any neighboring properties views to the West.

The applicant has not yet provided details on the proposed access routes to and from the property. The number and location of the ingress and egress routes will determine whether there are any adverse effects on adjacent properties. Ingress and egress exits onto Barcelona Drive which is included in revised Development Agreement and shown on Revised Site Plan Set. The Applicant has determined that there the Level of Service (LOS) utilizing Barcelona Drive to exit onto US1 at 4th Street meets the County code and has removed access through Rockland Key.

COMPLIANCE TO BE DETERMINED

(d) The proposed use will have an adverse effect on the value of surrounding properties;

There is no evidence indicating that the proposed development would have an adverse impact on the value of the surrounding properties.

IN COMPLIANCE

(e) The adequacy of public facilities and services;

1. *Transportation/Roadways:*

Localized Impacts & Access Management: Vehicular access to the site is proposed via an ingress/egress easement connecting to U.S. 1 via County roads; however, no specifics or plans were provided in the application. The traffic study does state, "Vehicular access to the site will be provided via a driveway connection to the south *and to the roadway parallel to and west of Calle Dos."* Until the specific access routes are known, potential impacts to County roads and U.S. 1 cannot be determined.

Any proposed access to and from the development via County rights-of-way shall be approved by the County Public Works Division and the County Engineer. Additionally, proposed access drives must be designed in accordance with the County standards.

Updated traffic study to be emailed to you Monday, November 27, 2017 includes comprehensive study of side streets and reflects that access is in compliance with Monroe County Code and adequate and will not decrease any level of service for any County Road below LOS D or US-1 below LOS C.

Level of Service (LOS): The trip generation analysis in the submitted traffic study estimated 1,352 daily trips would be generated by the proposed development. A Level 3 traffic study is required for development generating more than 500 daily trips, pursuant to LDC Section 114-200. The submitted Level 3 study indicates that two of three study intersections (U.S. 1 & 4th

Street; U.S. 1 & Calle Uno) will have inadequate LOS in the future with the project traffic. As the Calle Uno intersection is stated to be the "primary vehicular ingress and egress point" to the project, the study recommends further evaluation "to identify potential measures to reduce the anticipated vehicular delay on this approach." The proposed development is located with U.S. 1 Segment 3 Big Coppitt Key (mile markers 9.0-10.5), which was operating at LOS B (1,292 reserve trips) according to the 2015 U.S. 1 Arterial Travel Time and Delay Study.

The County's transportation consultant reviewed the Level 3 traffic study and their comments are attached as an exhibit to this memo. The comments will need to be addressed. Updated traffic study to be emailed to you Monday, November 27, 2017; comments addressed by consultant and enclosed.

The applicant has not yet provided details on the proposed access routes to and from the property. The number and location of the ingress and egress routes will determine whether there are any adverse effects on adjacent properties or any potential impacts to County roads and U.S. 1.

If any work is needed or proposed within U.S. 1 right-of-way, then FDOT permits may be required. If FDOT permits are required, then Notices of Intent will be required to be submitted to the County prior to issuance of any building permits for the project.

2. *Solid Waste:* The applicant submitted a coordination letter dated May 18, 2017 from the Monroe County Solid Waste Department.

3. *Potable Water:* The applicant submitted a coordination letter dated May 23, 2017 from the Florida Keys Aqueduct Authority.

4. *Sanitary Sewer:* The applicant submitted a coordination letter dated May 23, 2017 from the Florida Keys Aqueduct Authority.

5. *Drainage/Stormwater:* There are no public stormwater management facilities servicing the area. The applicant has provided stormwater management and drainage plans that meet the stormwater quantity and quality criteria of the Land Development Code.

6. *Schools:* Sufficient school classroom capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

7. *Recreation and Open Space:* Sufficient recreation and open space capacity is available to accommodate the proposed uses, according to the 2014-2015 Monroe County Public Facilities Capacity Assessment Report.

COMPLIANCE TO BE DETERMINED

(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 improvements associated with the proposed development;*

There is no evidence to support or disprove the applicant's financial and technical capacity.

IN COMPLIANCE

(g) *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.

IN COMPLIANCE

(h) *Public access to public beaches and other waterfront areas is preserved as a part of the proposed development; and*

The property is not adjacent to any public beaches, but is adjacent to other waterfront areas. No public access is proposed or required to be preserved as part of the proposed development.

IN COMPLIANCE

(i) 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.

1. Residential Rate of Growth Ordinance (ROGO) (LDC Chapter 138, Article II): *In compliance, upon approval of ROGO allocation awards.*

   Residential ROGO allocation awards would be required for the proposed 208 new residential dwelling units. According to the associated draft development agreement, the applicant intends to obtain BPAS allocations from the City of Key West via an interlocal agreement/380 agreement for 104 of the proposed affordable housing units. The remaining 104 affordable housing units would be subject to the County's Residential ROGO. All allocations have been approved.

   Pursuant to LDC Section 138-21, "The residential ROGO shall apply to all residential dwelling units for which a building permit is required by [the LDC] and for which building permits have not been issued prior to July 13, 1992, except as otherwise provided herein." LDC Section 138-19(a) defines "residential dwelling unit" as "a dwelling unit as defined in [LDC] Section 101-1, and expressly includes the following other terms also specifically defined in [LDC] Section 101-1: rooms, hotel or motel, campground spaces, mobile homes, transient units and institutional residential units (except hospital rooms)." The subject property is not currently developed with any residential units.

   "Dwelling unit" is defined in LDC Section 101-1 as "one or more rooms physically arranged to create a housekeeping establishment for occupancy by one family with separate toilet facilities. The abbreviation "DU" means dwelling unit."

   Prior to issuance of building permits for each building, the applicant shall obtain Residential ROGO allocation awards for the new affordable housing dwelling units not subject to the interlocal agreement, pursuant to LDC Chapter 138, Article II.

2. Nonresidential Rate of Growth Ordinance (NROGO) (LDC Chapter 138, Article III):
   Not applicable.

   No new nonresidential floor area is proposed.

3. District Purpose (LDC Section 130-40): *In compliance, subject to approval of the requested Major CUP.*

The subject property is located within the MU Land Use (Zoning) District. The purpose of the MU District is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional, and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

4. Permitted and Conditional Uses (LDC Section 130-88): In compliance, subject to approval of the requested Major CUP and compliance with conditions of approval.

The requested Major CUP is required for the proposed development consisting of more than four (4) attached dwelling units in the MU District. Pursuant to LDC Section 130-88(c)(3), attached dwelling units are permitted as major conditional uses in the MU District, provided that:

a. The structures are designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and
b. The parcel proposed for development is separated from any established residential use by a class C bufferyard.

The established residential development within 250 feet primarily consists of detached single-family dwellings and mobile homes located within the URM District, which is a different land use district than the subject property. The proposed structures are designed in a contemporary architectural style that would not be visually incompatible with the existing residential development. The structures are located about 60 to 120 feet from the shared property line to the east, and the applicant proposed a class C bufferyard and a six-foot-high fence to provide additional visual screening.

Conditional uses, pursuant to LDC Chapter 110, Article III, are those uses that are generally compatible with the other land uses permitted in a land use district, but which require individual review of their location, design and configuration and the imposition of conditions in order to ensure the appropriateness of the use at a particular location.

LDC Section 101-1 defines the following relevant terms:

Affordable housing.

(1) *Affordable housing* means residential dwelling units that meet the following requirements:

a. Meet all applicable requirements of the United States Department of Housing and Urban Development minimum property standards as

to room sizes, fixtures, landscaping and building materials, when not in conflict with applicable laws of the county; and

b. A dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of that amount which represents either 50 percent (very low income) or 80 percent (low income) or 100 percent (median income) or 120 percent (moderate income) of the monthly median adjusted household income for the county.

(2) Affordable housing owner occupied, low income, means a dwelling unit occupied only by a household whose total household income does not exceed 80 percent of the median monthly household income for the county.

(3) Affordable housing owner occupied, median income, means a dwelling unit occupied only by a household whose total household income does not exceed 100 percent of the median monthly household income for the county.

(4) Affordable housing owner occupied, moderate income, means a dwelling unit occupied only by a household whose total household income does not exceed 160 percent of the median monthly household income for the county.

(5) Affordable housing owner occupied, very low income, means a dwelling unit occupied only by a household whose total household income does not exceed 50 percent of the median monthly household income for the county.

***

(7) Affordable rental housing, low income, means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 80 percent of the monthly median adjusted household income for the county.

(8) Affordable rental housing, median income, means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 100 percent of the monthly adjusted median household income for the county.

(9) Affordable rental housing, moderate income, means a dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 120 percent of the monthly median adjusted household income for the county.

(10) Affordable rental housing, very low income, means a rental dwelling unit whose monthly rent, not including utilities, does not exceed 30 percent of the amount that represents up to 50 percent of the monthly median adjusted household income for the county.

***

(14) *Median income, rental rates and qualifying incomes table,* means eligibility requirements compiled each year by the planning department based upon the median annual household income published for the county on an annual basis by the U.S. Department of Housing and Urban Development and similar information for median and moderate income levels from the Florida Housing Finance Corporation. Affordable housing eligibility requirements for each household will be based upon median annual household income adjusted by family size, as set forth by the U.S. Department of Housing and Urban Development and the Florida Housing Finance Corporation. The county shall rely upon this information to determine maximum rental rates and maximum household incomes eligible for affordable housing rental or purchase.

(15) *Monthly median household income* means the median annual household income for the county divided by 12.

(16) *Deed restriction, affordable housing* means a recorded restriction on a residential dwelling unit for a period of 99 years restricting occupancy and/or purchase to households that meet the requirements of the income categories listed above.

Dwelling, attached, means a dwelling unit developed without open yards on all sides of the dwelling unit.

Dwelling unit means one or more rooms physically arranged for occupancy by one residential household sharing common living, cooking, and toilet facilities.

5. Required Open Space (LDC Sections 118-4, 118-12, 130-157, 130-162 & 130-164):

Compliance to be determined.

The minimum required open space ratio (OSR) within the MU District is 0.20 or 20%. According to the proposed site plan, the property consists of 654,760 square feet of upland area. Therefore, at least 130,952 square feet of the total upland area shall remain open space. The proposed site plan (sheet C-1.0) indicates there would be 633,352 square feet of total open space, but lists a 0.66 OSR or 66.78% of open space, which is incorrect. Based on the amount of pervious area, the OSR would be 0.52 or 52.23%. There are also two different numbers listed for total upland area in separate tables on the site plan. These errors must be corrected on the site plan. Corrected in Revised Site Plan Set

Shoreline setback open space requirements are 40% open space for the altered shoreline adjacent to the quarry and 70% for the open water shoreline. The General Information Table on the site plan includes a calculation for the area (square feet) of shoreline setback required, but no open space calculations were provided. Revise the site plan to include shoreline open space calculations. Corrected in Revised Site Plan Set

6. Land Use Intensities (LDC Chapter 130, Article V): *In compliance.*

Residential Density Analysis

No structure or land in the County shall be developed, used or occupied at an intensity or density greater than the standards set out in LDC Chapter 130, Article V.
The County LDC allows affordable and employee housing dwelling units in the SC District to utilize the maximum net density of up to 18 dwelling units per buildable acre pursuant to LDC Sections 130-157 and 139-1.

LDC Section 101-1 defines the following relevant terms:

Density, maximum net means the maximum number of dwelling units or rooms/spaces which may be permitted to be developed per buildable acre, with the use of Transferable Development Rights (TDRs) or for affordable housing.

Net buildable area means that portion of a parcel of land that is developable and is not required open space.

Given the land area and open space required *(as outlined above),* the net buildable area of the property would be 523,808 square feet or 12.02 acres. The maximum residential density of the subject property, pursuant to LDC Sections 130-157 and 139-1, shall be in accordance with the following table:

Land Use District					
Mixed Use (MU):					
Affordable & Employee Housing per LDC Section 139-1	18 DU / Buildable Area	12.02 acres	216 DU*	208 DU	96.3%

Nonresidential Floor Area Analysis

No nonresidential floor area is proposed.

7. Required Setbacks (LDC Sections 118-12, 131-1 & 131-3): *In compliance.*

Pursuant to LDC Section 131-1, the required non-shoreline setbacks within the MU Land Use District are:

Summary of Required Non-Shoreline MU District Setbacks per LDC Section 131-1				
Setback Tvoe	*M inimum Required (feet)*	*Existing Setback (feet)*	*Proposed Setback (feet)*	*In compliance? YIN*
Pri mary Front Yard *(along south property line)*	15	Vacant	0 to parking; -30 to clubhouse	Y*
Secondary Front Yard	15	*NIA*	*N/A*	*N/A*
Primary Side Yard *(along east property line)*	10	Vacant	10 to parking; 60 to 120 buildings	Y**
Secondary Side Yard *(along west property line)*	5	Vacant	5 to garbage collection area	Y
Rear Yard *(along north property line)*	10	Vacant	10	Y

**Note: Parking spaces may be located within the front yard setback on a parcel developed exclusively with a residential use.*
***Note: Garbage collection areas may be set back 5 feet from any rear or side yard property line.*

Pursuant to Code Section 101-1, setback means the area between a building or structure and the property line of the parcel of land on which the building or structure is located, unoccupied and unobstructed from the ground upward, except for fences or other development permitted in the area as provided for in this Land Development Code. In measuring a setback, the horizontal distance between the property line and the furthermost projection of the building or structure shall be used. Further, the setback shall be measured at a right angle (90 degrees) from the property line.

8. Shoreline Setback (LDC Section 118-12): *Not in compliance.*

On the north shore of 'Parcel 11', the 30' shoreline setback indicated on the plans appears to be taken from the 2015 MHWL depicted on the Avirom ALTA survey.
The shoreline setback should be revised to 30' from the landward edge of mangroves. Corrected in Revised Site Plan Set. Phil Frank flagged the landward edge of mangroves. Please note, most of the mangroves are waterward of the MHWL.

9. Maximum Height (LDC Sections 101-1 & 131-2): *Not in compliance.*

No structure or building shall be developed that exceeds a maximum height of 35 feet. Pursuant to LDC Section 101-1:

Height means the vertical distance between grade and the highest part of any

structure, including mechanical equipment, but excluding the following: chimneys; spires and/or steeples on structures used for institutional and/or public uses only; radio and/or television antenna, flagpoles; solar apparatus; utility poles and/or transmission towers; and certain antenna supporting structures with attached antenna and/or collocations as permitted in Chapter 146. However, in no event shall any of the exclusions enumerated in this definition be construed to permit any habitable or usable space to exceed the applicable height limitations. In the case of airport districts, the height limitations therein shall be absolute and the exclusions enumerated in this definition shall not apply.

Grade means the highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure, or the crown or curb of the nearest road directly adjacent to the structure, whichever is higher. To confirm thenatural elevation of the ground surface, prior to construction, the county shall utilize the Light Detection and Ranging (LiDAR) dataset for Monroe County prepared in 2007 and other best available data, including, but not limited to, preconstruction boundary surveys with elevations, pre-construction topographic surveys, elevation certificates and/or other optical remote sensing data.

According to the elevation plans on sheets A 1 through A4, the building height is 38 feet from an existing grade of 5'-8" feet for the three main building types. This exceeds the 35-foot height limit. The elevation plans do not reference NGVD or indicate finished grade. The existing grade indicated on the elevation plans (5'-8") is inconsistent with the grade stated in the related development agreement (4.3 feet NAVD).

The clubhouse building would have a height of 12'-2" from existing grade.

The elevation plans must be revised to demonstrate compliance with the maximum height of the LDC, reference elevations in NGVD, indicate finished grade, and resolve the existing grade inconsistency. All revised in Revised Elevation Set.

10. Surface Water Management Criteria (LDC Section 114-3): *Compliance to be Determined.*

The drainage plans indicate that stormwater will be discharged to the quarry pit and provides storage volumes for the pit; however, the pit appears to be tidally influenced and discharges to the quarry pit will need to meet the Sensitive Receiving Water Body criteria in LDC Section 114-3. Specifically, the plans and Stormwater management plan need to be revised to demonstrate compliance with the following criteria:

For impervious surface area percent greater than 40 percent:
Treatment volume = Disturbed area (acres) x 2.5 (inches)/ 12 (acre feet) (inches/foot) x percent impervious area (%)/100(%)

- A site specific pollutant loading analysis, for both initial and proposed conditions;
  and
- Provision for an additional 50% water quality treatment volume beyond that required by LDC Section 114 3(f)(2)b.1

Revised with shallow injection wells on Revised Site Plan Set.

11. Wastewater Treatment Criteria (LDC Section 114-4): *Full compliance to be determined by KLWTD and Building Department prior to the issuance of a building permit.*

12. Fences (LDC Section 114-13): *Full compliance to be determined upon building permit application review.*

13. Floodplain Management (LDC Chapter 122): *Full compliance to be determined upon building permit application review.*

All new structures must be designed to current floodplain management standards, pursuant to LDC Chapter 122. According to the submitted survey, the site is located within the AE-10, VE-12, VE-14 and VE-16 flood zones on the Federal Emergency Management Agency (FEMA)'s flood insurance rate maps.

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

15. Potable Water Conservation Standards (LDC Section 114-46): *Full compliance to be determined by FKAA and Building Department prior to the issuance of a building permit.*

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

The site contains native wetland habitats; however, the site plan has been designed inaccordance with LDC Section 118-6 and development is clustered away from sensitive habitats to the greatest extent practicable. No native upland habitats occur on the subject site.

Portions of the subject site were subject to enforcement action for unpermitted

wetland impacts by the South Florida Water Management District. As provided in the Consent Order documents, portions of the site are required to be encumbered by a Conservation Easement (SFWMD No, 2016-88-CO-ERP, conditions below).

Within 60 days of the effective date of this Consent Order, Respondent shall provide the District with an electronic version of the recorded conservation easement and associated GIS information as described below. The GIS data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. A map depicting the I -acre Mitigation Area over the best available satellite or aerial imagery shall also be provided. If the information is provided via hard copy, the GIS data shall reside on CD disk and be submitted to Damon Meiers P.E., Staff Engineer, at (561) 682-6876, Environmental Resource Bureau - Marathon Office, 2796 Overseas Highway, Suite 221, Marathon, FL 33050 or via electronic mail: dmeiers@sfwmd.gov.

Provide a copy of the aforementioned Conservation Easement documents and associated GIS information. In addition, provide documentation of the current status of the required restoration and depict these areas on the site plan. Recorded Conservation Easement and most recent report enclosed. Please advise who the CAD file shall be sent to.

17. Required Off-Street Parking (LDC Section 114-67): *Not in compliance.*

The proposed development would be subject to the required number of off-street parking spaces pursuant to LDC Section 114-67(c). The table below lists the number of parking spaces to be provided for each proposed use:

Specific Use Category	*Minimum Required Number of Parking Spaces*	*Proposed Use*	*Required Spaces*
Multifamily residential developments	2.0 spaces per each I-bedroom dwelling unit	56 units	56
	2.0 spaces per each 2-bedroom dwelling unit	136 units	272
	3.0 spaces per each 3 or more bedroom dwelling unit	16 units	48
		Total:	**432**

The proposed site plan (sheet C-1.0) indicates 481 off-street parking spaces, including 21 ADA accessible space.

Pursuant to LDC Section 114-67(f), the number and design of handicapped parking spaces shall be in accordance with the provisions of County Code Chapter 6, which incorporates by reference the Florida Building Code.

Design and dimensional requirements of parking spaces and aisle widths are set forth in LDC Section 114-67(b). Standard 60 and 90-degree parking spaces are 8.5 feet in width and 18 feet in length. The proposed 60-degree parking spaces do not meet the minimum dimensions and the plans measure the space dimensions incorrectly. The minimum aisle width is 24 feet for two-way aisles and one-way aisles for 90-degree spaces. The minimum 24-foot aisle width is not provided for all aisles, such as for the angled spaces under the buildings. The site plan and floor plans do not indicate dimensions adequately to determine compliance. Please note all parking spaces underneath buildings are 60-degrees and therefore minimum aisle width is 18 feet. The site plans were already correct and the Floor Plans have been revised to reflect this as well.

Wheel stops are indicated pursuant to LDC Section 114-67(j).

18. Required Loading/Unloading Spaces (LDC Section 114-69): *Not required.*

19. Bicycle Parking (LDC Section 114-71): *Not required.*

20. Required Landscaping (LDC Chapter 114-108): *In compliance.*

The proposed landscaping plan (Sheets L-1 through L-4, Janet 0. Whitmill , R.L.A., Inc.) is in compliance with the parking lot landscaping requirements; however, the site plan states 152,020 square feet of gross vehicular use area while the Landscape plan states 165,733 square feet. Confirm and correct the gross vehicular use area. In addition, revise the plans to exclude sod from the parking lot landscaping in accordance with LDC Section 114-100(a)(13).

The planting plan calls for 123 gumbo limbo and 88 mahogany trees. Neither of these species are common to the Lower Keys (in particular , mahogany) low hammock. The applicant should consider replacing these species with Jamaica dogwood, ficus, blolly, wild dilly or darlingplum.

21. Scenic Corridor & Bufferyards (LDC Chapter 114- 128): *In compliance.*

A Class A buffer is required along the quarry pit (Industrial). A Class C buffer is required on the east property boundary (URM). The proposed landscaping plan (Sheets L-1 through L-4, Janet 0. Whitmill, R.L.A., Inc.) is in compliance with the district boundary buffer requirements.

22. Outdoor Lighting (LDC Chapter 114, Article VI): *Full compliance to be determined*

upon building permit application review.
Insufficient detail was provided to determine if any outdoor lighting is proposed. If illumination is desired or required for multifamily (3 or more units) residential development, site plans shall include photometric lighting plans pursuant to LDC Section 114-161.

No structure or land shall be developed, used or occupied unless all outdoor lighting conforms to the requirements of LDC Chapter 114, Article VI and the sea turtle protection provisions of Chapter 12, Article V of the County Code of Ordinances, unless otherwise specified within the LDC.

Outdoor lighting shall be designed, located and mounted at a maximum height of 18 feet for noncutoff lights and 35 feet for cutoff lights, pursuant to LDC Section 114-160. All lighting shall be shielded so that light does not illuminate above 45° angled towards the ground. 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. Outdoor lighting within 25 feet of any body of water shall be cutoff lights and shall not exceed a height of 18 feet above grade, pursuant to LDC Section 114-163.

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

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

24. Access Standards (LDC Chapter 114, Article VII): *Compliance to be determined.*

The subject property does not have direct access to U.S. 1 or a County right-of-way. Only a written description of the proposed access route is provided in the submitted traffic study. No specifics or plans have been submitted depicting the access route. The associated development agreement states that access will be provided via an ingress and egress easement, but the easement was not submitted for review. Until the specific access routes are known, potential impacts to County roads and U.S. 1 cannot be determined. The proposed access route or routes across adjacent property to U.S. 1 or County rights-of-way must be provided and plans submitted for County review.

A Level 3 traffic study was submitted as required for development generating more than 500 trips per day, pursuant to LDC Section 114-200. The study indicates that two of three study intersections (U.S. 1 & 4th Street; U.S. 1 & Calle Uno) will have inadequate LOS in the future with the project traffic. As

the Calle Uno intersection isstated to be the primary access point to the project, the study recommends further evaluation "to identify potential measures to reduce the anticipated vehicular delay on this approach."

The County's transportation consultant reviewed the Level 3 traffic study and their comments are attached as an exhibit to this memo. The comments will need to be addressed. Updated traffic study to be emailed to you Monday, November 27, 2017; comments addressed by consultant and enclosed.

If any work is needed or proposed within U.S. 1 right-of-way, then FDOT permits may be required. If FDOT permits are required, then Notices of Intent will be required to be submitted to the County prior to issuance of any building permits for the project.

Clear sight triangles are indicated on the site plan as required per LDC Section 114-21.

25. Recycling and Solid Waste Collection Areas (LDC Section 114-14): *In compliance.*

Any multi-family residential development shall make adequate provision for a solid waste/recycling collection area in accordance with the standards in LDC Section 114- 14. For multi-family residential developments consisting of more than 50 dwelling units, there shall at least one collection area per 25 dwelling units, with each area consisting of at least 240 square feet. Therefore, eight 240-square-foot collections areas are required for the proposed development. Eight 12'x20' (240 SF) collection areas are indicated on the site plan.
The collection area shall meet the screening and enclosure design standards of LDC Section 114-21. 21

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

27. Inclusionary Housing Requirements (LDC Section 139-1): *Not applicable.*

28. Community Participation Meeting (LDC Section 110-3): *Compliance to be determined.*

Applicants requesting a Major Conditional Use Permit pursuant to LDC Chapter 110, Article III shall provide for public participation through a community meeting. The meeting must be held on a weekday evening at a location close to the project site, between 45 and 120 days prior to the first of any public hearings required for development approval. Public notice of the meeting is required.

COMPLIANCE TO BE DETERMINED

If you should have any questions or require any additional information, please feel free to contact me at any time.

Sincerely,

Barton Smith, Esq.

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into on the ___ day of _____, 2017, by and between **MONROE COUNTY, FLORIDA**, a Political Subdivision of the State of Florida ("Monroe County") and **QUARRY PARTNERS, LLC**, a Florida limited liability company ("Quarry") (collectively, the "Parties"), pursuant to Sections 110-132 and 110-133 of the Monroe County, Florida, Code of Ordinances ("Monroe County Code"), and the Florida Local Government Development Agreement Act, Florida Statutes Sections 163.3220-163.3243 (2016), and is binding on the "Effective Date" set forth herein:

WITNESSETH:

The Parties hereby agree as follows:

I. RECITALS

A. This Agreement involves the development of real property located on Big Coppitt Key, Florida with Monroe County Parcel ID 00120940-000100~~–~~, 00120940-000302, and 00120940-00201, consisting of approximately 15.035 acres of upland and 6.736 acres of submerged land (the "Property").

B. All Parties have the authority to enter into this Agreement through Florida Statutes Chapter 163 and Quarry has the sole and undivided ownership of the Property.

C. Section 163.3220, Florida Statutes, authorizes Monroe County to enter into development agreements with landowners and/or governmental agencies to encourage a stronger commitment to comprehensive and capital facilities planning, ensure the provision of adequate public facilities for development, encourage the efficient use of resources, and reduce the economic cost of development.

D. This Agreement, among other things, is intended to and shall constitute a development agreement among the Parties pursuant to the Florida Local Government Development Agreement Act, Section ~~163.3223~~163.3220, *et seq.*, Florida Statutes (the "Act").

E. The Parties recognize that the public noticing and hearing procedures shall follow the requirements of Section 163.3225, Florida Statutes, which requires the local government to conduct two public hearings, one of which may be before the Planning Commission.

F. Monroe County finds that entering into this Agreement furthers the purposes, goals, objectives and policies of the Monroe County Comprehensive Plan which contains goals and objectives that seek to encourage the provision of affordable housing through incentive programs and regulations (including but not limited to Goal 601, Objective 601.1 and Objective 601.2).

G. Comprehensive Plan Policy 107.1.6 (which shall be referred to herein as the "Site Specific Regulations") provides as follows:

> "Development in the Big Coppitt Mixed Use Area 1 shall be subject to regulations applicable to the Mixed Use/Commercial (MC) Future Land Use Designation as well as an additional restriction set out below:
>
> 1. Residential units developed on the Big Coppitt Mixed Use Area 1 shall be restricted to affordable housing only (with a minimum mix of at least 10% median and at least a 20% combination of low and very low income categories) and subject to affordable housing regulations pursuant to Section 130-161[1] of the Monroe County Code of Ordinances.
>
> 2. There shall be no nonresidential uses. Accessory uses to the residential development, such as a club house or recreational facilities are permitted.
>
> 3. There shall be no market rate or transient residential units.
>
> 4. There shall be no dredging.
>
> 5. All habitable building located within the 65-69 DNL (Day-Night Average Sound Level) noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 25 decibels.
>
> 6. No residential buildings shall be located within the 70-74 DNL.
>
> 7. Any development located within the Big Coppitt Mixed Use Area 1 shall not utilize Puerta Drive for ingress and egress.
>
> 8. All habitable buildings located within the 70-74 DNL noise contour pursuant to the 2013 Navy Environmental Impact Statement shall be sound attenuated to achieve an indoor Noise Level Reduction of at least 30 decibels.
>
> 9. A development agreement shall be required for any proposed development of an affordable housing project within the Big Coppitt Mixed Use Area 1 and to evaluate the ingress and egress of the development proposal."

H. In order to ensure the success and viability of the affordable housing project on the Property, Quarry requires the necessary 208 affordable ROGO ~~allocation~~ allocations as set forth below:

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[1] As of the execution of this Agreement, the reference to Section 130-161[1] of the Monroe County Code of Ordinances is actually Section ~~130-139~~ 139-1 of the Monroe County Code, as the Monroe County Code has been updated.

1) 104 ROGOs from the City of Key West consisting of unallocated ROGOs from prior years which have been ~~allocated to~~ transferred to Monroe County for use on the Property through ~~an interlocal~~ a Florida Statutes Section 380.032 agreement dated _____, 2017 (attached hereto and incorporated herein as Exhibit "A") by and between Monroe County, City of Key West ~~and Quarry~~, Islamorada Village of Islands, City of Layton and City of Marathon to be utilized for development of Buildings 5, 6, 7, 8 and 9 as depicted on the conceptual site plan ("Site Plan") attached as Exhibit ___"B", and which shall be utilized all as Moderate income affordable ROGO ("Key West ROGOs"); ~~and~~

2) The Key West ROGOs were reserved and allocated to the Property pursuant to Monroe County Resolution 213-2017;

3) ~~2)~~Ninety-Six (96) ROGO allocations consisting of forty-four (44) Low, twenty (20) Median[2] and thirty-two (32) Moderate Income affordable ROGO allocations for development of the 96 units proposed as part of a Low Income Housing Tax Credit financial assistance that Quarry has received ("Monroe ROGOs"); ~~,~~ such Monroe ROGOs having been reserved pursuant to Monroe County Resolution 323-2016~~.~~;

4) ~~3)~~An additional Eight (8) ~~Moderate~~ ROGO allocations ~~are hereby~~ were reserved by Monroe County ~~under this Agreement pursuant to Monroe County Code Section 138-24(b).~~ and allocated to the Property pursuant to Monroe County Resolution 212-2017 so that the one Hundred Four (104) ROGO allocations made up of the 8 ROGOs and Monroe ROGOs allocations consist of the following: one (1) Very Low, Fifty-One (51) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty (20) Median and Thirty-Two (32) Moderate affordable ROGO allocations.

I. The Property is generally described as follows:

1. Quarry owns the Property. Copies of the Special Warranty Deeds evidencing Quarry's ownership are attached hereto and incorporated herein as Exhibit ___"C". Historically the Property was a mining operation and currently the Property is vacant land.

2. A complete legal description of the Property is attached hereto and incorporated herein as Exhibit ___"D".

3. As of the date of this Agreement, the Property is assessed by the Monroe County Property Appraiser as real estate ~~number~~ numbers 00120940-000100, 00120940-000302, and 00120940-000201.

4. The Property currently has Mixed Use ("MU") Land Use (Zoning) District designation and a corresponding Mixed Use/Commercial ("MC") Future Land Use Map designation.

5. The Property currently has a Tier Overlay District designation of Tier III.

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[2] Note that the Monroe County Resolutions use the term "Medium" but the correct term per the Code is "Median".

6. The Property consists of approximately 15.035 acres of upland and 6.736 acres of submerged land.

II. PURPOSE

A. The overall purpose of this Agreement is to allow the Parties to implement the provisions of Monroe County Code ~~Section~~ Chapter 139 as applied to the Property in order to insure the continued provision of needed affordable housing in the unincorporated Lower Keys.

B. The Agreement allows for the development of 208 affordable housing dwelling units on the Property on Big Coppitt, Monroe County, Florida, in compliance with all applicable provisions of Florida Statutes, the Principles for Guiding Development in the Florida Keys Area of Critical State Concern, the Monroe County Comprehensive Plan, and the Monroe County Code.

C. The Agreement allows the Parties to implement the provisions of Comprehensive Plan Policy 107.1.6 as applied to the Property in order to supply much needed affordable housing in the unincorporated Lower Keys and to allow for a reasonable use of the Property by utilizing the previously unused Key West ROGOs and Monroe ROGOs for development at the Property.

III. AGREEMENT REQUIREMENTS

A. **Recitals.** The recitals explaining the intent and purpose of the project as set forth in the preceding clauses are incorporated herein and form a material part of this Agreement. The Parties recognize the binding effect of Florida Statutes Sections 163.3220-163.3243, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following.

B. **Legal Description and Ownership**. The legal descriptions for the Property subject to this Agreement are set forth in Exhibit "D".

C. **Duration of Agreement**. This Agreement shall remain in effect for ten (10) years from the "Effective Date" as defined herein, and may be extended by mutual consent of the Parties and approval at a public hearing, in accordance with Section 163.3229, Florida Statutes. For the duration of this Agreement, the Parties agree that any development shall comply with and be controlled by this Agreement, the Monroe County Code, and the Monroe County Comprehensive Plan governing the development of land in effect on the date of execution of this Agreement, in accordance with Section 163.3220, Florida Statutes.

D. **Permitted Uses.**

1. The Property currently has a MU Land Use (Zoning) District designation and a corresponding MC Future Land Use Map designation.

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

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

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

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

b. In accordance with this Agreement and with the MU Land Use (Zoning) District, as set forth in Monroe County Code Section 130-88, and in compliance with other provisions of the Monroe County Code, the permitted uses in the MU Land Use (Zoning) District include commercial retail; office; commercial fishing; attached residential dwelling ~~unit~~units; hotels; marinas and accessory uses. Provided that pursuant to Comp. Plan Policy 107.1.6, the Site-Specific Regulations applicable to the Property prohibit nonresidential uses, market rate residential units, and transient residential units. Pursuant to Section 130-88(c)(3) of the Monroe County Code, attached dwelling units are permitted in the MU District as a major conditional use, provided that:

1. The structures as designed and located so that they are visually compatible with established residential development within 250 feet of the parcel proposed for development; and

2. The parcel proposed for development is separated from any established residential use by a class C bufferyard.

c. In accordance with this Agreement and Comprehensive Plan Policy 107.1.6, the development on the Property must be in compliance with the Site Specific Regulations.

d. The development of the Property includes the addition of up to 208 new, affordable residential dwelling units and other accessory development. The residential density shall not exceed 208 permanent residential units.

e. The height of any new structure associated with the development of the Property shall not exceed ~~38~~ 35 feet, except as provided in Monroe County Code, as amended. "Grade" as defined in the Monroe County Code shall be ~~4.3 feet NAVD as shown in the attached topographic survey attached as Exhibit ____~~ 5.7 feet NGVD.

E. **Public Facilities.**

1. The Florida Keys Aqueduct Authority provides domestic potable water to the Property. The Florida Keys Aqueduct Authority will meter any new development.

2. Keys Energy Services provides electric service to the Property. Excluding existing development that may already be metered, Keys Energy Services will meter any new development. In addition, excluding existing development that may already be metered, Keys Energy Services will meter other types of development accordingly.

3. Solid waste service is provided to the Property by a solid waste collection system franchised by Monroe County.

4. The Property is connected to central sewer via Big Coppitt Regional sewer system.

5. Transportation facilities. The Non-Exclusive Ingress and Egress Easement Agreement dated April 21, 2017 attached as Exhibit "E" provides satisfactory access and ingress/egress to and from the Property and Barcelona Drive.

F. **Reservation or Dedication of Land.** There is no reservation or dedication of land for public purposes contemplated by this Agreement.

G. **Affordable Compliance**~~. In order to meet the~~ The requirement under Comprehensive Plan Policy 107.1.6 regarding ~~"~~"a minimum of at least 10% median and at least a 20% combination of low and very low income categories"~~, the forty-four (44) Low affordable ROGO allocations which are part of the Monroe ROGOs shall be forty-four (44) dwelling units on the Property, each of which shall be occupied only by a household whose total household income does not exceed sixty percent (60%) of the median monthly household income for the county~~ is satisfied for the period after the Increased Affordable Restriction expires, as provided in Section III.M. below, by the Twenty (20) Median and Ten (10) Low income residential units, which Ten (10) Low income residential units are in excess of the minimum threshold of a 20% combination of low and very low income categories which is satisfied by the Forty-one (41) Low and One (1) Very Low income category residential units being provided for ninety-nine years.

H. **Development Allowed**. The following specific criteria are those which will guide development of the Property, and are standards by which any further approvals shall be measured and shall be as follows:

a. Provided such development can be designed and approved by all applicable regulations and cumulative density/intensity provisions, including but not limited to the Monroe County Comprehensive Plan, Monroe County Code and Florida Building Code, the Property is permitted to develop the following buildings, facilities and structures on the Property pursuant to this Agreement:

i. Up to and including one hundred two hundred eight (208) new, affordable residential dwelling units.

ii. Additional amenities ancillary and accessory to the affordable housing project, including a gatehouse, offices, club house, fitness center and maintenance, and housekeeping consisting of up to 10,000 square feet.

iii. Parking areas and landscaping.

iv. Playground, parks and/or pools or other outdoor recreation facilities as accessory uses to the affordable residential development.

I. **Required Approvals.** The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement:

Conditional Use Approval and building permits will be required for the development of the Property into 208 new, affordable residential dwelling units as permitted under Monroe County's Land Development Regulations. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.

J. **Military Installation Area of Impact.** Quarry acknowledges and understands the Property and proposed development is within the Military Installation Area of Impact Overlay as defined by the Monroe County Comprehensive Plan. The Property is located in the 65 – 69 DNL (Day-Night Average Sound Level) noise contours pursuant to the 2013 Navy Final Environmental Impact Statement. Quarry agrees to sound attenuate all habitable buildings and shall strive to achieve an outdoor to indoor Noise Level Reduction Level (NLR) of at least 25 decibels. No residential buildings shall be located within the 70-74 DNL.

K. **Ingress/Egress.** Ingress and egress access to the proposed development on the Property is permitted pursuant to the Non-Exclusive Ingress and Egress Easement Agreement dated April 21, 2017 and attached as Exhibit —"E". Such ingress and egress shall be from and to Barcelona Drive. There shall be no ingress or egress to the Property via Puerta Drive.

L. **Site Plan Approval**. Monroe County does hereby accept the ~~conceptual site plan~~ Site Plan of the Property~~. The conceptual site plan is attached as Exhibit ___~~. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as part of a Major Conditional Use approval. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission.

M. **Increased Affordable Restriction**. In exchange for the waivers set forth in Section III.N. below, Quarry agrees that for the initial 50 year term of affordable restrictions on the Property, the residential units on the Property shall consist of the following (such residential unit affordable restrictions to be defined as the "Increased Affordable Restriction": Eleven (11) Very Low which may only be occupied by households whose total household incomes do not exceed twenty-five percent (25%) of the median monthly household income), Eighty-Three (83) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty-One (21) Median and Ninety-Three (93) Moderate affordable residential units.

At the expiration of the 50-year Increased Affordable Restriction term, for the remaining 49 years that the Property remains subject to affordable restrictions, the affordable restrictions on the Property shall consist of the following: one (1) Very Low, Fifty-One (51) Low (which may only be occupied by households whose total household incomes do not exceed sixty percent (60%) of the median monthly household income), Twenty (20) Median and One Hundred Thirty-Six (136) Moderate affordable residential units.

~~M~~N. **Impact Fee and Building Permit Fee Waiver**. Per Section 126 of the Monroe County Code, all impact fees are hereby waived by Monroe County. County also agrees that all building permit fees and wastewater capacity reservation fees for the Big Coppitt Wastewater Treatment Plant are waived in consideration of the Increased Affordable Restriction.

~~N~~O. **Finding of Consistency.** By entering into this Agreement, Monroe County finds that the development permitted or proposed herein is consistent with the Monroe County Comprehensive Plan and Monroe County Code.

~~O~~P. **Breach, Amendment, Enforcement, and Termination.**

a. **Material Breach**: A material breach by the Parties is the failure of any Party to comply with the terms of this Agreement after Notice as provided herein.

b. **Notice**: Upon any Party's material breach of the terms and conditions of this Agreement, the non-breaching Party shall serve written Notice of the breach upon the breaching Party pursuant to the procedure established in this Agreement and shall provide the opportunity, within ninety (90) days of the date such Notice is served, to propose a method of fulfilling the Agreement's terms and conditions or curing the breach. The breaching Party shall be provided an additional ninety (90) days to cure

the material breach or to negotiate an amendment to this Agreement within a reasonable time, as mutually agreed to by the Parties. This Agreement is not subject to arbitration and must be amended in accordance with the statutory requirements. This notice provision does not apply to sections II.E. and III.K.c.iii. which contains its own, separate process for ~~the~~ Monroe County to declare this Agreement void.

c. **Amendment or Termination**: The Parties hereto shall at all times adhere to the terms and conditions of this Agreement. Amendment, termination, extension, or revocation of this Agreement shall be made in accordance with the notification and procedural requirements set forth herein.

i. Amendments to this Agreement shall subject Parties to the laws and policies in effect at the time of the amendment only if the conditions of Section 163.3233(2), Florida Statutes, are met.

ii. No modifications, extensions, amendments, or alterations of the terms or conditions contained herein shall be effective unless contained in a written document approved and executed by the Parties.

iii. Amendment, extension or termination shall require at least two (2) public hearings. The hearings shall be held pursuant to an application filed with Monroe County by the Party seeking to amend or terminate this Agreement, along with the requisite filing fee. Notice of public hearing shall be in accordance with Monroe County Ordinances and Florida Statutes.

iv. If the terms of the compliance schedule are not met, the development agreement shall be voidable at the sole option of ~~the~~ Monroe County at a public hearing of the Board of County Commissioners.

d. **Enforcement**:

i. After notice and an opportunity to respond and/or cure the material breach as provided for below. In addition, Monroe County may utilize appropriate code compliance remedies to cure any breach after notice or arising after the execution of this Agreement and an opportunity to cure as provided herein.

ii. Monroe County, the other Parties, their successors or assigns, or any aggrieved or any adversely affected ~~person~~ party as defined in Section 163.3215(2), Florida Statutes, may file an action for injunctive relief in the Circuit Court of Monroe County to enforce the terms of this Agreement or to challenge compliance with the provisions of Sections 163.3243, Florida Statutes.

iii. Nothing contained herein shall limit any other powers, rights, or remedies that either party has, or may have in the future, to enforce the terms of this Agreement.

Q. **Binding Effect of Agreement**. The covenants, agreements, and obligations herein contained, except as herein otherwise specifically provided, shall extend to, bind and inure to the benefit of the Parties hereto and their respective personal representatives, heirs, successors and assigns.

R. **State and Federal Law.** If State or Federal laws enacted after the effective date of this Agreement preclude either Party's compliance with the terms of this Agreement, this agreement shall be modified as is necessary to comply with the relevant State or Federal Laws.

S. **Compliance with Other Laws**. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve the Parties of the necessity of complying with the laws governing said permitting requirements, conditions, terms or restrictions.

T. **Reservation of Rights**. This Agreement shall not affect any rights, which may have accrued to any party to this Agreement under applicable law. The Parties reserve any and all such rights. All approvals referenced in this Agreement are subordinate to compliance with all applicable laws, codes, and land development regulations and permits, except to the extent otherwise provided for in this Agreement.

U. **No Permit.** This Agreement is not and shall not be construed as a Development Permit, Development Approval or authorization to commence development, nor shall it relieve the Parties other than Monroe County of the obligations to obtain necessary Development Approvals that are required under applicable law and under and pursuant to the terms of this Agreement and Monroe County Code.

V. **Good Faith; Further Assurances; No Cost**. The Parties to this Agreement have negotiated in good faith. It is the intent and agreement of the Parties that they shall cooperate with each other in good faith to effectuate the purposes and intent of, and to satisfy their obligations under, this Agreement in order to secure themselves the mutual benefits created under this Agreement. The Parties agree to execute such further documents as may be reasonably necessary to effectuate the provisions of this Agreement; provided that the foregoing shall in no way be deemed to inhibit, restrict or require the exercise of Monroe County's police power or actions of Monroe County when acting in a quasi-judicial capacity. Wherever in this Agreement a provision requires cooperation, good faith or similar effort to be undertaken at no cost to a party, the party co-operating, reviewing or undertaking the effort shall, nonetheless, bear its cost of attendance at meetings, hearings, or proceedings and comment and/or execution of documents, inclusive of the expense of its counsel.

W. **Successors and Assigns**. This Agreement shall constitute a covenant running with the land, which shall be binding upon the Parties hereto, their successors in interest, heirs, assigns, and personal representatives.

X. **Joint Preparation**. This Agreement has been drafted with the participation of the Parties and their counsel, and shall not be construed against any party on account of draftsmanship.

The captions of each article, section and subsection contained in this Agreement are fore ease of reference only and shall not affect the interpretational meaning of this Agreement. Whenever the term "included" is used in this Agreement, it shall mean that the included items, or terms are included without limitation as to any other items or terms, which may fall within the listed category.

Y. **Notices**. All notices, demands, requests or replies provided for or permitted by this Agreement shall be in writing and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as Certified or Registered mail, return receipt requested, postage prepaid, to the addresses stated below; or (c) by deposit with an overnight express delivery service with proof of receipt to the addresses stated below. Notice shall be deemed effective upon receipt. For purposes of notice, demand, request, or replies:

The address of Monroe County shall be:

County Administrator
1100 Simonton Street
Room 2-205
Key West, Florida 33040

And a copy to:

Robert Shillinger, Esq.
County Attorney
PO Box 1026
Key West, Florida 33041
and
1111 12th Street, Suite 408
Key West, Florida 33040

The address of Quarry shall be:

3030 Hartley Road
Suite 310
Jacksonville, FL 32257

And a copy to:

Barton W. Smith, Esq.
Smith Hawks, PL
138 Simonton Street
Key West, Florida 33040

It is the responsibility of the Parties to promptly notify all other Parties of any change in name or address for receipt of notice, demand, request, or replies.

Z. **Force Majeure.** Any prevention, delay or stoppage due to strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefore, riot, civil commotion, fire or other casualty and other causes beyond the reasonable control of the party obligated to perform, excluding the financial inability of such party to perform and excluding delays resulting from appeals or rehearing, shall excuse the performance by such party for a period equal to any such period of prevention, delay or stoppage. In order to avail itself of this force majeure provision, the party invoking the same shall provide the other party with a written notice that shall consist of a recitation of all events that constitute force majeure events under this Section, together with the beginning and ending dates of such events.

AA. **Construction**. This Agreement shall be construed in accordance with the laws of the State of Florida. The Parties to this Agreement have participated fully in the negotiation and preparation hereof; and, accordingly, this Agreement shall not be more strictly construed against any one of the Parties hereto. In construing this Agreement, the use of any gender shall include every other and all genders, and captions and section and paragraph headings shall be disregarded. All of the exhibits attached to this Agreement are incorporated in, and made a part of, this Agreement.

BB. **Omission**. The Parties hereto recognize and agree that the failure of this Agreement to address a particular permit, condition, terms or restriction shall not relieve either Party of the necessity of complying with the law governing said permitting requirements, conditions, term, or restriction notwithstanding any such omission.

CC. **Jurisdiction and Governing Law**. The Parties hereto agree that any and all suits or actions at law shall be brought in Monroe County, Florida and no other jurisdiction. This Agreement shall be construed and interpreted under the laws of the State of Florida.

DD. **Attorney's Fees and Costs.** The Parties agree that in the event any cause of action or administrative proceeding is initiated or defended by any party relative to the enforcement or interpretation of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court costs, as an award against the non-prevailing party, and shall include attorney's fees, courts costs, in appellate proceedings. Mediation proceedings initiated and conducted pursuant to this Agreement shall be in accordance with the Florida Rules of Civil Procedure and usual and customary procedures required by the circuit court of Monroe County.

EE. **Time of Essence**. Time shall be of the essence for each and every provision of this Agreement.

FF. **Entire Agreement**. This Agreement, together with the documents referenced herein, constitute the entire agreement and understanding among the Parties with respect to the subject matter hereof, and there are no other agreements, representations or warranties other than as set forth herein. This Agreement may not be changed, altered or modified except by an instrument in writing signed by the Party against whom enforcement of such change

would be sought and subject to the requirements for the amendment of development agreements in the Act.

GG. **Counterparts**. This Agreement may be executed in one or more counterparts, and by different Parties hereto in separate counterparts, each of which when executed shall be deemed an original but all which taken together constitute one and the same agreement.

HH. **Recording**. Monroe County shall record this Agreement with the Clerk of the Circuit Court of Monroe County within fourteen (14) days following signature by all Parties. Quarry agrees that it shall be responsible for all recording fees and other related fees and costs related to the recording and delivery of this Agreement as described in this section. The provisions hereof shall remain in full force and effect during the term provided herein and shall be binding upon all successors in interest to the Parties to this Agreement.

II. **Conflicting Resolutions**. All resolutions or parts thereof in conflict with the provisions of this Agreement and its resolution are hereby repealed to the extent of such conflict.

JJ. **Severability**. If any part of this Agreement is contrary to, prohibited by, or deemed invalid under any applicable law or regulation, such provisions shall be inapplicable and deemed omitted to the extent so contrary, prohibited, or invalid; however, the remainder of the Agreement shall not be invalidated thereby and shall be given full force and effect as if the contrary, prohibited, or invalid provision was never a part hereof.

IV. Effective Date. The "Effective Date" of this Agreement is forty-five (45) days after the duly signed and recorded Agreement is received by the Florida Department of Economic Opportunity pursuant to Chapter 380, Florida Statutes, and if appealed, the date the appeal is resolved.

[Balance of this page intentionally left blank, signature page to follow]

IN WITNESS WHEREOF, the Parties hereto have set their hands and seals on the day and year below written.

QUARRY PARTNERS, LLC, a Florida limited liability company

By: TVC Big Coppitt, LLC, a Florida limited liability company, its Manager

BY: _____
Clarence S. Moore, Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this ___ day of _____, 2017, by Clarence S. Moore, Vice President of TVC Big Coppitt, LLC, a Florida limited liability company, Manager of QUARRY PARTNERS, LLC, a Florida limited liability company, on behalf of the company. Each ☐ is personally known to me or ☐ has produced _____ as identification.

_____
Name: _____
Notary Public, State of _____
My Commission Expires: _____

ATTEST: AMY HEAVILIN, CLERK

_____
DEPUTY CLERK

MONROE COUNTY BOARD OF COUNTY COMMISSIONERS

_____
MAYOR

Comparison Details	
Title	**pdfDocs compareDocs Comparison Results**
Date & Time	11/22/2017 9:48:03 AM
Comparison Time	1.07 seconds
compareDocs version	v4.3.0.48

Sources	
Original Document	[#00088493.DOCX] [v3] Quarry Partners Development Agreement.DOCX
Modified Document	[#00088493.DOCX] [v6] Quarry Partners Development Agreement.DOCX

Comparison Statistics	
Insertions	19
Deletions	8
Changes	31
Moves	2
Font Changes	0
Paragraph Style Changes	0
Character Style Changes	0
TOTAL CHANGES	60

Word Rendering Set Markup Options	
Name	Moved Also
Insertions	
~~Deletions~~	
Moves / ~~Moves~~	
Font Changes	
Paragraph Style Changes	
Character Style Changes	
Inserted cells	
Deleted cells	
Merged cells	
Changed lines	Mark left border.
Comments color	By Author.
Balloons	False

compareDocs Settings Used	Category	Option Selected
Open Comparison Report after Saving	General	Always
Report Type	Word	Formatting
Character Level	Word	False
Include Headers / Footers	Word	True
Include Footnotes / Endnotes	Word	True
Include List Numbers	Word	True
Include Tables	Word	True
Include Field Codes	Word	True
Include Moves	Word	True
Show Track Changes Toolbar	Word	True
Show Reviewing Pane	Word	True
Update Automatic Links at Open	Word	False
Summary Report	Word	End
Include Change Detail Report	Word	Separate
Document View	Word	Print
Remove Personal Information	Word	False
Flatten Field Codes	Word	True

AGREEMENT

AGREEMENT BETWEEN THE STATE OF FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY, THE COUNTY OF MONROE, CITY OF KEY WEST, ISLAMORADA, VILLAGE OF ISLANDS, CITY OF LAYTON AND THE CITY OF MARATHON FOR THE TRANSFER AND DISTRIBUTION OF BPAS UNITS FROM THE CITY OF KEY WEST TO MONROE COUNTY AND THE TRANSFER AND DISTRIBUTION OF ROGO ALLOCATIONS FROM MONROE COUNTY TO ISLAMORADA, VILLAGE OF ISLANDS, CITY OF LAYTON AND THE CITY OF MARATHON, PURSUANT TO SECTION 380.032(3), FLORIDA STATUTES.

THIS AGREEMENT is entered into by and between the State of Florida's Department of Economic Opportunity (the "DEO"), Monroe County, the City of Key West, Islamorada, Village of Islands, the City of Layton and the City of Marathon (the " Local Governments") (all collectively known as the "Parties") for the purpose of Complying with Rules 28-18, 28-19, and 28-20, of the Florida Administrative Code, and as provided for in Section 380.032(3), Florida Statutes.

RECITALS:

WHEREAS, the Local Governments are designated as Areas of Critical State Concern (the Florida Keys ACSC and the City of Key West ACSC) pursuant to Sections 380.05 and 380.0552, Florida Statutes, and the Florida Administrative Code Chapter 28-36, hereinafter referred to as the "Keys ACSCs", and

WHEREAS, the DEO is the state land planning agency having authority and duty to exercise general supervision of the administration and enforcement of Chapter 380, Florida Statutes, the Environmental Land and Water Management Act (the "Act"), which includes provisions relating to areas of critical state concern; and

WHEREAS, the DEO is authorized by Section 380.032(3), Florida Statutes to contract with any landowner, developer or other governmental agency as may be necessary to effectuate the provisions and purposes of the Act, or any related rule; and

WHEREAS, the City of Key West ("Key West") adopted its Comprehensive Land Use Plan on March 5, 2013, which provides for the allocation of certain residential building rights known as Building Permit Allocation System units ("BPAS"), under which Key West awards 91 units on an annual basis over the current planning horizon consisting of the years 2013 through 2023, and

WHEREAS, Key West has a certain number of unallocated BPAS units accumulated in years one (1) through four (4) which the City desires to allocate to an Affordable Housing/Workforce Housing

project ("The Quarry") located on Big Coppitt Key, which is beyond the jurisdictional boundary limits of Key West, and

WHEREAS, the provision of affordable housing in the lower keys coupled with the distribution of ROGO units to the remaining municipalities will benefit all members of the ACSCs, and

WHEREAS, the Key West Comprehensive Land Use plan does not currently provide for an allocation beyond its jurisdictional boundary, nor provide for a distribution of its un-allocated units other than "Recovered Units" as defined in Section 108-997(e) of the Land Development Regulations of Key West, and

WHEREAS, Key West has approved a Comprehensive Land Use Plan Amendment which has been rendered to the DEO for review and comment pursuant to the State Coordinated Review Guidelines of Chapter 163, Florida Statutes, which would allow the transfer of 104 BPAS units to Monroe County for the Workforce Housing/Affordable Housing Project known as "The Quarry," located on Big Coppitt Land Use Area 1 at approximate Mile Marker 9 (a copy of the proposed Comprehensive Land Use Plan Amendment is attached hereto and incorporated by reference); and

WHEREAS, the Parties, have met to discuss the reallocation and a method of BPAS/ROGO re-distributions between Monroe County and the remaining municipalities located in the ACSCs in an effort to fulfill Administration Commission's actions, and have agreed to present this agreement to their Commission/Council for execution of this Agreement.

NOW THEREFORE, the parties set forth the following terms and conditions of this Agreement.

1. In 2012, pursuant to Administration Commission action, 3550 building permit allocation units were awarded for a period of 10 years (355 per year) from the State to the local governments as follows:

Local Government (the Parties)	Annual Allocation
Monroe County	197 units
Marathon	30 units
Islamorada	28 units
Key Colony Beach	6 units
Layton	3 units
Key West	91 units

2. Upon the execution of this Agreement by all Parties, Key West shall approve and adopt the Comprehensive Land Use Plan of Key West amendment allowing the allocation of 104 previously unallocated BPAS units to Monroe County for the "The Quarry" project on Big Coppitt Key for the construction of workforce housing/affordable housing.

3. Upon effectiveness of the Comprehensive Land Use Plan of Key West and the execution of this Agreement by all Parties, the City of Key West shall transfer 104 previously unallocated BPAS units to Monroe County for "The Quarry" project on Big Coppitt Key for the construction of workforce housing/affordable housing.

4. Monroe County agrees to provide permanent ROGO units to the remaining municipalities, based upon their percentages of vacant land, as determined in the revocable 2012 Hurricane Evacuation Clearance Time Memorandum of Understanding, as follows:

Local Government (the Parties)	Number of ROGOs due to the Parties
Marathon	**11.83 units**
Islamorada	**10.25 units**
Layton	**0.12 units**
TOTAL	***22.2 units***

All ROGO units transferred pursuant to this section shall be restricted to non-transient use by the receiving municipality. The receiving municipality shall determine whether or not the units are to be issued for market rate or affordable housing.

5. Marathon, Islamorada and Layton shall determine if the ROGO units received shall be utilized as market rate dwelling units or affordable housing dwelling units and shall work with DEO to amend their comprehensive plan in order to utilize the transferred allocations.

6. In the event building permits are not issued for "the Quarry" project on or before June 30, 2019, the BPAS units awarded by Key West will remain with Monroe County as affordable ROGO units to be awarded by Monroe County for Affordable/Workforce Housing residential uses in Monroe County south of Mile Marker 26.

NEEDS KW CP attachment

7. **Entirety of Agreement.** The parties agree that this Section 380.032 Agreement contains the entire and exclusive understanding and agreement among the parties and may not be modified in any manner except by an instrument in writing and duly signed by the DEO and the Parties (Local Governments).

8. **Duplicate Originals.** This Section 380.032 Agreement may be executed in any number of originals, all of which evidence one agreement, and only one of which need be produced for any purpose.

9. **Enforcement .** In the event of a breach of this Section 380.032 Agreement, or failure to comply with any condition of it, DEO may enforce this Agreement pursuant to 380.11(2)(a) and (d), Florida Statutes, or as otherwise provided by law. In the event of a breach of this Section 380.032 Agreement, or failure to comply with any condition of it, the Local Governments may

enforce this Agreement, as permitted by law, in the appropriate state court in and for Monroe County, Florida.

10. **Scope of Authority.** This Section 380.032 Agreement affects the rights and obligations of the parties as provided herein. This Section 380.032 Agreement is not intended to influence or determine the authority or decisions of any other state or local government or agency in the issuance of any other permits or approvals that might be required by state law or local ordinance for any development authorized by this Agreement except as provided herein.

11. **Effective Date.** This Agreement is effective upon execution by all parties and ends upon the termination of the Keys ACSCs designation.

12. **Notification.** Notifications under this Agreement shall be made by hand delivery, U.S. certified mail, return receipt requested, or an express mail service that provides proof of delivery. Notification by a Party to the DEO shall be directed to the Areas of Critical State Concern Administrator, Department of Economic Opportunity, 107 East Madison Street, Tallahassee, FL 32399-4128. Notification to the other parties to this Agreement shall be directed as follows:

1. **Monroe County.** Mayor, Monroe County,
2798 Overseas Highway, Marathon, FL 33050
with a copy to the Planning and Environmental Resources Director, 2798 Overseas Highway, Marathon, FL 33050

2. **City of Key West.** Mayor, City of Key West,
1300 White Street, PO Box 1409, Key West, FL 33041-1409,
with a copy to the Planning Director, 1300 White Street, PO Box 1409, Key West, FL 33041-1409

3. **City of Marathon.** Mayor, City of Marathon,
9805 Overseas Highway, Marathon, FL 33050,
with a copy to the Planning Director, 9805 Overseas Highway, Marathon, FL 33050

4. **City of Layton.** Mayor, City of Layton,
68260 Overseas Highway,
PO Box 778, Long Key, FL 33001-0141

5. **Islamorada, City of Islands.** Mayor, Islamorada, Village of Islands,
86800 Overseas Highway, Islamorada, FL 33036,
with a copy to the Director of Planning and Development Services, 86800 Overseas Highway, Islamorada, FL 33036

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

George Neugent, Mayor

September 27, 2017
Date

ATTEST: KEVIN MADOK, CLERK

Pamela Hancock, for County Clerk
Deputy Clerk

Approved as to form and legal sufficiency:

_____
_____, for County Attorney

MONROE COUNTY ATTORNEY
APPROVED AS TO FORM:
STEVEN T. WILLIAMS
ASSISTANT COUNTY ATTORNEY
Date 10/2/17

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

CITY OF KEY WEST, FLORIDA

_____ _____

Date Craig Cates, Mayor

ATTEST:

_____

Cheryl Smith, City Clerk

Approved as to form and legal sufficiency:

_____

_____ for City Attorney

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

CITY OF MARATHON, FLORIDA

_____ _____

Date Dr. Dan Zieg, Mayor

ATTEST:

_____

Diane Clavier, City Clerk

Approved as to form and legal sufficiency:

_____

_____ for City Attorney

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

CITY OF LAYTON, FLORIDA

_____ _____

Date Norman S. Anderson, Mayor

ATTEST:

_____

Mimi M. Young, City Clerk

Approved as to form and legal sufficiency:

_____

_____ for City Attorney

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

FLORIDA

ISLAMORADA, VILLAGE OF ISLANDS,

_____
Date

_____
Jim Mooney, Mayor

ATTEST:

_____
Kelly Toth, Village Clerk

Approved as to form and legal sufficiency:

_____
Roget Bryan, Village Attorney

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates below written.

STATE OF FLORIDA, DEPARTMENT OF ECONOMIC OPPORTUNITY, DIVISION OF COMMUNITY DEVELOPMENT,

_____
Date

_____
Julie Dennis
Director

ATTEST:

_____
Print Name: _____

Approved as to form and legal sufficiency:

_____
Print Name: _____
Title: _____
Date: _____

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF KEY WEST, FLORIDA, AMENDING CHAPTER 1 OF THE COMPREHENSIVE PLAN ENTITLED "FUTURE LAND USE ELEMENT" BY AMENDING POLICY 1-1.16.1, ENTITLED "MAINTAIN A BUILDING PERMIT ALLOCATION ORDINANCE," AMENDING POLICY 1-1.16.2, ENTITLED "BUILDING PERMIT ALLOCATION ORDINANCE AND AFFORDABLE HOUSING," AMENDING POLICY 1-1.16.3, ENTITLED "PERMIT ALLOCATION SYSTEM RATIO BY STRUCTURE TYPE," AND BY ADDING POLICY 1-1.16.5 ENTITLED "TRANSFER OF BUILDING PERMIT ALLOCATIONS;" BY AMENDING CHAPTER 2 ENTITLED "TRANSPORTATION ELEMENT," BY AMENDING POLICY 2.16.4 TO PROPERLY REFLECT AS POLICY 2-1.6.4, AND REVISING THE REFERENCE TO THE NUMBER OF ALLOCATED UNITS; AMENDING CHAPTER 3 OF THE COMPREHENSIVE PLAN ENTITLED "HOUSING," BY AMENDING POLICY 3-1.1.4, ENTITLED "BUILDING PERMIT ALLOCATION SYSTEM;" PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF INCONSISTENT PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission has passed numerous resolutions aimed at increasing the availability of affordable and workforce housing in the City of Key West; and

WHEREAS, development of any housing is strictly controlled by the State of Florida, which has designated the City of Key West as a State Area of Critical Concern; and

WHEREAS, this state regulation has resulted in a specified number of new building permits that may be granted each year under what is known as the Building Permit Allocation System (BPAS); and

WHEREAS, based on recommendations by the Department of Economic Opportunity, changes to the City's Comprehensive Plan were requested; and

WHEREAS, the City Commission finds that it is in the best interest of the City that there exists a method to transfer Building Permit Allocations not utilized within the City to Lower Keys areas of Monroe County, for beneficial use purposes and/or affordable housing that will directly benefit the City of Key West as determined by the City Commission; and

WHEREAS, Chapter 1, entitled "Future Land Use Element" and Chapter 3, entitled "Housing" are to be amended through ordinance in response to the Department of Economic Opportunity; and

WHEREAS, the Planning Board ("Board") held a noticed public hearing on May 18, 2017, where based on the consideration of recommendations by the city planner, city attorney, building official and other information, the Board recommended approval of the proposed amendments set forth in Planning Board Resolution 2017-21; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF KEY WEST, FLORIDA;

Section 1: That Chapter 1 of the Comprehensive Plan is hereby amended as follows*:

Policy 1-1.16.1: Maintain a Building Permit Allocation Ordinance.

The City of Key West shall maintain and enforce its building permit allocation ordinance as follows: Between 85 and 100 units will be reserved as beneficial use permits to address property rights associated with existing vacant lots of record. The permit allocation system shall limit the number of permits issued for new permanent and transient development to 910 units during the period from July 2013 to July 2023. The annual allocation will be ninety-one units (91) single-family units or an equivalent combination of residential and transient types based on the equivalency factors established in Policy 1-1.16.3. The annual allocation limitation shall not apply to affordable housing allocations. In order to address the ongoing affordable housing shortage and affordable housing deed restrictions expected to expire, during the first three years (July 2013 - July 2016) 60 percent of the units

*(Coding: Added language is underlined; deleted language is ~~struck through~~ at first reading. Added language is double underlined and ~~double struck through~~ at second reading.)

allocated shall be affordable. Between years four (4) and 10 (2016 - 2023), a minimum of 50% shall be affordable. ~~Between years four (4) and 10, 80 percent of remaining (non-affordability restricted) units shall be permanent, and 20 percent may be transient.~~ Between years four (4) and 10, no more than 10 percent may be transient. During Year One (1) (July 2013 - 2014), 48 of the affordable units to be allocated will be dedicated for use at the Peary Court Housing complex property, being transferred from military to private sector housing.

~~The annual building permit allocation period will begin on July 1 of each year. Applications will be accepted between July 1 and September 30. Applications will be reviewed and processed by City staff and the appropriate boards between October 1 and April 1. Applicants will be allowed to amend their application to address review comments during that timeframe. Final award will occur on or around July 1 or the year following receipt of the application.~~ Staff may consider the following criteria in ranking applications: 1) building one to two feet higher than the base flood elevation; 2) exceeding the minimum required percentage of affordable housing; 3) compliance with green building standards; 4) compliance with adopted urban design standards, and; 5) a minimum contribution to a sustainability and open space recreation fund.

Building permits shall be obtained within two years of the development approval date. If a building permit is not obtained

within that timeframe the allocated units will revert to the City for reallocation ~~during the next allocation season~~. ~~If the recovered units are not allocated within one year they will revert to the County for beneficial use purposes and/or affordable housing.~~

Policy 1-1.16.2: Building Permit Allocation Ordinance and Affordable Housing.

The City permit allocation system shall require that sixty percent (60%) of all new permanent residential units be affordable units based on definitions and criteria contained in Policy 3-1.1.7 and 3-1.1.8 between July 1, 2013 and July 1, 2016, and that a minimum of fifty (50%) be affordable between July 1, 2016 and July 1, 2023.

Policy 1-1.16.3: Permit Allocation System Ratios by Structure Type.

The permit allocation system shall be sensitive to differing trip generating characteristics of permanent and transient residential units as well as single-family units, accessory apartment units and multi-family residential units. ~~The annual allocation shall be ninety-one units (91) single-family units based on the Transportation Interface for Modeling Evacuations (TIME) Model~~. The permit allocation system shall incorporate a

series of equivalent single-family unit (ESFU) values in applying the ~~annual~~ permit allocation threshold established in the building permit allocation ordinance as hereinafter explained.

Table 1-1.16.3

Residential Structure Type	Equivalent Single-Family Unit Value (ESFU) (1)
Single Family	1.00 (a)
Accessory Apt./SRO	.78 (b)
Multi Family	1.00 (c)
Transient Unit	.86 (d)

(1) The equivalent single family unit values are predicated on the ratio of the average number of vehicles per unit based on the 2010 US Census for the respective residential structure types divided by the vehicles per single family units (i.e., 1.28 vehicles per unit). The computations are as follows:

(a) Single Family 1.28/1.28 = 1.00

(b) Accessory Apt. or Single Room Occupancy (SRO): 1.00/1.28 = .78. The former Fl. Department of Community Affairs (now Department of Economic Opportunity) approved the estimated average vehicles per accessory unit or single room occupancy (SRO) as one (1) vehicle per accessory unit or SRO.

(c) Multi-Family: 1.28/1.28 = 1.00

(d) Transient Unit: 1.10/1.28 = .86 (based on the Hurricane Evacuation Study 1.10 vehicles per transient unit in Monroe County)

* * * * *

Policy 1-1.16.5: Transfer of Building Permit Allocations

By resolution the City of Key West may transfer building permit allocations to areas beyond the City limits for the development of Affordable Workforce Housing in close proximity to the City of Key West such that the anticipated residents could reasonably be expected to contribute to the workforce of the City of Key West.

Upon adoption of this Comprehensive Plan Amendment the City of Key West shall transfer 104 previously unallocated units to the Affordable Housing Development described as "THE QUARRY" located in the Big Coppitt Mixed Use Area 1, at approximate mile marker 9, Monroe County Florida. This shall be done pursuant to a Chapter 380 or similar Agreement between the City of Key West, Monroe County, the Florida Department of Economic Opportunity and other affected local government jurisdictions with the concurrence of Quarry Partners LLC, the owner of the property. The Agreement shall require, and Quarry Partners LLC shall provide, recorded Declarations of Affordable Housing Restrictions for these units acceptable to the City of Key West and Monroe County prior to the issuance of certificates of occupancy by Monroe County. In the event building permits to construct "The Quarry" affordable housing project are not issued on or before June 30, 2019 these

units shall be released to Monroe County and shall only be re-allocated for Affordable Housing purposes south of Mile Marker 26 on U.S. 1.

Section 2: That Chapter 2 of the Comprehensive Plan is hereby amended as follows

* * * * *

Policy ~~2-16.4~~ 2-1.6.4 Transportation Concurrency Exception Area.

~~As a result of the State mandated hurricane evacuation modeling workshops and amendments to the Comprehensive Plan, the City will be allocated 91 new PBAS units annually starting in 2013.~~

Between years 2013 and 2023 The City of Key West shall allocate a total of 910 BPAS units. Due to the City's exception from transportation concurrency, the development or redevelopment of these units shall not be subject to roadway concurrency requirements.

* * * * *

Section 3: That Chapter 3 of the Comprehensive Plan is hereby amended as follows:

* * * * *

Policy 3-1.1.4: Building Permit Allocation System.

The City of Key West shall ~~annually~~ allocate ~~91 building permits per year between 2013 and 2023, for~~ a total of 910 permits between years 2013 and 2023. In order to address the ongoing affordable housing shortage and affordable housing deed restrictions expected to expire, during the first three years (July 2013 - July 2016) 60 percent of the units allocated shall be affordable. Between years four (4) and 10 (2016 - 2023), a minimum of 50% shall be affordable. ~~Between years four (4) and 10, 80 percent of remaining (non-affordability restricted) units shall be permanent, and 20 percent may be transient~~. Between years four (4) and (10), no more than 10 percent may be transient. During Year One (1) (July 2013 - 2014), 48 of the affordable units to be allocated will be in the transfer of Peary Court from military to private sector housing, which leaves 43 units to be allocated from the first allocation pool.

* * * * *

Section 4: If any section, provision, clause, phrase, or application of this Ordinance is held invalid or unconstitutional for any reason by any court of competent jurisdiction, the remaining provisions of this Ordinance shall be deemed severable therefrom and shall be construed as reasonable and necessary to achieve the lawful purposes of this Ordinance.

Section 5: All Ordinances or parts of Ordinances of said City in conflict with the provisions of this Ordinance are hereby superseded to the extent of such conflict.

Section 6: This Ordinance shall go into effect immediately upon its passage and adoption and authentication by the signature of the presiding officer and Clerk of the Commission and approval by the Florida Department of Economic Opportunity, pursuant to Chapter 380, Florida Statutes.

Read and passed on first reading at a regular meeting held this _____ day of _____, 2017.

Read and passed on final reading at a regular meeting held this _____ day of _____, 2017.

Authenticated by the presiding officer and Clerk of the Commission on _____ day of _____, 2017.

Filed with the Clerk _____, 2017.

Mayor Craig Cates	_____
Commissioner Sam Kaufman	_____
Commissioner Clayton Lopez	_____
Commissioner Richard Payne	_____
Commissioner Margaret Romero	_____
Commissioner Billy Wardlow	_____
Commissioner Jimmy Weekley	_____

_____
CRAIG CATES, MAYOR

ATTEST:

CHERYL SMITH, CITY CLERK

GENERAL INFORMATION:

Property RE: 00120940-000100
Property RE: 00120940-000201
Property RE: 00120940-000302
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, AE12, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 239,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 132,433.16 sf (3.04 acres)
Accessory Structures in Shoreline Setback: 4409.26 sf (0.10 acres)
% Accessory Structures in Shoreline Setback: 3.33%
Rear Setback Area: 17,524.85 sf (0.40 acres)
Accessory Structures in Rear Setback: 0.00 sf (0.00 acres)
% Accessory Structures in Rear Setback: 0.00%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 136
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.79 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 15 Feet
Rear - 10 Feet
Sideyard - 10/5 Feet
Shoreline - 20 Feet (altered non-open water)
Shoreline - 30 Feet (altered open water)

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	165856.98	3.81
Pools/Plaza	3046.21	0.07
Sidewalks	24831.54	0.57
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	2322.17	0.05
Total Lot Coverage By Roads, Walkways & Pools	196050.9	4.50

IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	323788.97	7.43
Total Pervious	330971.37	7.60
Impervious Percentage of Site	49.45%	
Open Space (Water)	293597.26	6.74
Open Space (Upland)	330971.37	7.60
Total Open Space	624568.63	14.34
Open Space Percentage of Site	65.86%	
Minimum Open Space Required	20.00%	

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.79	0.06
Building 1	13590.25	0.31
Building 2	15032.35	0.35
Building 3	14893.25	0.34
Building 4	13590.25	0.31
Building 5	15032.35	0.35
Building 6	13590.25	0.31
Building 7	14893.25	0.34
Gazebo	340.01	0.01
Building 8	13590.25	0.31
Building 9	10400.87	0.24
Total	127738.07	2.93

Parking Provided	
Clubhouse	22
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	62
Gazebo	8
Building 8	40
Building 9	22
Total Parking	474

*Provided ADA Parking: 21 of 474 spaces

Monroe County Landscape Code Requirements:	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
	Spaces per unit		
Required Parking Spaces 114-67D	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces

1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.

2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.

3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.

4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.

CONSTRUCTION MANAGEMENT PLAN FOR QUARRY DEVELOPMENT

PURPOSE

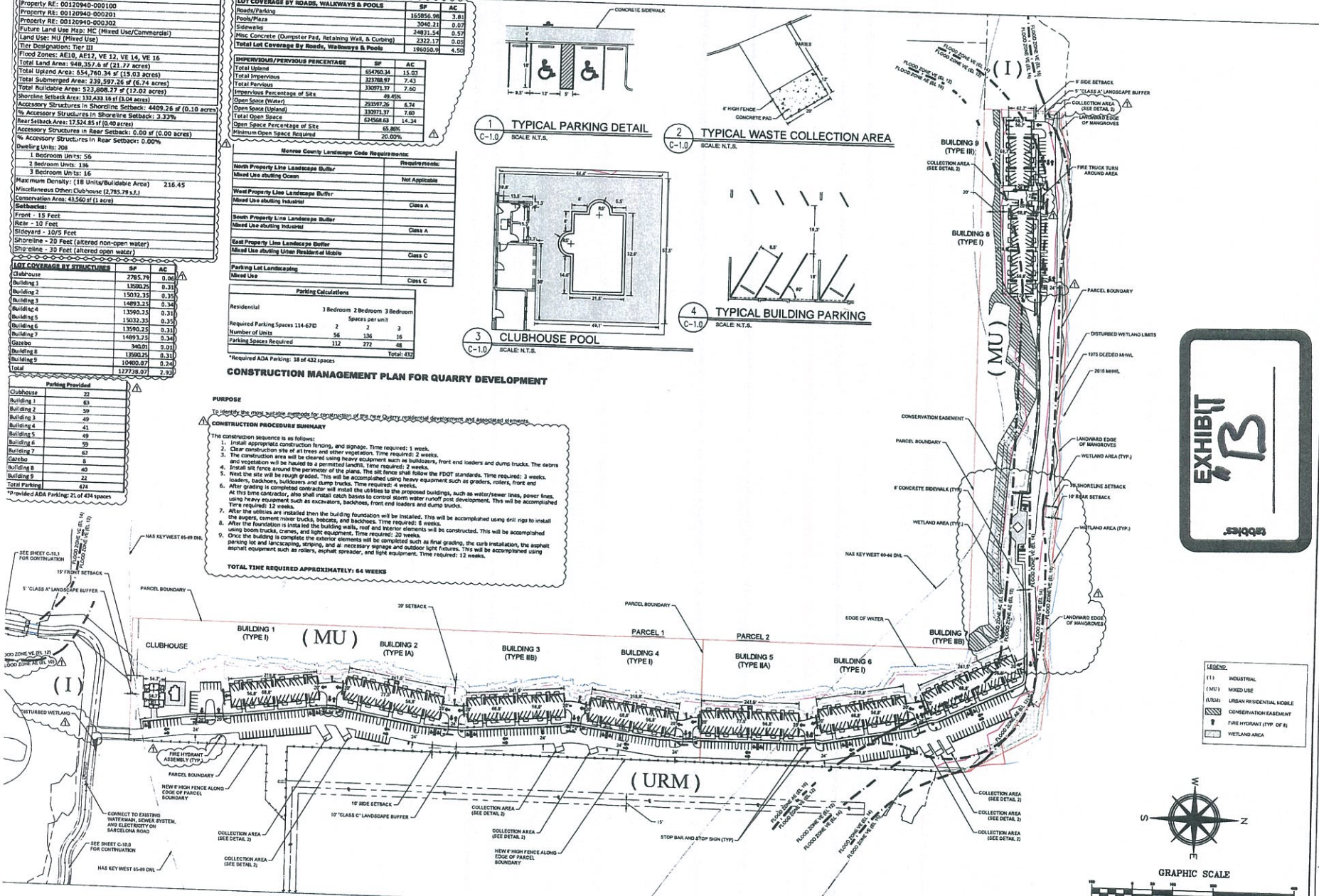
To identify the most suitable methods for construction of the new Quarry residential development and associated elements.

CONSTRUCTION PROCEDURE SUMMARY

The construction sequence is as follows:

1. Install appropriate construction fencing, and signage. Time required: 1 week.
2. Clear construction site of all trees and other vegetation. Time required: 2 weeks.
3. The construction area will be cleared using heavy equipment such as bulldozers, front end loaders and dump trucks. The debris and vegetation will be hauled to a permitted landfill. Time required: 2 weeks.
4. Install silt fence around the perimeter of the plans. The silt fence shall follow the FDOT standards. Time required: 3 weeks.
5. Next the site will be rough graded. This will be accomplished using heavy equipment such as graders, rollers, front end loaders, backhoes, bulldozers and dump trucks. Time required: 4 weeks.
6. After grading is completed contractor will install the utilities to the proposed buildings, such as water/sewer lines, power lines. At this time contractor, also shall install catch basins to control storm water runoff post development. This will be accomplished using heavy equipment such as excavators, backhoes, front end loaders and dump trucks. Time required: 12 weeks.
7. After the utilities are installed then the building foundation will be installed. This will be accomplished using drill rigs to install the augers, cement mixer trucks, bobcats, and backhoes. Time required: 8 weeks.
8. After the foundation is installed the building walls, roof and interior elements will be constructed. This will be accomplished using boom trucks, cranes, and light equipment. Time required: 20 weeks.
9. Once the building is complete the exterior elements will be completed such as final grading, the curb installation, the asphalt parking lot and landscaping, striping, and all necessary signage and outdoor light fixtures. This will be accomplished using asphalt equipment such as rollers, asphalt spreader, and light equipment. Time required: 12 weeks.

TOTAL TIME REQUIRED APPROXIMATELY: 64 WEEKS



LEGEND
(I) INDUSTRIAL
(MU) MIXED USE
(URM) URBAN RESIDENTIAL MOBILE
CONSERVATION EASEMENT
FIRE HYDRANT (TYP. OF 8)
WETLAND AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

EXHIBIT "B"
ebbtides

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3293 fax 293-4699

Seal:

NOT VALID FOR CONTINUING USAGE SIGNED AND SEALED IN PINK INK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

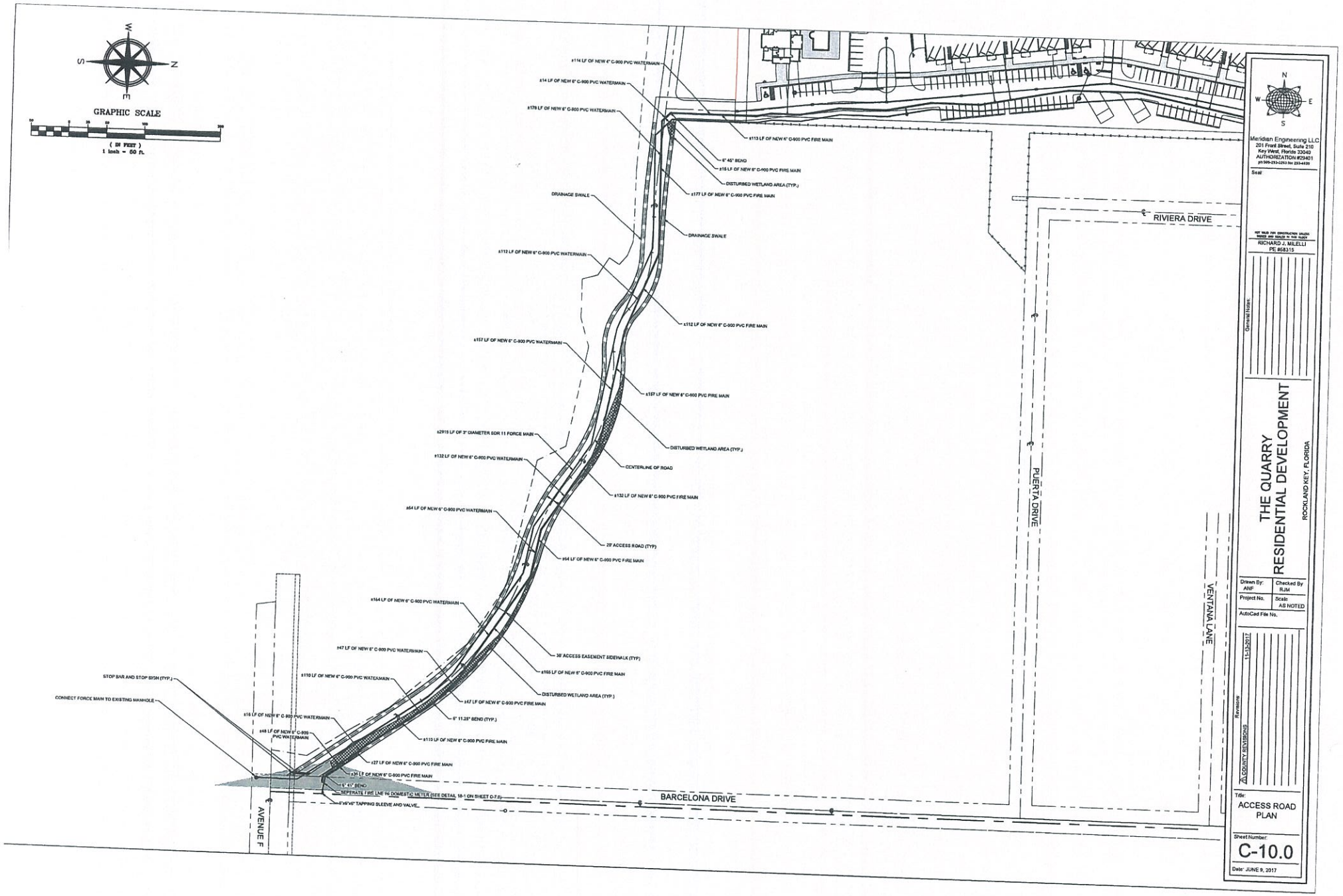
Drawn By: ANF	Checked By RJM
Project No.	Scale AS NOTED
AutoCad File No.	

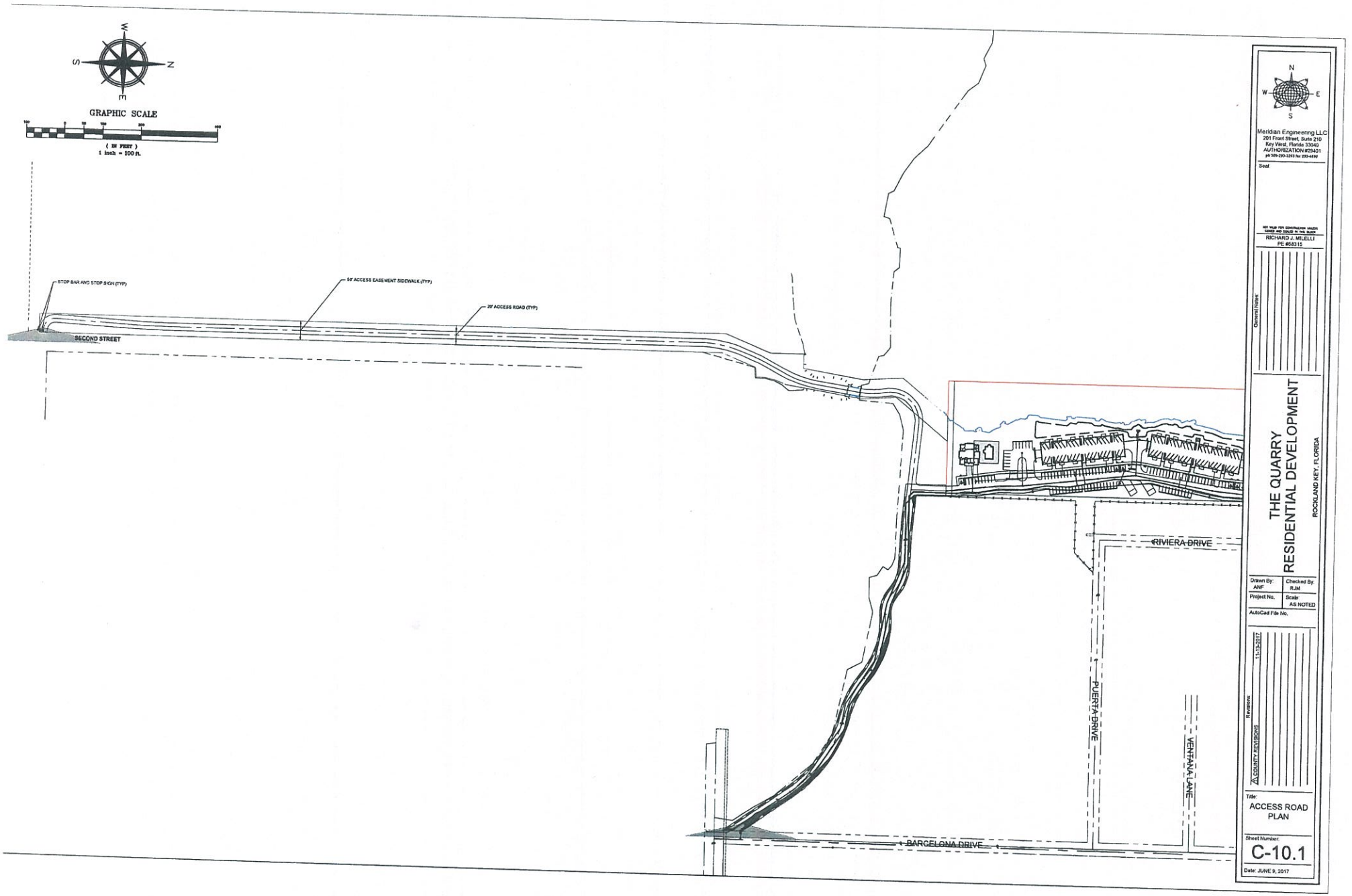
Revisions:
1 COUNTY REVISIONS 11-13-2017

Title: SITE PLAN

Sheet Number: C-1.0

Date: JUNE 9, 2017


GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
±114 LF OF NEW 6" C-900 PVC WATERMAIN
±14 LF OF NEW 6" C-900 PVC WATERMAIN
±179 LF OF NEW 6" C-900 PVC WATERMAIN
±113 LF OF NEW 6" C-900 PVC FIRE MAIN
6" 45° BEND
±16 LF OF NEW 6" C-900 PVC FIRE MAIN
DISTURBED WETLAND AREA (TYP.)
±177 LF OF NEW 6" C-900 PVC FIRE MAIN
DRAINAGE SWALE
DRAINAGE SWALE
±112 LF OF NEW 6" C-900 PVC WATERMAIN
±112 LF OF NEW 6" C-900 PVC FIRE MAIN
±157 LF OF NEW 6" C-900 PVC WATERMAIN
±157 LF OF NEW 6" C-900 PVC FIRE MAIN
±2910 LF OF 3" DIAMETER SDR 11 FORCE MAIN
DISTURBED WETLAND AREA (TYP.)
±132 LF OF NEW 6" C-900 PVC WATERMAIN
CENTERLINE OF ROAD
±132 LF OF NEW 6" C-900 PVC FIRE MAIN
±64 LF OF NEW 6" C-900 PVC WATERMAIN
20' ACCESS ROAD (TYP)
±64 LF OF NEW 6" C-900 PVC FIRE MAIN
±164 LF OF NEW 6" C-900 PVC WATERMAIN
30' ACCESS EASEMENT SIDEWALK (TYP)
±47 LF OF NEW 6" C-900 PVC WATERMAIN
±166 LF OF NEW 6" C-900 PVC FIRE MAIN
±110 LF OF NEW 6" C-900 PVC WATERMAIN
DISTURBED WETLAND AREA (TYP.)
±47 LF OF NEW 6" C-900 PVC FIRE MAIN
STOP BAR AND STOP SIGN (TYP.)
CONNECT FORCE MAIN TO EXISTING MANHOLE
6" 11.25° BEND (TYP.)
±16 LF OF NEW 6" C-900 PVC WATERMAIN
±48 LF OF NEW 6" C-900 PVC WATERMAIN
±110 LF OF NEW 6" C-900 PVC FIRE MAIN
±27 LF OF NEW 6" C-900 PVC FIRE MAIN
±39 LF OF NEW 6" C-900 PVC FIRE MAIN
6" 45° BEND
SEPERATE FIRE LINE W/ DOMESTIC METER (SEE DETAIL 18-1 ON SHEET C-7.5)
6"x6"x6" TAPPING SLEEVE AND VALVE
RIVIERA DRIVE
PUERTA DRIVE
VENTANA LANE
BARCELONA DRIVE
AVENUE F
N
S
E
W
Meridian Engineering LLC
251 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-0293 fax 293-4499
Seal
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #68315
General Notes:
THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA
Drawn By: ANF
Checked By: RJM
Project No.
Scale: AS NOTED
AutoCad File No.
Revisions
1 COUNTY REVISIONS 11-13-2017
Title:
ACCESS ROAD PLAN
Sheet Number:
C-10.0
Date: JUNE 9, 2017



Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3293 fax 293-4499

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN RED INK

RICHARD J. MILELLI
PE #58315

General Notes

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By:	Checked By:
ANF	RJM
Project No.	Scale
	AS NOTED

AutoCad File No.

Revisions

1 COUNTY REVISIONS 11-13-2017

Title:
ACCESS ROAD PLAN

Sheet Number:
C-10.1

Date: JUNE 9, 2017

This instrument prepared by and after recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

Alt Key No. 00120940-000100

DocN 2120094 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $32,200.00

DocN 2120094
BkN 2850 PgN 1599

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20th 2017, between **BRT 10, LLC**, a Florida limited liability company, with an address of P.O. Box 787, Key West, Florida 33041 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

Doc# 2120094
Bk# 2850 Pg# 1600

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

GRANTOR:

BRT 10, LLC, a Florida limited liability company

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

By: _____
Name: Richard J. Toppino
Title: Manager

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

By: _____
Name: Daniel Toppino, Sr.
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Richard J. Toppino and Daniel Toppino, Sr., each as Manager of BRT 10, LLC, a Florida limited liability company, on behalf of the company. Each ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033523
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: _____
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT "C"

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 9:

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

BEGIN at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH AN UNDIVIDED 50% INTEREST IN THE FOLLOWING:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a

distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

EXHIBIT "C"

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded March 11, 2008 in Official Records Book 2349, Page 1651.
7. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
8. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
9. Resolution No. 302-2007 recorded May 29, 2009 in Official Records Book 2415, Page 313.
10. Easement to City of Key West recorded January 10, 1961 in Official Records Book 204, Page 370.
11. Consent Order No. 2016-88-CO-EXP between Rockland Operations, LLC and South Florida Water Management District recorded December 13, 2016 in Official Records Book 2830, Page 499.
12. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.
13. Deed of Conservation Easement Passive Recreational Uses to South Florida Water Management District recorded in Official Records.

MONROE COUNTY
OFFICIAL RECORDS

This instrument prepared by and after recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

Alt Key No. 00120940-000100

Doc# 2120096 04/25/2017 9:35AM
Filed & Recorded in Official Records of MONROE COUNTY KEVIN MADOK

04/25/2017 8:35AM
DEED DOC STAMP CL: Krys $3,703.00

Doc# 2120096
Bk# 2850 Pg# 1615

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20th, 2017, between **EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004**, with an address of P.O. Box 787, Key West, Florida 3304194104 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

AND Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

EXHIBIT "C"

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of

GRANTOR:

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004

Doc# 2120096
Bk# 2850 Pg# 1616

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004, on behalf of the trust. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: _____
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT "C"

EXHIBIT "A"

LEGAL DESCRIPTION

AN UNDIVIDED 50% INTEREST IN THE FOLLOWING:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded March 11, 2008 in Official Records Book 2349, Page 1651.
7. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
8. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
9. Resolution No. 302-2007 recorded May 29, 2009 in Official Records Book 2415, Page 313.
10. Consent Order No. 2016-88-CO-EXP between Rockland Operations, LLC and South Florida Water Management District recorded December 13, 2016 in Official Records Book 2830, Page 499.
11. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.
12. Deed of Conservation Easement Passive Recreational Uses to South Florida Water Management District recorded in Official Records.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2120098 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $28,497.00

Doc# 2120098
Bk# 2850 Pg# 1621

This instrument prepared by and after
recording return to:
Bryan Hawks
SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040

Alt Key No. 00120940-000100

(For Recorder's Use Only)

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated as of April 20th 2017, between **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, with an address of P.O. Box 787, Key West, Florida 33041 ("Grantor") and **QUARRY PARTNERS, LLC**, a Florida limited liability company, with an address at 3030 Hartley Road, Suite 310, Jacksonville, FL 32257 ("Grantee").

Grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration paid by Grantee, receipt of which is acknowledged, grants, bargains, sells and conveys to Grantee the land situate, lying and being in Monroe County, Florida, more particularly described on Exhibit "A" ("Property").

TOGETHER WITH (i) any and all structures and improvements on the Property; (ii) all right, title, and interest, if any, of Grantor in any land lying in the bed of any street or highway, opened or proposed, in front of or adjoining the Property; and (iii) all easements, rights of way, privileges, licenses, appurtenances and other rights and benefits belonging to, running with the owner of, or in any way related to the Property.

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

SUBJECT TO: Taxes and assessments for the year 2017 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions and prohibitions and other requirements imposed by governmental authority; and matters set forth Exhibit "B" (collectively, the "Permitted Exceptions"), all without intent to reimpose the same.

AND Grantor covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of others claiming by, through or under Grantor, except for claims arising from the Permitted Exceptions.

Doc# 2120098
Bk# 2850 Pg# 1622

Grantor has executed this Deed as of the date indicated above.

Signed in the presence of:

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____
Witness: _____
Print Name: _____

GRANTOR:

TOPPINO LAND TRUST, LLC, a Florida limited liability company

By: Edward Toppino Family Ventures, LLLP, sole member

By: Edward Toppino Family Ventures, LLC, general partner

By: _____
Paul E. Toppino, Manager

By: _____
Randy W. Moore, Manager

EXHIBIT "C"

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Doc# 2120098
Bk# 2850 Pg# 1623

Sworn to and subscribed before me this 20th day of April, 2017, by Paul E. Toppino, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Randy W. Moore, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

EXHIBIT "C"

Doc# 2120098
Bk# 2850 Pg# 1624

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 10:

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

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

EXHIBIT "B"

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Any and all rights of the United States of America over artificially filled lands in what were formerly navigable waters, arising by reason of the United States of America's control over navigable waters in the interest of navigation and commerce, and any conditions contained in any permit authorizing the filling in of such areas.
4. AICU zoning exceptions as set forth in Resolution as to high hazard area recorded in Official Records Book 787, Page 234.
5. State Law under Chapter 76-190 and Chapter 22F-8.02 of the Florida Administrative Code for Land Planning for the Florida Keys Area of Critical State Concern, as recorded in Official Records Book 668, Page 43.
6. Certificate from the Board of Trustees of the Internal Improvement Fund of the State of Florida recorded in Official Records Book 2220, Page 869 and Certificate from The Trustees of the Internal Improvement Fund of the State of Florida recorded December 5, 1996 In Official Records Book 1433, Page 856.
7. Certificate from The Board of Trustees of the Internal Improvement Fund of the State of Florida recorded September 7, 2012 in Official Records Book 2587, Page 1724.
8. Mineral reservations to The Trustees of the Internal Improvement Fund of the State of Florida Deed No. 24002 (1605-44) recorded June 25, 1965 in Official Records Book 346, Page 580. The right of entry and exploration has been released pursuant to 270.11(b)FS.
9. Memorandum of Interdevelopment and Operating Agreement between Rockland Operations LLC and The Dickerson Group Inc. recorded January 17, 2017 in Official Records Book 2835, Page 371.

MONROE COUNTY
OFFICIAL RECORDS

Doc# 2120101 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2120101
Bk# 2850 Pg# 1632

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004**, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company**, whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

EXHIBIT "C"

Doc# 2120101
Bk# 2850 Pg# 1633

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

Signed in the presence of:

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

_____
EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by EDWARD TOPPINO, SR., INDIVIDUALLY AND AS TRUSTEE OF THE EDWARD TOPPINO, SR. LAND TRUST DATED AUGUST 2, 2004, on behalf of the trust. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "C"

Doc# 2120102 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2120102
Bk# 2850 Pg# 1634

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **BRT 10, LLC**, a Florida limited liability company, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company,** whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

EXHIBIT "C"

DocN 2120102
Bk# 2850 Pg# 1635

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

Signed in the presence of:

GRANTOR:

BRT 10, LLC, a Florida limited liability company

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

By: _____
Name: Richard J. Toppino
Title: Manager

Witness: _____
Print Name: Tiffany Garcia

Witness: _____
Print Name: Bryan Hawks

By: _____
Name: Daniel Toppino, Sr.
Title: Manager

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Richard J. Toppino and Daniel Toppino, Sr., each as Manager of BRT 10, LLC, a Florida limited liability company , on behalf of the company. Each ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

_____
Name: Tiffany Garcia
Notary Public, State of _____
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "C"

Doc# 2120103 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

04/25/2017 9:35AM
DEED DOC STAMP CL: Krys $0.70

Doc# 2120103
Bk# 2850 Pg# 1636

Prepared by and return to:

SMITH HAWKS, PL
138 Simonton Street
Key West, FL 33040
305-296-7227

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of April, 2017 between **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, whose post office address is P.O. Box 787, Key West, 33040, grantor and **QUARRY PARTNERS, LLC, a Florida limited liability company**, whose post office address is 3030 Hartley Road, Suite 310, Jacksonville, FL 32257, grantee:

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

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

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet 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.

EXHIBIT "C"

DocN 2120103
BkN 2850 PgN 1637

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

Signed in the presence of:

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____

Witness: _____
Print Name: _____
Witness: _____
Print Name: _____

GRANTOR:

TOPPINO LAND TRUST, LLC, a Florida limited liability company

By: Edward Toppino Family Ventures, LLLP, sole member

By: Edward Toppino Family Ventures, LLC, general partner

By: _____
Paul E. Toppino, Manager

By: _____
Randy W. Moore, Manager

EXHIBIT "C"

DocH 2120103
Bk# 2850 Pg# 1638

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Paul E. Toppino, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MONROE)

Sworn to and subscribed before me this 20th day of April, 2017, by Randy W. Moore, as Manager of Edward Toppino Family Ventures, LLC, the general partner of Edward Toppino Family Ventures, LLLP, the sole member of **TOPPINO LAND TRUST, LLC**, a Florida limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

Name: Tiffany Garcia
Notary Public, State of Florida
My Commission Expires: _____

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "C"

LEGAL DESCRIPTION

PARCEL 9:

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

BEGIN at the Southwest comer of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plot thereof as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet bock to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH:

PARCEL 10:

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

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

TOGETHER WITH:

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plot thereof, as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and

the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.1.1.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.1.1.F. Certificate #29509, a distance of 120.22 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.1.1.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest comer of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plot thereof as recorded in Plot Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feel to a point on the North boundary line of T.1.1.F. Deed #24002 as described in Official Records Book 346, Page 580, of the so id Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.1.1.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feel, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88'53'56" East, for a distance of 39.47 feet; North 65'36'56" East, a distance of 71.66 feet; South 88'16'57" East, for a distance of 75.93 feet; North 77'38'10" East, a distance of 44.29 feet; South 76'11'41" East, for a distance of 76.54 feet; North 88'33'56" East, a distance of 82.11 feel; North 85'40'47" East, for a distance of 103.42 feet; South 75'35'07" East a distance of 43.33 feet; North 77'23'10" East for a distance of 41.16 feet; South 84'42'40" East a distance of 110.45 feet; South 87'26'54" East for a distance of 85.16 feet; South 79'07'09" East for a distance of 28.70 feet: North 79'46'31" East for a distance of 73.24 feet: South 77'57'45" East for a distance of 41.56 feet; North 7713'36" East for a distance of 53.90 feet; South 84'23'12" East for a distance of 121.58 feet; North 80'09'47" East for a distance of 54.26 feet; South 82'09'00" East for a distance of 63.88 feet: South 79·34'01 East for a distance of 42.16 feet; North 86'10'05" East for a distance of 98.91 feet: North 88'42'12" East for a distance of 49.04 feet: South 82'47'37" East for a distance of 59.12 feet; South 84'16'22" East for a distance of 85.04 feet; South 47'39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29'03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.1.1.F. Deed #24002; thence run West and along the North line of said T.1.1.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet bock to the POINT OF BEGINNING.

Doc# 2120104 04/25/2017 9:35AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2120104
Bk# 2850 Pg# 1639

PREPARED BY AND RETURN TO:
SMITH HAWKS, P.L.
138 SIMONTON STREET
KEY WEST, FL 33040
(305) 296-7227

SPACE ABOVE LINE BLANK FOR RECORDING PURPOSES

NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT

THIS NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AGREEMENT ("Agreement") dated as of the 21st day of April, 2017 by and between THE DICKERSON GROUP INC., a Florida corporation ("Grantor") to QUARRY PARTNERS, LLC, a Florida limited liability company, and its successors and assigns, including but not limited to, Quarry Big Coppitt, Ltd., a Florida limited partnership (collectively, "Grantee") provides the following:

1. Consideration and Easement. For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, sells, and conveys a non-exclusive easement (the "Easement") to Grantee, for purposes of ingress and egress, in, over, and across the real property more particularly described in that certain survey and legal description attached hereto and incorporated herein as Exhibit A ("Easement Area").

2. Easement Created. Grantee, its agents, licensees, invitees, successors, construction crews and contractors, tenants and assigns (collectively, "Permittees"), shall have the full right of ingress and egress, by pedestrian and/or vehicular means, in, over and across the Easement Area, subject to the limitations, and on the terms and conditions, set forth herein.

3. Purpose of Easement. The Easement is granted to Grantee so that Grantee and its Permittees may have access to and from the public roads Barcelona Drive and Avenue F to Grantee's proposed housing developments located on the real property more particularly described in Exhibit B attached hereto and made a part hereof (collectively, "Development Property").

EXHIBIT "E"

4. Term of Easement. The Easement shall be perpetual and run with the properties described herein.

5. Use of Easement Area by Grantee. The Easement Area shall be utilized solely for ingress/egress to and from the Development Property by Grantee and its Permittees, successors and assigns for the purposes set forth herein. The Parties (i) acknowledge and anticipate that the Easement Area will be utilized by Grantee, its Permittees, successors and assigns (for vehicular and pedestrian traffic and (ii) agree that Grantee shall be responsible for the construction, improvement or further development of the roads required under applicable law to be completed on the Easement Area, all in compliance with the Interdevelopment and Operating Agreement dated March 9, 2015 and entered into by Grantor and Grantee's predecessor (Rockland Operations, LLC, a Florida limited liability company), and as further set forth in the Memorandum of Interdevelopment and Operating Agreement recorded at Book 2835, Page 371 of the Public Records of Monroe County, Florida (collectively, the "Interdevelopment Agreement").

6. Maintenance of Easement Area. Other than as set forth in the Interdevelopment Agreement, Grantee shall, at its sole cost and expense, maintain and keep the improvements, roads and landscaping located on the Easement in good condition and state of repair, provided that Grantor shall be responsible for and shall be required to pay for any and all damages caused by Grantor or its Permittees. Grantee shall periodically inspect, maintain, repair, and reconstruct any improvements on the Easement Area to ensure the safe, lawful and reasonable use of the Easement Area for its intended purpose.

7. Insurance. Grantee shall provide and maintain commercial general liability insurance from a provider and in a commercially reasonable amount. At a minimum, such insurance shall cover Grantee's obligations under this Agreement and insure Grantee against claims for personal injury, bodily injury or death, and property damage or destruction.

8. Indemnity. Grantee, its successors and assigns, hereby covenants and agrees that it shall indemnify and hold the Grantor, its successors and assigns, harmless from and against any and all loss, liability, charge, cost or expense arising out of the use of the Easement Area by

Grantee or its Permittees or breach of this Agreement by Grantee or its successors and assigns, except for matters arising from breach of this Agreement by Grantor, or the negligence or willful misconduct of Grantor. Grantor, its successors and assigns, hereby covenants and agrees that it shall indemnify and hold the Grantee, its successors and assigns, harmless from and against any and all loss, liability, charge, cost or expense arising out of the use of the Easement Area by Grantor or its Permittees, or breach of this Agreement by Grantor or its successors and assigns, except for matters arising from breach of this Agreement by Grantee.

9. Rights of Grantor. Grantor, its successors and assigns, shall have the right to use, and to grant others rights and easements over, all in accordance with the Interdevelopment Agreement, the Easement Area provided that such use and/or rights do not unreasonably interfere with Grantee's use of the Easement Area for the purposes provided herein.

10. Running Benefits and Burdens. All easements, covenants, terms, conditions, and provisions of this Agreement shall extend to and be made binding upon the successors and assigns of Grantor and the successors and assigns of Grantee as a covenant and restriction running with the land. It is intended that this instrument shall be recorded in the Public Records of Monroe County, Florida, and shall be binding upon the Grantee and Grantor, all successors thereto, and future owners of the Easement Area.

11. Modification. This Agreement may not be terminated, amended, modified, altered, or changed in any respect whatsoever, except by a further agreement in writing duly executed by Grantor and Grantee (or their respective successor(s) and/or assign(s)) and recorded in the Public Records of Monroe County, Florida.

12. Governing Law. This instrument shall be construed in accordance with the laws of the state of Florida. By execution of this instrument Grantor acknowledges, and by acceptance of the easement created hereby Grantee acknowledges, that in the event of any dispute arising under this instrument the sole venue for such dispute shall be Monroe County, Florida.

13. Remedies and Enforcement. In the event of failure of a defaulting Party to cure a breach of this Agreement within thirty (30) days following written notice thereof by the non-defaulting Party (unless, with respect to any such breach the nature of which cannot reasonably be cured within such 30-day period, the defaulting Party commences such cure within such 30-

day period and thereafter diligently prosecutes such cure to completion within no later than 90 days after such written notice), the non-defaulting Party shall be entitled forthwith to full and adequate relief by all available legal and equitable remedies from the consequences of such breach, including payment of any amounts actually incurred, specific performance and injunctive relief; provided, however, in no event shall the non-defaulting Party be entitled to special, exemplary, consequential or punitive damages as a result of such breach by the defaulting Party. In addition to all other remedies available at law or in equity, the non-defaulting Party shall have the right to perform such obligation contained in this Agreement on behalf of such defaulting Party and be reimbursed by such defaulting Party upon demand for the reasonable costs thereof (which such demand shall include reasonable backup documentation) together with interest at the prime rate charged from time to time by Citibank (its successors or assigns) (not to exceed the maximum rate of interest allowed by law). Notwithstanding the foregoing, in the event that Grantee is the defaulting Party and Grantee provides the non-defaulting Party the names and addresses of its Equity Investors and Lenders, as defined below, the non-defaulting Party shall provide a copy of any and all default notice(s) sent to Grantee to any equity investors of Grantee (the "Equity Investors") and any unrelated third party institutional and/or governmental lender(s) who provide mortgage financing for any portion of the Development Property (the "Lenders") and the Equity Investors and any Lenders shall also have the same cure rights set forth above for such violation. Notwithstanding the foregoing to the contrary, no breach under this Agreement shall entitle any Party to cancel, rescind, or otherwise terminate this Agreement.

14. Authority. Grantor hereby warrants that it has the full power and authority to grant the Easement created by this Agreement.

15. Utilities. Other than as set forth in the Interdevelopment Development, Grantee shall at all times during the term hereof be responsible for any utilities which serve Grantee's improvements and/or the road constructed on the Easement Areas.

16. Miscellaneous Matters.

a. Counterparts. This Agreement may be executed in any number of counterparts, any one and all of which shall constitute the agreement of the parties and each of which shall be deemed an original.

b. Estoppel Certificates. Grantor and Grantee, within fifteen (15) days of its receipt of a written request from the other party shall from time to time provide the requesting party a certificate binding upon such party stating: (a) to the best of such party's knowledge, whether any party to this Agreement is in default or violation of this Agreement and if so identifying such default or violation; and (b) that this Agreement is in full force and effect and identifying any amendments to this Agreement as of the date of such certificate.

c. Time of Essence. Time is of the essence under this Agreement.

d. Interpretation. The parties have participated fully in the negotiation and preparation hereof, including review by counsel for each, and accordingly, the parties agree this Agreement shall not be more strictly construed against either party.

e. Waiver of Default. The waiver of any breach or default under any of the terms of this Agreement shall not be deemed nor shall the same constitute a waiver of any subsequent breach or default.

f. No Dedication. This instrument is not intended to and does not dedicate any portion of the Easement Area to the general public nor does this instrument create any rights in favor of the general public. Grantee shall not have the right to dedicate the Easement to the public by plat or any other means.

g. Attorneys' Fees. In the event a party brings suit to enforce any provision of this Agreement against the other party, the prevailing party shall be entitled to recover its costs and expenses (including, without limitation, reasonable attorneys' fees and the costs of services of paralegals, legal assistants and/or law clerks at trial and appellate levels).

h. Notices. All notices required or permitted to be given hereunder shall be in writing and sent by overnight delivery service (such as Federal Express), in which case notice shall be deemed given on the first business day after the date sent, or by personal delivery, in which case notice shall be deemed given on the date received, or by certified mail, in which case notice shall be deemed given three (3) business days after the date sent, or by electronic mail (with copy by overnight delivery service), in which case notice shall be deemed given on the date sent, to the appropriate address indicated below:

To Grantor: The Dickerson Group Inc.
P.O. Box 5011
Monroe, NC 28111
Attention: John Joyner

Doc# 2120104
Bk# 2850 Pg# 1644

With a copy to: Smith Hawks, PL
138 Simonton Street
Key West, FL 33040
Attention: Barton Smith

To Grantee: Quarry Partners, LLC
3030 Hartley Road, Suite 310
Jacksonville, FL 32257
Attn: Clarence S. Moore

With a copy to: Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.
150 West Flagler Street, Suite 2200
Miami, Florida 33130
Attention: Terry M. Lovell, Esq.

Upon at least ten (10) days written notice to the other party, each party shall be entitled to change its address and add additional notice parties.

i. Further Assurances. Grantor and Grantee agree to execute any documents or instruments reasonably required by any mortgagee, governmental or quasi-governmental entity to make the agreements set forth herein more effective for the purposes intended, including entering into any utility easements necessary for the Development Property.

j. Insurance. Grantee shall provide and maintain commercial general liability insurance from a provider and in an amount reasonably acceptable to Grantor, as determined by Grantor from time to time. At a minimum, such insurance shall cover Grantee's obligations under this Agreement and insure Grantee against claims for personal injury, bodily injury or death, and property damage or destruction. Grantor shall be named an additional insured in any such policy. The limits of insurance shall not be deemed a limitation of Grantee's obligations to indemnify and hold harmless Grantor, as set forth herein.

[Signatures on the following page]

IN WITNESS WHEREOF, the Parties have caused this Non-Exclusive Ingress and Egress Easement Agreement to be executed effective as of date written above.

Signed, sealed and delivered in our presence:

THE DICKERSON GROUP INC., a Florida corporation

Witness Name: Cindy Greene

By: John F Joyner
Name: John F Joyner
Title: President

Witness Name: Stacey V. Koenke

STATE OF North Carolina
COUNTY OF Union

The foregoing instrument was acknowledged before me this 12th day of April, 2017 by John F. Joyner as President of THE DICKERSON GROUP INC., a Florida corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Notary Seal]

STACEY V KOENKE
NOTARY PUBLIC
UNION COUNTY, NC

Notary Public: Stacey V. Koenke
Printed Name: Stacey V Koenke
My Commission Expires: Feb. 24, 2021

QUARRY PARTNERS, LLC, a Florida limited liability company

By: TVC Big Coppitt, LLC, a Florida limited liability company, its manager

By: _____
Name: Jason O. Floyd
Title: Vice President

Witness Name: Allison Adams

Witness Name: Debbie Bates

Doc# 2120104
Bk# 2850 Pg# 1646

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 20th day of April, 2017 by Jason O. Floyd, as Vice President of TVC Big Coppitt, LLC, a Florida limited liability company, the manager of QUARRY PARTNERS, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public: _____

Printed Name: _____

My Commission Expires: _____

REBECCA L WHITE
MY COMMISSION # FF974384
EXPIRES March 23, 2020
(407) 398-0153 FloridaNotaryService.com

EXHIBIT "E"

DocH 2120104
Bk1: 2850 PgH 1647

EXHIBIT A

COMMENCING at the Northeast corner of Lot 1, COPPITT EXTENSION, according to the plat thereof, as recorded in Plat Book 5, Page 21, of the Public Records of Monroe County, Florida, with said Point of Commencement being S 00°13'10" W, 25.00 feet from the Northeast corner of Government Lot 2 of Section 21, Township 67 South, Range 26 East; thence N 89°46'50" W along the South right-of-way of F Avenue as shown on said plat, 135.00 feet to a point of intersection with the West right-of-way of Barcelona Drive as shown on the plat BAY VIEW PARK, as recorded in Plat Book 5, Page 106 of the said Public Records; thence N 00°13'10" E, along said West right-of-way, 71.78 feet to the Point of Beginning (said point also being 46.78 feet North of the North right-of-way of said F Avenue); thence along the centerline of a proposed 30 feet wide Access Easement being 15 feet on each side of the following described centerline; N 35°09'10" W, a distance of 182.81 feet to a tangent curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 354.52 feet, a central angle of 40°35'27" and an arc length of 251.16 feet to the point on a reverse curve concave to the Northeast; thence Northwesterly along the arc of said curve having a radius of 256.22 feet, a central angle of 24°55'23" and an arc length of 111.45 feet to the point on a reverse curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 236.25 feet; central angle of 43°20'42" and an arc length of 178.73 feet to the point on a reverse curve concave to the Northeast; thence Northwesterly along the arc of said curve having a radius of 79.22 feet, a central angle of 44°36'43" and an arc length of 61.68 feet to the point on a reverse curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 117.16 feet, a central angle of 40°30'49" and an arc length of 82.84 feet to a tangent line; thence N 87°56'42" W along said tangent line, 47.36 feet to a tangent curve concave to the North; thence Westerly along the arc of said curve having a radius of 1086.19 feet, a central angle of 03°27'19" and an arc length of 65.51 feet to a tangent line; thence N 84°29'22" W along said tangent line, 79.68 feet; thence N 00°13'10" E, 91.53 feet to the Point of Termination.

The sidelines of the above described Access Easement to be extended or shortened to meet at angle points; form concentric arcs offset from the centerline; begin at the West right-of-way line of said Barcelona Drive and to terminate at the South line of lands described in Exhibit "A", recorded in Official Records Book 1884, Page 1226, of the Public Records of Monroe County, Florida.

Said lands lying and being in Section 21, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida.

EXHIBIT "E"

EXHIBIT B

PARCEL 9:

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

BEGIN at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH:

PARCEL 10:

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

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

TOGETHER WITH:

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records; thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of

EXHIBIT "E"

59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

MONROE COUNTY
OFFICIAL RECORDS

EXHIBIT "E"

DEED OF CONSERVATION EASEMENT
PASSIVE RECREATIONAL USES

Doc# 2119684 04/21/2017 9:43AM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Doc# 2119684
Bk# 2850 Pg# 759

Prepared by:
Barton W. Smith, Esq.
SMITH HAWKS, PL
138 Simonton Street
Key West, Florida 33040

Return original or certified recorded document to:
South Florida Water Management District

THIS DEED OF CONSERVATION EASEMENT is given this 20th day of April, 2017, by Edward Toppino Land Trust dated August 2, 2004 and BRT 10, LLC ("Grantor") whose mailing address is PO Box 787, Key West, Florida 33040 to South Florida Water Management District ("Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of the Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, the Grantor is the fee simple owner of certain lands situated in Monroe County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Permit No. not applicable ("Permit") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands or other surface waters in or of the State of Florida; and

WHEREAS, the Grantor, in consideration of the consent granted by the Permit or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the Permit, solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the Permit, in an enhanced, restored, or created condition; and

NOW, THEREFORE, in consideration of the issuance of the Permit to construct and operate the permitted activity, and as an inducement to Grantee in issuing the Permit, together with other good and valuable consideration provided to the Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of the Grantee upon the area of the Property described on Exhibit "B" which shall run with the land and be binding upon the Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.

2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the Permit (or any modification thereto) and any Management Plan attached hereto as Exhibit "C" ("Management Plan") which has been approved in writing by the Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the Permit (or any modification thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this easement:

a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, determine compliance with the covenants and prohibitions contained in this easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and

b. To proceed at law or in equity to enforce the provision of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be damaged by any activity or use that is inconsistent with this Conservation Easement.

3. Prohibited Uses. Except for activities that are permitted or required by the Permit (or any modification thereto) (which may include restoration, creation, enhancement, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the Management Plan (if any), any activity on or use of the Conservation Easement area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement area:

a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;

b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;

c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:

i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;

ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;

iii. Activities authorized by the Permit or described in the Management Plan or otherwise approved in writing by the Grantee are authorized; and

iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by the Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify the Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which the Grantee approved the plan;

d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;

e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;

g. Acts or uses detrimental to such aforementioned retention of land or water areas; and

h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.

4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the Permit (or any modification thereto), Management Plan, or the intent and purposes of this Conservation Easement.

5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.

6. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.

7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise its rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

8. Taxes. When perpetual maintenance is required by the Permit, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish the Grantee with satisfactory evidence of payment upon request.

9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign its rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.

10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the Conservation Easement.

12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns or

successors-in-interest, which shall be filed in the public records in Monroe County, Florida.

14. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Monroe County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

15. Passive Recreational Facilities. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage in uses of the Conservation Easement Area that are not prohibited by the Permit (including any modification thereto) or Management Plan, and that are not inconsistent with any rule of the Grantee, and the intent and purposes of this Conservation Easement. Passive recreational uses that are not contrary to the purpose of this Conservation Easement may be constructed with the following limitations:

a. The Grantor may conduct limited vegetation removal but only to the extent necessary to construct boardwalks, mulched walking trails, observation platforms or other pervious or pile supported structures which have been approved in advance in the Permit (including any modification thereto) or Management Plan.

b. The construction and use of the approved passive recreational facilities shall be subject to the following conditions:

i. Grantor shall minimize and avoid, to the fullest extent possible, impact to any wetland or upland buffer areas within the Conservation Easement Area and shall avoid materially diverting the direction of the natural surface water flow in such area;

ii. Such facilities and improvements shall be constructed and maintained utilizing Best Management Practices;

iii. Adequate containers for litter disposal shall be situated adjacent to such facilities and improvements and periodic inspections shall be instituted by the maintenance entity, to clean any litter from the area surrounding the facilities and improvements;

iv. This Conservation Easement shall not constitute authorization for the construction and operation of the passive recreational facilities. Any such work shall be subject to all applicable federal, state, South Florida Water Management District, and local permitting requirements.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Edward Toppino Land Trust dated August 2, 2004 BRT 10, LLC ("Grantor") has hereunto set its authorized hand this _____ day of April, 2017.

The Edward Toppino, Sr. Land Trust dated August 2,2004

☐ A Florida corporation or ☐ _____

Doc# 2119684
Bk# 2850 Pg# 763

By: Edward Toppino Sr
(Signature)

Name: Edward Toppino, Sr.
(Print)

Title: Trustee

Signed, sealed and delivered in our presence as witnesses:

By: _____
(Signature)

Name: Tiffany Garcia
(Print)

By: _____
(Signature)

Name: Bryan Hawks
(Print)

STATE OF FLORIDA

COUNTY OF Monroe

On this 20th day of April, 2017, before me, the undersigned notary public, personally appeared Edward Toppino, Sr., the person who subscribed to the foregoing instrument, as the Trustee (title), of _____ ☐ (corporation), a Florida corporation, or ☑ The Edward Toppino, Sr. Land Trust dated August 2, 2004 (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☑ Trust (*choose one*) and the he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____
(Signature)

Tiffany Garcia
(Name)

My Commission Expires: _____

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

BRT 10, LLC a Florida limited liability company

☐ A Florida corporation or ☐ _____

By: _____ (Signature)

Name: Richard J. Toppino (Print)

Title: Manager

By: _____ (Signature)

Name: Daniel Toppino, Sr.

Title: Manager

Signed, sealed and delivered in our presence as witnesses:

By: _____ (Signature)

Name: Tiffany Garcia (Print)

By: _____ (Signature)

Name: Bayan Hawks (Print)

STATE OF FLORIDA

COUNTY OF Monroe

On this 20th day of April, 2017, before me, the undersigned notary public, personally appeared Richard J.Toppino and Daniel Toppino, Sr., the person who subscribed to the foregoing instrument, each as manager (title), of _____ ☐(corporation), a Florida corporation, or ☑ BRT 10, LLC, a Florida Limited Liability Company (*choose one*) and acknowledged that he/she executed the same on behalf of said ☐ corporation, or ☑ company (*choose one*) and the he/she was duly authorized to do so. He/She is personally known to me or has produced a _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____ (Signature)

Tiffany Garcia (Name)

My Commission Expires: _____

TIFFANY NICOLE GARCIA
MY COMMISSION # FF 033623
EXPIRES: July 7, 2017
Bonded Thru Notary Public Underwriters

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars ($10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, _____, the owner and holder of a mortgage dated _____, in the original principal amount of $_____ _____, given by _____("Grantor") to _____ _____ ("Mortgagee"), encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded in Official Records Book _____ _____ at Page _____,(together with that certain Assignment of Leases and Rents recorded in Official Records Book _____, at Page _____, and those certain UCC-1 Financing Statement(s) recorded in Official Records Book _____, at Page _____ _____, all of the Public Records of _____ County, Florida (said mortgage, assignment of leases and rents, and UCC-1 Financing Statements, as modified, are hereinafter referred to as the "Mortgage"), hereby joins in, consents to and subordinates the lien of its Mortgage, as it has been, and as it may be, modified, amended and assigned from time to time, to the foregoing Conservation Easement, executed by _____, in favor of South Florida Water Management District applicable to the Conservation Easement, as said Conservation Easement may be modified, amended, and assigned from time to time, with the intent that the Mortgage shall be subject and subordinate to the Conservation Easement.

IN WITNESS WHEREOF, this Mortgagee Joinder, Consent and Subordination is made this _____ day of _____, 20___.

By: _____ _____
(Signature) (Mortgagee)

Name: _____

Title: _____
(Print)

WITNESSES:

By: _____ By: _____
(Signature) (Signature)

Name: _____ Name: _____
(Print) (Print)

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____ (print name), as _____ _____ (title) of _____ (Grantor of Mortgage), on behalf of the _____ (Mortgagee, Grantor of the conservation Easement). He/She is personally known to me or has produced a _____ _____ (state) driver's license as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

_____ _____
(Signature) (Name)

My Commission Expires: _____

EXHIBIT
"A"

Doc# 2119684
Bk# 2850 Pg# 767

Exhibit No: 1	Exhibit Created On: 2017-04-20	PALM BEACH COUNTY, FL

REGULATION DIVISION

Project Name: BIG COPPITT QUARRY

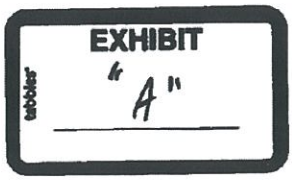
0 0.275 0.55 Miles

N

Site Location

Cost Code: 11101

South Florida Water Management District



Doc# 2119684
Bk# 2850 Pg# 768

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet: thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 88°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

EXHIBIT
"B"

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY

Doc# 2119684
Bk# 2850 Pg# 769

LAND DESCRIPTION:

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

COMMENCE at the southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2" according to the plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence N 00°00'00" W (NORTH) along the westerly boundary line of said Block 9, a distance of 614.13 feet; thence N 90°00'00" W (WEST), 300.00 feet; thence N 00°00'00" W (NORTH), 1062.78 feet to a point on the north boundary line of T.I.I.T.F. Deed #24002, as described in Official Records Book 346, Page 580, of the said Public Records, said point also being the POINT OF BEGINNING; thence N 90°00'00" W (WEST) along the north line of said T.I.I.T.F. Deed #24002, a distance of 35.59 feet; (the following forty (33) courses and distances being along the littoral shelf of an existing borrow pit, as located on August 9, 2016) thence N 39°16'32" W, 35.22 feet; thence N 13°26'09" W, 20.92 feet; thence S 87°04'53" W, 181.85 feet; thence N 82°18'21" W, 59.20 feet; thence N 86°38'30" W, 201.81 feet; thence N 60°44'24" W, 92.87 feet; thence S 81°18'01" W, 64.00 feet; thence N 82°17'19" W, 31.88 feet; thence S 82°08'09" W, 13.31 feet; thence S 35°28'53" W, 30.57 feet; thence N 81°08'40" W, 54.41 feet; thence S 82°03'11" W, 34.36 feet; thence N 84°37'18" W, 48.27 feet; thence S 19°35'32" W, 21.64 feet; thence S 11°40'18" W, 13.69 feet; thence S 12°10'08" E, 7.82 feet; thence S 69°18'55" E, 32.63 feet; thence S 89°32'04" W, 33.27 feet; thence N 70°12'58" W, 18.15 feet; thence N 48°44'40" W, 18.21 feet; thence S 86°49'04" W, 56.81 feet; thence S 85°39'37" W, 38.20 feet; thence S 82°10'13" W, 42.92 feet; thence S 84°30'38" W, 40.54 feet; thence S 88°10'33" W, 25.89 feet; thence N 81°57'13" W, 33.78 feet; thence S 87°20'22" W, 49.19 feet; thence N 89°15'11" W, 48.51 feet; thence S 87°50'21" W, 47.20 feet; thence N 68°44'37" W, 15.52 feet; thence S 67°07'26" W, 5.61 feet; thence S 33°52'13" W, 9.19 feet; thence S 85°00'40" W, 36.48 feet to the west line of a parcel of land described in Official Records Book 2483, Page 950, of the Public Records of Monroe County, Florida; thence N 00°00'00" E (NORTH) along said west line, 16.54 feet; thence N 88°21'06" E, 216.52 feet; thence N 87°05'47" E, 142.60 feet; thence N 85°40'46" E, 63.03 feet; thence N 63°04'58" E, 33.28 feet; thence N 42°25'14" E, 59.62 feet; thence N 72°38'02" E, 97.57 feet; thence N 88°05'08" E, 124.40 feet; thence S 66°34'16" E, 130.05 feet; thence S 81°15'21" E, 72.67 feet; thence S 86°00'41" E, 217.77 feet; thence N 85°01'38" E, 180.07 feet; thence S 32°02'48" E, 64.49 feet; thence S 21°00'13" E, 13.65 feet; thence S 11°45'19" W, 19.60 feet to the POINT OF BEGINNING.

Said lands lying and situate in Monroe County, Florida, containing 43,560 square feet (1.000 acres), more or less.

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	1 OF 7

SKETCH AND DESCRIPTON

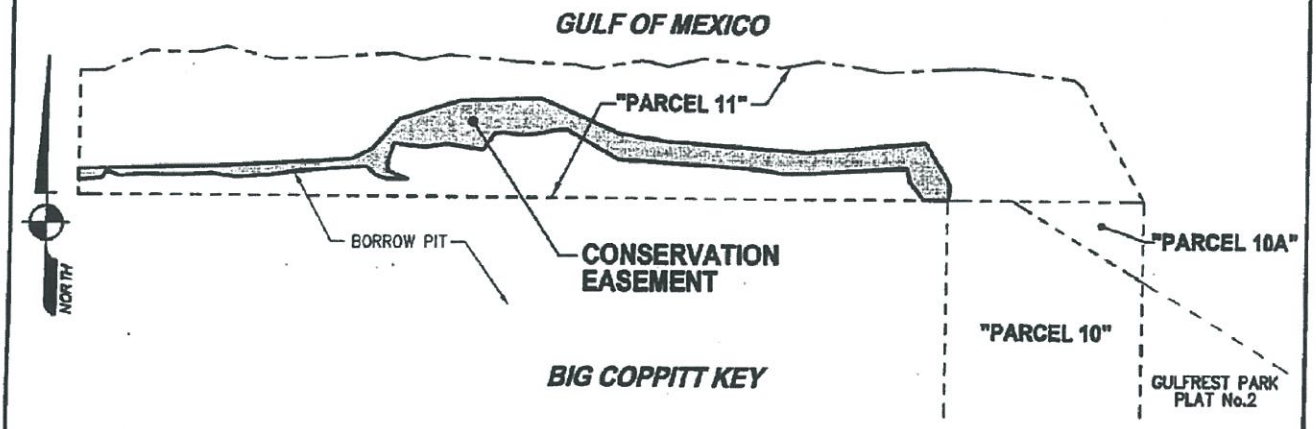
CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY

Doc# 2119684
Bk# 2350 Pg# 770

KEY SHEET

(NOT TO SCALE)



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the West line of Block 9, of Gulfrest Park Plat No. 2, having a bearing of N 00°00'00" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: L.B. =. Licensed Business; M.C.R. = Monroe County Records; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P/O = a Portion of; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; S.F. = Square Feet; T.I.I.T.F. = Trustees of the Internal Improvement Trust Fund.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 4-17-2017

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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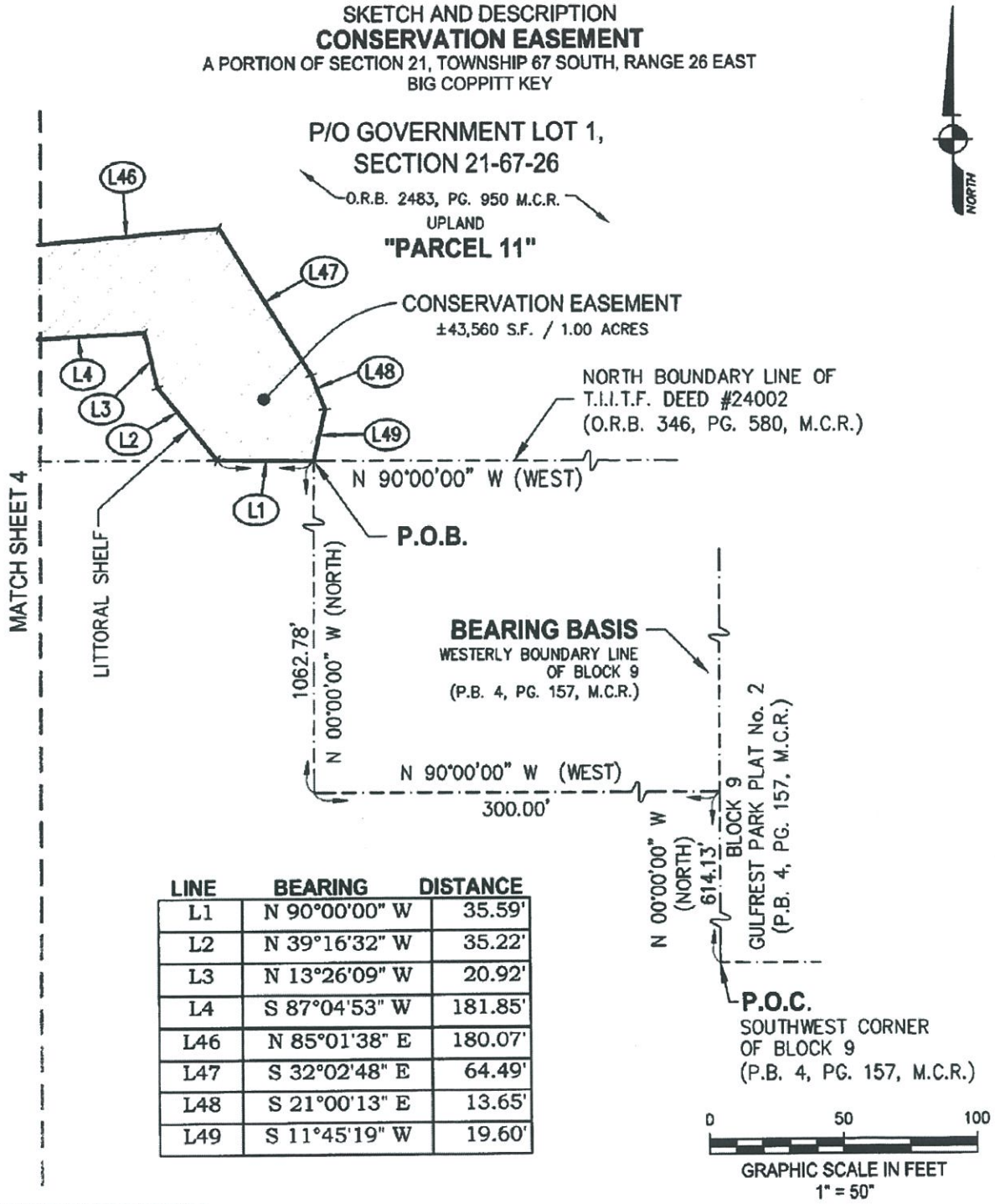
JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826	PG. 1-4
SHEET:	2 OF 7

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY



LINE	BEARING	DISTANCE
L1	N 90°00'00" W	35.59'
L2	N 39°16'32" W	35.22'
L3	N 13°26'09" W	20.92'
L4	S 87°04'53" W	181.85'
L46	N 85°01'38" E	180.07'
L47	S 32°02'48" E	64.49'
L48	S 21°00'13" E	13.65'
L49	S 11°45'19" W	19.60'

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GLOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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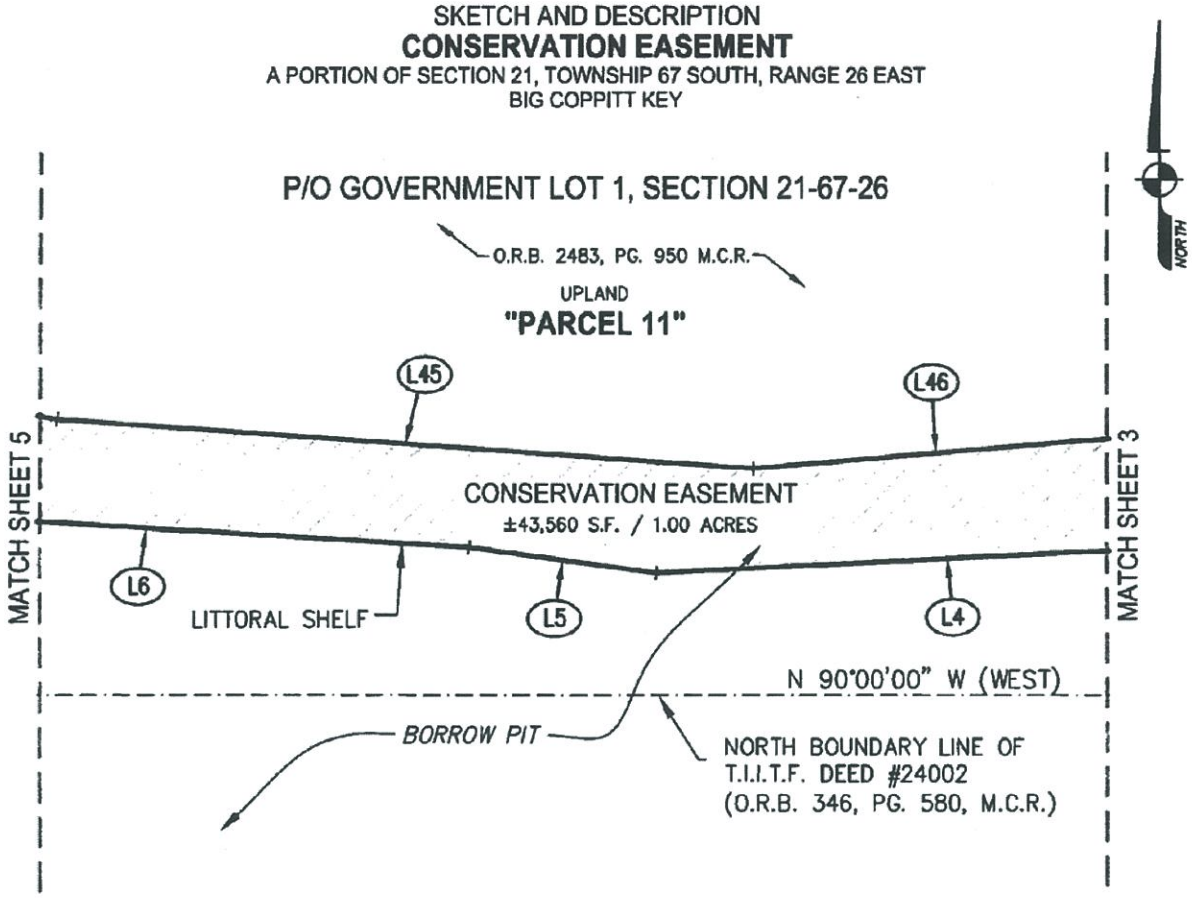
JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	3 OF 7

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY



LINE	BEARING	DISTANCE
L4	S 87°04'53" W	181.85'
L5	N 82°18'21" W	59.20'
L6	N 86°38'30" W	201.81'
L45	S 86°00'41" E	217.77'
L46	N 85°01'38" E	180.07'

Doc# 2119684
Bk# 2850 Pg# 772

0 50 100
GRAPHIC SCALE IN FEET
1" = 50"

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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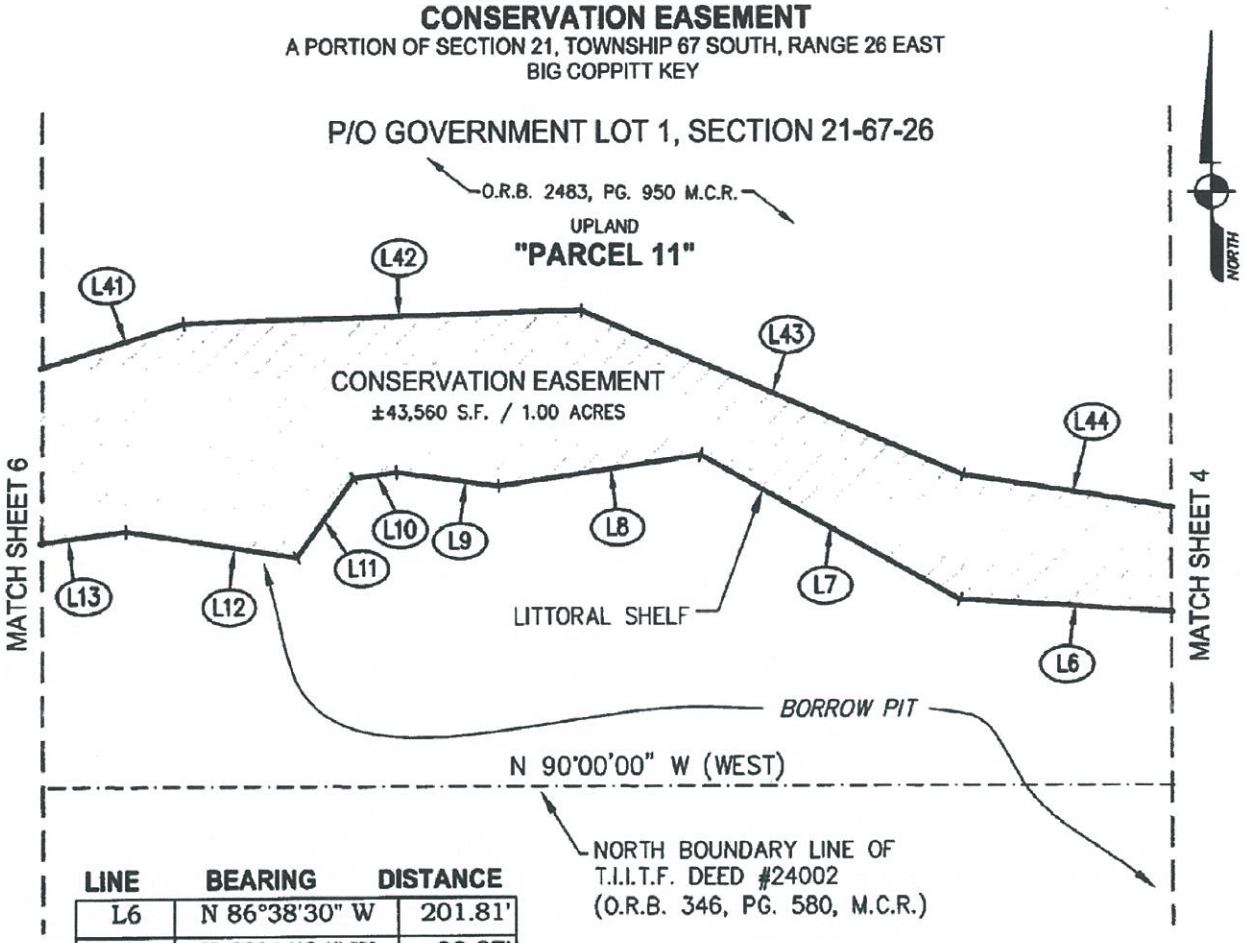
JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	4 OF 7

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY



LINE	BEARING	DISTANCE
L6	N 86°38'30" W	201.81'
L7	N 60°44'24" W	92.87'
L8	S 81°18'01" W	64.00'
L9	N 82°17'19" W	31.88'
L10	S 82°08'09" W	13.31'
L11	S 35°28'53" W	30.57'
L12	N 81°08'40" W	54.41'
L13	S 82°03'11" W	34.36'
L41	N 72°38'02" E	97.57'
L42	N 88°05'08" E	124.40'
L43	S 66°34'16" E	130.05'
L44	S 81°15'21" E	72.67'

Doc# 2119684
Bk# 2850 Pg# 773

0 50 100
GRAPHIC SCALE IN FEET
1" = 50"

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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JOB #:	9339-11
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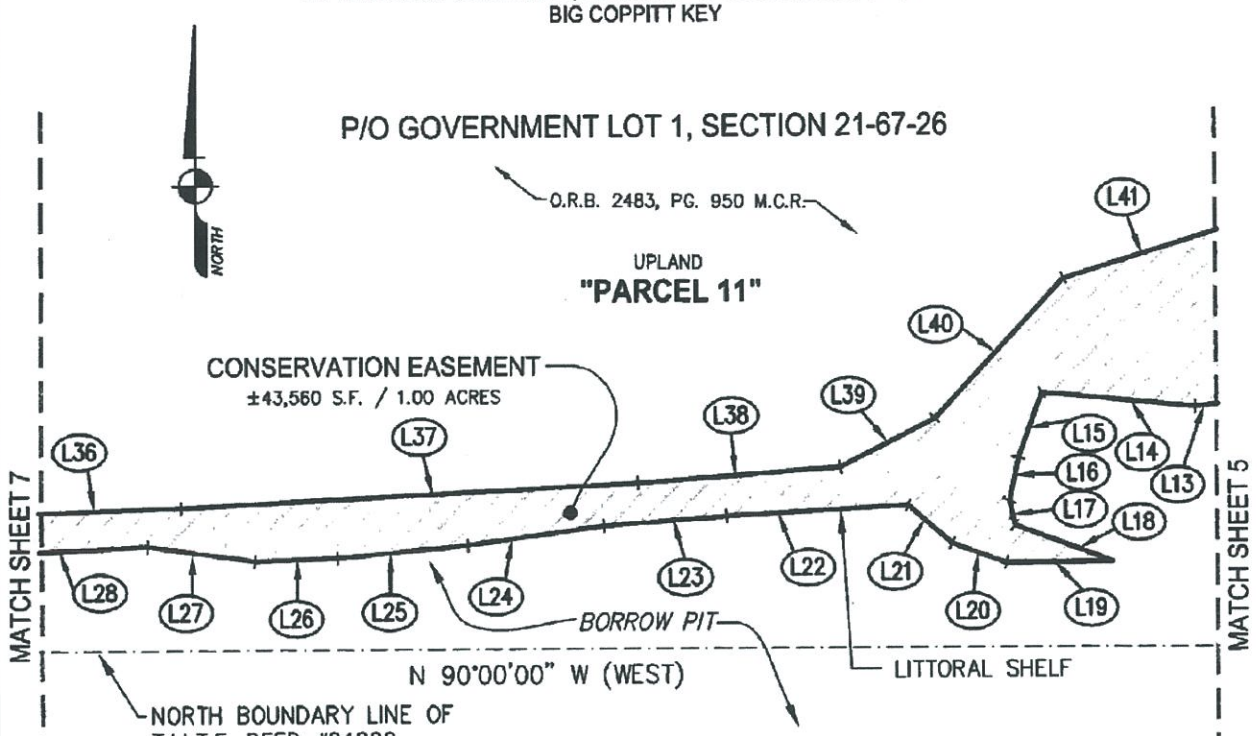
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	5 OF 7

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY



LINE	BEARING	DISTANCE
L13	S 82°03'11" W	34.36'
L14	N 84°37'18" W	48.27'
L15	S 19°35'32" W	21.64'
L16	S 11°40'18" W	13.69'
L17	S 12°10'08" E	7.82'
L18	S 69°18'55" E	32.63'
L19	S 89°32'04" W	33.27'
L20	N 70°12'58" W	18.15'
L21	N 48°44'40" W	18.21'
L22	S 86°49'04" W	56.81'
L23	S 85°39'37" W	38.20'
L24	S 82°10'13" W	42.92'
L25	S 84°30'38" W	40.54'

LINE	BEARING	DISTANCE
L26	S 88°10'33" W	25.89'
L27	N 81°57'13" W	33.78'
L28	S 87°20'22" W	49.19'
L36	N 88°21'06" E	216.52'
L37	N 87°05'47" E	142.60'
L38	N 85°40'46" E	63.03'
L39	N 63°04'58" E	33.28'
L40	N 42°25'14" E	59.62'
L41	N 72°38'02" E	97.57'

0 50 100
GRAPHIC SCALE IN FEET
1" = 50'

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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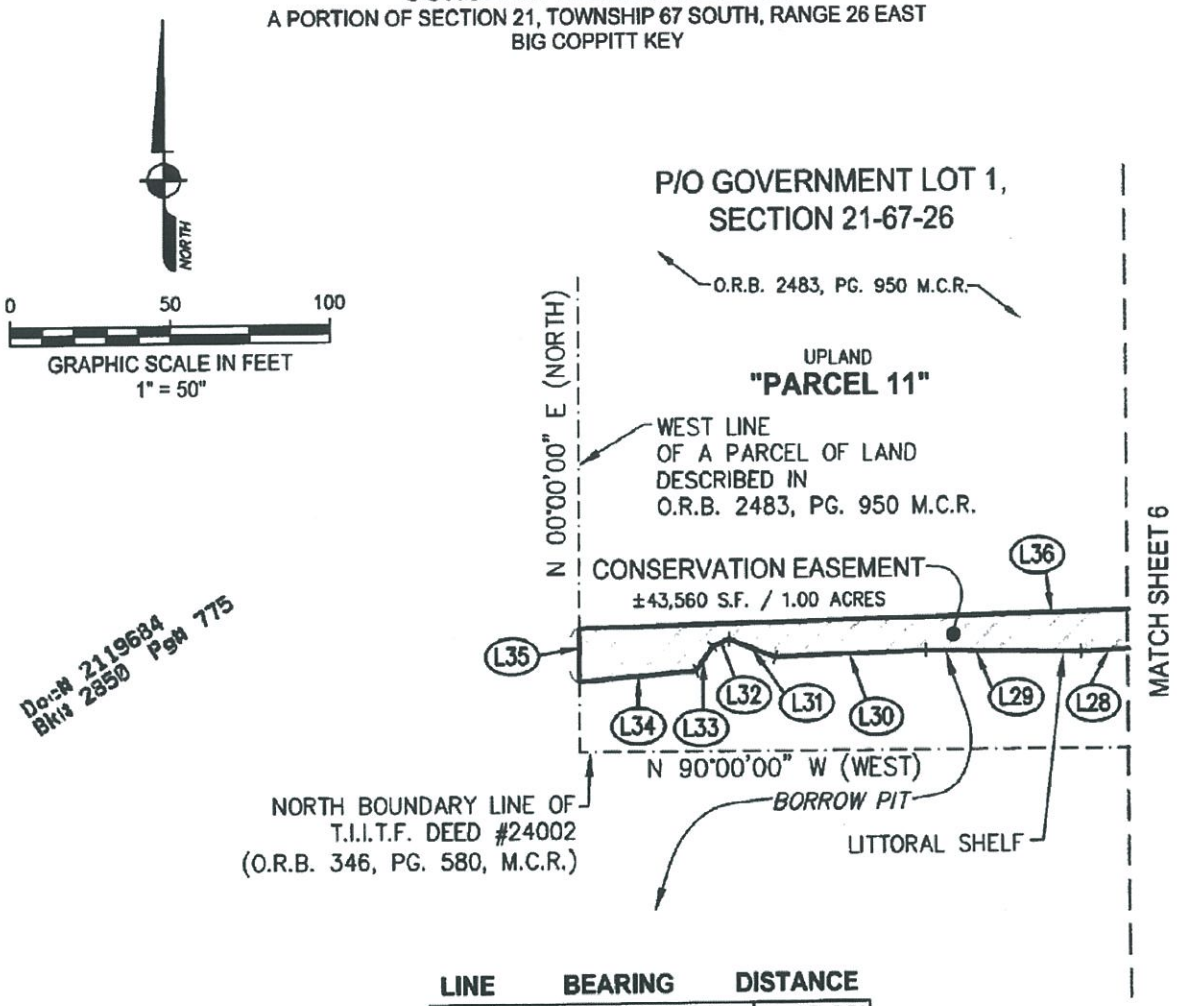
JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	6 OF 7

SKETCH AND DESCRIPTION

CONSERVATION EASEMENT

A PORTION OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
BIG COPPITT KEY



LINE	BEARING	DISTANCE
L28	S 87°20'22" W	49.19'
L29	N 89°15'11" W	48.51'
L30	S 87°50'21" W	47.20'
L31	N 68°44'37" W	15.52'
L32	S 67°07'26" W	5.61'
L33	S 33°52'13" W	9.19'
L34	S 85°00'40" W	36.48'
L35	N 00°00'00" E	16.54'
L36	N 88°21'06" E	216.52'

NOT VALID WITHOUT SHEETS 1-7

REVISIONS	
REVISED GEOMETRY	~ 04/08/2017 ~ S.A.M.
ADDED KEY SHEET	~ 04/17/2017 ~ S.A.M.

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JOB #:	9339-11
SCALE:	1" = 50'
DATE:	08/09/2016
BY:	S.R.L.
CHECKED:	S.A.M.
F.B. 1826 PG.	1 - 4
SHEET:	7 OF 7

EXHIBIT C

[MANAGEMENT PLAN OR "INTENTIONALLY LEFT BLANK"]

MONROE COUNTY
OFFICIAL RECORDS

BASELINE MITIGATION MONITORING REPORT

Big Coppitt Quarry
Monroe County

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
PCN: 00120940-000100
Cost Code: 11101

Prepared for:

Rockland Operations, LLC
PO Box 787
Key West, FL 33041

Prepared by:

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, FL 33042
Terramar@bellsouth.net

September 9, 2017

Introduction

The Big Coppitt Quarry property is a former quarry site located on the northwest side of Big Coppitt Key, and faces the Gulf of Mexico. Because of unauthorized impacts to 0.57 acres of disturbed mangrove wetlands, the property owners entered into a Consent Order with the South Florida Water Management District (SFWMD Consent Order PCN: 00120940-000100). Per the Consent Order, Rockland Operations, LLC agreed to provide a one-acre mitigation project (aka 1-acre Mitigation Area) on the property to offset wetland impacts. A mitigation plan was submitted to SFWMD and implemented in 2017. All mitigation actions were completed in calendar year 2017 and baseline site conditions within the 1-acre Mitigation Area were documented for this report on August 31, 2017.

Mitigation Compliance Criteria

Compliance criteria for the 1-acre Mitigation Area are established in the approved mitigation plan and Consent Order. A 4,360 sf mitigation planting area was established in the eastern portion of the Conservation Easement (Figure 1-2). Success criteria for the mitigation planting area are to have minimum 80% survival of planted plants at all times. Any plant mortality resulting in less than 80% survival within the enhancement area will be corrected through supplemental planting annually. In addition, Category 1 and 2 invasive exotic vegetation will be at 0% coverage throughout the 1-acre Mitigation Area following each annual monitoring event, and will not exceed 5% coverage between maintenance events. Finally, the implementation of a long-term Mitigation Maintenance and Management Plan will also ensure that adverse impacts resulting from adjacent development shall not occur within the 1-acre Mitigation Area.

Mitigation Maintenance and Management Plan

The 1-acre Mitigation Area will be managed as natural areas under a Mitigation Maintenance and Management Plan. The intent of the Mitigation Maintenance and Management Plan is to maintain the ecological integrity of the natural areas on the property in perpetuity. The management plan will include the following activities on an annual basis:

- Access to the 1-acre Mitigation Area will be restricted by fencing around the perimeter of the wetland area and signage posted stating the area is closed to access for restoration. The fencing and signage will be inspected annually to ensure there is no unauthorized access to the site.

- Removal of any accumulated solid waste and the monitoring and prevention of encroachment or other adverse human impacts will be conducted annually. Any issues observed will be documented and corrective action taken as needed.

- Management of invasive exotic vegetation will be conducted within the 1-acre Mitigation Area annually by a licensed herbicide applicator to apply an appropriate herbicide to all invasive exotic plants found growing in the 1-acre Mitigation Area.

Mitigation Monitoring

Following the completion of construction of the 1-acre Mitigation Area, a baseline mitigation monitoring report will be prepared for the South Florida Water Management District. Annual monitoring reports will be provided for a period of five (5) years or until the site is deemed to be successful by the SFWMD and shall include:

- Project name: **Big Coppitt Quarry – Cost Code 11101**
- Date of Monitoring
- Plant species list and number, percent of plants surviving
- Percent cover by wetland vegetative species
- Percent cover by any exotic/nuisance vegetative species
- Description of any exotic plan control procedures
- Observations of wildlife
- Photo documentation at a fixed reference point

Monitoring of the wetland area will be conducted using foot surveys. Vegetative cover and survival will be monitored per the Monitoring Plan. Due to the small area of the site, the entire mitigation area will be traversed and inspected for environmental conditions. Reference photos will be taken at established photo stations on the mitigation area.

Mitigation Monitoring Schedule

The following mitigation monitoring schedule will be followed:

Date	Activity	Milestone
September 2017	Baseline Monitoring Report	Establishment of enhancement area complete, planting complete.
September 2018	1st Annual Post-planting Monitoring Report	Monitoring ongoing, exotics control ongoing, 80% survival of planted plants.
September 2019	2nd Annual Post-planting Monitoring Report	Monitoring ongoing, exotics control ongoing, 80% survival of planted plants.
September 2020	3rd Annual Post-planting Monitoring Report	Monitoring and exotics control ongoing, 80% survival of planted plants
September 2021	4th Annual Post-planting Monitoring Report	Monitoring and exotics control ongoing, 80% survival of planted plants.
September 2022	Final Monitoring and Compliance Report	Monitoring and exotics control ongoing, 80% survival of planted plants.

Results – Baseline Monitoring Event

Wetland Planting Plan

The 4,360 sf mitigation planting area was planted following the approved wetland planting plan, and planting was conducted by Earthbalance, a qualified mitigation contractor following the schedule below:

Common Name	Species	Size	Spacing	Elevation	Count
Red Mangrove	Rhizophora mangle	1 gallon	36"	0.1' - 1.5'	3000
Black Mangrove	Avicennia germinans	1 gallon		1.0' - 1.5'	
Cordgrass	Spartina patens	Liners	24"	1.5' - 1.8'	1200
Total Plants – Wetland Enhancement Area					4200

As of the baseline monitoring event, the mangroves exhibited high survival and active growth. There was evidence of partial mortality as a result of shoreline wave activity and scour, impacting mangrove survival. The Spartina exhibited partial mortality also from scour along the open water shoreline, but was showing signs of recovery.

Common Name	Species	Number Planted	# at Monitoring	% Surviving
Red Mangrove	*Rhizophora mangle*	2920	2600	89 %
Black Mangrove	*Avicennia germinans*	80	54	68 %
Cordgrass	*Spartina patens*	1200	800	67 %
		4200	3454	82 %

Exotic Vegetation

As of the current monitoring event, invasive exotic vegetation was absent from the 1-acre Mitigation Area.

Wildlife Utilization

Wildlife observations on and in the vicinity of the 1-acre Mitigation Area were made during the annual inspection which was conducted at mid-day, not an ideal time to observe wildlife. Several White Ibis were observed foraging along the lake edge, and one Great Egret was foraging in uplands along the planting area.

Mitigation Compliance Summary

Based on criteria established in the SFWMD Consent Order and Mitigation Plan, the 1-acre Mitigation Area is in compliance with established success criteria for the project.

- Grading and establishment of the the 1-acre Mitigation Area has been completed.
- Survival of planted vegetation in the mitigation planting area exceeds 80% and plants are established and growing.
- Invasive exotic vegetation is absent from the 1-acre Mitigation Area.
- Signage and fencing are in place to identify the protected status of the 1-acre Mitigation Area.

Therefore, based on the observed trends at the time of monitoring, the 1-acre Mitigation Area is in compliance with regulatory requirements and a trend towards success in planted vegetation has been demonstrated.

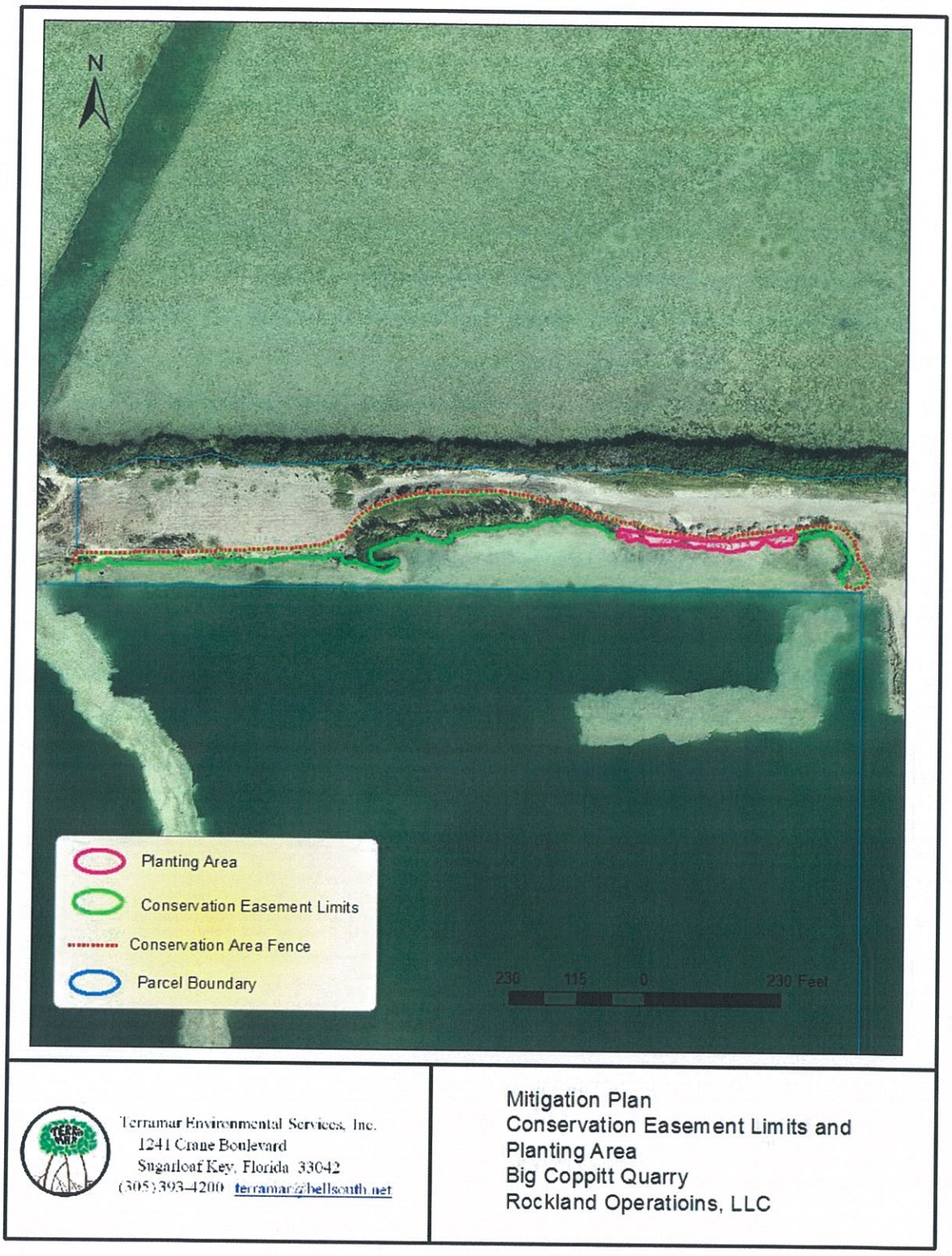

Figure 1. Conservation Easement limits and mitigation planting area.

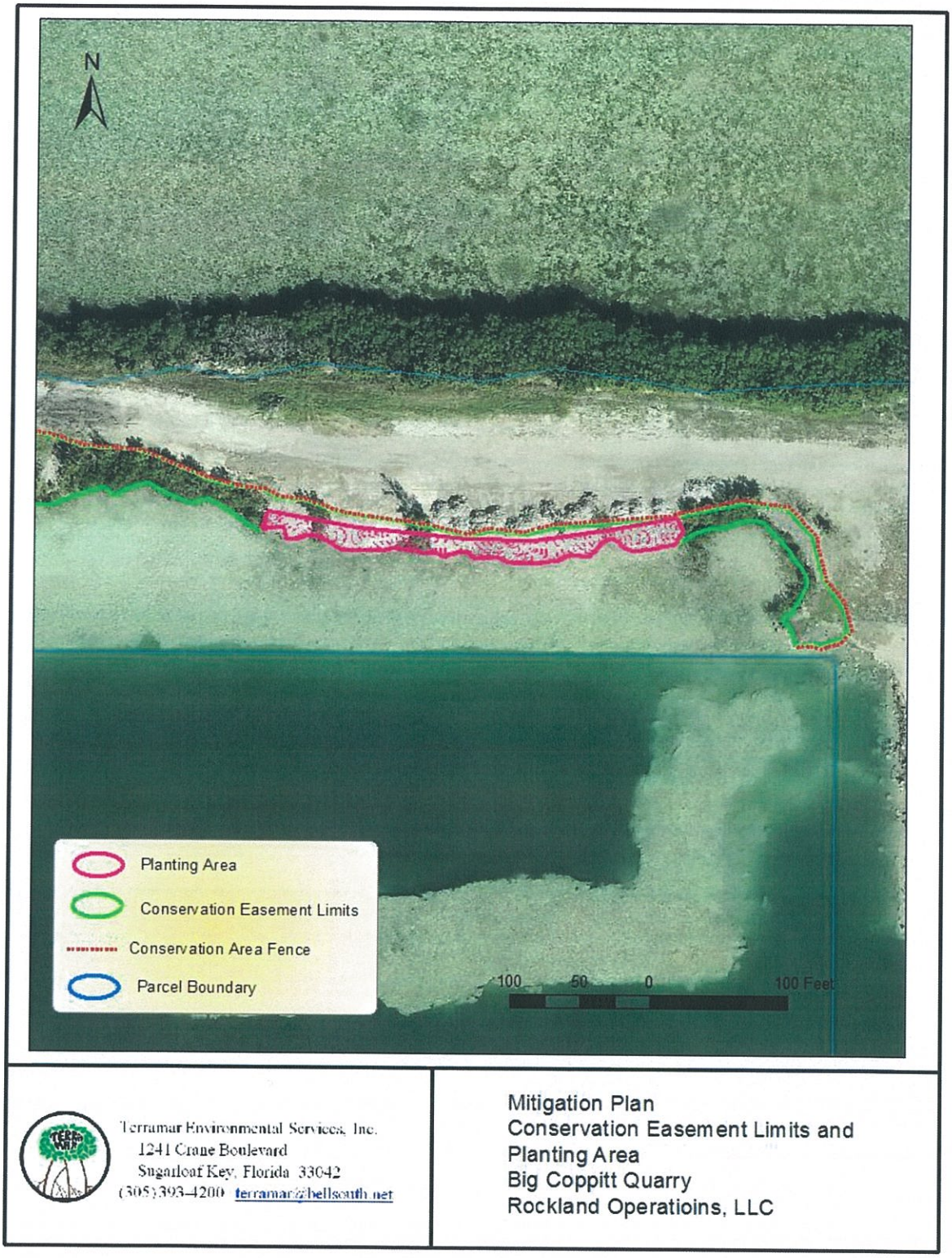

Figure 2. Conservation Easement limits and mitigation planting area.

Attachment 1 - Photo Documentation at fixed photo monitoring stations.

Photo Station 1. Planted red and black mangroves and cordgrass in planting area.

Photo Station 2. Planted red and black mangroves and cordgrass in planting area.

Photo Station 3. Planted red and black mangroves and cordgrass in planting area.

Photo Station 4. Planted red and black mangroves and cordgrass in planting area.

Photo Station 5. Shoreline in easement area where no planting was completed.

Photo Station 6. Shoreline in easement area where no planting was completed.

KBP CONSULTING, INC.

MEMORANDUM

To: Barton W. Smith, Esq.
Smith Hawks

From: Karl B. Peterson, P.E.

Date: November 22, 2017

Subject: Big Coppitt Apartments
Traffic Impact Study Comments

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. A traffic impact study for this project was prepared in April 2017 and comments on this study were transmitted by Monroe County on August 15, 2017. The following is our response to these comments.

1. **Page 10: The site plan shows Mixed Use (MU) and Industrial (I) land uses too. The report does not mention any trip generation / trip assignment of the MU and I land uses.**

   Response: *This is a misunderstanding on the reviewer's part. The Mixed Use (MU) and Industrial (I) land uses identified are the adjacent properties which are not owned by the applicant, are not subject to this proposal, and are undeveloped and will remain undeveloped.*

2. **Page 10: It appears that proposed apartments would be 1 or 2-story apartments. As such, the ITE Land Use Code 221 for Low Rise Apartments maybe more appropriate. Please explain why the ITE Land Use code 221 was not used.**

   Response: *The traffic study has been updated and now utilizes the trip generation rates and equations for the Low-Rise Apartment land use.*

3. **Page 10: Make necessary corrections to trip generation based on comments 1 and 2.**

   Response: *The revised trip generation analysis is presented in the updated traffic impact study.*

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

4. **Page 19, Table 4 and Page 20: The lane configurations coded in Synchro for the intersections of US 1 with Boca Chica and 4th Street appear to be incorrect. The northbound left and right turns are shared at Boca Chica and the southbound left and right turns are shared at 4th Street. Please revise the analysis as appropriate and revise Table 4 as needed. Page 20 of the report explains why Synchro was coded with separate right-turn lanes for Boca Chica and 4th Street. As the two-lane width is relatively short, the queue from one lane could potentially block the other lane. Has this been reviewed to verify if this condition exists? If not, it would be better to analyze based on the existing conditions. If separate are lanes are feasible, then re-run the analysis with proposed geometric changes such as providing separate left-turn and right-turn lanes**

   Response: *The coding of these intersections has been performed in a manner that most accurately reflects the actual field operating conditions. Both of these intersections have adjacent paved areas that process right-turn maneuvers. This is a condition that is common throughout the US 1 / Overseas Highway corridor in Monroe County.*

5. **Page 21, first paragraph (related to intersection of US 1 & Calle Uno) states that the southbound approach is projected to operate at LOS "F" in the design year with the Big Coppitt Apartments project in place. However, the report does not mention any specific measures to address this potential operational issue, although it states it will be evaluated further during the design phase. It suggested that potential measures be discussed as part of this report.**

   Response: *The updated site plan contemplates all project traffic accessing US 1 from 4th Street. The projected LOS is "F" for the 4th Street (southbound) approach; however, since the roadway segment of US 1 at this intersection operates (and, will operate) at an acceptable LOS "C" condition, the LOS criteria for Monroe County is satisfied.*

6. **Page 18 (Figure 10): Please verify if the EB left-turn storage lane is adequate to accommodate the projected peak hour volume of 74 vph. Considering that there is a horizontal curve approaching this intersection in the NB direction, it is critical that EB left-turn lane is long enough so that EB left-turn vehicles will not extend into the through lane. In addition to operational benefit, this will also minimize the potential for rear-end and sideswipe crashes.**

   Response: *In the buildout year (2020), the PM peak hour left turn movement at this intersection is projected to operate at LOS "B" with a 95th percentile queue of one (1) vehicle.*

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7. **Page 22: Provide explain why the average trip length was chosen to be half of the maximum.**

   Response: *According to the Monroe County traffic analysis guidelines, a reasonable approximation of the average trip length is one-half of the estimated maximum trip length.*

8. **Page 23, Table 5: Review the latest reserve capacity tables (2017) if available to check if adequate reserve capacity is available.**

   Response: *The 2017 tables are not available according to County staff.*

9. **Appendix B: Please provide specific drawing to show how and where the access road will be connected with the existing transportation system.**

   Response: *The updated report includes a revised and more detailed site plan.*

10. **Appendix C: Growth rate for *Site #908164 - 4th Street, 100 feet north of Shore Avenue* appears to be incorrect. Please verify.**

    Response: *This count station is presented for informational purposes only. Data collection began at this site in 2014 and, as such, does not have the history upon which to draw growth conclusions. The focus of the background growth in the area is on US 1.*

11. **Appendix G: See comment 4. Boca Chica and 4th Street synchro analyses should be revised to show northbound shared left/right-turn and southbound shared left/right-turn lanes, respectively.**

    Response: *Please see the response to comment number 4.*

12. **Appendix H: Include the latest (Year 2017) reserve capacity table, if available.**

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13. **Page 3, 2nd Paragraph, 3rd Line: The preliminary site plan shown in Appendix B does not how and where the project access roadway will be connected to the existing roadway system. Please provide a plan showing the ingress and egress to/from the development site to the existing roadway network. Also, please include a statement – "Based on the Policy 107.1.6 Big Coppitt Mixed use Area, Item #7, the proposed project traffic shall not utilize Puerta Drive for ingress and egress to/from the site".**

Response: *The site plan provided in the updated traffic report includes more detail relative to the proposed vehicular access. There are no plans to access Puerta Drive and this is indicated on the updated site plan.*

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MEMORANDUM

To: Barton W. Smith, Esq.
Smith Hawks

From: Karl B. Peterson, P.E.

Date: November 6, 2017

Subject: Big Coppitt Apartments
Traffic Impact Study Comments

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. A traffic impact study for this project was prepared in April 2017 and comments on this study were transmitted by Monroe County on August 15, 2017. The following is our response to these comments.

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   Response: *The trip distribution for the project has been modified in accordance with the latest site plan. Project traffic will be able to enter and exit the site from the east and west via both 4th Street (to the east) and Calle Uno (to the west). As such, the resulting volumes at the subject intersection yield an acceptable Level of Service (LOS).*

6. **Page 18 (Figure 10): Please verify if the EB left-turn storage lane is adequate to accommodate the projected peak hour volume of 74 vph. Considering that there is a horizontal curve approaching this intersection in the NB direction, it is critical that EB left-turn lane is long enough so that EB left-turn vehicles will not extend into the through lane. In addition to operational benefit, this will also minimize the potential for rear-end and sideswipe crashes.**

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MONROE CO. PLANNING DEPT

Big Coppitt Apartments

Big Coppitt Key, Florida

TRAFFIC STUDY

prepared for:

Quarry Partners, LLC

prepared by:

KBP CONSULTING, INC.

April 2017

Updated October 2017

Big Coppitt Apartments

Big Coppitt Key, Florida

Traffic Study

April 2017
Updated October 2017

Prepared for:
Quarry Partners, LLC

Prepared by:
KBP Consulting, Inc.
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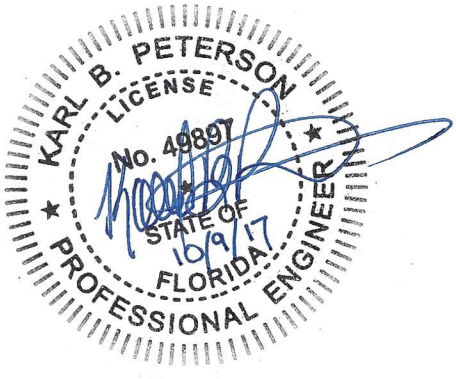
Phone: (954) 560-7103



Karl B. Peterson, P.E.
Florida Registration Number 49897
KBP Consulting, Inc.
8400 N. University Drive, Suite 309
Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION 1
INVENTORY 3
Existing Land Use and Access 3
Proposed Land Use and Access 3
EXISTING CONDITIONS 4
Existing Roadway Network 4
Existing Traffic Conditions – Roadway Segments 6
Existing Traffic Conditions – Intersections 7
TRIP GENERATION 10
TRIP DISTRIBUTION & ASSIGNMENT 11
FUTURE TRAFFIC VOLUMES 14
Future Conditions Traffic Volumes 14
TRAFFIC IMPACT ANALYSES 19
Intersection Analyses 19
Link Analysis 22
US 1 Impacts by Mile Marker 22
Impacts to Local Streets 24
SUMMARY & CONCLUSIONS 26

APPENDICES

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Roadway Network 5
FIGURE 3 – Existing (2017) Turning Movement Volumes – AM Peak Hour 8
FIGURE 4 – Existing (2017) Turning Movement Volumes – PM Peak Hour 9
FIGURE 5 – New Project Traffic Assignment – AM Peak Hour 12
FIGURE 6 – New Project Traffic Assignment – PM Peak Hour 13
FIGURE 7 – Future (2020) Background AM Peak Hour Traffic 15
FIGURE 8 – Future (2020) Background PM Peak Hour Traffic 16
FIGURE 9 – Future (2020) Total AM Peak Hour Traffic 17
FIGURE 10 – Future (2020) Total PM Peak Hour Traffic 18

LIST OF TABLES

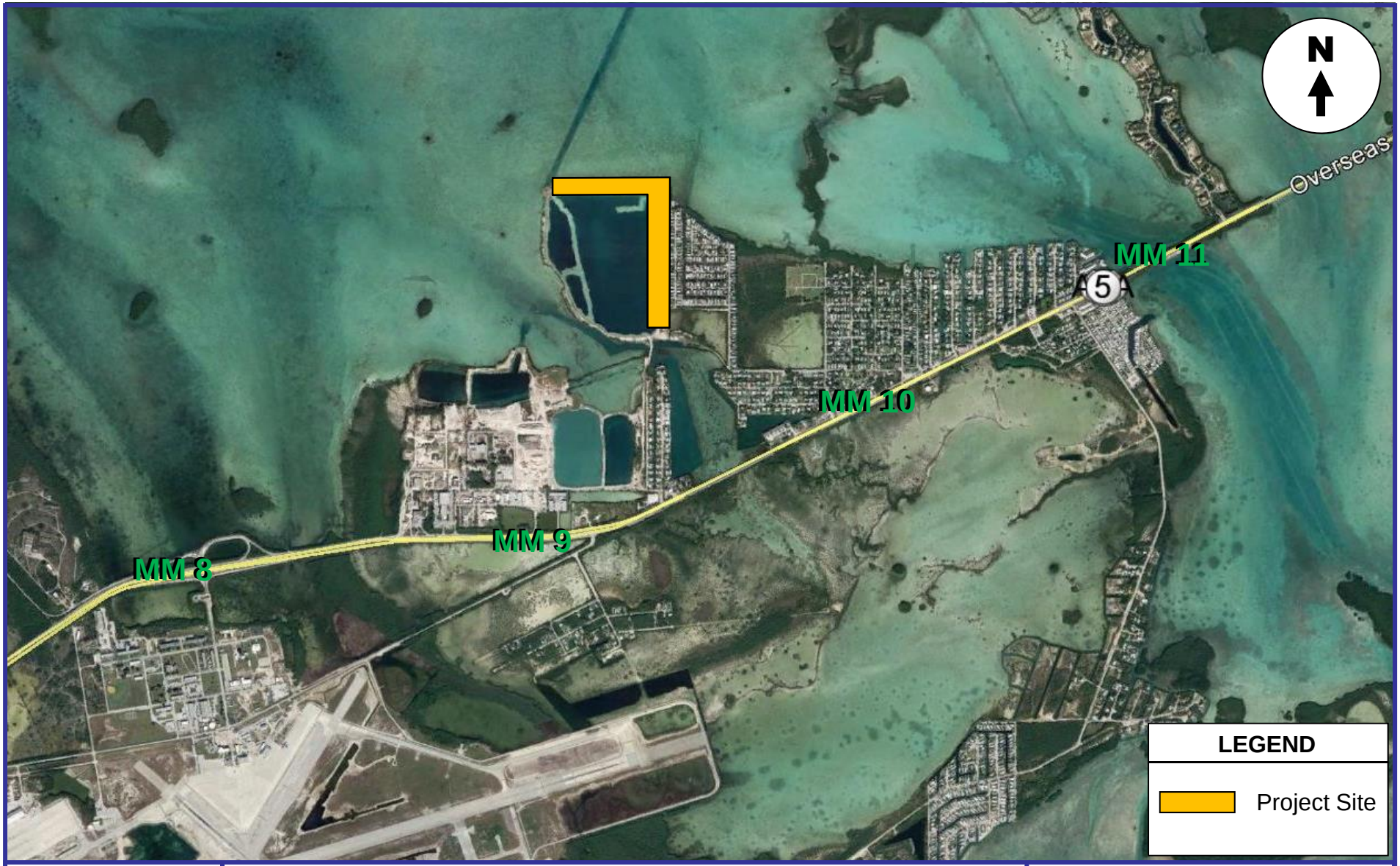
TABLE 1 – Average Annual Daily Traffic (AADT) 6
TABLE 2 – Trip Generation Analysis 10
TABLE 3 – Project Trip Distribution 11
TABLE 4 – Intersection Levels of Service 20
TABLE 5 – Arterial Trip Assignment Summary 23
TABLE 6 – Local Roadways – Volumes and Levels of Service 25

INTRODUCTION

The property that is the subject of this traffic impact study is located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. The Parcel ID is 00120940-000100 and the Alternate Key number is 8571011. The subject site consists of approximately 21.77 acres and is located on the north (bay) side of Overseas Highway / US 1 (State Road 5) immediately to the west of Riviera Drive. A Project Location Map is presented in Figure 1 on the following page.

Big Coppitt Apartments is a proposed residential community to be located on the subject site. KBP Consulting, Inc. has been retained by Quarry Partners, LLC to conduct a traffic impact analysis for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, project traffic impacts to the local street network, and site access. A traffic impact study methodology for this project was developed with input from Monroe County's traffic engineering consultant. A copy of the approved methodology is presented in Appendix A of this report.[1]

[1] Based upon comments received from Monroe County following the initial submittal of this report, additional intersections have been added to the evaluation. These include Calle Uno and 2nd Street, Barcelona Drive and Avenue F, and Avenue F and 4th Street.



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Project Location Map

FIGURE 1
Big Coppitt Apartments
Big Coppitt Key, Florida

INVENTORY

Existing Land Use and Access

As mentioned previously, the size of the subject site is approximately 21.77 acres. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. Vehicular access to this site is provided via one (1) roadway that is parallel to Calle Dos and multiple connections to Barcelona Drive.

Proposed Land Use and Access

The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. Vehicular access to the site will be provided via one (1) full access driveway connection in the southeast portion of the property. This driveway will allow ingress from / egress to the east (toward Barcelona Drive) and to the west (toward a roadway parallel to Calle Dos). A preliminary site plan for this project is included in Appendix B of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2020.

EXISTING CONDITIONS

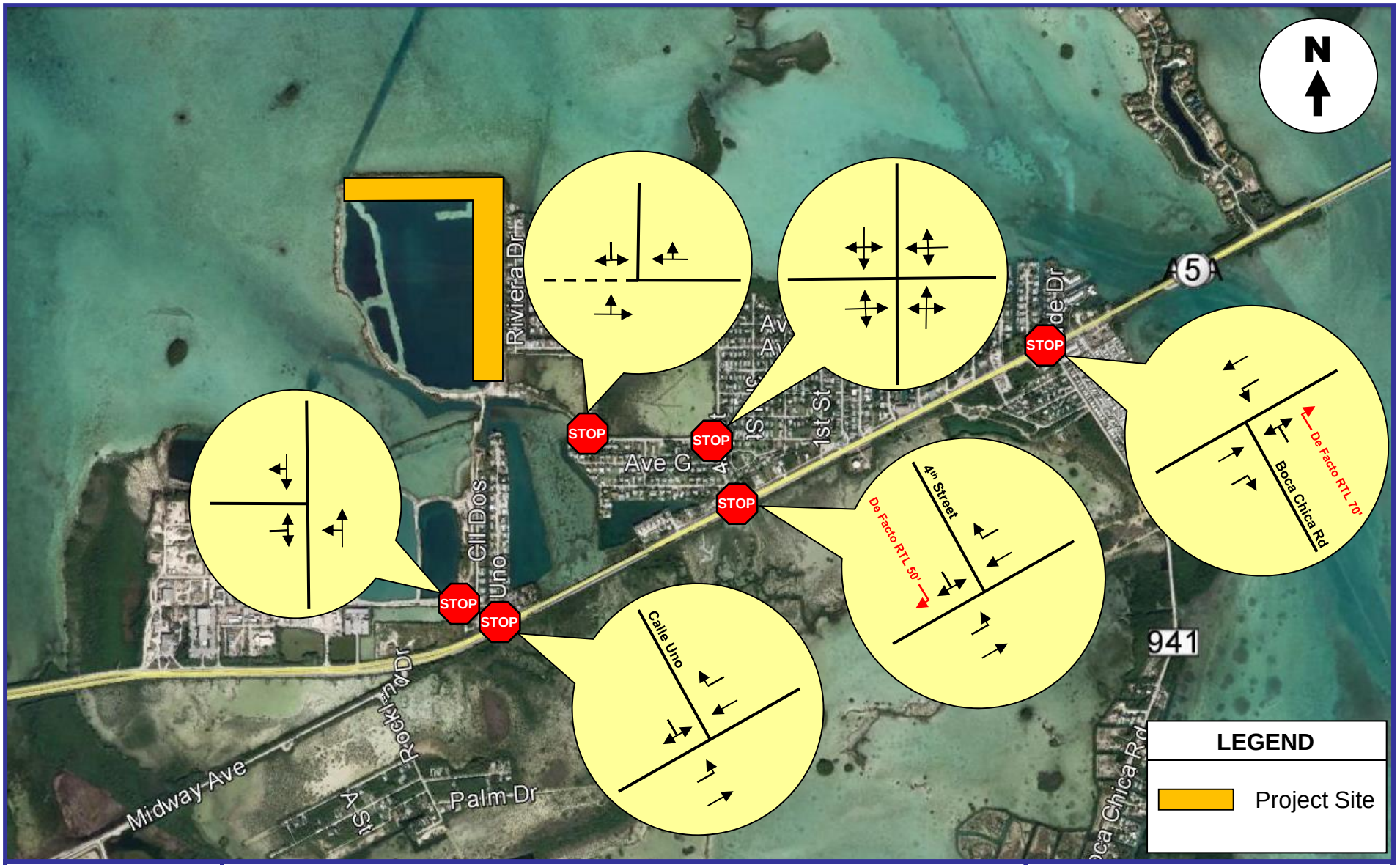
This section of the report addresses the existing roadway network in the study area and traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Big Coppitt Key) is, generally, a two-lane principal arterial roadway (one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team (with input from the County's traffic engineering consultant) selected the section of Overseas Highway / US 1 between Boca Chica Road and Calle Uno as the study area for this project. Figure 2 on the following page indicates the existing lane geometry at the following intersections within the project study area:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street (unsignalized)
- Barcelona Drive and Avenue F (unsignalized)
- Avenue F and 4th Street (unsignalized)

It is noted that the intersection at Boca Chica Road and at 4th Street are both T-intersections with a shared left-right turn lane on the side-street approach. However, field observations have revealed that both approaches have shoulder areas that function as "de facto" right-turn lanes. In other words, motorists desiring to turn right are not waiting behind left-turning vehicles. Instead, they are utilizing the available paved area as right-turn lanes to by-pass left-turning vehicles. The length of this area at Boca Chica Road is approximately 70 feet and the length of this area at 4th Street is approximately 50 feet. This condition is reflected in Figure 2 on the following page and in the operational analyses (i.e. Synchro) for these intersections.



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Existing Roadway Network

FIGURE 2
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Traffic Conditions – Roadway Segments

The Florida Department of Transportation (FDOT) maintains the following traffic count stations within the general proximity of the project site:

- **Station #900010:** SR 5 / US 1 200 feet north of the Rockland Channel Bridge
- **Station #900050:** CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
- **Station #900106:** SR 5 / US 1 200 feet north of Shark Channel Bridge
- **Station #908164:** 4th Street 100 feet north of Shore Avenue

Traffic volumes recorded over the last (published) five (5) year period at these count stations are summarized in Table 1 below. Appendix C contains the historical traffic data obtained from the Florida Department of Transportation (FDOT).

Table 1
Big Coppitt Apartments
Average Annual Daily Traffic (AADT)
Overseas Highway / US 1 - Big Coppitt Key, Florida

	AADT			
Year	**Station #900010**	**Station #900050**	**Station #900106**	**Station #908164**
2016	23,500	3,500	19,400	3,300
2015	22,500	4,200	19,800	3,100
2014	21,000	2,300	18,800	2,900
2013	21,000	3,500	18,100	--
2012	21,500	2,200	17,100	--
2011	21,000	2,600	17,800	--

Station #900010 - SR 5 / US 1 200 feet north of Rockland Channel Bridge (MM 9.6)
Station #900050 - CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
Station #900106 - SR 5 / US 1 200 feet north of Shark Channel Bridge
Station #908164 - 4th Street 100 feet north of Shore Avenue
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (October 2017)

The traffic data collected at these stations (excluding Station #908164 which lacks sufficient historical data) during the previous five (5) year period (i.e. 2011 through 2016) indicates that background traffic volumes have been increasing slightly. According to the growth rate analysis (see Appendix C) for this area, an annual growth rate of 2.5% has been applied.

Existing Traffic Conditions – Intersections

KBP Consulting, Inc., in association with Trident Engineering, collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following three (3) intersections on Tuesday, February 28, 2017:

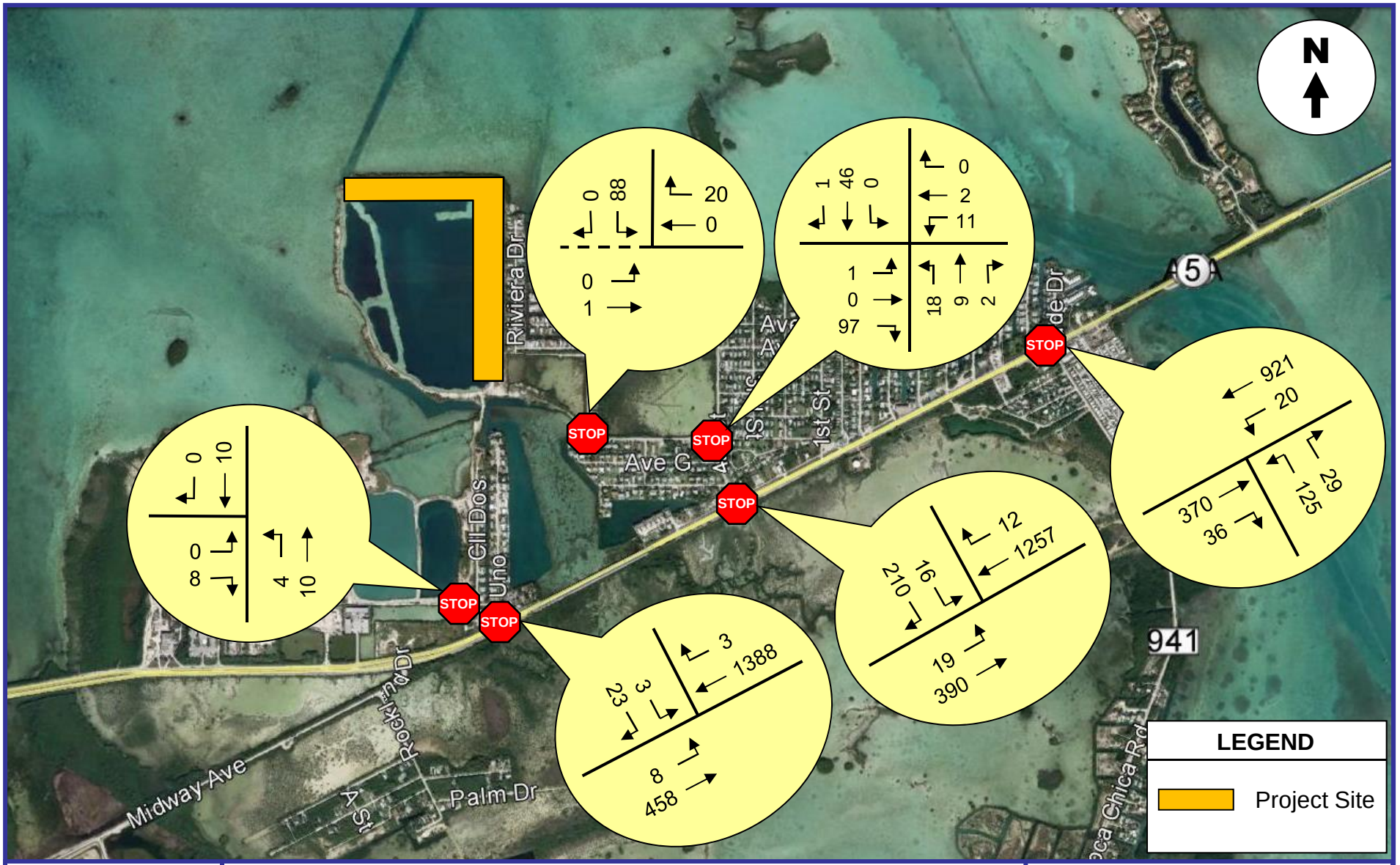
- Overseas Highway / US 1 and Boca Chica Road
- Overseas Highway / US 1 and 4th Street
- Overseas Highway / US 1 and Calle Uno

AM (7:00 – 9:00) and PM (4:00 – 6:00) peak period turning movement counts were collected by Crossroad Engineering at the following three (3) intersections on Tuesday, July 18, 2017:

- Calle Uno and 2nd Street
- Barcelona Drive and Avenue F
- Avenue F and 4th Street

Figures 3 and 4 summarize the existing (Year 2017) adjusted (average peak season)[2] AM and PM peak hour turning movement counts at the six (6) study intersections. Appendix D contains the results of these turning movement counts.

[2] The traffic counts collected on February 28, 2017 reflect average peak season conditions in accordance with the 2016 Peak Season Factor Category Report published by the Florida Department of Transportation (FDOT). This report (see Appendix E) indicates that traffic counts collected on February 28th exhibit a factor of 0.98 and, therefore, do not to be adjusted for average peak season conditions. Traffic counts collected on July 18th, on the other hand, exhibit a peak season correction factor of 1.01.



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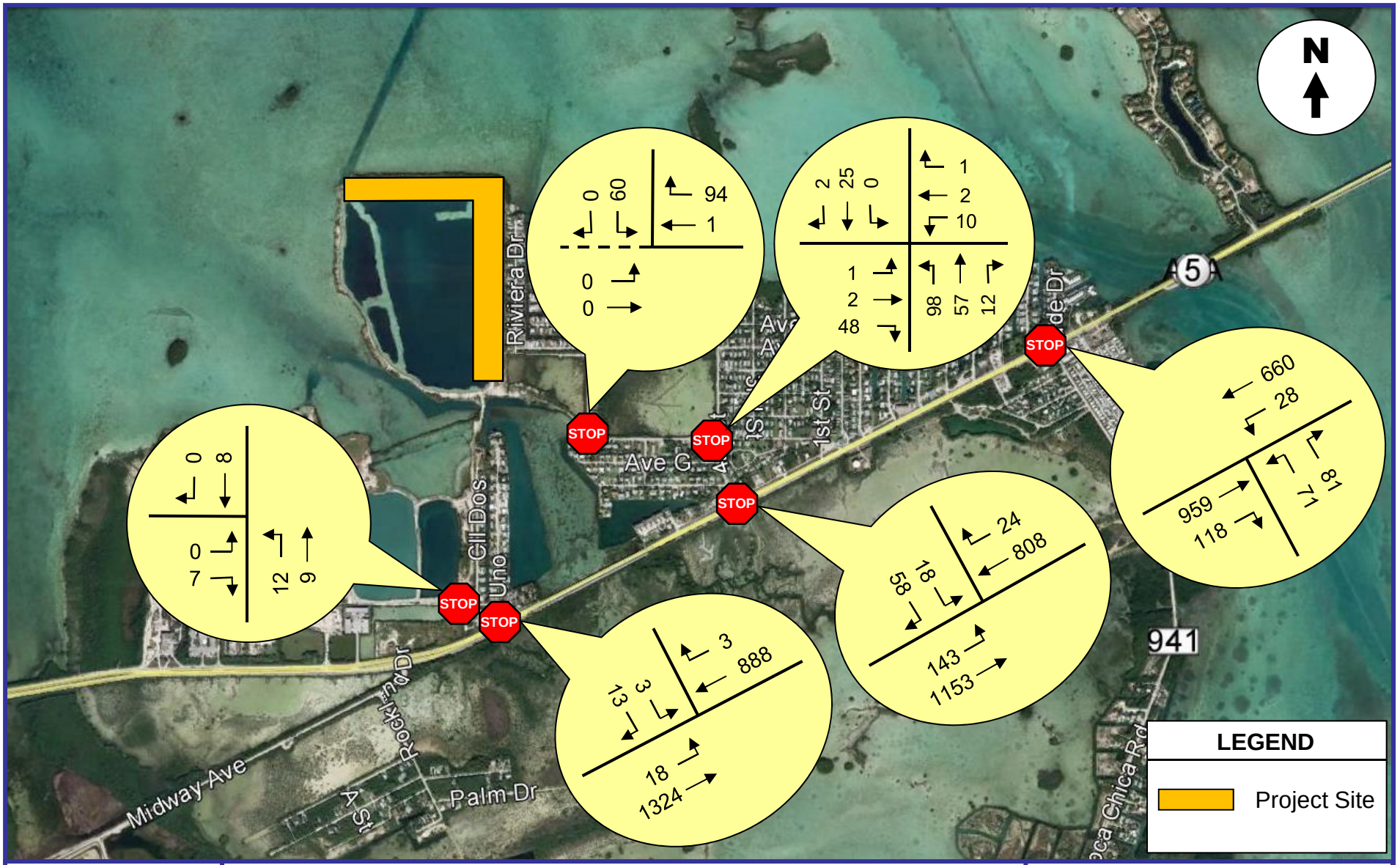
Existing AM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 3
Big Coppitt Apartments
Big Coppitt Key, Florida



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Existing PM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 4
Big Coppitt Apartments
Big Coppitt Key, Florida

TRIP GENERATION

The trip generation for the proposed residential community was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (9th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates and equations are as follows:

Low-Rise Apartment – ITE Land Use #221

- Daily (wt. avg.): T = 6.60 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: Ln(T) = 0.82 Ln(X) + 0.23 (21% in / 79% out)
- PM Peak Hour: Ln(T) = 0.88 Ln(X) + 0.16 (65% in / 35% out)

Table 2 below presents the trip generation analysis for the proposed Big Coppitt Apartments residential community to be located on Big Coppitt Key.

Table 2
Big Coppitt Apartments
Trip Generation Analysis
Big Coppitt Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed								
Low-Rise Apartments	208 DU	1,373	21	79	100	84	45	129

Compiled by: KBP Consulting, Inc. (October 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 2 above, the proposed Big Coppitt Apartments development is anticipated to generate 1,373 net new daily vehicle trips, 100 net new AM peak hour vehicle trips (21 inbound and 79 outbound) and 129 net new PM peak hour vehicle trips (84 inbound and 45 outbound). Based upon an increase of 1,373 daily vehicle trips, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

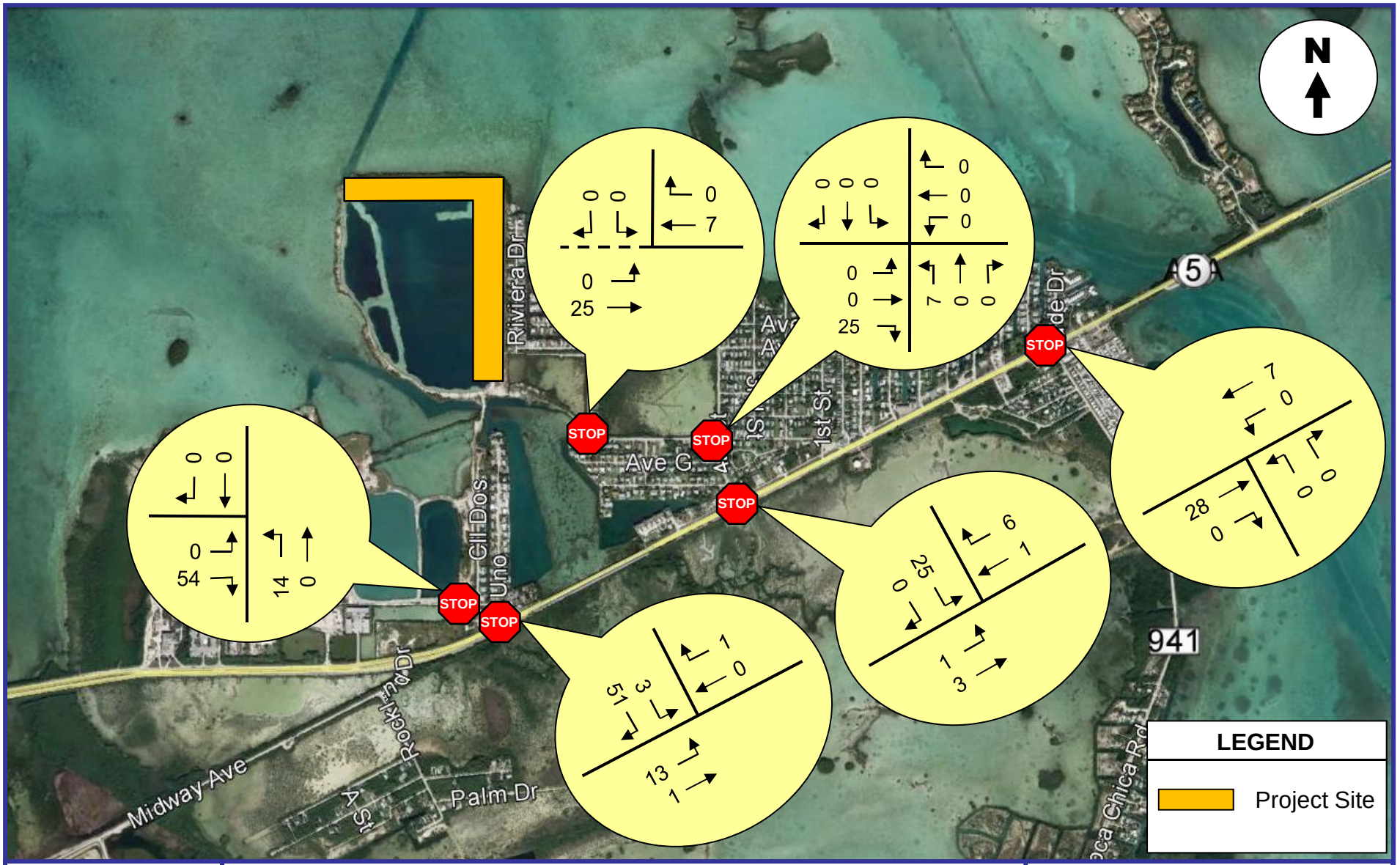
A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the Big Coppitt Apartments development.

Table 3
Big Coppitt Apartments
Project Trip Distribution
Big Coppitt Key, Florida

Direction	Distribution (%)
North	0%
South	0%
East (US 1 North)	35%
West (US 1 South)	65%

Source: KBP Consulting, Inc. (October 2017).

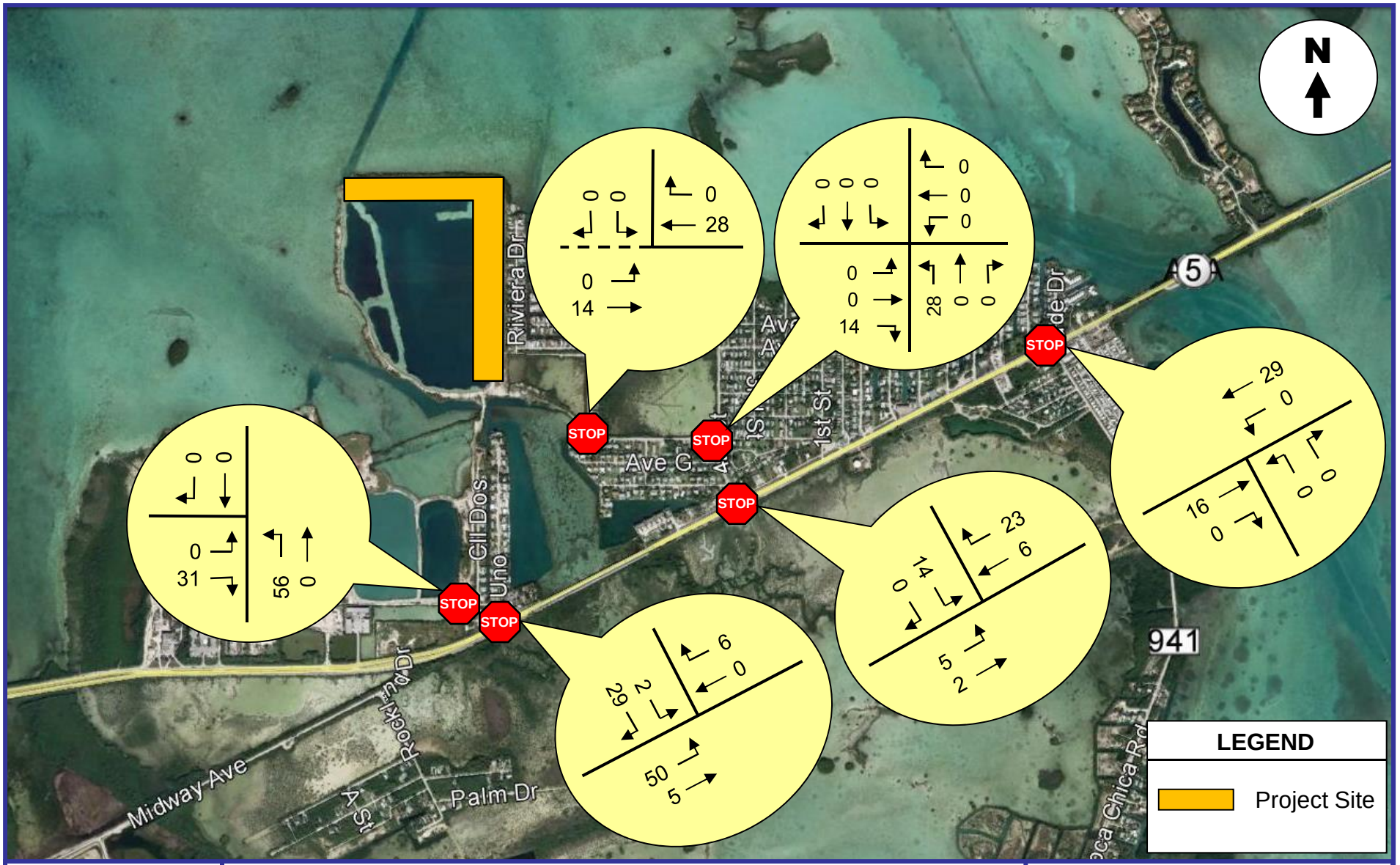
The new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment is summarized on the following pages in Figures 5 and 6.



KBP
CONSULTING, INC.

New Project Traffic Assignment
AM Peak Hour

FIGURE 5
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

New Project Traffic Assignment
PM Peak Hour

FIGURE 6
Big Coppitt Apartments
Big Coppitt Key, Florida

FUTURE TRAFFIC VOLUMES

This section of the traffic impact study addresses the development of the future (2020) traffic volumes for the study area.

Future Conditions Traffic Volumes

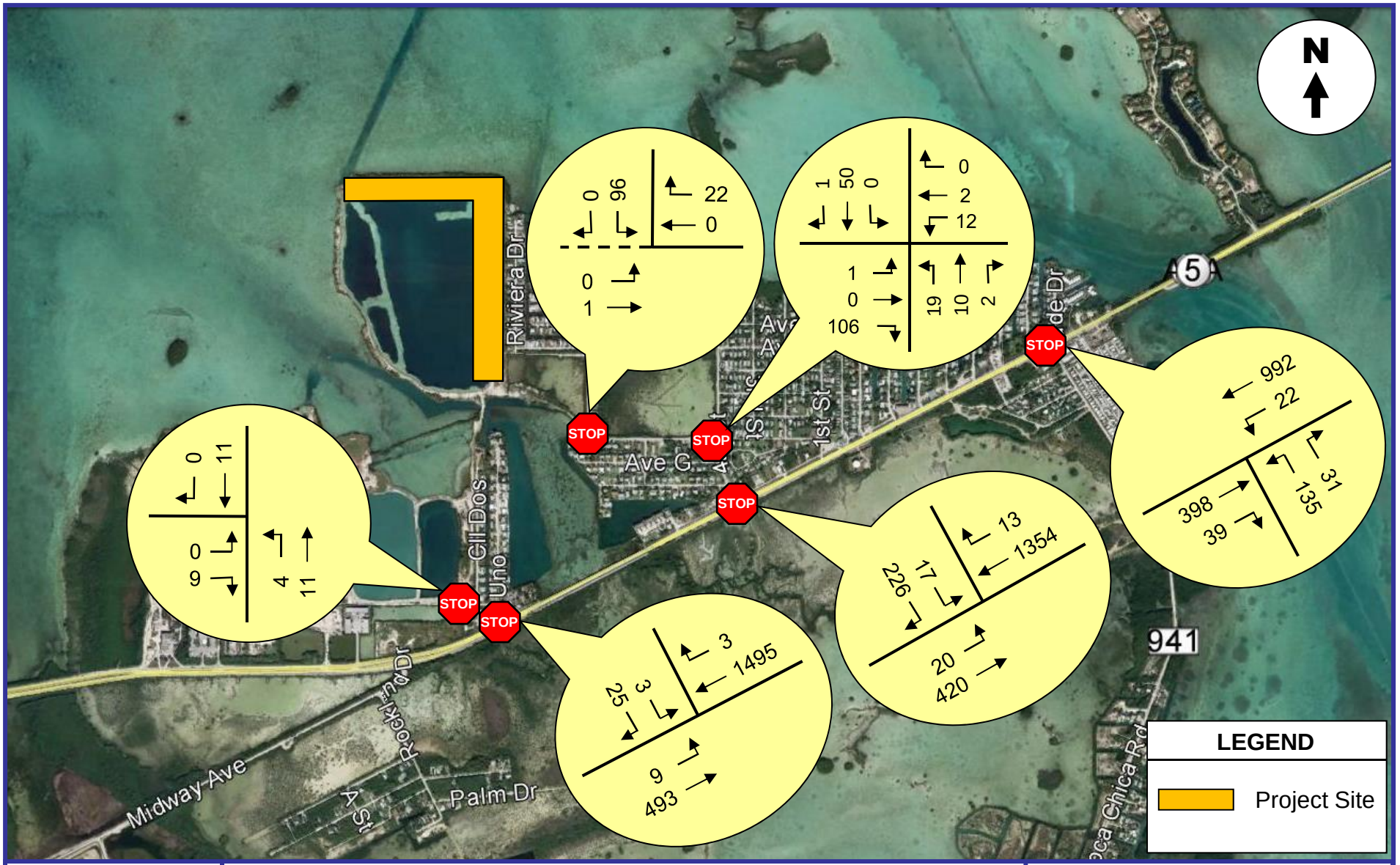
In order to develop peak season 2020 background and total traffic conditions (this project is anticipated to be completed in 2020), the following analyses were performed:

1. **Conversion of February 2017 and July 2017 traffic counts to 2020 average peak season traffic volumes.** Using FDOT's latest (2016) Peak Season Factor Category Report (see Appendix E) traffic counts recorded February 28th do not need to be adjusted to average peak season volumes (i.e. the PSCF factor is 0.98). However, the traffic counts collected on July 18th should be adjusted by a factor of 1.01.

2. **Projection of 2017 peak season volumes to 2020 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. To reflect a worst-case scenario, it was determined that an annual growth rate of two and one-half percent (2.5%) is appropriate for the study area.

3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections and roadway segments) for the study area.

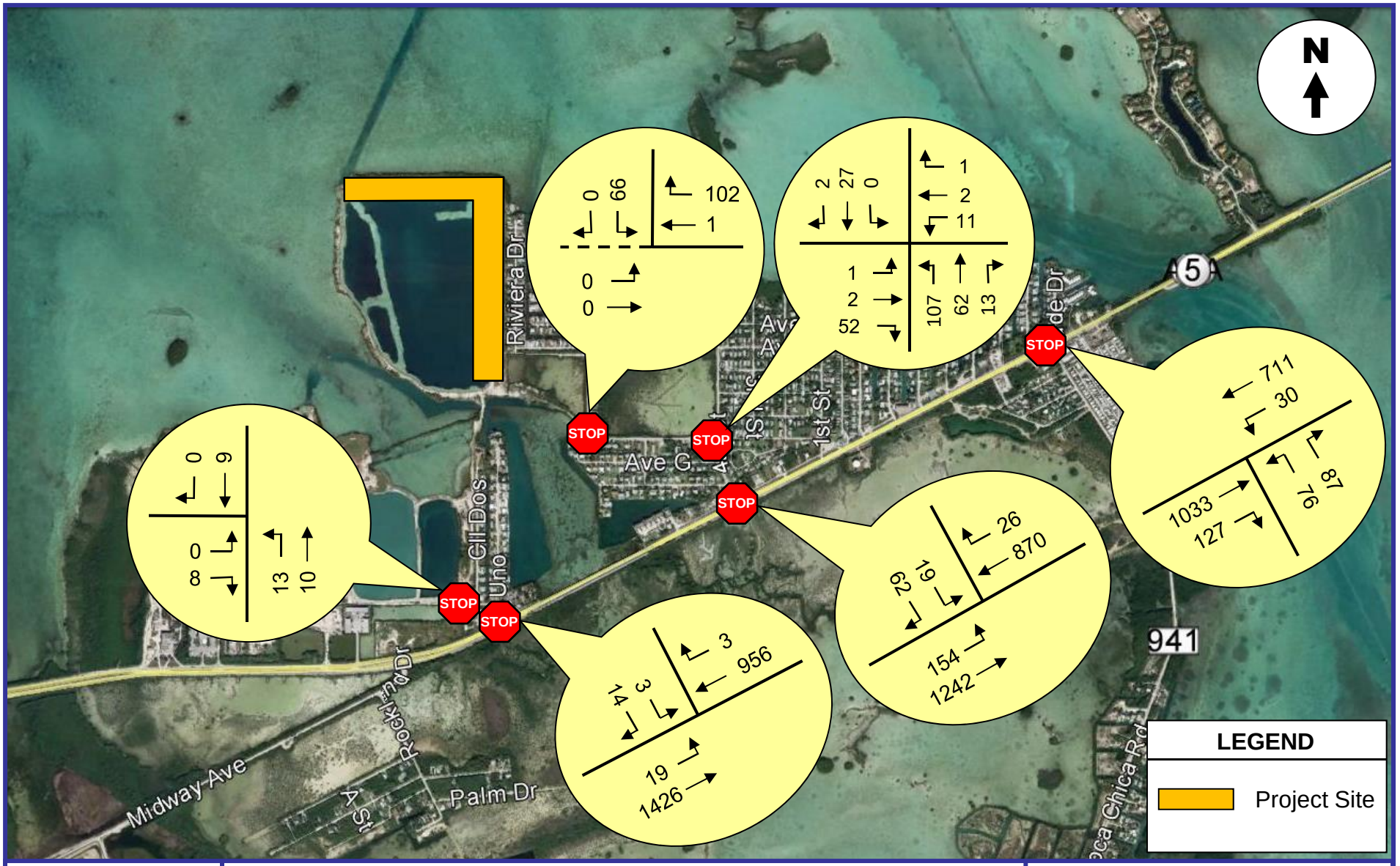
The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Big Coppitt Apartments development) for the study intersections are contained in Appendix F in tabular format. Figures 7 and 8 on the following pages present the future (2020) background traffic volumes (without the project traffic) and Figures 9 and 10 present the future (2020) total traffic volumes (with the project traffic).



KBP
CONSULTING, INC.

Future (2020) Background (w/out Project)
AM Peak Hour Traffic Volumes

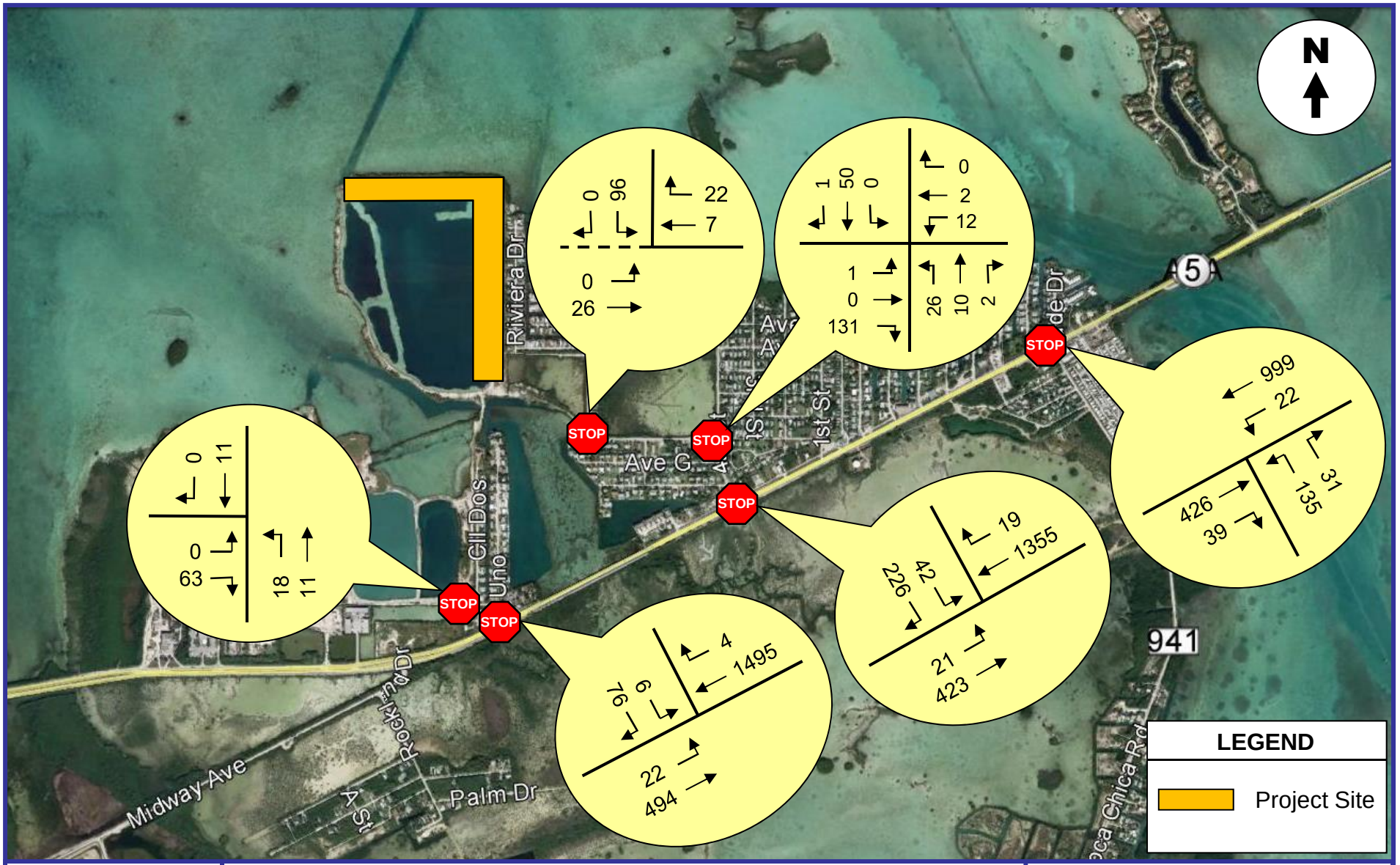
FIGURE 7
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Background (w/out Project)
PM Peak Hour Traffic Volumes

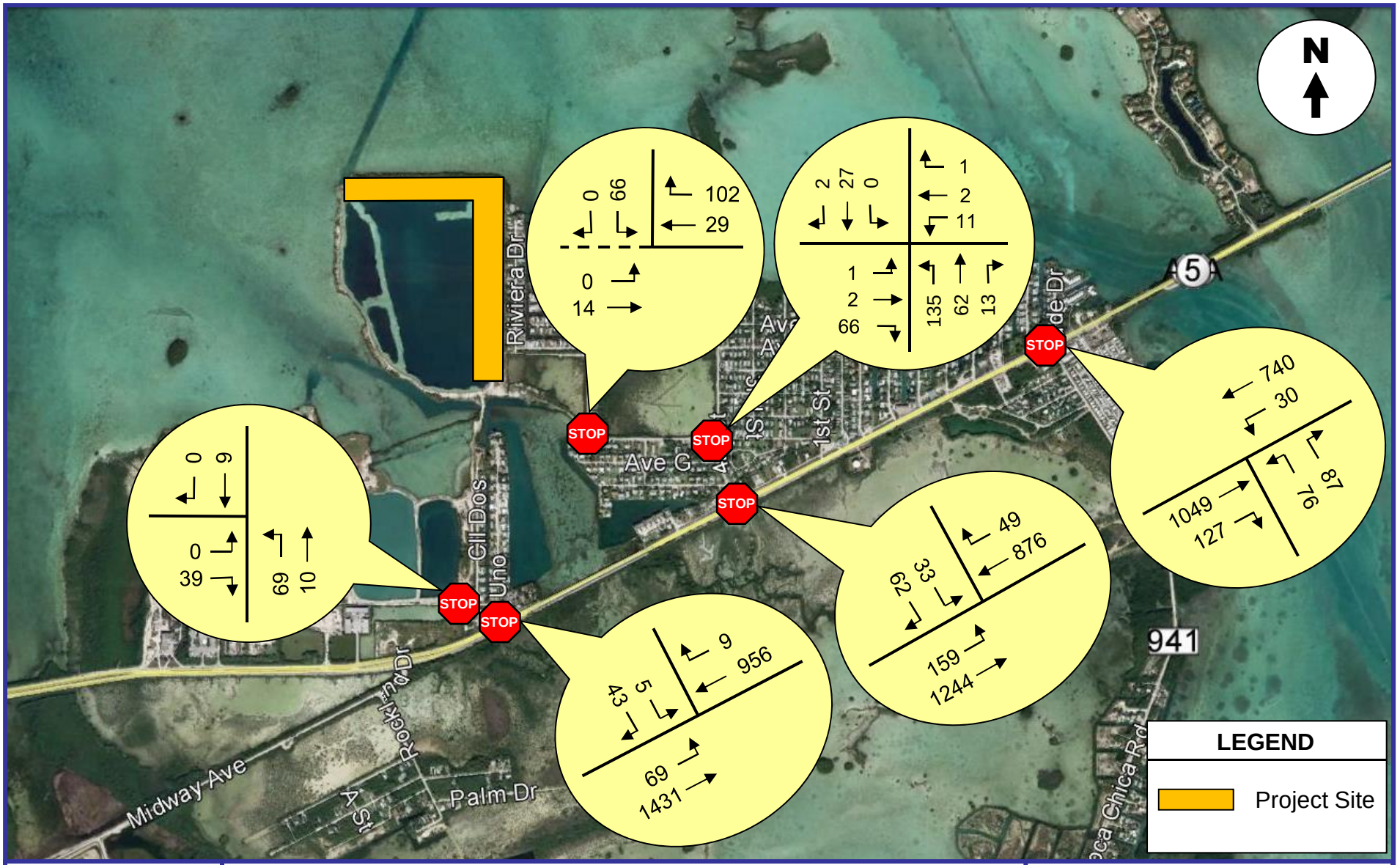
FIGURE 8
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Total (with Project)
AM Peak Hour Traffic Volumes

FIGURE 9
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
CONSULTING, INC.

Future (2020) Total (with Project)
PM Peak Hour Traffic Volumes

FIGURE 10
Big Coppitt Apartments
Big Coppitt Key, Florida

TRAFFIC IMPACT ANALYSES

This section of the report is divided into four parts: 1) intersection analyses, 2) Overseas Highway / US 1 link analysis, 3) Overseas Highway / US 1 impacts by mile marker, and 4) impacts to local streets.

Intersection Analyses

The following six (6) intersections were evaluated using the capacity/level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the Synchro software:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and 4th Street (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street
- Barcelona Drive and Avenue F
- Avenue F and 4th Street

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2017) peak season conditions, future (2020) background (without project traffic) peak season conditions, and future (2020) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 on the following page summarizes the results of these analyses for the study intersections.

Table 4
Big Coppitt Apartments
Intersection Levels of Service
Big Coppitt Key, Florida

Intersection	Existing (2017) Conditions AM Peak Hour	Existing (2017) Conditions PM Peak Hour	Future (2020) Conditions Without Project Traffic AM Peak Hour	Future (2020) Conditions Without Project Traffic PM Peak Hour	Future (2020) Conditions With Project Traffic AM Peak Hour	Future (2020) Conditions With Project Traffic PM Peak Hour
US 1 & Boca Chica Rd						
- Northbound	16.9 [2] (C)	16.3 [1] (C)	18.8 [2] (C)	17.6 [1] (C)	19.1 [2] (C)	18.0 [1] (C)
- Overall ICU LOS	62.1% (B)	62.2% (B)	66.4% (C)	66.4% (C)	66.7% (C)	67.3% (C)
US 1 & 4th Street						
- Southbound	28.7 [4] (D)	15.4 [1] (C)	38.4 [6] (E)	16.5 [1] (C)	36.8 [6] (E)	18.7 [1] (C)
- Overall ICU LOS	85.8% (E)	70.7% (C)	91.9% (F)	75.4% (D)	92.0% (F)	75.5% (D)
US 1 & Calle Uno						
- Southbound	22.9 [1] (C)	21.8 [1] (C)	25.9 [1] (D)	24.4 [1] (C)	34.0 [2] (D)	24.9 [1] (C)
- Overall ICU LOS	83.1% (E)	79.7% (D)	88.7% (E)	85.1% (E)	90.4% (E)	85.3% (E)
Calle Uno & 2nd Street						
- Eastbound	8.4 [1] (A)	8.4 [1] (A)	8.4 [1] (A)	8.4 [1] (A)	8.7 [1] (A)	8.6 [1] (A)
- Overall ICU LOS	14.0% (A)	17.8% (A)	14.1% (A)	17.9% (A)	18.8% (A)	21.0% (A)
Barcelona Drive & Avenue F						
- Southbound	7.7 [1] (A)	7.7 [1] (A)	7.7 [1] (A)	7.8 [1] (A)	7.8 [1] (A)	8.0 [1] (A)
- Overall ICU LOS	14.9% (A)	15.9% (A)	15.3% (A)	16.7% (A)	15.3% (A)	18.1% (A)
Avenue F & 4th Street						
- Westbound	10.4 [1] (B)	12.2 [1] (B)	10.6 [1] (B)	12.8 [1] (B)	11.2 [1] (A)	14.2 [1] (B)
- Overall ICU LOS	22.3% (A)	29.3% (A)	22.5% (A)	30.8% (A)	24.7% (A)	32.3% (A)

Source: Highway Capacity Manual and SYNCHRO 9 Software.

Legend: Average Approach Delay Reported as Seconds / Vehicle [95th Percentile Vehicle Queue] (Approach Level of Service)

Note: The "Overall ICU LOS" reflects the Intersection Capacity Utilization (ICU) and Level of Service (LOS) for the intersection as a whole. This parameter provides insight into how the intersection is operating overall (as opposed to individual approaches) and how much additional capacity is available.

The Synchro software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix G. A discussion of each of the study intersections and their projected operating conditions is presented on the following pages.

- **Overseas Highway / US 1 & Boca Chica Road.** Overall, this unsignalized intersection is currently operating at an acceptable level of service (LOS) and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. It must be noted that, although the northbound approach for this intersection is marked with a shared left-turn and right-turn lane, there is ample pavement to the east of this lane that allows this approach to function as if there are two separate lanes. As such, Synchro was coded with a separate right-turn lane with approximately 70 feet of storage in order to more accurately reflect actual physical and operating conditions at this intersection.
- **Overseas Highway / US 1 & 4th Street.** During the afternoon peak hour, this unsignalized intersection is currently operating at an acceptable LOS and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. However, in the AM peak hour the southbound (stop-controlled) approach is projected to operate at a less than desirable condition in the buildout year with and without the project traffic. The traffic associated with the Big Coppitt Apartments has little impact on the delay and will not degrade the Level of Service (LOS). And, as with the intersection at Boca Chica Road, the intersection geometry (i.e. southbound approach) was adjusted in Synchro to more accurately reflect actual field and operating conditions. In this case, a de facto right-turn lane exists with approximately 50 feet of storage.
- **Overseas Highway / US 1 & Calle Uno.** Currently, this unsignalized intersection operates at an acceptable level of service (i.e. LOS "C") and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development.
- **Calle Uno & 2nd Street / Barcelona Drive & Avenue F / and Avenue F and 4th Street.** Each of these intersections on the secondary roadway network serving the site is currently operating adequately and is expected to operate at an acceptable LOS (i.e. LOS "A/B") in the buildout year with and without the project traffic.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution, the project will add a maximum of 892 daily trips (65% of the additional 1,373 daily trips) to Segment Number 3 (Big Coppitt Key). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix H), Segment Number 3 has 1,292 trips of available reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has available capacity to absorb the maximum impacts generated by the Big Coppitt Apartments development.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 25 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,373 net new daily vehicle trips.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project: Big Coppitt Apartments

Location: Big Coppitt Key

Type of Development: Residential Apartments

Project Size: 208 Dwelling Units

Average Trip Length: 25 Miles East / 10 Miles West

US 1
Mile Marker: 9.5

ITE Land Use Category: 220

Daily Trip Generation Rate / Formula: 6.6 trips/DU

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	714	1,986
		2	65%	90%	803	5,167
1,373	100%	3	65% / 35%	100%	892	1,292
		4	35%	85%	408	2,497
		5	35%	75%	360	7,363
		6	35%	65%	312	2,650
		7	35%	55%	264	1,312
		8	35%	45%	216	2,323
		9	35%	40%	192	2,434
		10	35%	30%	144	394
		11	35%	20%	96	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (October 2017).

Impacts to Local Streets

As a result of its location, the Big Coppitt Apartments project will require motorists to use local roadways to access the site. The roadways most likely to be utilized by residents and visitors of the subject site will be Calle Uno, 2nd Street, 4th Street, and Avenue F. In accordance with the FDOT's *2013 Quality / Level of Service (QLOS) Handbook*, the LOS criteria for these local roadways are as follows:

Generalized Peak Hour Two-Way Volumes in an Urbanized Area
Class II (35 mph or slower posted speed limit)

2 Lanes / Undivided	**LOS "C"**	**LOS "D"**	**LOS "E"**
Peak Hour Volume[3]	660 vph	1,330 vph	1,410 vph
Adjustments (-30%)[4]	-198 vph	-399 vph	-423 vph
Resulting Volumes	**462 vph**	**931 vph**	**987 vph**

Based upon the foregoing roadway capacity information, the LOS "C" capacity for non-state two-lane undivided roadways with no right- or left-turn lanes is 462 vehicles per hour (vph). The relevant excerpt from the QLOS Handbook is presented in Appendix I.

During the data collection effort in July, our project team performed a continuous 72-hour traffic counts on Calle Uno, 2nd Street, 4th Street, and Avenue F. These traffic counts were performed on Tuesday, Wednesday, and Thursday, July 18 - 20, 2017 and measured the number of vehicles in 15-minute intervals. This data is presented in Appendix J of this report. The resulting future (2020) peak season adjusted, peak hour volumes (based upon the 3-day average of the traffic counts) with project traffic for each roadway are presented in Table 6 on the following page.

[3] "vph" = vehicles per hour.
[4] -10% for non-state signalized roadways and -20% for the absence of left and right turn lanes.

Table 6
Big Coppitt Apartments
Local Roadways - Volumes and Levels of Service
Overseas Highway / US 1 - Big Coppitt Key, Florida

Roadway	Peak Hour Two-Way Volume (3-Day Avg.)	Seasonally Adjusted Volume (PSCF = 1.01)	Future (2020) Background Volume (2.5%/year)	Peak Hour Project Traffic	Total Volume	Level of Service
Calle Uno	43	43	46	87	133	C
2nd Street	21	21	23	87	110	C
4th Street	313	316	340	42	382	C
Avenue F	148	149	160	42	202	C

Source: Florida Department of Transportation, Crossroads Engineering, KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017)

As indicated in Table 6 above, each of the local roadways to be directly impacted by traffic associated with the Big Coppitt Apartments project will operate at Level of Service (LOS) "C" in the buildout year of 2020 with the project traffic.

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Big Coppitt Apartments development to be located near Mile Marker 9.5 on Big Coppitt Key, Monroe County, Florida, Overseas Highway / US 1 on Big Coppitt Key has adequate capacity to accommodate the traffic impacts generated by the proposed residential development.

Appendix A

Big Coppitt Apartments – Big Coppitt Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
AECOM

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: February 21, 2017

Subject: Big Coppitt Apartments – Big Coppitt Key
Traffic Analysis Methodology

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Overseas Highway / US 1 at the west end of Big Coppitt Key, Monroe County, Florida. The total number of proposed residential dwelling units at this site will be 208. The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Vacant

Proposed:

- 208 Residential Apartments

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Boca Chica Road
- US 1 / Overseas Highway & 4th Street
- US 1 / Overseas Highway & Calle Uno

Trip Generation

The trip generation analysis will be based upon data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the Apartment land use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Preliminary Calculations:

- Proposed – Apartments
  - Daily Trips: 1,352
  - AM Peak Hour Trips: 106
  - PM Peak Hour Trips: 129

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

To be determined.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated.

Access to US 1 / Overseas Highway

One of the means of ingress and egress to the site will be via the intersection at US 1 / Overseas Highway and 4th Street. This intersection has been previously reviewed by the County and potential improvements have been identified. We will review those findings and assess their viability as it relates to this project.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Appendix B

Big Coppitt Apartments – Big Coppitt Key

Preliminary Site Plan

GENERAL INFORMATION:
Property RE: 00120940-000100
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,861.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,890.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet
LOT COVERAGE BY ROADS, WALKWAYS & POOLS
Roads/Parking 166009.68 3.81
Pools/Plaza 3040.21 0.07
Sidewalks 24027.9 0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing) 8899.56 0.20
Total Lot Coverage By Roads, Walkways & Pools 201977.35 4.64
IMPERVIOUS/PERVIOUS PERCENTAGE
Total Upland 654760.34 15.03
Total Impervious 320603.14 7.36
Total Pervious 334157.2 7.67
Impervious Percentage of Site 48.96%
Total Open Space 619416.85 14.22
Open Space Percentage of Site 65.31%
Minimum Open Space Required 20%
Parking Calculations
Residential 1 Bedroom 2 Bedroom 3 Bedroom
Spaces per unit
Required Parking Spaces 114-67© 2 2 3
Number of Units 56 136 16
Parking Spaces Required 112 272 48
Total: 432
*Required ADA Parking: 18 of 432 spaces
Monroe County Landscape Code Requirements:
Requirements:
North Property Line Landscape Buffer
Mixed Use abutting Ocean Not Applicable
West Property Line Landscape Buffer
Mixed Use abutting Industrial Class A
South Property Line Landscape Buffer
Mixed Use abutting Industrial Class A
East Property Line Landscape Buffer
Mixed Use abutting Urban Residential Mobile Class C
Parking Lot Landscaping
Mixed Use Class C
LOT COVERAGE BY STRUCTURES
Clubhouse 2785.56 0.06
Building 1 12529.42 0.29
Building 2 14039.40 0.32
Building 3 13942.18 0.32
Building 4 12529.42 0.29
Building 5 14039.69 0.32
Building 6 12529.42 0.29
Building 7 13942.18 0.32
Gazebo 340.01 0.01
Building 8 12529.42 0.29
Building 9 9419.09 0.22
Total 118625.79 2.72
Parking Provided
Clubhouse 27
Building 1 63
Building 2 59
Building 3 49
Building 4 41
Building 5 49
Building 6 59
Building 7 64
Gazebo 8
Building 8 40
Building 9 22
Total Parking 481
*Provided ADA Parking: 21 of 481
CONCRETE SIDEWALK
1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.
VARIES
6' HIGH FENCE
CONCRETE PAD
2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.
3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.
4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.
(I)
(MU)
(URM)
BUILDING 1 (TYPE I)
BUILDING 2 (TYPE IA)
BUILDING 3 (TYPE IIB)
BUILDING 4 (TYPE I)
BUILDING 5 (TYPE IIA)
BUILDING 6 (TYPE I)
BUILDING 7 (TYPE IIB)
BUILDING 8 (TYPE I)
BUILDING 9 (TYPE III)
CLUBHOUSE
PARCEL 1
PARCEL 2
PARCEL BOUNDARY
25' FRONT SETBACK
5' "CLASS A" LANDSCAPE BUFFER
20' SETBACK
5' SIDE SETBACK
10' SIDE SETBACK
10' "CLASS C" LANDSCAPE BUFFER
SHORELINE SETBACK
30'
CONSERVATION EASEMENT
50' SHORELINE SETBACK
20' REAR SETBACK
6' CONCRETE SIDEWALK (TYP.)
WETLAND AREA (TYP.)
DISTURBED WETLAND LIMITS
1925 DEEDED MHWL
2015 MHWL
EDGE OF WATER
COLLECTION AREA (SEE DETAIL 2)
FIRE TRUCK TURN AROUND AREA
FIRE HYDRANT ASSEMBLY (TYP.)
NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY
CONNECT TO EXISTING WATERMAIN, SEWER SYSTEM, AND ELECTRICITY ON BARCELONA ROAD
9'-0" BAR AND STOP SIGN (TYP.)
ADD 2" ASPHALT OVERLAY FROM EDGE OF PAVEMENT TO EDGE OF ROAD
ADD 1" ASPHALT OVERLAY FROM EDGE OF ROAD TO EDGE OF SWALE
ADD 1" ASPHALT OVERLAY FROM EDGE OF PAVEMENT TO EDGE OF SWALE
ADD 2" ASPHALT OVERLAY FROM EDGE OF PAVEMENT TO EDGE OF SWALE
LEGEND:
(I) INDUSTRIAL
(MU) MIXED USE
(URM) URBAN RESIDENTIAL MOBILE
CONSERVATION EASEMENT
FIRE HYDRANT (TYP. OF 8)
WETLAND AREA
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.
Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3283 fax:293-4999
Seal:
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315
General Notes:
THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA
Drawn By: ANF
Checked By: RJM
Project No.
Scale: AS NOTED
AutoCad File No.
Revisions:
Title:
SITE PLAN
Sheet Number:
C-1.0
Date: MAY 26, 2017

Appendix C

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	23500 C	N 12000	S 11500	9.50	54.90	7.60
2015	22500 C	N 11000	S 11500	9.50	54.30	7.20
2014	21000 C	N 10500	S 10500	9.50	55.20	9.20
2013	21000 C	N 10500	S 10500	9.50	54.80	9.30
2012	21500 C	N 11000	S 10500	9.50	55.00	8.60
2011	21000 C	N 10500	S 10500	9.50	55.10	7.20
2010	20500 C	N 10000	S 10500	10.26	56.84	7.20
2009	21500 C	N 10500	S 11000	10.23	56.56	7.20
2008	20000 C	N 10000	S 10000	10.45	54.98	10.90
2007	21500 C	N 11000	S 10500	10.00	55.10	11.30
2006	23500 C	N 11000	S 12500	10.08	55.69	9.80
2005	23000 C	N 11500	S 11500	10.40	55.70	9.30
2004	24000 C	N 12000	S 12000	10.00	56.00	8.60
2003	22500 C	N	S	10.10	56.30	9.30
2002	20500 C	N 10000	S 10500	10.00	54.20	6.10
2001	22500 C	N	S	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0050 - CR 941, 200' S SR 5/US-1(BIG COPPITT KEY)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3500 C	N 1700	S 1800	9.00	54.90	7.60
2015	4200 C	N 2300	S 1900	9.00	54.30	7.20
2014	2300 C	N 1200	S 1100	9.00	55.20	9.20
2013	3500 C	N 1800	S 1700	9.00	54.80	7.30
2012	2200 C	N 1100	S 1100	9.00	55.00	8.20
2011	2600 C	N 1300	S 1300	9.00	55.10	8.30
2010	2400 C	N 1200	S 1200	10.26	56.84	10.30
2009	2900 C	N 1600	S 1300	10.23	56.56	8.40
2008	3000 C	N 1600	S 1400	10.45	54.98	8.60
2007	2800 C	N 1600	S 1200	10.00	55.10	9.80
2006	2500 C	N 1400	S 1100	10.08	55.69	12.30
2005	2000 C	N 1000	S 1000	10.40	55.70	6.20
2004	3100 C	N 1500	S 1600	10.00	56.00	3.10
2003	2000 C	N	S	10.10	56.30	4.40
2002	1950 C	N 950	S 1000	10.00	54.20	5.60
2001	2200 C	N 1100	S 1100	10.00	55.90	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0106 - SR 5/US-1, 200' N SHARK CHANNEL BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19400 C	N 9400	S 10000	9.50	54.90	7.60
2015	19800 C	N 9800	S 10000	9.50	54.30	7.20
2014	18800 C	N 9000	S 9800	9.50	55.20	9.20
2013	18100 C	N 9200	S 8900	9.50	54.80	9.30
2012	17100 C	N 8500	S 8600	9.50	55.00	8.60
2011	17800 C	N 9100	S 8700	9.50	55.10	8.70
2010	17500 C	N 8800	S 8700	10.26	56.84	9.10
2009	20500 C	N 10500	S 10000	10.23	56.56	8.30
2008	15000 C	N 7400	S 7600	10.45	54.98	10.90
2007	20000 C	N 10000	S 10000	10.00	55.10	11.30
2006	17800 C	N 9000	S 8800	10.08	55.69	9.80
2005	17200 C	N 8400	S 8800	10.40	55.70	9.30
2004	18300 C	N 8400	S 9900	10.00	56.00	8.60
2003	20000 C	N	S	10.10	56.30	9.30
2002	16800 C	N 8300	S 8500	10.00	54.20	6.10
2001	16400 C	N 8200	S 8200	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8164 - 4TH STREET. 100' NORTH OF SHORE AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3300 S	N 1700	S 1600	9.00	54.90	7.60
2015	3100 F	N 1600	S 1500	9.00	54.30	7.20
2014	2900 C	N 1500	S 1400	9.00	55.20	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

Big Coppitt Apartments

Big Coppitt Key

Growth Rate Analysis

Site #900010 - SR 5 / US 1, 200 feet north of Rockland Channel Bridge (MM 9.6)

Year	Volume	Growth Rate
2011	21,000	
2016	23,500	2.28%

Site #900050 - CR 941, 200 feet south of SR 5 / US 1 (Big Coppitt Key)

Year	Volume	Growth Rate
2011	2,600	
2016	3,500	6.13%

Site #900106 - SR 5 / US 1, 200 feet north of Shark Channel Bridge

Year	Volume	Growth Rate
2011	17,800	
2016	19,400	1.74%

Total - All Count Stations

Year	Volume	Growth Rate
2011	41,400	
2016	46,400	2.31%

Appendix D

2017 Intersection Turning Movement Counts

TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	0	0	0	0	5	225	0	0	37	0	3	0	0	73	1	**344**
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	**384**
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	**411**
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	**348**
Total	**0**	**0**	**0**	**0**	**0**	**18**	**941**	**0**	**0**	**131**	**0**	**26**	**5**	**0**	**343**	**23**	**1487**
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	**367**
08:15 AM	0	0	0	0	0	5	179	0	0	22	0	14	0	0	86	10	**316**
08:30 AM	0	0	0	0	0	6	191	0	0	25	0	10	0	0	122	9	**363**
08:45 AM	0	0	0	0	0	5	164	0	0	19	0	9	0	0	120	7	**324**
Total	**0**	**0**	**0**	**0**	**0**	**23**	**739**	**0**	**0**	**97**	**0**	**39**	**4**	**0**	**428**	**40**	**1370**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
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10:30 AM	********** BREAK **********																
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Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	0	0	0	0	4	193	0	0	25	0	14	0	0	208	29	**473**
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	**495**
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	**457**
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	**491**
Total	**0**	**0**	**0**	**0**	**0**	**20**	**700**	**0**	**0**	**82**	**1**	**75**	**0**	**0**	**921**	**117**	**1916**
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	**474**
05:15 PM	0	0	0	0	0	9	148	0	0	14	0	24	0	0	241	27	**463**
05:30 PM	0	0	0	0	0	6	133	0	0	21	0	17	0	0	216	22	**415**
05:45 PM	0	0	0	0	0	5	137	0	0	19	0	17	0	0	221	20	**419**
Total	**0**	**0**	**0**	**0**	**0**	**32**	**571**	**0**	**0**	**67**	**0**	**78**	**0**	**0**	**924**	**99**	**1771**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

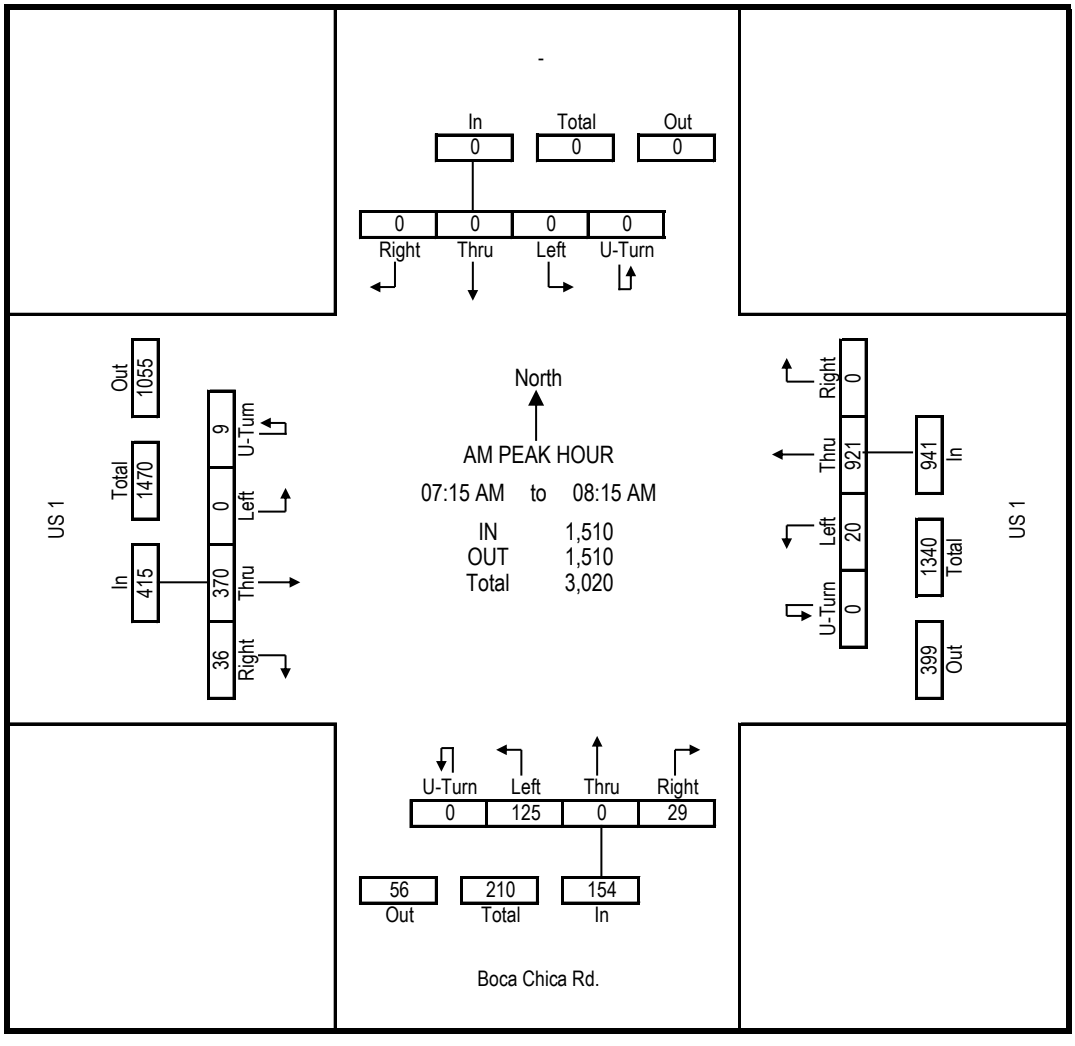
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
Total	**0**	**0**	**0**	**0**	**0**	**20**	**921**	**0**	**0**	**125**	**0**	**29**	**9**	**0**	**370**	**36**	**1510**
PHF	0.000	0.000	0.000	0.000	0.000	0.714	0.879	0.000	0.000	0.801	0.000	0.725	0.450	0.000	0.907	0.643	0.92
Heavy Veh %	0%	0%	0%	0%	0%	13%	6%	0%	0%	4%	0%	19%	0%	0%	10%	10%	8%
App Vol %	0%	0%	0%	0%	0%	2%	98%	0%	0%	81%	0%	19%	2%	0%	89%	9%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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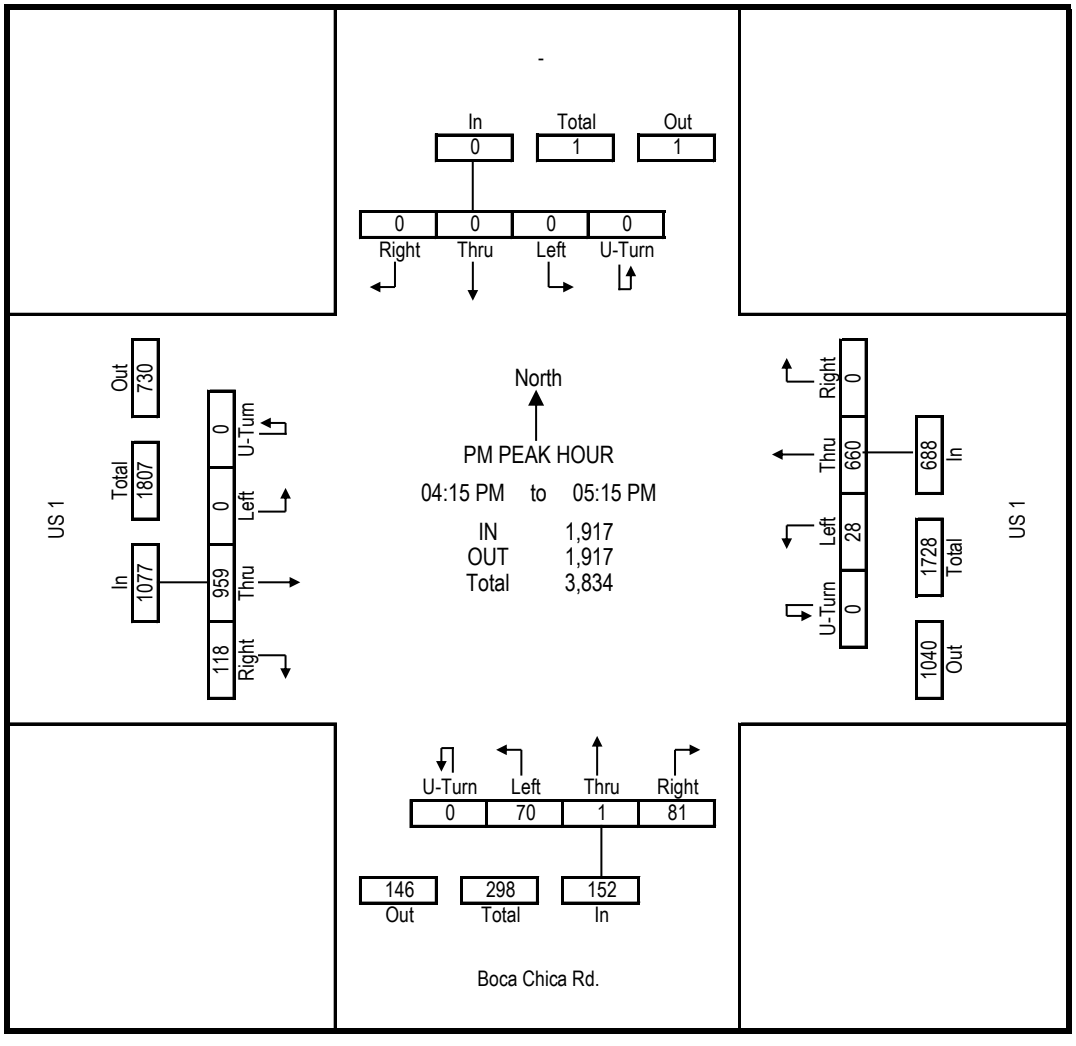
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
Total	**0**	**0**	**0**	**0**	**0**	**28**	**660**	**0**	**0**	**70**	**1**	**81**	**0**	**0**	**959**	**118**	**1917**
PHF	0.000	0.000	0.000	0.000	0.000	0.583	0.859	0.000	0.000	0.761	0.250	0.844	0.000	0.000	0.975	0.868	0.97
Heavy Veh %	0%	0%	0%	0%	0%	10%	5%	0%	0%	1%	0%	4%	0%	0%	2%	2%	3%
App Vol %	0%	0%	0%	0%	0%	4%	96%	0%	0%	46%	1%	53%	0%	0%	89%	11%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:15 PM to 05:15 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	**437**
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	**490**
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	**476**
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	**501**
Total	**0**	**16**	**0**	**210**	**0**	**0**	**1257**	**12**	**0**	**0**	**0**	**0**	**0**	**19**	**390**	**0**	**1904**
08:00 AM	0	4	0	26	0	0	263	4	0	0	0	0	0	8	126	0	**431**
08:15 AM	0	7	0	22	0	0	225	5	0	0	0	0	0	14	104	0	**377**
08:30 AM	0	3	0	35	0	0	208	6	0	0	0	0	0	13	140	0	**405**
08:45 AM	0	2	0	25	0	0	222	4	0	0	0	0	0	7	142	0	**402**
Total	**0**	**16**	**0**	**108**	**0**	**0**	**918**	**19**	**0**	**0**	**0**	**0**	**0**	**42**	**512**	**0**	**1615**
09:00 AM																	
09:15 AM																	
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09:45 AM																	
Total																	
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03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	**558**
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	**552**
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	**530**
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	**564**
Total	**0**	**18**	**0**	**58**	**0**	**0**	**808**	**24**	**0**	**0**	**0**	**0**	**0**	**143**	**1153**	**0**	**2204**
05:00 PM	0	6	0	12	0	0	174	4	0	0	0	0	0	30	305	0	**531**
05:15 PM	0	8	0	16	0	0	156	9	0	0	0	0	0	38	301	0	**528**
05:30 PM	0	4	0	21	0	0	177	8	0	0	0	0	0	52	282	0	**544**
05:45 PM	0	9	0	22	0	0	152	7	0	0	0	0	0	33	264	0	**487**
Total	**0**	**27**	**0**	**71**	**0**	**0**	**659**	**28**	**0**	**0**	**0**	**0**	**0**	**153**	**1152**	**0**	**2090**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

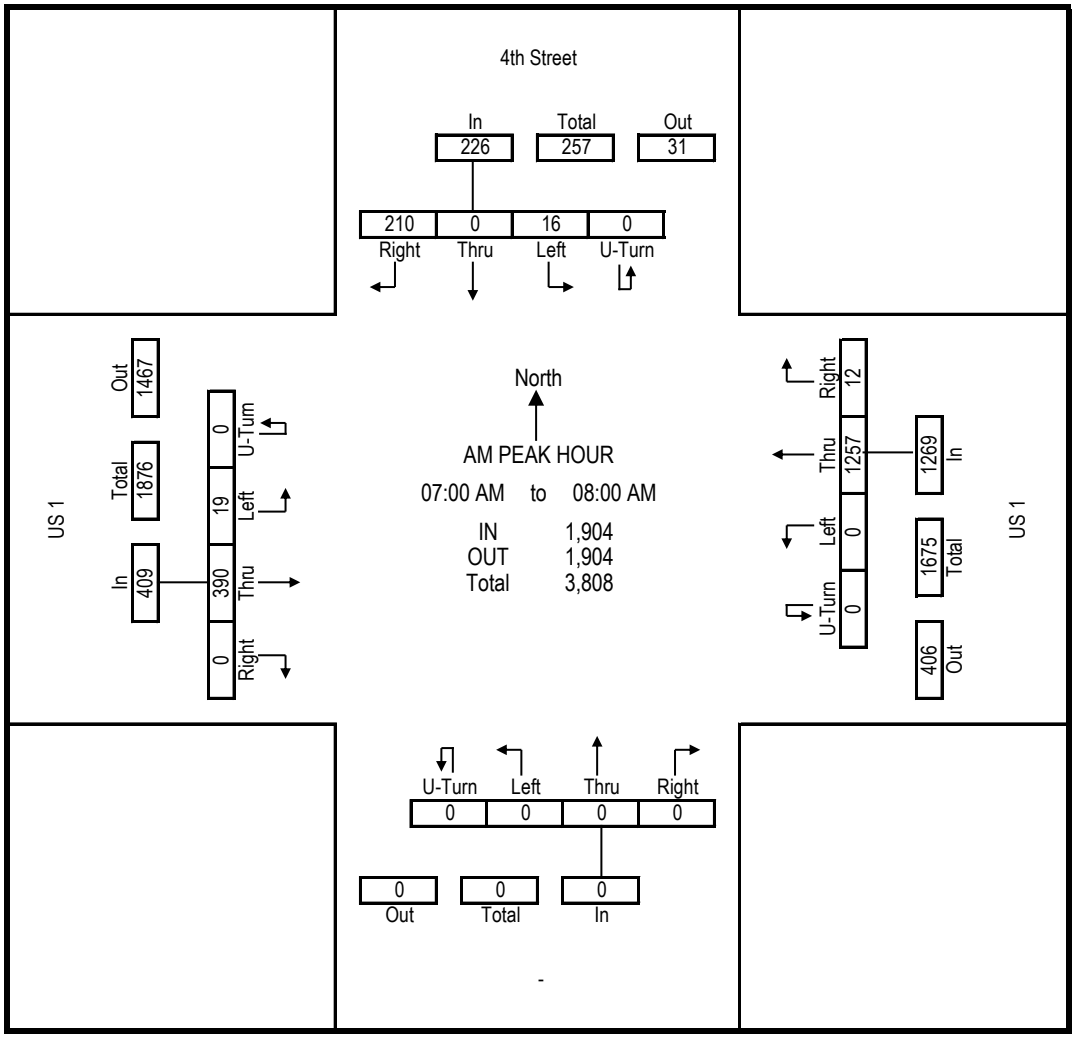
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:00 AM	0	3	0	46	0	0	303	3	0	0	0	0	0	6	76	0	437
07:15 AM	0	1	0	63	0	0	329	0	0	0	0	0	0	5	92	0	490
07:30 AM	0	5	0	55	0	0	294	2	0	0	0	0	0	4	116	0	476
07:45 AM	0	7	0	46	0	0	331	7	0	0	0	0	0	4	106	0	501
Total	**0**	**16**	**0**	**210**	**0**	**0**	**1257**	**12**	**0**	**0**	**0**	**0**	**0**	**19**	**390**	**0**	**1904**
PHF	0.000	0.571	0.000	0.833	0.000	0.000	0.949	0.429	0.000	0.000	0.000	0.000	0.000	0.792	0.841	0.000	0.95
Heavy Veh %	0%	0%	0%	1%	0%	0%	5%	14%	0%	0%	0%	0%	0%	5%	9%	0%	6%
App Vol %	0%	7%	0%	93%	0%	0%	99%	1%	0%	0%	0%	0%	0%	5%	95%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:00 AM to 08:00 AM



TRIDENT Engineering
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TEL: 954-815-3265

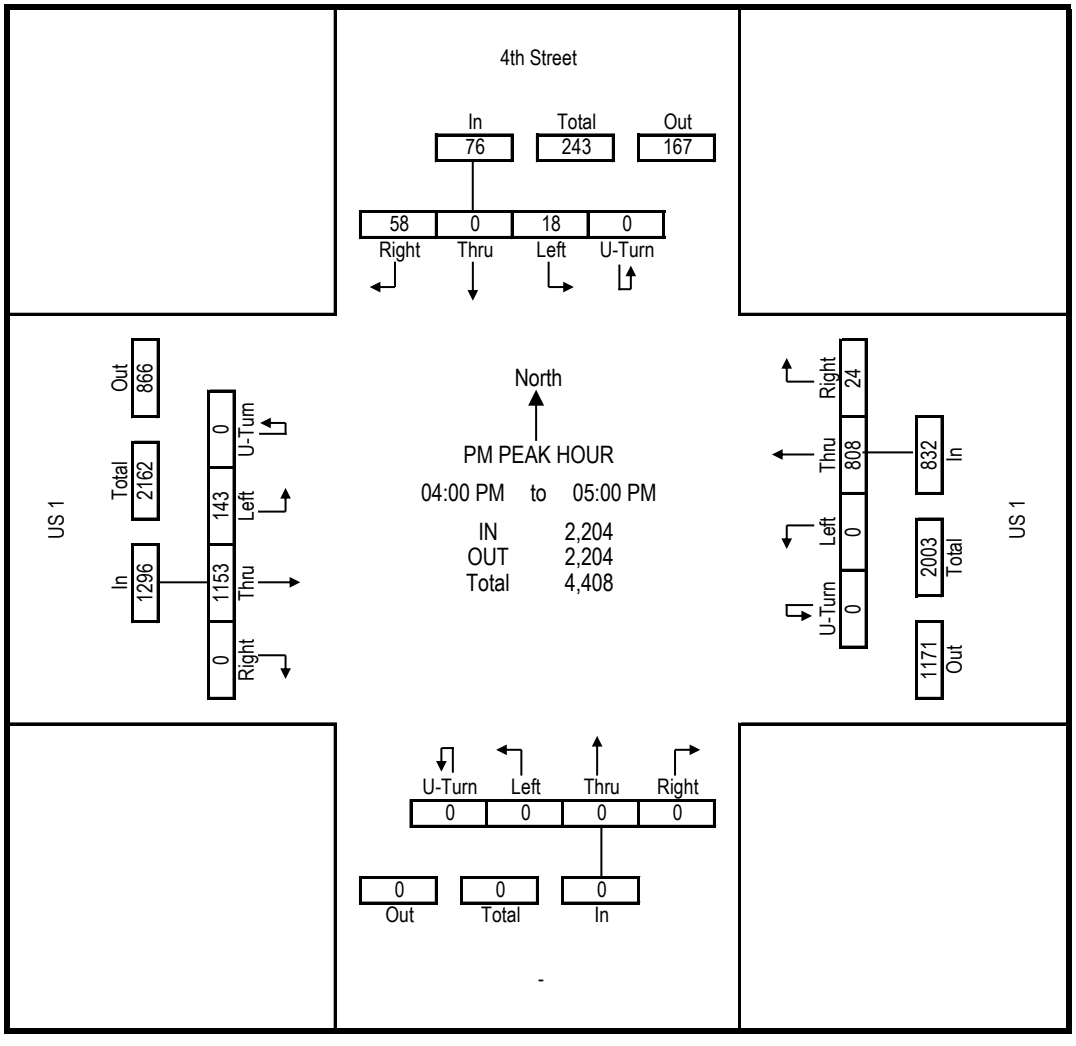
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	4th Street Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	4	0	10	0	0	242	3	0	0	0	0	0	36	263	0	558
04:15 PM	0	4	0	14	0	0	208	9	0	0	0	0	0	36	281	0	552
04:30 PM	0	5	0	18	0	0	161	4	0	0	0	0	0	37	305	0	530
04:45 PM	0	5	0	16	0	0	197	8	0	0	0	0	0	34	304	0	564
Total	**0**	**18**	**0**	**58**	**0**	**0**	**808**	**24**	**0**	**0**	**0**	**0**	**0**	**143**	**1153**	**0**	**2204**
PHF	0.000	0.900	0.000	0.806	0.000	0.000	0.835	0.667	0.000	0.000	0.000	0.000	0.000	0.966	0.945	0.000	0.98
Heavy Veh %	0%	5%	0%	6%	0%	0%	6%	0%	0%	0%	0%	0%	0%	0%	3%	0%	4%
App Vol %	0%	24%	0%	76%	0%	0%	97%	3%	0%	0%	0%	0%	0%	11%	89%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	1	0	9	0	0	340	0	0	0	0	0	0	2	79	0	**431**
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	**498**
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	**479**
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	**476**
Total	**0**	**4**	**0**	**29**	**0**	**0**	**1438**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**400**	**2**	**1884**
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	**432**
08:15 AM	0	1	0	1	0	0	234	1	0	0	0	0	0	3	139	0	**379**
08:30 AM	0	0	0	7	0	0	246	3	0	0	0	0	0	5	153	0	**414**
08:45 AM	0	2	0	2	0	0	242	0	0	0	0	0	0	0	156	0	**402**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**1012**	**4**	**0**	**0**	**0**	**0**	**0**	**10**	**585**	**0**	**1627**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
11:00 AM																	
11:15 AM																	
11:30 AM																	
11:45 AM																	
Total																	
12:00 PM																	
12:15 PM																	
12:30 PM																	
12:45 PM																	
Total																	
01:00 PM																	
01:15 PM																	
01:30 PM																	
01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
02:15 PM																	
02:30 PM																	
02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	**576**
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	**546**
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	**539**
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	**588**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
05:00 PM	0	2	0	2	0	0	170	4	0	0	0	0	0	5	338	0	**521**
05:15 PM	0	4	0	3	0	0	168	0	0	0	0	0	0	3	343	0	**521**
05:30 PM	0	0	0	1	0	0	172	2	0	0	0	0	0	3	332	0	**510**
05:45 PM	0	1	0	2	0	0	187	2	0	0	0	0	0	1	300	0	**493**
Total	**0**	**7**	**0**	**8**	**0**	**0**	**697**	**8**	**0**	**0**	**0**	**0**	**0**	**12**	**1313**	**0**	**2045**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

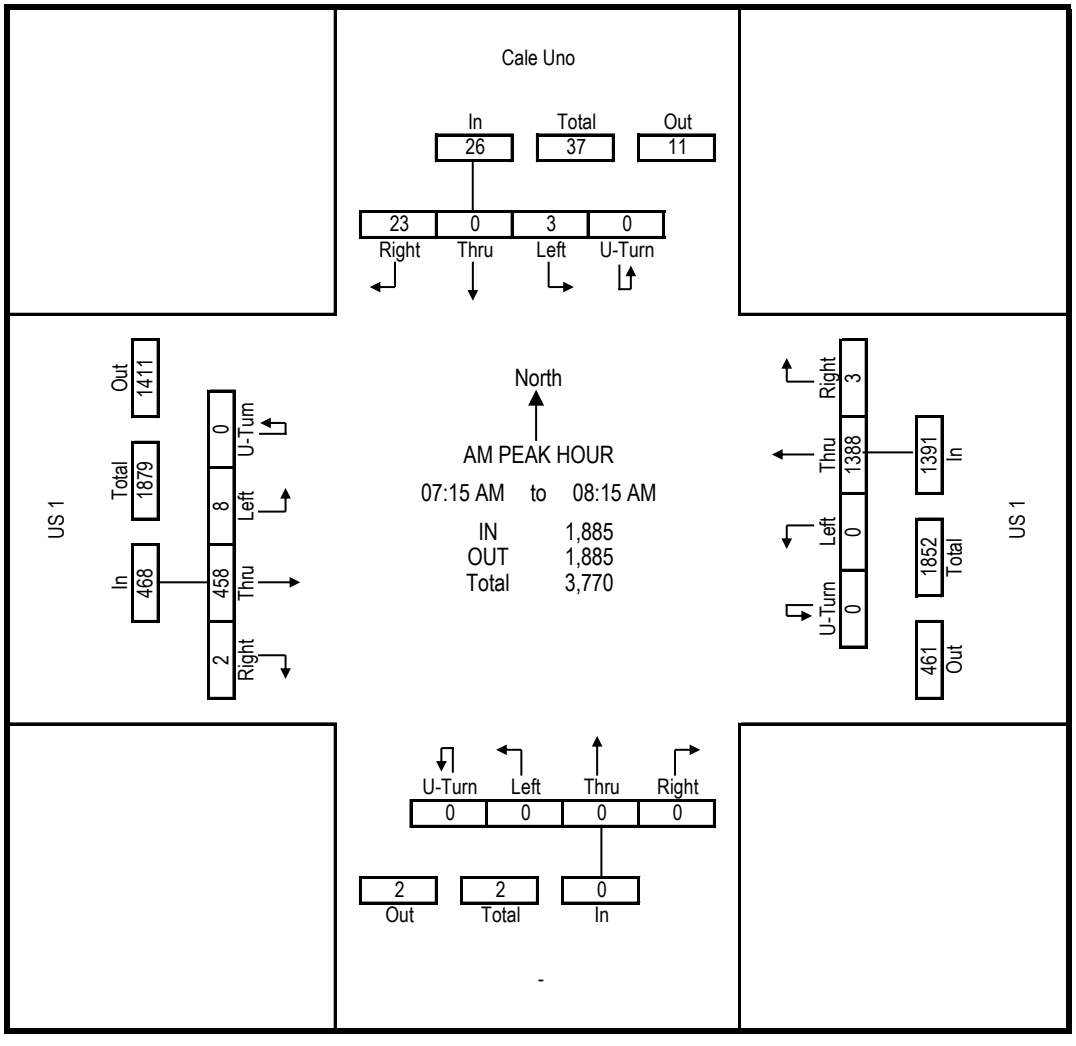
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
Total	**0**	**3**	**0**	**23**	**0**	**0**	**1388**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**458**	**2**	**1885**
PHF	0.000	0.375	0.000	0.575	0.000	0.000	0.904	0.750	0.000	0.000	0.000	0.000	0.000	0.667	0.836	0.500	0.95
Heavy Veh %	0%	0%	0%	4%	0%	0%	6%	40%	0%	0%	0%	0%	0%	11%	12%	0%	7%
App Vol %	0%	12%	0%	88%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2%	98%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



TRIDENT Engineering
10232 NW 47 Street
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CLIENT: KBP
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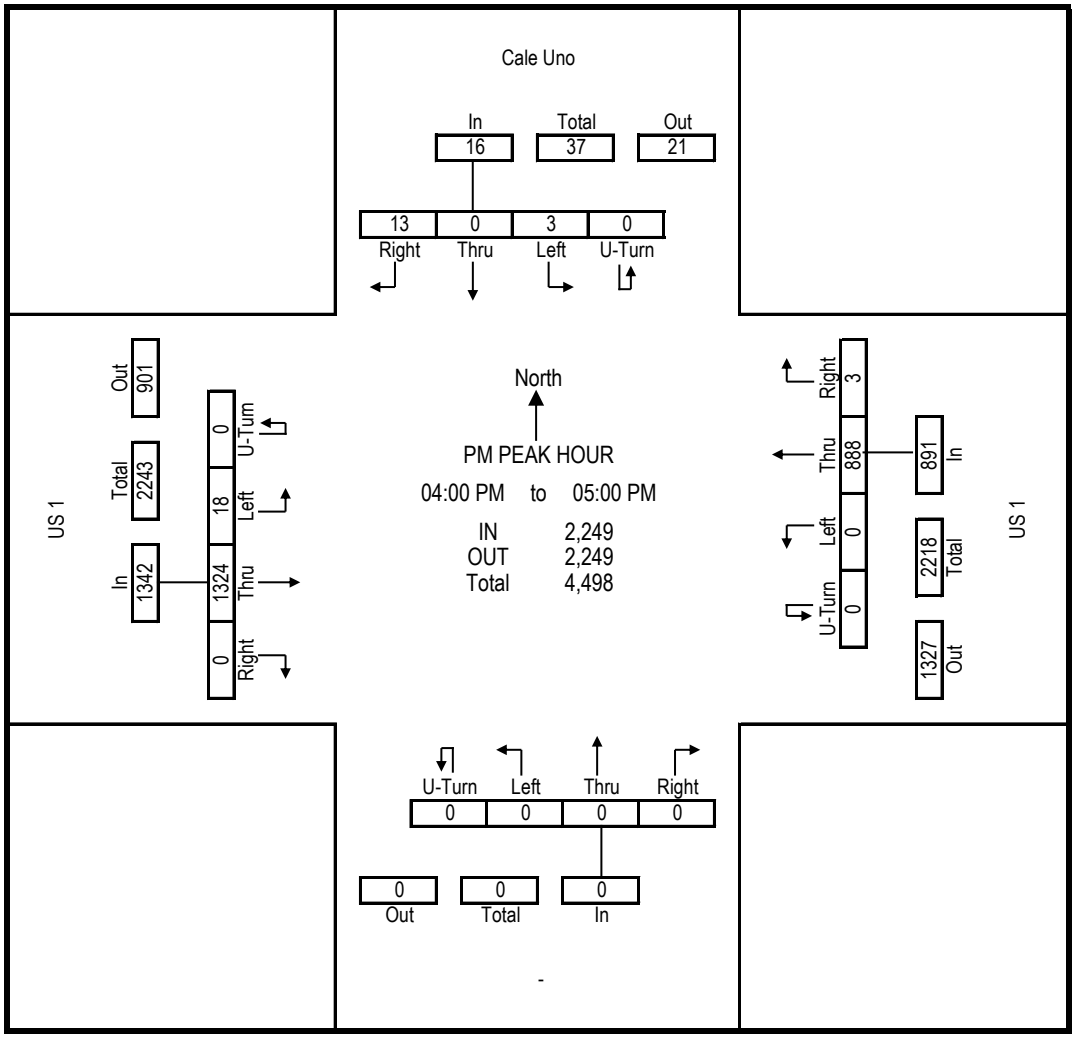
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
PHF	0.000	0.375	0.000	0.650	0.000	0.000	0.854	0.375	0.000	0.000	0.000	0.000	0.000	0.643	0.935	0.000	0.96
Heavy Veh %	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	5%	4%	0%	5%
App Vol %	0%	19%	0%	81%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1%	99%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
07:15 AM	0	2	0	0	0	0	0	0	0	2	1	0	2	0	0	0	7
07:30 AM	0	1	0	0	0	0	0	0	0	1	2	0	1	0	0	0	5
07:45 AM	0	1	0	0	0	0	0	0	0	1	0	0	3	0	0	0	5
Total	0	5	0	0	0	0	0	0	0	5	3	0	7	0	0	0	20
08:00 AM	0	3	0	0	0	0	0	0	0	3	0	0	3	0	0	0	9
08:15 AM	0	4	0	0	0	0	0	0	0	4	1	0	3	0	0	0	12
08:30 AM	0	2	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
08:45 AM	0	1	0	0	0	0	0	0	0	1	2	0	2	0	0	0	6
Total	0	10	0	0	0	0	0	0	0	10	4	0	8	0	0	0	32
*** BREAK ***																	
04:00 PM	0	3	0	0	0	0	0	0	0	3	3	0	1	0	0	0	10
04:15 PM	0	1	0	0	0	0	0	0	0	4	2	0	1	0	0	0	8
04:30 PM	0	3	0	0	0	0	0	0	0	1	0	0	2	0	0	0	6
04:45 PM	0	3	0	0	0	0	0	0	0	1	3	0	1	0	0	0	8
Total	0	10	0	0	0	0	0	0	0	9	8	0	5	0	0	0	32
05:00 PM	0	1	0	0	0	0	0	0	0	3	7	0	3	0	0	0	14
05:15 PM	0	1	0	0	0	0	0	0	0	3	1	0	0	0	0	0	5
05:30 PM	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	4
05:45 PM	0	2	0	0	0	0	0	0	0	3	2	0	0	0	0	0	7
Total	0	5	0	0	0	0	0	0	0	10	11	0	4	0	0	0	30
Grand Total	0	30	0	0	0	0	0	0	0	34	26	0	24	0	0	0	114
Apprch %	0	100	0	0	0	0	0	0	0	56.7	43.3	0	100	0	0	0	
Total %	0	26.3	0	0	0	0	0	0	0	29.8	22.8	0	21.1	0	0	0	
AUTO	0	29	0	0	0	0	0	0	0	33	26	0	23	0	0	0	111
% AUTO	0	96.7	0	0	0	0	0	0	0	97.1	100	0	95.8	0	0	0	97.4
HEAVY VEHICLES	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
% HEAVY VEHICLES	0	3.3	0	0	0	0	0	0	0	2.9	0	0	4.2	0	0	0	2.6

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

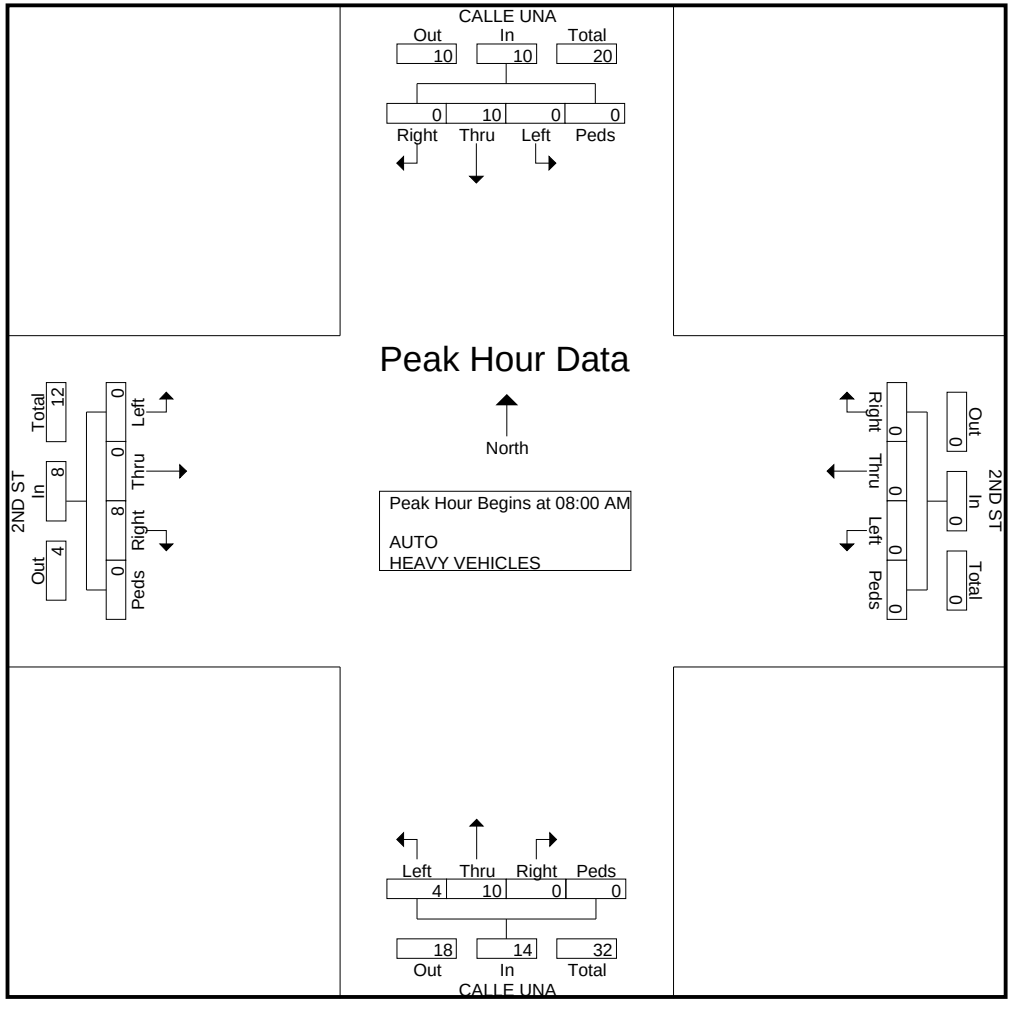
	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	**3**	0	0	0	**3**	9
08:15 AM	0	**4**	0	0	**4**	0	0	0	0	0	0	**4**	1	0	**5**	3	0	0	0	3	**12**
08:30 AM	0	2	0	0	2	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	5
08:45 AM	0	1	0	0	1	0	0	0	0	0	0	1	**2**	0	3	2	0	0	0	2	6
Total Volume	0	10	0	0	10	0	0	0	0	0	0	10	4	0	14	8	0	0	0	8	32
% App. Total	0	100	0	0		0	0	0	0		0	71.4	28.6	0		100	0	0	0		
PHF	.000	.625	.000	.000	.625	.000	.000	.000	.000	.000	.000	.625	.500	.000	.700	.667	.000	.000	.000	.667	.667

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 3



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	1	0	0	1	0	0	0	0	0	0	**4**	2	0	6	1	0	0	0	1	8
04:30 PM	0	**3**	0	0	**3**	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	6
04:45 PM	0	3	0	0	3	0	0	0	0	0	0	1	3	0	4	1	0	0	0	1	8
05:00 PM	0	1	0	0	1	0	0	0	0	0	0	3	**7**	0	**10**	**3**	0	0	0	**3**	**14**
Total Volume	0	8	0	0	8	0	0	0	0	0	0	9	12	0	21	7	0	0	0	7	36
% App. Total	0	100	0	0		0	0	0	0		0	42.9	57.1	0		100	0	0	0		
PHF	.000	.667	.000	.000	.667	.000	.000	.000	.000	.000	.000	.563	.429	.000	.525	.583	.000	.000	.000	.583	.643

Crossroads Engineering

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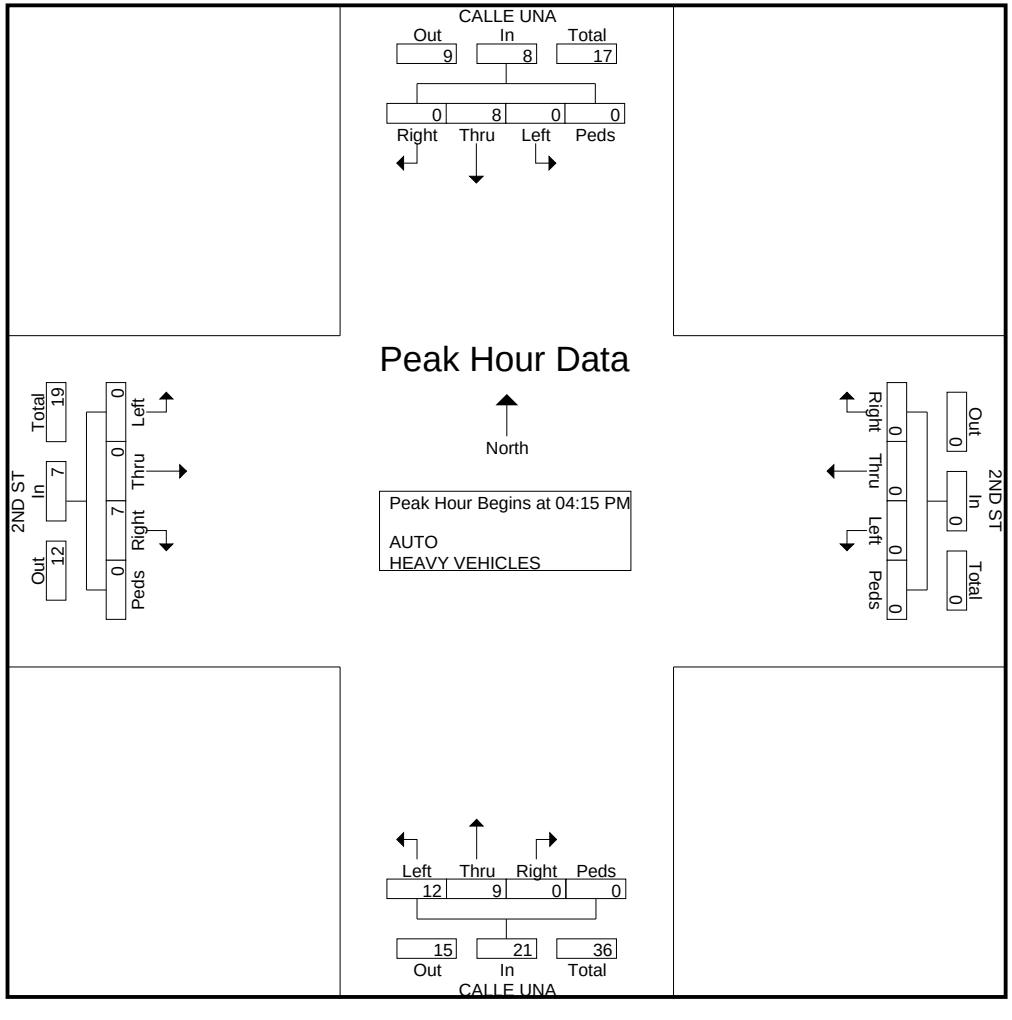
Miami, FL 33186
786-236-2857

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 5



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
*** BREAK ***																	
08:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Grand Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
Apprch %	0	100	0	0	0	0	0	0	0	100	0	0	100	0	0	0	
Total %	0	33.3	0	0	0	0	0	0	0	33.3	0	0	33.3	0	0	0	

Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	BARCELONA DR Southbound				AVE F Westbound				BARCELONA DR Northbound				AVE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	21	0	6	0	0	0	0	0	0	0	0	0	0	0	27
07:15 AM	0	0	21	0	3	0	0	0	0	0	0	0	0	1	0	0	25
07:30 AM	0	0	21	0	8	0	0	0	0	0	0	0	0	0	0	0	29
07:45 AM	0	0	24	0	3	0	0	0	0	0	0	0	0	0	0	0	27
Total	0	0	87	0	20	0	0	0	0	0	0	0	0	1	0	0	108
08:00 AM	0	0	17	0	5	0	0	0	0	0	0	0	0	0	0	0	22
08:15 AM	0	0	15	0	6	0	0	0	0	0	0	0	0	0	0	0	21
08:30 AM	0	0	17	0	3	0	0	0	0	0	0	0	0	0	0	0	20
08:45 AM	0	0	8	0	8	0	0	0	0	0	0	0	0	0	0	0	16
Total	0	0	57	0	22	0	0	0	0	0	0	0	0	0	0	0	79
*** BREAK ***																	
04:00 PM	0	0	15	0	11	0	0	0	0	0	0	0	0	0	0	0	26
04:15 PM	0	0	7	0	16	0	0	0	0	0	0	0	0	0	0	0	23
04:30 PM	0	0	9	0	18	0	0	0	0	0	0	0	0	0	0	0	27
04:45 PM	0	0	11	0	15	0	0	0	0	0	0	0	0	0	0	0	26
Total	0	0	42	0	60	0	0	0	0	0	0	0	0	0	0	0	102
05:00 PM	0	0	12	0	24	0	0	0	0	0	0	0	0	0	0	0	36
05:15 PM	0	0	21	0	26	1	0	0	0	0	0	0	0	0	0	0	48
05:30 PM	0	0	13	0	25	0	0	0	0	0	0	0	0	0	0	0	38
05:45 PM	0	0	13	0	18	0	0	0	0	0	0	0	0	0	0	0	31
Total	0	0	59	0	93	1	0	0	0	0	0	0	0	0	0	0	153
Grand Total	0	0	245	0	195	1	0	0	0	0	0	0	0	1	0	0	442
Apprch %	0	0	100	0	99.5	0.5	0	0	0	0	0	0	0	100	0	0	
Total %	0	0	55.4	0	44.1	0.2	0	0	0	0	0	0	0	0.2	0	0	
AUTO	0	0	242	0	193	1	0	0	0	0	0	0	0	1	0	0	437
% AUTO	0	0	98.8	0	99	100	0	0	0	0	0	0	0	100	0	0	98.9
HEAVY VEHICLES	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
% HEAVY VEHICLES	0	0	1.2	0	1	0	0	0	0	0	0	0	0	0	0	0	1.1

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CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017

	BARCELONA DR Southbound					AVE F Westbound					BARCELONA DR Northbound					AVE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	0	0	21	0	21	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	27
07:15 AM	0	0	21	0	21	3	0	0	0	3	0	0	0	0	0	0	**1**	0	0	**1**	25
07:30 AM	0	0	21	0	21	**8**	0	0	0	**8**	0	0	0	0	0	0	0	0	0	0	**29**
07:45 AM	0	0	**24**	0	**24**	3	0	0	0	3	0	0	0	0	0	0	0	0	0	0	27
Total Volume	0	0	87	0	87	20	0	0	0	20	0	0	0	0	0	0	1	0	0	1	108
% App. Total	0	0	100	0		100	0	0	0		0	0	0	0		0	100	0	0		
PHF	.000	.000	.906	.000	.906	.625	.000	.000	.000	.625	.000	.000	.000	.000	.000	.000	.250	.000	.000	.250	.931

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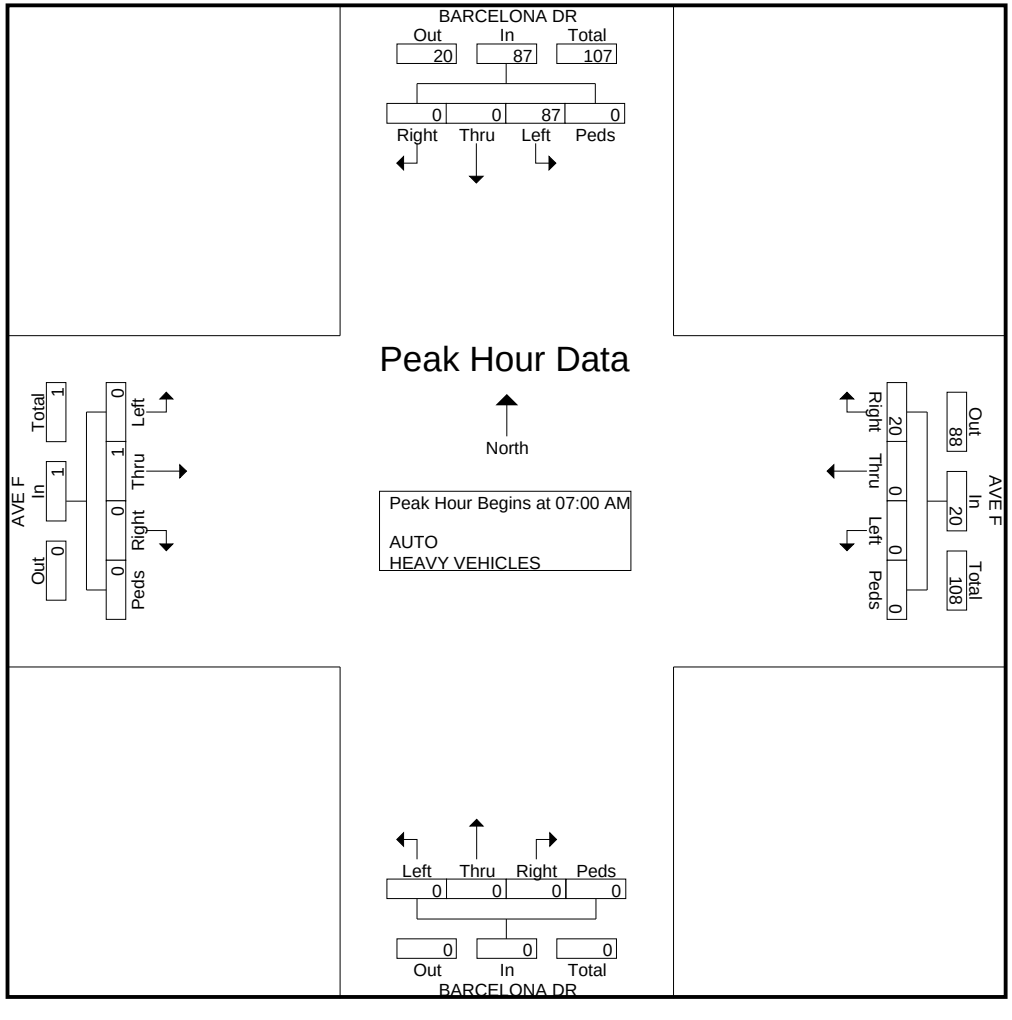
File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 3



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COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 4

	BARCELONA DR Southbound					AVE F Westbound					BARCELONA DR Northbound					AVE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	0	12	0	12	24	0	0	0	24	0	0	0	0	0	0	0	0	0	0	36
05:15 PM	0	0	**21**	0	**21**	**26**	**1**	0	0	**27**	0	0	0	0	0	0	0	0	0	0	**48**
05:30 PM	0	0	13	0	13	25	0	0	0	25	0	0	0	0	0	0	0	0	0	0	38
05:45 PM	0	0	13	0	13	18	0	0	0	18	0	0	0	0	0	0	0	0	0	0	31
Total Volume	0	0	59	0	59	93	1	0	0	94	0	0	0	0	0	0	0	0	0	0	153
% App. Total	0	0	100	0		98.9	1.1	0	0		0	0	0	0		0	0	0	0		
PHF	.000	.000	.702	.000	.702	.894	.250	.000	.000	.870	.000	.000	.000	.000	.000	.000	.000	.000	.000	.000	.797

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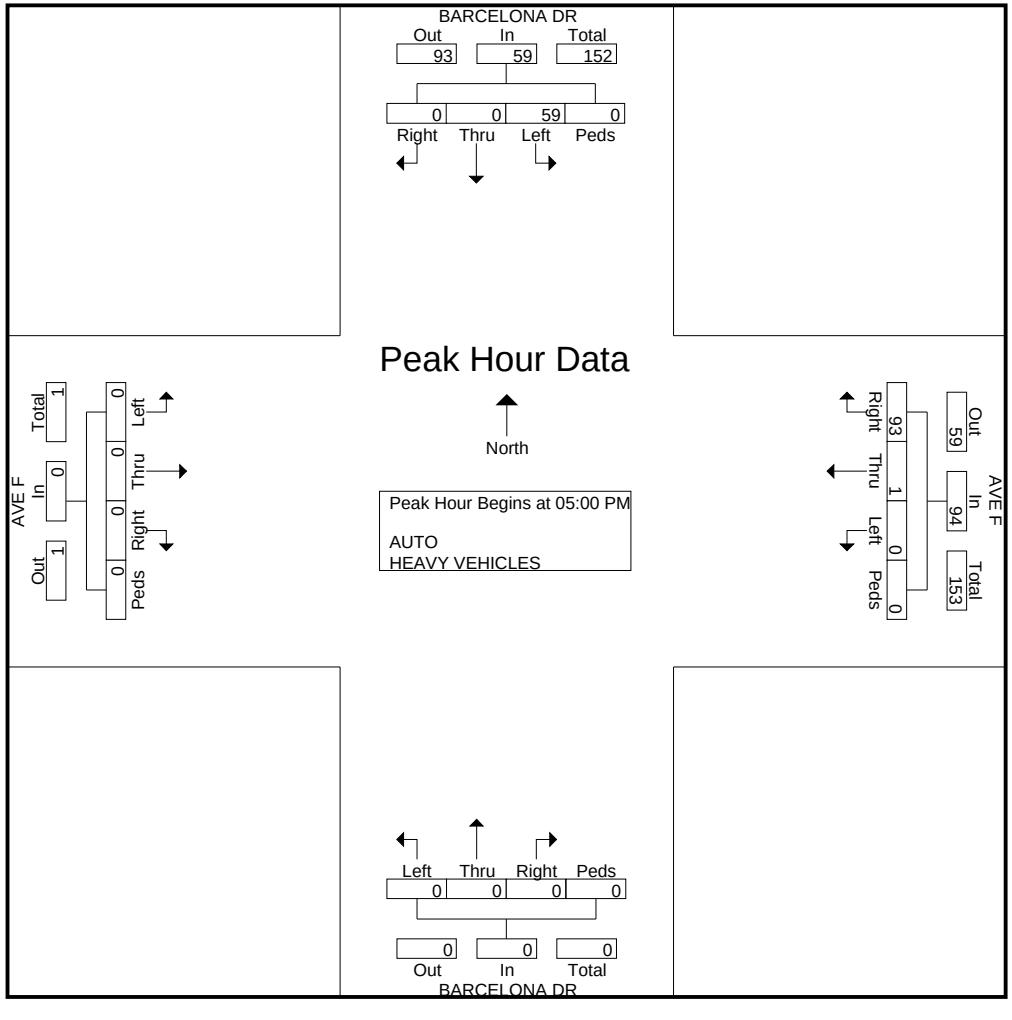
File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 5



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CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : barcelona dr @ ave f
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	BARCELONA DR Southbound				AVE F Westbound				BARCELONA DR Northbound				AVE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:30 AM	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
07:45 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Total	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
*** BREAK ***																	
Grand Total	0	0	3	0	2	0	0	0	0	0	0	0	0	0	0	0	5
Apprch %	0	0	100	0	100	0	0	0	0	0	0	0	0	0	0	0	
Total %	0	0	60	0	40	0	0	0	0	0	0	0	0	0	0	0	

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CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	4TH STREET Southbound				AVENUE F Westbound				Northbound				AVENUE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	1	9	0	1	0	1	3	0	0	1	3	0	22	0	0	0	41
07:15 AM	0	10	0	0	0	0	3	1	1	2	3	0	28	0	0	1	49
07:30 AM	0	15	0	1	0	0	0	0	1	2	7	0	22	0	0	0	48
07:45 AM	0	12	0	0	0	1	5	1	0	4	5	0	24	0	1	1	54
Total	1	46	0	2	0	2	11	2	2	9	18	0	96	0	1	2	192
08:00 AM	0	11	0	2	0	0	2	1	0	2	6	0	14	1	0	0	39
08:15 AM	0	2	0	0	0	0	3	0	0	2	5	0	16	0	0	0	28
08:30 AM	0	6	0	0	0	0	1	0	0	5	4	0	11	0	0	0	27
08:45 AM	1	4	0	0	0	0	1	0	1	4	8	0	10	0	1	1	31
Total	1	23	0	2	0	0	7	1	1	13	23	0	51	1	1	1	125
*** BREAK ***																	
04:00 PM	3	11	0	0	0	0	3	0	3	14	7	1	12	0	1	0	55
04:15 PM	0	1	0	0	0	0	1	1	3	12	20	0	5	0	0	0	43
04:30 PM	0	4	0	0	0	1	5	0	1	7	23	0	14	1	1	0	57
04:45 PM	0	3	0	0	0	0	2	0	2	10	15	0	9	0	2	0	43
Total	3	19	0	0	0	1	11	1	9	43	65	1	40	1	4	0	198
05:00 PM	0	11	0	0	0	0	3	0	5	10	22	0	12	1	0	0	64
05:15 PM	1	7	0	0	0	0	2	0	2	23	30	0	14	0	0	0	79
05:30 PM	0	2	0	0	0	1	3	0	4	11	23	0	11	0	0	0	55
05:45 PM	1	5	0	0	1	1	2	1	1	12	22	0	11	1	1	0	59
Total	2	25	0	0	1	2	10	1	12	56	97	0	48	2	1	0	257
Grand Total	7	113	0	4	1	5	39	5	24	121	203	1	235	4	7	3	772
Apprch %	5.6	91.1	0	3.2	2	10	78	10	6.9	34.7	58.2	0.3	94.4	1.6	2.8	1.2	
Total %	0.9	14.6	0	0.5	0.1	0.6	5.1	0.6	3.1	15.7	26.3	0.1	30.4	0.5	0.9	0.4	
AUTO	6	113	0	4	1	5	36	5	24	120	201	1	231	4	7	3	761
% AUTO	85.7	100	0	100	100	100	92.3	100	100	99.2	99	100	98.3	100	100	100	98.6
HEAVY VEHICLES	1	0	0	0	0	0	3	0	0	1	2	0	4	0	0	0	11
% HEAVY VEHICLES	14.3	0	0	0	0	0	7.7	0	0	0.8	1	0	1.7	0	0	0	1.4

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786-236-2857

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 2

	4TH STREET Southbound					AVENUE F Westbound					Northbound					AVENUE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	**1**	9	0	**1**	11	0	**1**	3	0	4	0	1	3	0	4	22	0	0	0	22	41
07:15 AM	0	10	0	0	10	0	0	3	**1**	4	**1**	2	3	0	6	**28**	0	0	**1**	**29**	49
07:30 AM	0	**15**	0	1	**16**	0	0	0	0	0	1	2	**7**	0	**10**	22	0	0	0	22	48
07:45 AM	0	12	0	0	12	0	1	**5**	1	**7**	0	**4**	5	0	9	24	0	**1**	1	26	**54**
Total Volume	1	46	0	2	49	0	2	11	2	15	2	9	18	0	29	96	0	1	2	99	192
% App. Total	2	93.9	0	4.1		0	13.3	73.3	13.3		6.9	31	62.1	0		97	0	1	2		
PHF	.250	.767	.000	.500	.766	.000	.500	.550	.500	.536	.500	.563	.643	.000	.725	.857	.000	.250	.500	.853	.889

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File Name : ave f @ 4th st
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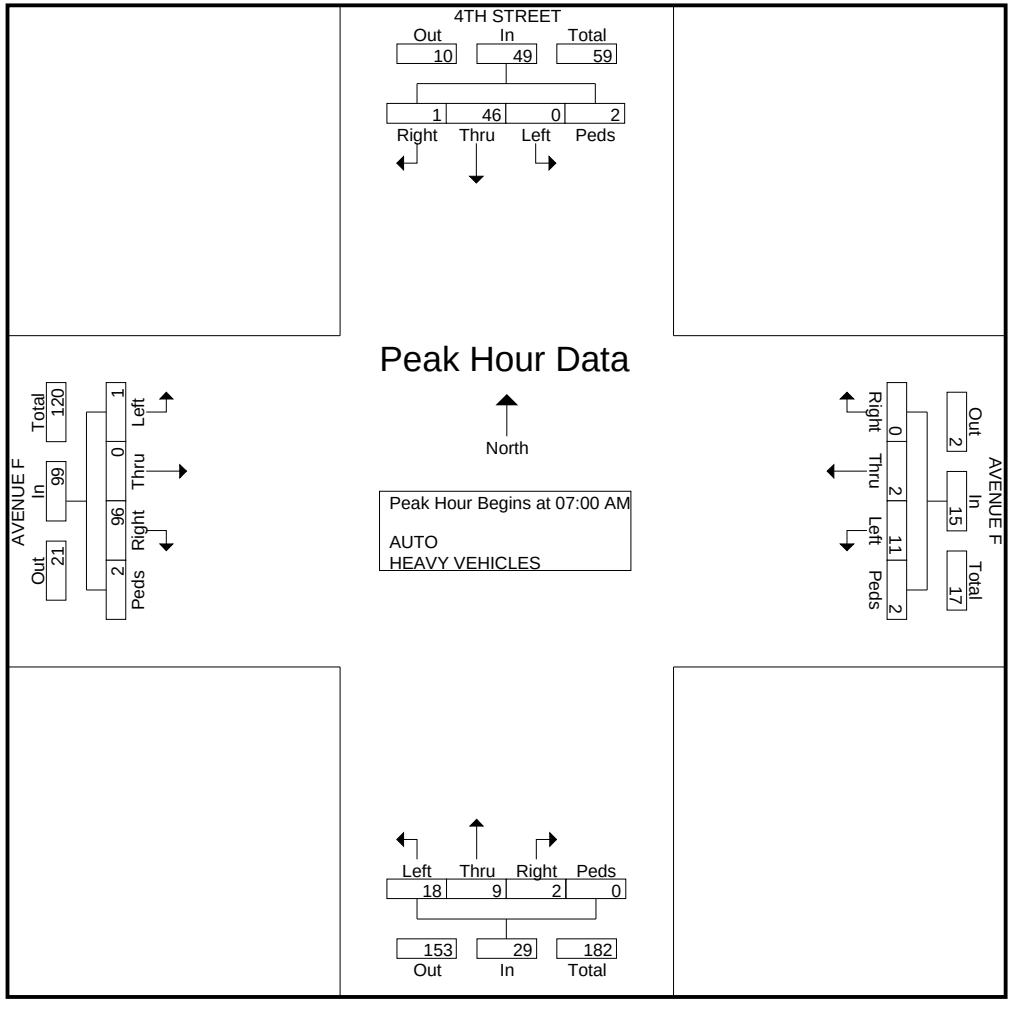
Page No : 3



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COUNTY: MONROE

File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 4

	4TH STREET Southbound					AVENUE F Westbound					Northbound					AVENUE F Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 05:00 PM																					
05:00 PM	0	**11**	0	0	**11**	0	0	**3**	0	3	**5**	10	22	0	37	12	**1**	0	0	13	64
05:15 PM	**1**	7	0	0	8	0	0	2	0	2	2	**23**	**30**	0	**55**	**14**	0	0	0	**14**	**79**
05:30 PM	0	2	0	0	2	0	**1**	3	0	4	4	11	23	0	38	11	0	0	0	11	55
05:45 PM	1	5	0	0	6	**1**	1	2	**1**	**5**	1	12	22	0	35	11	1	**1**	0	13	59
Total Volume	2	25	0	0	27	1	2	10	1	14	12	56	97	0	165	48	2	1	0	51	257
% App. Total	7.4	92.6	0	0		7.1	14.3	71.4	7.1		7.3	33.9	58.8	0		94.1	3.9	2	0		
PHF	.500	.568	.000	.000	.614	.250	.500	.833	.250	.700	.600	.609	.808	.000	.750	.857	.500	.250	.000	.911	.813

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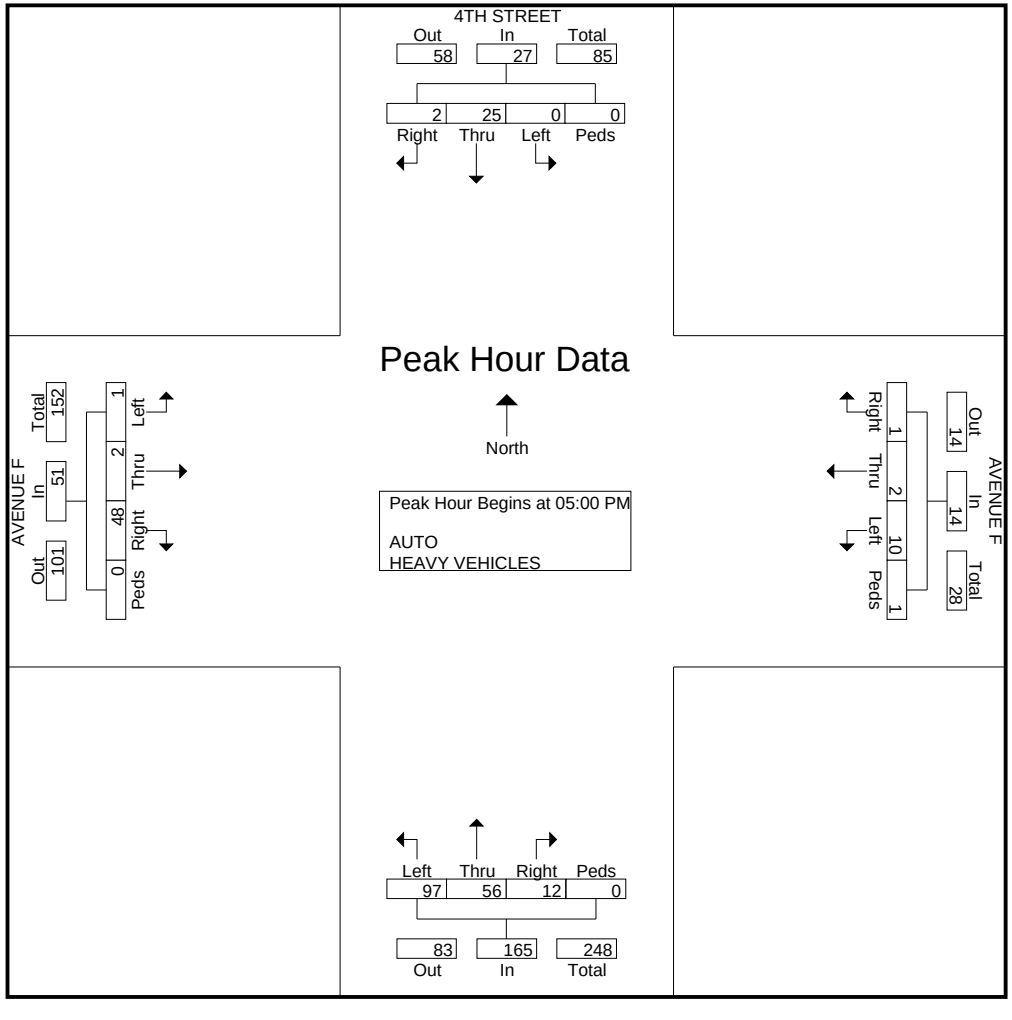

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File Name : ave f @ 4th st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	4TH STREET Southbound				AVENUE F Westbound				Northbound				AVENUE F Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
07:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
*** BREAK ***																	
07:45 AM	0	0	0	0	0	0	1	0	0	1	0	0	2	0	0	0	4
Total	1	0	0	0	0	0	1	0	0	1	0	0	3	0	0	0	6
08:00 AM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
08:15 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
*** BREAK ***																	
Total	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	2
*** BREAK ***																	
04:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
04:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	0	0	2
*** BREAK ***																	
Total	0	0	0	0	0	0	1	0	0	0	1	0	1	0	0	0	3
*** BREAK ***																	
Grand Total	1	0	0	0	0	0	3	0	0	1	2	0	4	0	0	0	11
Apprch %	100	0	0	0	0	0	100	0	0	33.3	66.7	0	100	0	0	0	
Total %	9.1	0	0	0	0	0	27.3	0	0	9.1	18.2	0	36.4	0	0	0	

Appendix E

2016 Peak Season Factor Category Report

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.04
2	01/03/2016 - 01/09/2016	0.98	1.05
3	01/10/2016 - 01/16/2016	0.99	1.06
4	01/17/2016 - 01/23/2016	0.98	1.05
5	01/24/2016 - 01/30/2016	0.97	1.04
6	01/31/2016 - 02/06/2016	0.96	1.03
* 7	02/07/2016 - 02/13/2016	0.95	1.02
* 8	02/14/2016 - 02/20/2016	0.94	1.01
* 9	02/21/2016 - 02/27/2016	0.93	1.00
*10	02/28/2016 - 03/05/2016	0.91	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.97
*12	03/13/2016 - 03/19/2016	0.89	0.96
*13	03/20/2016 - 03/26/2016	0.90	0.97
*14	03/27/2016 - 04/02/2016	0.92	0.99
*15	04/03/2016 - 04/09/2016	0.94	1.01
*16	04/10/2016 - 04/16/2016	0.96	1.03
*17	04/17/2016 - 04/23/2016	0.96	1.03
*18	04/24/2016 - 04/30/2016	0.96	1.03
*19	05/01/2016 - 05/07/2016	0.96	1.03
20	05/08/2016 - 05/14/2016	0.96	1.03
21	05/15/2016 - 05/21/2016	0.97	1.04
22	05/22/2016 - 05/28/2016	0.97	1.04
23	05/29/2016 - 06/04/2016	0.98	1.05
24	06/05/2016 - 06/11/2016	0.98	1.05
25	06/12/2016 - 06/18/2016	0.99	1.06
26	06/19/2016 - 06/25/2016	0.97	1.04
27	06/26/2016 - 07/02/2016	0.95	1.02
28	07/03/2016 - 07/09/2016	0.93	1.00
29	07/10/2016 - 07/16/2016	0.92	0.99
30	07/17/2016 - 07/23/2016	0.94	1.01
31	07/24/2016 - 07/30/2016	0.96	1.03
32	07/31/2016 - 08/06/2016	0.98	1.05
33	08/07/2016 - 08/13/2016	1.00	1.08
34	08/14/2016 - 08/20/2016	1.02	1.10
35	08/21/2016 - 08/27/2016	1.05	1.13
36	08/28/2016 - 09/03/2016	1.07	1.15
37	09/04/2016 - 09/10/2016	1.10	1.18
38	09/11/2016 - 09/17/2016	1.12	1.20
39	09/18/2016 - 09/24/2016	1.12	1.20
40	09/25/2016 - 10/01/2016	1.12	1.20
41	10/02/2016 - 10/08/2016	1.12	1.20
42	10/09/2016 - 10/15/2016	1.12	1.20
43	10/16/2016 - 10/22/2016	1.11	1.19
44	10/23/2016 - 10/29/2016	1.09	1.17
45	10/30/2016 - 11/05/2016	1.08	1.16
46	11/06/2016 - 11/12/2016	1.06	1.14
47	11/13/2016 - 11/19/2016	1.05	1.13
48	11/20/2016 - 11/26/2016	1.03	1.11
49	11/27/2016 - 12/03/2016	1.01	1.09
50	12/04/2016 - 12/10/2016	0.99	1.06
51	12/11/2016 - 12/17/2016	0.97	1.04
52	12/18/2016 - 12/24/2016	0.98	1.05
53	12/25/2016 - 12/31/2016	0.99	1.06

* PEAK SEASON

Appendix F

Intersection Turning Movement Volumes

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	370	36	20	921	0	125	0	29	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	370	36	20	921	0	125	0	29	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	398	39	22	992	0	135	0	31	0	0	0
Project Traffic Volumes	0	28	0	0	7	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	426	39	22	999	0	135	0	31	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	959	118	28	660	0	71	0	81	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	959	118	28	660	0	71	0	81	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1,033	127	30	711	0	76	0	87	0	0	0
Project Traffic Volumes	0	16	0	0	29	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	1,049	127	30	740	0	76	0	87	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	19	390	0	0	1,257	12	0	0	0	16	0	210
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	19	390	0	0	1,257	12	0	0	0	16	0	210
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	20	420	0	0	1,354	13	0	0	0	17	0	226
Project Traffic Volumes	1	3	0	0	1	6	0	0	0	25	0	0
2020 Total Volumes w/Project Traffic	21	423	0	0	1,355	19	0	0	0	42	0	226

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and 4th Street - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	143	1,153	0	0	808	24	0	0	0	18	0	58
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	143	1,153	0	0	808	24	0	0	0	18	0	58
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	154	1,242	0	0	870	26	0	0	0	19	0	62
Project Traffic Volumes	5	2	0	0	6	23	0	0	0	14	0	0
2020 Total Volumes w/Project Traffic	159	1,244	0	0	876	49	0	0	0	33	0	62

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	8	458	0	0	1,388	3	0	0	0	3	0	23
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	8	458	0	0	1,388	3	0	0	0	3	0	23
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	9	493	0	0	1,495	3	0	0	0	3	0	25
Project Traffic Volumes	13	1	0	0	0	1	0	0	0	3	0	51
2020 Total Volumes w/Project Traffic	22	494	0	0	1,495	4	0	0	0	6	0	76

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	18	1,324	0	0	888	3	0	0	0	3	0	13
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	18	1,324	0	0	888	3	0	0	0	3	0	13
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	19	1,426	0	0	956	3	0	0	0	3	0	14
Project Traffic Volumes	50	5	0	0	0	6	0	0	0	2	0	29
2020 Total Volumes w/Project Traffic	69	1,431	0	0	956	9	0	0	0	5	0	43

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	8	0	0	0	4	10	0	0	10	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	8	0	0	0	4	10	0	0	10	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	9	0	0	0	4	11	0	0	11	0
Project Traffic Volumes	0	0	54	0	0	0	14	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	63	0	0	0	18	11	0	0	11	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	7	0	0	0	12	9	0	0	8	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	7	0	0	0	12	9	0	0	8	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	8	0	0	0	13	10	0	0	9	0
Project Traffic Volumes	0	0	31	0	0	0	56	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	39	0	0	0	69	10	0	0	9	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Barcelona Drive and Avenue F - AM Peak Hour
Big Coppitt Key, Florida

	Avenue F						Barcelona Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	1	0	0	0	20	0	0	0	88	0	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	1	0	0	0	20	0	0	0	89	0	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1	0	0	0	22	0	0	0	96	0	0
Project Traffic Volumes	0	25	0	0	7	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	26	0	0	7	22	0	0	0	96	0	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Barcelona Drive and Avenue F - PM Peak Hour
Big Coppitt Key, Florida

	Avenue F						Barcelona Drive					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	0	0	1	94	0	0	0	60	0	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	0	0	1	95	0	0	0	61	0	0
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	0	0	1	102	0	0	0	66	0	0
Project Traffic Volumes	0	14	0	0	28	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	14	0	0	29	102	0	0	0	66	0	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Avenue F and 4th Street - AM Peak Hour
Big Coppitt Key, Florida

	Avenue F						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	1	0	97	11	2	0	18	9	2	0	46	1
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	1	0	98	11	2	0	18	9	2	0	46	1
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	1	0	106	12	2	0	19	10	2	0	50	1
Project Traffic Volumes	0	0	25	0	0	0	7	0	0	0	0	0
2020 Total Volumes w/Project Traffic	1	0	131	12	2	0	26	10	2	0	50	1

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Avenue F and 4th Street - PM Peak Hour
Big Coppitt Key, Florida

	Avenue F						4th Street					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	1	2	48	10	2	1	98	57	12	0	25	2
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	1	2	48	10	2	1	99	58	12	0	25	2
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	1	2	52	11	2	1	107	62	13	0	27	2
Project Traffic Volumes	0	0	14	0	0	0	28	0	0	0	0	0
2020 Total Volumes w/Project Traffic	1	2	66	11	2	1	135	62	13	0	27	2

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (October 2017).

Appendix G

Intersection Analyses

Existing (2017) Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	370	36	20	921	125	29
Future Volume (Veh/h)	370	36	20	921	125	29
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	402	39	22	1001	136	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			441		1447	402
vC1, stage 1 conf vol					402	
vC2, stage 2 conf vol					1045	
vCu, unblocked vol			441		1447	402
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		66	96
cM capacity (veh/h)			1130		400	746

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	402	39	22	1001	168
Volume Left	0	0	22	0	136
Volume Right	0	39	0	0	32
cSH	1700	1700	1130	1700	494
Volume to Capacity	0.24	0.02	0.02	0.59	0.34
Queue Length 95th (ft)	0	0	1	0	37
Control Delay (s)	0.0	0.0	8.2	0.0	16.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		16.9
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	390	1257	12	16	210
Future Volume (Veh/h)	19	390	1257	12	16	210
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	20	411	1323	13	17	221
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1336				1774	1323
vC1, stage 1 conf vol					1323	
vC2, stage 2 conf vol					451	
vCu, unblocked vol	1336				1774	1323
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				95	39
cM capacity (veh/h)	523				322	360

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	411	1323	13	238
Volume Left	20	0	0	0	17
Volume Right	0	0	0	13	221
cSH	523	1700	1700	1700	388
Volume to Capacity	0.04	0.24	0.78	0.01	0.61
Queue Length 95th (ft)	3	0	0	0	98
Control Delay (s)	12.2	0.0	0.0	0.0	28.7
Lane LOS	B				D
Approach Delay (s)	0.6		0.0		28.7
Approach LOS					D

Intersection Summary			
Average Delay	3.5		
Intersection Capacity Utilization	85.8%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	458	1388	3	3	23
Future Volume (Veh/h)	8	458	1388	3	3	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	482	1461	3	3	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1464				1959	1461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1464				1959	1461
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	91
cM capacity (veh/h)	467				113	260

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	8	482	1461	3	27
Volume Left	8	0	0	0	3
Volume Right	0	0	0	3	24
cSH	467	1700	1700	1700	228
Volume to Capacity	0.02	0.28	0.86	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	10
Control Delay (s)	12.8	0.0	0.0	0.0	22.9
Lane LOS	B				C
Approach Delay (s)	0.2		0.0		22.9
Approach LOS					C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	4	10	10	0
Future Volume (Veh/h)	0	8	4	10	10	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	12	6	15	15	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	42	15	15			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	42	15	15			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	971	1070	1616			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	12	21	15
Volume Left	0	6	0
Volume Right	12	0	0
cSH	1070	1616	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	1	0	20	88	0
Future Volume (vph)	0	1	0	20	88	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	1	0	22	95	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	1	22	95
Volume Left (vph)	0	0	95
Volume Right (vph)	0	22	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.1	3.5	4.1
Degree Utilization, x	0.00	0.02	0.11
Capacity (veh/h)	845	993	853
Control Delay (s)	7.1	6.6	7.7
Approach Delay (s)	7.1	6.6	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.4		
Level of Service	A		
Intersection Capacity Utilization	14.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	97	11	2	0	18	9	2	0	46	1
Future Volume (Veh/h)	1	0	97	11	2	0	18	9	2	0	46	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	109	12	2	0	20	10	2	0	52	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	104	104	52	212	104	11	53			12		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	104	104	52	212	104	11	53			12		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	89	98	100	100	99			100		
cM capacity (veh/h)	870	779	1021	662	780	1076	1566			1620		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	110	14	32	53
Volume Left	1	12	20	0
Volume Right	109	0	2	1
cSH	1019	677	1566	1620
Volume to Capacity	0.11	0.02	0.01	0.00
Queue Length 95th (ft)	9	2	1	0
Control Delay (s)	9.0	10.4	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.0	10.4	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	6.1			
Intersection Capacity Utilization	22.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	959	118	28	660	71	81
Future Volume (Veh/h)	959	118	28	660	71	81
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	989	122	29	680	73	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1111		1727	989
vC1, stage 1 conf vol					989	
vC2, stage 2 conf vol					738	
vCu, unblocked vol			1111		1727	989
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		80	80
cM capacity (veh/h)			636		372	420

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	989	122	29	680	157
Volume Left	0	0	29	0	73
Volume Right	0	122	0	0	84
cSH	1700	1700	636	1700	785
Volume to Capacity	0.58	0.07	0.05	0.40	0.20
Queue Length 95th (ft)	0	0	4	0	19
Control Delay (s)	0.0	0.0	10.9	0.0	16.3
Lane LOS			B		C
Approach Delay (s)	0.0		0.4		16.3
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	143	1153	808	24	18	58
Future Volume (Veh/h)	143	1153	808	24	18	58
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	146	1177	824	24	18	59
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	848				2293	824
vC1, stage 1 conf vol					824	
vC2, stage 2 conf vol					1469	
vCu, unblocked vol	848				2293	824
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	82				92	88
cM capacity (veh/h)	798				227	495

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	146	1177	824	24	77
Volume Left	146	0	0	0	18
Volume Right	0	0	0	24	59
cSH	798	1700	1700	1700	646
Volume to Capacity	0.18	0.69	0.48	0.01	0.12
Queue Length 95th (ft)	17	0	0	0	10
Control Delay (s)	10.5	0.0	0.0	0.0	15.4
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		15.4
Approach LOS					C

Intersection Summary			
Average Delay	1.2		
Intersection Capacity Utilization	70.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	1324	888	3	3	13
Future Volume (Veh/h)	18	1324	888	3	3	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	19	1379	925	3	3	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	928				2342	925
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	928				2342	925
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				96	97
cM capacity (veh/h)	745				71	448

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	19	1379	925	3	17
Volume Left	19	0	0	0	3
Volume Right	0	0	0	3	14
cSH	745	1700	1700	1700	231
Volume to Capacity	0.03	0.81	0.54	0.00	0.07
Queue Length 95th (ft)	2	0	0	0	6
Control Delay (s)	10.0	0.0	0.0	0.0	21.8
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		21.8
Approach LOS					C

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	79.7%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	7	12	9	8	0
Future Volume (Veh/h)	0	7	12	9	8	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	11	19	14	13	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	65	13	13			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	65	13	13			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	934	1073	1619			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	11	33	13
Volume Left	0	19	0
Volume Right	11	0	0
cSH	1073	1619	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.2	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.2	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	0	1	94	60	0
Future Volume (vph)	0	0	1	94	60	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	0	1	118	75	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	0	119	75
Volume Left (vph)	0	0	75
Volume Right (vph)	0	118	0
Hadj (s)	0.00	-0.59	0.20
Departure Headway (s)	4.2	3.5	4.3
Degree Utilization, x	0.00	0.12	0.09
Capacity (veh/h)	845	1010	803
Control Delay (s)	7.2	6.9	7.7
Approach Delay (s)	0.0	6.9	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.2		
Level of Service	A		
Intersection Capacity Utilization	15.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	48	10	2	1	98	57	12	0	25	2
Future Volume (Veh/h)	1	2	48	10	2	1	98	57	12	0	25	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	59	12	2	1	121	70	15	0	31	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	354	359	32	412	352	78	33			85		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	354	359	32	412	352	78	33			85		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	94	98	100	100	92			100		
cM capacity (veh/h)	568	527	1048	491	532	989	1592			1524		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	62	15	206	33
Volume Left	1	12	121	0
Volume Right	59	1	15	2
cSH	1002	514	1592	1524
Volume to Capacity	0.06	0.03	0.08	0.00
Queue Length 95th (ft)	5	2	6	0
Control Delay (s)	8.8	12.2	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	8.8	12.2	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	5.3			
Intersection Capacity Utilization	29.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Future (2020) Background Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	398	39	22	992	135	31
Future Volume (Veh/h)	398	39	22	992	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	433	42	24	1078	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			475		1559	433
vC1, stage 1 conf vol					433	
vC2, stage 2 conf vol					1126	
vCu, unblocked vol			475		1559	433
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		61	95
cM capacity (veh/h)			1098		372	724

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	433	42	24	1078	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1098	1700	459
Volume to Capacity	0.25	0.02	0.02	0.63	0.39
Queue Length 95th (ft)	0	0	2	0	46
Control Delay (s)	0.0	0.0	8.4	0.0	18.8
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		18.8
Approach LOS					C

Intersection Summary			
Average Delay	2.1		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	20	420	1354	13	17	226
Future Volume (Veh/h)	20	420	1354	13	17	226
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	21	442	1425	14	18	238
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1439				1909	1425
vC1, stage 1 conf vol					1425	
vC2, stage 2 conf vol					484	
vCu, unblocked vol	1439				1909	1425
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	96				94	28
cM capacity (veh/h)	478				295	329

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	21	442	1425	14	256
Volume Left	21	0	0	0	18
Volume Right	0	0	0	14	238
cSH	478	1700	1700	1700	354
Volume to Capacity	0.04	0.26	0.84	0.01	0.72
Queue Length 95th (ft)	3	0	0	0	136
Control Delay (s)	12.9	0.0	0.0	0.0	38.4
Lane LOS	B				E
Approach Delay (s)	0.6		0.0		38.4
Approach LOS					E

Intersection Summary			
Average Delay	4.7		
Intersection Capacity Utilization	91.9%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	493	1495	3	3	25
Future Volume (Veh/h)	9	493	1495	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	519	1574	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1577				2111	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1577				2111	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	89
cM capacity (veh/h)	423				94	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	519	1574	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	423	1700	1700	1700	201
Volume to Capacity	0.02	0.31	0.93	0.00	0.14
Queue Length 95th (ft)	2	0	0	0	12
Control Delay (s)	13.7	0.0	0.0	0.0	25.9
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		25.9
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	88.7%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	9	4	11	11	0
Future Volume (Veh/h)	0	9	4	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	13	6	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	44	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	44	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	968	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	22	16
Volume Left	0	6	0
Volume Right	13	0	0
cSH	1069	1615	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.0	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	1	0	22	96	0
Future Volume (vph)	0	1	0	22	96	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	1	0	24	103	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	1	24	103
Volume Left (vph)	0	0	103
Volume Right (vph)	0	24	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.2	3.5	4.1
Degree Utilization, x	0.00	0.02	0.12
Capacity (veh/h)	840	986	852
Control Delay (s)	7.2	6.6	7.7
Approach Delay (s)	7.2	6.6	7.7
Approach LOS	A	A	A

Intersection Summary			
Delay	7.5		
Level of Service	A		
Intersection Capacity Utilization	15.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	106	12	2	0	19	10	2	0	50	1
Future Volume (Veh/h)	1	0	106	12	2	0	19	10	2	0	50	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	119	13	2	0	21	11	2	0	56	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	112	112	56	230	111	12	57			13		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	112	112	56	230	111	12	57			13		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	88	98	100	100	99			100		
cM capacity (veh/h)	860	772	1016	638	772	1074	1560			1619		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	120	15	34	57
Volume Left	1	13	21	0
Volume Right	119	0	2	1
cSH	1014	653	1560	1619
Volume to Capacity	0.12	0.02	0.01	0.00
Queue Length 95th (ft)	10	2	1	0
Control Delay (s)	9.0	10.6	4.6	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.0	10.6	4.6	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	6.2			
Intersection Capacity Utilization	22.5%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1033	127	30	711	76	87
Future Volume (Veh/h)	1033	127	30	711	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1065	131	31	733	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1196		1860	1065
vC1, stage 1 conf vol					1065	
vC2, stage 2 conf vol					795	
vCu, unblocked vol			1196		1860	1065
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			591		346	389

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1065	131	31	733	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	591	1700	727
Volume to Capacity	0.63	0.08	0.05	0.43	0.23
Queue Length 95th (ft)	0	0	4	0	22
Control Delay (s)	0.0	0.0	11.4	0.0	17.6
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.6
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	154	1242	870	26	19	62
Future Volume (Veh/h)	154	1242	870	26	19	62
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	157	1267	888	27	19	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	915				2469	888
vC1, stage 1 conf vol					888	
vC2, stage 2 conf vol					1581	
vCu, unblocked vol	915				2469	888
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	79				91	86
cM capacity (veh/h)	754				200	465

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	157	1267	888	27	82
Volume Left	157	0	0	0	19
Volume Right	0	0	0	27	63
cSH	754	1700	1700	1700	605
Volume to Capacity	0.21	0.75	0.52	0.02	0.14
Queue Length 95th (ft)	20	0	0	0	12
Control Delay (s)	11.0	0.0	0.0	0.0	16.5
Lane LOS	B				C
Approach Delay (s)	1.2		0.0		16.5
Approach LOS					C

Intersection Summary			
Average Delay	1.3		
Intersection Capacity Utilization	75.4%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1426	956	3	3	14
Future Volume (Veh/h)	19	1426	956	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1485	996	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	999				2521	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	999				2521	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				95	96
cM capacity (veh/h)	701				57	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1485	996	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	701	1700	1700	1700	203
Volume to Capacity	0.03	0.87	0.59	0.00	0.09
Queue Length 95th (ft)	2	0	0	0	7
Control Delay (s)	10.3	0.0	0.0	0.0	24.4
Lane LOS	B				C
Approach Delay (s)	0.1		0.0		24.4
Approach LOS					C

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	13	10	9	0
Future Volume (Veh/h)	0	8	13	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	13	20	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	70	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	70	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	928	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	36	14
Volume Left	0	20	0
Volume Right	13	0	0
cSH	1072	1617	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.9%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	0	1	102	66	0
Future Volume (vph)	0	0	1	102	66	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	0	1	128	83	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	0	129	83
Volume Left (vph)	0	0	83
Volume Right (vph)	0	128	0
Hadj (s)	0.00	-0.60	0.20
Departure Headway (s)	4.2	3.5	4.3
Degree Utilization, x	0.00	0.13	0.10
Capacity (veh/h)	837	1003	798
Control Delay (s)	7.2	7.0	7.8
Approach Delay (s)	0.0	7.0	7.8
Approach LOS	A	A	A

Intersection Summary			
Delay	7.3		
Level of Service	A		
Intersection Capacity Utilization	16.7%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	52	11	2	1	107	62	13	0	27	2
Future Volume (Veh/h)	1	2	52	11	2	1	107	62	13	0	27	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	64	14	2	1	132	77	16	0	33	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	385	391	34	448	384	85	35			93		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	385	391	34	448	384	85	35			93		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	94	97	100	100	92			100		
cM capacity (veh/h)	538	502	1045	460	507	980	1589			1514		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	67	17	225	35
Volume Left	1	14	132	0
Volume Right	64	1	16	2
cSH	999	480	1589	1514
Volume to Capacity	0.07	0.04	0.08	0.00
Queue Length 95th (ft)	5	3	7	0
Control Delay (s)	8.9	12.8	4.7	0.0
Lane LOS	A	B	A	
Approach Delay (s)	8.9	12.8	4.7	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	5.4			
Intersection Capacity Utilization	30.8%	ICU Level of Service	A	
Analysis Period (min)	15			

Future (2020) Total Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	426	39	22	999	135	31
Future Volume (Veh/h)	426	39	22	999	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	463	42	24	1086	147	34
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			505		1597	463
vC1, stage 1 conf vol					463	
vC2, stage 2 conf vol					1134	
vCu, unblocked vol			505		1597	463
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		60	95
cM capacity (veh/h)			1070		368	704

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	463	42	24	1086	181
Volume Left	0	0	24	0	147
Volume Right	0	42	0	0	34
cSH	1700	1700	1070	1700	453
Volume to Capacity	0.27	0.02	0.02	0.64	0.40
Queue Length 95th (ft)	0	0	2	0	47
Control Delay (s)	0.0	0.0	8.4	0.0	19.1
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		19.1
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	66.7%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	21	423	1355	19	42	226
Future Volume (Veh/h)	21	423	1355	19	42	226
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	22	445	1426	20	44	238
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1446				1915	1426
vC1, stage 1 conf vol					1426	
vC2, stage 2 conf vol					489	
vCu, unblocked vol	1446				1915	1426
tC, single (s)	4.1				*5.5	*4.5
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	95				85	28
cM capacity (veh/h)	475				294	329

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	22	445	1426	20	282
Volume Left	22	0	0	0	44
Volume Right	0	0	0	20	238
cSH	475	1700	1700	1700	390
Volume to Capacity	0.05	0.26	0.84	0.01	0.72
Queue Length 95th (ft)	4	0	0	0	139
Control Delay (s)	13.0	0.0	0.0	0.0	36.8
Lane LOS	B				E
Approach Delay (s)	0.6		0.0		36.8
Approach LOS					E

Intersection Summary			
Average Delay	4.9		
Intersection Capacity Utilization	92.0%	ICU Level of Service	F
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	22	494	1495	4	6	76
Future Volume (Veh/h)	22	494	1495	4	6	76
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	23	520	1574	4	6	80
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1578				2140	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1578				2140	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	95				93	65
cM capacity (veh/h)	423				88	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	23	520	1574	4	86
Volume Left	23	0	0	0	6
Volume Right	0	0	0	4	80
cSH	423	1700	1700	1700	208
Volume to Capacity	0.05	0.31	0.93	0.00	0.41
Queue Length 95th (ft)	4	0	0	0	47
Control Delay (s)	14.0	0.0	0.0	0.0	34.0
Lane LOS	B				D
Approach Delay (s)	0.6		0.0		34.0
Approach LOS					D

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	90.4%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	63	18	11	11	0
Future Volume (Veh/h)	0	63	18	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	94	27	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	86	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	86	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	91	98			
cM capacity (veh/h)	905	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	94	43	16
Volume Left	0	27	0
Volume Right	94	0	0
cSH	1069	1615	1700
Volume to Capacity	0.09	0.02	0.01
Queue Length 95th (ft)	7	1	0
Control Delay (s)	8.7	4.6	0.0
Lane LOS	A	A	
Approach Delay (s)	8.7	4.6	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	6.6		
Intersection Capacity Utilization	18.8%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	26	7	22	96	0
Future Volume (vph)	0	26	7	22	96	0
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	0	28	8	24	103	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	28	32	103
Volume Left (vph)	0	0	103
Volume Right (vph)	0	24	0
Hadj (s)	0.00	-0.45	0.20
Departure Headway (s)	4.2	3.7	4.2
Degree Utilization, x	0.03	0.03	0.12
Capacity (veh/h)	838	938	831
Control Delay (s)	7.3	6.8	7.8
Approach Delay (s)	7.3	6.8	7.8
Approach LOS	A	A	A

Intersection Summary			
Delay	7.5		
Level of Service	A		
Intersection Capacity Utilization	15.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	0	131	12	2	0	26	10	2	0	50	1
Future Volume (Veh/h)	1	0	131	12	2	0	26	10	2	0	50	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Hourly flow rate (vph)	1	0	147	13	2	0	29	11	2	0	56	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	128	128	56	274	127	12	57			13		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	128	128	56	274	127	12	57			13		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	86	98	100	100	98			100		
cM capacity (veh/h)	837	753	1016	576	753	1074	1560			1619		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	148	15	42	57
Volume Left	1	13	29	0
Volume Right	147	0	2	1
cSH	1014	595	1560	1619
Volume to Capacity	0.15	0.03	0.02	0.00
Queue Length 95th (ft)	13	2	1	0
Control Delay (s)	9.2	11.2	5.1	0.0
Lane LOS	A	B	A	
Approach Delay (s)	9.2	11.2	5.1	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	6.6			
Intersection Capacity Utilization	24.7%	ICU Level of Service	A	
Analysis Period (min)	15			

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1049	127	30	740	76	87
Future Volume (Veh/h)	1049	127	30	740	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1081	131	31	763	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1212		1906	1081
vC1, stage 1 conf vol					1081	
vC2, stage 2 conf vol					825	
vCu, unblocked vol			1212		1906	1081
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			583		339	383

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1081	131	31	763	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	583	1700	715
Volume to Capacity	0.64	0.08	0.05	0.45	0.23
Queue Length 95th (ft)	0	0	4	0	23
Control Delay (s)	0.0	0.0	11.5	0.0	18.0
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		18.0
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	67.3%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	159	1244	876	49	33	62
Future Volume (Veh/h)	159	1244	876	49	33	62
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.98	0.98	0.98	0.98	0.98	0.98
Hourly flow rate (vph)	162	1269	894	50	34	63
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						2
Median type		None	TWLTL			
Median storage veh)			2			
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	944				2487	894
vC1, stage 1 conf vol					894	
vC2, stage 2 conf vol					1593	
vCu, unblocked vol	944				2487	894
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)	2.2				3.5	3.3
p0 queue free %	78				83	86
cM capacity (veh/h)	735				195	462

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	162	1269	894	50	97
Volume Left	162	0	0	0	34
Volume Right	0	0	0	50	63
cSH	735	1700	1700	1700	558
Volume to Capacity	0.22	0.75	0.53	0.03	0.17
Queue Length 95th (ft)	21	0	0	0	16
Control Delay (s)	11.3	0.0	0.0	0.0	18.7
Lane LOS	B				C
Approach Delay (s)	1.3		0.0		18.7
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	75.5%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	69	1431	956	9	5	43
Future Volume (Veh/h)	69	1431	956	9	5	43
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	72	1491	996	9	5	45
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1005				2631	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1005				2631	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	90				89	89
cM capacity (veh/h)	697				46	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	72	1491	996	9	50
Volume Left	72	0	0	0	5
Volume Right	0	0	0	9	45
cSH	697	1700	1700	1700	231
Volume to Capacity	0.10	0.88	0.59	0.01	0.22
Queue Length 95th (ft)	9	0	0	0	20
Control Delay (s)	10.8	0.0	0.0	0.0	24.9
Lane LOS	B				C
Approach Delay (s)	0.5		0.0		24.9
Approach LOS					C

Intersection Summary			
Average Delay	0.8		
Intersection Capacity Utilization	85.3%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	39	69	10	9	0
Future Volume (Veh/h)	0	39	69	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	61	108	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	246	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	246	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	94	93			
cM capacity (veh/h)	697	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	61	124	14
Volume Left	0	108	0
Volume Right	61	0	0
cSH	1072	1617	1700
Volume to Capacity	0.06	0.07	0.01
Queue Length 95th (ft)	5	5	0
Control Delay (s)	8.6	6.5	0.0
Lane LOS	A	A	
Approach Delay (s)	8.6	6.5	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	6.7		
Intersection Capacity Utilization	21.0%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Sign Control		Stop	Stop		Stop	
Traffic Volume (vph)	0	14	29	102	66	0
Future Volume (vph)	0	14	29	102	66	0
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80
Hourly flow rate (vph)	0	18	36	128	83	0

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total (vph)	18	164	83
Volume Left (vph)	0	0	83
Volume Right (vph)	0	128	0
Hadj (s)	0.00	-0.47	0.20
Departure Headway (s)	4.2	3.6	4.5
Degree Utilization, x	0.02	0.17	0.10
Capacity (veh/h)	820	963	772
Control Delay (s)	7.3	7.4	8.0
Approach Delay (s)	7.3	7.4	8.0
Approach LOS	A	A	A

Intersection Summary			
Delay	7.6		
Level of Service	A		
Intersection Capacity Utilization	18.1%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Volume (veh/h)	1	2	66	11	2	1	135	62	13	0	27	2
Future Volume (Veh/h)	1	2	66	11	2	1	135	62	13	0	27	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81
Hourly flow rate (vph)	1	2	81	14	2	1	167	77	16	0	33	2
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	455	461	34	535	454	85	35			93		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	455	461	34	535	454	85	35			93		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	92	96	100	100	89			100		
cM capacity (veh/h)	475	448	1045	388	452	980	1589			1514		

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	84	17	260	35
Volume Left	1	14	167	0
Volume Right	81	1	16	2
cSH	999	410	1589	1514
Volume to Capacity	0.08	0.04	0.11	0.00
Queue Length 95th (ft)	7	3	9	0
Control Delay (s)	8.9	14.2	5.1	0.0
Lane LOS	A	B	A	
Approach Delay (s)	8.9	14.2	5.1	0.0
Approach LOS	A	B		

Intersection Summary				
Average Delay	5.9			
Intersection Capacity Utilization	32.3%	ICU Level of Service	A	
Analysis Period (min)	15			

Appendix H

2015 Monroe County Level of Service and Reserve Capacity Table

2015 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)	2015		2013	
			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)	1.10	4-L/D	30/45	39.3	N/A	22.0	**32.9**	**B**	**10.9**	**1,986**	**N/A**	2,022	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	**58.1**	**A**	**8.0**	**5,167**	**N/A**	4,521	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.4	N/A	41.9	**47.2**	**B**	**5.2**	**1,292**	**N/A**	1,118	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**51.7**	**C**	**2.6**	**2,497**	**N/A**	2,017	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	**47.5**	**A**	**11.4**	**7,363**	**N/A**	7,298	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**46.9**	**A**	**6.4**	**2,650**	**N/A**	3,105	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**44.1**	**B**	**3.6**	**1,312**	**N/A**	1,603	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,323**	**N/A**	2,019	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**47.5**	**A**	**7.0**	**2,434**	**N/A**	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	**38.0**	**C**	**0.7**	**394**	**N/A**	1,802	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	51.9	N/A	47.4	**52.1**	**B**	**4.7**	**5,448**	**N/A**	6,723	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.7	N/A	50.2	**52.6**	**C**	**2.4**	**2,703**	**N/A**	5,518	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	**37.9**	**A**	**15.9**	**19,221**	**N/A**	16,683	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	**51.5**	**C**	**3.1**	**3,286**	**N/A**	2,650	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	45/55	50.6	N/A	46.1	**50.1**	**B**	**4.0**	**1,788**	**N/A**	(1,207)	4
16 Long (63.0- 73.0)	9.9	2-L/U	40/45/50/55	49.7	N/A	45.2	**48.8**	**B**	**3.6**	**5,902**	**N/A**	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.1	N/A	49.6	**48.4**	**D**	**-1.2**	**(894)**	**967**	(447)	4
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	51.3	N/A	46.8	**45.7**	**D**	**-1.1**	**(401)**	**459**	(1,129)	4
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	30/40/45	40.8	N/A	36.3	**38.5**	**C**	**2.2**	**1,494**	**N/A**	(1,154)	3
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	41.2	N/A	36.7	**37.9**	**C**	**1.2**	**378**	**N/A**	220	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.1	37.4	**38.5**	**C**	**1.1**	**1,057**	**N/A**	4,226	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.1	40.6	**48.5**	**A**	**7.9**	**10,466**	**N/A**	8,214	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	**44.8**	**A**	**7.6**	**8,558**	**N/A**	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	**52.0**	**B**	**4.6**	**4,723**	**N/A**	6,058	N/A
Overall	108.3					45.0	45.1	**C**	**0.1**	1,855			

Appendix I

FDOT Q/LOS Tables – Excerpt

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Appendix J

Local Roadway Link Volumes

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	17-Jul-17 Mon	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	18-Jul- Tue	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		*	*	*	*	*	*		0	6	0	4	0	10
12:15		*	*	*	*	*	*		0	2	0	5	0	7
12:30		*	*	*	*	*	*		0	4	0	8	0	12
12:45		*	*	*	*	*	*		1	3	1	0	2	3
01:00		*	*	*	*	*	*		0	5	0	6	0	11
01:15		*	*	*	*	*	*		0	5	0	7	0	12
01:30		*	*	*	*	*	*		0	8	0	4	0	12
01:45		*	*	*	*	*	*		1	0	0	3	1	3
02:00		*	*	*	*	*	*		2	4	2	2	4	6
02:15		*	*	*	*	*	*		0	***10***	0	4	0	***14***
02:30		*	*	*	*	*	*		0	***5***	0	3	0	***8***
02:45		*	*	*	*	*	*		0	***3***	0	***5***	0	***8***
03:00		*	*	*	*	*	*		0	***7***	0	***10***	0	***17***
03:15		*	*	*	*	*	*		0	5	1	***6***	1	11
03:30		*	*	*	*	*	*		0	5	0	***4***	0	9
03:45		*	*	*	*	*	*		0	6	0	2	0	8
04:00		*	*	*	*	*	*		0	4	0	6	0	10
04:15		*	*	*	*	*	*		0	5	0	3	0	8
04:30		*	*	*	*	*	*		0	4	0	2	0	6
04:45		*	*	*	*	*	*		1	6	4	4	5	10
05:00		*	*	*	*	*	*		1	8	2	5	3	13
05:15		*	*	*	*	*	*		0	6	1	3	1	9
05:30		*	*	*	*	*	*		0	1	0	2	0	3
05:45		*	*	*	*	*	*		3	3	2	4	5	7
06:00		*	*	*	*	*	*		3	4	1	1	4	5
06:15		*	*	*	*	*	*		2	7	4	3	6	10
06:30		*	*	*	*	*	*		1	1	3	3	4	4
06:45		*	*	*	*	*	*		1	3	2	5	3	8
07:00		*	*	*	*	*	*		1	3	1	2	2	5
07:15		*	*	*	*	*	*		2	5	2	2	4	7
07:30		*	*	*	*	*	*		1	4	4	3	5	7
07:45		*	*	*	*	*	*		3	3	3	4	6	7
08:00		*	*	*	*	*	*		2	7	3	1	5	8
08:15		*	*	*	*	*	*		4	3	***8***	3	***12***	6
08:30		*	*	*	*	*	*		3	1	***4***	3	***7***	4
08:45		*	*	*	*	*	*		3	2	***5***	1	***8***	3
09:00		*	*	*	*	*	*		2	2	***4***	1	***6***	3
09:15		*	*	*	*	*	*		2	0	3	1	5	1
09:30		*	*	*	*	*	*		2	1	2	1	4	2
09:45		*	*	*	*	*	*		***2***	3	1	0	3	3
10:00		*	*	*	*	*	*		***7***	3	5	0	12	3
10:15		*	*	*	*	*	*		***3***	4	3	0	6	4
10:30		*	*	*	*	*	*		***3***	1	6	0	9	1
10:45		*	*	*	*	*	*		1	3	3	0	4	3
11:00		*	***1***	*	***2***	*	***3***		2	0	1	0	3	0
11:15		*	***1***	*	***0***	*	***1***		4	0	2	2	6	2
11:30		*	***0***	*	***0***	*	***0***		4	0	4	0	8	0
11:45		*	***1***	*	***0***	*	***1***		3	0	4	0	7	0
Total		0	3	0	2	0	5		70	175	91	138	161	313
Day Total		3		2		5			245		229		474	
% Total		0.0%	60.0%	0.0%	40.0%				14.8%	36.9%	19.2%	29.1%		
Peak			11:00		11:00		11:00		09:45	02:15	08:15	02:45	08:15	02:15
Vol.			3		2		5		15	25	21	25	33	47
P.H.F.			0.750		0.250		0.417		0.536	0.625	0.656	0.625	0.688	0.691

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start	19-Jul-17	NB		SB		Combined		20-Jul-	NB		SB		Combined	
Time	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Thu	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	5	0	4	0	9		0	8	0	3	0	11
12:15		0	1	0	4	0	5		1	1	0	2	1	3
12:30		2	6	2	4	4	10		0	5	0	1	0	6
12:45		0	5	0	3	0	8		0	3	0	2	0	5
01:00		1	5	0	2	1	7		2	2	1	2	3	4
01:15		1	1	0	2	1	3		0	2	0	4	0	6
01:30		2	6	1	3	3	9		1	6	0	4	1	10
01:45		0	2	0	4	0	6		0	2	0	2	0	4
02:00		1	4	0	3	1	7		0	4	0	3	0	7
02:15		0	3	0	2	0	5		1	1	0	3	1	4
02:30		1	4	0	3	1	7		0	4	0	4	0	8
02:45		0	2	0	3	0	5		0	6	0	4	0	10
03:00		0	5	0	3	0	8		0	3	0	2	0	5
03:15		0	11	0	3	0	14		0	***6***	0	2	0	8
03:30		0	3	0	4	0	7		0	***6***	0	6	0	***12***
03:45		0	1	0	5	0	6		0	***3***	0	3	0	***6***
04:00		0	6	0	1	0	7		0	***7***	0	***3***	0	***10***
04:15		0	6	1	0	1	6		0	5	0	***8***	0	***13***
04:30		0	2	0	***5***	0	7		0	0	1	***6***	1	6
04:45		0	7	2	***4***	2	11		1	7	2	***5***	3	12
05:00		1	***7***	1	***7***	2	***14***		0	3	1	2	1	5
05:15		0	***5***	0	***3***	0	***8***		0	5	0	1	0	6
05:30		0	***6***	0	1	0	***7***		0	3	0	2	0	5
05:45		0	***8***	0	4	0	***12***		0	6	1	2	1	8
06:00		0	0	2	2	2	2		0	2	1	4	1	6
06:15		2	4	3	3	5	7		3	6	1	1	4	7
06:30		0	3	3	3	3	6		0	4	4	6	4	10
06:45		1	1	5	3	6	4		1	7	2	1	3	8
07:00		2	4	3	2	5	6		0	1	6	0	6	1
07:15		0	3	3	0	3	3		2	3	4	4	6	7
07:30		1	3	***8***	2	***9***	5		2	2	4	2	6	4
07:45		6	6	***8***	3	***14***	9		***4***	3	3	3	***7***	6
08:00		2	3	***6***	3	***8***	6		***5***	1	***7***	1	***12***	2
08:15		3	3	***6***	1	***9***	4		***2***	2	***5***	2	***7***	4
08:30		3	0	1	2	4	2		***4***	3	***3***	2	***7***	5
08:45		2	0	8	2	10	2		1	0	***6***	2	7	2
09:00		1	3	3	1	4	4		0	5	3	2	3	7
09:15		0	2	2	1	2	3		5	7	4	2	9	9
09:30		2	8	1	2	3	10		3	0	2	2	5	2
09:45		2	1	5	0	7	1		4	3	6	1	10	4
10:00		4	4	2	1	6	5		2	1	3	0	5	1
10:15		5	2	2	2	7	4		5	3	3	0	8	3
10:30		1	0	7	1	8	1		2	2	2	1	4	3
10:45		***4***	1	6	0	10	1		2	1	7	0	9	1
11:00		***2***	2	0	1	2	3		4	0	1	0	5	0
11:15		***3***	0	4	0	7	0		2	1	7	2	9	3
11:30		***6***	0	7	0	13	0		4	0	5	0	9	0
11:45		3	0	4	0	7	0		3	0	2	0	5	0
Total		64	164	106	112	170	276		66	155	97	114	163	269
Day Total		228		218		446			221		211		432	
% Total		14.3%	36.8%	23.8%	25.1%				15.3%	35.9%	22.5%	26.4%		
Peak		10:45	05:00	07:30	04:30	07:30	05:00		07:45	03:15	08:00	04:00	07:45	03:30
Vol.		15	26	28	19	40	41		15	22	21	22	33	41
P.H.F.		0.625	0.813	0.875	0.679	0.714	0.732		0.750	0.786	0.750	0.688	0.688	0.788

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	21-Jul-17 Fri	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	22-Jul- Sat	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		0	3	0	3	0	6		*	*	*	*	*	*
12:15		2	5	0	8	2	13		*	*	*	*	*	*
12:30		0	3	0	1	0	4		*	*	*	*	*	*
12:45		0	3	0	4	0	7		*	*	*	*	*	*
01:00		0	3	0	4	0	7		*	*	*	*	*	*
01:15		1	4	1	5	2	9		*	*	*	*	*	*
01:30		1	3	0	0	1	3		*	*	*	*	*	*
01:45		1	7	1	5	2	12		*	*	*	*	*	*
02:00		0	3	0	2	0	5		*	*	*	*	*	*
02:15		1	3	0	3	1	6		*	*	*	*	*	*
02:30		0	6	0	2	0	8		*	*	*	*	*	*
02:45		0	6	0	4	0	10		*	*	*	*	*	*
03:00		0	3	0	1	0	4		*	*	*	*	*	*
03:15		0	8	0	5	0	13		*	*	*	*	*	*
03:30		0	2	0	4	0	6		*	*	*	*	*	*
03:45		0	2	0	5	0	7		*	*	*	*	*	*
04:00		0	3	0	1	0	4		*	*	*	*	*	*
04:15		0	***6***	0	3	0	9		*	*	*	*	*	*
04:30		0	***6***	0	5	0	11		*	*	*	*	*	*
04:45		1	***6***	2	1	3	7		*	*	*	*	*	*
05:00		0	***6***	0	3	0	9		*	*	*	*	*	*
05:15		0	3	0	2	0	5		*	*	*	*	*	*
05:30		0	4	1	4	1	8		*	*	*	*	*	*
05:45		1	7	1	5	2	12		*	*	*	*	*	*
06:00		0	2	1	5	1	7		*	*	*	*	*	*
06:15		1	5	4	1	5	6		*	*	*	*	*	*
06:30		0	3	4	3	4	6		*	*	*	*	*	*
06:45		1	2	4	0	5	2		*	*	*	*	*	*
07:00		1	4	3	***3***	4	7		*	*	*	*	*	*
07:15		2	5	6	***5***	8	***10***		*	*	*	*	*	*
07:30		0	4	3	***6***	3	***10***		*	*	*	*	*	*
07:45		3	3	4	***6***	7	***9***		*	*	*	*	*	*
08:00		4	6	***4***	2	8	***8***		*	*	*	*	*	*
08:15		2	2	***6***	1	8	3		*	*	*	*	*	*
08:30		2	*	***3***	*	5	*		*	*	*	*	*	*
08:45		1	*	***6***	*	7	*		*	*	*	*	*	*
09:00		4	*	3	*	7	*		*	*	*	*	*	*
09:15		2	*	3	*	5	*		*	*	*	*	*	*
09:30		3	*	5	*	8	*		*	*	*	*	*	*
09:45		1	*	4	*	5	*		*	*	*	*	*	*
10:00		3	*	0	*	3	*		*	*	*	*	*	*
10:15		2	*	4	*	6	*		*	*	*	*	*	*
10:30		3	*	2	*	5	*		*	*	*	*	*	*
10:45		***4***	*	4	*	***8***	*		*	*	*	*	*	*
11:00		***1***	*	3	*	***4***	*		*	*	*	*	*	*
11:15		***6***	*	1	*	***7***	*		*	*	*	*	*	*
11:30		***4***	*	9	*	***13***	*		*	*	*	*	*	*
11:45		3	*	4	*	7	*		*	*	*	*	*	*
Total		61	141	96	112	157	253		0	0	0	0	0	0
Day Total		202		208		410			0		0		0	
% Total		14.9%	34.4%	23.4%	27.3%				0.0%	0.0%	0.0%	0.0%		
Peak		10:45	04:15	08:00	07:00	10:45	07:15							
Vol.		15	24	19	20	32	37							
P.H.F.		0.625	0.750	0.792	0.833	0.615	0.771							

ADT	ADT 453	AADT 453

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start	18-Jul-17	EB		WB		Combined		19-Jul-	EB		WB		Combined	
Time	Tue	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	1	0	2	0	3		0	1	0	2	0	3
12:15		0	1	0	2	0	3		0	2	0	0	0	2
12:30		0	***4***	0	0	0	4		3	2	0	0	3	2
12:45		0	***2***	1	0	1	2		0	1	0	1	0	2
01:00		0	***3***	0	3	0	6		0	0	0	2	0	2
01:15		0	***4***	0	3	0	7		0	2	1	0	1	2
01:30		0	0	0	2	0	2		1	3	2	5	3	8
01:45		0	1	1	1	1	2		0	0	0	1	0	1
02:00		1	1	0	0	1	1		0	2	1	1	1	3
02:15		0	1	0	3	0	4		0	0	0	2	0	2
02:30		0	2	0	1	0	3		0	0	1	2	1	2
02:45		0	2	0	3	0	5		0	1	0	0	0	1
03:00		0	2	0	1	0	3		0	2	0	3	0	5
03:15		0	1	0	3	0	4		0	1	0	4	0	5
03:30		0	2	0	2	0	4		0	1	0	1	0	2
03:45		0	1	0	4	0	5		0	3	0	1	0	4
04:00		0	2	0	3	0	5		0	0	0	2	0	2
04:15		0	0	0	1	0	1		0	0	0	0	0	0
04:30		0	1	0	***1***	0	***2***		0	***1***	0	***1***	0	***2***
04:45		0	3	0	***4***	0	***7***		0	***1***	0	***4***	0	***5***
05:00		0	1	0	***6***	0	***7***		0	***5***	0	***5***	0	***10***
05:15		0	3	0	***2***	0	***5***		0	***1***	0	***1***	0	***2***
05:30		0	1	0	1	0	2		0	0	0	0	0	0
05:45		2	1	2	1	***4***	2		1	2	0	4	1	6
06:00		2	1	0	2	***2***	3		1	1	0	1	1	2
06:15		2	0	1	2	***3***	2		1	0	0	1	1	1
06:30		1	2	1	1	***2***	3		1	1	0	1	1	2
06:45		1	4	1	2	2	6		3	1	1	0	4	1
07:00		***3***	0	0	1	3	1		0	0	1	0	1	0
07:15		***2***	1	0	3	2	4		1	0	0	2	1	2
07:30		***1***	1	0	0	1	1		***4***	2	***0***	1	***4***	3
07:45		***2***	2	0	1	2	3		***2***	2	***3***	4	***5***	6
08:00		1	1	***0***	5	1	6		***2***	0	***1***	0	***3***	0
08:15		1	1	***2***	0	3	1		***3***	0	***2***	1	***5***	1
08:30		3	1	***0***	1	3	2		1	0	0	0	1	0
08:45		1	0	***3***	1	4	1		2	0	0	0	2	0
09:00		1	0	0	0	1	0		0	0	0	0	0	0
09:15		1	1	0	0	1	1		1	0	0	1	1	1
09:30		0	0	1	0	1	0		0	0	1	1	1	1
09:45		0	0	0	2	0	2		1	0	0	1	1	1
10:00		4	0	2	1	6	1		1	1	1	2	2	3
10:15		0	0	0	1	0	1		2	1	1	1	3	2
10:30		1	0	1	0	2	0		2	0	0	0	2	0
10:45		1	0	0	3	1	3		2	0	1	1	3	1
11:00		1	0	1	0	2	0		1	0	0	0	1	0
11:15		1	2	2	0	3	2		0	0	2	0	2	0
11:30		1	0	1	0	2	0		3	0	1	0	4	0
11:45		0	0	1	0	1	0		3	0	3	0	6	0
Total		34	57	21	75	55	132		42	40	23	60	65	100
Day Total		91		96		187			82		83		165	
% Total		18.2%	30.5%	11.2%	40.1%				25.5%	24.2%	13.9%	36.4%		
Peak		07:00	00:30	08:00	04:30	05:45	04:30		07:30	04:30	07:30	04:30	07:30	04:30
Vol.		8	13	5	13	11	21		11	8	6	11	17	19
P.H.F.		0.667	0.813	0.417	0.542	0.688	0.750		0.688	0.400	0.500	0.550	0.850	0.475

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		0	2	0	3	0	5		*	*	*	*	*	*
12:15		0	1	1	1	1	2		*	*	*	*	*	*
12:30		0	0	0	3	0	3		*	*	*	*	*	*
12:45		0	2	0	1	0	3		*	*	*	*	*	*
01:00		1	1	1	2	2	3		*	*	*	*	*	*
01:15		0	0	0	1	0	1		*	*	*	*	*	*
01:30		0	0	1	4	1	4		*	*	*	*	*	*
01:45		0	0	0	1	0	1		*	*	*	*	*	*
02:00		0	1	0	0	0	1		*	*	*	*	*	*
02:15		0	1	0	***1***	0	2		*	*	*	*	*	*
02:30		0	1	0	***4***	0	5		*	*	*	*	*	*
02:45		0	2	0	***2***	0	4		*	*	*	*	*	*
03:00		0	1	0	***3***	0	4		*	*	*	*	*	*
03:15		0	0	0	1	0	1		*	*	*	*	*	*
03:30		0	***3***	0	3	0	***6***		*	*	*	*	*	*
03:45		0	***1***	0	0	0	***1***		*	*	*	*	*	*
04:00		0	***3***	0	4	0	***7***		*	*	*	*	*	*
04:15		0	***6***	0	3	0	***9***		*	*	*	*	*	*
04:30		0	1	0	0	0	1		*	*	*	*	*	*
04:45		0	1	0	3	0	4		*	*	*	*	*	*
05:00		1	1	0	2	1	3		*	*	*	*	*	*
05:15		0	2	0	4	0	6		*	*	*	*	*	*
05:30		0	1	0	0	0	1		*	*	*	*	*	*
05:45		1	0	0	3	1	3		*	*	*	*	*	*
06:00		1	2	0	1	1	3		*	*	*	*	*	*
06:15		0	0	1	2	1	2		*	*	*	*	*	*
06:30		***3***	1	0	0	3	1		*	*	*	*	*	*
06:45		***2***	0	1	2	3	2		*	*	*	*	*	*
07:00		***2***	0	0	1	2	1		*	*	*	*	*	*
07:15		***2***	1	1	2	3	3		*	*	*	*	*	*
07:30		1	1	2	0	3	1		*	*	*	*	*	*
07:45		0	0	2	0	2	0		*	*	*	*	*	*
08:00		3	2	2	1	5	3		*	*	*	*	*	*
08:15		0	2	0	0	0	2		*	*	*	*	*	*
08:30		1	1	1	0	2	1		*	*	*	*	*	*
08:45		2	1	0	0	2	1		*	*	*	*	*	*
09:00		1	0	0	5	1	5		*	*	*	*	*	*
09:15		1	2	***2***	3	***3***	5		*	*	*	*	*	*
09:30		0	1	***1***	0	***1***	1		*	*	*	*	*	*
09:45		2	1	***6***	2	***8***	3		*	*	*	*	*	*
10:00		0	0	***4***	0	***4***	0		*	*	*	*	*	*
10:15		2	0	1	3	3	3		*	*	*	*	*	*
10:30		0	1	0	2	0	3		*	*	*	*	*	*
10:45		3	0	1	0	4	0		*	*	*	*	*	*
11:00		0	0	3	0	3	0		*	*	*	*	*	*
11:15		3	0	0	1	3	1		*	*	*	*	*	*
11:30		2	0	2	0	4	0		*	*	*	*	*	*
11:45		1	0	1	0	2	0		*	*	*	*	*	*
Total		35	47	34	74	69	121		0	0	0	0	0	0
Day Total		82		108		190			0		0		0	
% Total		18.4%	24.7%	17.9%	38.9%				0.0%	0.0%	0.0%	0.0%		
Peak		06:30	03:30	09:15	02:15	09:15	03:30							
Vol.		9	13	13	10	16	23							
P.H.F.		0.750	0.542	0.542	0.625	0.500	0.639							

ADT	ADT 177	AADT 177

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPIT KEY
COUNTY: MONROE

4th st north of us 1

4TH ST NORTH OF US 1

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start	18-Jul-17	NB		SB		Combined		19-Jul-	NB		SB		Combined	
Time	Tue	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		7	20	5	19	12	39		12	22	4	21	16	43
12:15		8	27	3	17	11	44		12	27	3	19	15	46
12:30		6	16	3	22	9	38		11	31	6	18	17	49
12:45		6	12	2	28	8	40		4	34	2	31	6	65
01:00		3	19	0	12	3	31		3	21	3	33	6	54
01:15		0	22	4	16	4	38		4	19	3	24	7	43
01:30		2	22	1	25	3	47		3	25	0	21	3	46
01:45		1	17	0	17	1	34		2	22	0	20	2	42
02:00		2	13	0	13	2	26		2	16	3	17	5	33
02:15		1	29	2	19	3	48		1	18	0	15	1	33
02:30		2	28	0	14	2	42		2	29	1	15	3	44
02:45		1	29	0	16	1	45		2	26	0	25	2	51
03:00		2	32	1	16	3	48		2	38	2	23	4	61
03:15		2	20	2	18	4	38		0	28	1	24	1	52
03:30		2	23	2	20	4	43		3	26	0	20	3	46
03:45		0	28	0	27	0	55		0	27	0	18	0	45
04:00		1	30	2	17	3	47		2	28	1	14	3	42
04:15		0	41	4	28	4	69		0	34	3	19	3	53
04:30		1	43	4	29	5	72		1	38	5	21	6	59
04:45		6	33	5	***19***	11	52		1	***50***	8	24	9	***74***
05:00		2	***52***	7	***26***	9	***78***		1	***48***	5	22	6	***70***
05:15		1	***61***	7	***35***	8	***96***		3	***61***	8	23	11	***84***
05:30		0	***42***	7	***51***	7	***93***		2	***52***	10	16	12	***68***
05:45		5	***49***	6	19	11	***68***		2	40	7	24	9	64
06:00		7	43	10	23	17	66		0	40	10	19	10	59
06:15		2	34	11	32	13	66		6	35	13	***30***	19	65
06:30		5	39	20	17	25	56		11	47	18	***34***	29	81
06:45		9	43	36	20	45	63		2	40	29	***28***	31	68
07:00		9	21	38	19	47	40		10	19	30	***21***	40	40
07:15		19	23	36	17	***55***	40		7	26	***47***	27	***54***	53
07:30		13	33	***46***	19	***59***	52		10	31	***48***	23	***58***	54
07:45		18	23	***54***	10	***72***	33		11	31	***49***	18	***60***	49
08:00		8	20	***43***	26	***51***	46		21	27	***41***	20	***62***	47
08:15		13	21	***37***	22	50	43		12	27	30	19	42	46
08:30		12	28	29	12	41	40		9	17	30	14	39	31
08:45		15	20	30	11	45	31		8	22	30	6	38	28
09:00		12	30	23	18	35	48		17	24	28	20	45	44
09:15		20	23	23	20	43	43		17	27	24	9	41	36
09:30		11	21	24	7	35	28		13	13	25	5	38	18
09:45		17	20	27	13	44	33		8	20	26	6	34	26
10:00		16	23	28	12	44	35		18	16	27	12	45	28
10:15		21	17	26	8	47	25		16	20	19	12	35	32
10:30		21	22	18	9	39	31		21	12	26	12	47	24
10:45		20	13	16	7	36	20		11	3	18	10	29	13
11:00		***11***	12	16	7	27	19		***14***	11	25	9	39	20
11:15		***22***	11	14	5	36	16		***21***	17	21	7	42	24
11:30		***17***	14	17	5	34	19		***19***	10	13	7	32	17
11:45		***31***	10	20	4	51	14		***25***	12	17	5	42	17
Total		410	1272	709	866	1119	2138		382	1307	719	880	1101	2187
Day Total		1682		1575		3257			1689		1599		3288	
% Total		12.6%	39.1%	21.8%	26.6%				11.6%	39.8%	21.9%	26.8%		
Peak		11:00	05:00	07:30	04:45	07:15	05:00		11:00	04:45	07:15	06:15	07:15	04:45
Vol.		81	204	180	131	237	335		79	211	185	113	234	296
P.H.F.		0.653	0.836	0.833	0.642	0.823	0.872		0.790	0.865	0.944	0.831	0.944	0.881

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPIT KEY
COUNTY: MONROE

4th st north of us 1

4TH ST NORTH OF US 1

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		8	22	5	15	13	37		*	*	*	*	*	*
12:15		6	14	6	16	12	30		*	*	*	*	*	*
12:30		6	16	5	20	11	36		*	*	*	*	*	*
12:45		1	14	1	22	2	36		*	*	*	*	*	*
01:00		3	22	0	23	3	45		*	*	*	*	*	*
01:15		7	20	1	17	8	37		*	*	*	*	*	*
01:30		3	23	0	13	3	36		*	*	*	*	*	*
01:45		2	20	1	20	3	40		*	*	*	*	*	*
02:00		5	17	0	13	5	30		*	*	*	*	*	*
02:15		2	22	1	20	3	42		*	*	*	*	*	*
02:30		0	28	1	17	1	45		*	*	*	*	*	*
02:45		0	22	0	14	0	36		*	*	*	*	*	*
03:00		0	25	1	23	1	48		*	*	*	*	*	*
03:15		3	18	0	14	3	32		*	*	*	*	*	*
03:30		1	22	2	17	3	39		*	*	*	*	*	*
03:45		1	44	0	14	1	58		*	*	*	*	*	*
04:00		1	35	3	13	4	48		*	*	*	*	*	*
04:15		1	34	2	20	3	54		*	*	*	*	*	*
04:30		2	42	3	18	5	60		*	*	*	*	*	*
04:45		2	***58***	4	***29***	6	***87***		*	*	*	*	*	*
05:00		2	***47***	6	***32***	8	***79***		*	*	*	*	*	*
05:15		7	***46***	2	***27***	9	***73***		*	*	*	*	*	*
05:30		1	***47***	7	***21***	8	***68***		*	*	*	*	*	*
05:45		0	39	9	24	9	63		*	*	*	*	*	*
06:00		4	36	10	30	14	66		*	*	*	*	*	*
06:15		9	30	7	24	16	54		*	*	*	*	*	*
06:30		17	25	10	28	27	53		*	*	*	*	*	*
06:45		19	34	19	20	38	54		*	*	*	*	*	*
07:00		10	25	29	19	39	44		*	*	*	*	*	*
07:15		15	18	***43***	19	***58***	37		*	*	*	*	*	*
07:30		8	26	***42***	16	***50***	42		*	*	*	*	*	*
07:45		***29***	26	***41***	20	***70***	46		*	*	*	*	*	*
08:00		***13***	29	***41***	21	***54***	50		*	*	*	*	*	*
08:15		***14***	26	26	18	40	44		*	*	*	*	*	*
08:30		***20***	28	20	17	40	45		*	*	*	*	*	*
08:45		14	20	29	17	43	37		*	*	*	*	*	*
09:00		7	26	25	17	32	43		*	*	*	*	*	*
09:15		16	22	21	10	37	32		*	*	*	*	*	*
09:30		25	22	20	11	45	33		*	*	*	*	*	*
09:45		14	27	29	13	43	40		*	*	*	*	*	*
10:00		10	8	19	12	29	20		*	*	*	*	*	*
10:15		18	14	25	10	43	24		*	*	*	*	*	*
10:30		10	26	22	8	32	34		*	*	*	*	*	*
10:45		21	8	18	7	39	15		*	*	*	*	*	*
11:00		13	13	12	6	25	19		*	*	*	*	*	*
11:15		20	5	14	6	34	11		*	*	*	*	*	*
11:30		12	14	13	3	25	17		*	*	*	*	*	*
11:45		17	12	13	5	30	17		*	*	*	*	*	*
Total		419	1217	608	819	1027	2036		0	0	0	0	0	0
Day Total		1636		1427		3063			0		0		0	
% Total		13.7%	39.7%	19.8%	26.7%				0.0%	0.0%	0.0%	0.0%		
Peak		07:45	04:45	07:15	04:45	07:15	04:45							
Vol.		76	198	167	109	232	307							
P.H.F.		0.655	0.853	0.971	0.852	0.829	0.882							

ADT	ADT 3,185	AADT 3,185

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

AVE F WEST OF 4TH ST

AVENUE F WEST OF 4TH ST

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	18-Jul-17 Tue	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	19-Jul- Wed	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		1	11	5	12	6	23		1	6	7	9	8	15
12:15		2	10	2	8	4	18		1	11	8	11	9	22
12:30		1	7	4	4	5	11		6	12	5	13	11	25
12:45		1	12	3	7	4	19		3	12	2	5	5	17
01:00		2	4	1	3	3	7		1	13	3	11	4	24
01:15		2	4	0	7	2	11		0	9	3	7	3	16
01:30		0	12	0	10	0	22		0	11	0	14	0	25
01:45		0	8	1	6	1	14		1	11	0	12	1	23
02:00		0	5	1	8	1	13		1	11	1	1	2	12
02:15		0	4	0	19	0	23		0	6	0	13	0	19
02:30		0	11	2	12	2	23		1	8	2	12	3	20
02:45		1	9	1	12	2	21		0	8	2	17	2	25
03:00		3	8	1	15	4	23		1	10	0	16	1	26
03:15		2	10	3	3	5	13		1	11	0	11	1	22
03:30		1	11	0	13	1	24		0	7	0	18	0	25
03:45		0	14	0	12	0	26		0	9	0	12	0	21
04:00		1	13	1	10	2	23		0	6	0	13	0	19
04:15		0	9	0	18	0	27		0	11	0	19	0	30
04:30		1	9	0	23	1	32		3	12	1	***26***	4	***38***
04:45		5	13	0	19	5	32		4	10	1	***23***	5	***33***
05:00		1	***14***	2	18	3	***32***		4	11	1	***25***	5	***36***
05:15		2	***16***	0	***26***	2	***42***		2	10	1	***27***	3	***37***
05:30		3	***19***	0	***28***	3	***47***		4	12	0	16	4	28
05:45		3	***15***	2	***25***	5	***40***		1	8	2	22	3	30
06:00		5	10	2	***19***	7	29		4	9	0	15	4	24
06:15		4	15	2	21	6	36		5	13	6	23	11	36
06:30		4	13	11	20	15	33		17	***15***	1	28	18	43
06:45		21	7	3	20	24	27		20	***12***	0	16	20	28
07:00		***21***	7	8	7	***29***	14		***13***	***14***	2	9	15	23
07:15		***19***	9	3	13	***22***	22		***23***	***18***	3	10	***26***	28
07:30		***24***	9	7	16	***31***	25		***20***	14	4	12	***24***	26
07:45		***26***	11	19	18	***45***	29		***23***	8	14	16	***37***	24
08:00		19	16	3	10	22	26		13	3	8	9	***21***	12
08:15		14	11	7	7	21	18		10	16	9	17	19	33
08:30		20	4	4	15	24	19		19	4	2	12	21	16
08:45		9	8	9	14	18	22		14	9	3	10	17	19
09:00		9	8	9	15	18	23		13	14	7	10	20	24
09:15		15	7	9	12	24	19		10	4	10	11	20	15
09:30		7	10	4	13	11	23		9	4	1	3	10	7
09:45		10	5	7	10	17	15		13	4	6	10	19	14
10:00		13	3	***7***	14	20	17		12	9	6	7	18	16
10:15		6	4	***12***	6	18	10		6	9	13	12	19	21
10:30		12	2	***10***	10	22	12		12	4	6	10	18	14
10:45		13	5	***9***	2	22	7		7	4	5	7	12	11
11:00		5	1	7	8	12	9		9	4	***13***	4	22	8
11:15		8	3	7	11	15	14		10	2	***7***	9	17	11
11:30		7	1	9	4	16	5		9	2	***12***	11	21	13
11:45		9	2	10	7	19	9		9	5	***14***	3	23	8
Total		332	419	207	610	539	1029		335	435	191	627	526	1062
Day Total		751		817		1568			770		818		1588	
% Total		21.2%	26.7%	13.2%	38.9%				21.1%	27.4%	12.0%	39.5%		
Peak		07:00	05:00	10:00	05:15	07:00	05:00		07:00	06:30	11:00	04:30	07:15	04:30
Vol.		90	64	38	98	127	161		79	59	46	101	108	144
P.H.F.		0.865	0.842	0.500	0.875	0.706	0.856		0.859	0.819	0.821	0.935	0.730	0.947

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

AVE F WEST OF 4TH ST

AVENUE F WEST OF 4TH ST

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		5	8	4	6	9	14		*	*	*	*	*	*
12:15		3	10	5	4	8	14		*	*	*	*	*	*
12:30		1	8	4	7	5	15		*	*	*	*	*	*
12:45		0	7	1	6	1	13		*	*	*	*	*	*
01:00		1	8	1	10	2	18		*	*	*	*	*	*
01:15		1	12	2	10	3	22		*	*	*	*	*	*
01:30		0	8	0	8	0	16		*	*	*	*	*	*
01:45		1	9	1	13	2	22		*	*	*	*	*	*
02:00		2	9	6	12	8	21		*	*	*	*	*	*
02:15		4	10	0	14	4	24		*	*	*	*	*	*
02:30		0	14	0	14	0	28		*	*	*	*	*	*
02:45		1	11	0	5	1	16		*	*	*	*	*	*
03:00		0	11	0	6	0	17		*	*	*	*	*	*
03:15		1	6	3	8	4	14		*	*	*	*	*	*
03:30		1	6	0	13	1	19		*	*	*	*	*	*
03:45		0	14	0	16	0	30		*	*	*	*	*	*
04:00		1	6	0	16	1	22		*	*	*	*	*	*
04:15		0	***11***	1	***23***	1	***34***		*	*	*	*	*	*
04:30		1	***13***	1	***23***	2	***36***		*	*	*	*	*	*
04:45		2	***18***	0	***17***	2	***35***		*	*	*	*	*	*
05:00		1	***12***	0	***22***	1	***34***		*	*	*	*	*	*
05:15		5	4	0	17	5	21		*	*	*	*	*	*
05:30		1	12	4	27	5	39		*	*	*	*	*	*
05:45		0	16	4	19	4	35		*	*	*	*	*	*
06:00		5	6	1	18	6	24		*	*	*	*	*	*
06:15		3	8	2	17	5	25		*	*	*	*	*	*
06:30		18	15	2	13	20	28		*	*	*	*	*	*
06:45		14	8	2	13	16	21		*	*	*	*	*	*
07:00		19	4	2	14	21	18		*	*	*	*	*	*
07:15		***19***	11	5	13	***24***	24		*	*	*	*	*	*
07:30		***23***	13	2	17	***25***	30		*	*	*	*	*	*
07:45		***28***	7	6	14	***34***	21		*	*	*	*	*	*
08:00		***20***	14	8	21	***28***	35		*	*	*	*	*	*
08:15		12	6	3	13	15	19		*	*	*	*	*	*
08:30		17	13	2	9	19	22		*	*	*	*	*	*
08:45		10	9	3	11	13	20		*	*	*	*	*	*
09:00		9	7	7	13	16	20		*	*	*	*	*	*
09:15		11	4	7	12	18	16		*	*	*	*	*	*
09:30		4	7	5	5	9	12		*	*	*	*	*	*
09:45		11	9	0	13	11	22		*	*	*	*	*	*
10:00		9	5	7	6	16	11		*	*	*	*	*	*
10:15		7	5	4	9	11	14		*	*	*	*	*	*
10:30		12	5	4	12	16	17		*	*	*	*	*	*
10:45		14	2	6	8	20	10		*	*	*	*	*	*
11:00		6	3	***6***	7	12	10		*	*	*	*	*	*
11:15		5	4	***5***	3	10	7		*	*	*	*	*	*
11:30		5	2	***7***	4	12	6		*	*	*	*	*	*
11:45		6	4	***9***	7	15	11		*	*	*	*	*	*
Total		319	414	142	588	461	1002		0	0	0	0	0	0
Day Total		733		730		1463			0		0		0	
% Total		21.8%	28.3%	9.7%	40.2%				0.0%	0.0%	0.0%	0.0%		
Peak		07:15	04:15	11:00	04:15	07:15	04:15							
Vol.		90	54	27	85	111	139							
P.H.F.		0.804	0.750	0.750	0.924	0.816	0.965							

ADT	ADT 1,530	AADT 1,530

Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Noah Valenstein
Secretary

Notice of Mean High Water Survey Filing

The Mean High Water Line Survey noted below has been filed in the Bureau of Survey and mapping public repository. Mean High Water Survey File Number: 6575

Survey Date: 6/2/2017

County: Monroe

Waterbody: Gulf of Mexico

Job Number: 9339(P9-12A)

Project: Toppino Property - Big Coppitt Key

Section 21 Township 37S Range 26E

USGS 7.5 Minute Quad Map Name: Boca Chica Key

Surveyor's Name: Keith N. Chee-A-Tow PSM No. 5328

Business Name: Avirom & Associates, Inc.

Address: 50 SW 2nd Avenue, Suite 102

Boca Raton, FL 33432

Tel.: 561.392.2594 Email: keith@avironsurvey.com

W. Lamar Evers Digitally signed by W. Lamar Evers Date: 2017.07.31 07:15:40 -04'00'

For the Bureau of Survey and Mapping

7/31/2017

Date

Florida Keys Aqueduct Authority

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

J. Robert Dean
Chairman
District 3

Richard J. Toppino
Vice-Chairman
District 2

David C. Ritz
Secretary/Treasurer
District 5

Antoinette M. Appel
District 4

Cara Higgins
District 1

Kirk C. Zuelch
Executive Director

August 7, 2017

Nick Batty, Esq.
Smith/Hawks Attorneys At Law
138 Simonton Street
Key West, Florida 33040

RE: The Quarry
208 Unit Development
Big Coppitt Key, Florida
RE# 00120940-000100

Dear Mr. Batty;

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

There is a 6" water main on Barcelona Drive adjacent to proposed property.

There is an existing manhole on Barcelona Drive that can be used to tie in new lift stations for proposed units.

A complete set of Civil and Architectural/Plumbing plans will be required for review to determine meter requirements, system development charges and wastewater requirements.

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

Sincerely,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Utility Design Supervisor

CC Yusi Bonachea, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier
Danielle Mendez, Customer Service Manager-Key West

Existing Conditions Report

Monroe County Planning and Environmental Resources Department

Subject Property: Vacant Land, Big Coppitt Key
Part of Government Lot 1 & Submerged Lands
RE# 00120940-000100

Property Owner: Rockland Operations LLC
P.O. Box 787
Key West, FL 33040

Date of Report: June 1, 2017

Date of Site Visit: May 13, 2017

Prepared by:

Terramar Environmental Services, Inc.
1241 Crane Boulevard
Sugarloaf Key, Florida 33042
(305) 393-4200 terramar@bellsouth.net

Background

The subject property is vacant lands located on Big Coppitt Key, described as Part of Government Lot 1, with RE# 00120940-000100. The parcel includes appx. 15.36 acres of disturbed lands and 7.03 acres of submerged lands associated with the adjacent borrow pit (Attachment 1 – MCPA property card).

Site Conditions

The parcel is disturbed lands, primarily disturbed uplands, with associated shoreline wetlands / mangroves along the Gulf of Mexico and the adjacent borrow pit. The disturbed uplands on the property are man-made uplands resulting from historic filling, and no intact native habitats are present. The outer perimeter of the parcel adjacent to the Gulf of Mexico supports a narrow mangrove fringe vegetated with red, black and white mangrove as well as green buttonwood, while the shoreline of the borrow pit supports wetland vegetation including Sesuvium spp., sea oxeye daisy, and a narrow fringe of red and black mangroves along the northern borrow pit perimeter.

Site Plan

A site plan prepared by the Meridian Engineering was used to prepare this Existing Conditions Report and estimate project impacts. Only the proposed development area was evaluated per the site plan; the remainder of the property including the shoreline mangroves was not evaluated since no impacts are proposed in these areas. See site plan prepared by Meridian Engineering as Attachment 2.

Habitats

The property is primarily disturbed undeveloped lands created through historic dredge and fill activities. The disturbed uplands are mowed and maintained upland areas with a long history of disturbance and scarification. Wetland habitats include mangrove/shoreline wetlands located along the perimeter of the parcel facing the Gulf of Mexico and also a narrow band of wetlands located along the perimeter of the borrow pit. See the included habitat map showing the current extent of habitats on the property (Figure 1).

The mangrove wetlands located along the perimeter of the parcel facing the Gulf of Mexico include a narrow mangrove fringe and associated wetlands that have become established along the man-made shoreline. These wetlands include fringing mangroves composed of red mangroves along the most waterward areas, with black mangrove, white mangrove and green buttonwood present along the more interior portions of the shoreline. Also present in the understory are sea oxeye

(Borrichia spp), as well as common wetland grasses including Sporobolus and Distichilis. Exotic vegetation, mainly Australian pine, Brazilian pepper and Seaside Mahoe are present in and along the mangrove fringe, The transition from the shoreline wetlands to disturbed uplands is abrupt due to the historic placement of fill, with transitional wetland areas upslope of the mangroves limited to a narrow strip associated with the shoreline mangroves.

The wetlands located along the shoreline of the borrow pit are less developed compared to the wetlands along the Gulf. Along the east shoreline of the borrow pit, wetlands are limited to a narrow strip of highly disturbed, low-stature wetlands composed of low-growing wetland plants including Sea Purslane (Sesuvium spp) and wetland grasses including Sporobolus and Distichilis. Hardwood wetland plants (e.g. mangroves) are absent from the eastern shoreline of the borrow pit. The northern shoreline of the borrow pit supports a narrow band of mainly red mangroves concentrated along the north-eastern section of the shoreline. These mangroves are under a protective easement in favor of the South Florida Water Management District (SFWMD) and are being maintained through an approved management plan.

Wildlife Utilization / Animal Species List

The disturbed upland areas proposed for development are mowed and maintained and provide no quantifiable habitat for wildlife including State or Federally listed species. The shoreline areas that are not proposed for development provide foraging habitat for a variety of common shorebirds (e.g. Great Egret, Great Blue Heron, Green-backed Heron, White Ibis, Snowy Egret) as well as seasonal habitat for a variety of neotropical migrant songbirds including warblers, vireos and other species. Resident songbirds likely using vegetated areas along the Gulf shoreline include Grey Catbird, American Cardinal, White-eye Vireo, and Palm Warblers.

No wildlife was observed on the property during the site visit conducted on May 13, 2017, however this was done in the middle of the day when wildlife is typically not active.

FWS/FEMA Biological Opinion & Species Assessment Guide Analysis

The property is mapped as suitable, potential habitat for the Lower Keys marsh rabbit (LKMR) and Eastern Indigo Snake (Figure 2).

Lower Keys marsh rabbit - The LKMR is endemic to the Lower Keys and inhabits tidal, brackish, and transitional upland and freshwater environments. The County's boundary map land cover types containing suitable habitat for the LKMR include six habitat classifications. These land cover types include pinelands, scrub mangrove, freshwater wetland, salt marsh, buttonwood, and beach berm.

The project site is not mapped as suitable, potential habitat for the LKMR (species focus area), however the site is mapped as being within the 500-m buffer zone.

Using the July 29, 2013 Lower Keys Marsh Rabbit Assessment Guide, the proposed project keys out as: **A – F – NLAA** with the caveat that the owner agrees to enforceable cat restrictions.

Eastern indigo snake - The Florida Keys are on the extreme southern end of the indigo snake's range. The indigo snake population in the Florida Keys is very small, if even present. Many credible biologists believe the indigo snake is extirpated from the Keys south of North Key Largo. Verified observations are rare and scattered.

Although the proposed project site is mapped as suitable, potential habitat for the Eastern indigo snake, the actual presence of this species on the property is extremely unlikely.

Using the July 29, 2013 Eastern Indigo Snake Assessment Guide, the proposed project keys out as: **A – B - C - G - NLAA** with the caveat that the owner receives a copy of the USFWS indigo snake protection measures and agrees to implement the measures and post the information sign on-site throughout construction.

Plant Species List

A list of the native plant species observed on the property in general and specifically within the proposed development area are provided in Table 1. Invasive exotic plants listed as Category 1 & 2 by the Florida Exotic Pest Plant Council (FLEPPC) are present on the property, mainly along the shoreline of the property (Table 2).

Table 1. Native plant species observed on the property.

Latin Name	Trade Name	Status
Conocarpus erectus	Buttonwood	Native
Rhizophora mangle	Red Mangrove	Native
Avicennia germinans	Black Mangrove	Native
Laguncularia racemose	White Mangrove	Native

Table 2. Plants listed as Category 1 and 2 by the Florida Exotic Pest Plant Council (FLEPPC) located on the property.		
Exotic Plants	**Trade Name**	**FLEPPC Status**
Schinus terebinthifolius	Brazilian pepper	Category 1
Thespesia populnea	Seaside mahoe	Category 1
Casuarina spp.	Australian pine	Category 1

Vegetation Impacts

Monroe County requires that the removal of any listed threatened, endangered, commercially exploited, and regionally important native plant species and all native trees with a diameter at breast height (DBH) of greater than four inches shall require payment to the county environmental land management and restoration fund in an amount sufficient to replace each removed plant or tree on a 2:1 basis.

An assessment of potential vegetation impacts was made using the site plan included in this report. Only areas proposed for development were evaluated, and the mangroves and shoreline vegetation areas along the north shoreline and along the shoreline of the borrow pit that will not be impacted by the project were not evaluated for vegetation impacts. There are several hundred if not thousands of mangroves and buttonwood trees in these areas that will be preserved in the shoreline setbacks as part of the project.

Based on the proposed site plan, no protected vegetation will be impacted as a result of the project. The development is located in scarified areas and will avoid impacting any of the vegetation located along the shorelines.

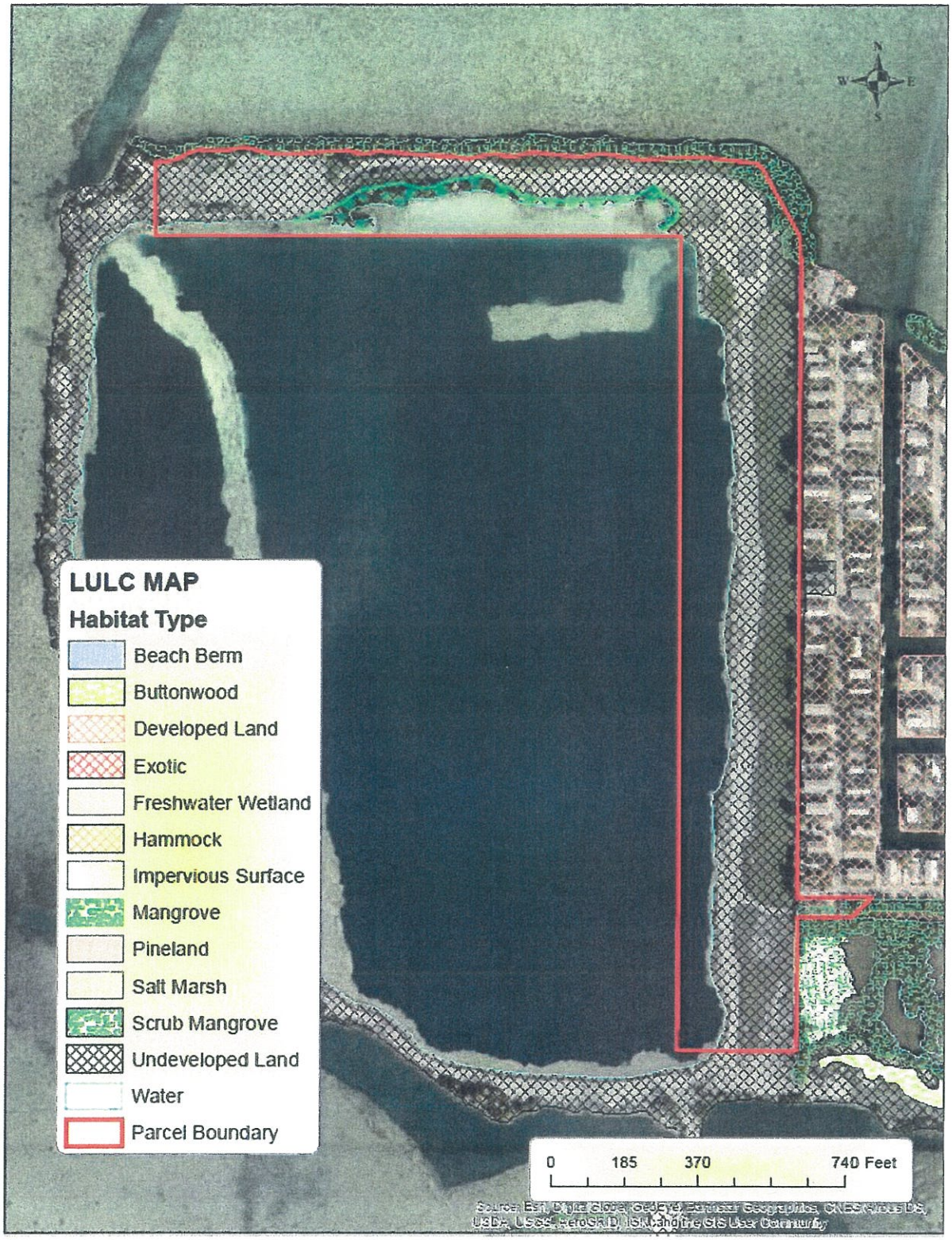

Figure 1. Habitats on the subject parcel. Data from Monroe County and field verified for accuracy.

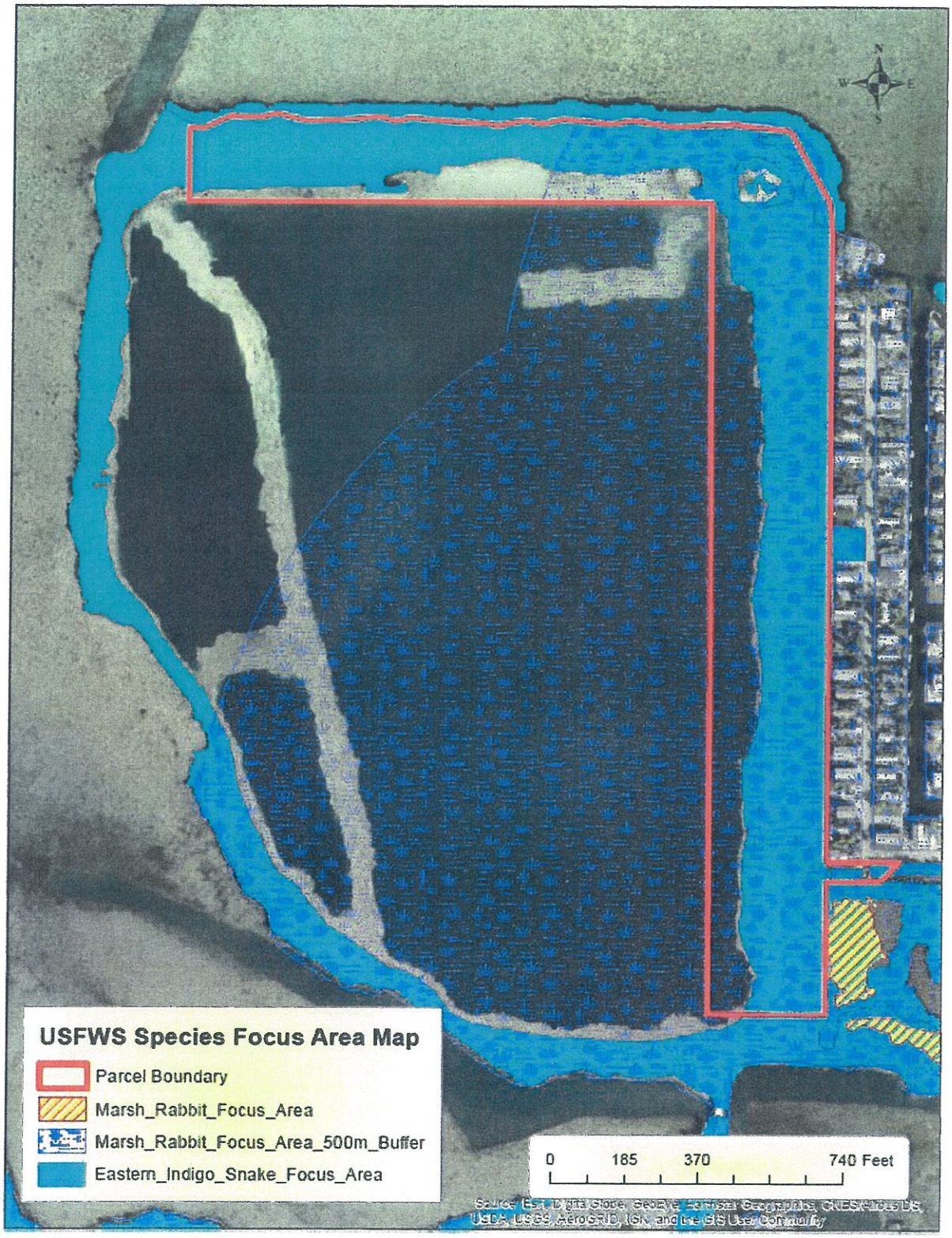

Figure 2. USFWS species area maps using GIS data obtained from Monroe County.

Site Reference Photos

Typical conditions showing disturbed uplands throughout the property.

Typical conditions showing disturbed uplands throughout the property.

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Typical conditions showing disturbed uplands and disturbed shoreline wetlands located along the eastern shore of the borrow pit.

Typical conditions showing disturbed uplands and the shoreline along the borrow pit.

Typical conditions showing the northeastern shoreline along the borrow pit. A narrow mangrove fringe is present along portions of the northern borrow pit shoreline.

Typical conditions showing disturbed uplands and the mangrove fringe along the Gulf of Mexico shoreline to the north.

ATTACHMENT 1 - PROPERTY RECORD CARD

qPublic.net™ Monroe County, FL

Summary

Parcel ID	00120940-000100
Account #	8571011
Millage Group	100B
Location Address	VACANT LAND , BIG COPPITT KEY
Legal Description	21 67 26 BIG COPPITT KEY PT GOVT LT 1 AND PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02 (Note: Not to be used on legal documents)
Neighborhood	10050
Property Class	COMMERCIAL (1000)
Subdivision	
Sec/Twp/Rng	21/67/26
Affordable Housing	No

Owner

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

Valuation

	2016	2015	2014	2013
+ Market Improvement Value	$0	$0	$0	$0
+ Market Misc Value	$20,611	$18,905	$7,478	$4,526
+ Market Land Value	$1,317,402	$922,181	$922,181	$161,845
= **Just Market Value**	**$1,338,013**	**$941,086**	**$929,659**	**$166,371**
= **Total Assessed Value**	**$1,035,194**	**$941,086**	**$929,659**	**$166,371**
- School Exempt Value	$0	$0	$0	$0
= **School Taxable Value**	**$1,338,013**	**$941,086**	**$929,659**	**$166,371**

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
COMMERCIAL WATERFRON (1M0W)	14.63	Acreage	0	0
ENVIRONMENTALLY SENS (000X)	7.02	Acreage	0	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
CH LINK FENCE	2007	2008	1	11160 SF	2

Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
12/30/2013	$100	Warranty Deed		2665	789	11 - Unqualified	Vacant
12/30/2013	$100	Warranty Deed		2665	800	11 - Unqualified	Vacant
6/1/1979	$40,700	Warranty Deed		790	1203	Q - Qualified	Vacant

Permits

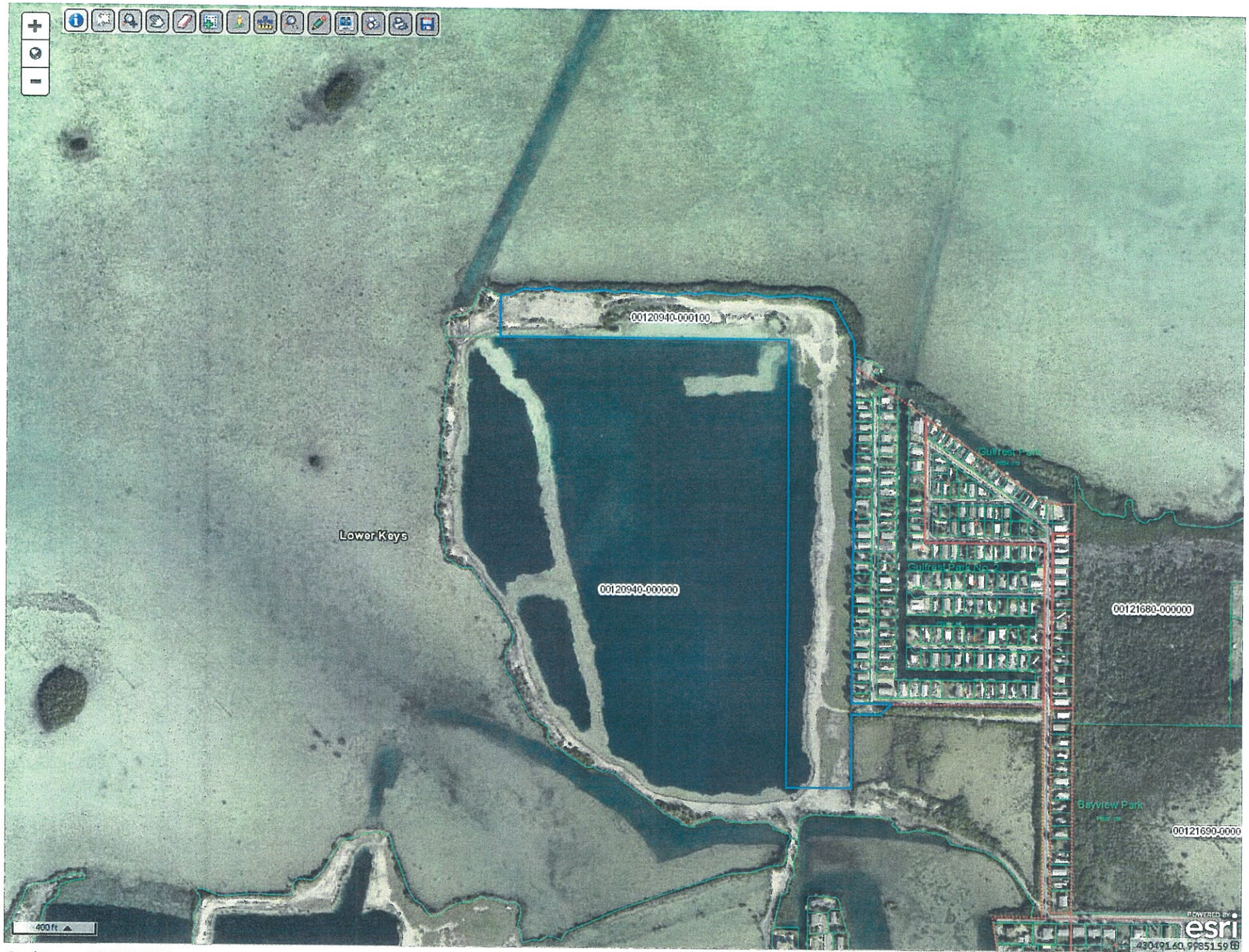
Number	Date Issued	Date Completed	Amount	Permit Type	Notes
07101172	4/12/2007		$20,000	Commercial	INSTALL 3000 LF OF 6 FT HIGH CHAIN LINK FENCE

No data available for the following modules: Buildings, Commercial Buildings, Mobile Home Buildings, Exemptions, Sketches (click to enlarge), Photos.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 4/13/2017 1:42:31 AM

Schneider
Developed by
The Schneider Corporation



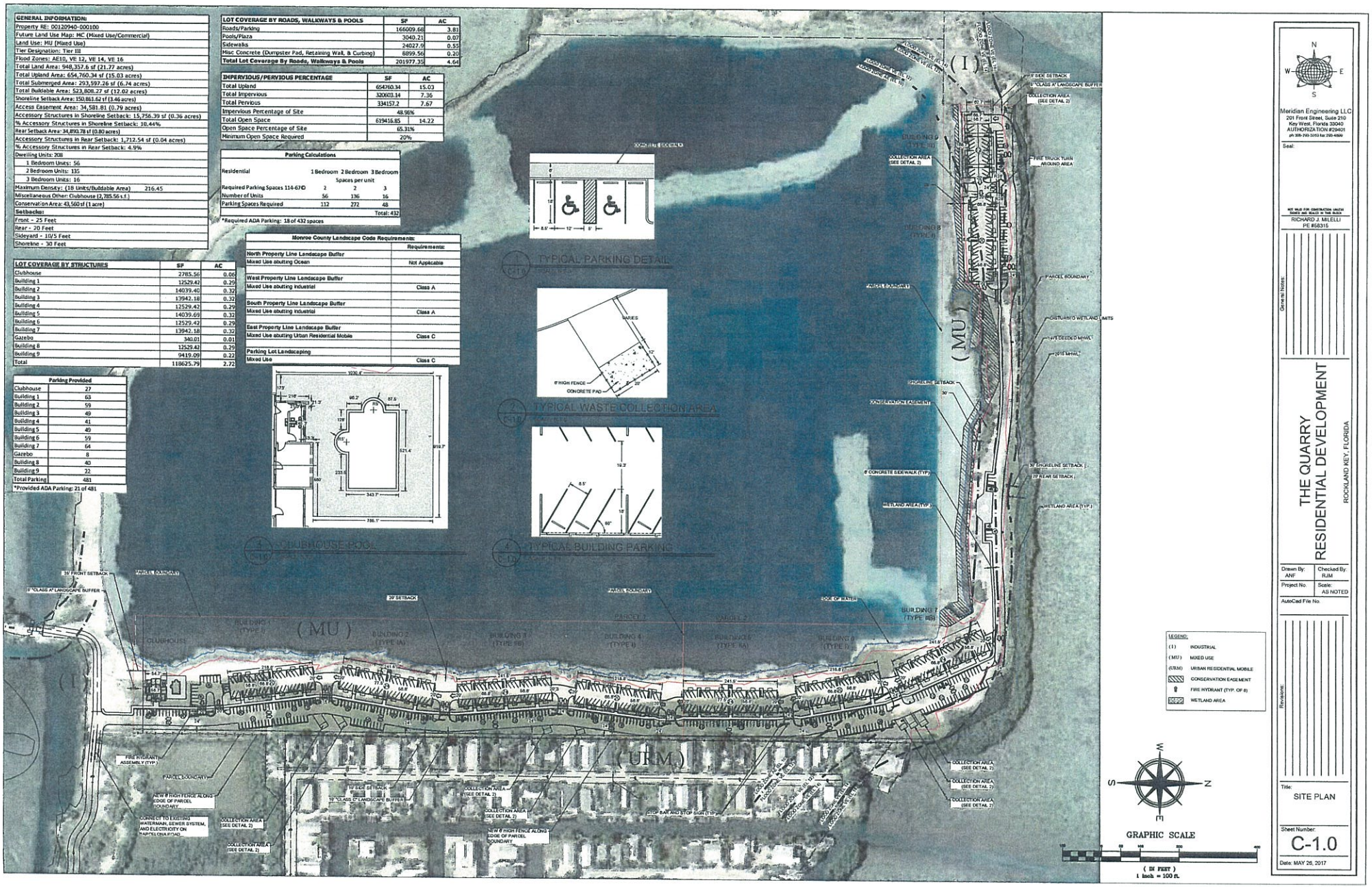
Parcel ID	00120940-000100	**Alternate ID**	8571011	**Owner Address**	ROCKLAND OPERATIONS LLC
Sec/Twp/Rng	21/67/26	**Class**	COMMERCIAL		PO BOX 787
Property Address	0 VACANT LAND BIG COPPITT KEY	**Acreage**	950829		KEY WEST, FL 33041-0787

District n/a

Brief Tax Description 21 67 26 BIG COPPITT KEY PT GOVT LT 1 AND PARCEL OF FILLED SUBMERGED LAND ADJ TO GOVT LT 1 (7.63AC) OR790-1203 OR790-1208/1210 OR1969-2038/39 OR1884-1226/30T/C OR2220-869/870(CERT) OR2070-605/07 OR2237-57/2258 OR2237-2259/60 OR2349-1651/1653 (CERT) OR2471-275/77 OR2483-950/52 OR2665-789/92 OR2665-796/799 OR2665-800/02

(Note: Not to be used on legal documents)

ATTACHMENT 2 - SITE PLAN



GENERAL INFORMATION:
Property RE: 00120940-000100
Future Land Use Map: HC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,861.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,893.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	166009.68	3.81
Pools/Plaza	3040.21	0.07
Sidewalks	24027.9	0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	8899.56	0.20
Total Lot Coverage By Roads, Walkways & Pools	201977.35	4.64

IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	320603.14	7.36
Total Pervious	334157.2	7.67
Impervious Percentage of Site	48.96%	
Total Open Space	619416.85	14.22
Open Space Percentage of Site	65.31%	
Minimum Open Space Required	20%	

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
	Spaces per unit		
Required Parking Spaces 114-67©	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces

Monroe County Landscape Code Requirements:	
	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.56	0.06
Building 1	12529.42	0.29
Building 2	14039.40	0.32
Building 3	13942.18	0.32
Building 4	12529.42	0.29
Building 5	14039.69	0.32
Building 6	12529.42	0.29
Building 7	13942.18	0.32
Gazebo	340.01	0.01
Building 8	12529.42	0.29
Building 9	9419.09	0.22
Total	118625.79	2.72

Parking Provided	
Clubhouse	27
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	64
Gazebo	8
Building 8	40
Building 9	22
Total Parking	481

*Provided ADA Parking: 21 of 481

TYPICAL PARKING DETAIL

TYPICAL WASTE COLLECTION AREA

CLUBHOUSE POOL

TYPICAL BUILDING PARKING

LEGEND:
(I) INDUSTRIAL
(MU) MIXED USE
(URM) URBAN RESIDENTIAL MOBILE
CONSERVATION EASEMENT
FIRE HYDRANT (TYP. OF 8)
WETLAND AREA

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3053 fax 293-4699

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THE BLOCK

RICHARD J. MILELLI
PE #68315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:

Title: SITE PLAN

Sheet Number: C-1.0

Date: MAY 26, 2017

AFFIDAVIT AS TO DISCLOSURE OF INTEREST

BEFORE ME, the undersigned authority, appeared BARTON W. SMITH, ESQ. who, being first duly sworn, swears and affirms that the following is true and correct:

1. Quarry Big Coppitt, Ltd., is owned by its limited partner, Quarry Partners, LLC (99.99%) and its general partner, Quarry Partners GP, LLC (0.01%).

2. Quarry Partners, LLC and Quarry Partners GP, LLC have the same ownership structure. Each entity is owned by TVC Big Coppitt, LLC (50%), managing member, and BRT 10, LLC, (50%), member.

3. TVC Big Coppitt, LLC is owned by John D. Rood (72.50%), Clarence S. Moore (15%), Elena M. Adames (10%) and Jason O. Floyd (2.50%).

4. John D. Rood's address is 3030 Hartley Road, Suite 310, Jacksonville, Florida 32257.

5. Clarence S. Moore's address is 3030 Hartley Road, Suite 310, Jacksonville, Florida 32257.

6. Elena M. Adames's address is 3030 Hartley Road, Suite 310, Jacksonville, Florida 32257.

7. Jason O. Floyd's address is 3030 Hartley Road, Suite 310, Jacksonville, Florida 32257.

8. BRT 10, LLC is owned by RJT Gift Trust Dated 12/28/2016 (50%) and DPT Gift Trust Dated 12/28/2016 (50%). Richard J. Toppino is the trustee of the RJT Gift Trust, and Daniel P. Toppino is the trustee of the DPT Gift Trust.

9. Richard J. Toppino's address is PO Box 787, Key West, Florida 33040.

10. Daniel P. Toppino's address is PO Box 787, Key West, Florida 33040.

11. The four largest beneficiaries of the RJT Gift Trust are Richard J. Toppino, and Richard J. Toppino's unnamed lineal descendants.

12. The four largest beneficiaries of the DPT Gift Trust are Daniel P. Toppino, and Daniel P. Toppino's unnamed lineal descendants.

FURTHER AFFIANT SAYETH NAUGHT

DATED on this 23rd day of August, 2017.

Barton W. Smith, Esq.

STATE OF FLORIDA)
COUNTY OF MONROE)

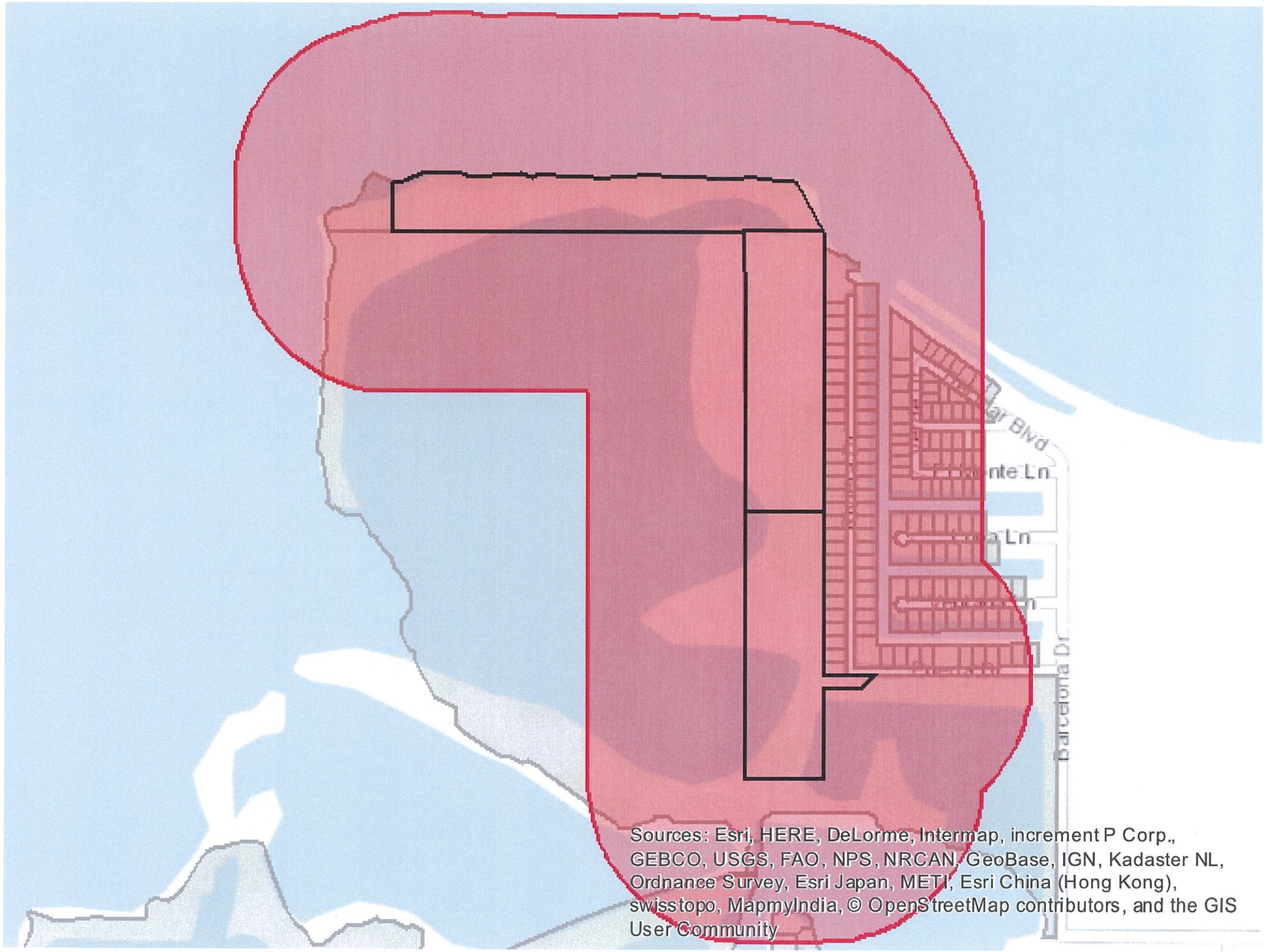
SUBSCRIBED AND SWORN TO BEFORE ME this 23rd day of August, 2017, by Barton W. Smith, Esq., who is personally known to me or who has produced _____ as identification, and who did take an oath.

My Commission Expires: 06/29/2020

(seal)

BRANDI GREEN
MY COMMISSION # FF 965986
EXPIRES: June 29, 2020
Bonded Thru Notary Public Underwriters

NOTARY PUBLIC
Brandi Green
Print Name


Barcelona Dr
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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

AGUIAR ALEXANDER R/S
50 RIVIERA DR
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ALFONSO PHYLLIS
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Hialeah, FL 33012-4727

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Elkton, MI 48731-9767

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ARCHANGEL DEVELOPMENT LTD
185 BENT TREE RD
SUNBURY, OH 43074-9680-

ARNOLD RICHARD JR
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Key West, FL 33041-4510

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15 VENTANA LN
KEY WEST, FL 33040-5429

BUECHNER ROBERT K
7 VENTANA LN
KEY WEST, FL 33040-5429

BURCHETT ROBERT G AND JANE E
8 AMARYLLIS DR
KEY WEST, FL 33040-6204-

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

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

CARTER WILLIAM A
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SUMMERLAND KEY, FL 33042-4131-

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3320 HARRIET AVE
KEY WEST, FL 33040-4678-

CATES KEVIN W
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KEY WEST, FL 33040-5612-

CAVE WELLS LLC
1406 SUNSET DR
KEY WEST, FL 33040-3958-

CHRISTIAN DEBORAH
27 Riviera DR
Key West, FL 33040-5422

CRUZ ORQUIDIA
310 PEACON LN
KEY WEST, FL 33040-6848-

D C MILLER CONSULTING INC
147 KEY HAVEN RD
KEY WEST, FL 33040-6212-

DADE ROBERT E
31524 Avenue F
Big Pine Key, FL 33043-4548

DAEFFLER JEANNINE
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KEY WEST, FL 33040-5417-

DANIELS GREGORY L
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Key West, FL 33040-5423

DAVIS JOSEPH A
8444 S Lake Forest DR
Davie, FL 33328-3053

DE POO MARTHA ANNE
PO BOX 911
KEY WEST, FL 33041-0911-

DECKER GARY
26 Riviera DR
Key West, FL 33040-5423

DELGADO DAGOBERTO AND JANET
43A 8TH AVE
KEY WEST, FL 33040-5863-

DENNIS KRYSTLE
46 Riviera DR
Key West, FL 33040-5423

Verified IA

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

DIEZEL JODY PAUL JR
21 VERDE DR
KEY WEST, FL 33040-5440-

DILLON LARRY J
3711 164TH ST SW APT X294
LYNNWOOD, WA 98087-7099-

DONALD REESE W
20 EL MONTE LN
KEY WEST, FL 33040-5416-

DORNISCH JOSEPH A
24 RIVIERA DR
KEY WEST, FL 33040-5423

FLAGG WILLIAM G AND AGNES I
55 BOCA CHICA RD LOT 83
KEY WEST, FL 33040-5617-

FLOWERS ROLAND
4 Calle Uno
Key West, FL 33040-5410

DUP

FLOWERS ROLAND
4 CALLE UNO
KEY WEST, FL 33040-5410-

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GADBERRY RAYMOND E
8 VENTANA LN
KEY WEST, FL 33040-5429

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

GARCIA DANIEL Q
16 Pequena LN
Key West, FL 33040-5419

GNAPP STEVEN
11 PUERTA DR
KEY WEST, FL 33040-5420

GUIRLINGER RYAN
10 VERDE DR
KEY WEST, FL 33040-5431-

GUYNN JAMES PHILIP
5 VENTANA LN
KEY WEST, FL 33040-5429

HALL KYLE F
16 EL MONTE LN
KEY WEST, FL 33040-5416-

WINKO WENDEL H
23 PUERTA DR
KEY WEST, FL 33040-5420

HALL RICHARD L SR AND BOBBIE S
24 VERDE DR
KEY WEST, FL 33040-5431-

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

HARPER CRISTINA M
21 EL MONTE LN
KEY WEST, FL 33040-5415-

HELLIESEN DOUGLAS AND CAROLYN
1221 LAIRD ST
KEY WEST, FL 33040-5019-

HILLIARD WILLIAM C
19 EL MONTE LN
KEY WEST, FL 33040-5415-

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

JACKSON DAVID A
22 EL MONTE LN
KEY WEST, FL 33040-5416-

JENNISON JAMES W
9 VENTANA LN
KEY WEST, FL 33040-5429-

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JOHNSON JERRY LEE
21 LUNA LN
KEY WEST, FL 33040-5417-

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

* Added to list

Verified TA

JONES VICTORIA
49 Brown ST
Mineola, NY 11501-2009

KEYW KIWI CORP
1331 DUNCAN ST
KEY WEST, FL 33040-3446-

LIZ MIGUEL
54 Riviera DR
Key West, FL 33040-5423

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

MONTAGUE CHERIE
27 DEL MAR BLVD
KEY WEST, FL 33040-5413-

MUNDINGER WALTER H
2441 W FARGO AVE
CHICAGO, IL 60645-1611-

NGO HONG P
16 Ventana LN
Key West, FL 33040-5429

O'DONNELL ALEXIS K
3201 Pearl AVE
Key West, FL 33040-4640

PARDEE DEBORAH M
12 LUNA LN
KEY WEST, FL 33040-5417

PERRY DONALD C L/E
28 VERDE DR
KEY WEST, FL 33040-5431-

JUSTICE TERRENCE K
31 DEL MAR BLVD
KEY WEST, FL 33040-5413-

LAPP THOMAS P
84 Sirius LN
Key West, FL 33040-6321

ZUNIGA ASENCION AND DILCIA
34 RIVIERA DR
KEY WEST, FL 33040-5423-

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

MONZON JOSE A L/E
14 Luna LN
Key West, FL 33040-5417

NEILSON LORI JAYE
1330 Duncan ST
Key West, FL 33040-3447

NIEVES ANTHONY R
17 EL MONTE LN
KEY WEST, FL 33040-5415-

O'DWYER KEVIN MICHAEL
1429 Oak Forest DR
Ormond Beach, FL 32174-3407

PARKER JAMES AND VALERIE J
880 CHEROKEE ST
SUMMERLAND KEY, FL 33042-3137-

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

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

LAURITZEN VALERIE
13 VENTANA LN
KEY WEST, FL 33040-5429

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

MOBLEY GORDON C
17735 FORT ST
RIVERVIEW, MI 48193-6673-

MOORE CHARLES NICHOLAS
15 Luna LN
Key West, FL 33040-5417

NELSON GARVID E
18 PEQUENA LN
KEY WEST, FL 33040-5419-

NOCAR OWEN
15 DEL MAR BLVD
KEY WEST, FL 33040-5413-

OGRAM JEFFREY M
10220 OLD QUARTER LN
NEW KENT, VA 23124-2624-

PENNYMAC CORP
6101 Condor DR , Unit Ste 200
Moorpark, CA 93021-2602

PERRY EDDIE R AND DIANA L
1 VENTANA LN
KEY WEST, FL 33040-5429-

Verified IA

GARCIA SILVIO REV TR 7/15/2004
13 BIRCHWOOD DR
KEY WEST, FL 33040-6209-

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

ROBERTS JESSE
11 Luna LN
Key West, FL 33040-5417

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

SEAWISE LLC
555 N ALEXANDER AVE
WASHINGTON, GA 30673-1563-

SHORT SUSAN
149 BALDWIN CT SE
PORT CHARLOTTE, FL 33952-9702-

SJOBERG-BOYD DEBRA
23 DEL MAR BLVD
KEY WEST, FL 33040-5413-

SOUTHCOMBE BRANDON M H/W
PSC 812 BOX 2302
FPO, 9627

STABILE PAUL A
4 VERDE DR
KEY WEST, FL 33040-5431-

TENZEL DAVID
3841 N 38TH AVE
HOLLYWOOD, FL 33021-1930-

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

QUARRY PARTNERS LLC
3030 Hartley RD , Unit Ste 310
Jacksonville, FL 32257-8213

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

SATTELMEIER MICHAEL AND DEBORAH
9 RIVIERA DR
KEY WEST, FL 33040-5422-

SERMONS NANCY R
2485 PROSPECTOR WAY
VICTORIA, BRITISH COLUMBIA V9B 5X6-

SIMPSON DAVID E
51 Riviera DR
Key West, FL 33040-5422

SOO ROBERT
818 19TH ST S
ARLINGTON, VA 22202-2610-

SPARKMAN MERLE L
20 VENTANA LN
KEY WEST, FL 33040-5429

TEAL JOSEPH V
14 RIVIERA DR
KEY WEST, FL 33040-5423-

THAMES KENDALL J
52 Riviera DR
Key West, FL 33040-5423

17 VENTANA LLC
2516 Linda AVE
Key West, FL 33040-5114

RAYMOND DANIEL
10550 BAYMEADOWS RD UNIT 704
JACKSONVILLE, FL 32256-4548-

ROLEWICZ TIMOTHY
2383 Middle Torch RD
Summerland Key, FL 33042-5801

SAWYER LEE ROY
18 LUNA LN
KEY WEST, FL 33040-5417

SHAW ROBBIE D
20 VERDE DR
KEY WEST, FL 33040-5431

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

SOO ROBERT
1701 JOHNSON ST
KEY WEST, FL 33040-4931-

SPINNEY DONALD L AND KATHLEEN
300 PROSPECT ST
WOODSTOCK, CT 06281-1414-

TEJEDA ALEX AND LYNNE E
8 CALLE DOS
KEY WEST, FL 33040-5464-

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

Verified IA

THEVENET JO A
43 RIVIERA DR
KEY WEST, FL 33040-5422-

UBEDA RAFEAL JUAN
24 VENTANA LN
KEY WEST, FL 33040-5429

WARZECHA JUDITH J
5 PUERTA DR
KEY WEST, FL 33040-5420

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

VANSE VALARIE J
17 Luna LN
Key West, FL 33040-5417

WILBUR WRIGHT 725 LLC
PO BOX 121
NEW YORK, NY 10014-0121-

WARE JERRY ALLEN
23 LUNA LN
KEY WEST, FL 33040-5417

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End of Additional File 2017-083

Item #3 Quarry Partners – Major CUP
Combined Plans

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CIVIL CONSTRUCTION PLANS
FOR

THE QUARRY

PART OF SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
MONROE COUNTY, FLORIDA

LOCATION MAP
N.T.S.

INDEX OF DRAWINGS

SHEET	DESCRIPTION
CS-1.0	COVER SHEET AND LOCATION MAP
C-1.0 - C-1.8	SITE PLAN
C-2.0 - C-2.8	DRAINAGE PLAN
C-3.0	EROSION CONTROL PLAN
C-4.0 - C4.8	WATER PLAN
C-5.0 - C-5.8	SANITARY SEWER PLAN
C-6.0	DRAINAGE DETAILS
C-7.0	WATER DETAILS
C-8.0	SEWER DETAILS
C-8.1	LIFT STATION DETAILS
C-9.0 - C-9.1	CIVIL DETAILS
C-10.0	ACCESS ROAD PLAN
C-10.1	UTILITY ACCESS PLAN ⚠1
C-10.2A	INITIAL ACCESS PLAN
C-10.2B	FINAL ACCESS PLAN

2 FULL BUSINESS DAYS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
OR
DIAL 811
sunshine state ONE CALL OF FLORIDA, INC. 811

UTILITY COMPANIES

FLORIDA KEYS AQUEDUCT AUTHORITY
1100 KENNEDY DRIVE
KEY WEST, FLORIDA 33040
(305)-296-2454

KEYS ENERGY SERVICES
1001 JAMES STREET
KEY WEST, FLORIDA 33040
305-295-1000

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

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RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
⚠1 COUNTY REVISIONS 11-13-2017

Title:
COVER SHEET AND LOCATION MAP

Sheet Number:
CS-1.0

Date: JUNE 9, 2017

GENERAL INFORMATION:	
Property RE: 00120940-000100	
Property RE: 00120940-000201	
Property RE: 00120940-000302	
Future Land Use Map: MC (Mixed Use/Commercial)	
Land Use: MU (Mixed Use)	
Tier Designation: Tier III	
Flood Zones: AE 10, AE 12, VE 12, VE 14, VE 16	
Total Land Area: 948,357.6 sf (21.77 acres)	
Total Upland Area: 654,760.34 sf (15.03 acres)	
Total Submerged Area: 239,597.26 sf (6.74 acres)	
Total Buildable Area: 523,808.27 sf (12.02 acres)	
Shoreline Setback Area: 132,433.16 sf (3.04 acres)	
Rear Setback Area: 17,524.85 sf (0.40 acres)	
Accessory Structures in Rear Setback: 0.00 sf (0.00 acres)	
% Accessory Structures in Rear Setback: 0.00%	
Dwelling Units: 208	
1 Bedroom Units: 56	
2 Bedroom Units: 136	
3 Bedroom Units: 16	
Maximum Density: (18 Units/Buildable Area) 216.45	
Miscellaneous Other: Clubhouse (2,785.79 s.f.)	
Conservation Area: 43,560 sf (1 acre)	
Setbacks:	
Front - 25 Feet	
Rear - 20 Feet	
Sideyard - 10/5 Feet	
Shoreline - 20 Feet (altered non-open water)	
Shoreline - 30 Feet (altered open water)	

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	165856.98	3.81
Pools/Plaza	3040.21	0.07
Sidewalks	24831.54	0.57
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	2322.17	0.05
Total Lot Coverage By Roads, Walkways & Pools	196050.9	4.50

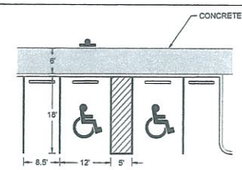
IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	323788.97	7.43
Total Pervious	330971.37	7.60
Impervious Percentage of Site	49.45%	
Open Space (Water)	293597.26	6.74
Open Space (Upland)	330971.37	7.60
Total Open Space	624568.63	14.34
Open Space Percentage of Site	65.86%	
Minimum Open Space Required	20.00%	
Open Space % (Accessory structure) Altered Basin	100%	
Open Space % Required Altered Basin	40%	
Open Space % (Accessory structure) Altered Open Water	92%	
Open Space % Required Altered Open Water	70%	

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.79	0.06
Building 1	13590.25	0.31
Building 2	15032.35	0.35
Building 3	14893.25	0.34
Building 4	13590.25	0.31
Building 5	15032.35	0.35
Building 6	13590.25	0.31
Building 7	14893.25	0.34
Gazebo	340.01	0.01
Building 8	13590.25	0.31
Building 9	10400.07	0.24
Total	127738.07	2.93

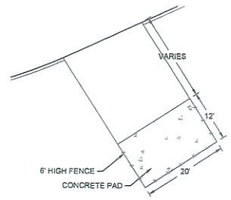
Parking Provided	
Clubhouse	22
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	62
Gazebo	8
Building 8	40
Building 9	22
Total Parking	474

*Provided ADA Parking: 21 of 474 spaces

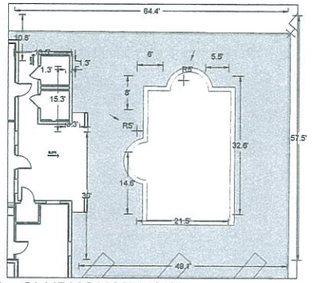
Monroe County Landscape Code Requirements:	
	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C



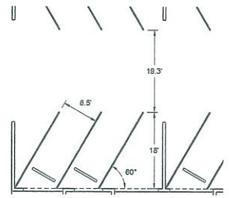
1 C-1.0 TYPICAL PARKING DETAIL
SCALE: N.T.S.



2 C-1.0 TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.



3 C-1.0 CLUBHOUSE POOL
SCALE: N.T.S.



4 C-1.0 TYPICAL BUILDING PARKING
SCALE: N.T.S.

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
	Spaces per unit		
Required Parking Spaces 114-67©	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces

CONSTRUCTION MANAGEMENT PLAN FOR QUARRY DEVELOPMENT

PURPOSE

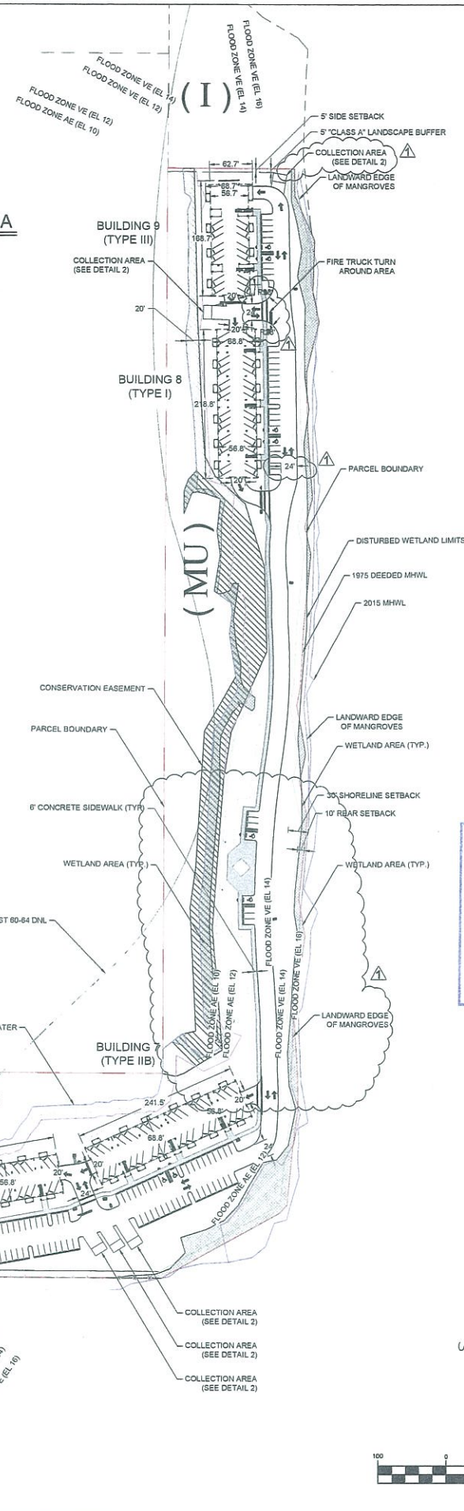
To identify the most suitable methods for construction of the new Quarry residential development and associated elements.

CONSTRUCTION PROCEDURE SUMMARY

The construction sequence is as follows:

1. Install appropriate construction fencing, and signage. Time required: 1 week.
2. Clear construction site of all trees and other vegetation. Time required: 2 weeks.
3. The construction area will be cleared using heavy equipment such as bulldozers, front end loaders and dump trucks. The debris and vegetation will be hauled to a permitted landfill. Time required: 2 weeks.
4. Install silt fence around the perimeter of the plans. The silt fence shall follow the FDOT standards. Time required: 3 weeks.
5. Next the site will be rough graded. This will be accomplished using heavy equipment such as graders, rollers, front end loaders, backhoes, bulldozers and dump trucks. Time required: 4 weeks.
6. After grading is completed contractor will install the utilities to the proposed buildings, such as water/sewer lines, power lines. At this time contractor, also shall install catch basins to control storm water runoff post development. This will be accomplished using heavy equipment such as excavators, backhoes, front end loaders and dump trucks. Time required: 12 weeks.
7. After the utilities are installed then the building foundation will be installed. This will be accomplished using drill rigs to install the augers, cement mixer trucks, bobcats, and backhoes. Time required: 8 weeks.
8. After the foundation is installed the building walls, roof and interior elements will be constructed. This will be accomplished using boom trucks, cranes, and light equipment. Time required: 20 weeks.
9. Once the building is complete the exterior elements will be completed such as final grading, the curb installation, the asphalt parking lot and landscaping, striping, and all necessary signage and outdoor light fixtures. This will be accomplished using asphalt equipment such as rollers, asphalt spreader, and light equipment. Time required: 12 weeks.

TOTAL TIME REQUIRED APPROXIMATELY: 64 WEEKS



LEGEND:	
(I)	INDUSTRIAL
(MU)	MIXED USE
(URM)	URBAN RESIDENTIAL MOBILE
	CONSERVATION EASEMENT
	FIRE HYDRANT (TYP. OF 8)
	WETLAND AREA

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

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RICHARD J. MILELLI
No. 58315
STATE OF FLORIDA
PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: AMF	Checked By: RJM
Project No.	Scale: AS NOTED

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1 COUNTY REVISIONS 11-13-2017

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Date: JUNE 9, 2017

FLOOD ZONE AE (EL 12)
FLOOD ZONE AE (EL 09)

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PARCEL BOUNDARY
5' "CLASS A" LANDSCAPE BUFFER
15' FRONT SETBACK
PARCEL BOUNDARY
EDGE OF WATER
20' SETBACK
MAILBOX
ONE WAY SIGN (R6-1L)
TYPE D CURB (TYP)
MATCH LINE SEE SHEET C-1.2

KEY MAP
N.T.S
1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8

STOP BAR AND STOP SIGN (TYP)
DO NOT ENTER SIGN (R5-1)
BUILDING 1 (TYPE I)
CLUBHOUSE
56.4'
60.0'
14'
218.8'
68.8'
18'
6.5'
19.3'
60°
20'
8.5'
8.5'
16'
12'
5'
24'
DO NOT ENTER SIGN (R5-1)
DO NOT ENTER SIGN (R5-1)
STOP BAR AND STOP SIGN (TYP)
EDGE OF PAVEMENT (TYP.)
6' CONCRETE SIDEWALK (TYP)
FIRE HYDRANT ASSEMBLY (TYP)
10' SIDE SETBACK
NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY
10' "CLASS C" LANDSCAPE BUFFER
DISTURBED WETLAND AREA
NAS KEY WEST 65-69 DNL
CONNECT TO EXISTING WATERMAIN, SEWER SYSTEM, AND ELECTRICITY ON BARCELONA ROAD
COLLECTION AREA
PARCEL BOUNDARY
NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY
RIVIERA DRIVE

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PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

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SITE PLAN

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PARCEL BOUNDARY

MATCH LINE SEE SHEET C-1.1

MATCH LINE SEE SHEET C-1.3

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

KEY MAP
N.T.S
1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8

TYPE D CURB (TYP.)
ONE WAY SIGN (R6-1L)
MAILBOX
20' SETBACK
EDGE OF WATER
ONE WAY SIGN (R6-1L)
MAILBOX

BUILDING 2
(TYPE IA)
242.1'
77.5'
66.6667g
19.3'
18'
8.5'
13.1'
9.3'
12.3'

BUILDING 3
(TYPE IIB)
241.5'
68.8'
60°0'0.01"
19.3'
18'
8.5'
8.2'
9.3'

DO NOT ENTER SIGN (R5-1)
DO NOT ENTER SIGN (R5-1)
COLLECTION AREA
FIRE HYDRANT ASSEMBLY (TYP.)
NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY
STOP BAR AND STOP SIGN (TYP)
6' CONCRETE SIDEWALK (TYP)
10' "CLASS C" LANDSCAPE BUFFER
10' SIDE SETBACK
EDGE OF PAVEMENT (TYP.)
PARCEL BOUNDARY
COLLECTION AREA

RIVIERA DRIVE

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

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Revisions:
1 COUNTY REVISIONS 11-13-2017

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SITE PLAN

Sheet Number:
C-1.2

Date: JUNE 9, 2017

PARCEL BOUNDARY

PARCEL BOUNDARY

PARCEL 1 PARCEL 2

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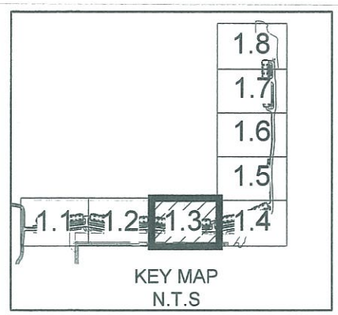
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

MATCH LINE SEE SHEET C-1.2

MATCH LINE SEE SHEET C-1.4

20' SETBACK

EDGE OF WATER

ONE WAY SIGN (R6-1L)

MAILBOX

ONE WAY SIGN (R6-1L)

TYPE D CURB (TYP.)

218.8'

242.1'

218.8'

BUILDING 4
(TYPE I)

20

66.6'

BUILDING 5
(TYPE IIA)

24

77.5'

66.6667g

19.3'

DO NOT ENTER SIGN (R5-1)

DO NOT ENTER SIGN (R5-1)

MAILBOX

FIRE HYDRANT ASSEMBLY (TYP.)

COLLECTION AREA

10' "CLASS C" LANDSCAPE BUFFER

10' SIDE SETBACK

6' CONCRETE SIDEWALK (TYP)

NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY

NAS KEY WEST 60-64 DNL

PARCEL BOUNDARY

STOP BAR AND STOP SIGN (TYP)

FIRE HYDRANT ASSEMBLY (TYP.)

EDGE OF PAVEMENT (TYP.)

FLOOD ZONE VE (EL 10)
FLOOD ZONE VE (EL 12)

RIVIERA DRIVE

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201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3283 fax 293-4899

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

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Title:
SITE PLAN

Sheet Number:
C-1.3

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-1.5

MATCH LINE SEE SHEET C-1.3

PARCEL BOUNDARY

CONSERVATION EASEMENT

NAS KEY WEST 60-64 DNL

EDGE OF WATER

20' SETBACK

MAILBOX

FLOOD ZONE AE (EL 10)
FLOOD ZONE AE (EL 12)
FLOOD ZONE VE (EL 12)
FLOOD ZONE VE (EL 14)
FLOOD ZONE VE (EL 14)

10' REAR SETBACK

30' SHORELINE SETBACK

LANDWARD EDGE OF MANGROVES

2015 MHWL

DO NOT ENTER SIGN (R5-1)

ONE WAY SIGN (R6-1L)

TYPE D CURB (TYP.)

BUILDING 7
(TYPE IIB)

BUILDING 6
(TYPE I)

MAILBOX

STOP BAR AND STOP SIGN (TYP)

FLOOD ZONE AE (EL 12)

FLOOD ZONE VE (EL 14)

6' CONCRETE SIDEWALK (TYP)

FIRE HYDRANT ASSEMBLY (TYP.)

COLLECTION AREA

COLLECTION AREA

COLLECTION AREA

EDGE OF PAVEMENT (TYP.)

FLOOD ZONE VE (EL 10)
FLOOD ZONE VE (EL 12)

NEW 6' HIGH FENCE ALONG EDGE OF PARCEL BOUNDARY

10' "CLASS C" LANDSCAPE BUFFER

10' SIDE SETBACK

FLOOD ZONE VE (EL 12)
FLOOD ZONE VE (EL 14)

FLOOD ZONE VE (EL 14)
FLOOD ZONE VE (EL 16)

PARCEL BOUNDARY

WETLAND AREA (TYP.)

1975 DEEDED MHWL

RIVIERA DRIVE

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

KEY MAP
N.T.S

1.1 1.2 1.3 1.4 1.5 1.6 1.7 1.8

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Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

Seal: 1/2/2018

RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
11-13-2017
COUNTY REVISIONS

Title:
SITE PLAN

Sheet Number:
C-1.4

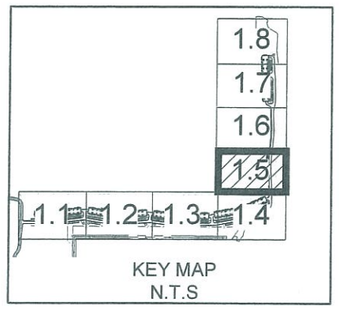
Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-1.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft



KEY MAP
N.T.S

6' CONCRETE SIDEWALK (TYP)
20' SETBACK
PARCEL BOUNDARY
WETLAND AREA (TYP.)
EDGE OF WATER
NAS KEY WEST 60-64 DNL
CONSERVATION EASEMENT
FLOOD ZONE AE (EL 12)
FLOOD ZONE AE (EL 10)
FLOOD ZONE VE (EL 14)
FLOOD ZONE AE (EL 12)
FLOOD ZONE VE (EL 16)
FLOOD ZONE VE (EL 14)
24'
23.4'
41'
16'
39.2'
7.4'
18.9'
7.5'
41'
23.7'
24'
12'
5'
8.5'
EDGE OF PAVEMENT (TYP.)
10' REAR SETBACK
30' SHORELINE SETBACK
LANDWARD EDGE OF MANGROVES
FIRE HYDRANT ASSEMBLY (TYP.)
1975 DEEDED MHWL
WETLAND AREA (TYP.)
PARCEL BOUNDARY
2015 MHWL

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ROCKLAND KEY, FLORIDA

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Revisions:
1 COUNTY REVISIONS 11-13-2017

Title:
SITE PLAN

Sheet Number:
C-1.5

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-1.7

GRAPHIC SCALE

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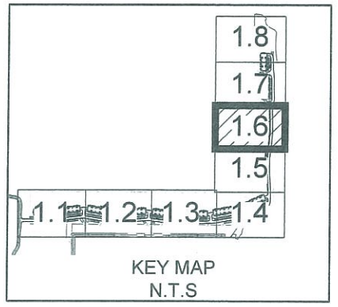
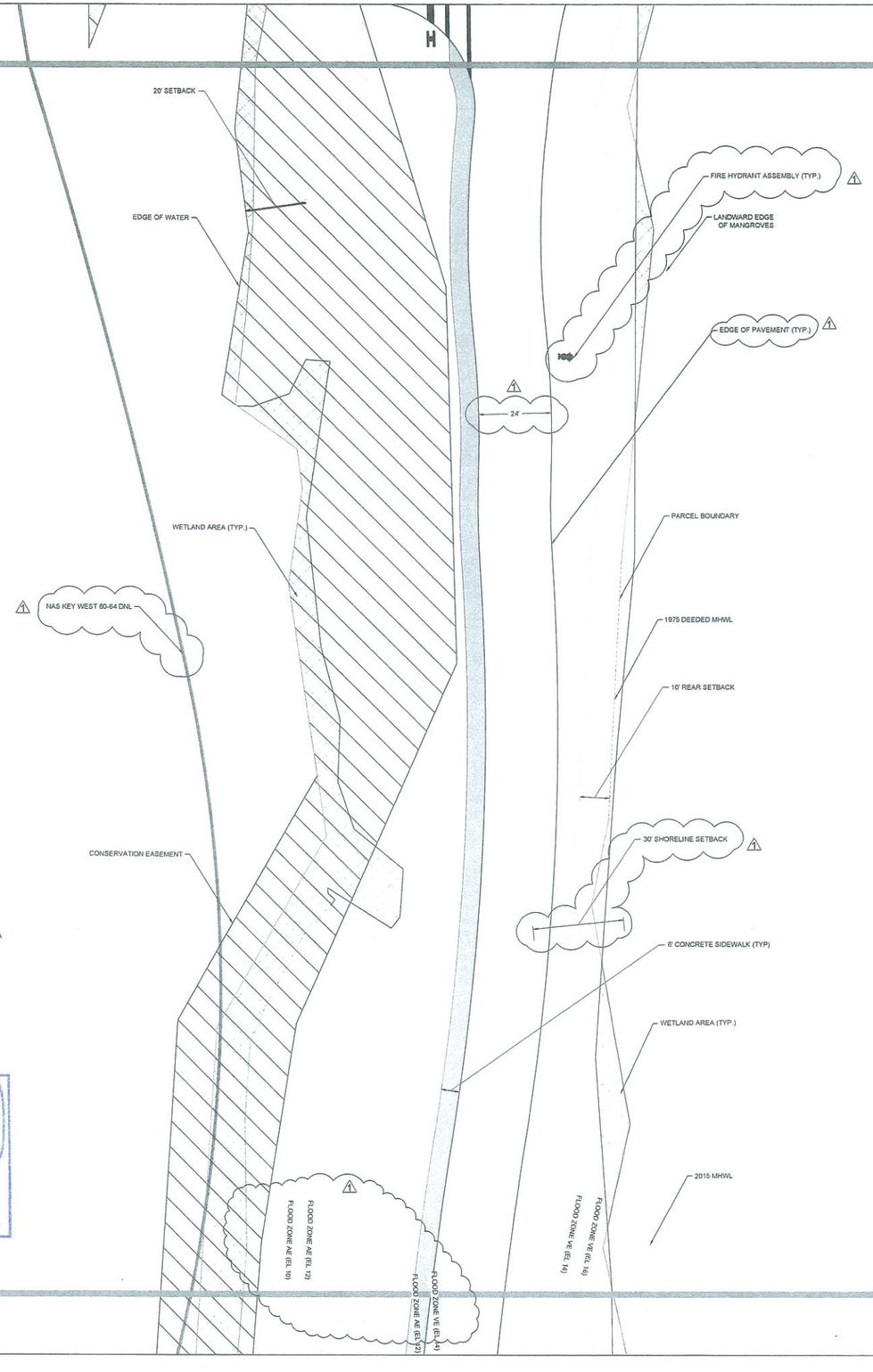
(IN FEET)
1 inch = 20 ft



KEY MAP
N.T.S



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PE #58315

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ROCKLAND KEY, FLORIDA

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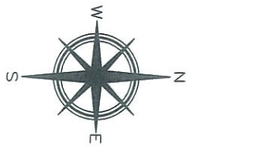
SITE PLAN

Sheet Number:
C-1.6

Date: JUNE 9, 2017

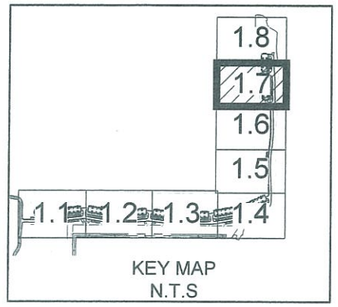
MATCH LINE SEE SHEET C-1.8



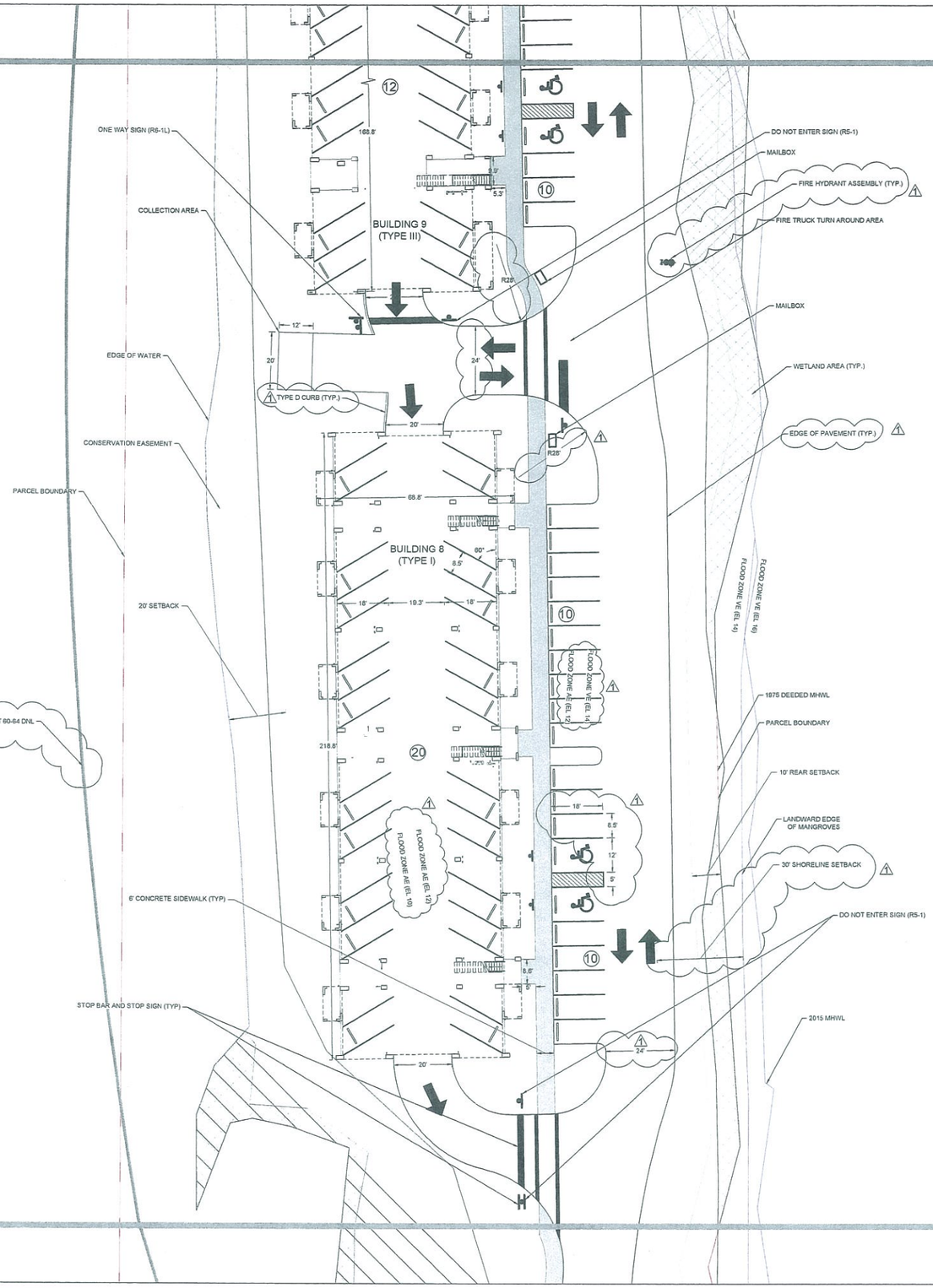
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S



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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
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ROCKLAND KEY, FLORIDA

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Revisions:
1 COUNTY REVISIONS 11-13-2017

Title:
SITE PLAN

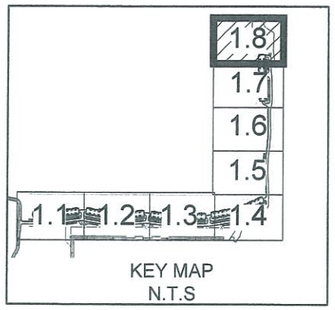
Sheet Number:
C-1.7

Date: JUNE 9, 2017

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

NAS KEY WEST 60-64 DNL

FLOOD ZONE AE (EL 12)
FLOOD ZONE AE (EL 10)

FLOOD ZONE VE (EL 16)
FLOOD ZONE VE (EL 14)

FLOOD ZONE VE (EL 14)
FLOOD ZONE AE (EL 12)

6' CONCRETE SIDEWALK (TYP)
COLLECTION AREA
20' SETBACK
10' REAR SETBACK
LANDWARD EDGE OF MANGROVES
EDGE OF WATER
2015 MHWL
BUILDING 9
(TYPE III)
1975 DEEDED MHWL
30' SHORELINE SETBACK
CONSERVATION EASEMENT
PARCEL BOUNDARY
WETLAND AREA (TYP.)
168.8'

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

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1 COUNTY REVISIONS 11-13-2017

Title:
SITE PLAN

Sheet Number:
C-1.8

Date: JUNE 9, 2017

WATER QUANTITY - PREDEVELOPMENT

PROJECT AREA	15.03 AC
PERVIOUS AREA	15.03 AC
IMPERVIOUS AREA	0.00 AC
% IMPERVIOUS	0.00%
RAINFALL FOR 25YR/24HR EVENT (P)	11.00 IN
DEPTH TO WATER TABLE	3 FT
UNDEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	4.95 IN
QPRE = (P - 0.2S)^2 / (P + 0.8S) [25YR/24HR]	6.70 IN

WATER QUANTITY - POSTDEVELOPMENT

PROJECT AREA	15.03 AC
PERVIOUS AREA	7.60 AC
IMPERVIOUS AREA	7.43 AC
% IMPERVIOUS	49.45%
RAINFALL FOR 25YR/24HR EVENT (P)	11.00 IN
DEPTH TO WATER TABLE	3 FT
DEVELOPED AVAILABLE STORAGE	4.95 IN
SOIL STORAGE (S)	2.50 IN
QPOST = (P - 0.2S)^2 / (P + 0.8S) [25YR/24HR]	8.48 IN

POSTDEVELOPMENT - PREDEVELOPMENT

QPOST - QPRE [25YR/24HR]	2.01 IN	
VOLUME = QA [25YR/24HR]	30.23 AC-IN	2.519 AC-FT

WATER QUALITY

PROJECT AREA	12.31 AC
IMPERVIOUS AREA	4.71 AC
% IMPERVIOUS	38.27%
A) ONE INCH OF RUNOFF FROM DRAINAGE BASIN	1.253 AC-FT
B) 2.5 INCHES * % IMPERVIOUS * TOT. PROJ. AREA	1.198 AC-FT

WATER QUANTITY VS. WATER QUALITY

NOTE:
BASED ON STORMWATER RUNOFF CALCULATIONS, A GRAVITY INJECTION WELL WILL HANDLE THE POST-DEVELOPMENT RUNOFF QUANTITY.

QUANTITY		QUALITY
2.519 AC-FT	>	1.549 AC-FT

SWALE VOLUME REQUIRED

WATER QUALITY/QUANTITY * 50%	33728.02 CU. FT	0.77 AC-FT

NOTE:
THE SWALES ARE REQUIRED TO PRETREAT THE RUNOFF PRIOR TO DISCHARGE TO THE INJECTION WELL. A 50% CREDIT WAS TAKEN BECAUSE THE BOTTOM OF THE SWALE SHALL BE AT LEAST 1 FT ABOVE THE WATER

SWALE VOLUME PROVIDED

SWALE A =	0.54 AC-IN
SWALE B =	0.09 AC-IN
TOTAL =	0.63 AC-IN

INJECTION WELL #1 DESIGN

DESIGN VOLUME	5.02 AC-IN
DESIGN RATE (DESIGN VOLUME/3/24)	0.07 AC-IN/HR
ASSUMED (K) VALUE BETWEEN 60' TO 90'	0.05 CFS/SQ. FT
WELL DIAMETER (D)	2.00 FT
SURFACE AREA PER FOOT OF WELL LENGTH (SA)	6.28 SQ. FT
LENGTH OF OPEN HOLE (L)	60.00 FT
WELL DISCHARGE CAPACITY = (K)(SA)(L)	18.85 CFS

AVAIL. CAPACITY		REQUIRED
18.85 CFS	>	5.66 CFS

(PEAK RUNOFF RATE CALCULATED USING RATIONAL METHOD)

INJECTION WELL #2 DESIGN

DESIGN VOLUME	2.50 AC-IN
DESIGN RATE (DESIGN VOLUME/3/24)	0.03 AC-IN/HR
ASSUMED (K) VALUE BETWEEN 60' TO 90'	0.05 CFS/SQ. FT
WELL DIAMETER (D)	2.00 FT
SURFACE AREA PER FOOT OF WELL LENGTH (SA)	6.28 SQ. FT
LENGTH OF OPEN HOLE (L)	60.00 FT
WELL DISCHARGE CAPACITY = (K)(SA)(L)	18.85 CFS

AVAIL. CAPACITY		REQUIRED
18.85 CFS	>	2.98 CFS

(PEAK RUNOFF RATE CALCULATED USING RATIONAL METHOD)

INJECTION WELL #3 DESIGN

DESIGN VOLUME	12.03 AC-IN
DESIGN RATE (DESIGN VOLUME/3/24)	0.17 AC-IN/HR
ASSUMED (K) VALUE BETWEEN 60' TO 90'	0.05 CFS/SQ. FT
WELL DIAMETER (D)	2.00 FT
SURFACE AREA PER FOOT OF WELL LENGTH (SA)	6.28 SQ. FT
LENGTH OF OPEN HOLE (L)	60.00 FT
WELL DISCHARGE CAPACITY = (K)(SA)(L)	18.85 CFS

AVAIL. CAPACITY		REQUIRED
18.85 CFS	>	13.64 CFS

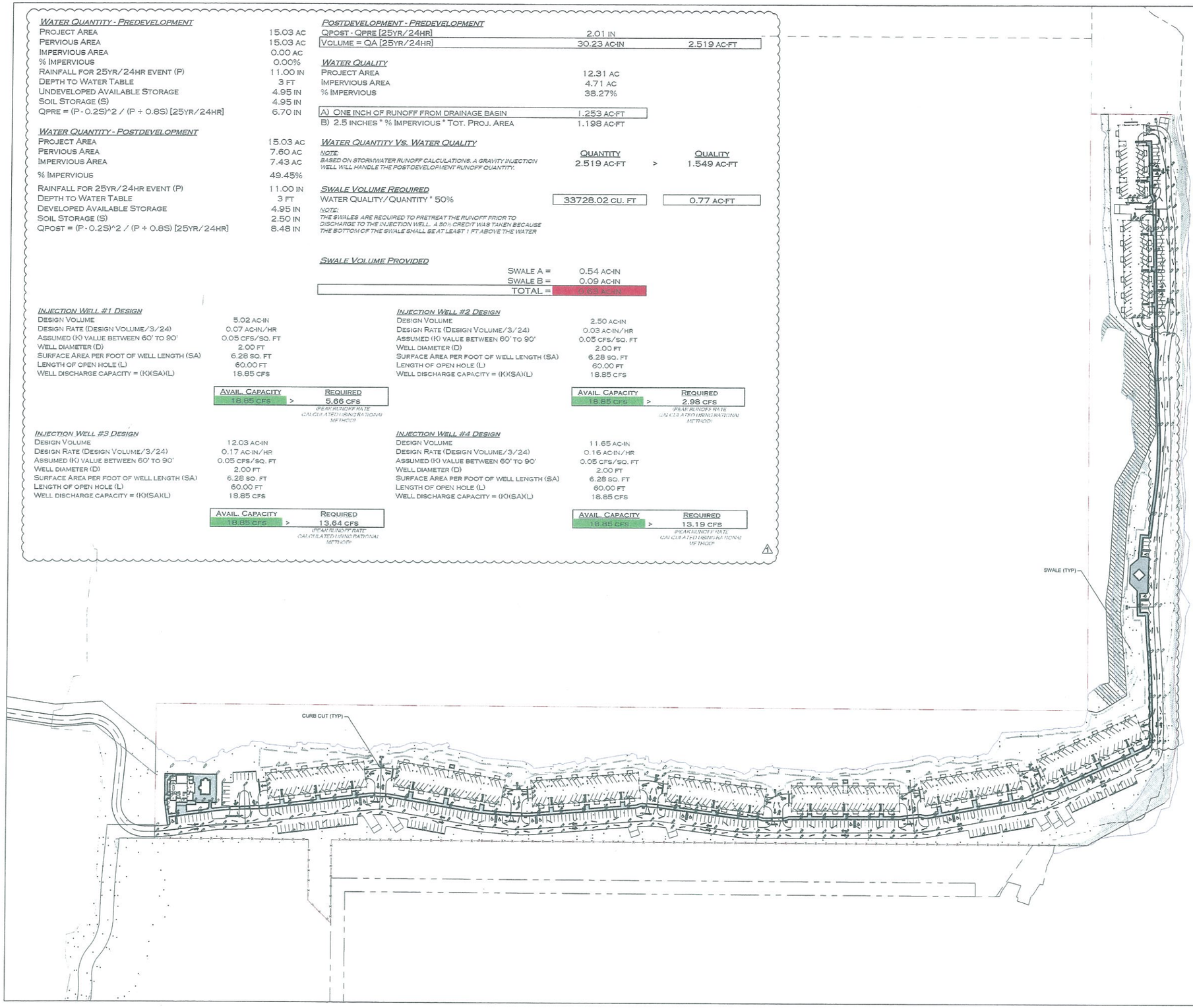
(PEAK RUNOFF RATE CALCULATED USING RATIONAL METHOD)

INJECTION WELL #4 DESIGN

DESIGN VOLUME	11.65 AC-IN
DESIGN RATE (DESIGN VOLUME/3/24)	0.16 AC-IN/HR
ASSUMED (K) VALUE BETWEEN 60' TO 90'	0.05 CFS/SQ. FT
WELL DIAMETER (D)	2.00 FT
SURFACE AREA PER FOOT OF WELL LENGTH (SA)	6.28 SQ. FT
LENGTH OF OPEN HOLE (L)	60.00 FT
WELL DISCHARGE CAPACITY = (K)(SA)(L)	18.85 CFS

AVAIL. CAPACITY		REQUIRED
18.85 CFS	>	13.19 CFS

(PEAK RUNOFF RATE CALCULATED USING RATIONAL METHOD)



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LEGEND

- DRAINAGE FLOW
- PROPOSED SWALE
- PROPOSED DITCH/ROAD INLET
- STORM SEWER PIPE

NOTE:
ALL ELEVATIONS ARENAVD 88, TO CONVERT TO NGVD 29 ADD 1.36 FT.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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Key West, Florida 33040
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PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED
AutoCad File No.	

Revisions:
1 COUNTY REVISIONS 11-13-2017

Title: DRAINAGE PLAN

Sheet Number: C-2.0

Date: JUNE 9, 2017

GRAPHIC SCALE

20 0 10 20 40 80

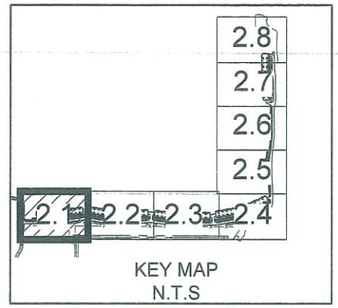
(IN FEET)
1 inch = 20 ft.

LEGEND

- DRAINAGE FLOW
- PROPOSED SWALE
- PROPOSED DITCH/ROAD INLET
- STORM SEWER PIPE

NOTE:

ALL ELEVATIONS ARENAVD 88. TO CONVERT TO NGVD 29 ADD 1.36 FT.



KEY MAP
N.T.S

MATCH LINE SEE SHEET C-2.2

PROPOSED SWALE (TYP.)

D-8
TYPE "C" INLET
RIM EL = 1.94'
INVERT (E) = -3.57'

±109 L.F. OF 15" HDPE @ 0.3% SLOPE

D-4
TYPE "C" INLET
RIM EL = 1.94'
INVERT (E) = -1.78'

±83 L.F. OF 15" HDPE @ 0.3% SLOPE

±96 L.F. OF 15" HDPE @ 0.3% SLOPE

D-5
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.32'
INVERT (N) = -2.32'

±96 L.F. OF 15" HDPE @ 0.3% SLOPE

D-6
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.61'
INVERT (N) = -2.61'

±96 L.F. OF 15" HDPE @ 0.3% SLOPE

D-7
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.88'
INVERT (N) = -3.24'
INVERT (W) = -3.24'

D-3
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.03'
INVERT (N) = -2.03'
INVERT (W) = -2.03'

±94 L.F. OF 15" HDPE @ 0.3% SLOPE

D-2
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -1.74'
INVERT (N) = -1.74'

±97 L.F. OF 15" HDPE @ 0.3% SLOPE

D-1
TYPE "C" INLET
RIM EL = 1.94'
INVERT (N) = -1.45'

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ROCKLAND KEY, FLORIDA

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Project No.	Scale:
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Revisions:
11-13-2017
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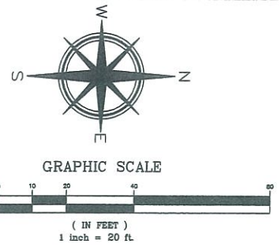
Title:
DRAINAGE PLAN

Sheet Number:
C-2.1

Date: JUNE 9, 2017



MATCH LINE SEE SHEET C-2.1

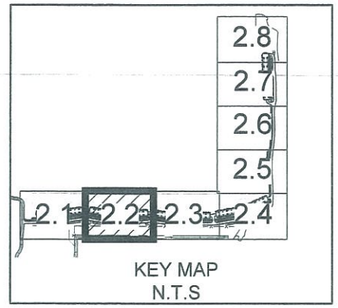
MATCH LINE SEE SHEET C-2.3

LEGEND

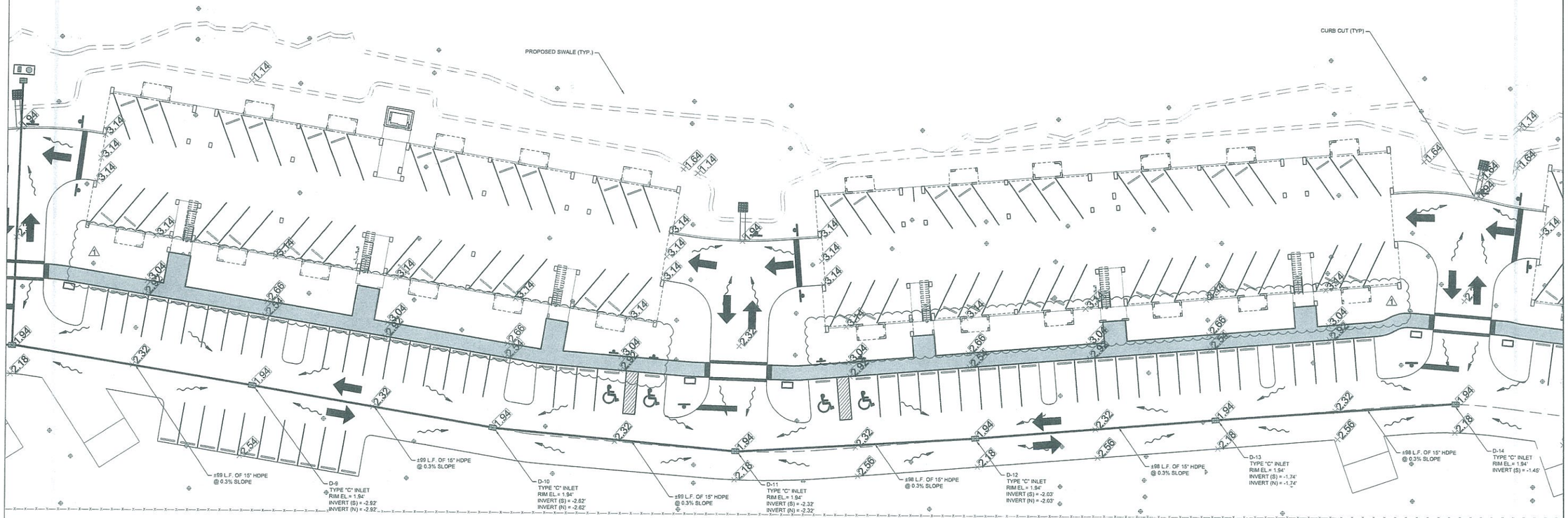
- DRAINAGE FLOW
- PROPOSED SWALE
- PROPOSED DITCH/ROAD INLET
- STORM SEWER PIPE

NOTE:

ALL ELEVATIONS ARENAVD 88. TO CONVERT TO NGVD 29 ADD 1.36 FT.



KEY MAP
N.T.S



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General Notes:

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ROCKLAND KEY, FLORIDA

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Project No.	Scale: AS NOTED

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Revisions:
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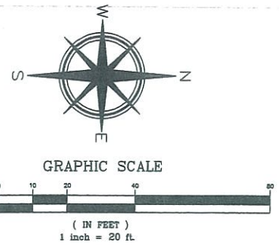
Title: DRAINAGE PLAN

Sheet Number: C-2.2

Date: JUNE 9, 2017



MATCH LINE SEE SHEET C-2.2

MATCH LINE SEE SHEET C-2.4

LEGEND

DRAINAGE FLOW

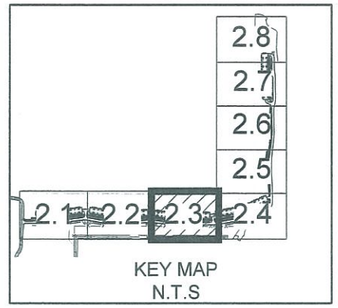
PROPOSED SWALE

PROPOSED DITCH/ROAD INLET

STORM SEWER PIPE

NOTE:

ALL ELEVATIONS ARENAVD 88. TO CONVERT TO NGVD 29 ADD 1.36 FT.



KEY MAP
N.T.S

D-21
TYPE "C" INLET
RIM EL = 1.94'
INVERT (E) = -3.24'

±115 L.F. OF 15" HDPE @ 0.3% SLOPE

PROPOSED SWALE (TYP.)

CURB CUT (TYP)

D-15
TYPE "C" INLET
RIM EL = 1.94'
INVERT (N) = -1.45'

±91 L.F. OF 15" HDPE @ 0.3% SLOPE

D-16
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -1.72'
INVERT (N) = -1.72'

±91 L.F. OF 15" HDPE @ 0.3% SLOPE

D-17
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -1.99'
INVERT (N) = -1.99'

±101 L.F. OF 15" HDPE @ 0.3% SLOPE

D-18
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.29'
INVERT (N) = -2.29'

±99 L.F. OF 15" HDPE @ 0.3% SLOPE

D-19
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.59'
INVERT (N) = -2.59'

±99 L.F. OF 15" HDPE @ 0.3% SLOPE

D-20
TYPE "C" INLET
RIM EL = 1.94'
INVERT (S) = -2.89'
INVERT (N) = -2.89'
INVERT (W) = -2.89'

±95 L.F. OF 15" HDPE @ 0.3% SLOPE

RIVIERA DRIVE

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2017-083
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Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal: 1/2/2018

RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
1 COUNTY REVISIONS 11-13-2017

Title:
DRAINAGE PLAN

Sheet Number:
C-2.3

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-2.5

MATCH LINE SEE SHEET C-2.3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft

PROPOSED SWALE (TYP.)

±96 L.F. OF 15" HDPE @ 0.3% SLOPE

D-27
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (W) = -1.45'

D-26
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (S) = -1.45'

±98 L.F. OF 15" HDPE @ 0.3% SLOPE

D-25
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (S) = -1.75'
INVERT (N) = -1.75'

±98 L.F. OF 15" HDPE @ 0.3% SLOPE

D-24
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (S) = -2.05'
INVERT (N) = -2.05'

±95 L.F. OF 15" HDPE @ 0.3% SLOPE

D-23
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (S) = -2.33'
INVERT (N) =-2.33'

±95 L.F. OF 15" HDPE @ 0.3% SLOPE

D-22
TYPE "C" INLET
RIM EL.= 1.94'
INVERT (S) = -2.61'
INVERT (N) = -2.61'

±95 L.F. OF 15" HDPE @ 0.3% SLOPE

RIVIERA DRIVE

LEGEND

- DRAINAGE FLOW
- PROPOSED SWALE
- PROPOSED DITCH/ROAD INLET
- STORM SEWER PIPE

NOTE:

ALL ELEVATIONS ARENAVD 88. TO CONVERT TO NGVD 29 ADD 1.36 FT.

KEY MAP
N.T.S

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AutoCad File No.

Revisions:
11-13-2017
COUNTY REVISIONS

Title:
DRAINAGE PLAN

Sheet Number:
C-2.4

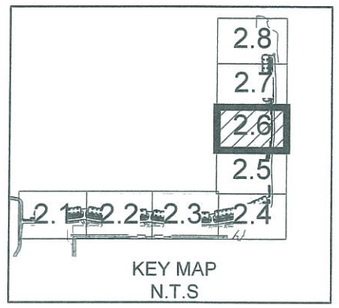
Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-2.6

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



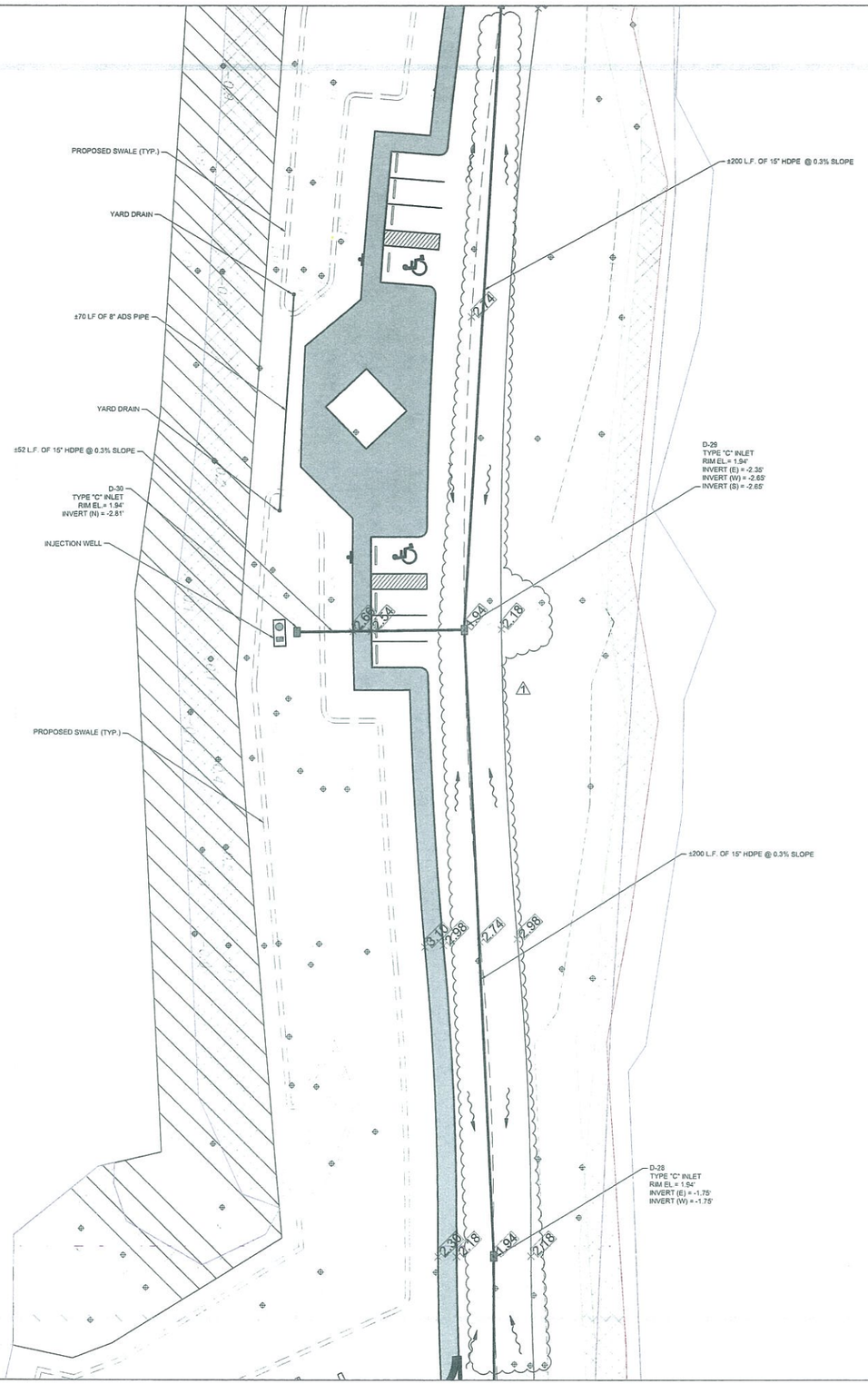
KEY MAP
N.T.S

LEGEND

- DRAINAGE FLOW
- PROPOSED SWALE
- PROPOSED DITCH/ROAD INLET
- STORM SEWER PIPE

NOTE:

ALL ELEVATIONS ARENAVD 88. TO CONVERT TO NGVD 29 ADD 1.36 FT.



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ROCKLAND KEY, FLORIDA

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Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
⚠ COUNTY REVISIONS 11-13-2017

Title:
DRAINAGE PLAN

Sheet Number:
C-2.5

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-2.7

GRAPHIC SCALE

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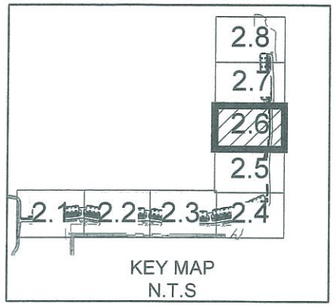
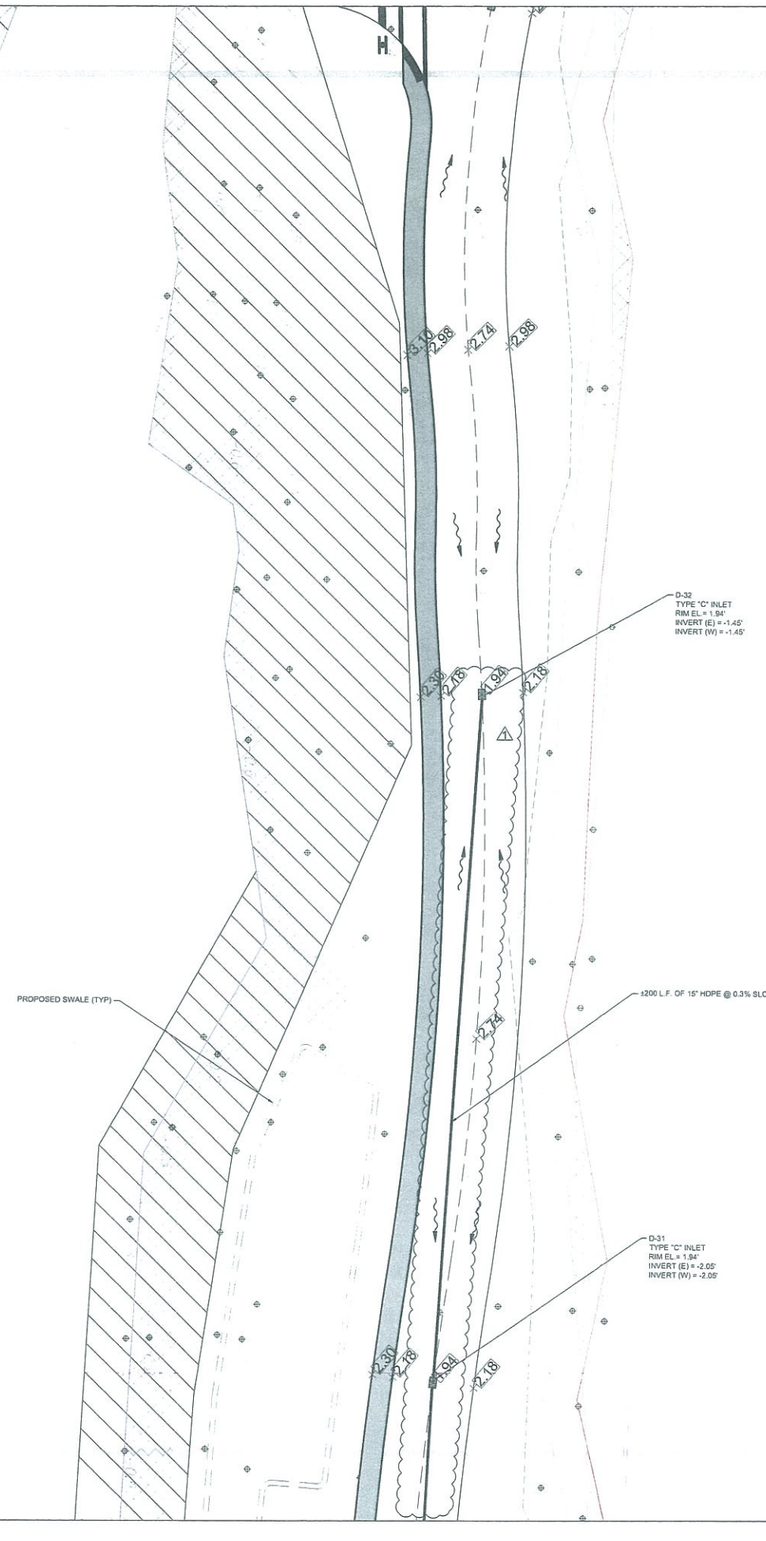
(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S



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AutoCad File No.

Revisions:
1 COUNTY REVISIONS 11-13-2017

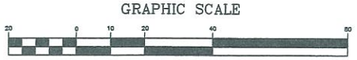
Title:
DRAINAGE PLAN

Sheet Number:
C-2.6

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-2.8

GRAPHIC SCALE



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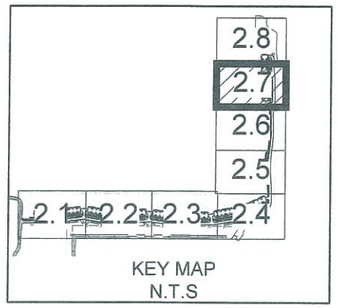
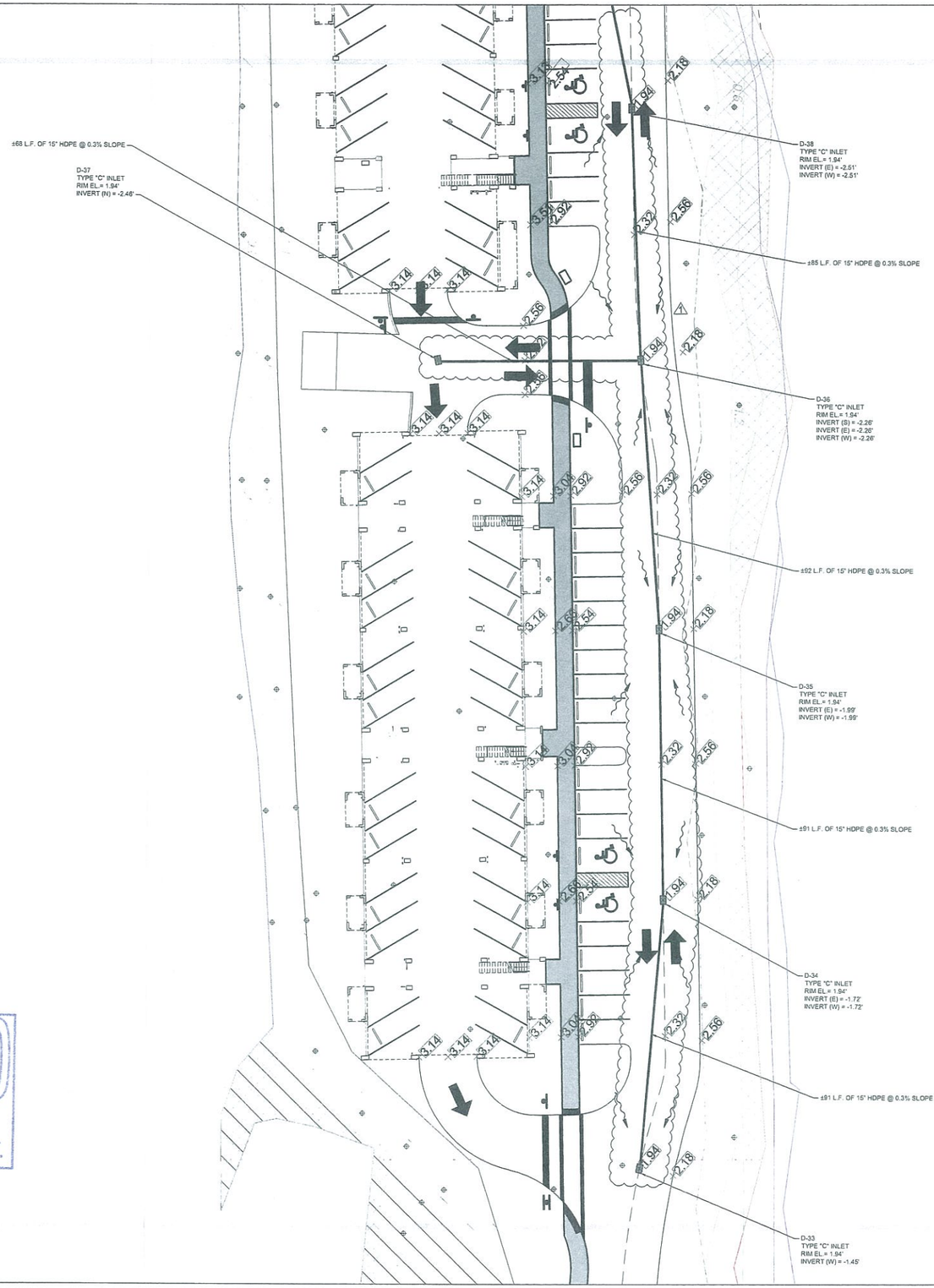


KEY MAP
N.T.S



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ROCKLAND KEY, FLORIDA

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Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:
1 COUNTY REVISIONS 11/13/2017

Title:
DRAINAGE PLAN

Sheet Number:
C-2.7

Date: JUNE 9, 2017

GRAPHIC SCALE

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(IN FEET)
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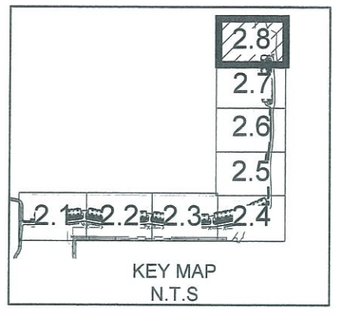

KEY MAP
N.T.S

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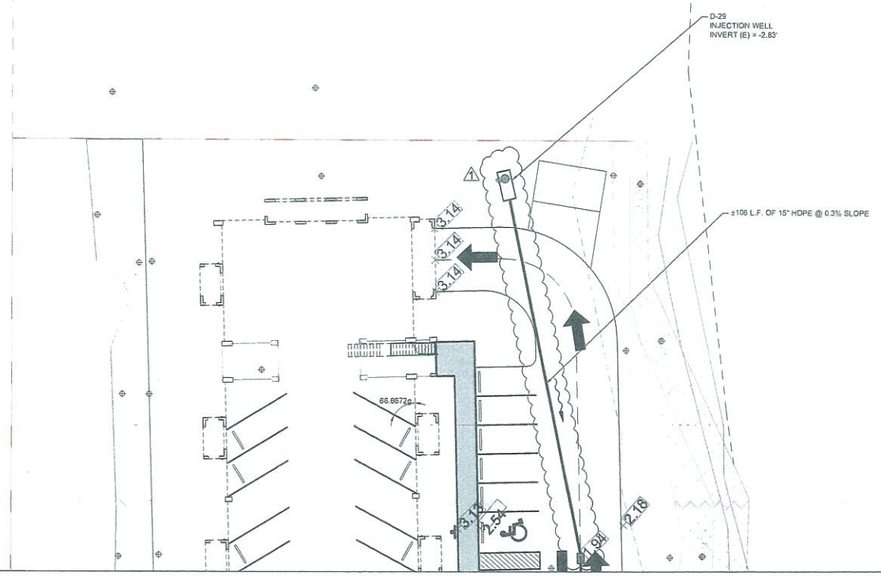

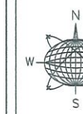

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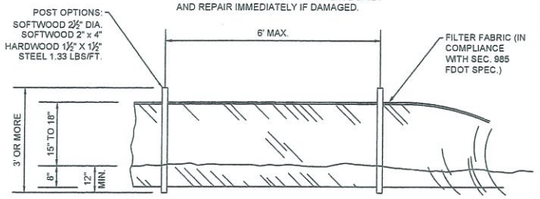
Revisions:
1 COUNTY REVISIONS 11-13-2017

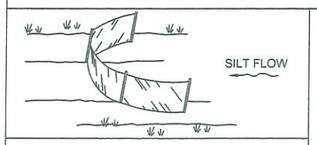
Title:
DRAINAGE PLAN

Sheet Number:
C-2.8

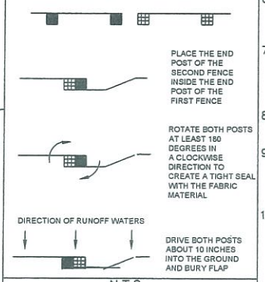
Date: JUNE 9, 2017

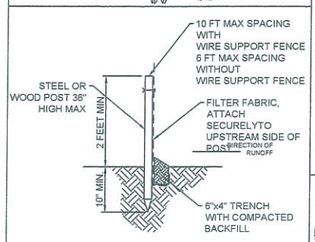
NOTE:
CONTRACTOR TO INSPECT SILT FENCE DAILY AND REPAIR IMMEDIATELY IF DAMAGED.





ATTACHING TWO SILT FENCES





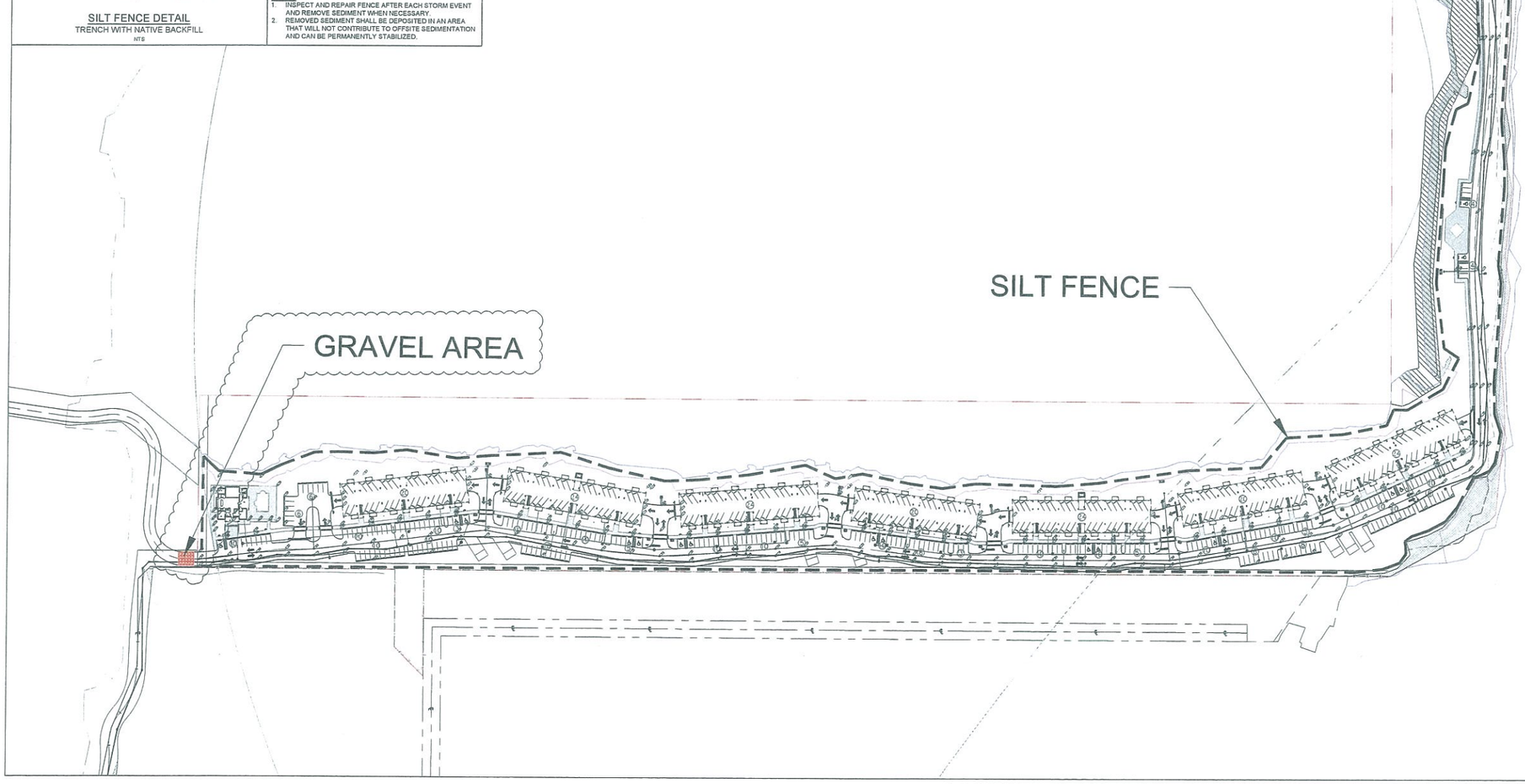
SILT FENCE DETAIL
TRENCH WITH NATIVE BACKFILL
NTS

N.T.S.
FDOT INDEX NO. 102
TWO SECTIONS OF SILT FENCE SHALL BE JOINED AS SHOWN ON DETAIL.

NOTES:
1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENTATION AND CAN BE PERMANENTLY STABILIZED.

EROSION CONTROL GENERAL NOTES:

1. FILTER FABRIC SILT FENCE SHALL BE IN CONFORMANCE WITH SECTION 985, FDOT SPECIFICATION.
2. CONTRACTOR SHALL INSTALL EROSION CONTROLS NOTED ON DRAWINGS AND APPLICABLE PERMITS, EROSION CONTROLS SHALL BE MAINTAINED UNTIL A PERMANENT STAND OF GRASS IS PLANTED ONSITE.
3. SILT FENCE LOCATIONS SHOWN HEREON ARE FOR CLARITY ONLY AND SHOULD BE CONSTRUCTED WITHIN PROPERTY LINES.
4. PROVIDE EROSION CONTROL MEASURES CONSISTING OF STAKED SILT FENCES ALONG THE PROPOSED LIMITS OF CONSTRUCTION AS INDICATED ON THE DRAWINGS. PROVIDE ADDITIONAL MEASURES AS NECESSARY TO AVOID ADVERSE IMPACTS TO JURISDICTIONAL AREAS (WETLANDS OR WATER BODIES) AND OFF-SITE LANDS AND WATER BODIES. MAINTAIN THESE MEASURED DAILY UNTIL CONSTRUCTION ACCEPTANCE BY THE OWNER AND THEN REMOVE AND LEGALLY DISPOSE OF SAID MEASURES.
5. EROSION CONTROL SHALL BE MAINTAINED WITHIN CONSTRUCTION AREA BY QUICKLY STABILIZING DISTURBED AREA TO PREVENT THE RELEASE OF SEDIMENT. THIS SHALL BE ACCOMPLISHED USING GRASS COVER AND OTHER MEANS ACCEPTABLE TO OWNER, ENGINEER AND REGULATORY AGENCIES.
6. DURING CONSTRUCTION, THE CONTRACTOR SHALL AT THE REQUEST OF THE OWNER OR AS NECESSARY MODIFY OR RELOCATE THE ENVIRO-FENCE AND/OR SILT FENCE TO ALLOW FOR ACCESS AND TO COMPLETE CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ADEQUATE EROSION CONTROL AT ALL TIMES.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING AND MULCHING FOR AREAS THAT HAVE BEEN CLEARED AND NOT REWORKED WITHIN 7 CALENDAR DAYS DURING THE WET SEASON (APRIL THROUGH SEPTEMBER AND 14 CALENDAR DAYS DURING THE DRY SEASON (OCTOBER THROUGH MARCH). ALSO, ALL SIDE SLOPES SHALL BE SODDED OR SEEDED AND MULCHED WITHIN 7 DAYS DURING WET SEASON AND 14 DAYS DURING THE DRY SEASON.
8. ALL SURFACE WATER DISCHARGE FROM SITE, INCLUDING DE-WATERING DISCHARGE SHALL MEET STATE WATER QUALITY STANDARDS PRIOR TO REACHING ANY WATERS OF THE STATE INCLUDING WETLANDS.
9. IN THE EVENT THAT THE EROSION PREVENTION AND CONTROL DEVICES SHOWN IN THESE PLANS PROVE NOT TO BE EFFECTIVE. ALTERNATE METHODS FOR MAINTAINING STATE WATER QUALITY STANDARDS FOR DISCHARGE FROM THE CONSTRUCTION SITE WILL BE REQUIRED. ANY ALTERNATE EROSION PREVENTION AND CONTROL DEVICES MUST BE APPROVED BY MONROE COUNTY AND SFWMD COMPLIANCE PERSONNEL PRIOR TO PLACEMENT.
10. THE SILT FENCE HAS BEEN SHOWN COMPLETELY ENCIRCLING THE PROJECT AREAS. THE CONTRACTOR SHALL ESTABLISH INGRESS AND EGRESS ROUTES THROUGH BREAKS IN THE SILT FENCE.



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GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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General Notes:

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ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
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Revisions:
11-13-2017
COUNTY REVISIONS

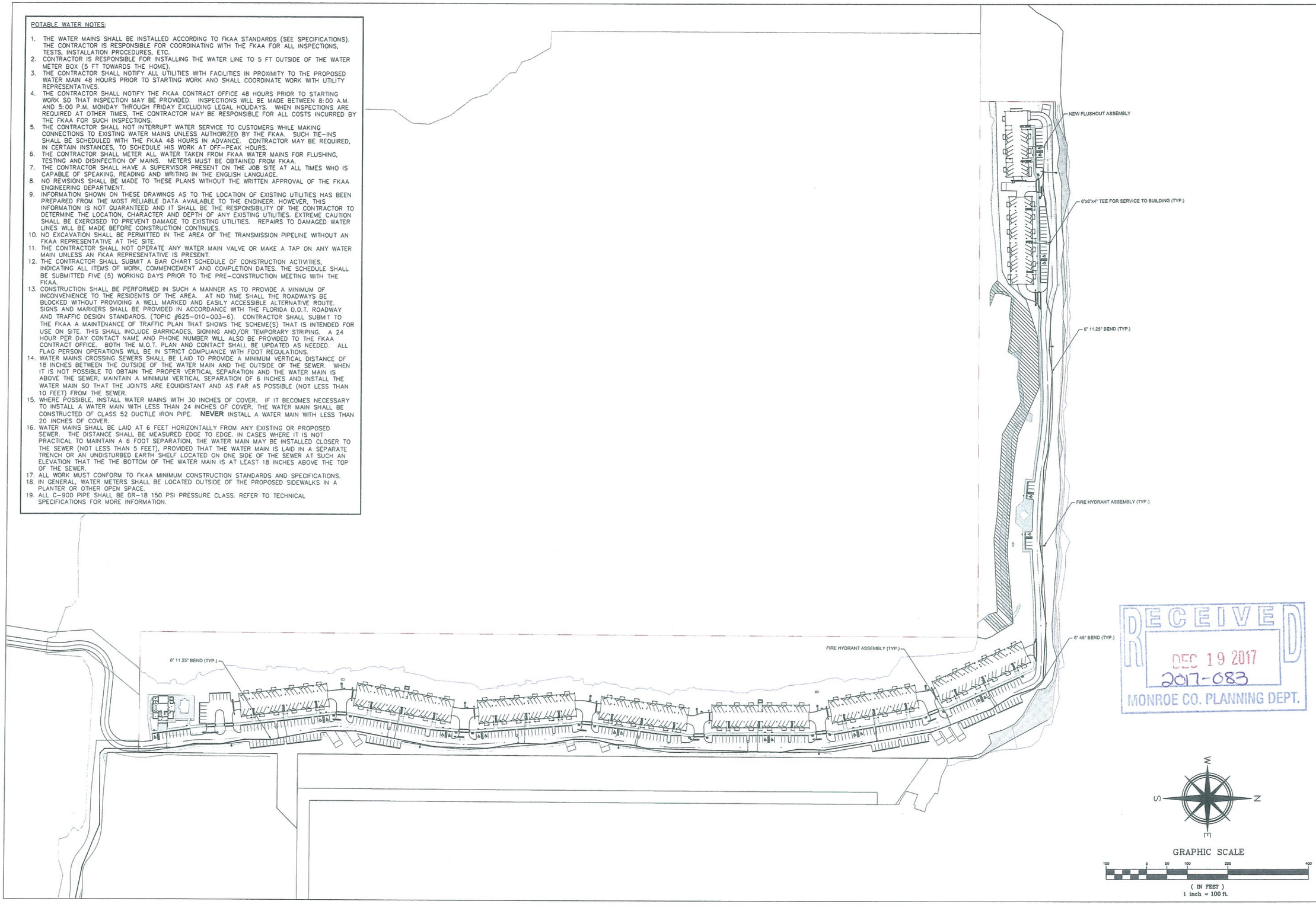
Title:
EROSION CONTROL PLAN

Sheet Number:
C-3.0

Date: JUNE 9, 2017

POTABLE WATER NOTES:

1. THE WATER MAINS SHALL BE INSTALLED ACCORDING TO FKAA STANDARDS (SEE SPECIFICATIONS). THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE FKAA FOR ALL INSPECTIONS, TESTS, INSTALLATION PROCEDURES, ETC.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE WATER LINE TO 5 FT OUTSIDE OF THE WATER METER BOX (5 FT TOWARDS THE HOME).
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITH FACILITIES IN PROXIMITY TO THE PROPOSED WATER MAIN 48 HOURS PRIOR TO STARTING WORK AND SHALL COORDINATE WORK WITH UTILITY REPRESENTATIVES.
4. THE CONTRACTOR SHALL NOTIFY THE FKAA CONTRACT OFFICE 48 HOURS PRIOR TO STARTING WORK SO THAT INSPECTION MAY BE PROVIDED. INSPECTIONS WILL BE MADE BETWEEN 8:00 A.M. AND 5:00 P.M. MONDAY THROUGH FRIDAY EXCLUDING LEGAL HOLIDAYS. WHEN INSPECTIONS ARE REQUIRED AT OTHER TIMES, THE CONTRACTOR MAY BE RESPONSIBLE FOR ALL COSTS INCURRED BY THE FKAA FOR SUCH INSPECTIONS.
5. THE CONTRACTOR SHALL NOT INTERRUPT WATER SERVICE TO CUSTOMERS WHILE MAKING CONNECTIONS TO EXISTING WATER MAINS UNLESS AUTHORIZED BY THE FKAA. SUCH TIE-INS SHALL BE SCHEDULED WITH THE FKAA 48 HOURS IN ADVANCE. CONTRACTOR MAY BE REQUIRED, IN CERTAIN INSTANCES, TO SCHEDULE HIS WORK AT OFF-PEAK HOURS.
6. THE CONTRACTOR SHALL METER ALL WATER TAKEN FROM FKAA WATER MAINS FOR FLUSHING, TESTING AND DISINFECTION OF MAINS. METERS MUST BE OBTAINED FROM FKAA.
7. THE CONTRACTOR SHALL HAVE A SUPERVISOR PRESENT ON THE JOB SITE AT ALL TIMES WHO IS CAPABLE OF SPEAKING, READING AND WRITING IN THE ENGLISH LANGUAGE.
8. NO REVISIONS SHALL BE MADE TO THESE PLANS WITHOUT THE WRITTEN APPROVAL OF THE FKAA ENGINEERING DEPARTMENT.
9. INFORMATION SHOWN ON THESE DRAWINGS AS TO THE LOCATION OF EXISTING UTILITIES HAS BEEN PREPARED FROM THE MOST RELIABLE DATA AVAILABLE TO THE ENGINEER. HOWEVER, THIS INFORMATION IS NOT GUARANTEED AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE LOCATION, CHARACTER AND DEPTH OF ANY EXISTING UTILITIES. EXTREME CAUTION SHALL BE EXERCISED TO PREVENT DAMAGE TO EXISTING UTILITIES. REPAIRS TO DAMAGED WATER LINES WILL BE MADE BEFORE CONSTRUCTION CONTINUES.
10. NO EXCAVATION SHALL BE PERMITTED IN THE AREA OF THE TRANSMISSION PIPELINE WITHOUT AN FKAA REPRESENTATIVE AT THE SITE.
11. THE CONTRACTOR SHALL NOT OPERATE ANY WATER MAIN VALVE OR MAKE A TAP ON ANY WATER MAIN UNLESS AN FKAA REPRESENTATIVE IS PRESENT.
12. THE CONTRACTOR SHALL SUBMIT A BAR CHART SCHEDULE OF CONSTRUCTION ACTIVITIES, INDICATING ALL ITEMS OF WORK, COMMENCEMENT AND COMPLETION DATES. THE SCHEDULE SHALL BE SUBMITTED FIVE (5) WORKING DAYS PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE FKAA.
13. CONSTRUCTION SHALL BE PERFORMED IN SUCH A MANNER AS TO PROVIDE A MINIMUM OF INCONVENIENCE TO THE RESIDENTS OF THE AREA. AT NO TIME SHALL THE ROADWAYS BE BLOCKED WITHOUT PROVIDING A WELL MARKED AND EASILY ACCESSIBLE ALTERNATIVE ROUTE. SIGNS AND MARKERS SHALL BE PROVIDED IN ACCORDANCE WITH THE FLORIDA D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS. (TOPIC #625-010-003-6). CONTRACTOR SHALL SUBMIT TO THE FKAA A MAINTENANCE OF TRAFFIC PLAN THAT SHOWS THE SCHEME(S) THAT IS INTENDED FOR USE ON SITE. THIS SHALL INCLUDE BARRICADES, SIGNING AND/OR TEMPORARY STRIPING. A 24 HOUR PER DAY CONTACT NAME AND PHONE NUMBER WILL ALSO BE PROVIDED TO THE FKAA CONTRACT OFFICE. BOTH THE M.O.T. PLAN AND CONTACT SHALL BE UPDATED AS NEEDED. ALL FLAG PERSON OPERATIONS WILL BE IN STRICT COMPLIANCE WITH FDOT REGULATIONS.
14. WATER MAINS CROSSING SEWERS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF THE SEWER. WHEN IT IS NOT POSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AND THE WATER MAIN IS ABOVE THE SEWER, MAINTAIN A MINIMUM VERTICAL SEPARATION OF 6 INCHES AND INSTALL THE WATER MAIN SO THAT THE JOINTS ARE EQUIDISTANT AND AS FAR AS POSSIBLE (NOT LESS THAN 10 FEET) FROM THE SEWER.
15. WHERE POSSIBLE, INSTALL WATER MAINS WITH 30 INCHES OF COVER. IF IT BECOMES NECESSARY TO INSTALL A WATER MAIN WITH LESS THAN 24 INCHES OF COVER, THE WATER MAIN SHALL BE CONSTRUCTED OF CLASS 52 DUCTILE IRON PIPE. **NEVER** INSTALL A WATER MAIN WITH LESS THAN 20 INCHES OF COVER.
16. WATER MAINS SHALL BE LAID AT 6 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER. THE DISTANCE SHALL BE MEASURED EDGE TO EDGE. IN CASES WHERE IT IS NOT PRACTICAL TO MAINTAIN A 6 FOOT SEPARATION, THE WATER MAIN MAY BE INSTALLED CLOSER TO THE SEWER (NOT LESS THAN 5 FEET), PROVIDED THAT THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER.
17. ALL WORK MUST CONFORM TO FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
18. IN GENERAL, WATER METERS SHALL BE LOCATED OUTSIDE OF THE PROPOSED SIDEWALKS IN A PLANTER OR OTHER OPEN SPACE.
19. ALL C-900 PIPE SHALL BE DR-18 150 PSI PRESSURE CLASS. REFER TO TECHNICAL SPECIFICATIONS FOR MORE INFORMATION.



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(IN FEET)
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ROCKLAND KEY, FLORIDA

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Revisions:
11-13-2017
COUNTY REVISIONS

Title: WATER PLAN

Sheet Number: C-4.0

Date: JUNE 9, 2017

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

±20 LF OF NEW 4" C-900 PVC WATERMAIN
±22 LF OF NEW 4" C-900 PVC WATERMAIN
4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)
±17 LF OF NEW 4" C-900 PVC WATERMAIN
±53 LF OF NEW 4" C-900 PVC WATERMAIN
±63 LF OF NEW 4" C-900 PVC WATERMAIN
4" 11.25° BEND (TYP.)
±60 LF OF NEW 4" C-900 PVC WATERMAIN
±65 LF OF NEW 4" C-900 PVC WATERMAIN
±40 LF OF NEW 4" C-900 PVC WATERMAIN
4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)
±78 LF OF NEW 4" C-900 PVC WATERMAIN
±91 LF OF NEW 4" C-900 PVC WATERMAIN

KEY MAP
N.T.S
4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8

MATCH LINE SEE SHEET C-4.2

WATERMAIN CONTINUES TO BARCELONA ROAD (SEE SHEET C-10.0)
±20 LF OF NEW 6" C-900 PVC FIRE MAIN
±39 LF OF NEW 6" C-900 PVC FIRE MAIN
±53 LF OF NEW 6" C-900 PVC FIRE MAIN
±63 LF OF NEW 6" C-900 PVC FIRE MAIN
FIRE HYDRANT ASSEMBLY (TYP.)
±25 LF OF NEW 6" C-900 PVC FIRE MAIN
±34 LF OF NEW 6" C-900 PVC FIRE MAIN
6" 11.25° BEND (TYP.)
±65 LF OF NEW 6" C-900 PVC FIRE MAIN
6"x6"x4" TEE FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)
±19 LF OF NEW 6" C-900 PVC FIRE MAIN
±99 LF OF NEW 6" C-900 PVC FIRE MAIN
±91 LF OF NEW 6" C-900 PVC FIRE MAIN

RIVIERA DRIVE

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AUTHORIZATION #29401
ph 305-293-3283 fax 293-4899

Seal: 1/2/2018

RICHARD J. MILELLI LICENSE No. 55315 STATE OF FLORIDA PROFESSIONAL ENGINEER

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RICHARD J. MILELLI
PE #55315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

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WATER PLAN

Sheet Number:
C-4.1

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-4.1

MATCH LINE SEE SHEET C-4.3

±96 LF OF NEW 4" C-900 PVC WATERMAIN

4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±99 LF OF NEW 4" C-900 PVC WATERMAIN

±131 LF OF NEW 4" C-900 PVC WATERMAIN

±75 LF OF NEW 4" C-900 PVC WATERMAIN

±17 LF OF NEW 4" C-900 PVC WATERMAIN

±51 LF OF NEW 4" C-900 PVC WATERMAIN

±73 LF OF NEW 4" C-900 PVC WATERMAIN

±52 LF OF NEW 4" C-900 PVC WATERMAIN

±35 LF OF NEW 6" C-900 PVC FIRE MAIN

FIRE HYDRANT ASSEMBLY (TYP.)

±82 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)

±78 LF OF NEW 6" C-900 PVC FIRE MAIN

±131 LF OF NEW 6" C-900 PVC FIRE MAIN

±75 LF OF NEW 6" C-900 PVC FIRE MAIN

±67 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±73 LF OF NEW 6" C-900 PVC FIRE MAIN

±52 LF OF NEW 6" C-900 PVC FIRE MAIN

RIVIERA DRIVE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

KEY MAP
N.T.S

4.1 4.2 4.3 4.4 4.5 4.6 4.7 4.8

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PE #58315

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Title:
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C-4.2

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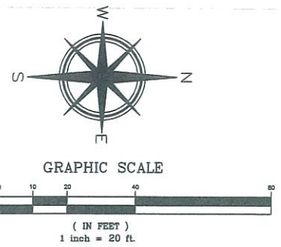


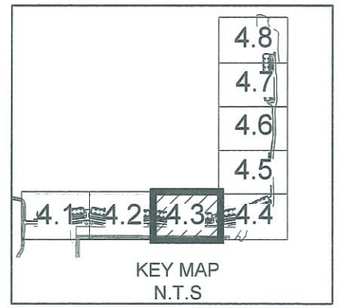
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MATCH LINE SEE SHEET C-4.2

MATCH LINE SEE SHEET C-4.4



KEY MAP
N.T.S

±50 LF OF NEW 6" C-900 PVC WATERMAIN

±39 LF OF NEW 6" C-900 PVC WATERMAIN

±9 LF OF NEW 6" C-900 PVC WATERMAIN

4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±30 LF OF NEW 6" C-900 PVC WATERMAIN

±275 LF OF NEW 6" C-900 PVC WATERMAIN

4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±58 LF OF NEW 4" C-900 PVC WATERMAIN

±43 LF OF NEW 4" C-900 PVC WATERMAIN

4" 11.25° BEND (TYP.)

±66 LF OF NEW 4" C-900 PVC WATERMAIN

±33 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±7 LF OF NEW 6" C-900 PVC FIRE MAIN

±30 LF OF NEW 6" C-900 PVC FIRE MAIN

FIRE HYDRANT ASSEMBLY (TYP.)

±8 LF OF NEW 6" C-900 PVC FIRE MAIN

±50 LF OF NEW 6" C-900 PVC FIRE MAIN

±251 LF OF NEW 6" C-900 PVC FIRE MAIN

±82 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)

6" 11.25° BEND (TYP.)

±43 LF OF NEW 6" C-900 PVC FIRE MAIN

±52 LF OF NEW 6" C-900 PVC FIRE MAIN

±14 LF OF NEW 6" C-900 PVC FIRE MAIN

FIRE HYDRANT ASSEMBLY (TYP.)

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PE #58315

General Notes:

THE QUARRY
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Title:
WATER PLAN

Sheet Number:
C-4.3

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-4.5

MATCH LINE SEE SHEET C-4.3

±141 LF OF NEW 4" C-900 PVC WATERMAIN

4" 45° BEND

±31 LF OF NEW 4" C-900 PVC WATERMAIN

4" 22.5° BEND (TYP.)

±56 LF OF NEW 4" C-900 PVC WATERMAIN

±43 LF OF NEW 4" C-900 PVC WATERMAIN

±20 LF OF NEW 4" C-900 PVC WATERMAIN

±155 LF OF NEW 4" C-900 PVC WATERMAIN

4" 11.25° BEND (TYP.)

±136 LF OF NEW 4" C-900 PVC WATERMAIN

4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)

±132 LF OF NEW 4" C-900 PVC WATERMAIN

±141 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 45° BEND

±31 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 22.5° BEND (TYP.)

±56 LF OF NEW 6" C-900 PVC FIRE MAIN

±49 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)

±14 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 11.25° BEND (TYP.)

±105 LF OF NEW 6" C-900 PVC FIRE MAIN

±138 LF OF NEW 6" C-900 PVC FIRE MAIN

6"x6"x4" TEE FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)

FIRE HYDRANT ASSEMBLY (TYP.)

±50 LF OF NEW 6" C-900 PVC FIRE MAIN

±131 LF OF NEW 6" C-900 PVC FIRE MAIN

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GRAPHIC SCALE
20 0 10 20 40 60
(IN FEET)
1 inch = 20 ft.

KEY MAP
N.T.S
4.8
4.7
4.6
4.5
4.1 4.2 4.3 4.4

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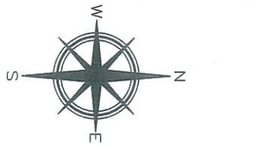
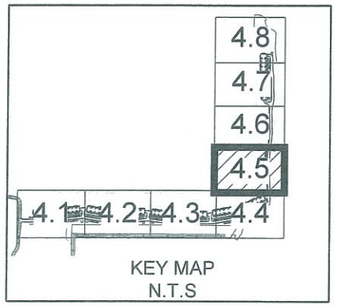
Title: WATER PLAN

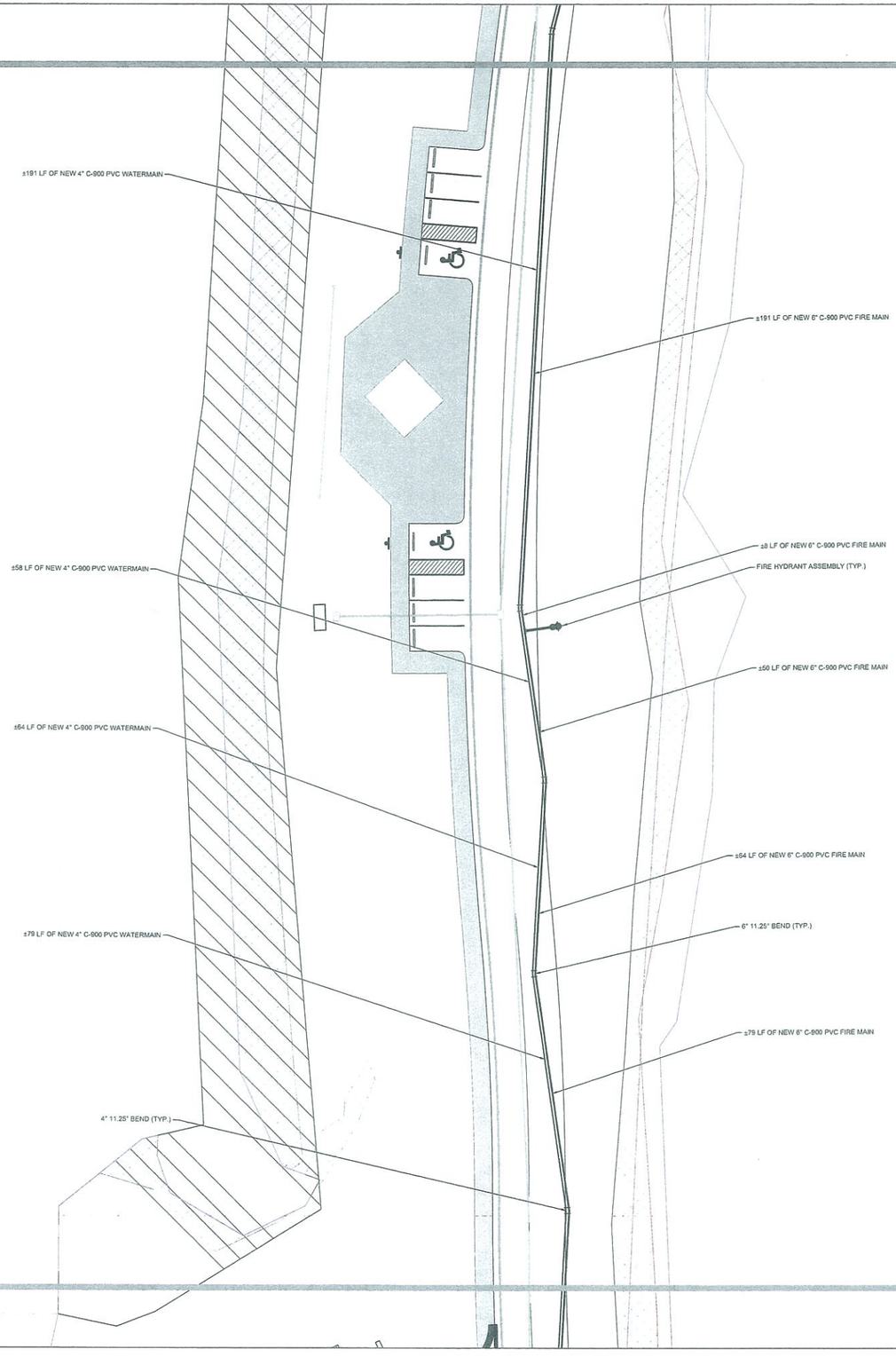
Sheet Number: C-4.4

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-4.6







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PE #58315

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C-4.5

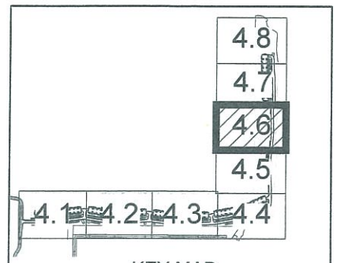
Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-4.7

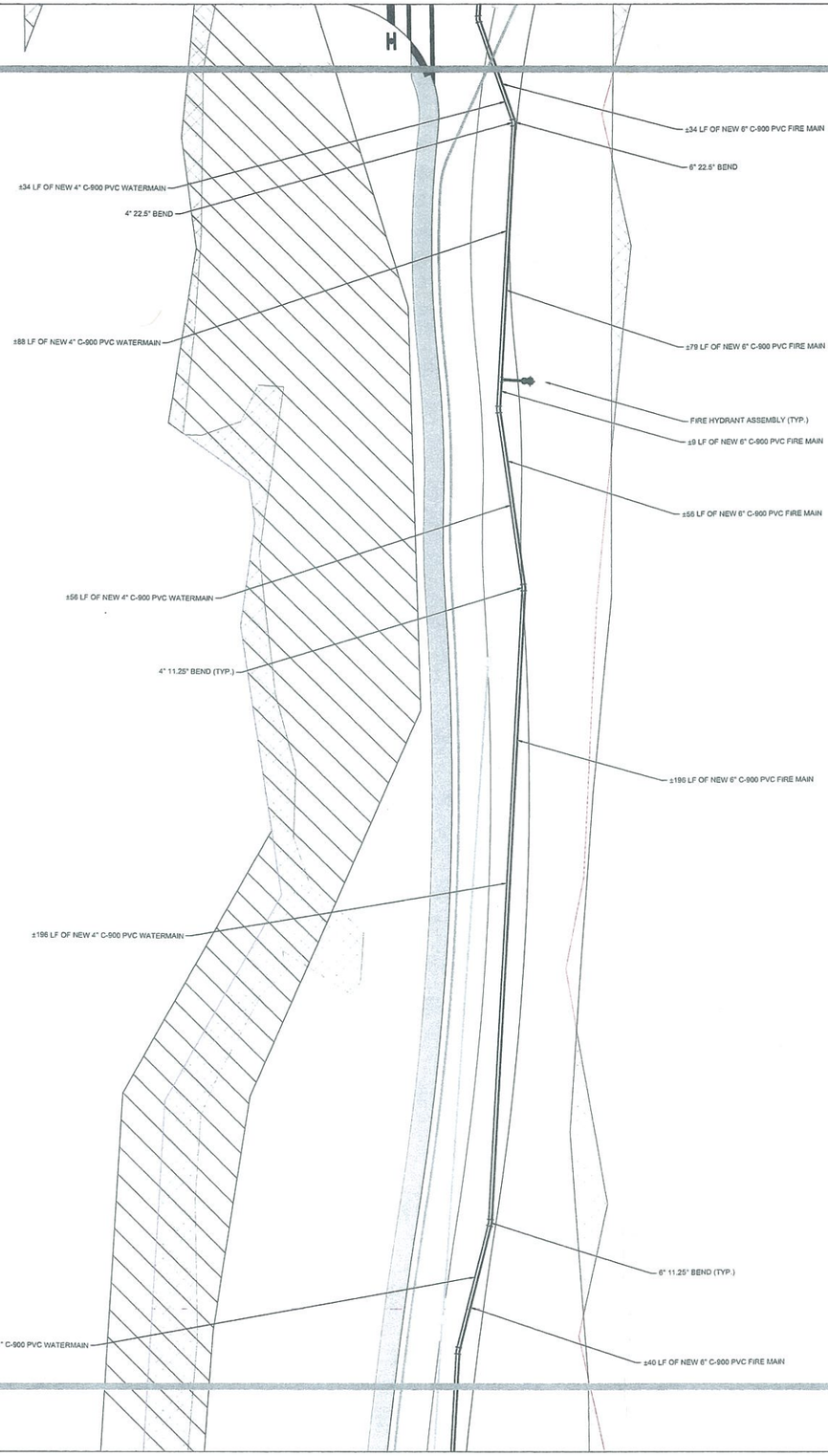
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S



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PROFESSIONAL ENGINEER

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PE #58315

General Notes:

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Title:
WATER PLAN

Sheet Number:
C-4.6

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-4.8

GRAPHIC SCALE

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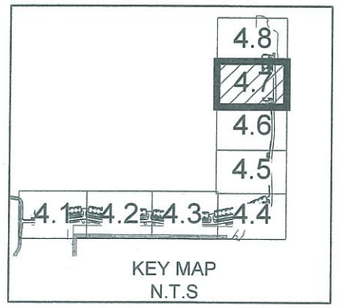
(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

4"x4"x4" TEE FOR SERVICE TO BUILDING (TYP.)

90° BEND FOR SERVICE TO BUILDING

±60 LF OF NEW 6" C-900 PVC FIRE MAIN

±95 LF OF NEW 4" C-900 PVC WATERMAIN

6"x4" REDUCING 90° BEND FOR SERVICE TO FDC (SEE FIRE PROTECTION PLAN)

FIRE HYDRANT ASSEMBLY (TYP.)

4" 11.25° BEND (TYP.)

±38 LF OF NEW 6" C-900 PVC FIRE MAIN

±127 LF OF NEW 4" C-900 PVC WATERMAIN

±127 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 11.25° BEND (TYP.)

±20 LF OF NEW 4" C-900 PVC WATERMAIN

±16 LF OF NEW 6" C-900 PVC FIRE MAIN

±148 LF OF NEW 6" C-900 PVC FIRE MAIN

±144 LF OF NEW 4" C-900 PVC WATERMAIN

4" 22.5° BEND

6" 22.5° BEND

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General Notes:

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Sheet Number:
C-4.7

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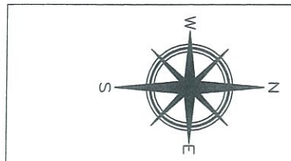

GRAPHIC SCALE

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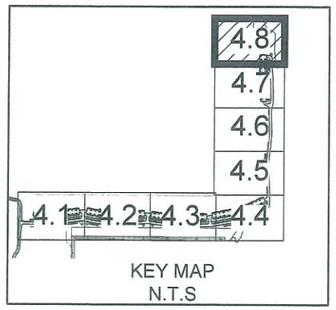
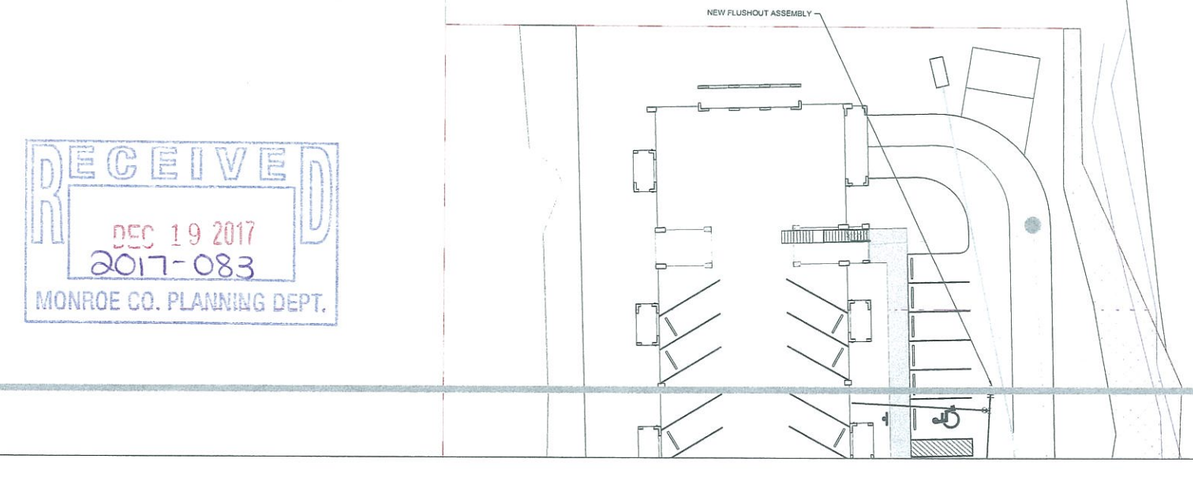
(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S



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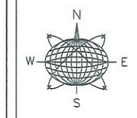

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Sheet Number:
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Date: JUNE 9, 2017

SEWER NOTES:

1. THE LOCATION OF CLEANOUTS AND WATER METERS MAY BE ADJUSTED ACCORDING TO FIELD CONDITIONS WITH THE ENGINEER'S APPROVAL.
2. CONTRACTOR SHALL AIR TEST THE SEWER MAINLINE AND HYDROSTATIC TEST THE MANHOLES. IF THE MAINLINE OR MANHOLES FAIL THE TESTS THEN THE CONTRACTOR HAS TO REPAIR THEM AT THEIR EXPENSE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND FKAAAT LEAST 48 HOURS PRIOR TO ANY TESTING.
3. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE FKAA FOR INSPECTIONS AND TESTING OF THE GRAVITY SEWER LATERALS.
4. ALL GRAVITY SEWER MAINLINES AND LATERALS MUST BE DEMONSTRATED TO BE FREE OF ROCK AND/OR DEBRIS. THE CONTRACTOR SHALL VIDEO ALL THE GRAVITY LINES PRIOR TO FINAL CONNECTION TO SEWER MAINLINE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS PRIOR TO SHOOTING A VIDEO OF THE GRAVITY LINES.
5. MAINLINES AND LATERALS SHALL BE FLUSHED PRIOR TO AIR TESTING. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO FLUSHING THE LINES.
6. MAINLINES SHALL COMPLY WITH ASTM 3034 SDR 26 AND LATERALS SHALL COMPLY WITH ASTM 3034 SDR 26. REFER TO TECHNICAL SPECIFICATIONS FOR MORE INFORMATION.
7. IF NECESSARY, CONTRACTOR SHALL INCLUDE THE COST OF REPLACING ANY SEWER MAIN THAT IS DAMAGED.

MANHOLE TABLE (ALL ELEVATIONS IN NAVD 88)

ID	RIM ELEVATION ±	INVERTS ±				NOTES
		NORTH	SOUTH	EAST	WEST	
MH-1	2.66	---	---	-1.84	---	NONE
LS-1	2.87	---	---	---	-3.26	NONE
MH-2	2.22	---	-2.28	---	---	NONE
MH-3	2.16	-3.12	-3.20	---	---	NONE
MH-4	2.29	-4.29	-4.42	-4.50	---	NONE
LS-2	2.99	---	---	---	-4.61	NONE
MH-5	2.27	-2.83	-2.74	---	---	NONE
MH-6	2.29	-2.21	---	---	---	NONE
MH-7	2.28	---	-2.22	---	---	NONE
MH-8	2.22	-3.14	-3.23	---	---	NONE
MH-9	2.43	-4.53	-3.74	-4.61	---	NONE
LS-3	3.10	---	---	---	-4.75	NONE
MH-10	2.32	-2.18	---	---	---	NONE

PROPOSED UTILITY	MINIMUM HORIZONTAL AND VERTICAL SEPERATION REQUIREMENTS									
	POTABLE WATER		RECLAIMED WATER		SANITARY SEWER FORCE MAIN		SANITARY SEWER GRAVITY MAIN		STORM SEWER OR VACUUM TYPE SANITARY SEWER	
	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL	HORIZONTAL	VERTICAL
POTABLE WATER	-	-	3'	12"	6'	12"	6"**	6" ABOVE 12" BELOW	3'	6" ABOVE 12" BELOW
RECLAIMED WATER	3'	12"	-	-	3'	12"	3'	12"	-	-
SANITARY SEWER FORCE MAIN	6'	12"	3'	12"	-	-	-	-	-	-
SANITARY SEWER GRAVITY MAIN	6"**	6" ABOVE 12" BELOW	3'	12"	-	-	-	-	-	-
FIRE HYDRANT W/ UNDERGROUND DRAINS	-	-	3'	-	6'	-	6'	-	3'	-
STORM SEWER OR VACUUM TYPE SANITARY SEWER	3'	6" ABOVE 12" BELOW	-	-	-	-	-	-	-	-

1. THE TABLE REPRESENTS THE MINIMUM SEPERATION REQUIREMENTS AS DESCRIBED IN THE F.D.E.P. RULES PER THE FLORIDA ADMINISTRATIONCODE (F.A.C.). THESE SEPERATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.

*2. FOR THE PURPOSE OF THIS TABLE RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER DEFINED BY F.A.C. 62-810. OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPERATION LISTED FOR SANITARY SEWER SHALL APPLY.

3. ALL SEPERATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE .

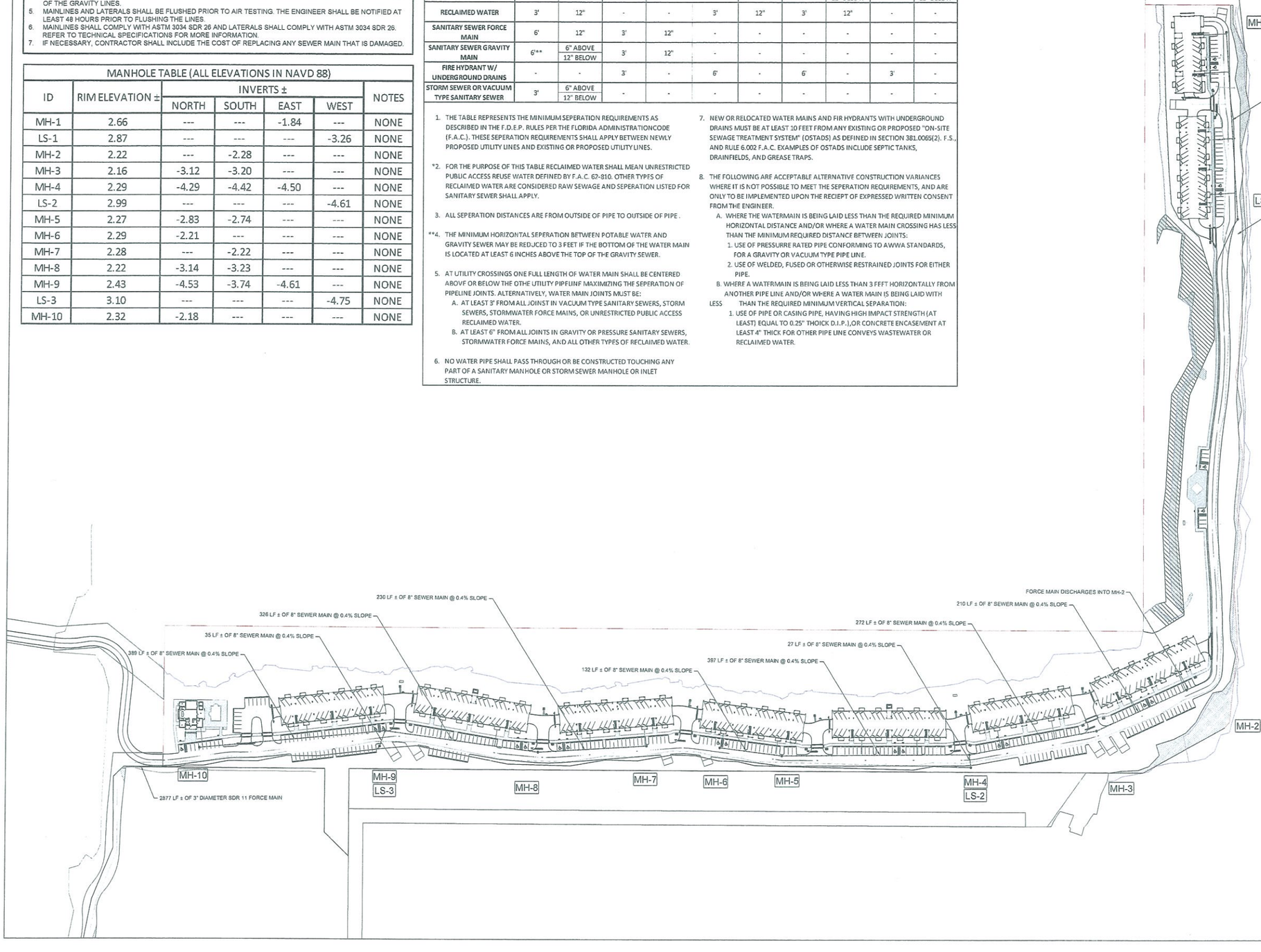
**4. THE MINIMUM HORIZONTAL SEPERATION BETWEEN POTABLE WATER AND GRAVITY SEWER MAY BE REDUCED TO 3 FEET IF THE BOTTOM OF THE WATER MAIN IS LOCATED AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SEWER.

5. AT UTILITY CROSSINGS ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED ABOVE OR BELOW THE OTHE UTILITY PIPELINE MAXIMIZING THE SEPERATION OF PIPELINE JOINTS. ALTERNATIVELY, WATER MAIN JOINTS MUST BE:
   A. AT LEAST 3' FROM ALL JOINST IN VACUUM TYPE SANITARY SEWERS, STORM SEWERS, STORMWATER FORCE MAINS, OR UNRESTRICTED PUBLIC ACCESS RECLAIMED WATER.
   B. AT LEAST 6" FROM ALL JOINTS IN GRAVITY OR PRESSURE SANITARY SEWERS, STORMWATER FORCE MAINS, AND ALL OTHER TYPES OF RECLAIMED WATER.

6. NO WATER PIPE SHALL PASS THROUGH OR BE CONSTRUCTED TOUCHING ANY PART OF A SANITARY MANHOLE OR STORM SEWER MANHOLE OR INLET STRUCTURE.

7. NEW OR RELOCATED WATER MAINS AND FIR HYDRANTS WITH UNDERGROUND DRAINS MUST BE AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT SYSTEM" (OSTADS) AS DEFINED IN SECTION 381.0065(2). F.S., AND RULE 6.002 F.A.C. EXAMPLES OF OSTADS INCLUDE SEPTIC TANKS, DRAINFIELDS, AND GREASE TRAPS.

8. THE FOLLOWING ARE ACCEPTABLE ALTERNATIVE CONSTRUCTION VARIANCES WHERE IT IS NOT POSSIBLE TO MEET THE SEPERATION REQUIREMENTS, AND ARE ONLY TO BE IMPLEMENTED UPON THE RECIEPT OF EXPRESSED WRITTEN CONSENT FROM THE ENGINEER.
   A. WHERE THE WATERMAIN IS BEING LAID LESS THAN THE REQUIRED MINIMUM HORIZONTAL DISTANCE AND/OR WHERE A WATER MAIN CROSSING HAS LESS THAN THE MINIMUM REQUIRED DISTANCE BETWEEN JOINTS:
      1. USE OF PRESSURRE RATED PIPE CONFORMING TO AWWA STANDARDS, FOR A GRAVITY OR VACUUM TYPE PIPE LINE.
      2. USE OF WELDED, FUSED OR OTHERWISE RESTRAINED JOINTS FOR EITHER PIPE.
   B. WHERE A WATERMAIN IS BEING LAID LESS THAN 3 FEET HORIZONTALLY FROM ANOTHER PIPE LINE AND/OR WHERE A WATER MAIN IS BEING LAID WITH LESS THAN THE REQUIRED MINIMUM VERTICAL SEPARATION:
      1. USE OF PIPE OR CASING PIPE, HAVING HIGH IMPACT STRENGTH (AT LEAST) EQUAL TO 0.25" THOICK D.I.P.),OR CONCRETE ENCASEMENT AT LEAST 4" THICK FOR OTHER PIPE LINE CONVEYS WASTEWATER OR RECLAIMED WATER.



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GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

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Project No.	Scale: AS NOTED

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Revisions:
11-13-2017
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Title:
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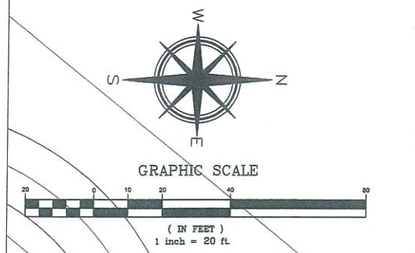
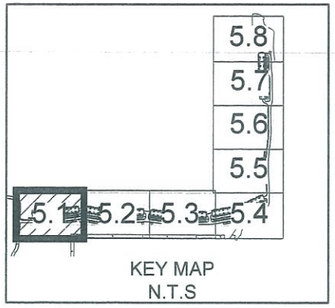
Sheet Number:
C-5.0

Date: JUNE 9, 2017





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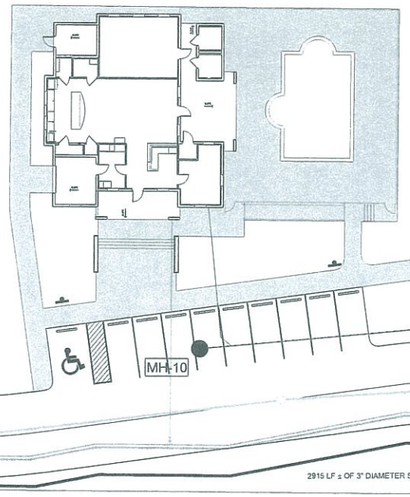

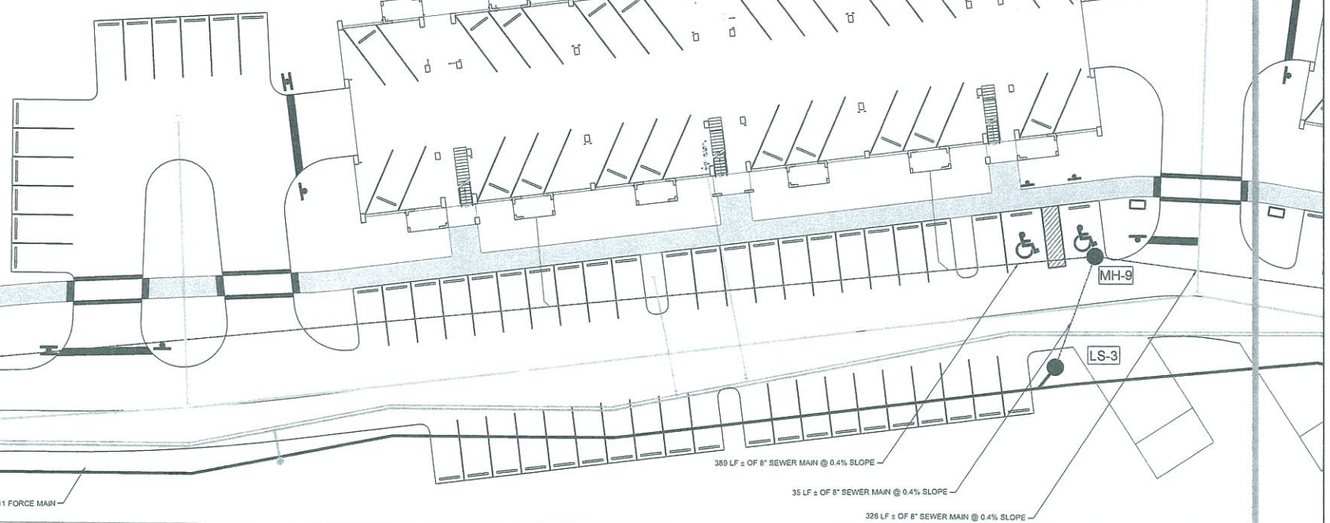

FORCE MAIN CONTINUES TO BARCELONA ROAD

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RIVIERA DRIVE

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Title:
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Sheet Number:
C-5.1

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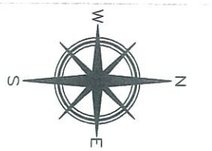

GRAPHIC SCALE

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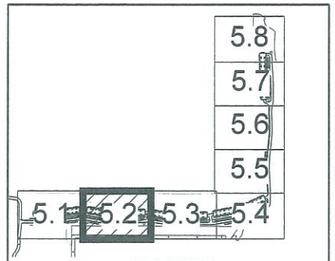
(IN FEET)
1 inch = 20 ft



KEY MAP
N.T.S

MATCH LINE SEE SHEET C-5.1

MATCH LINE SEE SHEET C-5.3

MH-8

MH-7

2015 LF ± OF 3" DIAMETER SDR 11 FORCE MAIN

326 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

230 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

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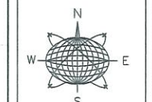
℄ ℄ RIVIERA DRIVE ℄



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C-5.2

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GRAPHIC SCALE

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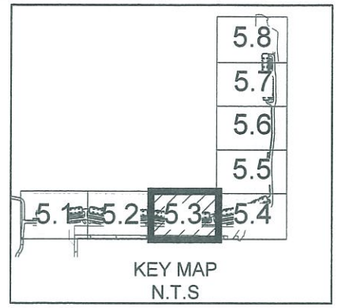
(IN FEET)
1 inch = 20 ft.



KEY MAP
N.T.S

MATCH LINE SEE SHEET C-5.2

MATCH LINE SEE SHEET C-5.4

MH-6

MH-5

MH-4

LS-2

132 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

2915 LF ± OF 3" DIAMETER SDR 11 FORCE MAIN

397 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

27 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

272 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

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RIVIERA DRIVE

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C-5.3

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-1.5

MATCH LINE SEE SHEET C-1.3

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

272 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

210 LF ± OF 8" SEWER MAIN @ 0.4% SLOPE

FORCE MAIN DISCHARGES INTO MH-2

1090 LF ± OF 1.5" DIAMETER SDR 11 FORCE MAIN

MH-2

MH-3

℄ RIVIERA DRIVE

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KEY MAP
N.T.S

5.8
5.7
5.6
5.5
5.1 5.2 5.3 5.4

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Sheet Number:
C-5.4

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MATCH LINE SEE SHEET C-5.6

GRAPHIC SCALE

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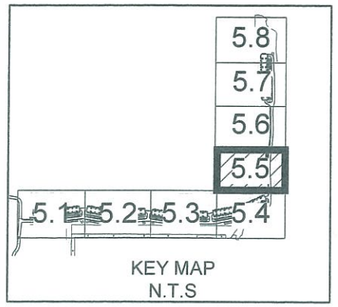
(IN FEET)
1 inch = 20 ft



KEY MAP
N.T.S

1096 LF ± OF 1.5" DIAMETER SDR 11 FORCE MAIN

MATCH LINE SEE SHEET C-5.4

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Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-5.7

GRAPHIC SCALE

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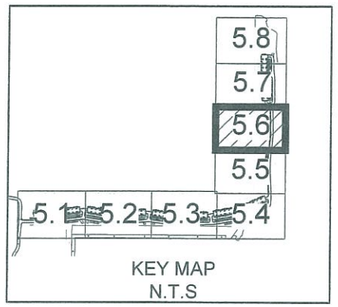
(IN FEET)
1 inch = 20 ft.



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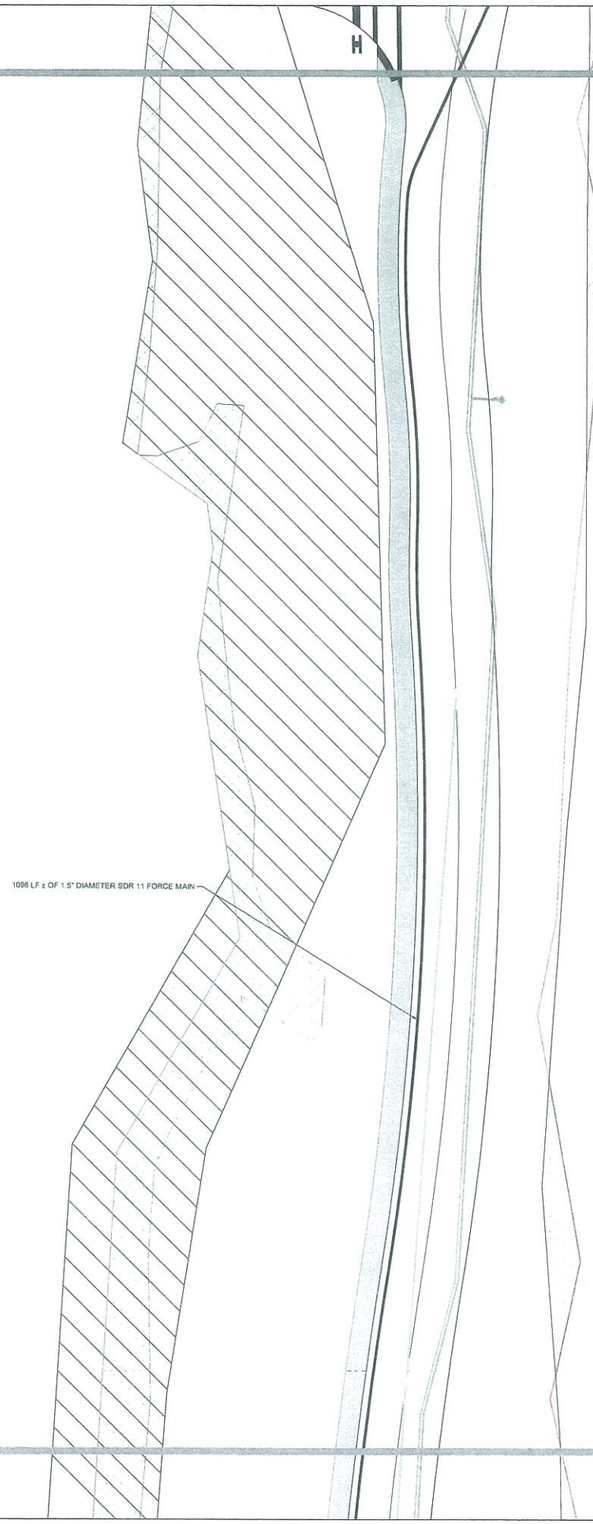

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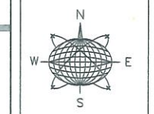

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C-5.6

Date: JUNE 9, 2017

MATCH LINE SEE SHEET C-5.8

GRAPHIC SCALE

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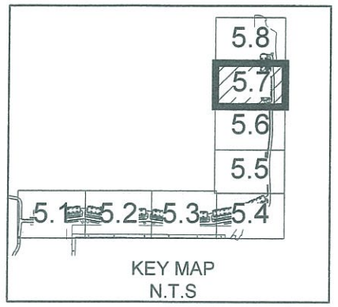
(IN FEET)
1 inch = 20 ft



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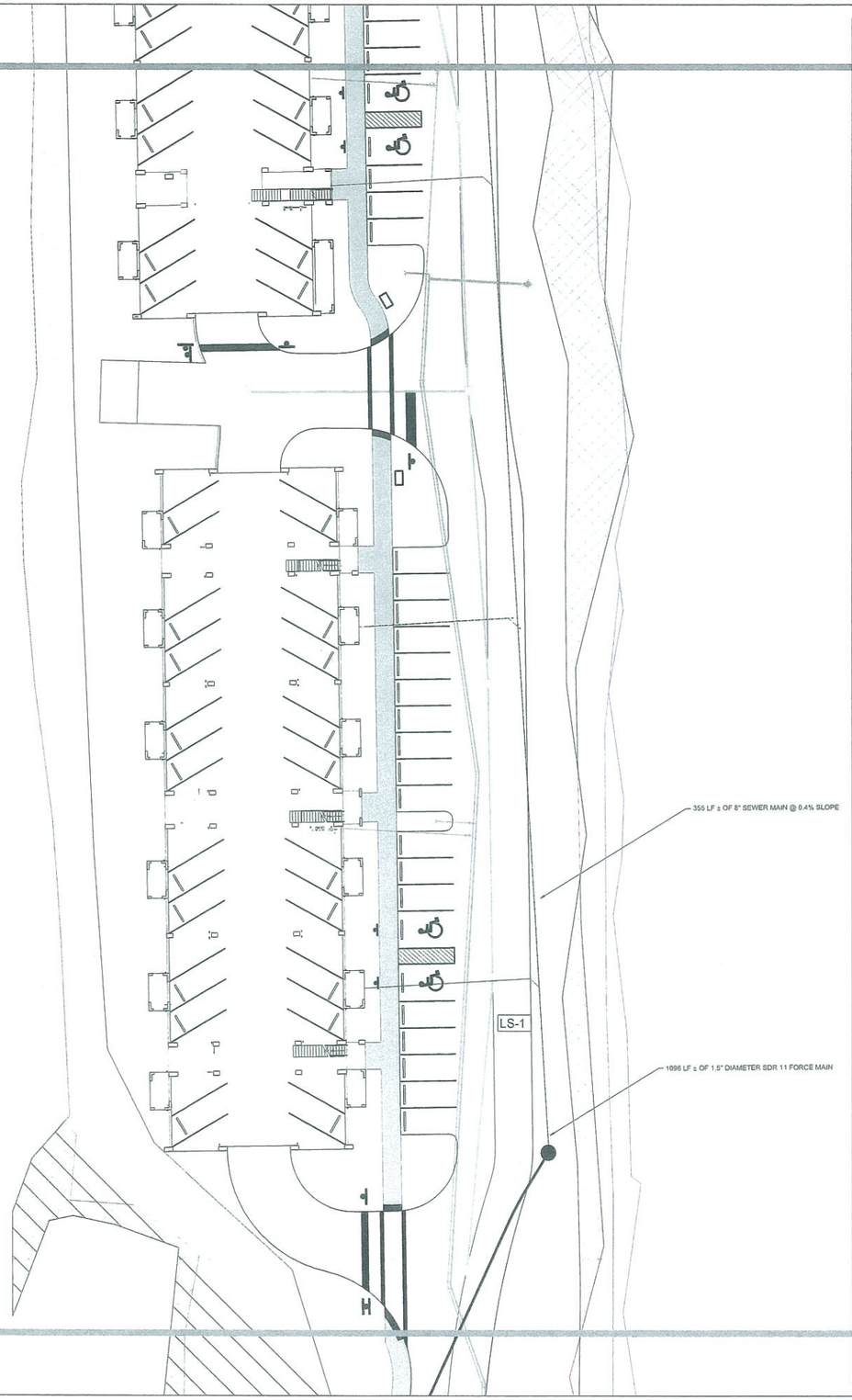

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STATE OF
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C-5.7

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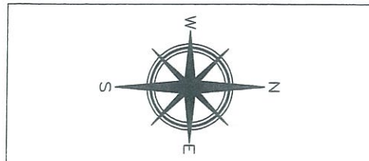

GRAPHIC SCALE

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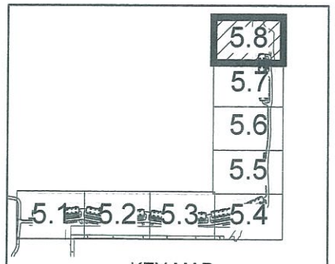
(IN FEET)
1 inch = 20 ft.



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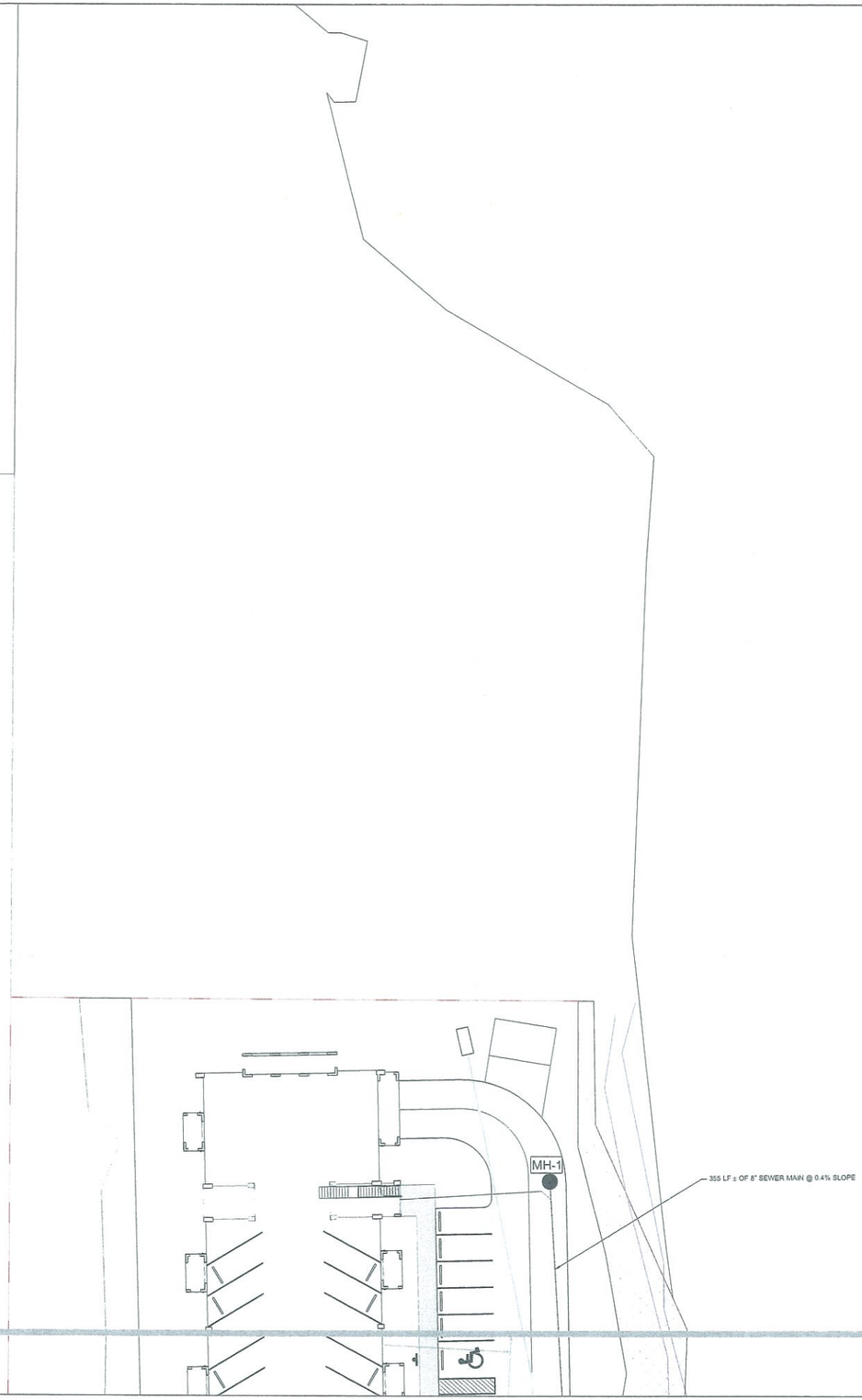

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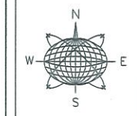

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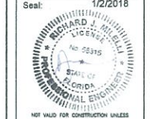

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Sheet Number:
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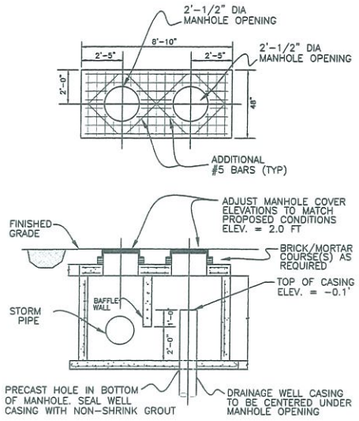
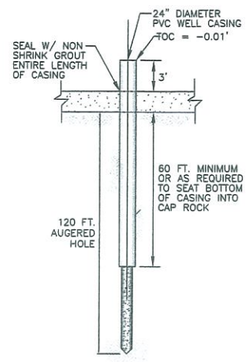
Date: JUNE 9, 2017



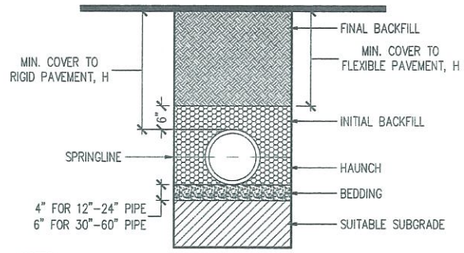
1 / 6.0 STORM DRAINAGE BAFFLE BOX

NTS



2 / 6.0 STORM WATER INJECTION WELL

NTS

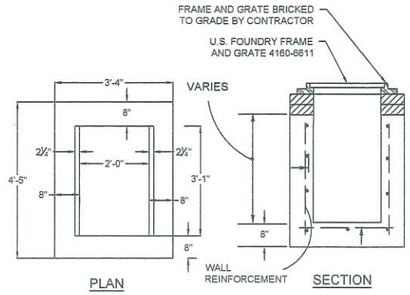


NOTES:

1) ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF TERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2) MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED
3) SUITABLE SUBGRADE: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL
4) BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" FOR 4"-24" PIPE; 6" FOR 30"-60" PIPE.
5) INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6) MINIMUM COVER: MINIMUM COVER, H IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 18" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

3 / 6.0 TRENCH AND BACKFILL DETAIL

NTS

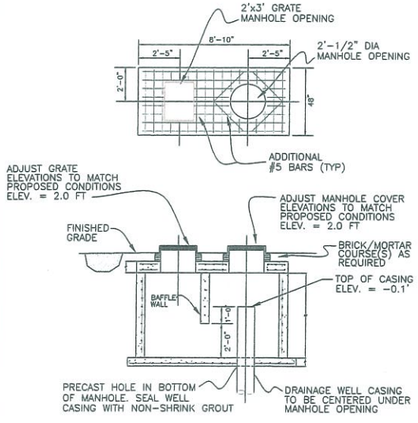


NOTES:

1. CONCRETE SHALL BE 4000 PSI AT 28 DAYS, TYPE II CEMENT
2. ALL REINFORCEMENT MAY BE WELDED WIRE AS PER ASTM C-478, #4 @ 12" O.C.E.W.
3. FRAME AND GRATE BRICKED TO GRADE BY CONTRACTOR.
4. BOTTOM INLETS SHALL BE FDOT TYPE C CATCH BASIN OR EQUAL.
5. STRUCTURES TO BE SET ON COARSE AGGREGTE BEDDING.

4 / 6.0 CATCH BASIN DETAIL

NTS



5 / 6.0 STORM DRAINAGE BAFFLE BOX

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PE #58315

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ROCKLAND KEY, FLORIDA

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Title:
DRAINAGE DETAILS

Sheet Number:
C-6.0

Date: JUNE 9, 2017

PVC PIPE RESTRAINT JOINT SCHEDULE

LENGTH (L) TO BE RESTRAINED

NOMINAL PIPE SIZE (IN.)	HORIZONTAL BENDS				VERTICAL OFFSETS		VALVES OR DEAD-ENDS
	90° BENDS L(FT.)	45° BENDS L(FT.)	22.5° BENDS L(FT.)	11.25° BENDS L(FT.)	45° BENDS (SEE NOTE 4) LU(FT.)	LI(FT.)	L(FT.)
4	20	8	4	2	20	3	50
6	28	10	5	2	28	4	70
8	36	14	6	3	36	5	90
10	40	18	8	4	45	6	110
12	50	20	9	4	52	8	120
14	56	23	10	5	60	9	140
16	60	26	11	6	67	10	160
18	69	29	12	6	74	12	180
20	75	32	13	7	80	13	195
24	76	33	15	7	81	14	200
30	88	36	18	9	97	16	235
36	100	40	20	10	110	20	270
42	115	48	23	11	125	24	300
48	125	52	25	12	140	30	340

REDUCERS (SIZE)	L FT.
6 X 4	35
8 X 6	35
8 X 4	65
10 X 8	35
10 X 6	65
12 X 10	35
12 X 8	65
16 X 12	65
16 X 10	95
16 X 8	35
20 X 16	65
20 X 12	120
24 X 20	65
24 X 18	95
24 X 16	120
30 X 24	80
30 X 20	150
36 X 30	80
36 X 24	150
42 X 36	80
42 X 30	150
48 X 42	80
48 X 36	150

TEES (NOTE 5) RUN	BRANCH SIZE	L FT.
6"	4"	F.O.
	6" 4"<LESS	10
8"	8"	F.O.
	8" 6"<LESS	30
10"	10"	48
	8" 6"<LESS	14
	10"	F.O.
12"	12"	85
	10" 8"<LESS	35
	12"	F.O.
16"	16"	100
	12" 10"<LESS	40
	16"	F.O.
20"	20"	130
	16" 12"<LESS	80
	20"	F.O.
24"	24"	130
	20" 16"	90
	24"	40
	24" 12"<LESS	F.O.
30"	30"	140
	24" 20"	80
	30"	50
	30" 16"<LESS	F.O.
36"	36"	180
	30" 24"	120
	36"	50
	36" 20"<LESS	F.O.
42"	42"	220
	36"	160
	30"	80
	24"	40
	42" 20"<LESS	F.O.
48"	48"	250
	42"	180
	36"	90
	30"	40
	48" 24"<LESS	F.O.

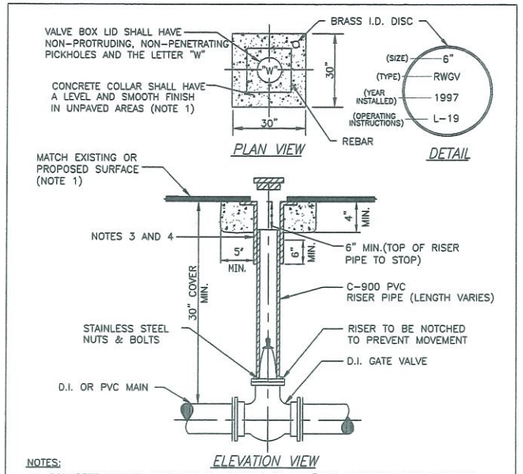
F.O. = FITTING ONLY

PVC PIPE RESTRAINT NOTES

1. THIS SCHEDULE SHALL BE UTILIZED ON ALL WATER, SEWER FORCE MAIN OR RECLAIMED WATER SYSTEMS. ALL FITTINGS SHALL BE RESTRAINED TO LENGTHS INDICATED ON THE ABOVE SCHEDULE, AT A MINIMUM.
2. ASSUMPTIONS: PVC PIPE, SAFETY FACTOR = 1.5, TEST PRESSURE = 150 PSI, SOIL = GM OR SM, TRENCH TYPE 3, DEPTH OF COVER = 36".
3. BENDS AND VALVES: SHALL BE RESTRAINED ON EACH SIDE OF FITTING.
4. VERTICAL OFFSETS: ARE APPROX. 3 FEET COVER ON TOP AND APPROX. 8 FEET COVER ON BOTTOM. PER THE DETAILS, LU IS THE RESTRAINED LENGTH FOR THE UPPER (TOP) LEVEL. LI IS THE RESTRAINED LENGTH FOR THE LOWER (DEEPER) LEVEL. ASSUME 45 DEGREE BENDS.
5. TEES: TOTAL LENGTH BETWEEN FIRST JOINTS OR RESTRAINED LENGTH ON EITHER SIDE OF TEE (RUN) SHALL BE A TOTAL DISTANCE OF 30 FEET (MIN) SEE SCHEDULE ABOVE FOR RESTRAINT LENGTH ON TEE "BRANCH" LINE.
6. HDPE TO PVC TRANSITIONS: THE PVC PIPE SIDE SHALL BE RESTRAINED 35 FEET (MIN.).

SCALE	PVC PIPE RESTRAINT JOINT SCHEDULE	STANDARD DETAIL DRAWING NO.
N.T.S.		4 (1 OF 2)
DATE 03/96		
REVISED 01/14		

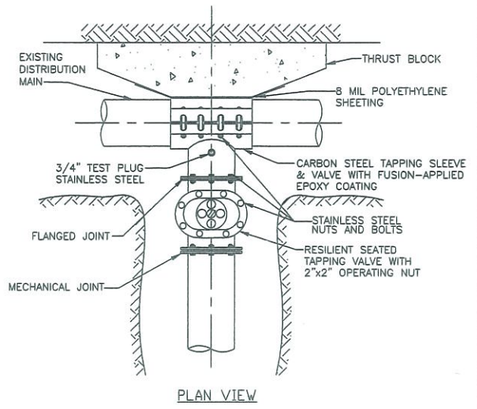
FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. CONCRETE COLLAR ALSO MAY BE FORMED AS A 30" DIA. CIRCLE UNDER PAVEMENT.
2. IN UNPAVED AREA INSTALL VALVE BOX LID 1/2" ABOVE SURFACE. #5 REBAR SHALL BE REQUIRED.
3. U.S.F. No. 7615 OR APPROVED EQUAL WITH 6" DIA. RISER FOR VALVES 6" DIA. OR SMALLER.
4. U.S.F. No. 7630 OR APPROVED EQUAL WITH 10" DIA. RISER FOR VALVES 8" DIA. OR LARGER.
5. RESTRAIN AS REQUIRED PER DETAIL NO. 4.

SCALE	GATE VALVE AND BOX	STANDARD DETAIL DRAWING NO.
N.T.S.		5
DATE 03/96		
REVISED 01/14		

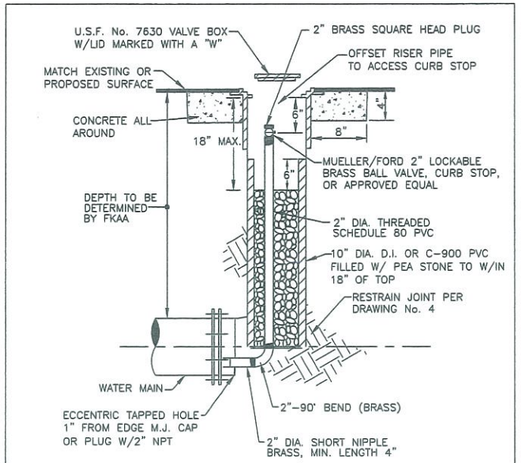
FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. PRESSURE TEST INSTALLED TAPPING SLEEVE AND VALVE ASSEMBLY BEFORE TAPPING EXISTING MAIN. SEE FKAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS.
2. SEE FKAA MINIMUM CONSTRUCTION STANDARDS & SPECIFICATIONS FOR LIST OF APPROVED TAPPING SLEEVES AND VALVES.
3. ALL TAPS SHALL BE MADE WITH AN APPROVED TAPPING DEVICE.

SCALE	TAPPING SLEEVE AND VALVE FOR DISTRIBUTION MAIN	STANDARD DETAIL DRAWING NO.
N.T.S.		7
DATE 03/96		
REVISED 01/14		

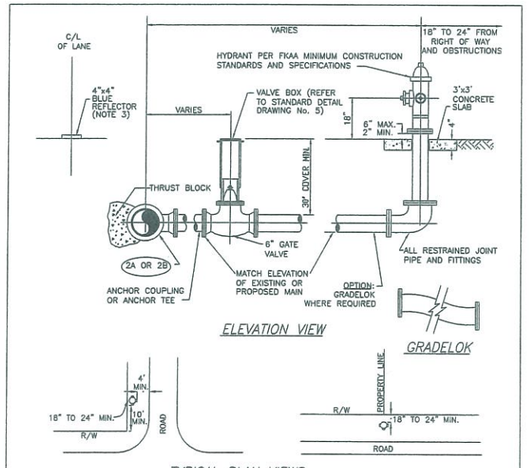
FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. TO BE USED AT LINE END WHERE FLUSH-OUT ASSEMBLY IS SPECIFIED.
2. IN UNPAVED AREA INSTALL VALVE BOX LID 1/2" ABOVE SURFACE. #5 REBAR SHALL BE REQUIRED.
3. ALL PIPE TO BE SCHEDULE 80 PVC.
4. ALL FITTINGS TO BE BRASS.

SCALE	FLUSH-OUT ASSEMBLY	STANDARD DETAIL DRAWING NO.
N.T.S.		8
DATE 06/03		
REVISED 01/14		

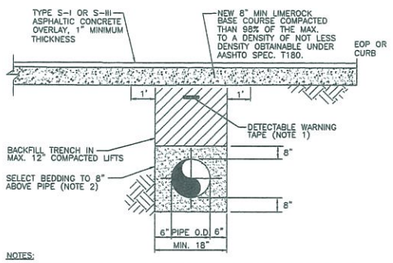
FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. CONCRETE SLAB MAY BE ELIMINATED IN AREAS WHERE SIDEWALK IS INSTALLED PRIOR TO FINAL ACCEPTANCE OF THE HYDRANT.
2A. TAPPING SLEEVE AND VALVE USED WHEN EXISTING LINE IS HOT.
2B. TEE-USED WHEN LINE IS NEW.
3. INSTALL 2-SIDED BLUE REFLECTORS WITH BUTYL PADS. INSTALL IN THE CENTER OF THE LANE ON THE SIDE OF HYDRANT INSTALLATION.

SCALE	HYDRANT ASSEMBLY INSTALLATION	STANDARD DETAIL DRAWING NO.
N.T.S.		9
DATE 03/96		
REVISED 06/13		

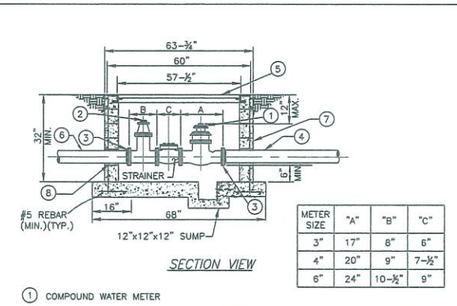
FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. 2" WIDE DETECTABLE WARNING TAPE SHALL BE INSTALLED BETWEEN 6" AND 12" BELOW FINISH GRADE ABOVE ALL WATER MAINS.
2. PIPE SHALL BE BEDDED IN COMPACTED GRANULAR SELECT MATERIAL FREE OF ROCKS, CLAY, AND ORGANIC MATERIAL.BEDDING SHALL PASS THROUGH A 3/8" SIEVE.

SCALE	TRENCH DETAIL	STANDARD DETAIL DRAWING NO.
N.T.S.		
DATE 03/96		
REVISED 06/13		

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



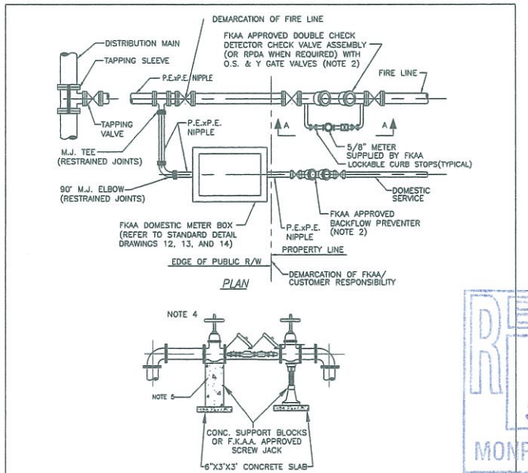
METER SIZE	"A"	"B"	"C"
3"	17"	8"	6"
4"	20"	9"	7-1/2"
6"	24"	10-1/2"	9"

1. COMPOUND WATER METER
2. FLANGED RESILIENT SEAT, NON-RISING STEM GATE VALVE, MAY BE LOCATED INSIDE OR OUTSIDE OF METER VAULT
3. UNI-FLANGE OR EQUAL FLANGE PIPE ADAPTER
4. TO BACKFLOW PREVENTER (D.I. FOR PIPE DIA. GREATER THAN 3") (REFER TO STANDARD DETAIL DRAWING Nos. 20, 21, AND 22)
5. U.S. FOUNDRY TYPE AHD 36"x78" ALUMINUM HATCH COVER, CAST IN PLACE (OR APPROVED EQUAL)
6. TO MAIN AND/OR VALVE (D.I. FOR PIPE DIA. GREATER THAN 3")
7. 8" CONCRETE BLOCK WALLS WITH CELLS FILLED WITH NON-SHRINK GROUT (NOTE 1)
8. GROUT AROUND PIPE TO SEAL OPENING, COMPLETELY WRAP PIPE WITH #15 FELT BEFORE GROUTING

NOTES:
1. REBAR AS SHOWN ARE MINIMUM REQUIRED. VAULT TO BE DESIGNED BY PRECASTER.
2. MINIMUM DISTANCES BETWEEN METER INLETS/OUTLETS AND THE CLOSEST FITTING SHALL BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS.

SCALE	3", 4" AND 6" METER ASSEMBLY	STANDARD DETAIL DRAWING NO.
N.T.S.		14
DATE 12/99		
REVISED 05/14		

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA



NOTES:
1. P.E. - PLAIN END, M.J. - MECHANICAL JOINT
2. REFER TO FKAA CROSS-CONNECTION CONTROL MANUAL AND FIRE PROTECTION SERVICE REQUIREMENTS IN FKAA MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.
3. "Y" STRAINER NOT PERMITTED ON SEPARATE FIRE LINE.
4. REFER TO STANDARD DETAIL DRAWING No. 20, 21 or 22 FOR INSTALLATION DETAILS.
5. CONCRETE SUPPORT BLOCKS REQUIRED ON 2 1/2" AND LARGER DOUBLE CHECK VALVES.

SCALE	SEPARATE FIRE LINE W/ DOMESTIC METER	STANDARD DETAIL DRAWING NO.
N.T.S.		18 (1 of 2)
DATE 02/98		
REVISED 06/13		

FLORIDA KEYS AQUEDUCT AUTHORITY
KEY WEST, FLORIDA

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3263 fax 293-4899

Seal: 1/2/2018

RICHARD J. MILELLI PE #58315
STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

△ COUNTY REVISIONS 11-13-2017

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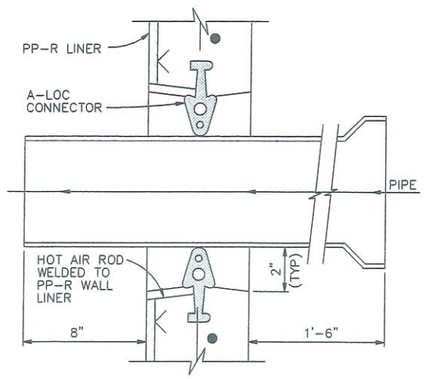
DEC 19 2017
2017-083
MONROE CO. PLANNING DEPT.

Title:
WATER DETAILS

Sheet Number:
C-7.0

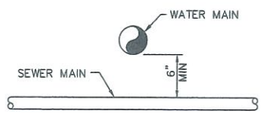
Date: JUNE 9, 2017



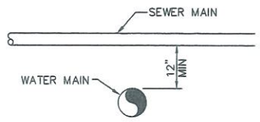
(PP-R LINER ONLY)

1 8.0 SEWER STUBOUTS IN MANHOLES

NTS

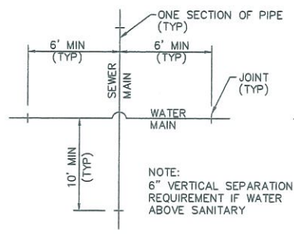


SECTION WATER OVER SEWER MAIN

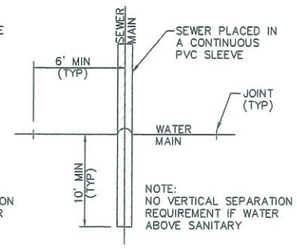


SECTION SEWER OVER WATER MAIN

ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3

NOTES:

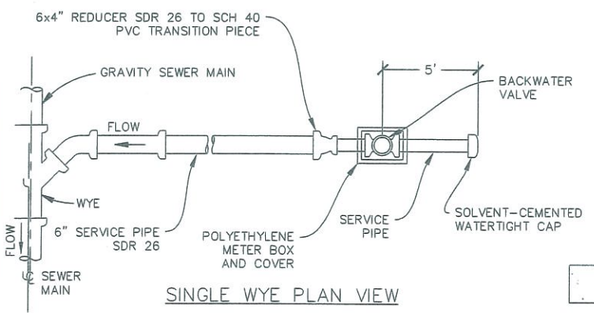
1. FOR SANITARY SEWER MAINS CROSSING UNDER WATER MAINS, MEET THE REQUIREMENTS OF ALTERNATIVE 1, ALTERNATIVE 2, OR ALTERNATIVE 3.
2. FOR SANITARY SEWER MAINS CROSSING OVER WATER MAINS, MAINTAIN A MINIMUM VERTICAL DISTANCE OF 12-INCHES (BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE), OR MEET THE REQUIREMENTS OF ALTERNATIVE 2 OR ALTERNATIVE 3.

2 8.0 SANITARY SEWER AND WATER MAIN CROSSINGS

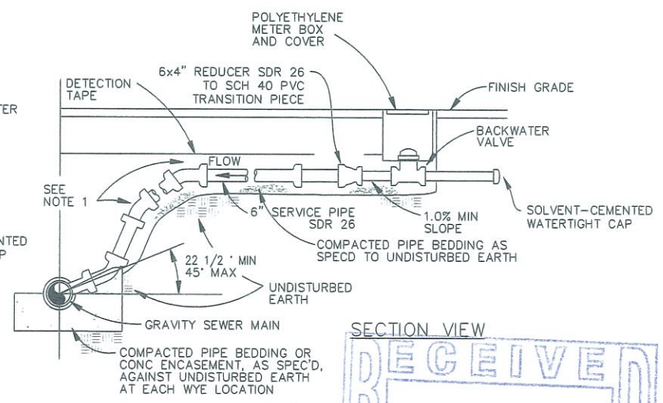
NTS

NOTES:

1. CONTRACTOR SHALL PROVIDE AN ADEQUATE SUPPLY OF 22½° 45° AND 4" WYE BENDS TO MEET VARYING FIELD CONDITIONS.
2. LENGTH OF SERVICE PIPE VARIES AT EACH SERVICE CONNECTION AND SHALL BE PROVIDED AS REQUIRED. TERMINATE SERVICE AT LOCATION DIRECTED BY THE ENGINEER.
3. INSTALL MULTIPLE METER BOXES AS REQUIRED TO BRING TO GRADE.
4. CONNECT AT TRENCH WALL OR AT SERVICE CONNECTION AT SEWER MAIN, AS DIRECTED BY THE ENGINEER.
5. WHERE ADEQUATE SEPARATION BETWEEN WATER MAIN AND SEWER LATERAL CANNOT BE PROVIDED, INSTALL 8" SDR 35 SLEEVE AS DIRECTED BY THE ENGINEER.
6. BACKWATER VALVE SHALL BE A MODEL ML4XP (ADAPTA-VALVE) NORMALLY OPEN, BY MAINLINE. (http://www.backwater-valves.com/)
7. SEWER WYES SHALL NOT ENTER THE SEWER MAIN AT A 90° ANGLE.



SINGLE WYE PLAN VIEW



SECTION VIEW

6 8.0 TYPICAL SANITARY SEWER SERVICE CONNECTION

NTS

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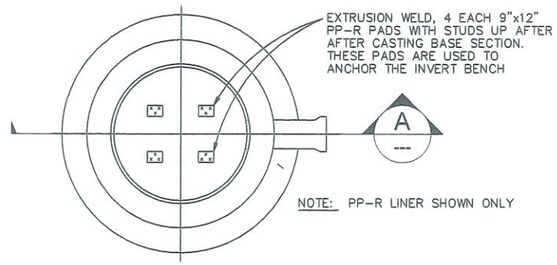
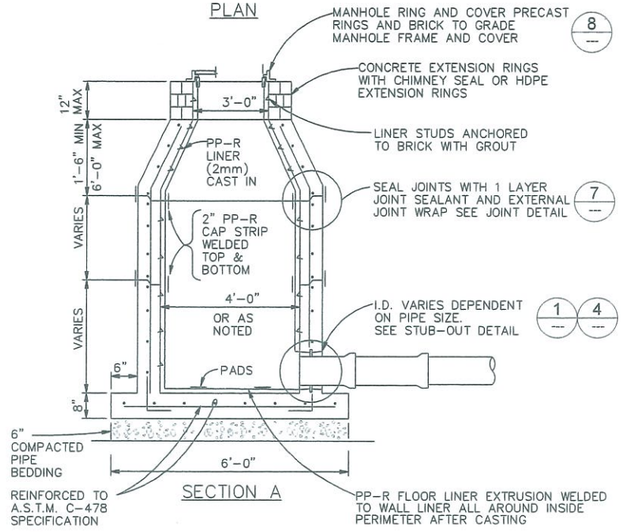
DEC 19 2017
2017-083
MONROE CO. PLANNING DEPT.



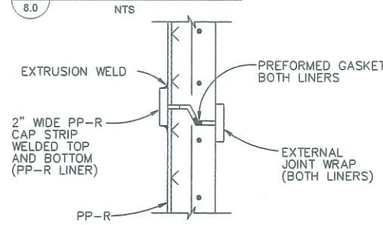
PLAN



SECTION A

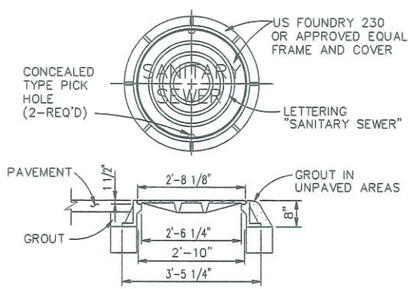
3 8.0 PRECAST MANHOLE

NTS



7 8.0 MANHOLE JOINT DETAIL

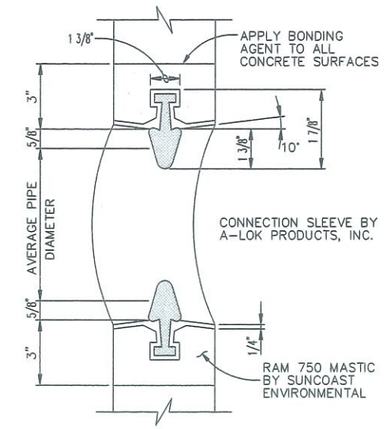
NTS



NOTE: MANHOLE SHALL BE WATER TIGHT.

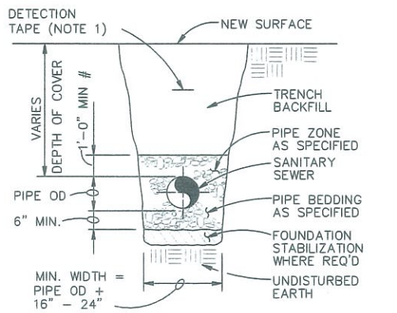
8 8.0 STANDARD MANHOLE FRAME AND COVER

NTS



4 8.0 MANHOLE CONNECTION SLEEVE

NTS

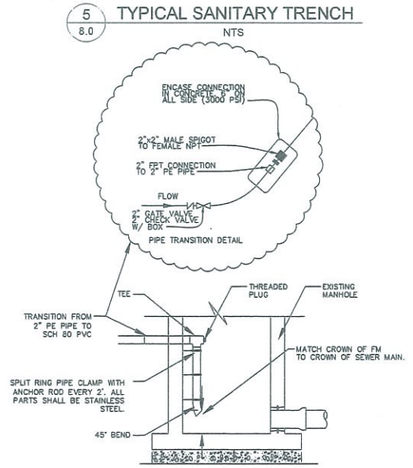


NOTES:

1. 2" WIDE DETECTABLE WARNING TAPE SHALL BE INSTALLED BETWEEN 6" AND 12" BELOW FINISHED GRADE ABOVE ALL SEWER MAINS.
2. PIPE SHALL BE BEDDED IN COMPACTED GRANULAR SELECT MATERIAL FREE OF ROCKS, CLAY, AND ORGANIC MATERIAL. BEDDING SHALL PASS THROUGH A 3/8" SIEVE (NO. 57 STONE).
3. TRENCH BACKFILL SHALL BE PLACED IN 12" LIFTS.
4. CONTRACTOR SHALL PREPARE THE TRENCH FOR ASPHALT PAVING, WHERE APPLICABLE, ACCORDING TO DETAIL 10 ON SHEET C-8.1.

5 8.0 TYPICAL SANITARY TRENCH

NTS



9 8.0 FORCE MAIN TO MANHOLE CONNECTION

NTS

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph 305-293-3283 fax 293-4999

Seal: 1/2/2018

RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

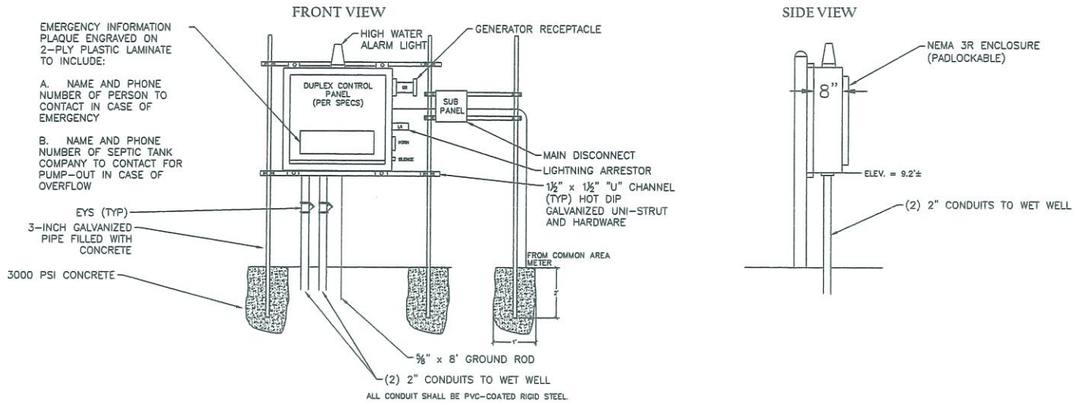
Revisions:
1 COUNTY REVISIONS 11-13-2017

Title: SEWER DETAILS

Sheet Number: C-8.0

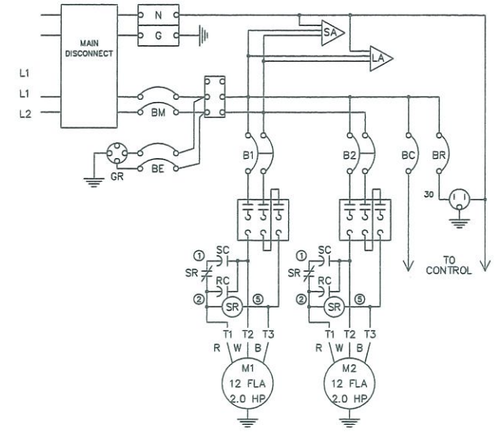
Date: JUNE 9, 2017

CONTROL PANEL SHALL CONFORM TO FDEP REGULATIONS
CONTROL PANEL LOCATED @ 100 YEAR FLOOD PLAIN (AE 9)



ELECTRICAL CONTROL PANEL
BY PUMP SUPPLIER
(NOT TO SCALE)

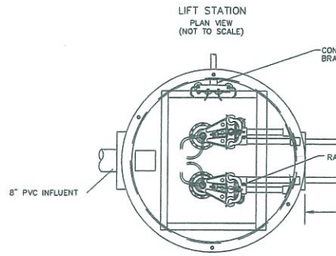
NOTES:
1. DISCONNECT IS REQUIRED WITHIN SIGHT OR 50' MAX FROM PANEL LOCATION.
2. PROVIDE: AUTOMATIC ALTERNATION OF PUMPS ON SUCCESSIVE PUMP CYCLE.
3. CONTROL PANEL AND ELECTRICAL COMPONENTS SHALL COMPLY W/2010 FLORIDA BUILDING CODE (OR LATEST VERSION).
4. SUB PANEL SHALL BE DESIGNED TO ACCOMMODATE SITE LIGHTING AND IRRIGATION CONTROL ELECTRICAL DEMANDS. COORDINATE WITH THE ENGINEER FOR LOADS, DEMAND, AND CONNECTION.



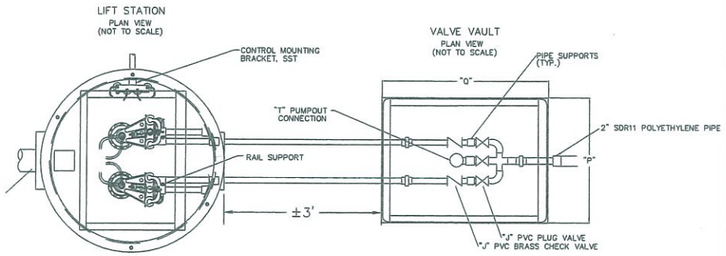
USE COPPER CONDUCTORS RATED 60degC IF RATED LESS THAN 100 AMPS; 75degC IF RATED 100 AMPS OR MORE
TERMINAL TIGHTENING TORQUE REQUIREMENTS FOR FIELD WIRING TERMINALS ARE AS FOLLOWS: 35LB-IN FOR #18-#10 AWG; 40LB-IN FOR #8 AWG; 45LB-IN FOR #6-#4 AWG; AND 50LB-IN FOR #3 AWG AND LARGER
TERMINAL TIGHTENING TORQUE REQUIREMENTS FOR #18 AWG PUMP CONTROL CABLES AND FLOAT CABLES ARE 20LB-IN
CAUTION - MULTIPLE POWER SOURCES ARE PROVIDED WITHIN THIS CONTROL PANEL. MAIN AND EMERGENCY CIRCUIT BREAKERS ARE MECHANICALLY INTERLOCKED TO PREVENT SIMULTANEOUS OPERATION. DISCONNECT ALL POWER SOURCES BEFORE SERVICING.
WARNING - USE OF THE FOLLOWING COMPONENTS IS DEPENDENT UPON THE ADDITIONAL PROTECTION AFFORDED BY THE GROUND FAULT CIRCUIT INTERRUPTER AND THE OVERCURRENT PROTECTIVE DEVICE PROVIDED. DO NOT REMOVE OR DEFEAT THESE PROTECTIVE COMPONENTS. THE GROUND FAULT CIRCUIT INTERRUPTER SHOULD BE CHECKED PERIODICALLY FOR PROPER OPERATION.

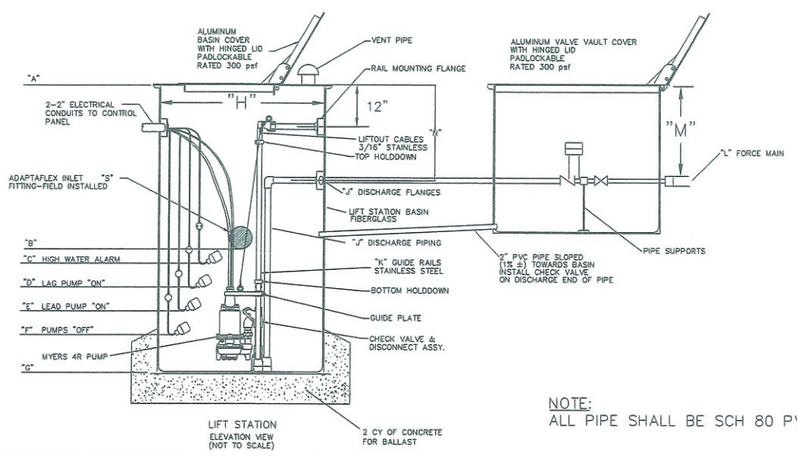
COMPONENT	IDENTIFICATION	
DUPLEX RECEPTACLE	PASS & SEYMOUR	1591-I

LIFT STATION
PLAN VIEW
(NOT TO SCALE)



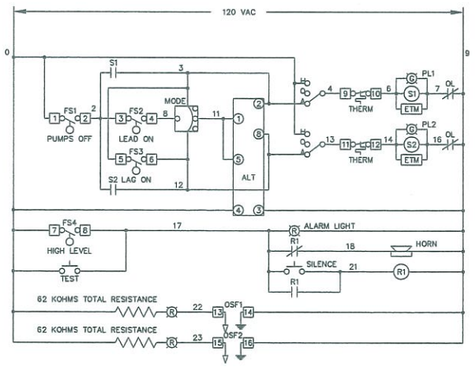
VALVE VAULT
PLAN VIEW
(NOT TO SCALE)

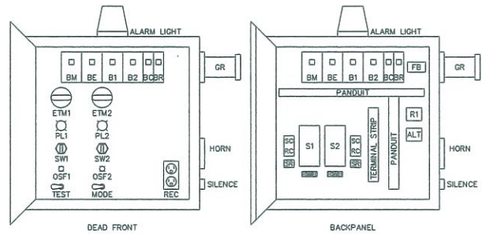




LIFT STATION
ELEVATION VIEW
(NOT TO SCALE)

NOTE:
ALL PIPE SHALL BE SCH 80 PVC





* LIGHTNING ARRESTOR MOUNTED ON BACKPANEL BEHIND BREAKER FRAME
* SURGE ARRESTOR MOUNTED ON BACKPANEL BEHIND BREAKER FRAME

DESIGN CONDITIONS
MODEL: MYERS WGL20, 2 HP
OPERATING POINT: 75 GPM @ 32 FT TDH
IMPELLER: 4.41" DIAMETER

A	GRADE	2.87 FT NAVD
B	INFLUENT INVERT	-3.26 FT NAVD
C	ALARM	-3.37 FT NAVD
D	LAG PUMP "ON"	-3.87 FT NAVD
E	LEAD PUMP "ON"	-4.37 FT NAVD
F	PUMPS "OFF"	-4.79 FT NAVD
G	WET WELL BOTTOM	-6.79 FT NAVD
H	WET WELL DIAMETER	48 IN
J	DISCHARGE DIAMETER	2 IN
K	GUIDE RAIL DIAMETER	1 IN
L	FORCE MAIN DIAMETER	1.5 IN
M	FORCE MAIN COVER	30 IN
N	DISCHARGE PIPE C/L	24 IN
P	OPENING	48 IN
Q	OPENING	48 IN
R	NOT USED	---
S	INFLUENT DIAMETER	8 IN
T	PUMPOUT CONNECTION	2 IN
U	FEMA FLOOD ELEVATION	14 FT NGVD

DESIGN CONDITIONS
MODEL: MYERS WGL20HP, 2 HP
OPERATING POINT: 75 GPM @ 37 FT TDH
IMPELLER: 4.41" DIAMETER

A	GRADE	2.99 FT NAVD
B	INFLUENT INVERT	-4.61 FT NAVD
C	ALARM	-4.72 FT NAVD
D	LAG PUMP "ON"	-5.22 FT NAVD
E	LEAD PUMP "ON"	-5.72 FT NAVD
F	PUMPS "OFF"	-7.12 FT NAVD
G	WET WELL BOTTOM	-9.12 FT NAVD
H	WET WELL DIAMETER	48 IN
J	DISCHARGE DIAMETER	2 IN
K	GUIDE RAIL DIAMETER	1 IN
L	FORCE MAIN DIAMETER	3 IN
M	FORCE MAIN COVER	30 IN
N	DISCHARGE PIPE C/L	24 IN
P	OPENING	48 IN
Q	OPENING	48 IN
R	NOT USED	---
S	INFLUENT DIAMETER	8 IN
T	PUMPOUT CONNECTION	2 IN
U	FEMA FLOOD ELEVATION	10 FT NGVD

DESIGN CONDITIONS
MODEL: MYERS WG20, 2 HP
OPERATING POINT: 75 GPM @ 31 FT TDH
IMPELLER: 4.41" DIAMETER

A	GRADE	3.10 FT NAVD
B	INFLUENT INVERT	-4.75 FT NAVD
C	ALARM	-4.86 FT NAVD
D	LAG PUMP "ON"	-5.36 FT NAVD
E	LEAD PUMP "ON"	-5.86 FT NAVD
F	PUMPS "OFF"	-6.56 FT NAVD
G	WET WELL BOTTOM	-8.56 FT NAVD
H	WET WELL DIAMETER	48 IN
J	DISCHARGE DIAMETER	2 IN
K	GUIDE RAIL DIAMETER	1 IN
L	FORCE MAIN DIAMETER	3 IN
M	FORCE MAIN COVER	30 IN
N	DISCHARGE PIPE C/L	24 IN
P	OPENING	48 IN
Q	OPENING	48 IN
R	NOT USED	---
S	INFLUENT DIAMETER	8 IN
T	PUMPOUT CONNECTION	2 IN
U	FEMA FLOOD ELEVATION	10 FT NGVD

WIRE COLOR CODE (#,CLR)
0 - BLACK
1 - BROWN
2 - RED
3 - ORANGE
4 - YELLOW
5 - GREEN
6 - BLUE
7 - PURPLE
8 - GRAY
9 - WHITE

BILL OF MATERIALS

BM/BE	MAIN/EMERG BREAKERS	SQUARE D	QOU230
B1/B2	PUMP BREAKERS	SQUARE D	QOU220
BC	CONTROL BREAKER	SQUARE D	QOU115
BR	RECEPTACLE BREAKER	SQUARE D	QOU115
REC	DUPLEX RECEPTACLE	PASS & SEYMOUR	1591-I
GR	GENERATOR RECEPTACLE	APPLETON	ADR3034RS
LA	LIGHTNING ARRESTOR	DELTA	M0603
SA	SURGE ARRESTOR	DELTA	CA603
S1/S2	PUMP STARTERS	TELEMECANIQUE	LC1D1810
OL	THERMAL OVERLOAD RELAY	TELEMECANIQUE	LR2D1321
SC	START CAPACITOR	MYERS	23499C000
RC	RUN CAPACITOR	MYERS	23499C000
SR	START RELAY	MYERS	23499C000
AL	ALARM LIGHT	INGRAM	LRX-40
HORN	ALARM HORN	EDWARDS	870P-N5
SIL	SILENCE	CONTROL CONCEPTS	PB4
TEST	ALARM TEST	CARLING	6FA54-73
R1	DPDT RELAY	IDEC	RR2PUC120AC
ALT	ALTERNATOR	DIVERSIFIED	ARA120ABA
MODE	ALTERNATOR MODE SWITCH	CARLING	2GE54-73
SW1/2	HAND-OFF-AUTO SWITCH	CONTROL CONCEPTS	SS03
ETM1/2	ELAPSED TIME METER	GRASSLIN	FWZ-72
PL1/2	PILOT LIGHT	CONTROL CONCEPTS	FVLU120GNT
OSF1/2	OIL SEAL FAIL LIGHTS	LITTELFUSE	970-670A-92WRN
ENC	PANEL ENCLOSURE	RONNEX	3RSS/242410

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Seal: 1/2/2018
RICHARD J. MILELLI LICENSE No. 58315 STATE OF FLORIDA PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

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Project No	Scale: AS NOTED
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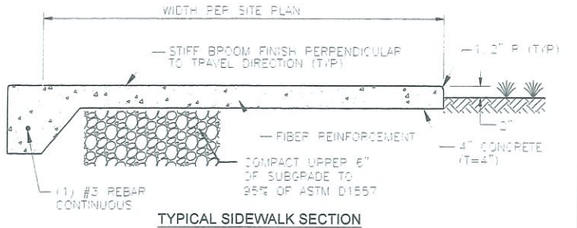
Revisions:
11-13-2017
1 COUNTY REVISIONS

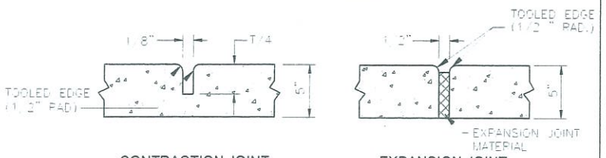
Title:
LIFT STATION DETAILS

Sheet Number:
C-8.1

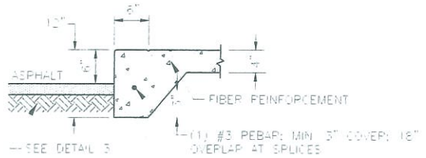
Date: JUNE 9, 2017



TYPICAL SIDEWALK SECTION



CONTRACTION JOINT EXPANSION JOINT

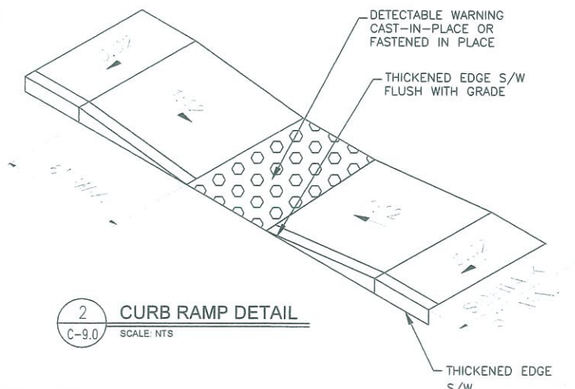


TYPICAL THICKENED EDGE

NOTES:

1. PROVIDE EXPANSION JOINTS WHERE NEW SIDEWALKS ABUT STRUCTURES AND CONTROL JOINTS AT INTERVALS EQUAL TO SIDEWALK WIDTH.

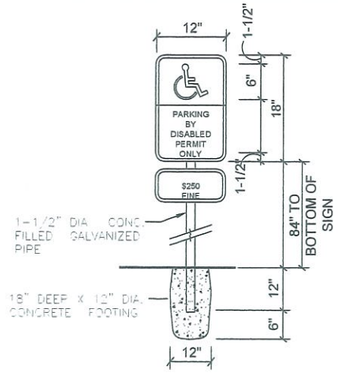
1 C-9.0 CONCRETE SIDEWALK DETAIL
SCALE: NTS



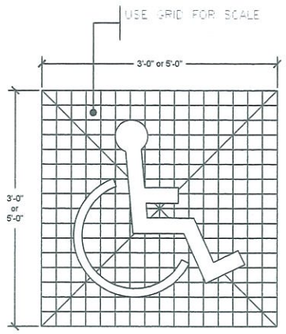
2 C-9.0 CURB RAMP DETAIL
SCALE: NTS

GENERAL NOTES:

1. CURB RAMP RUNNING SLOPES AT UNRESTRAINED SITES SHALL NOT BE STEEPER THAN 1:12 AND CROSS SLOPE SHALL BE 0.02 OR FLATTER. TRANSITION SLOPES SHALL NOT BE STEEPER THAN 1:12.
2. CURB RAMP DETECTABLE WARNING SURFACES SHALL EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24" FROM THE BACK OF CURB. DETECTABLE WARNING SHALL BE CAST-IN-PLACE POLYMER CONCRETE COMPOSITE BY EZ SET TILE OR ENGINEER APPROVED EQUIVALENT. FOLLOW MANUFACTURER'S INSTRUCTIONS. TRANSITION SLOPES ARE NOT TO HAVE DETECTABLE WARNINGS.
3. UNLESS OTHERWISE CALLED OUT IN THE PLANS, THE RAMP DETECTABLE WARNING SURFACE SHALL BE COLORED IN ACCORDANCE WITH FDOT SECTION 351 OF THE STANDARD SPECIFICATIONS. FOR THIS APPLICATION THE DETECTABLE WARNING SHALL BE YELLOW COLOR.



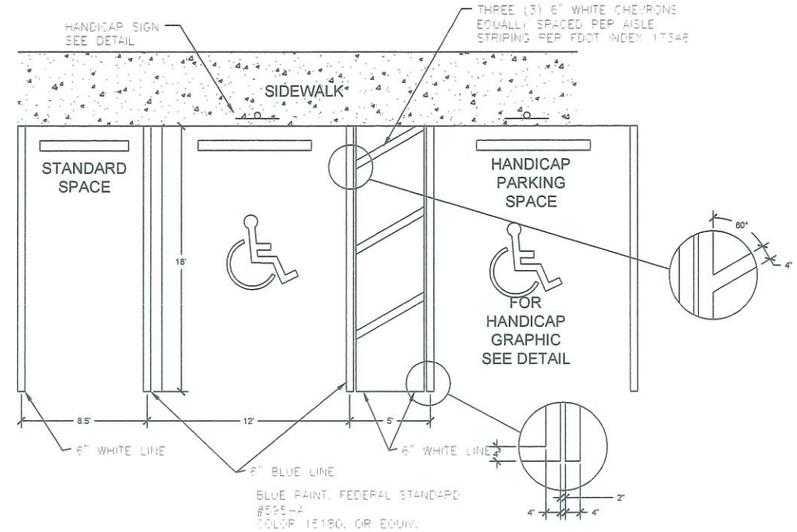
HANDICAP SIGN DETAIL



HANDICAP GRAPHIC DETAIL

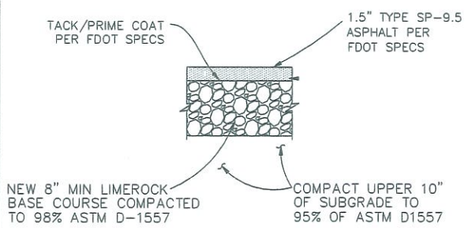
NOTES:

1. ALL LETTERS ARE 1" SERIES "C".
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.



3 C-9.0 ADA DETAIL
SCALE: NTS

4 C-9.0 CAR STOP DETAIL
SCALE: NTS



- REFER TO FDOT STANDARD SPECIFICATION 333 & 334
- REFER TO FDOT INDEX 515

5 C-9.0 PARKING LOT/DRIVEWAY ASPHALT DETAIL
SCALE: NTS

NOTES:

1. PROVIDE CONTROL JOINTS AT INTERVALS NOT LESS THAN 5' IN BOTH DIRECTIONS.

6 C-9.0 DUMPSTER PAD
SCALE: NTS

7 C-9.0 D CURB DETAIL
SCALE: NTS

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Seal: 1/2/2018
RICHARD J. MILELLI, No. 58315, STATE OF FLORIDA, PROFESSIONAL ENGINEER
NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK
RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

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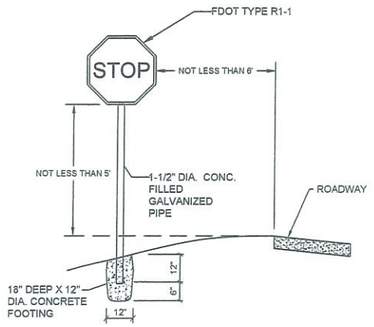
Revisions:
11-13-2017
1 COUNTY REVISIONS

Title:
CIVIL DETAILS

Sheet Number:
C-9.0

Date: JUNE 9, 2017



1 C-9.1 TYPICAL SIGN DETAIL
SCALE: NTS

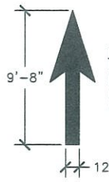
SIGN LIST AND QUANTITIES

SIGN ID	NUMBER	QUANTITY
STOP SIGN	R1-1	18 (+1 ENTRY ROAD)
HANDICAP	FTP 20-06	21
ONE WAY	R6-1L	7
DO NOT ENTER	R5-1	13

PARKING SPACE STRIPING
PARKING SPACE STRIPING SHALL BE 6" WIDE AND EXTEND THE LENGTH OF THE PARKING SPACE (18' TYPICAL PARKING SPACE). CONTRACTOR SHALL USE WHITE PAINT.

STOP BAR STRIPING
STOP BAR STRIPING SHALL BE 24" WIDE AND EXTEND HALF THE WIDTH OF THE ENTRANCE. CONTRACTOR SHALL USE WHITE PAINT.

CROSSWALK STRIPING
CROSSWALK STRIPING SHALL BE (2) 12" WIDE LINES AND EXTEND THE ENTIRE WIDTH OF THE STREET. LINES SHALL HAVE 6' OF CLEAR SPACE BETWEEN EACH OTHER. CONTRACTOR SHALL USE WHITE PAINT.



DIRECTIONAL ARROW
DIRECTIONAL ARROW PER FDOT INDEX 17346. CONTRACTOR SHALL USE WHITE PAINT.

2 C-3.1 STRIPING DETAIL
SCALE: NTS

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RICHARD J. MILELLI LICENSE No. 56315 STATE OF FLORIDA PROFESSIONAL ENGINEER

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RICHARD J. MILELLI
PE #56315

General Notes:

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ROCKLAND KEY, FLORIDA

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1 COUNTY REVISIONS 11-13-2017

Title:
CIVIL DETAILS

Sheet Number:
C-9.1

Date: JUNE 9, 2017

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

±114 LF OF NEW 4" C-900 PVC WATERMAIN

±14 LF OF NEW 6" C-900 PVC WATERMAIN

±178 LF OF NEW 6" C-900 PVC WATERMAIN

±113 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 45° BEND

±15 LF OF NEW 6" C-900 PVC FIRE MAIN

DISTURBED WETLAND AREA (TYP.)

±177 LF OF NEW 6" C-900 PVC FIRE MAIN

±112 LF OF NEW 6" C-900 PVC WATERMAIN

±112 LF OF NEW 6" C-900 PVC FIRE MAIN

±157 LF OF NEW 6" C-900 PVC WATERMAIN

±157 LF OF NEW 6" C-900 PVC FIRE MAIN

DISTURBED WETLAND AREA (TYP.)

±2915 LF OF 3" DIAMETER SDR 11 FORCE MAIN

±132 LF OF NEW 6" C-900 PVC WATERMAIN

±132 LF OF NEW 6" C-900 PVC FIRE MAIN

±64 LF OF NEW 6" C-900 PVC WATERMAIN

±64 LF OF NEW 6" C-900 PVC FIRE MAIN

±164 LF OF NEW 6" C-900 PVC WATERMAIN

30' ACCESS EASEMENT (TYP)

±165 LF OF NEW 6" C-900 PVC FIRE MAIN

DISTURBED WETLAND AREA (TYP.)

±47 LF OF NEW 6" C-900 PVC WATERMAIN

±110 LF OF NEW 6" C-900 PVC WATERMAIN

±47 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 11.25° BEND (TYP.)

CONNECT FORCE MAIN TO EXISTING MANHOLE

±16 LF OF NEW 6" C-900 PVC WATERMAIN

±48 LF OF NEW 6" C-900 PVC WATERMAIN

±110 LF OF NEW 6" C-900 PVC FIRE MAIN

±27 LF OF NEW 6" C-900 PVC FIRE MAIN

±36 LF OF NEW 6" C-900 PVC FIRE MAIN

6" 45° BEND

SEPERATE FIRE LINE W/ DOMESTIC METER (SEE DETAIL 18-1 ON SHEET C-7.0)

6"x6"x6" TAPPING SLEEVE AND VALVE

RIVIERA DRIVE

PUERTA DRIVE

VENTANA LANE

BARCELONA DRIVE

AVENUE F

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W E

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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY
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ROCKLAND KEY, FLORIDA

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Title:
UTILITY ACCESS PLAN

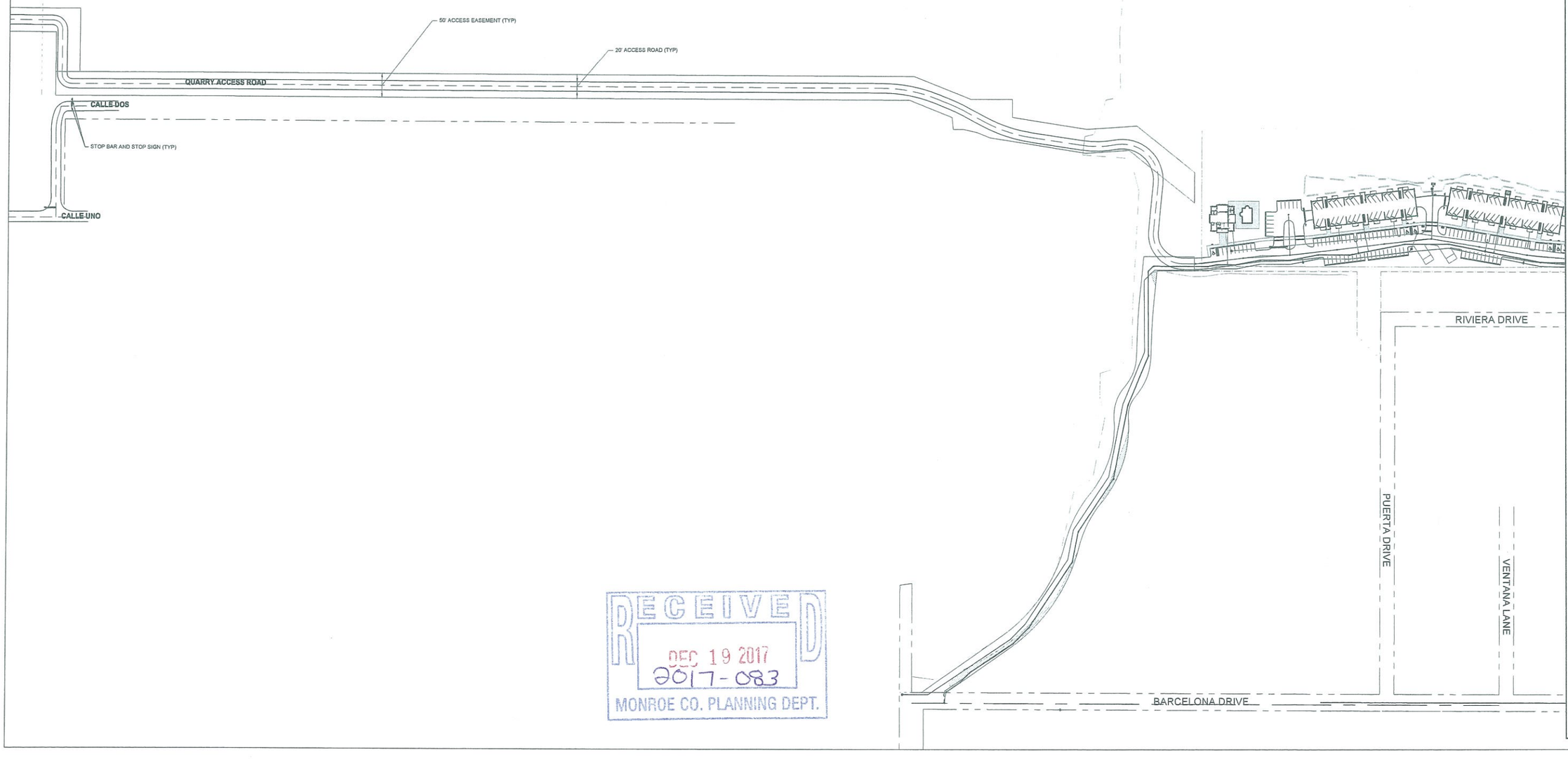
Sheet Number:
C-10.0

Date: JUNE 9, 2017

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.



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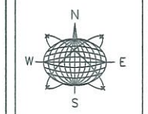

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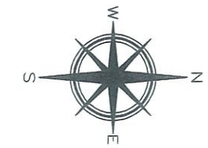
Title:
ACCESS ROAD PLAN

Sheet Number:
C-10.1

Date: JUNE 9, 2017



GRAPHIC SCALE

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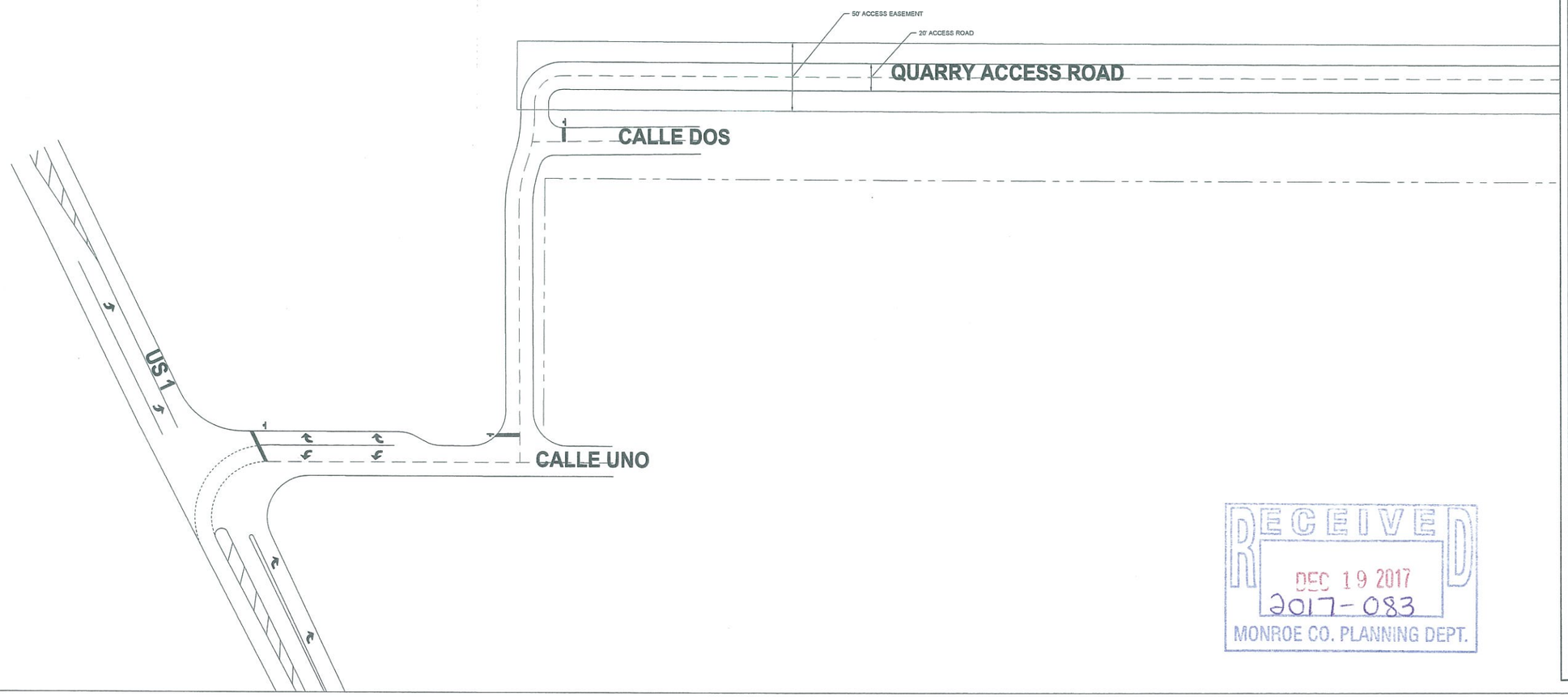
(IN FEET)
1 inch = 40 ft.



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RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

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Project No.	Scale: AS NOTED

AutoCad File No.

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11-13-2017
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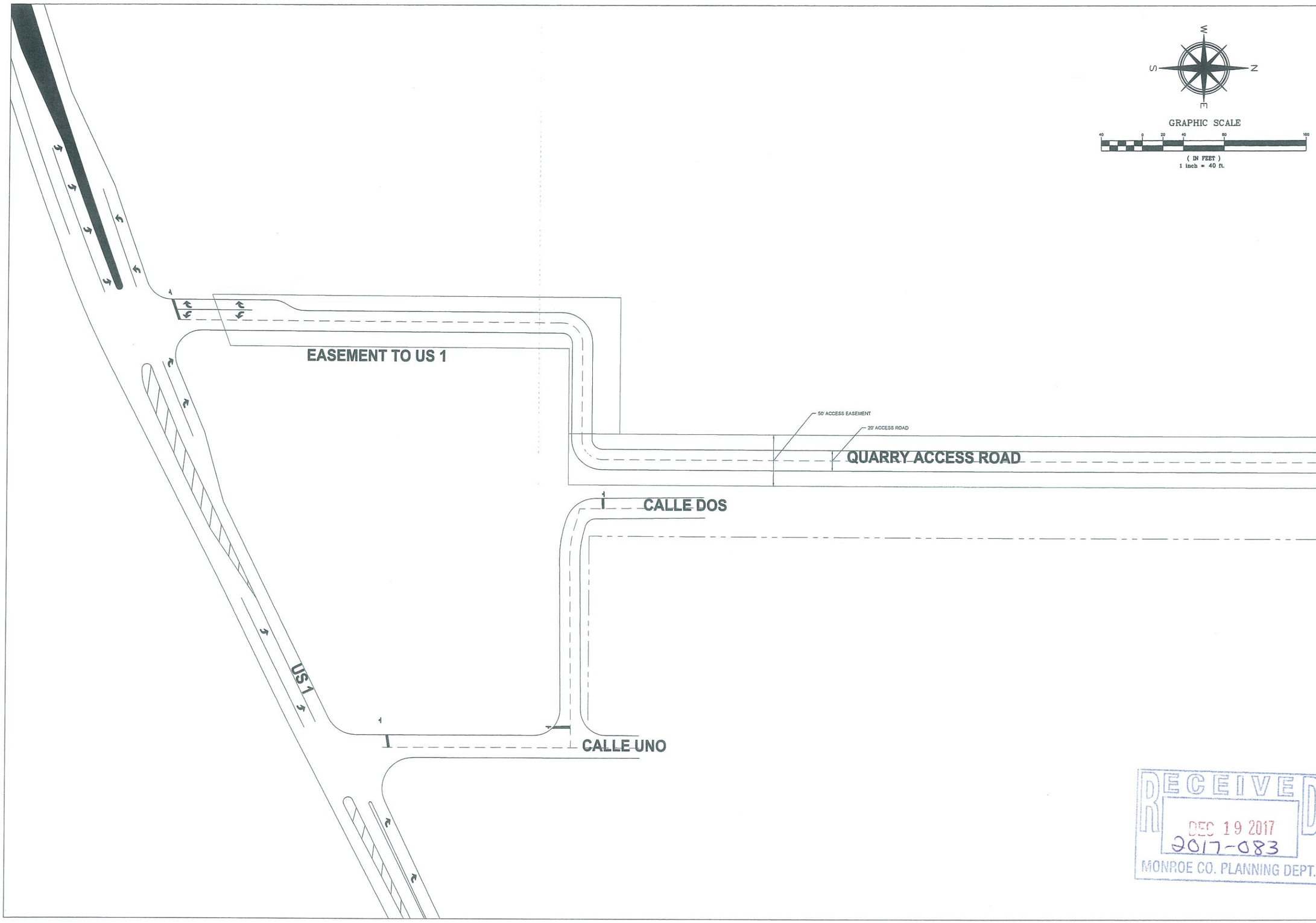
Title:
INITIAL ACCESS PLAN

Sheet Number:
C-10.2A

Date: JUNE 9, 2017



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

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PE #58315

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Project No.	Scale: AS NOTED

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FINAL ACCESS PLAN

Sheet Number:
C-10.2B

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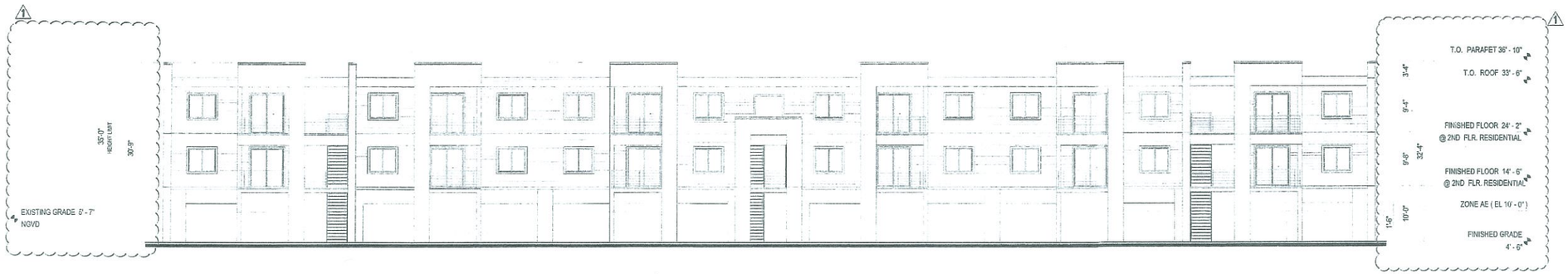
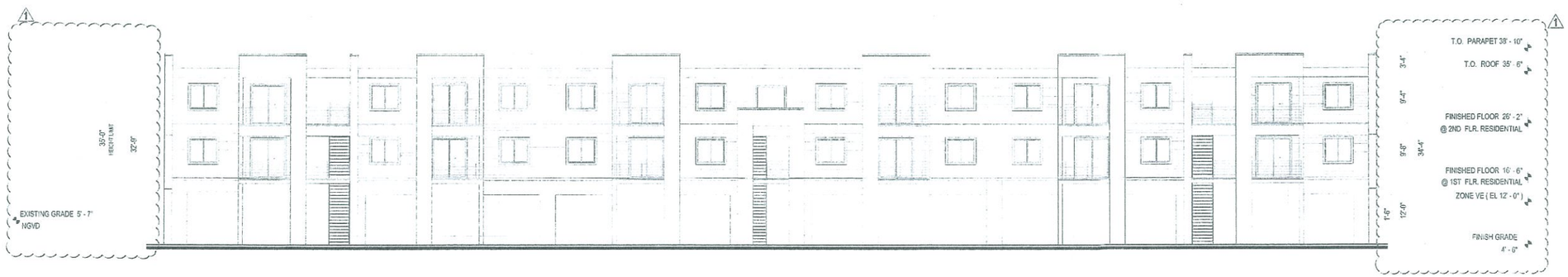
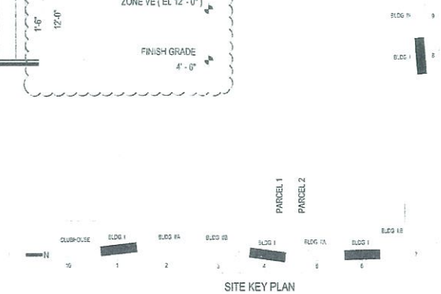


C1 BUILDING TYPE I (BLDG. 1, 4 & 6) @ FLOOD ZONE AE (EL10)
SCALE: 1" = 10'-0"



A1 BUILDING TYPE I (BLDG. 8) @ FLOOD ZONE VE (EL12)
SCALE: 1" = 10'-0"



SITE KEY PLAN

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STATE OF FLORIDA
RICARDO E. QUINONES
REGISTERED ARCHITECT
9765
RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE I

SHEET ID:
BLDG. TYPE I
A1

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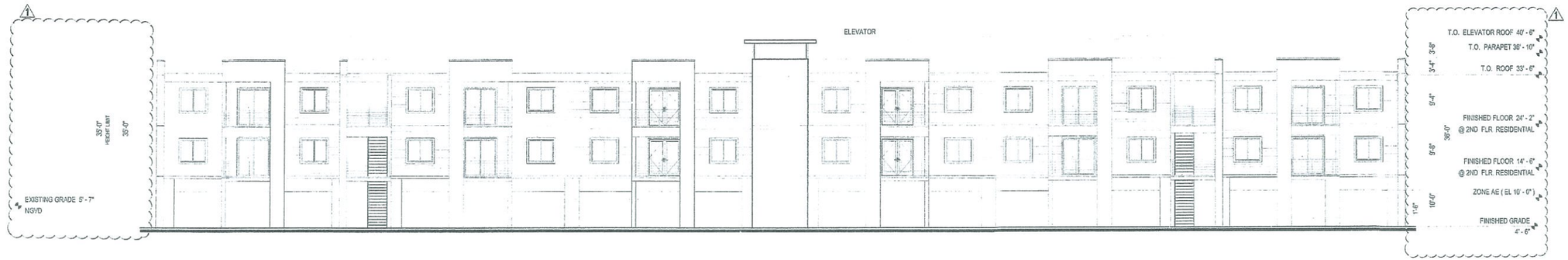
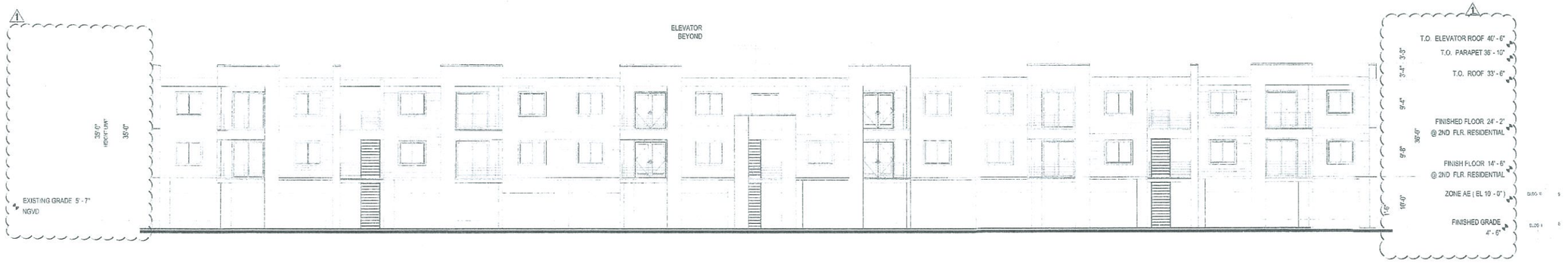


C1 BUILDING TYPE IIA (BLDG. 2 & 5) BACK ELEVATION @ FLOOD ZONE AE (EL10)

SCALE: 1" = 10'-0"



A1 BUILDING TYPE IIA (BLDG. 2 & 5) FRONT ELEVATION @ FLOOD ZONE AE (EL10)

SCALE: 1" = 10'-0"

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MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE IIA

SHEET ID:
BLDG. TYPE IIA

A2

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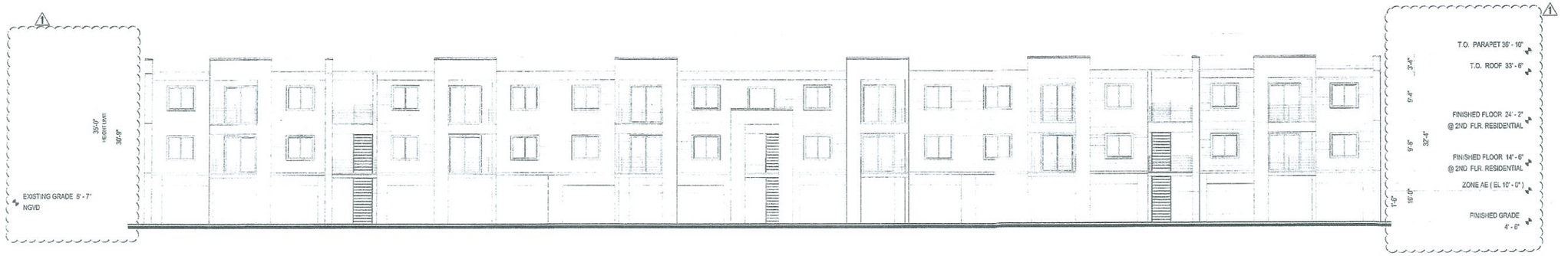
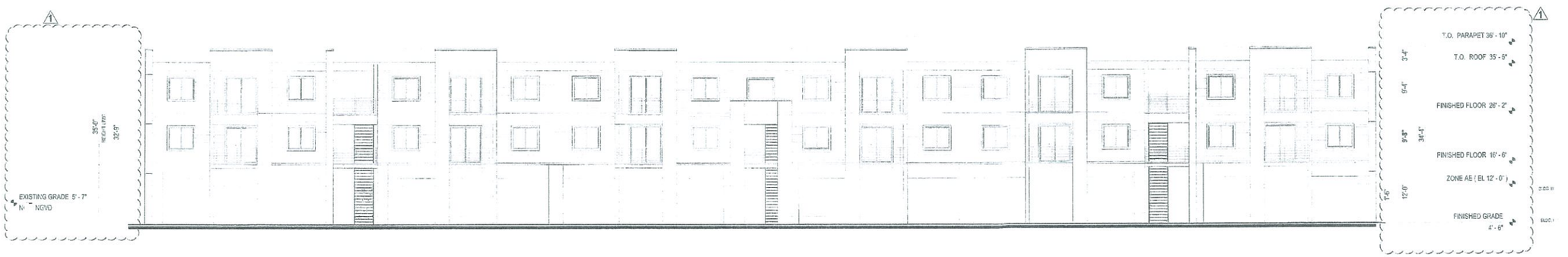


C1 BUILDING TYPE IIB (BLDG. 3) @ FLOOD ZONE AE (EL10)

SCALE: 1" = 10'-0"



A1 BUILDING TYPE IIB (BLDG. 7) @ FLOOD ZONE AE (EL12)

SCALE: 1" = 10'-0"

SITE KEY PLAN

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11.8.2017

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE IIB

SHEET ID:
BLDG. TYPE IIB
A3

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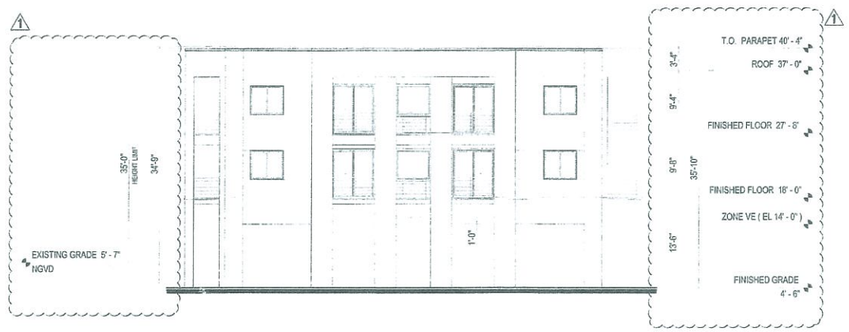
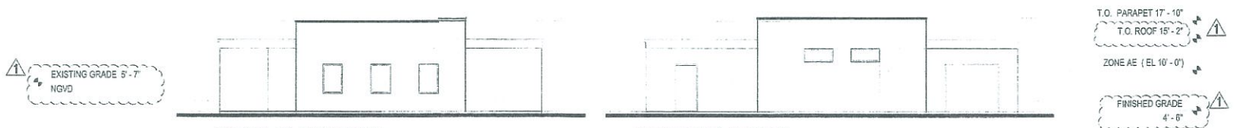
C1 BUILDING TYPE III (BLDG. 9) FRONT ELEVATION @ FLOOD ZONE VE (EL14)
SCALE: 1" = 10'-0"



B1 BUILDING TYPE III (BLDG. 9) (SIDE ELEVATION) @ FLOOD ZONE VE (EL14)
SCALE: 1" = 10'-0"

FRONT ELEVATION

POOL SIDE ELEVATION

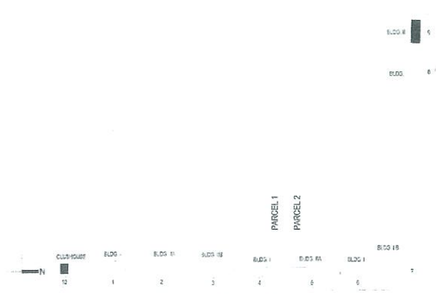


REAR ELEVATION

SIDE ELEVATION

A1 CLUBHOUSE (BLDG 10) @ FLOOD ZONE AE (EL10)
SCALE: 1" = 10'-0"

NOTE: ALL DOOR & WINDOW OPENINGS AT BELOW EL 10.0' TO BE PROTECTED WITH FLOOD PANELS



SITE KEY PLAN

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11.8.2017

JOB NO:
DATE:
DRAWN BY:
CHECKED BY:
ACCEPTED BY:
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE III & CLUBHOUSE

SHEET ID:
BLDG. TYPE III & CLUBHUSE
A4

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BUILDING TYPE I - RESIDENTIAL UNITS TABULATION, BLDG. # 1,4,6,8							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (2) TWO BUILDINGS
A2 (END UNIT)	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS

FLOOR PLAN LEGEND & SHEET NOTES

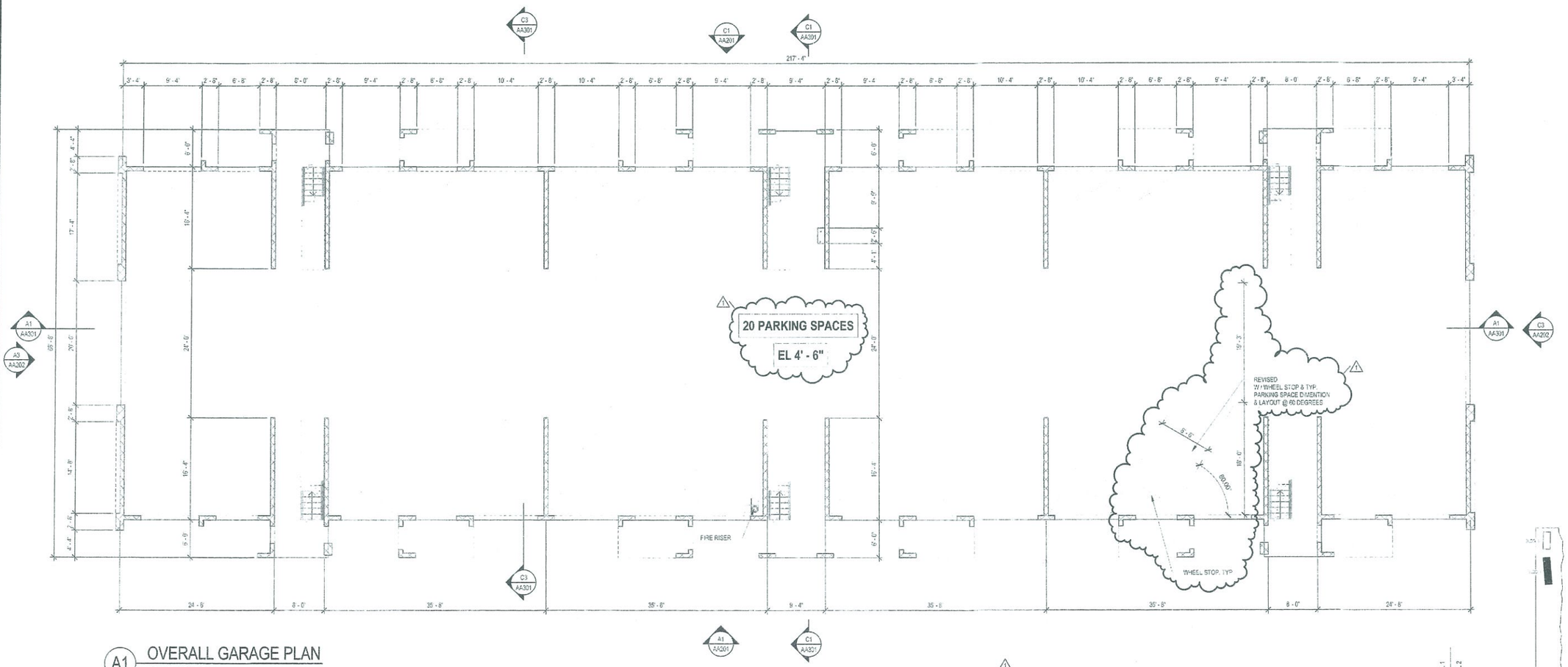
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   - A. BATHROOMS
   - B. LOCKER ROOMS
   - C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS



A1 OVERALL GARAGE PLAN
SCALE: 1/8" = 1'-0"

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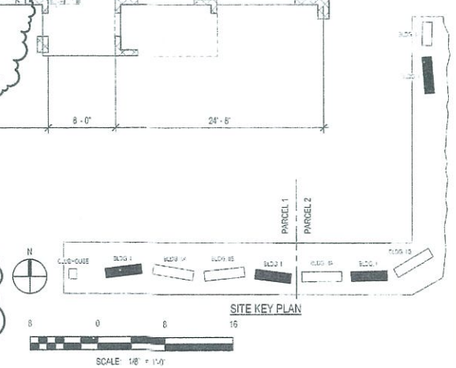
* = BUILDING NUMBER	BLDG I / FLOOD ZONE SUMMARY	
PARCEL 1 - BLDGS. NO. 1 4 & 6	BUILDING NO. 1 4 & 6	FLOOD ZONE AE (EL 10)
PARCEL 2 - BLDG. NO. 8	BUILDING NO. 8	FLOOD ZONE AE (EL 12)



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RICARDO E. QUIÑONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS

JOB NO:	17003
DATE:	05.03.2017
DRAWN BY:	LF
CHECKED BY:	MHD
ACCEPTED BY:	RQ
SIZE:	ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

SCHEMATIC DESIGN

OVERALL GARAGE FLOOR PLAN - BLDG. I

SHEET ID
BLDG. TYPE I
AA100

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11/8/2017 11:01:05 AM \\sgfiles\Vault\Drawings\2017\17003 The Quarry Apartments\A1 - Cad\revit\Backup Staffs Hawks\Revit model for Attorney Staffs Hawks\17003 QUARRY APTS_AFCM_BLDG I_CENTRAL_R17.rvt

BUILDING TYPE I - RESIDENTIAL UNITS TABULATION, BLDG. #1,4,6,8							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (2) TWO BUILDINGS
A1 (END UNIT)	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							

FLOOR PLAN LEGEND & SHEET NOTES

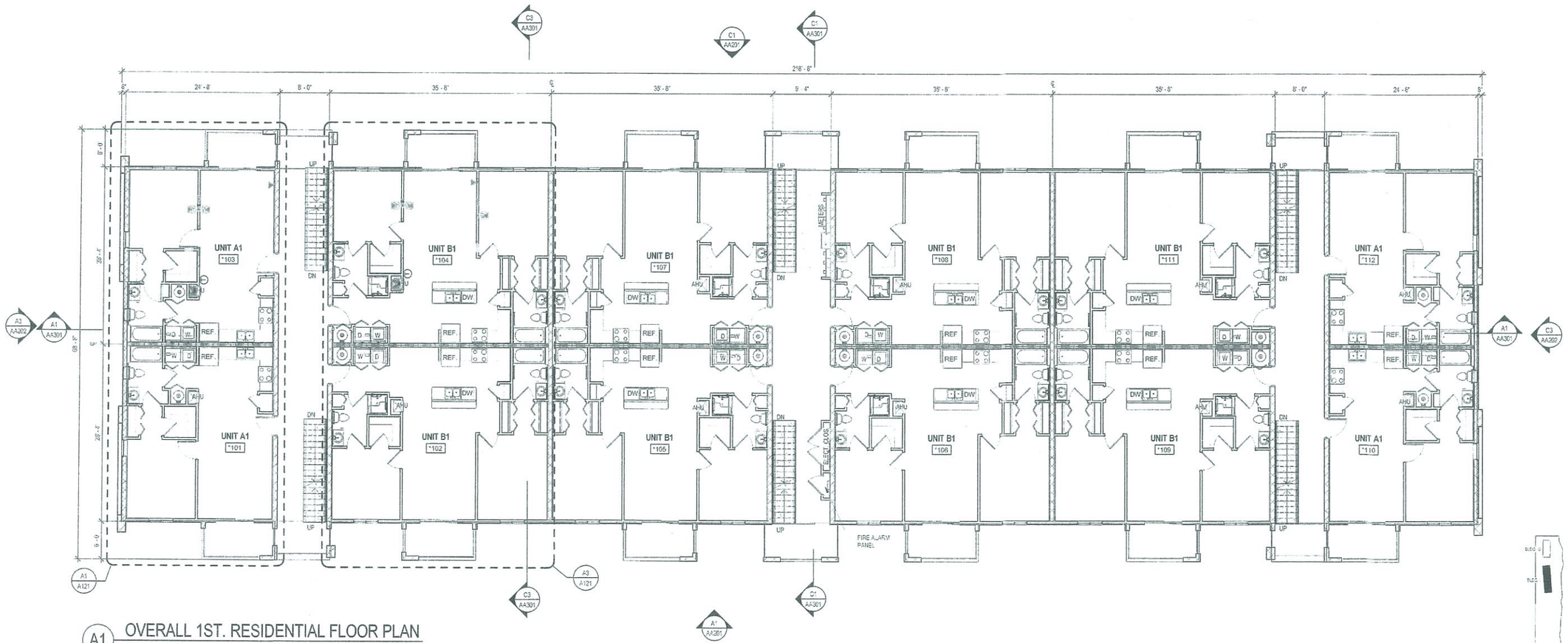
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

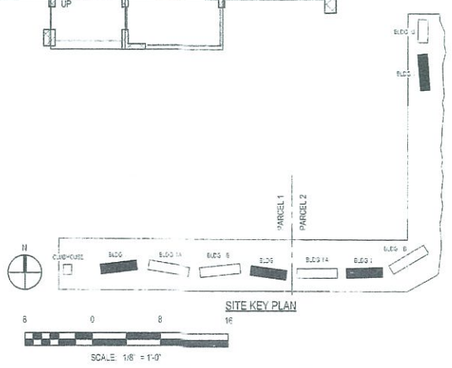
1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

*** = BUILDING NUMBER**

PARCEL 1 BLDG. NO. 1 & 4
PARCEL 2 BLDG. NO. 6 & 8



SITE KEY PLAN
SCALE: 1/8" = 1'-0"

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6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE I

SHEET ID
BLDG. TYPE I
AA101

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BUILDING TYPE I - RESIDENTIAL UNITS TABULATION, BLDG. # 1,4,5,6							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 2							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 2							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG	TOTAL (2) TWO BUILDINGS
A1 (END UNIT)	1	4	4	-	-	8	16
B1	2	8	8	-	-	16	32
		12	12	-	-	24	48
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							
PARCEL 2 - BUILDING TYPE I X 2 (QTY) = 48 UNITS							

FLOOR PLAN LEGEND & SHEET NOTES

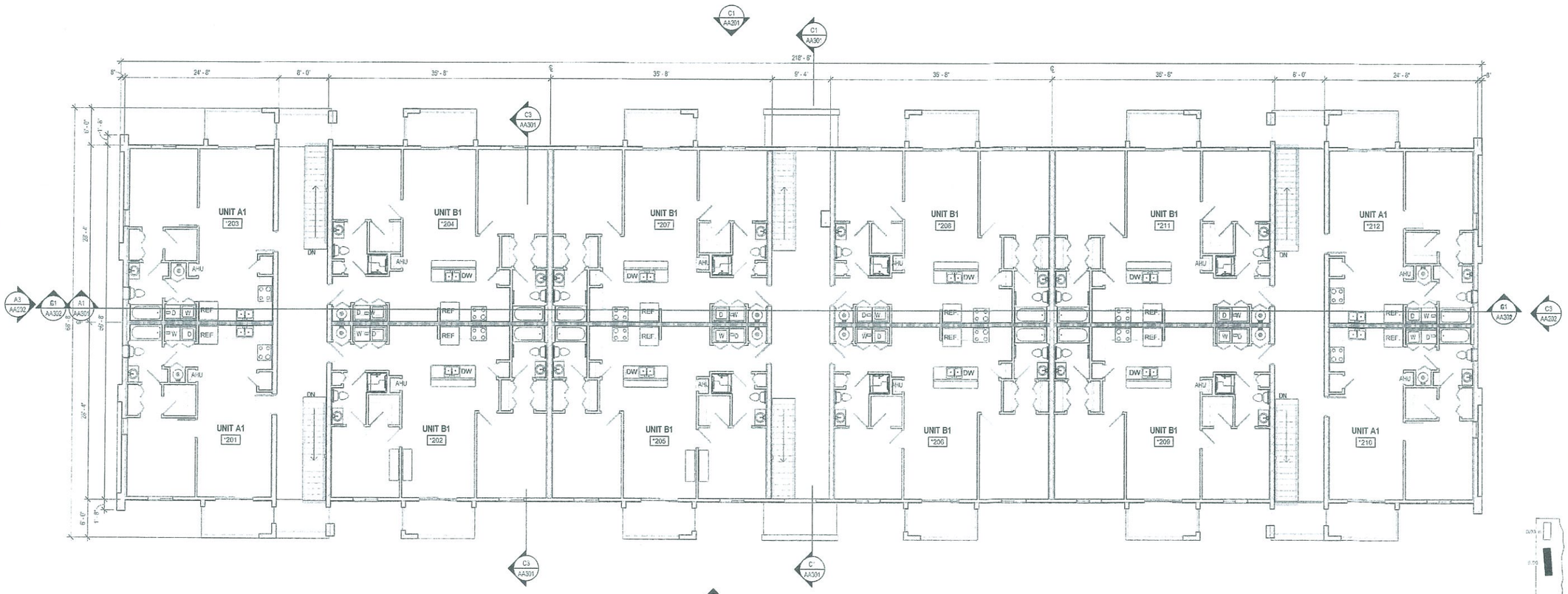
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C I P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

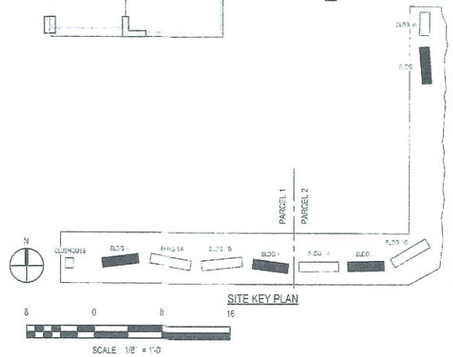
1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   - A BATHROOMS
   - B LOCKER ROOMS
   - C SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER
PARCEL 1 BLDG. NO 1 & 4
PARCEL 2 BLDG NO 5 & 8



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RICARDO E. QUIÑONES, AIA

6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE I

SHEET ID
BLDG. TYPE I

AA102

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BUILDING TYPE IIA - RESIDENTIAL UNITS TABULATION, BLDG. # 2 & 5							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A1	1	1	-	-	1	2	2
A1.1	1	-	-	1	1	2	2
B1	2	2	2	-	-	4	4
B1.1	2	2	2	-	-	4	4
B2	2	3	4	-	1	8	8
C	3	-	1	-	1	2	2
C.1	3	-	-	2	-	2	2
TOTAL UNITS PER BUILDING 24							
PARCEL 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							
PARCEL 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

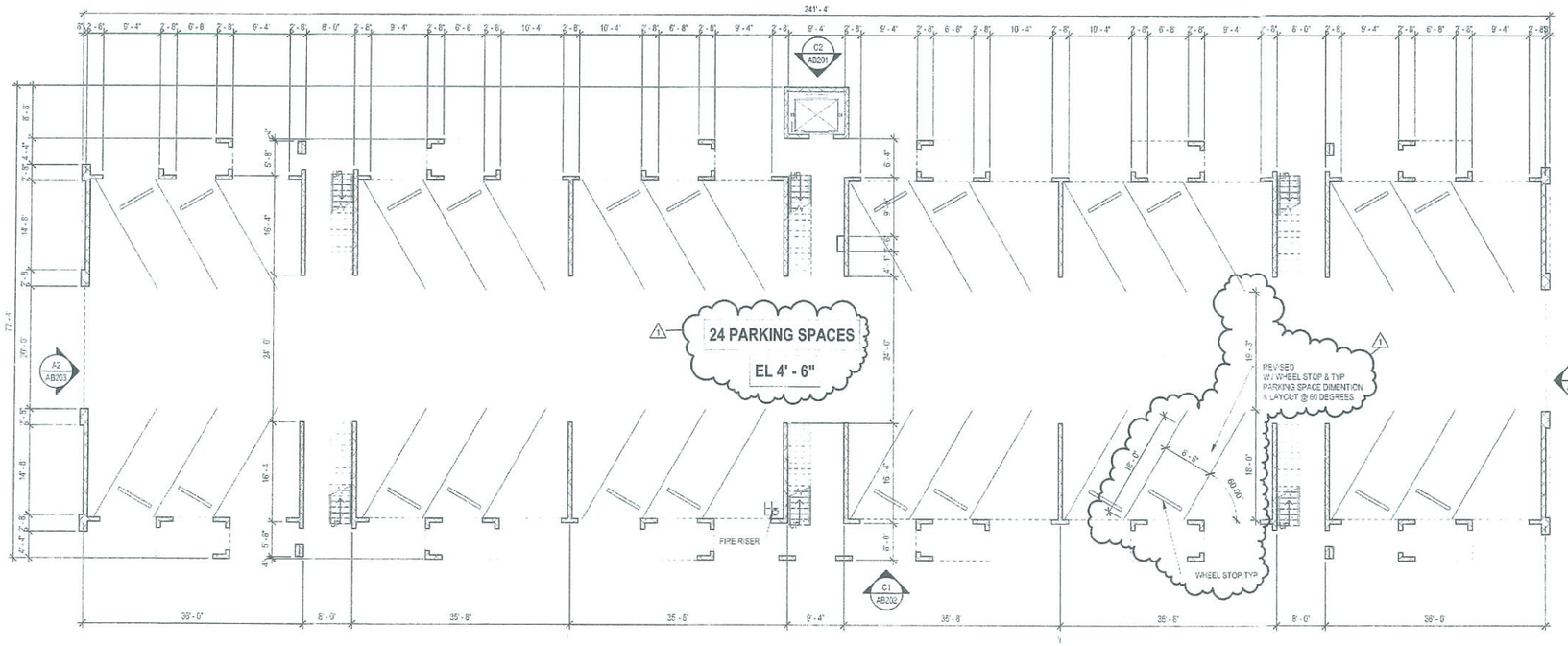
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING BUT NOT LIMITED TO:
   - A BATHROOMS
   - B LOCKER ROOMS
   - C SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



A1 OVERALL GARAGE PLAN
SCALE 3/32" = 1'-0"

* = BUILDING NUMBER	BUILDING / FLOOD ZONE SUMMARY	
PARCEL 1 BLDG NO. 2	BUILDINGS NO. 2 & 5	FLOOD ZONE AE - EL 10'-0"
PARCEL 2 BLDG NO. 5		

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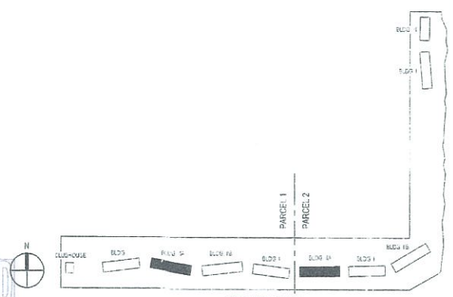

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STATE OF FLORIDA · RICARDO E. QUINONES · 9765 · REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 05.03.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

SCHEMATIC DESIGN

OVERALL GARAGE FLOOR PLAN - BLDG. IIA

SHEET ID
BUILDING TYPE IIA
AB100

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11/9/2017 11:05:10 AM P:\Drawings\2017\17003 The Quarry Apartments\all - Outbound\Attorney Smith Hawkes\Revit model for Attorney Smith Hawkes 17003_QUARRY APTS_ARCH BLDG 4&5_CENTRAL R17.rvt

BUILDING TYPE IIA - RESIDENTIAL UNITS TABULATION, BLDG. #2 & 5							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
UNIT TYPE	NO OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG	TOTAL (1) ONE BUILDING
A2	1	1	-	-	1	2	2
A1.1	1	-	-	1	1	2	2
B1	2	2	2	-	-	4	4
B1.1	2	2	2	-	-	4	4
B2	2	3	4	-	1	8	8
C	3	-	1	-	1	2	2
C.1	3	-	-	2	-	2	2
TOTAL UNITS PER BUILDING: 24							
PARCEL 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							
PARCEL 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							

ACCESSIBLE UNIT

UNIT W/ COMMUNICATION FEAUTURES

FLOOR PLAN LEGEND & SHEET NOTES

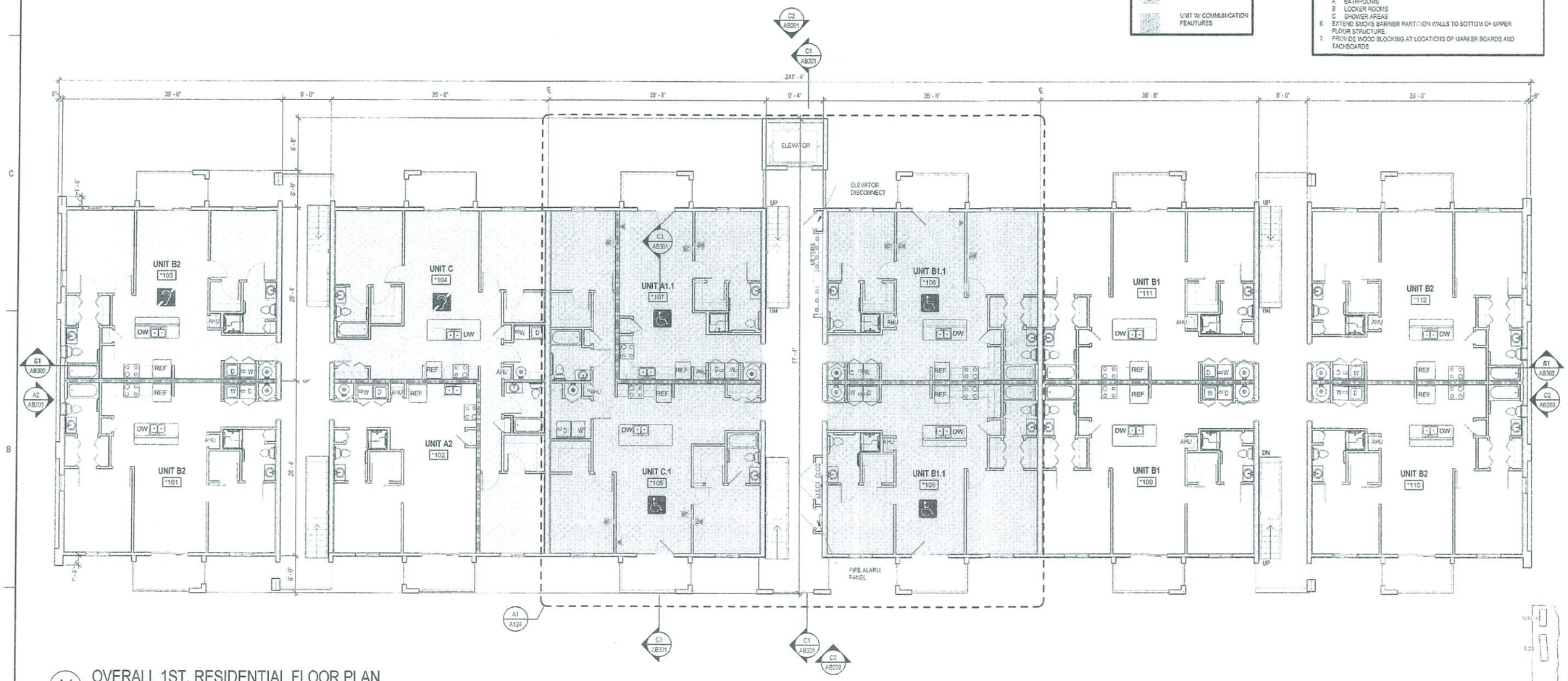
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

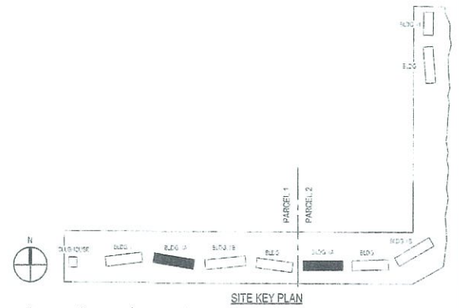
GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"



SITE KEY PLAN

SCALE: 3/32" = 1'-0"

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2017-083

*** = BUILDING NUMBER**

PARCEL 1 BLDG NO. 2

PARCEL 2 BLDG NO. 5

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STATE OF FLORIDA RICARDO E. QUIÑONES REGISTERED ARCHITECT 9795

RICARDO E. QUIÑONES, A.A.

6/9/2017

MARK	DATE	DESCRIPTION

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE IIA

SHEET ID
BUILDING TYPE IIA
AB101

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S:\17003\17003 The Quarry Apartments\17003_QUARRY APTS_ARCH_BLDG 4A_CENTRAL_R17.rvt

BUILDING TYPE IIA - RESIDENTIAL UNITS TABULATION, BLDG. # 2 & 5							
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE IIA = 1							
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	AUDIBLE UNITS	UNIT COUNT PER BLDG	TOTAL (1) ONE BUILDING
A2	1	1	-	-	1	2	2
A1.1	1	-	-	1	1	2	2
B1	2	2	2	-	-	4	4
B1.1	2	2	2	-	-	4	4
B2	2	3	4	-	1	8	8
C	3	-	1	-	1	2	2
C.1	3	-	-	2	-	2	2
TOTAL UNITS PER BUILDING 24							
PARCEL 1 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							
PARCEL 2 - BUILDING TYPE IIA X 1 (QTY) = 24 UNITS							

ACCESSIBLE UNIT

UNIT W/ COMMUNICATION FEAUTURES

FLOOR PLAN LEGEND & SHEET NOTES

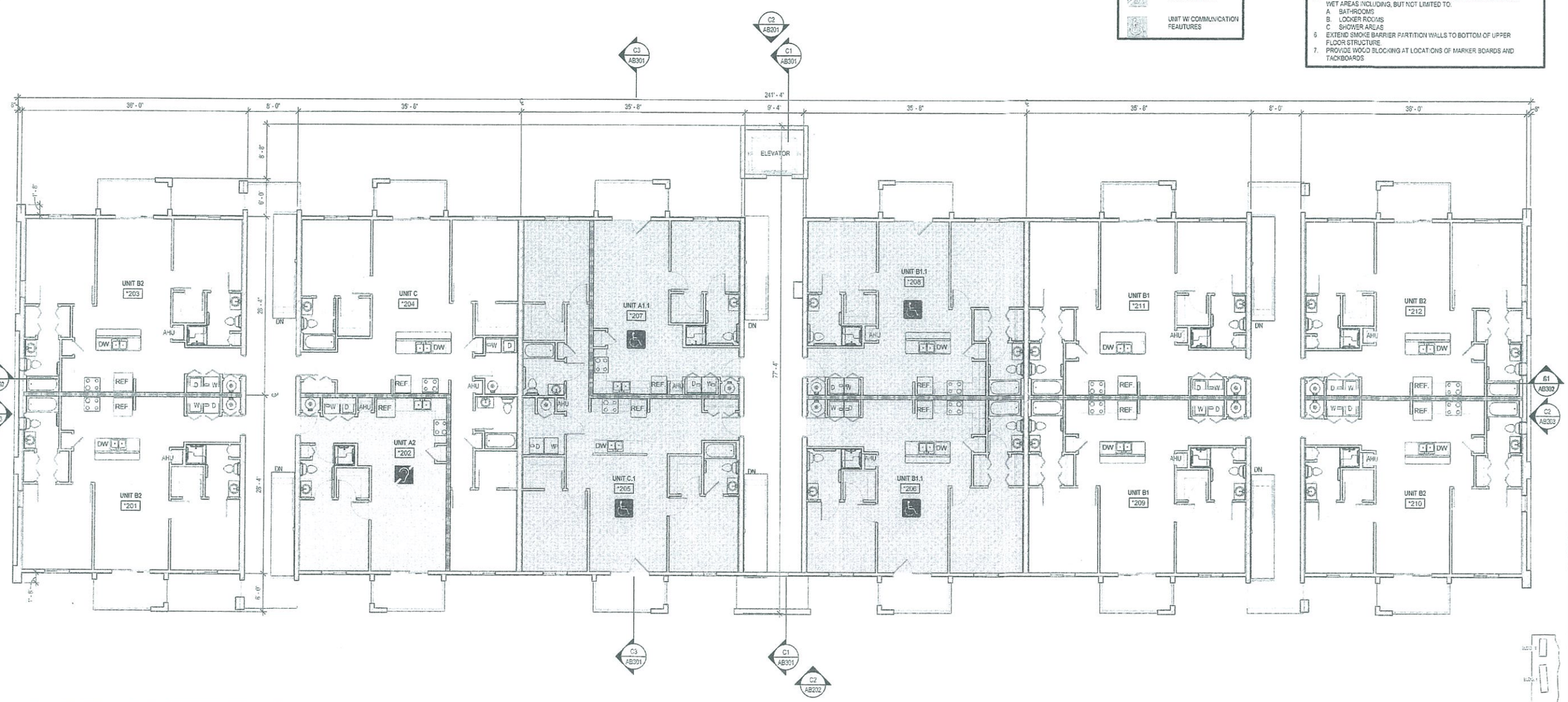
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE.
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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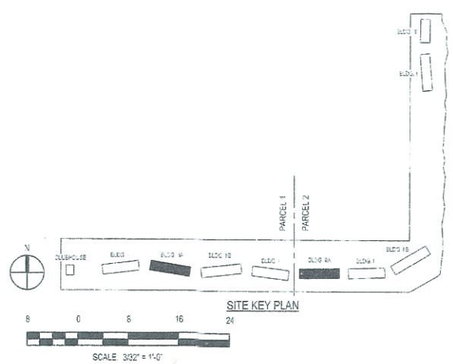
2017-083
MONROE CO. PLANNING DEPT.

*** = BUILDING NUMBER**

PARCEL 1: BLDG. NO. 2
PARCEL 2: BLDG. NO. 5



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STATE OF FLORIDA
RICARDO E. QUINONES
97795
REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA

DESCRIPTION	DATE	MARK
	6/9/2017	

JOB NO.	17003
DATE:	05.15.2017
DRAWN BY:	Author
CHECKED BY:	MHD
ACCEPTED BY:	RQ
SIZE:	ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE IIA

SHEET ID
BUILDING TYPE IIA
AB102

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BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION, BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG	TOTAL (1) ONE BUILDING
A1	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING: 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS

FLOOR PLAN LEGEND & SHEET NOTES

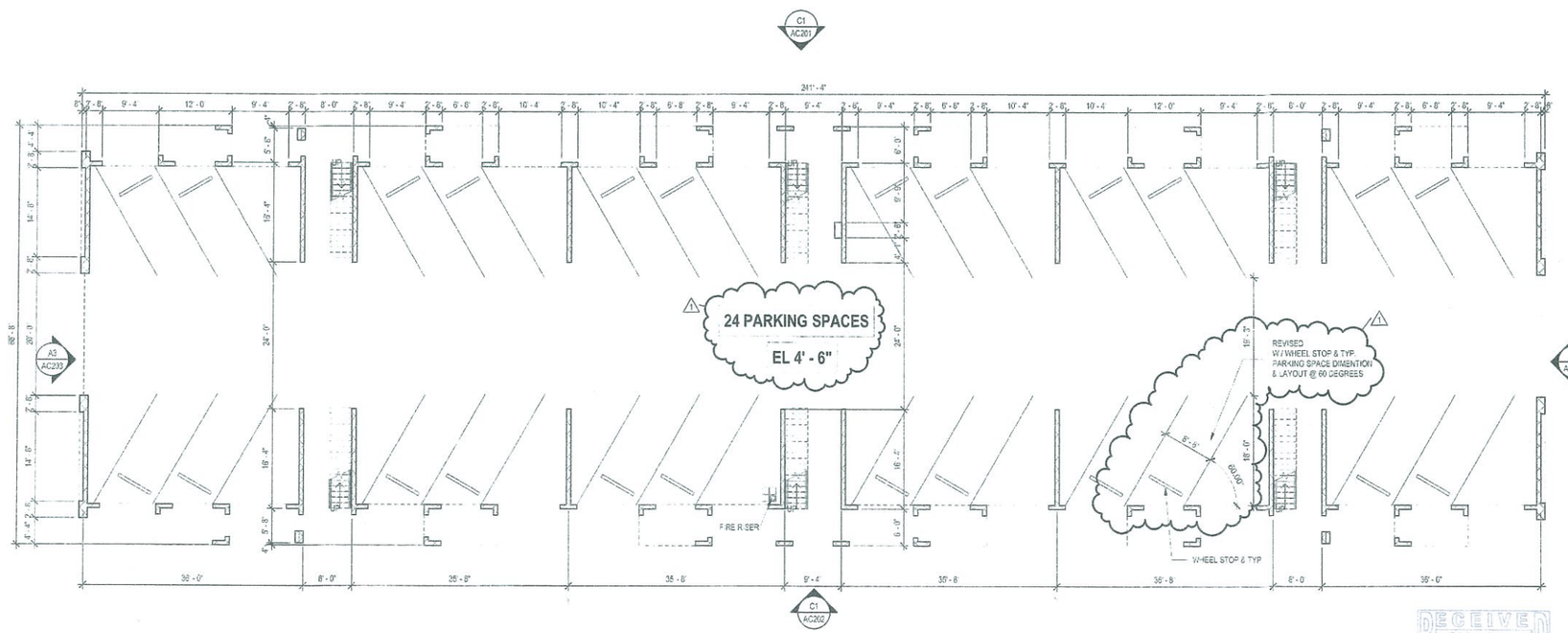
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C I P CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

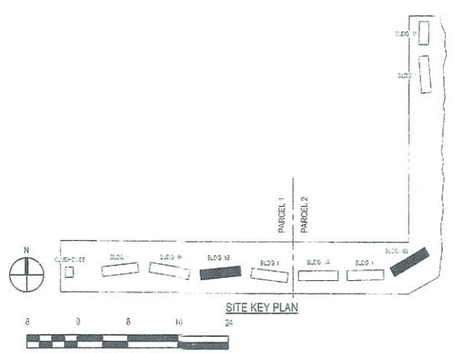
1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U O N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING BUT NOT LIMITED TO
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS



A1 OVERALL GARAGE PLAN
SCALE: 3/32" = 1'-0"

* = BUILDING NUMBER	
PARCEL 1 BLDG NO: 3	
PARCEL 2 BLDG NO: 7	

BUILDING / FLOOD ZONE SUMMARY	
BUILDING NO: 3	FLOOD ZONE AE (EL 10)
BUILDING NO: 7	FLOOD ZONE AE (EL 12)



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RICARDO E. QUIÑONES
9765
REGISTERED ARCHITECT
RICARDO E. QUIÑONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS 11.8.2017

JOB NO: 17003
DATE: 05.03.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

SCHEMATIC DESIGN

OVERALL GARAGE FLOOR PLAN - BLDG. IIB

SHEET ID
BLDG. TYPE IIB
AC100

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11/8/2017 11:13:16 AM \\pqhservice\Documents\2017\17003 The Quarry Apartments\Bldg - Outboard\Attorney Smith Hinds\Revit model for Attorney Smith Hinds\17003_QUARRY APTS_ARCH_BLDG IIB_CENTRAL_R17.rvt

BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION, BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A2	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING: 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

FLOOR PLAN LEGEND & SHEET NOTES

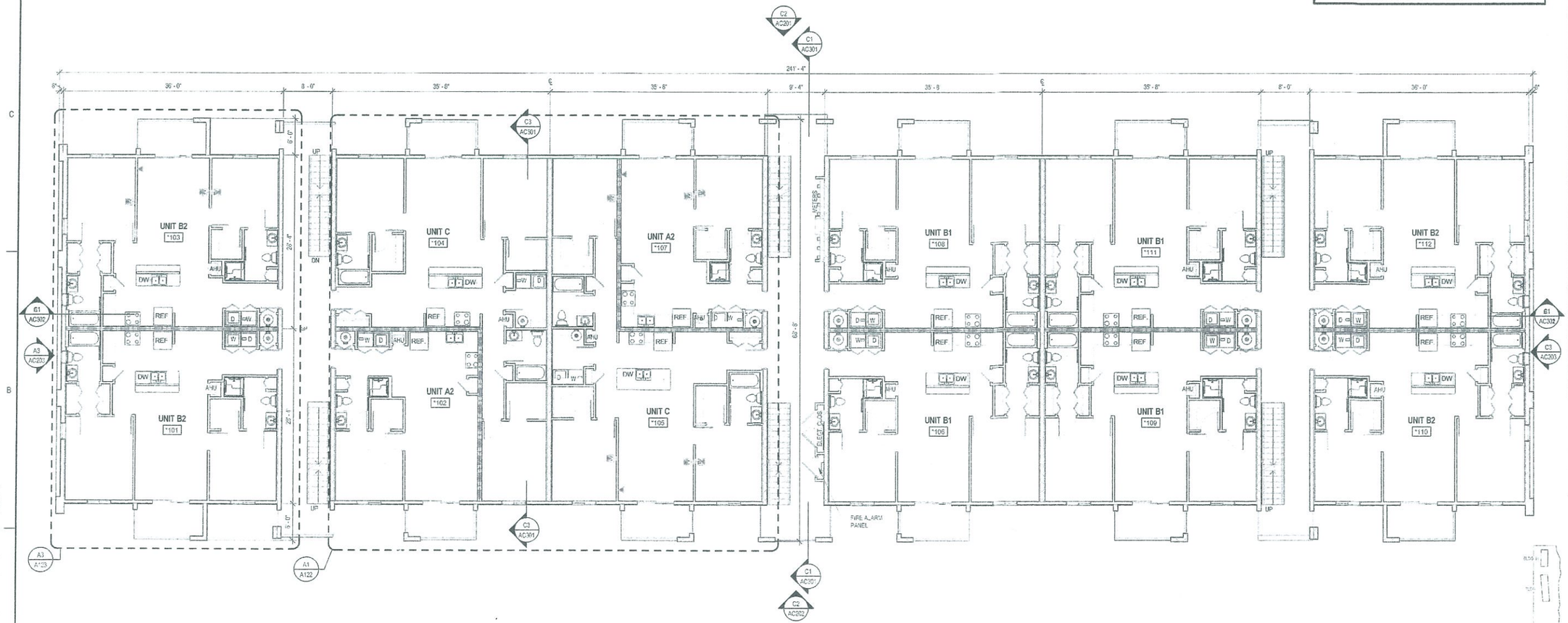
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W4" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS.
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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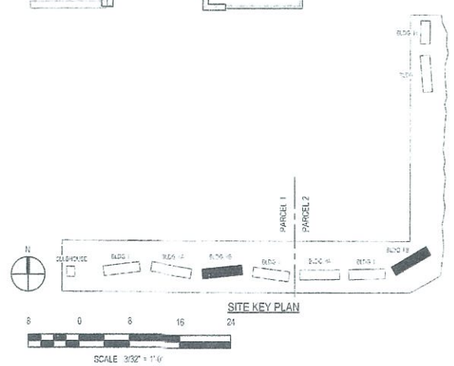
* = BUILDING NUMBER
PARCEL 1 BLDG. NO. 5
PARCEL 2 BLDG. NO. 7



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RICARDO E. QUINONES, AIA

6/9/2017

MARK	DATE	DESCRIPTION

JOB NO:	17003
DATE	05.15.2017
DRAWN BY:	Author
CHECKED BY:	MHD
ACCEPTED BY:	RQ
SIZE:	ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 1ST RESIDENTIAL LEVEL FLOOR PLAN - BLDG. TYPE IIB

SHEET ID:
BLDG. TYPE IIB
AC101

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BUILDING TYPE IIB - RESIDENTIAL UNITS TABULATION. BLDG. # 3 & 7						
PARCEL 1 - TOTAL NUMBER OF BUILDING TYPE I = 1						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE I = 1						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	UNIT COUNT PER BLDG	TOTAL (1) ONE BUILDING
A2	1	2	2	-	4	4
B1	2	4	4	-	8	8
C	3	2	2	-	4	4
B2 (END UNIT)	2	4	4	-	8	8
TOTAL UNITS PER BUILDING 24						
PARCEL 1 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						
PARCEL 2 - BUILDING TYPE IIB X 1 (QTY) = 24 UNITS						

FLOOR PLAN LEGEND & SHEET NOTES

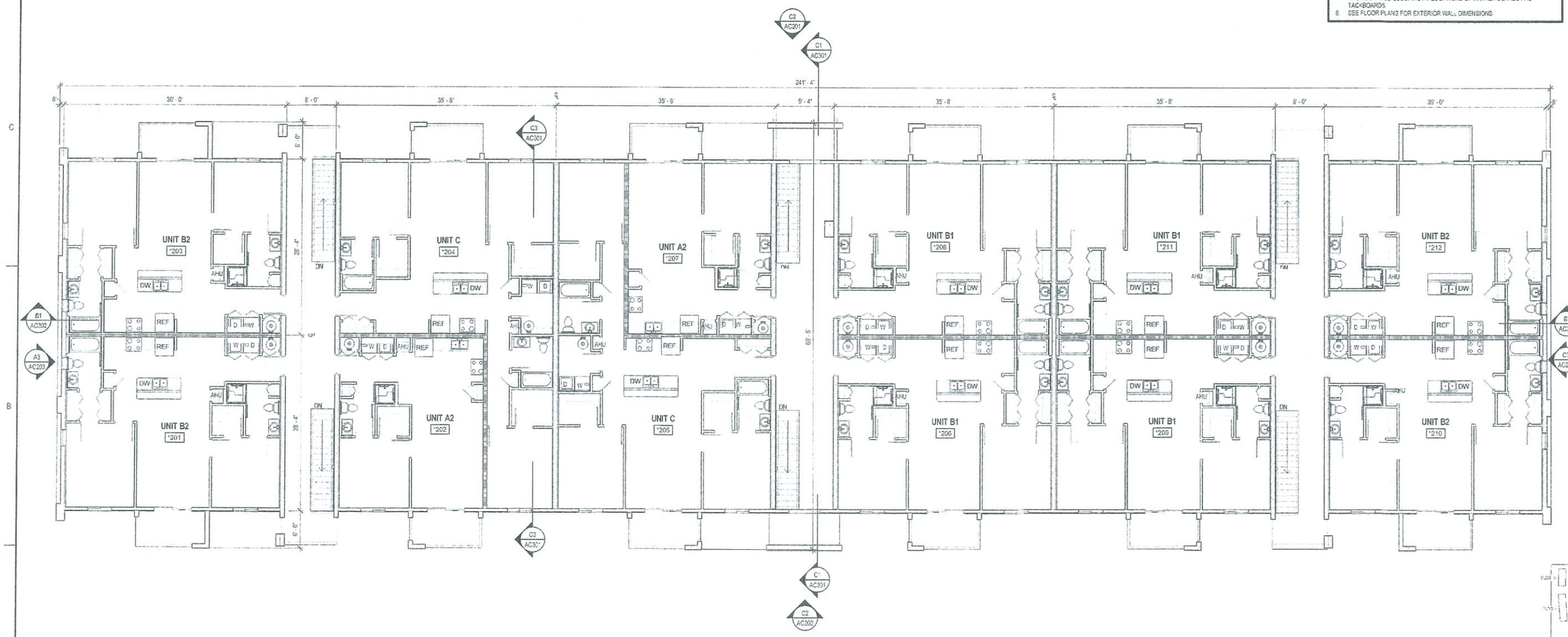
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- 2-HOUR RATED WALL SYSTEM
- 3-HOUR RATED WALL SYSTEM
- SMOKE RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

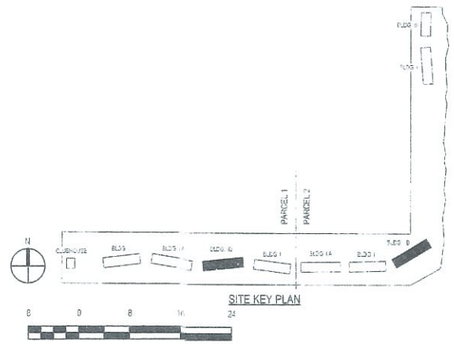
GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF SHEATHING OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL EXTERIOR PARTITIONS SHALL BE TYPE "WP" U.N.O. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO
   A. BATHROOMS
   B. LOCKER ROOMS
   C. SHOWER AREAS
6. EXTEND SMOKE BARRIER PARTITION WALLS TO BOTTOM OF UPPER FLOOR STRUCTURE
7. PROVIDE WOOD BLOCKING AT LOCATIONS OF MARKER BOARDS AND TACKBOARDS
8. SEE FLOOR PLANS FOR EXTERIOR WALL DIMENSIONS



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER
PARCEL 1 BLDG NO. 3
PARCEL 2 BLDG NO. 7



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STATE OF FLORIDA · RICARDO E. QUINONES · 9795 · REGISTERED ARCHITECT

RICARDO E. QUIÑONES, AIA

MARK	DATE	DESCRIPTION
	6/9/2017	

JOB NO: 17003
DATE: 05.15.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

DESIGN DEVELOPMENT

OVERALL 2ND RESIDENTIAL LEVEL
FLOOR PLAN - BLDG. TYPE IIB

SHEET ID
BLDG. TYPE IIB
AC102

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BUILDING TYPE III - RESIDENTIAL UNITS TABULATION. BLDG: # 9						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE III = 21						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS UNITS	UNIT COUNT (PER BLDG	TOTAL (1) CNE BUILDING
A1.1	1	2	2	-	4	8
B1	2	4	4	-	8	8
C2 (END UNIT)	3	1	4	-	8	8
C3 (END UNIT)	3	1	4	-	8	8
		8	8	-	8	16
TOTAL UNITS PER BUILDING: 16						
PARCEL 2 - BUILDING TYPE III X I (QTY) = 16 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

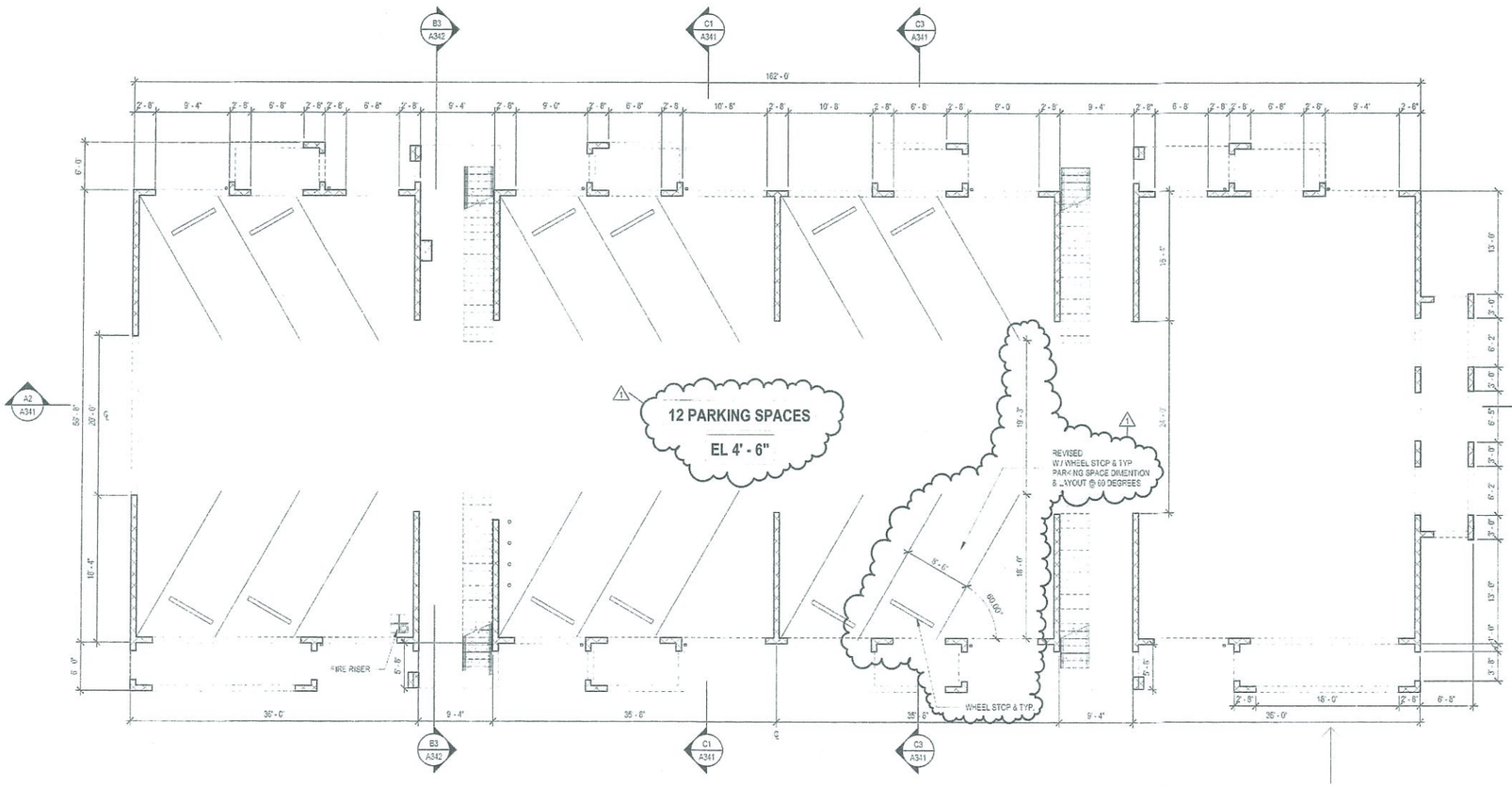
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

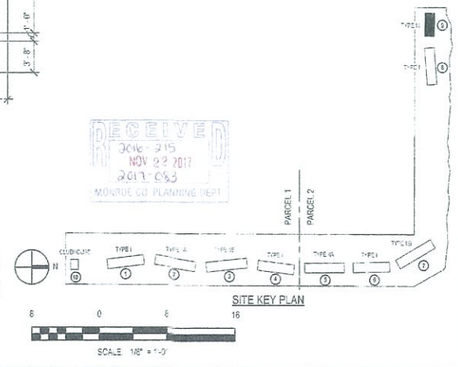
GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "S4" U.O.N. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. SHOWER AREAS
6. ALL MIRRORS TO BE CLIPPED & GLUED.
7. PROVIDE P.T. WOOD BLOCKING OR SHEET METAL AT LOCATIONS OF GRAB BARS AND CABINETS.



A1 OVERALL GARAGE PLAN
SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER	BUILDING / FLOOD ZONE SUMMARY	
PARCEL 2 BLDG NO. 9	BUILDING NO. 9	FLOOD ZONE VE (EL 14)



SITE KEY PLAN
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA · RICARDO E. QUINONES · 9795 · REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 07.14.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY
BIG COPPITT KEY, FL

60% CD SUBMITTAL

OVERALL GARAGE FLOOR PLAN - BLDG. TYPE III

SHEET ID
BLDG. TYPE III
AD100

11/22/2017 11:14:32 AM P:\Drawings\2017\17003 The Quarry Apartments\01 Outbreach-Attorney Smith Hawk-Permit for Attorney Smith Hawk\17003 QUARRY APTS ARCH BLDG III CENTRAL REV.rvt

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BUILDING TYPE III - RESIDENTIAL UNITS TABULATION, BLDG. # 9						
PARCEL 2 TOTAL NUMBER OF BUILDING TYPE III = 21						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A1.1	1	2	2	-	4	8
B1	2	4	4	-	8	8
C2 (END UNIT)	3	1	4	-	8	8
C3 (END UNIT)	3	1	4	-	8	8
		8	8	-	6	16
TOTAL UNITS PER BUILDING: 16						
PARCEL 2 - BUILDING TYPE III X 1 (QTY) = 16 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

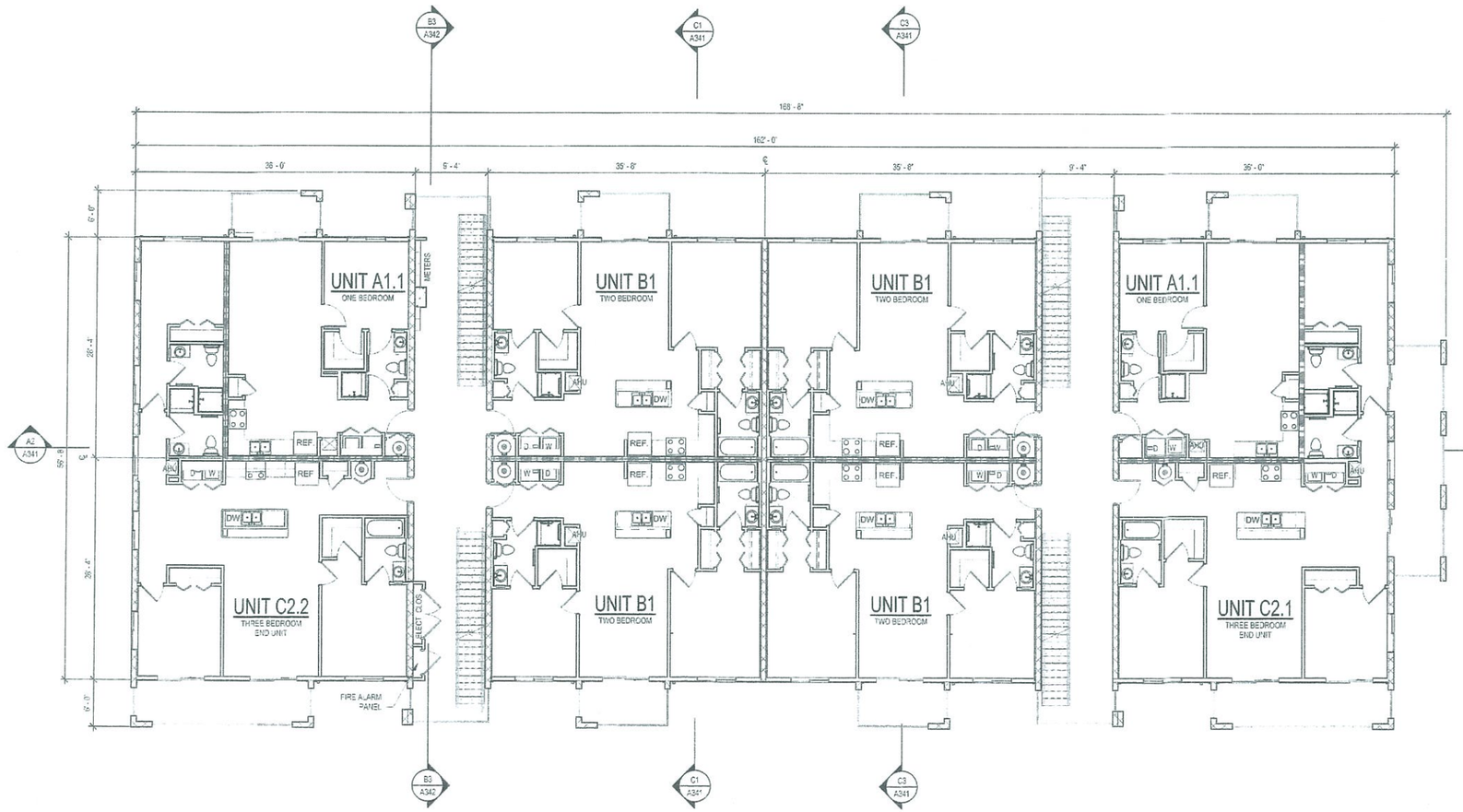
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

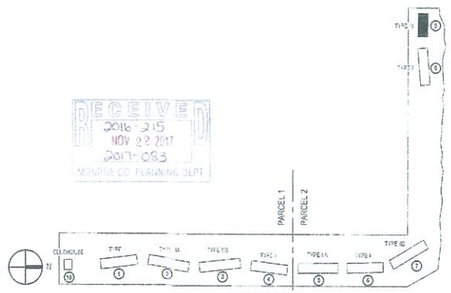
1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "S4" U.O.N. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING BUT NOT LIMITED TO:
   - A. BATHROOMS
   - B. SHOWER AREAS
6. ALL MIRRORS TO BE CLIPPED & GLUED
7. PROVIDE P.T. WOOD BLOCKING OR SHEET METAL AT LOCATIONS OF GRAB BARS AND CABINETS.



A1 OVERALL 1ST. RESIDENTIAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER	BUILDING / FLOOD ZONE SUMMARY	
PARCEL 2 BLDG NO. 9	BUILDING NO. 9	FLOOD ZONE VE (EL 14)



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STATE OF FLORIDA — RICARDO E. QUINONES — 9765 — REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.06.2017	REVISION PER STAFF REPORT COMMENTS
		11.8.2017

JOB NO: 17003
DATE: 07.14.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY
BIG COPPITT KEY, FL

60% CD SUBMITTAL

OVERALL 1ST RESIDENTIAL FLOOR PLAN - BLDG. TYPE III

SHEET ID
BLDG. TYPE III
AD101

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BUILDING TYPE III - RESIDENTIAL UNITS TABULATION, BLDG. # 9						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE III = 21						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A1.1	1	2	2	-	4	8
B1	2	4	4	-	8	8
C2 (END UNIT)	3	1	4	-	8	8
C3 (END UNIT)	3	1	4	-	8	8
		8	8	-	6	16
TOTAL UNITS PER BUILDING 16						
PARCEL 2 - BUILDING TYPE III X I (QTY) = 16 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C. I. P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD OR CONCRETE U.O.N.
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3. ALL INTERIOR PARTITIONS SHALL BE TYPE "S4" U.O.N. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
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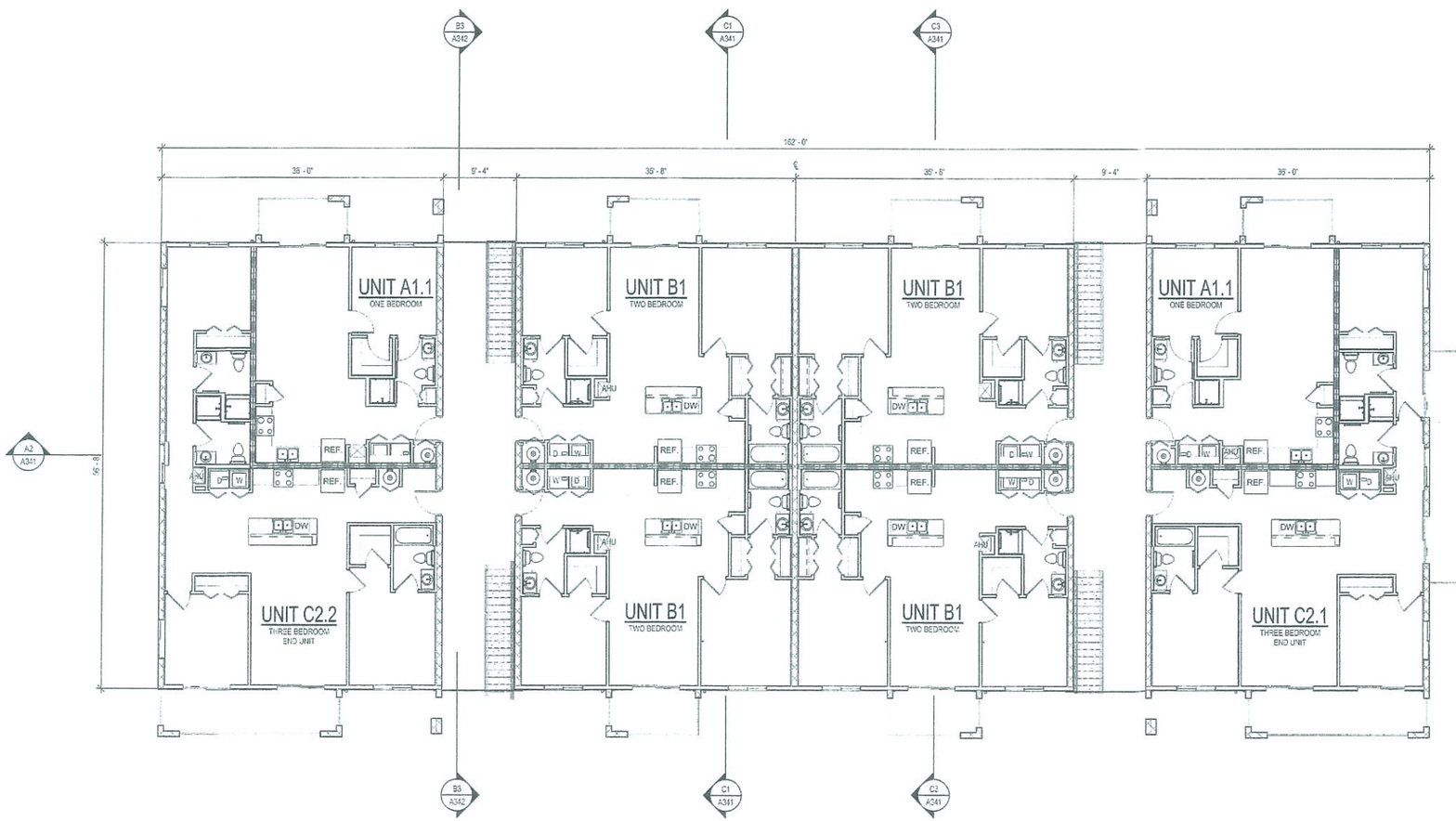
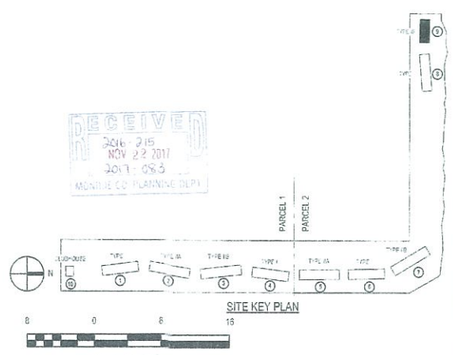
   - B. SHOWER AREAS
6. ALL MIRRORS TO BE CLIPPED & GLUED.
7. PROVIDE P.T. WOOD BLOCKING OR SHEET METAL AT LOCATIONS OF GRAB BARS AND CABINETS



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER
PARCEL 2 BLDG. NO. 9

BUILDING / FLOOD ZONE SUMMARY	
BUILDING NO. 9	FLOOD ZONE VE (EL 14)



SITE KEY PLAN
SCALE: 1/8" = 1'-0"

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STATE OF FLORIDA · RICARDO E. QUINONES · 9765 · REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS

JOB NO: 17003
DATE: 07.14.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY
BIG COPPITT KEY, FL

60% CD SUBMITTAL

OVERALL 2ND RESIDENTIAL FLOOR PLAN - BLDG. TYPE III

SHEET ID:
BLDG. TYPE III
AD102

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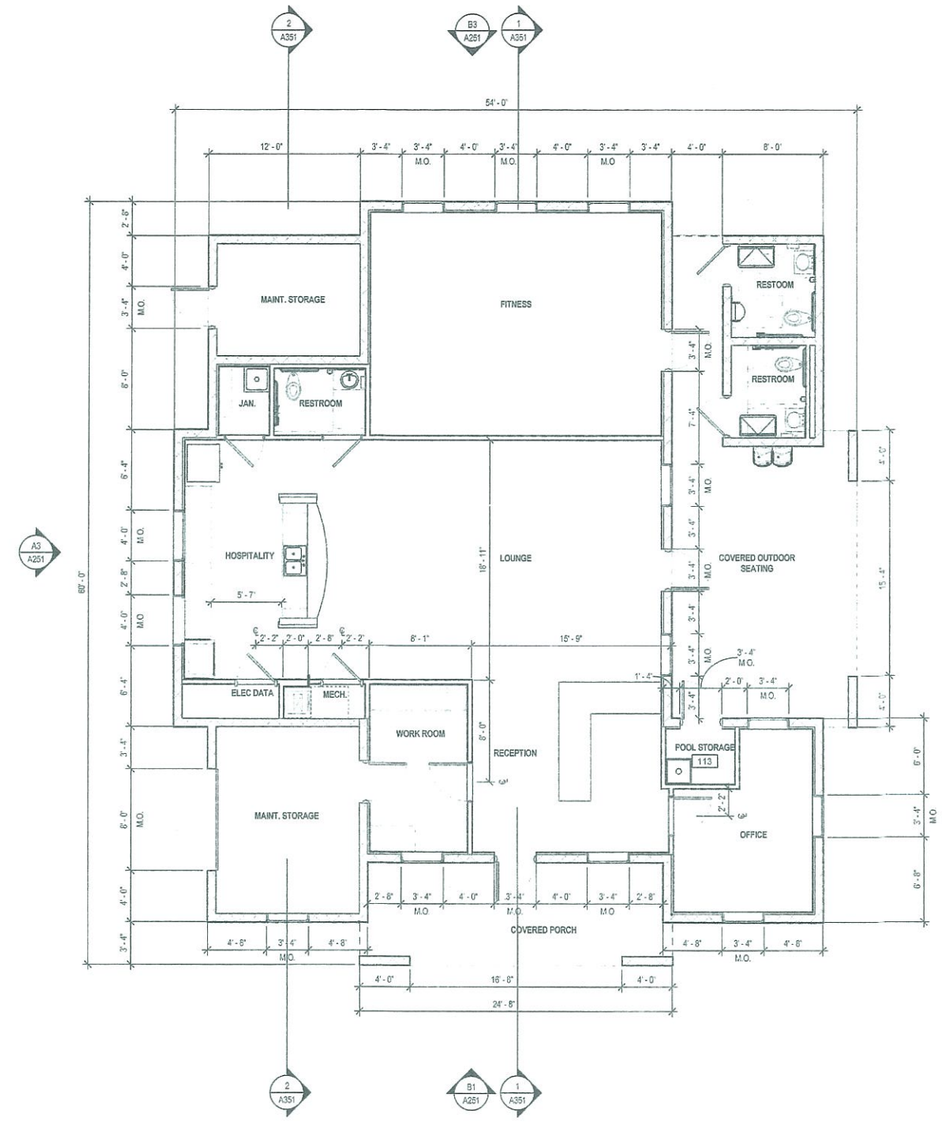

A1 CLUBHOUSE FLOOR PLAN

SCALE: 3/16" = 1'-0"

FLOOR PLAN LEGEND & SHEET NOTES

PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C.I.P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

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2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "W2" U.O.N. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   A. BATHROOMS
   B. SHOWER AREAS
6. ALL MIRRORS TO BE CLIPPED & GLUED.
7. PROVIDE P.T. WOOD BLOCKING OR SHEET METAL AT LOCATIONS OF GRAB BARS & CABINETS.

CLUBHOUSE - FLOOR AREA SUMMARY

FLOOR SUMMARY:	SUBTOTAL
- AIR CONDITIONED FLOOR AREA	1,809 SF
- SUPPORTED AREAS	90 SF
- STORAGE ROOMS	350 SF
- OUTDOOR RESTROOMS	121 SF
SUB-TOTAL	2,370 SF
- COVERED PORCH	191 SF
- COVERED OURDOOR SEATING	396 SF
GROSS AREA	2,957 SF

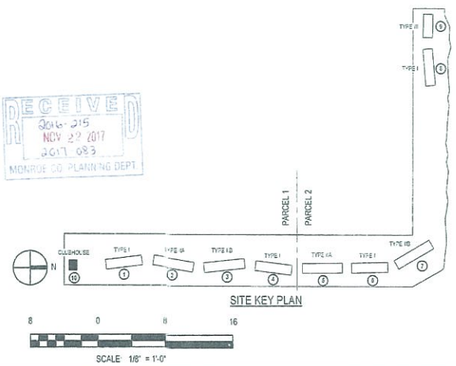
NOTE GC TO PROVIDE FLOOD PANELS @ ALL DOORS & WINDOWS INSTALLED BELOW EL 6' - 0", TYP. SEE SPECS

* = BUILDING NUMBER

PARCEL 1: CLUBHOUSE

BUILDING / FLOOD ZONE SUMMARY

CLUBHOUSE	FLOOD ZONE AE (EL 10)



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STATE OF FLORIDA
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9765
REGISTERED ARCHITECT
RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 07.14.2017
DRAWN BY: LF
CHECKED BY: MD
ACCEPTED BY: MD
SIZE: ARCH D

THE QUARRY APARTMENTS
AT BIG COPPITT KEY
BIG COPPITT KEY, FL

90% CD SUBMITTAL

CLUBHOUSE FLOOR PLAN

SHEET ID:
CLUBHOUSE BLDG.
AE101

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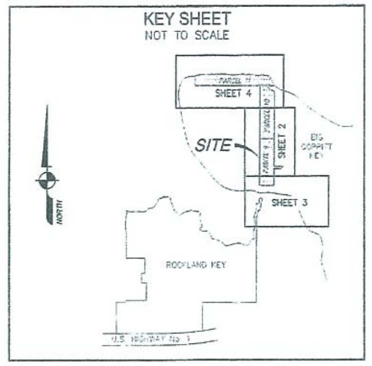
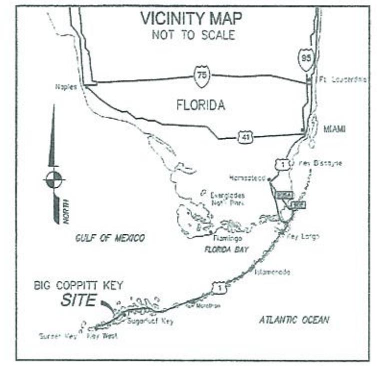
ALTA / NSPS LAND TITLE SURVEY

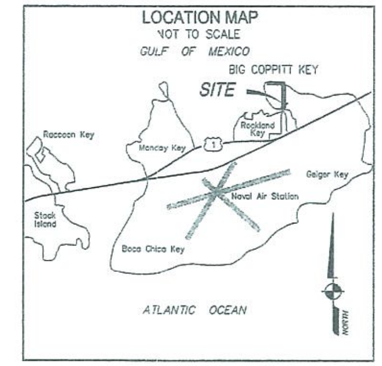
TOPPINO PROPERTY ~ Big Coppitt Key
"PARCELS 9, 10, 10A, 11 & 12A"

SUMMARY TABLE FOR:
SCHEDULE B, SECTION II EXCEPTIONS
TITLE COMMITMENT ORDER No. 6178090
(SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA & ACTION TAKEN
No. 12 O.R.B. 930 / 266	No	Indenture to "rock, sand, gravel, materials" rights on Rockland Key
No. 17 O.R.B. 911 / 1248	No	Easement on Rockland Key
No. 18 O.R.B. 985 / 1601	No	Easement on Rockland Key
No. 20 O.R.B. 787 / 234	Yes	Boca Chica Airbase AICU Zone (all Parcels)
No. 21 O.R.B. 668 / 43	Yes	Affidavit of Critical State Concern Boundaries (all Parcels adjacent to the lands submerged beyond the Mean High Water Line)
No. 25 O.R.B. 1719 / 2240	No	Access Easement over Rockland Key
No. 26 O.R.B. 1400 / 849	No	Access Easement over Rockland Key
No. 27 O.R.B. 1400 / 845	No	Access Easement over Rockland Key
No. 28 O.R.B. 1825 / 1657 O.R.B. 1836 / 1500	No No	Access Easement over Rockland Key Corrective Deed Access Easement over Rockland Key
No. 29 O.R.B. 2192 / 1451	Yes	MHWL Meander (Parcel 12A)
No. 30 O.R.B. 2349 / 1651	Yes	MHWL Meander description (Parcel 11, as shown)
No. 31 O.R.B. 2220 / 869 O.R.B. 1433 / 856	Yes Yes	MHWL Meander description prepared by Jeffery C. Cooner, P.S.M. (Parcel 11, as shown) Does not match other MHWL descriptions for that area. Submerged Deed (adjacent to Parcels 10 & 11, as shown)
No. 32 O.R.B. 2587 / 1724	Yes	MHWL Meander description (south & west of Parcels)
No. 34 O.R.B. 2415 / 313	Yes	Wastewater Assessment Resolution (all Parcels)
No. 35 O.R.B. 1646 / 7	No	Access Easement over Rockland Key
No. 44 O.R.B. 346 / 580	Yes	T.I.I.T.F. Deed for submerged lands (Parcel 10)
No. 45 O.R.B. 389 / 442	Yes	Utility Easement (Parcel 12A, as shown)
No. 46 O.R.B. 181 / 548	No	Utility Easement
No. 47 O.R.B. 204 / 370	Yes	Utility Easement (Parcel 9)
No. 48 O.R.B. 204 / 371	Yes	Utility Easement (Parcel 12A, as shown)
No. 52 O.R.B. 2830 / 499	Yes	SFWMD Consent Order (Parcel 11)
No. 53 O.R.B. 2835 / 371	Yes	Operating Agreement (all Parcels)
No. 54 O.R.B. ___ / ___	Yes	Ingress/Egress Easement (all Parcels, as shown)
No. 55 O.R.B. ___ / ___	Yes	Conservation Easement (Parcel 11, as shown)







AREA TABULATIONS

PARCELS 9, 10, 10A & 11

UPLAND:	654,904 sq. ft.	15.035 acres
SUBMERGED:	293,454 sq. ft.	6.736 acres
GROSS:	948,358 sq. ft.	21.771 acres
Parcel 9:		
Upland Area:	204,159 sq. ft.	4.687 acres
Submerged Area:	105,080 sq. ft.	2.412 acres
Sub Gross Area:	309,239 sq. ft.	7.099 acres
Parcel 10:		
Upland Area:	192,915 sq. ft.	4.429 acres
Submerged Area:	113,963 sq. ft.	2.616 acres
Sub Gross Area:	306,878 sq. ft.	7.045 acres
Parcel 10A:		
Upland Area:	12,022 sq. ft.	0.276 acres
Submerged Area:	N/A	
Sub Gross Area:	12,022 sq. ft.	0.276 acres
Parcel 11:		
Upland Area:	245,808 sq. ft.	5.643 acres
Submerged Area:	74,411 sq. ft.	1.708 acres
Sub Gross Area:	320,219 sq. ft.	7.351 acres

LAND DESCRIPTION:

PARCEL 9:

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

BEGIN at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence South a distance of 390 feet; thence run West for a distance of 300 feet; thence run North for a distance of 1004.13 feet; thence run East for a distance of 300 feet to a point; thence run South for a distance of 614.13 feet back to the POINT OF BEGINNING.

AND

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

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

TOGETHER WITH:

PARCEL 10:

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

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

TOGETHER WITH:

PARCEL 10A:

A portion of Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, described as follows:

BEGIN at the northwest corner of Block 9, GULFREST PARK PLAT No. 2, according to the Plat thereof, as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida; thence Northwesterly along the north line of Government Lot 1 in said Section and the northerly line of lands described in Official Records Book 2237, Page 2259, of said Public Records, a distance of 233.35 feet to the north line of T.I.I.F. Deed #24002; thence East along said north line, 200.00 feet to the point of terminus of the Waterward Meander Line of July 1, 1975, as described in Official Records Book 2483, Page 950, of said Public Records, thence Southerly along the northerly prolongation of the west line of said Block 9, also being the northerly prolongation of the west line of T.I.I.F. Certificate #29509, a distance of 120.22 feet to the POINT OF BEGINNING.

LAND DESCRIPTION (CONTINUED):

TOGETHER WITH:

PARCEL 11:

A parcel of land lying adjacent to the lands described in T.I.I.F. Deed #24002 on the Gulf of Mexico in Government Lot 1, Section 21, Township 67 South, Range 26 East, on Big Coppitt Key, Monroe County, Florida, said parcel being more particularly described by metes and bounds as follows:

COMMENCE at the Southwest corner of Block 9 of "GULFREST PARK PLAT NO. 2", according to the Plat thereof as recorded in Plat Book 4, Page 157, of the Public Records of Monroe County, Florida, and run thence North and along the Westerly boundary line of the said Block 9 for a distance of 614.13 feet; thence run West for a distance of 300.00 feet; thence run North for a distance of 1062.78 feet to a point on the North boundary line of T.I.I.F. Deed #24002 as described in Official Records Book 346, Page 580, of the said Public Records, said point being the POINT OF BEGINNING; thence run West and along the North line of said T.I.I.F. Deed #24002 for a distance of 1331.95 feet; thence run North for a distance of 186 feet, more or less, to a point on the Waterward boundary line as of July 1, 1975; thence meander said Waterward Boundary the following twenty-four (24) courses: North 88°53'56" East, for a distance of 39.47 feet; North 65°36'56" East, a distance of 71.66 feet; South 88°16'57" East, for a distance of 75.93 feet; North 77°38'10" East, a distance of 44.29 feet; South 76°11'41" East, for a distance of 76.54 feet; North 88°33'56" East, a distance of 82.11 feet; North 85°40'47" East, for a distance of 103.42 feet; South 75°35'07" East a distance of 43.33 feet; North 77°23'10" East for a distance of 41.16 feet; South 84°42'40" East a distance of 110.45 feet; South 87°26'54" East for a distance of 85.16 feet; South 79°07'09" East for a distance of 28.70 feet; North 79°46'31" East for a distance of 73.24 feet; South 77°57'45" East for a distance of 41.56 feet; North 77°13'36" East for a distance of 53.90 feet; South 84°23'12" East for a distance of 121.58 feet; North 80°09'47" East for a distance of 54.26 feet; South 82°09'00" East for a distance of 63.88 feet; South 79°34'01" East for a distance of 42.16 feet; North 86°10'05" East for a distance of 98.91 feet; North 68°42'12" East for a distance of 49.04 feet; South 82°47'37" East for a distance of 59.12 feet; South 84°16'22" East for a distance of 85.04 feet; South 47°39'01" East for a distance of 15.58 feet to a point, said point being the Point of Terminus of the Waterward boundary line as of July 1, 1975; thence South 29°03'59" East and leaving the said Waterward boundary line as of July 1, 1975 for a distance of 197.97 feet to a point, said point being 200.00 feet East of the POINT OF BEGINNING of the said T.I.I.F. Deed #24002; thence run West and along the North line of said T.I.I.F. Deed #24002 and Easterly extension thereof for a distance of 300.00 feet back to the POINT OF BEGINNING.

Said lands lying and being in Government Lot 1, Section 21, Township 67 South, Range 26 East on Big Coppitt Key and Rockland Key, Monroe County, Florida, containing 948,358 square feet (21.771 acres), more or less.

TOGETHER WITH:

PARCEL 12A:

Non-Exclusive Ingress and Egress Easement for the benefit of Parcel 9, 10 and 11 between ________ and The Dickerson Group Inc., a Florida corporation, as described in Easement Agreement recorded ________ in Official Records Book ________, Page ________, of the Public Records of Monroe County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of Lot 1, COPPITT EXTENSION, according to the plat thereof, as recorded in Plat Book 5, Page 21, of the Public Records of Monroe County, Florida, with said Point of Commencement being S 00°13'10" W, 25.00 feet from the Northeast corner of Government Lot 2 of Section 21, Township 67 South, Range 26 East; thence N 89°46'50" W along the South right-of-way of F Avenue as shown on said plat, 135.00 feet to a point of intersection with the West right-of-way of Barcelona Drive as shown on the plat BAY VIEW PARK, as recorded in Plat Book 5, Page 106 of the said Public Records; thence N 00°13'10" E, along said West right-of-way, 71.78 feet to the Point of Beginning (said point also being 46.78 feet North of the North right-of-way of said F Avenue); thence along the centerline of a proposed 30 feet wide Access Easement being 15 feet on each side of the following described centerline; N 35°09'10" W, a distance of 182.81 feet to a tangent curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 354.52 feet, a central angle of 40°35'27" and an arc length of 251.16 feet to the point on a reverse curve concave to the Northeast; thence Northwesterly along the arc of said curve having a radius of 256.22 feet, a central angle of 24°55'23" and an arc length of 111.45 feet to the point on a reverse curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 236.25 feet; central angle of 43°20'42" and an arc length of 178.73 feet to the point on a reverse curve concave to the Northeast; thence Northwesterly along the arc of said curve having a radius of 79.22 feet, a central angle of 44°36'43" and an arc length of 61.68 feet to the point on a reverse curve concave to the Southwest; thence Northwesterly along the arc of said curve having a radius of 117.16 feet, a central angle of 40°30'49" and an arc length of 82.84 feet to a tangent line; thence N 87°56'42" W along said tangent line, 47.36 feet to a tangent curve concave to the North; thence Westerly along the arc of said curve having a radius of 1086.19 feet, a central angle of 03°27'19" and an arc length of 65.51 feet to a tangent line; thence N 84°29'22' W along said tangent line, 79.58 feet; thence N 00°13'10" E, 91.53 feet to the Point of Termination.

The sidelines of the above described Access Easement to be extended or shortened to meet at angle points; form concentric arcs offset from the centerline; begin at the West right-of-way line of said Barcelona Drive and to terminate at the South line of lands described in Exhibit "A" recorded in Official Records Book 1884, Page 1226, of the Public Records of Monroe County, Florida.

Said lands lying and being in Section 21, Township 67 South, Range 26 East, Big Coppitt Key, Monroe County, Florida.

SURVEYOR'S REPORT:

1. Reproductions of this Sketch are are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by Chicago Title Insurance Company, Title Commitment No. 6178090, effective date February 21, 2017 at 11:00 PM (revised April 19, 2017 –Revision H), as prepared by Smith Hawks, Attorneys at Law. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Title Commitment.
4. No underground improvements were located.
5. The undersigned surveyor has no knowledge as to whether any of the hereon property is filled formerly submerged lands.
6. Bearings shown hereon are referenced to Grid North, based on the 1990 adjustment of the North American Datum of 1983 (NAD 83/90) of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone, based on a Real-Time Network (RTN) G.P.S. survey which is certified to 2 centimeter local accuracy, relative to the National Geodetic Control station "872 4459 E TIDAL" (P.I.D. AA0909), as surveyed in the field on May 16, 2013, with a well-monumented on-site basis of bearings being the west line of Block 9, GULFREST PARK PLAT No. 2, having a bearing of S 01°31'00" W.

   Equipment Used:
   a) GPS Receivers: Trimble R8 GNSS, Serial Number 4627118155, 4625117640 & 4626117777.
   b) Processing Software: Trimble Geomatics Office, Version 1.63.
   c) Method: Virtual Reference Station (VRS) GPS Network.

   The following ties were made to NGS control station "872 4459 E TIDAL":

   Published: N: 94943.38 E: 435121.54
   Measured: N: 94943.29 E: 435121.34
7. The property described hereon lies within Flood Zones AE (EL 10), VE (EL 12), VE (EL 14) & VE (EL 16), Community Panel No. 125129 1531 K, dated February 18, 2005. Flood Zone lines shown hereon were scaled from the above 1" = 500' FEMA Flood Insurance Rate Map.
8. Elevations shown hereon are in feet and based on the North American Vertical Datum of 1988 (NAVD 1988).
9. To convert elevations from NAVD 88 to NGVD 29, add algebraically (+)1.36 feet to the elevation. Conversion factor was derived from the NGS data sheet for the tidal benchmark station "872 4459 E TIDAL" (P.I.D. AA0909) using the direct differential values.
10. Benchmark Descriptions: National Geodetic Control Point "M 271", P.I.D. AA0107 (Elevation=10.32 feet, NAVD 1988) and "872 4459 E TIDAL", P.I.D. AA0909 (Elevation=14.82 feet, NAVD 1988).
11. This is not a Mean High Water Survey. The Historical Meander of the Mean High Water Line as shown hereon is per the recorded documents, as shown.
12. The intent of this Survey is to be used for ALTA/NSPS Land Title purposes.
13. This map is intended to be displayed at a scale of 1:600 (1"=50') or smaller.
14. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'. The elevations on impervious surfaces were field measured to 0.03' and on ground surfaces to 0.1'.
15. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
16. In the process of conducting the fieldwork, the Surveyor observed no evidence of recent earth moving work, building construction or building additions.
17. The Surveyor has no knowledge of changes in right-of-way lines and there are no observed evidence of recent street or sidewalk construction or repairs.
18. In the process of conducting the fieldwork, the Surveyor observed no field markers of delineated wetlands.
19. Adjacent property owner information shown hereon was obtained from the Monroe County Property Appraiser's website.
20. The Jurisdictional Wetlands as delineated hereon are based on the location of wetland flags as established by:

    Terramar Environmental Services, Inc.
    1241 Crane Boulevard
    Sugarloaf Key, Florida 33042
    (305) 393-4200
21. The Jurisdictional Wetland Lines are subject to review and/or revisions by: South Florida Water Management District and/or Florida Department of Environmental Protection.
22. Abbreviation Legend: AICU = Air Installation Compatible Use (Zone); ALTA = American Land Title Association; APPROX. = Approximate; BLDG. = Building; B.M. = Benchmark; C = Calculated; ℄ = Centerline; Δ = Central Angle; CONC. = Concrete; D = Per Deed; D.B. = Deed Book; EL. = Elevation; ENC. = Encroachment; E.O.W. = Edge of Water; ESMT. = Easement; FD. = Found; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L = Arc Length; L.B. = Licensed Business; MHWL = Mean High Water Line; Ms = Measured; M.C.R. = Monroe County Records; NAD = North American Datum; NAVD = North American Vertical Datum; NGS = National Geodetic Survey; NGVD = National Geodetic Vertical Datum; No. = Number; NSPS = National Society of Professional Surveyor; O.R.B. = Official Records Book; O/S = Offset; P = Per Record Plat; P.B. = Plat Book; PG(S). = Page(s); P.I.D. = Point Identifier; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; P.S.M. = Professional Surveyor & Mapper; R = Radius; R/W = Right-of-Way; S.F. = Square Feet; SFWMD = South Florida Water Management District; T.I.I.T.F. = Trustees of the Internal Improvement Trust Fund of Florida; TRAV. PT. = Traverse Point; W/ = With; W/CAP = With Surveyor's Cap.

CERTIFICATION:

To: Quarry Partners, LLC, Chicago Title Insurance Company, Smith Hawks, PL., and Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 11, 13, 14, 16, 17 and 18 of Table A thereof. The field work was completed on January 26, 2017.

Date: 5-26-2017

KEITH M. CHEE-A-TOW, P.L.S.
Florida Registration No. 5328
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 - 4

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROM-SURVEY.com
ESTABLISHED 1981

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REVISIONS	DATE	F.B. / PG.	BY	CK'D
[illegible]	[illegible]	NONE	S.A.M.	K.M.C.
[illegible]	[illegible]	NONE	S.A.M.	K.M.C.
[illegible]	[illegible]	NONE	S.A.M.	K.M.C.
[illegible]	[illegible]	[illegible]	S.S.	S.A.M.
[illegible]	[illegible]	NONE	S.A.M.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY
PARCELS 9, 10, 10A, 11 & 12A
TOPPINO PROPERTIES
BIG COPPITT KEY

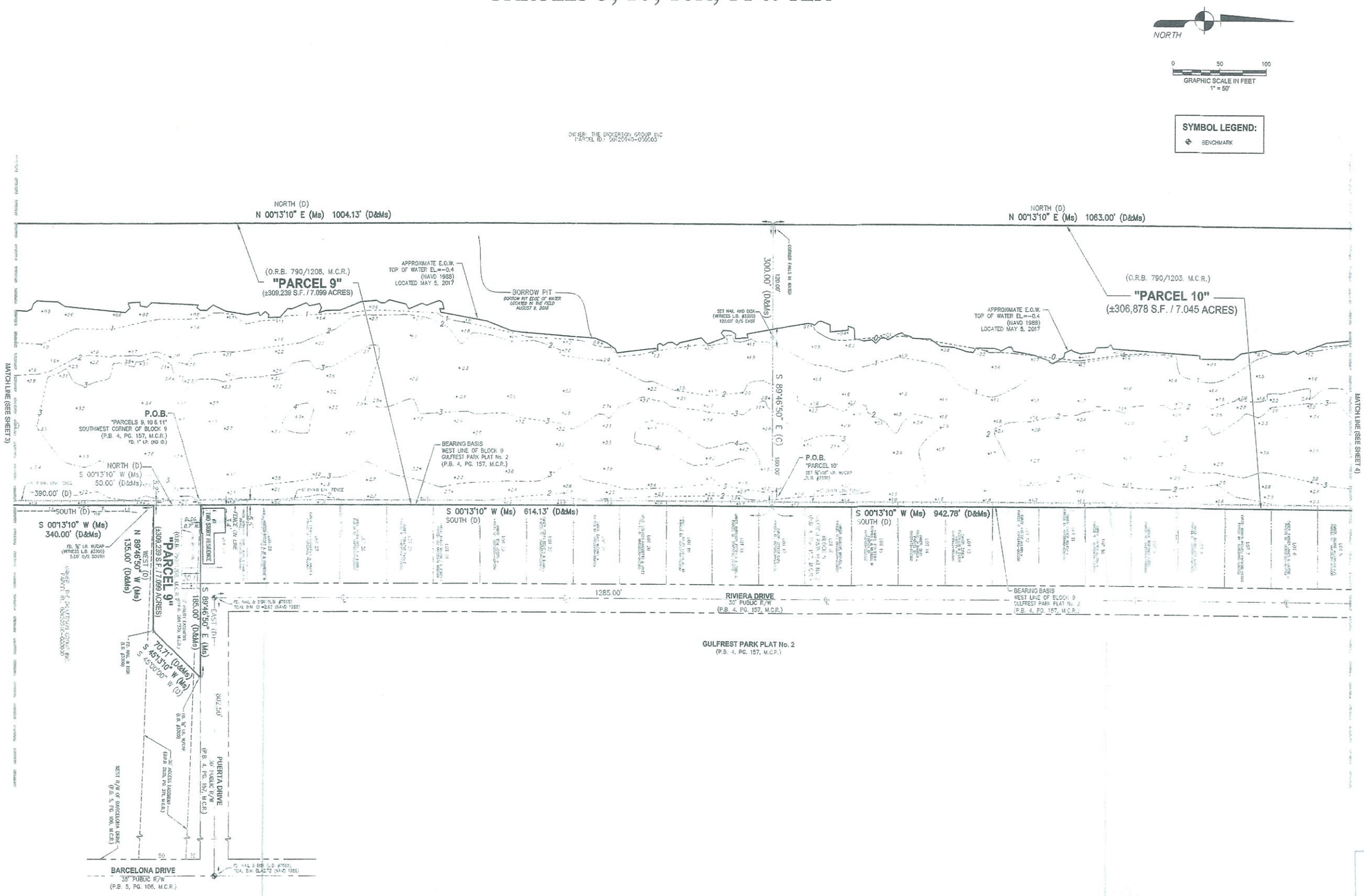
SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
MONROE COUNTY, FLORIDA

JUN 07 2017
2017-083

JOB #:	9339 (P9-12A)
SCALE:	1" = 50'
DATE:	01/26/2017
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	1826 PG. 08
SHEET	1 OF 4

ALTA / NSPS LAND TITLE SURVEY

TOPPINO PROPERTY ~ Big Coppitt Key
"PARCELS 9, 10, 10A, 11 & 12A"



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REVISIONS	DATE	F.B. / PG.	BY	CK'D
CHANGED "MITIGATION AREA" ON PARCEL 11	11/22/2017	NOTE	S.A.M.	K.M.C.
REVISED PER REVISED TITLE COMMITMENT REVISION #1	04/14/2017	NOTE	S.A.M.	K.M.C.
REVISED PER REVISED TITLE COMMITMENT REVISION #1	03/16/2017	NOTE	S.A.M.	K.M.C.
ADDED TOPOGRAPHY & JURISDICTIONAL WETLANDS	03/06/2017	1826 / 44-5	S.A.M.	K.M.C.
CHANGED NICHOLSON DRIVE TO BARCELONA DRIVE	02/23/2017	NOTE	S.A.M.	K.M.C.

REVISIONS	DATE	F.B. / PG.	BY	CK'D

ALTA / NSPS LAND TITLE SURVEY
PARCELS 9, 10, 10A, 11 & 12A
TOPPINO PROPERTIES
BIG COPPITT KEY

SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
MONROE COUNTY, FLORIDA

JOB #:	9339 (P9-12A)
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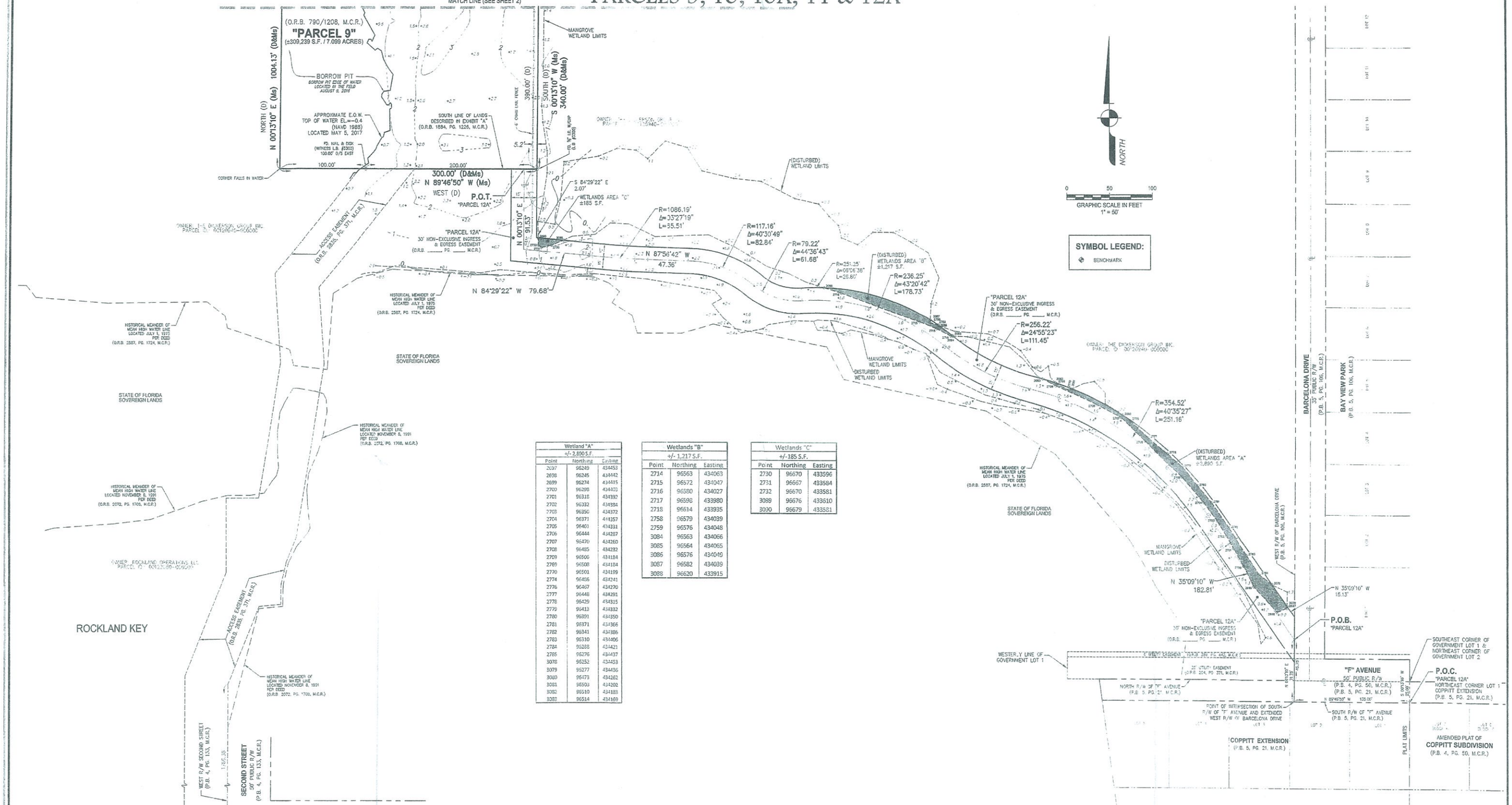
BY:	S.A.M.
CHECKED:	K.M.C.
F.B.	1826 PG. 08
SHEET	2 OF 4

ALTA / NSPS LAND TITLE SURVEY

TOPPINO PROPERTY ~ Big Coppitt Key

"PARCELS 9, 10, 10A, 11 & 12A"



Wetland "A"		
+/- 2,890 S.F.		
Point	Northing	Easting
2697	96249	434453
2698	96245	434442
2699	96274	434415
2700	96298	434403
2701	96316	434392
2702	96332	434384
2703	96350	434372
2704	96371	434357
2705	96401	434331
2706	96444	434287
2707	96470	434260
2708	96465	434282
2709	96506	434184
2769	96508	434184
2770	96501	434199
2774	96496	434241
2776	96467	434270
2777	96448	434291
2778	96429	434315
2779	96413	434332
2780	96391	434350
2781	96371	434366
2782	96341	434386
2783	96310	434406
2784	96288	434421
2785	96276	434437
3078	96252	434453
3079	96277	434436
3080	96473	434262
3081	96503	434202
3082	96510	434183
3083	96514	434169

Wetlands "B"		
+/- 1,217 S.F.		
Point	Northing	Easting
2714	96563	434063
2715	96572	434047
2716	96580	434027
2717	96598	433980
2718	96614	433935
2758	96579	434039
2759	96576	434048
3084	96563	434066
3085	96564	434065
3086	96576	434049
3087	96582	434039
3088	96620	433915

Wetlands "C"		
+/-185 S.F.		
Point	Northing	Easting
2730	96670	433596
2731	96667	433584
2732	96670	433581
3089	96676	433610
3090	96679	433581

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REVISIONS	DATE	F.B. / PG.	BY	CK'D
FROM PLATTED SUBDIVISION AREA ON PARCEL 10	04-12-2017	NONE	S.A.M.	K.M.C.
REVISED PER REVISED TITLE COMMITMENT (REASON #)	10-31-2017	NONE	S.A.M.	K.M.C.
REVISED PER REVISED TITLE COMMITMENT (REASON #)	11-15-2017	NONE	S.A.M.	K.M.C.
ADD EASEMENT & JURISDICTIONAL BOUNDARY	05-15-2017	1826 / 08	S.A.M.	K.M.C.
SHOW MEAN HIGH WATER LINE AS LOCATED ON MAY 10, 2017 (PARCEL 12 ONLY)	05-25-2017	NONE	S.A.M.	K.M.C.

DATE	F.B. / PG.	BY	CK'D	REVISIONS

ALTA / NSPS LAND TITLE SURVEY
PARCELS 9, 10, 10A, 11 & 12A
TOPPINO PROPERTIES
BIG COPPITT KEY
SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST
MONROE COUNTY, FLORIDA

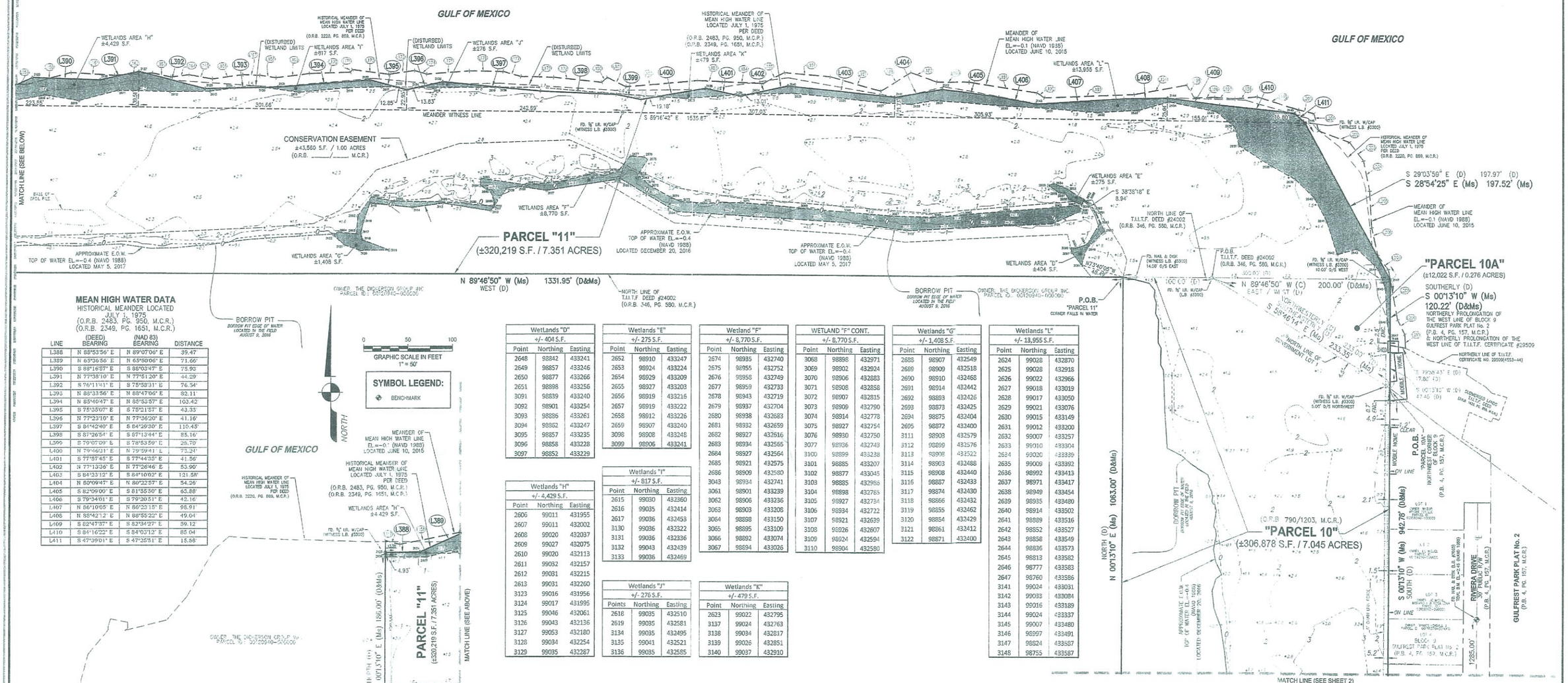
RECEIVED
JUN 07 2017
2017-083
MONROE COUNTY PLANNING DEPT

JOB #:	9339 (P9-12A)
SCALE:	1" = 50'
DATE:	01/26/2017
BY:	S.A.M.
CHECKED:	K.M.C.
F.B. 1826	PG. 08
SHEET 3	OF 4

ALTA / NSPS LAND TITLE SURVEY

TOPPINO PROPERTY - Big Coppitt Key

"PARCELS 9, 10, 10A, 11 & 12A"



MEAN HIGH WATER DATA

HISTORICAL MEANDER LOCATED JULY 1, 1975 (O.R.B. 2483, PG. 950, M.C.R.) (O.R.B. 2349, PG. 1651, M.C.R.)

LINE	(DEED) BEARING	(NAD 83) BEARING	DISTANCE
L388	N 88°53'56" E	N 89°07'06" E	39.47'
L389	N 65°36'56" E	N 65°50'06" E	71.66'
L390	S 88°16'57" E	S 88°03'47" E	75.93'
L391	N 77°38'10" E	N 77°51'20" E	44.29'
L392	S 76°11'41" E	S 75°58'31" E	76.54'
L393	N 85°33'56" E	N 85°47'06" E	82.11'
L394	N 85°40'47" E	N 85°53'57" E	103.43'
L395	S 75°35'07" E	S 75°21'57" E	43.33'
L396	N 77°23'10" E	N 77°36'20" E	41.16'
L397	S 84°42'40" E	S 84°29'30" E	110.45'
L398	S 87°26'54" E	S 87°13'44" E	85.16'
L399	S 79°07'09" E	S 78°53'59" E	26.70'
L400	N 79°46'31" E	N 79°59'41" E	72.24'
L401	S 77°57'45" E	S 77°44'35" E	41.56'
L402	N 77°13'36" E	N 77°26'46" E	53.90'
L403	S 84°23'12" E	S 84°10'02" E	121.58'
L404	N 80°09'47" E	N 80°22'57" E	54.26'
L405	S 82°09'00" E	S 81°55'50" E	63.88'
L406	S 79°34'01" E	S 79°20'51" E	42.16'
L407	N 86°10'05" E	N 86°23'15" E	98.91'
L408	N 88°42'12" E	N 88°55'22" E	49.04'
L409	S 82°47'37" E	S 82°34'27" E	59.12'
L410	S 84°16'22" E	S 84°03'12" E	85.04'
L411	S 47°39'01" E	S 47°25'51" E	15.58'

WetLands "D" +/- 404 S.F.		
Point	Northing	Easting
2648	98842	433241
2649	98857	433246
2650	98877	433266
2651	98898	433256
3091	98839	433240
3092	98901	433254
3093	98886	433261
3094	98862	433247
3095	98857	433235
3096	98858	433228
3097	98852	433229

Wetlands "E" +/- 275 S.F.		
Point	Northing	Easting
2652	98910	433247
2653	98924	433224
2654	98929	433209
2655	98927	433203
2656	98919	433216
2657	98919	433222
2658	98912	433226
2659	98907	433240
3098	98908	433248
3099	98906	433241

Wetland "F" +/- 8,770 S.F.		
Point	Northing	Easting
2674	98935	432740
2675	98955	432752
2676	98958	432749
2677	98959	432733
2678	98943	432719
2679	98937	432704
2680	98938	432683
2681	98932	432659
2682	98927	432616
2683	98934	432565
2684	98927	432564
2685	98921	432575
2686	98909	432580
3043	98934	432741
3061	98901	433239
3062	98906	433236
3063	98903	433208
3064	98898	433150
3065	98895	433109
3066	98892	433074
3067	98894	433026

WETLAND "F" CONT. +/- 8,770 S.F.		
Point	Northing	Easting
3068	98898	432971
3069	98902	432924
3070	98906	432883
3071	98908	432858
3072	98907	432815
3073	98909	432790
3074	98914	432778
3075	98927	432754
3076	98930	432750
3077	98936	432743
3100	98899	433228
3101	98885	433207
3102	98877	433045
3103	98885	432986
3104	98898	432785
3105	98927	432734
3106	98934	432722
3107	98921	432639
3108	98926	432607
3109	98924	432594
3110	98904	432580

Wetlands "G" +/- 1,408 S.F.		
Point	Northing	Easting
2688	98907	432549
2689	98909	432518
2690	98910	432468
2691	98914	432442
2692	98893	432426
2693	98873	432425
2694	98875	432404
2695	98872	432400
3111	98903	432579
3112	98899	432576
3113	98908	432522
3114	98903	432488
3115	98908	432440
3116	98887	432433
3117	98874	432430
3118	98866	432432
3119	98855	432462
3120	98854	432429
3121	98861	432412
3122	98871	432400

Wetlands "H" +/- 4,429 S.F.		
Point	Northing	Easting
2606	99011	431955
2607	99011	432002
2608	99020	432037
2609	99027	432075
2610	99020	432113
2611	99032	432157
2612	99031	432215
2613	99031	432260
3123	99016	431956
3124	99017	431995
3125	99046	432061
3126	99043	432136
3127	99053	432180
3128	99034	432254
3129	99035	432287

Wetlands "I" +/- 817 S.F.		
Point	Northing	Easting
2615	99030	432360
2616	99035	432414
2617	99036	432453
3130	99036	432322
3131	99036	432336
3132	99043	432439
3133	99036	432469

Wetlands "J" +/- 276 S.F.		
Points	Northing	Easting
2618	99035	432510
2619	99035	432581
3134	99035	432495
3135	99041	432521
3136	99035	432585

Wetlands "K" +/- 479 S.F.		
Point	Northing	Easting
2623	99022	432795
3137	99024	432763
3138	99034	432817
3139	99026	432851
3140	99037	432910

Wetlands "L" +/- 13,955 S.F.		
Point	Northing	Easting
2624	99028	432870
2625	99028	432918
2626	99022	432966
2627	99018	433019
2628	99017	433050
2629	99021	433076
2630	99015	433149
2631	99012	433200
2632	99007	433257
2633	99010	433304
2634	99020	433339
2635	99009	433392
2636	98992	433413
2637	98971	433417
2638	98949	433454
2639	98935	433480
2640	98914	433502
2641	98889	433516
2642	98852	433527
2643	98858	433549
2644	98836	433573
2645	98813	433582
2646	98777	433583
2647	98760	433586
3141	99024	433031
3142	99033	433084
3143	99016	433189
3144	99024	433337
3145	99007	433480
3146	98997	433491
3147	98824	433507
3148	98755	433587

MEAN HIGH WATER DATA

MEANDER LOCATED JUNE 10, 2015

LINE	(NAD 83) BEARING	DISTANCE
L157	S 75°19'03" E	17.99'
L158	N 78°39'05" E	68.25'
L159	N 89°30'17" E	15.01'
L160	N 75°15'14" E	51.14'
L161	S 86°12'34" E	48.68'
L162	N 86°18'29" E	42.61'
L163	S 78°03'36" E	20.90'
L164	N 62°53'14" E	20.68'
L165	S 79°58'15" E	26.69'
L166	N 82°01'16" E	34.71'
L167	S 68°07'27" E	16.05'
L168	S 81°26'47" E	15.37'
L169	N 83°19'58" E	32.65'
L170	N 88°17'12" E	16.14'
L171	N 37°19'16" E	3.92'
L172	S 82°12'13" E	41.59'
L173	N 81°17'41" E	29.36'
L174	S 72°56'29" E	14.22'

LINE	(NAD 83) BEARING	DISTANCE
L175	N 85°16'46" E	48.97'
L176	S 89°30'38" E	37.85'
L177	S 77°09'33" E	20.65'
L178	S 86°49'32" E	37.19'
L179	S 84°36'55" E	54.26'
L180	N 48°54'35" E	8.07'
L181	S 65°55'32" E	23.71'
L182	N 85°00'05" E	80.97'
L183	S 85°42'46" E	28.25'
L184	S 87°37'59" E	46.26'
L185	N 62°58'49" E	20.73'
L186	S 84°54'29" E	51.82'
L187	S 74°52'04" E	59.48'
L188	N 58°32'57" E	39.76'
L189	S 76°02'44" E	30.75'
L190	S 88°39'26" E	36.47'
L191	S 83°14'06" E	76.75'
L192	S 62°35'02" E	9.83'
L193	N 87°13'35" E	100.68'

LINE	(NAD 83) BEARING	DISTANCE
L194	N 79°54'18" E	60.39'
L195	S 30°05'11" E	16.62'
L196	N 88°49'49" E	23.02'
L197	S 56°06'53" E	23.01'
L198	N 64°46'41" E	25.37'
L199	S 72°52'03" E	47.43'
L200	S 76°25'33" E	18.40'
L201	S 15°51'13" E	19.30'
L202	S 69°39'32" E	36.64'
L203	S 38°05'47" E	25.45'
L204	S 11°52'32" E	33.73'
L205	S 03°09'37" E	40.76'
L206	S 12°38'56" E	32.70'
L207	S 38°24'37" E	19.02'
L208	S 10°36'11" E	57.28'
L209	S 27°07'54" E	17.91'
L210	S 02°59'58" E	13.12'

NOT VALID WITHOUT SHEETS 1 - 4

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2ND AVENUE, SUITE 102, BOCA RATON, FLORIDA 33432
TEL. (561) 392-2594, FAX (561) 394-7125
www.AVIROM-SURVEY.com

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REVISIONS	DATE	F.B. / PG.	BY	CK'D
ADDED REVISED MITIGATION AREA ON PARCEL 11	04/12/2017	BOOK	S.A.M.	K.M.C.
REVISED PER REVISED R.O.E. COMMENTS - REVISION #1	04/19/2017	BOOK	S.A.M.	K.M.C.
REVISED PER REVISED R.O.E. COMMENTS - REVISION #2	04/20/2017	BOOK	S.A.M.	K.M.C.
ADD TOPOGRAPHY & JURISDICTIONAL WETLANDS	05/25/2017	1826 / 08	R.B.L.	S.A.M.
ADDED MEAN HIGH WATER LINE TO LOCATED ON JUNE 10, 2015 "PARCEL 11 ONLY"	06/20/2017	BOOK	S.A.M.	K.M.C.

ALTA / NSPS LAND TITLE SURVEY	JOB #:	9339 (P9-12A)
PARCELS 9, 10, 10A, 11 & 12A	SCALE:	1" = 50'
TOPPINO PROPERTIES	DATE:	01/26/2017
BIG COPPITT KEY	BY:	S.A.M.
SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST	CHECKED:	K.M.C.
MONROE COUNTY, FLORIDA	F.B.	1826 PG. 08
	SHEET	4 OF 4

RECEIVED
JUN 07 2017
2017 - 083

THE QUARRY – ROCKLAND KEY
LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROV'D SF	CANOPY(C) TREES REQ'D/PROV'D	UNDERSTORY(U) TREES REQ'D/PROV'D	SHRUBS(S) REQ'D/PROV'D
INTERIOR VUA	165,857 SF (20%)	33171	35490			
291 PARKING SPACES (1 ISLAND/10 SPACES)	(29 ISLANDS)					
GROSS VUA	165,733 SF			102 CANOPY PROV'D	82 UNDERSTORY PROV'D	663/1415
(1 C, 4 S) (PER 1000 SF)	166 TREES REQ'D					
BUFFER YARDS						
EAST – BUFFER "C"	825 LF	8250	19269	41/41	17/17	165/165
(5 C, 2 U, 20 S)	937 LF	9370	16294	47/47	19/19	188/188
(PER 100 LF)	304 LF	3040	10190	15/15	6/6	61/61
NORTHWEST–BUFFER "A"	212 LF	2120	13888	4/4		17/66
SOUTH–BUFFER "A"	233 LF	2330	7591	4/4		19/33
(1.6 C, 8 S)	650 LF	6500	20580	11/11		52/52
(PER 100 LF)	641 LF	6410	19419	11/11		52/60
TOTAL BUFFER				133/133	42/42	
TOTAL OVERALL SITE		53831	81243	235 PROV'D	124 PROV'D	1217/2040

THE QUARRY – INTERIOR AND GROSS VUA
PLANT LIST

QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
45		FA	FICUS AUREA "STRANGLER FIG"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C/24	AS SHOWN	N, FYN, FF, WW
38		RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C/21	AS SHOWN	N, FYN, FF, WW
47		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U/26	AS SHOWN	N, FYN, FF, WW
35		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3", FTG, MATCHED	U/19	AS SHOWN	N, FYN, FF, WW
19		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C/10	AS SHOWN	N, FYN, FF, WW
184					C/55, U/45		
TOTAL							
132		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
99		SR	SERENOA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
155		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
616		ZF	ZAMIA INTEGRIFOLIA "CCONTIE"	16" x 16", FULL, MATCHED		36" OC.	N, FYN, FF, WW
786		IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"	16" x 16", FULL, MATCHED		36" OC.	N, FYN, FF, WW
1788							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

PLANT LIST LEGEND (NOTES):

THE QUARRY – BUFFERS*
PLANT LIST

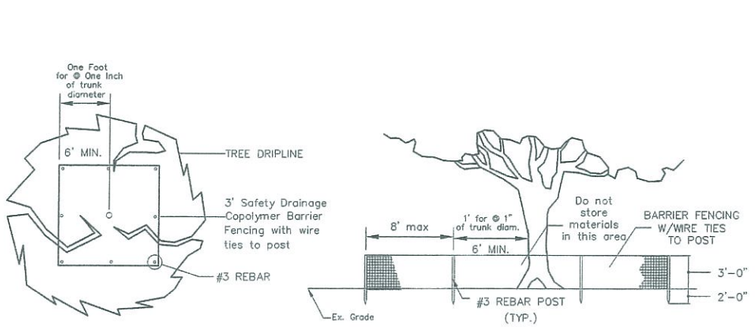
QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
78		BS	BUSERA SIMARUBA "GUMBO LIMBO"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
50		SM	SWIETENIA MAHAGONI "MAHOGANY"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
11		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U	AS SHOWN	N, FYN, FF, WW
31		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3", FTG, MATCHED	U	AS SHOWN	N, FYN, FF, WW
5		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C	AS SHOWN	N, FYN, FF, WW
175							
TOTAL							
234		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
171		SR	SERENOA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
220		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
625							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

PLANT LIST LEGEND (NOTES):

N-NATIVE. FYN- FLORIDA YARDS & NEIGHBORHOODS 2006. FF- FLORIDA FRIENDLY. WW- WATER WISE 2008.
OHE - OVERHEAD ELECTRIC (ACCEPTABLE PLANT LIST)



PLAN VIEW ELEVATION

TREE PROTECTION FENCING DETAIL

NOT TO SCALE

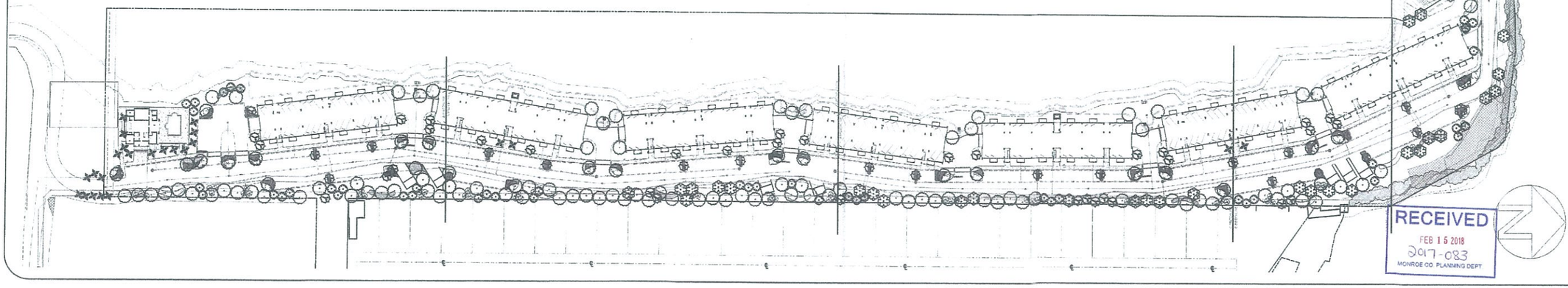
THE TREE PROTECTION BARRICADE SHALL BE AT LEAST THREE (3) FEET HIGH. THE BARRIER SHALL CONSIST OF EITHER WOOD FENCE WITH 2X4 POSTS PLACED A MAXIMUM EIGHT (8) FEET APART, WITH A 2X4 MINIMUM TOPRAIL, OR A TEMPORARY WIRE MESH FENCE, OR OTHER SIMILAR BARRIER WHICH WILL LIMIT ACCESS TO PROTECTED AREA.

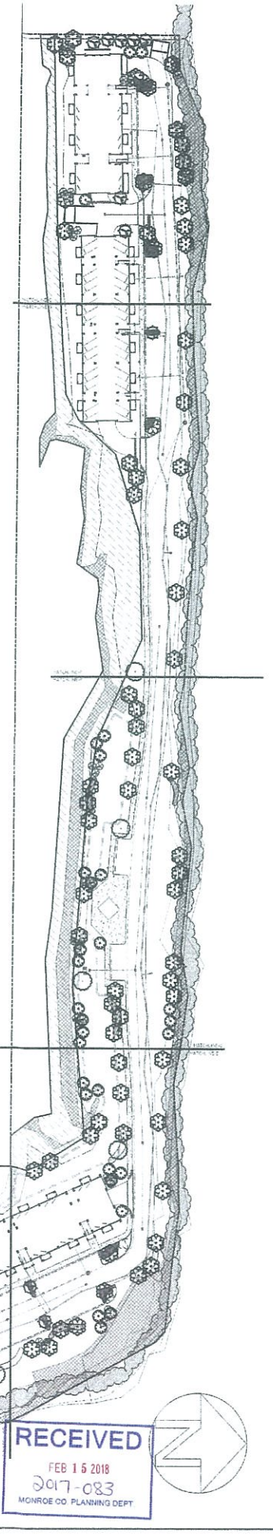
THE BARRICADE SHALL BE AT LEAST ONE FOOT IN DIAMETER FOR EACH INCH OF TRUNK DIAMETER. FOR TREES LESS THAN 12" DBH, THE MIMINUM BARRICADE SHALL BE PLACED AT LEAST SIX (6) FEET AWAY FROM THE BASE OF THE TREE.

LEGEND

AREA DESIGNATED AS BUFFER*

EXISTING MANGROVES TO REMAIN AND PRESERVED WITH TREE BARRICADE





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MONROE CO PLANNING DEPT

JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE * PLANNING
P.O.BOX 5212, JACKSONVILLE, FL. 32247 (904) 398-7688
Janet O Whitmill Landscape Architect FL 000012289

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

MASTER LANDSCAPE PLAN

08.09.17

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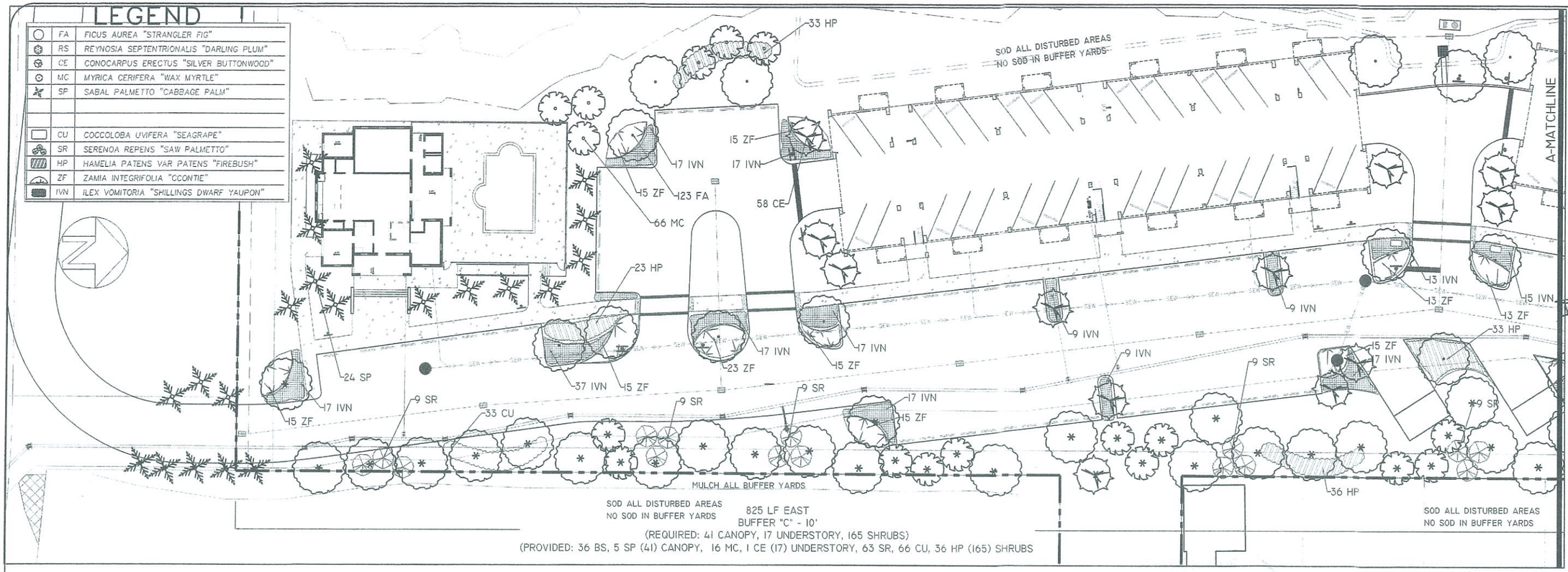
REV.	DATE	DESCRIPTION
1	02.14.18	COUNTY COMMENTS

JOB NO. 20217
DRAWN: DHM
CHECKED: JOW
SCALE: NTS

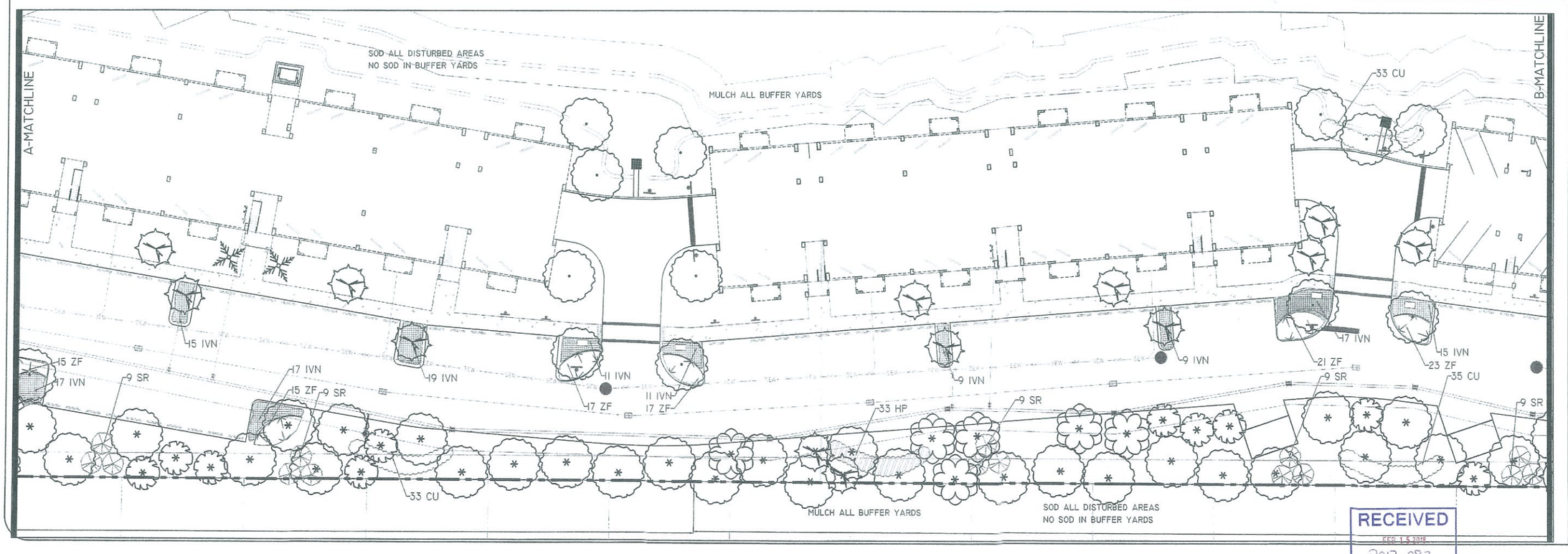
L-1
DRAWING NO.

LEGEND

○	FA	FICUS AUREA "STRANGLER FIG"
⊛	RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"
⊛	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
⊙	MC	MYRICA CERIFERA "WAX MYRTLE"
✳	SP	SABAL PALMETTO "CABBAGE PALM"
▭	CU	COCCOLOBA UVIFERA "SEAGRAPE"
🚲	SR	SERENOA REPENS "SAW PALMETTO"
▨	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
🚗	ZF	ZAMIA INTEGRIFOLIA "COONTIE"
▬	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"



(REQUIRED: 41 CANOPY, 17 UNDERSTORY, 165 SHRUBS)
(PROVIDED: 36 BS, 5 SP (41) CANOPY, 16 MC, 1 CE (17) UNDERSTORY, 63 SR, 66 CU, 36 HP (165) SHRUBS



JANET O. WHITMILL, R.L.A., INC.
LANDSCAPE ARCHITECTURE * PLANNING
P.O.BOX 5212, JACKSONVILL, FL. 32247 (904) 398-7688

Janet O Whitmill
Landscape Architect
FL #0001289

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN
08.09.17

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REV.	DATE	DESCRIPTION
1	02.14.18	COUNTY COMMENTS

JOB NO. 20217
DRAWN: DHM
CHECKED: JOW
SCALE: 1:20

L-2
DRAWING NO.

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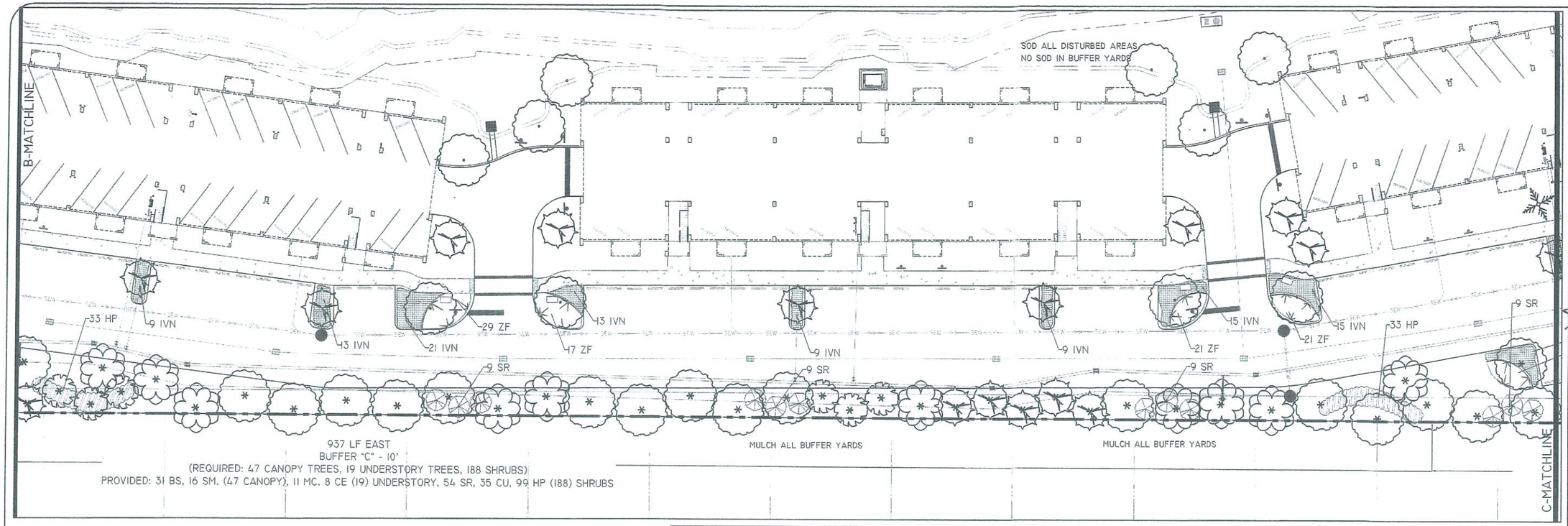
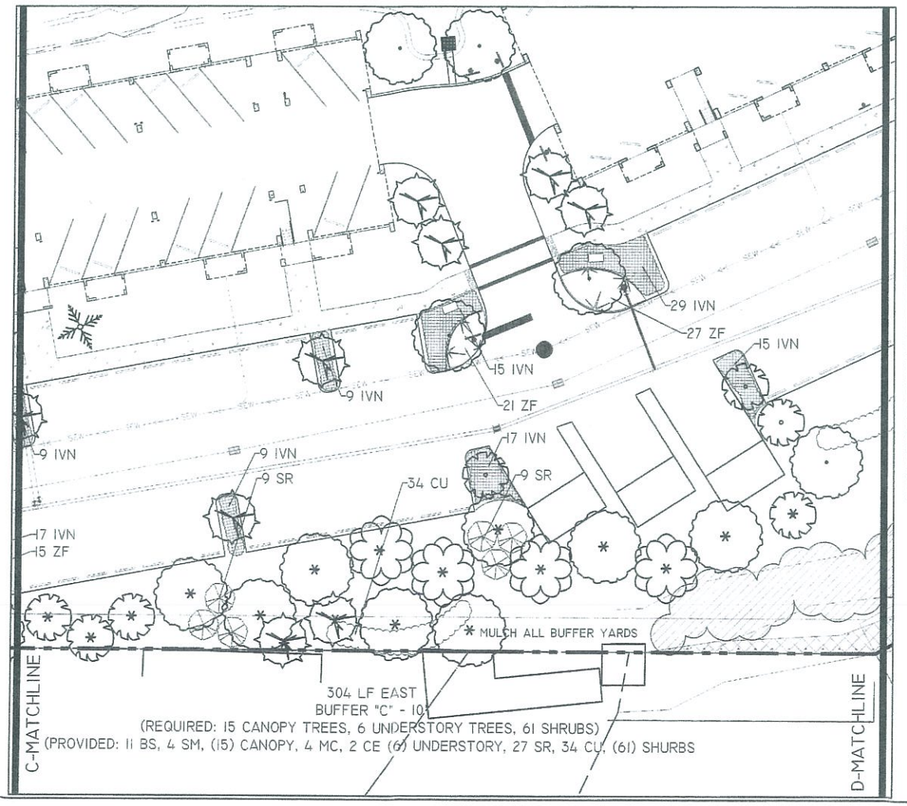


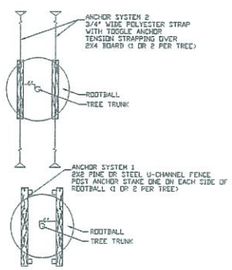


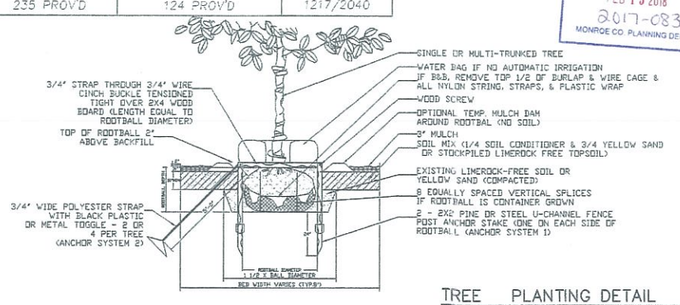
THE QUARRY – ROCKLAND KEY
LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROV'D SF	CANOPY(C) TREES REQ'D/PROV'D	UNDERSTORY(U) TREES REQ'D/PROV'D	SHRUBS(S) REQ'D/PROV'D
INTERIOR VUA	165,857 SF (20%)	33171	35490			
291 PARKING SPACES (1 ISLAND/10 SPACES)	(29 ISLANDS)					
GROSS VUA	165,733 SF			102 CANOPY PROV'D	82 UNDERSTORY PROV'D	663/1415
(1 C, 4 S) (PER 1000 SF)	166 TREES REQ'D					
BUFFER YARDS						
EAST – BUFFER "C"	825 LF	8250	19269	41/41	17/17	165/165
(5 C, 2 U, 20 S)	937 LF	9370	16294	47/47	19/19	188/188
(PER 100 LF)	304 LF	3040	10190	15/15	6/6	61/61
NORTHWEST-BUFFER "A"	212 LF	2120	13888	4/4		17/66
SOUTH-BUFFER "A"	233 LF	2330	7591	4/4		19/33
(1.6 C, 8 S)	650 LF	6500	20580	11/11		52/52
(PER 100 LF)	641 LF	6410	19419	11/11		52/60
TOTAL BUFFER				133/133	42/42	
TOTAL OVERALL SITE		53831	81243	235 PROV'D	124 PROV'D	1217/2040

LEGEND

	FA	FICUS AUREA "STRANGLER FIG"
	RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"
	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
	MC	MYRICA CERIFERA "WAX MYRTLE"
	SP	SABAL PALMETTO "CABBAGE PALM"
	CU	COCCOLOBA UVIFERA "SEAGRAPE"
	SR	SERENOA REPENS "SAW PALMETTO"
	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
	ZF	ZAMIA INTEGRIFOLIA "COONTIE"
	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"





TREE PLANTING DETAIL

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P.O.BOX 5212, JACKSONVILLE, FL. 32247 (904) 398-7688
Janet O Whitmill
Landscape Architect
FL 0000289

THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN

08.09.17

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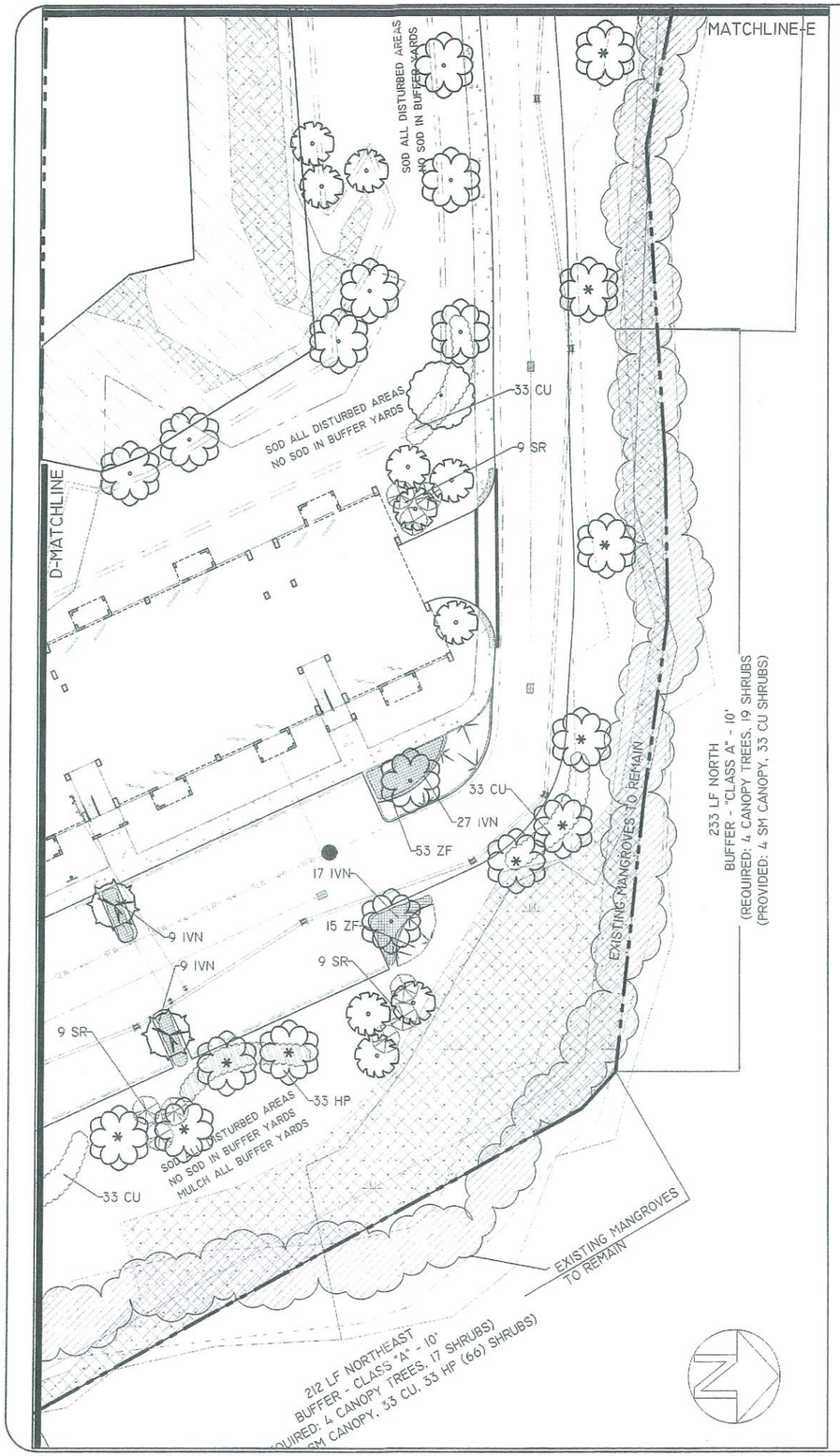
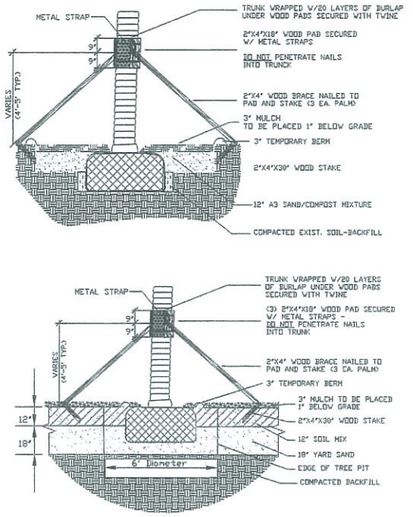
REV.	DATE	DESCRIPTION
1	02.14.18	COUNTY COMMENTS

JOB NO. 20217
DRAWN: DHM
CHECKED: JOW
SCALE: 1:20

L-3
DRAWING NO.



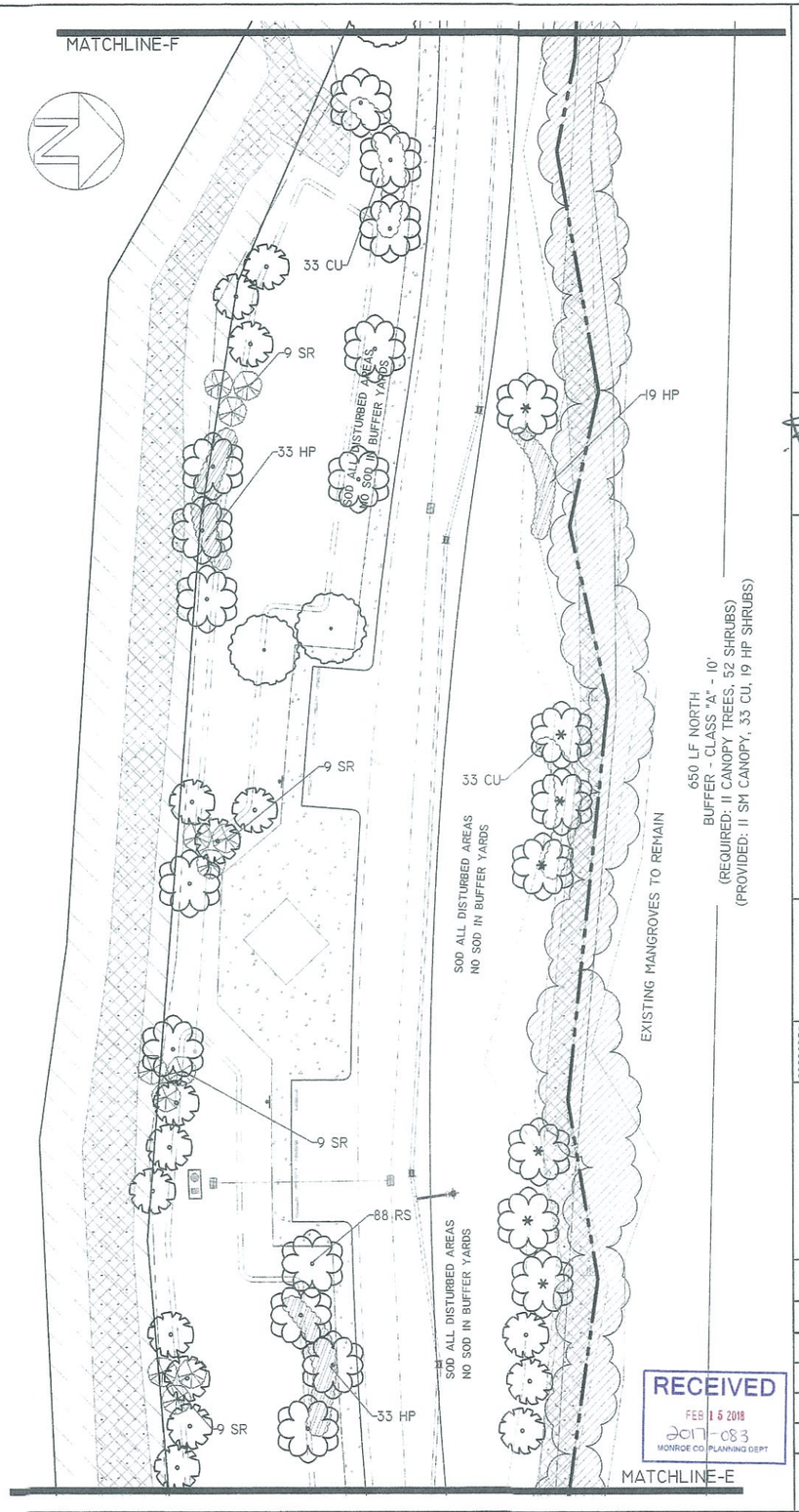


PALM TREE PLANTING DETAIL

NOT TO SCALE

LEGEND

	FA	FICUS AUREA "STRANGLER FIG"
	RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"
	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
	MC	MYRICA CERIFERA "WAX MYRTLE"
	SP	SABAL PALMETTO "CABBAGE PALM"
	CU	COCCOLOBA UVIFERA "SEAGRAPE"
	SR	SERENOA REPENS "SAW PALMETTO"
	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
	ZF	ZAMIA INTEGRIFOLIA "COONTIE"
	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"



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THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN

08.09.17

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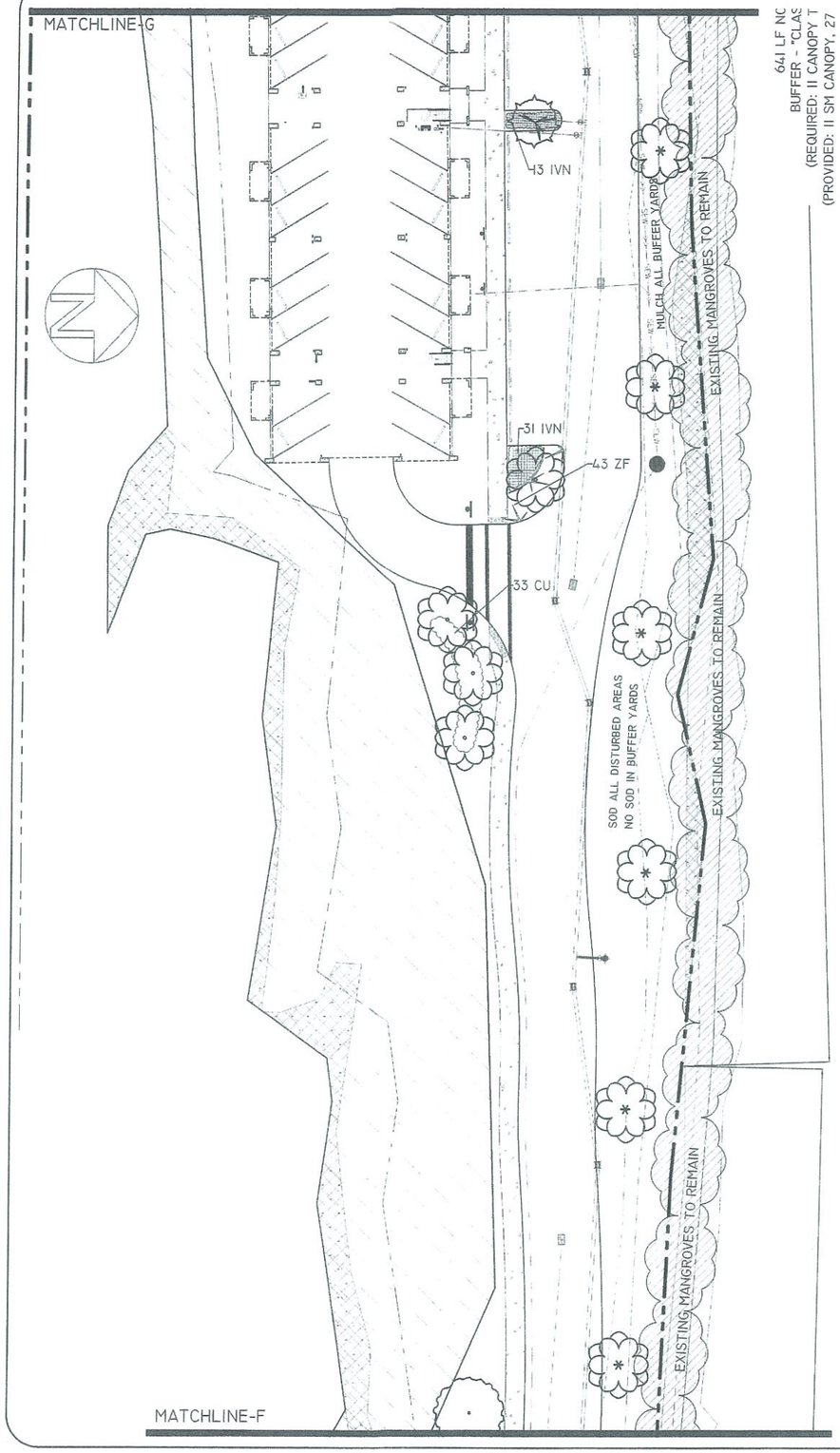

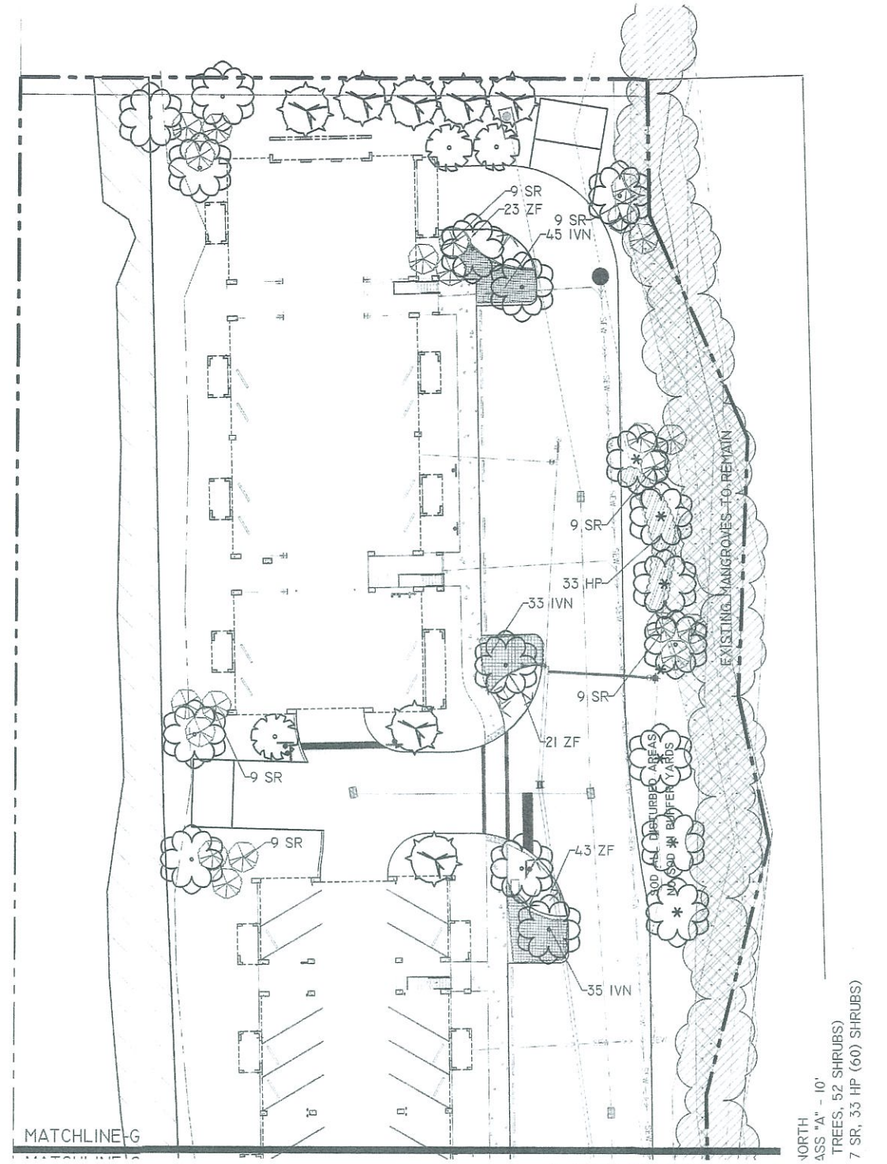

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◯	FA	FICUS AUREA "STRANGLER FIG"
❋	RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"
❋	CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"
◇	MC	MYRICA CERIFERA "WAX MYRTLE"
✳	SP	SABAL PALMETTO "CABBAGE PALM"
▭	CU	COCCOLOBA UVIFERA "SEAGRAPE"
❋	SR	SERENOA REPENS "SAW PALMETTO"
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THE QUARRY
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THE QUARRY – ROCKLAND KEY
LANDSCAPE REQUIREMENTS

PROPERTY	FRONTAGE/ AREA	GREEN AREA REQUIRED SF	GREEN AREA PROV'D SF	CANOPY(C) TREES REQ'D/PROV'D	UNDERSTORY(U) TREES REQ'D/PROV'D	SHRUBS(S) REQ'D/PROV'D
INTERIOR VUA	165,857 SF (20%)	33171	35490			
291 PARKING SPACES (1 ISLAND/10 SPACES)	(29 ISLANDS)					
GROSS VUA	165,733 SF			102 CANOPY PROV'D	82 UNDERSTORY PROV'D	663/1415
(1 C, 4 S) (PER 1000 SF)	166 TREES REQ'D					
BUFFER YARDS						
EAST – BUFFER "C"	825 LF	8250	19269	41/41	17/17	165/165
(5 C, 2 U, 20 S)	937 LF	9370	16294	47/47	19/19	188/188
(PER 100 LF)	304 LF	3040	10190	15/15	6/6	61/61
NORTHWEST–BUFFER "A"	212 LF	2120	13888	4/4		17/66
SOUTH–BUFFER "A"	233 LF	2330	7591	4/4		19/33
(1.6 C, 8 S)	650 LF	6500	20580	11/11		52/52
(PER 100 LF)	641 LF	6410	19419	11/11		52/60
TOTAL BUFFER				133/133	42/42	
TOTAL OVERALL SITE		53831	81243	235 PROV'D	124 PROV'D	1217/2040

THE QUARRY – BUFFERS*
PLANT LIST

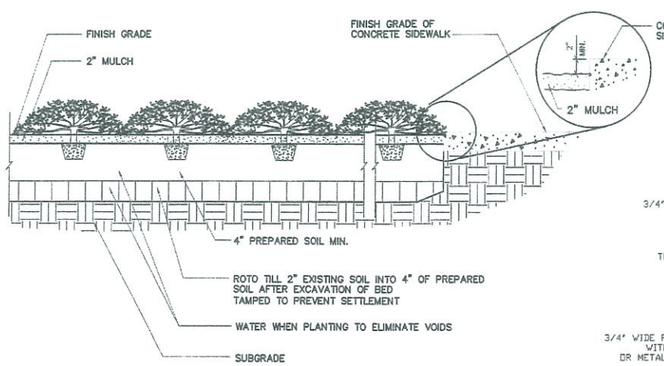
QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
78		BS	BUSERA SIMARUBA "GUMBO LIMBO"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
50		SM	SWIETENIA MAHAGONI "MAHOGANY"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C	AS SHOWN	N, FYN, FF, WW
11		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U	AS SHOWN	N, FYN, FF, WW
31		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3", FTG, MATCHED	U	AS SHOWN	N, FYN, FF, WW
5		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C	AS SHOWN	N, FYN, FF, WW
175							
TOTAL							
234		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
171		SR	SERENOA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
220		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
625							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

48 HOURS BEFORE YOU DIG CALL SUNSHINE 1-800-432-4770 IT'S THE LAW IN FLORIDA

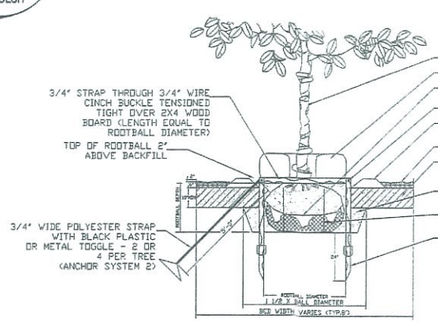
PLANT LIST LEGEND (NOTES):

N-NATIVE. FYN - FLORIDA YARDS & NEIGHBORHOODS 2006. FF- FLORIDA FRIENDLY. WW- WATER WISE 2005.
OHS - OVERHEAD ELECTRIC (ACCEPTABLE PLANT LIST)

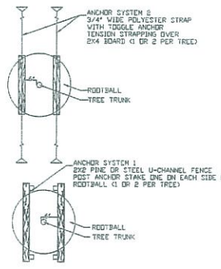


NOTE:
PLANT GROUND COVER USING TRIANGULAR SPACING

GROUND COVER PLANTING DETAIL
N.T.S.



TREE PLANTING DETAIL
NOT TO SCALE



THE QUARRY – INTERIOR AND GROSS VUA
PLANT LIST

QTY	SYM		DESCRIPTION	SIZE	TREE TYPE/ PERCENAGE	SPACING	NOTES
45		FA	FICUS AUREA "STRANGLER FIG"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C/24	AS SHOWN	N, FYN, FF, WW
38		RS	REYNOSIA SEPTENTRIONALIS "DARLING PLUM"	12' x 5-6', 3" CAL., 4' CT., MATCHED	C/21	AS SHOWN	N, FYN, FF, WW
47		CE	CONOCARPUS ERECTUS "SILVER BUTTONWOOD"	5-6' X 2-3', 4' CT., MATCHED	U/26	AS SHOWN	N, FYN, FF, WW
35		MC	MYRICA CERIFERA "WAX MYRTLE"	5-6' X 2-3", FTG, MATCHED	U/19	AS SHOWN	N, FYN, FF, WW
19		SP	SABAL PALMETTO "CABBAGE PALM"	10' CT., FULL, HURRICANE CUT	C/10	AS SHOWN	N, FYN, FF, WW
184					C/55, U/45		
TOTAL							
132		CU	COCCOLOBA UVIFERA "SEAGRAPE"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
99		SR	SERENOA REPENS "SAW PALMETTO"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
155		HP	HAMELIA PATENS VAR PATENS "FIREBUSH"	24" X 24", FULL, MATCHED		36" OC.	N, FYN, FF, WW
616		ZF	ZAMIA INTEGRIFOLIA "CCONTIE"	16" x 16", FULL, MATCHED		36" OC.	N, FYN, FF, WW
788		IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"	16" X 16", FULL, MATCHED		36" OC.	N, FYN, FF, WW
1788							
TOTAL			MULCH PINE BARK MINI NUGGETS MAX 1.5" DIA.				

SOD PASPALUM NOTATUM "ARGENTINE BAHIA" - TSA FREE (WEED FREE)
SOD ALL 4:1 SLOPES OR GREATER, 10' FROM EOP AND ALL DISTURBED ROW. COORDINATE FURTHER GRASSING WITH GENERAL CONTRACTOR
SELECTED SOD SPECIES MEETS ALL CURRENT LANDSCAPE AND IRRIGATION REQUIREMENTS. ANY VARIABLE WILL REQUIRE GOVERNMENT APPROVAL

LEGEND

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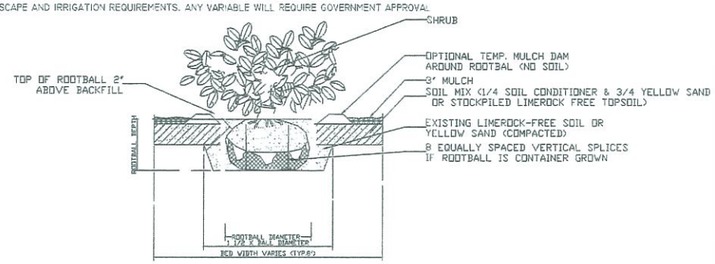
	SP	SABAL PALMETTO "CABBAGE PALM"
	CU	COCCOLOBA UVIFERA "SEAGRAPE"
	SR	SERENOA REPENS "SAW PALMETTO"
	HP	HAMELIA PATENS VAR PATENS "FIREBUSH"
	ZF	ZAMIA INTEGRIFOLIA "CCONTIE"
	IVN	ILEX VOMITORIA "SHILLINGS DWARF YAUPON"



PLANTING NOTES

1. The LANDSCAPE CONTRACTOR is responsible for verifying project site conditions and all quantities indicated on these plans before commencing any work. LANDSCAPE CONTRACTOR shall notify the LANDSCAPE ARCHITECT if soil conditions are poorly drained to determine is substitution of materials is necessary.
2. Soil tests shall be provided to evaluate various areas of the landscape (especially the parking lot islands) for pH, available nutrients, phosphorus content, bulk density, etc. This will serve to ensure proper plant selection according to prevailing soil conditions, what lime/sulphur applications are needed (if any) and long-term survival of plant material.
3. All plant material shall be Florida Grade No. 1 or better nursery grown in accordance to Florida Grades and Standards handbook.
4. All plant material shall be container grown or B&B. B&B materials shall be "hardened off" root pruned during field production and shall be dug at least several weeks before planting is performed.
5. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insects, eggs or larvae and shall have healthy, well developed root systems. They shall be free from physical damage or adverse conditions that would prevent thriving growth.
6. All plants shall conform to the varieties indicated in the plant list.
7. Substitution of plant materials will not be permitted unless authorized in writing by the LANDSCAPE ARCHITECT. If proof is submitted that any plant specified in not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.
8. Plant material locations and bed outlines shall be staked or flagged on site by the CONTRACTOR and shall be adjusted if required to fit actual as-built conditions on site and approved by the owner or owners representative.
9. All proposed tree planting locations shall be staked or flagged before installation by the LANDSCAPE ARCHITECT and approved by the owner or owners representative.
10. The CONTRACTOR shall estimate the depth of the planting hole by measuring the distance between the point where the topmost root emerges from the trunk and the bottom of the root ball. The planting hole shall be slightly shallower than this distance. No more than 2 to 3 inches of the root ball needs to be above the soil unless the site is poorly drained. Poorly drained soil requires planting depths even or higher. Planting holes dug too deep are required to have soil added to the bottom and loosely compacted. If planting holes should fill with water as it is dug, position the bottom of the root ball above the water and mound soil to cover the sides of the ball. The hole shall be at least 1.5 times the diameter of the root ball. Wider holes shall be used for compacted soil and wet sites.
11. The soil shall be freshly tilled and large clods of soil broken up. The growing medium shall be settled and firm at the time of herbicide application. Herbicides may be mechanically incorporated by mixing into top layer at a depth of 1-3 inches.
12. All backfill around plant material shall be worked firmly by slicing a shovel down into the backfill 20 to 30 times around the tree as you add backfill soil. Large clumps shall be broken up. Do not pack the backfill. Only step firmly on backfill soil to stabilize the root ball. The top of the root ball shall remain 1 inch (small trees) to 3 inches (large trees) or approximately 10% above grade. Do not over-pack the loosened soil when wet. Add 10 to 20 gallons of water to the rootball and backfill. Fill in any holes or depressions with backfill soil. Do not attempt to eliminate air pockets by compaction. Water infiltrating the backfill soil will eliminate large air pockets.
13. LANDSCAPE CONTRACTOR shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings, obstruction on the site, or prior to work done by any other party, which the CONTRACTOR feels precludes establishing proper drainage shall be brought to the attention of the LANDSCAPE ARCHITECT for correction or relief of said responsibility.
14. When planting on slopes, set tree so top-most root in the ball on the uphill side is even with the soil. The side of the root ball on the downhill side will be well above the surrounding soil. Soil shall cover the sides of the root ball. Mulch shall cover the edge of the rootball and not piled on top.
15. Planting beds shall be cut or edged to form a uniform clean line between beds and lawn areas.
16. After all plant material in a plant bed area has been installed and approved, the areas between plants shall be raked to an even grade to conform to premulching finish grades. All planting beds and plant saucers shall then be uniformly covered with a minimum two (2) to three (3) inches of #2 grade or better of pine bark nuggets.
17. Before fertilization a soil and/or foliar nutrient analysis shall be performed to determine whether phosphorus fertilizer with 30% slow release nitrogen will be required. All planting bed areas shall be fertilized approximately 4-6 weeks after installation.
18. Plant material soil shall be "native" soil that was removed from the planting hole. If soil is body contaminated, good quality soil shall be used as replacement after contaminated soil has been completely removed from planting area.
19. After sodding is completed, the entire side areas shall be watered by hand or irrigation system each day for two weeks. After approximately one month of installation, sodded areas shall then be top dressed with a 15-0-15 commercial slow-release fertilizer at a rate of 6.67 pounds per 1,000 square feet of area in an evenly broad-case pattern.
20. The LANDSCAPE CONTRACTOR is responsible for all fine grading preparation for planting. Apply pre-emergent to all beds prior to planting.
21. Rough grades will be established by the owners general contractor at approximately 3 inches below curbs, sidewalks, hardscape amenities, mowing strips and abutments. All materials shall be a minumim 20" from buildings or walks.
22. CONTRACTOR shall coordinate construction of planting areas with installation of irrigation system.
23. Where seeding may be required on the plans, germination rate shall be the maximum percentage required for the variety specified at the rate of application specified.
24. Sod areas shall be SPECIFIED Grass. Grass for sodding shall be freshly cut in squares one foot wide by two feet long. Sod shall be healthy, free of insects and weeds, in naturally flourishing conditions. Dry, brown and unfresh sod will be rejected.
25. Sod shall be laid end to end and side to side in a staggered line to form a uniform layer. All uneven edges shall be squarely trimmed to allow close and firm fitting of each piece.
26. After sodding is completed, the entire sod areas shall be watered by hand or irrigation system each day for two weeks. Sodded areas shall then be top dressed with a commercial fertilizer as directed herein at the rate of 12 pounds per 1000 square feet of area in an evenly broad case pattern.
27. The LANDSCAPE CONTRACTOR is responsible for fully maintaining all plant material on site during and before planting, until the work in accepted by the LANDSCAPE ARCHITECT and/or owner. The LANDSCAPE CONTRACTOR is responsible for removing tree stakes after tree is established.
28. All plants shall be guaranteed by the LANDSCAPE CONTRACTOR to be healthy plants and in flourishing condition of active growth for ninety (90) days from final inspection and acceptance. All trees shall be guaranteed an additional one year from final inspection and acceptance.
29. The LANDSCAPE ARCHITECT, owner or owners representative shall have the right to reject any and all work which in his opinion does not meet with the requirements of the specifications at any stage of the project operation.
30. In general, the work shall proceed as rapidly as the site becomes available. Keep all areas of work clean, neat, and orderly at all times.
31. There will be special care to all existing trees to be retained on site to avoid construction damage.
32. An automatic irrigation system is to be provided and a shop drawing of the layout and design must be submitted to the governmental agency, for review and approval, prior to installation.
33. Irrigation system shall be fully automatic, providing 100% coverage to all planting areas, with all pop up heads in lawn area.
34. Irrigation shall be set where there will be no mixing of shrub and lawn areas, fixed spray heads with gear driven heads or impacts. Shrub risers shall be minimum 2.5' from eop and all heads minimum 2' from buildings.
35. A double check backflow prevention (or approved equal); equal to a DCA-100; to be mounted in a rectangular valve box (12"x 10") on the service side of the meter and immediately adjacent to the water meter.
36. After the landscape plan is approved by the governmental agency any subsequent changes must be resubmitted for review and approval.
37. Shade trees shall be planted minimum 4' from EOP and 15' from OHE.
38. Do not plant trees below Normal Water Line (NWL) see civil drawings. Sod all 4:1 or greater slopes. Seed all other disturbed areas.

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THE QUARRY
RESIDENTIAL DEVELOPMENT
ROCKLAND KEY, FLORIDA

LANDSCAPE PLAN

08.09.17

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Big Coppitt Apartments

Big Coppitt Key, Florida

TRAFFIC STUDY

prepared for:

Quarry Partners, LLC

prepared by:

KBP CONSULTING, INC.

April 2017

Updated December 2017

Big Coppitt Apartments

Big Coppitt Key, Florida

Traffic Study

April 2017
Updated December 2017

Prepared for:
Quarry Partners, LLC

Prepared by:
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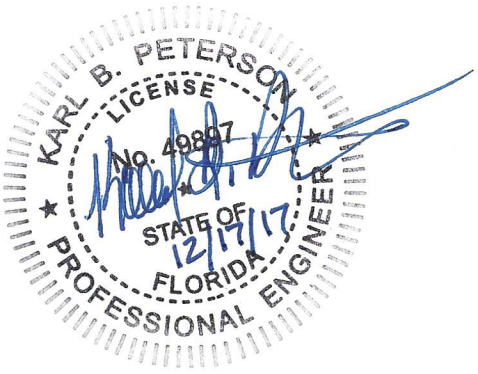

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Tamarac, Florida 33321
CA # 29939

TABLE OF CONTENTS

INTRODUCTION 1
INVENTORY 3
Existing Land Use and Access 3
Proposed Land Use and Access 3
EXISTING CONDITIONS 4
Existing Roadway Network 4
Existing Traffic Conditions – Roadway Segments 6
Existing Traffic Conditions – Intersections 7
TRIP GENERATION 10
TRIP DISTRIBUTION & ASSIGNMENT 11
FUTURE TRAFFIC VOLUMES 14
Future Conditions Traffic Volumes 14
TRAFFIC IMPACT ANALYSES 19
Intersection Analyses 19
Link Analysis 21
US 1 Impacts by Mile Marker 21
Impacts to Local Streets 23
SUMMARY & CONCLUSIONS 25

APPENDICES

LIST OF FIGURES

FIGURE 1 – Project Location Map 2
FIGURE 2 – Existing Roadway Network 5
FIGURE 3 – Existing (2017) Turning Movement Volumes – AM Peak Hour 8
FIGURE 4 – Existing (2017) Turning Movement Volumes – PM Peak Hour 9
FIGURE 5 – New Project Traffic Assignment – AM Peak Hour 12
FIGURE 6 – New Project Traffic Assignment – PM Peak Hour 13
FIGURE 7 – Future (2020) Background AM Peak Hour Traffic 15
FIGURE 8 – Future (2020) Background PM Peak Hour Traffic 16
FIGURE 9 – Future (2020) Total AM Peak Hour Traffic 17
FIGURE 10 – Future (2020) Total PM Peak Hour Traffic 18

LIST OF TABLES

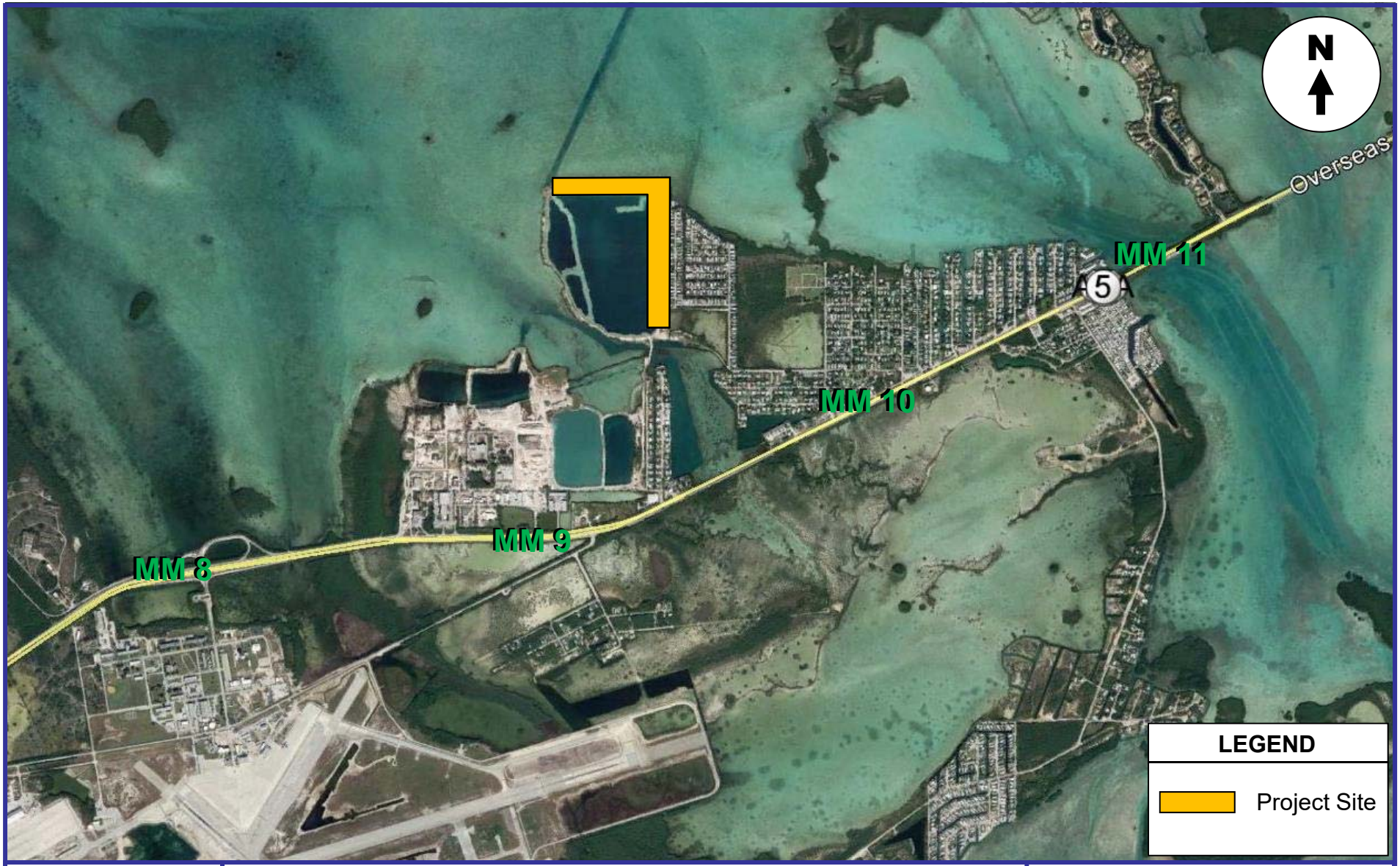
TABLE 1 – Average Annual Daily Traffic (AADT) 6
TABLE 2 – Trip Generation Analysis 10
TABLE 3 – Project Trip Distribution 11
TABLE 4 – Intersection Levels of Service 19
TABLE 5 – Arterial Trip Assignment Summary 22
TABLE 6 – Local Roadways – Volumes and Levels of Service 24

INTRODUCTION

The property that is the subject of this traffic impact study is located on the north side of Big Coppitt Key, Monroe County, Florida in the vicinity of Mile Marker 9.5 on Overseas Highway / US 1. The Parcel ID is 00120940-000100 and the Alternate Key number is 8571011. The subject site consists of approximately 21.77 acres and is located on the north (bay) side of Overseas Highway / US 1 (State Road 5) immediately to the west of Riviera Drive. A Project Location Map is presented in Figure 1 on the following page.

Big Coppitt Apartments is a proposed residential community to be located on the subject site. KBP Consulting, Inc. has been retained by Quarry Partners, LLC to conduct a traffic impact analysis for this project. This study addresses the anticipated trip generation characteristics of the project, the current operating conditions of the surrounding roadway network, the anticipated project traffic impacts along Overseas Highway / US 1 by mile marker, project traffic impacts to the local street network, and site access. A traffic impact study methodology for this project was developed with input from Monroe County's traffic engineering consultant. A copy of the approved methodology is presented in Appendix A of this report.[1]

[1] Based upon comments received from Monroe County following the initial submittal of this report and follow-up discussions with staff, vehicular access to the site has been modified. All project traffic will access the site via Calle Uno, 2nd Street, and a proposed roadway to the west of Calle Dos. As a result, the study intersections have been modified to include Calle Uno and 2nd Street. And, since access to Barcelona Drive is no longer planned, there is no impact to 4th Street. As such, there is no need to analyze this intersection.



KBP
CONSULTING, INC.

Project Location Map

FIGURE 1
Big Coppitt Apartments
Big Coppitt Key, Florida

INVENTORY

Existing Land Use and Access

As mentioned previously, the size of the subject site is approximately 21.77 acres. Previously, this site was associated with quarry activities; however, the site has been inactive for several years. Vehicular access to this site is provided via one (1) roadway that is parallel to Calle Dos and multiple connections to Barcelona Drive.

Proposed Land Use and Access

The subject site is proposed to be redeveloped with 208 residential apartment dwelling units. Vehicular access to the site will be provided via one (1) full access driveway connection in the southeast portion of the property. This driveway will allow ingress from / egress to the west (toward a roadway parallel to Calle Dos). A preliminary site plan for this project is included in Appendix B of this report. And, for the purposes of performing this traffic impact analysis, the project is planned to be completed by the year 2020.

EXISTING CONDITIONS

This section of the report addresses the existing roadway network in the study area and traffic conditions.

Existing Roadway Network

Overseas Highway / US 1 through the study area (i.e. Big Coppitt Key) is, generally, a two-lane principal arterial roadway (one eastbound lane and one westbound lane) with exclusive left-turn and right-turn lanes at primary intersections. In order to assess the traffic impacts of this project on the surrounding roadway network, the project team (with input from the County's traffic engineering consultant) selected the section of Overseas Highway / US 1 between Boca Chica Road and Calle Uno as the study area for this project. Figure 2 on the following page indicates the existing lane geometry at the following intersections within the project study area:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street (unsignalized)

It is noted that the intersection at Overseas Highway and Boca Chica Road is a T-intersection with a shared left-right turn lane on the side-street approach. However, field observations have revealed that the side-street approach has a shoulder area that functions as "de facto" right-turn lane. In other words, motorists desiring to turn right are not waiting behind left-turning vehicles. Instead, they are utilizing the available paved area as a right-turn area to by-pass left-turning vehicles. The length of this area at Boca Chica Road is approximately 70 feet. This condition is reflected in Figure 2 on the following page and in the operational analyses (i.e. Synchro) for this intersection.

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Existing Roadway Network

FIGURE 2
Big Coppitt Apartments
Big Coppitt Key, Florida

Existing Traffic Conditions – Roadway Segments

The Florida Department of Transportation (FDOT) maintains the following traffic count stations within the general proximity of the project site:

- **Station #900010:** SR 5 / US 1 200 feet north of the Rockland Channel Bridge
- **Station #900050:** CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
- **Station #900106:** SR 5 / US 1 200 feet north of Shark Channel Bridge
- **Station #908164:** 4th Street 100 feet north of Shore Avenue

Traffic volumes recorded over the last (published) five (5) year period at these count stations are summarized in Table 1 below. Appendix C contains the historical traffic data obtained from the Florida Department of Transportation (FDOT).

Table 1
Big Coppitt Apartments
Average Annual Daily Traffic (AADT)
Overseas Highway / US 1 - Big Coppitt Key, Florida

Year	AADT			
	Station #900010	Station #900050	Station #900106	Station #908164
2016	23,500	3,500	19,400	3,300
2015	22,500	4,200	19,800	3,100
2014	21,000	2,300	18,800	2,900
2013	21,000	3,500	18,100	--
2012	21,500	2,200	17,100	--
2011	21,000	2,600	17,800	--

Station #900010 - SR 5 / US 1 200 feet north of Rockland Channel Bridge (MM 9.6)
Station #900050 - CR 941 200 feet south of SR 5 / US 1 (Big Coppitt Key)
Station #900106 - SR 5 / US 1 200 feet north of Shark Channel Bridge
Station #908164 - 4th Street 100 feet north of Shore Avenue
Source: Florida Department of Transportation
Compiled by: KBP Consulting, Inc. (December 2017)

The traffic data collected at these stations (excluding Station #908164 which lacks sufficient historical data) during the previous five (5) year period (i.e. 2011 through 2016) indicates that background traffic volumes have been increasing slightly. According to the growth rate analysis (see Appendix C) for this area, an annual growth rate of 2.5% has been applied.

Existing Traffic Conditions – Intersections

KBP Consulting, Inc., in association with Trident Engineering, collected morning (7:00 AM – 9:00 AM) and afternoon (4:00 PM – 6:00 PM) peak period turning movement counts at the following intersections on Tuesday, February 28, 2017:

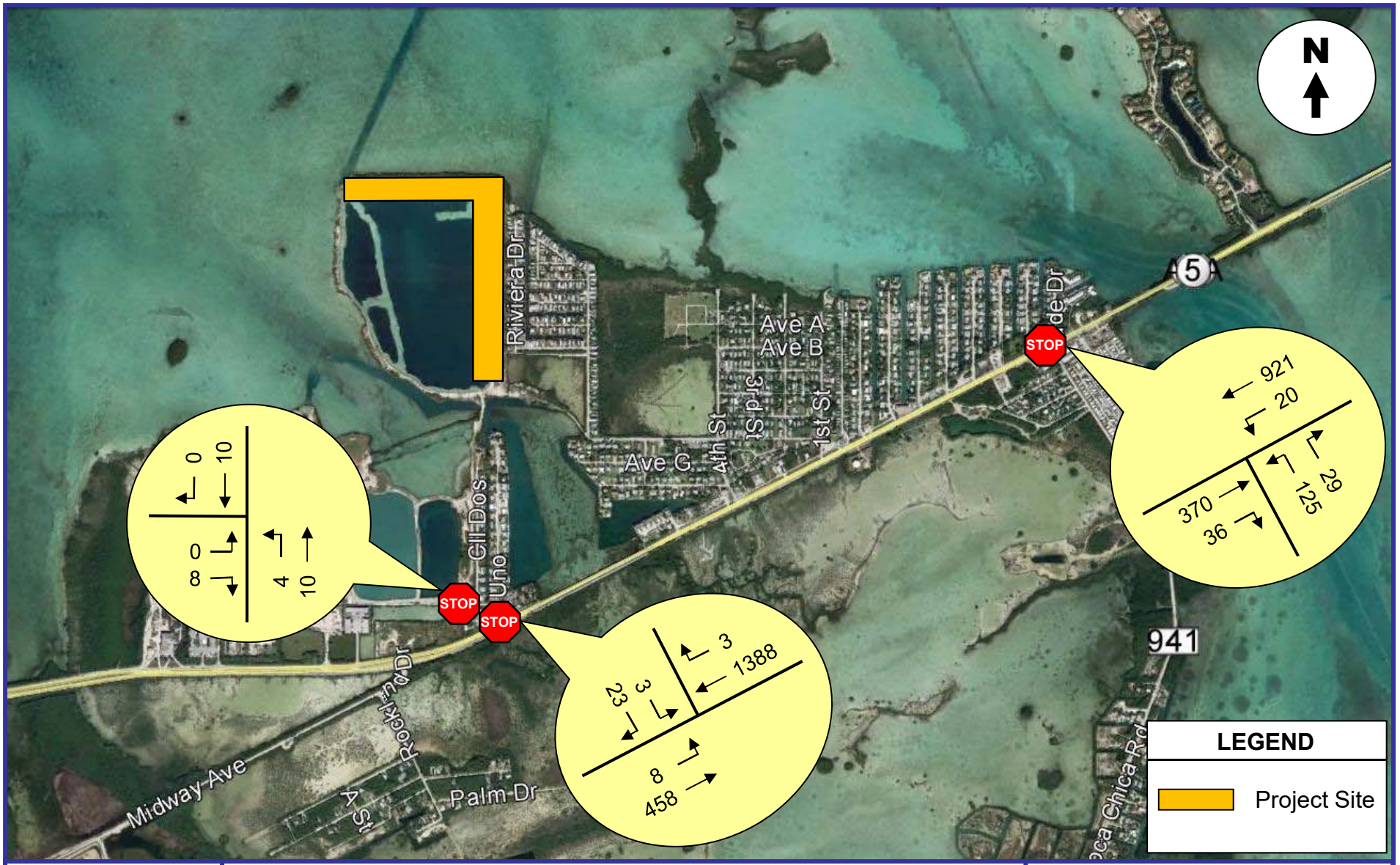
- Overseas Highway / US 1 and Boca Chica Road
- Overseas Highway / US 1 and Calle Uno

AM (7:00 – 9:00) and PM (4:00 – 6:00) peak period turning movement counts were collected by Crossroad Engineering at the following intersection on Tuesday, July 18, 2017:

- Calle Uno and 2nd Street

Figures 3 and 4 summarize the existing (Year 2017) adjusted (average peak season)[2] AM and PM peak hour turning movement counts at the three (3) study intersections. Appendix D contains the results of these turning movement counts.

[2] The traffic counts collected on February 28, 2017 reflect average peak season conditions in accordance with the 2016 Peak Season Factor Category Report published by the Florida Department of Transportation (FDOT). This report (see Appendix E) indicates that traffic counts collected on February 28th exhibit a factor of 0.98 and, therefore, do not to be adjusted for average peak season conditions. Traffic counts collected on July 18th, on the other hand, exhibit a peak season correction factor of 1.01.



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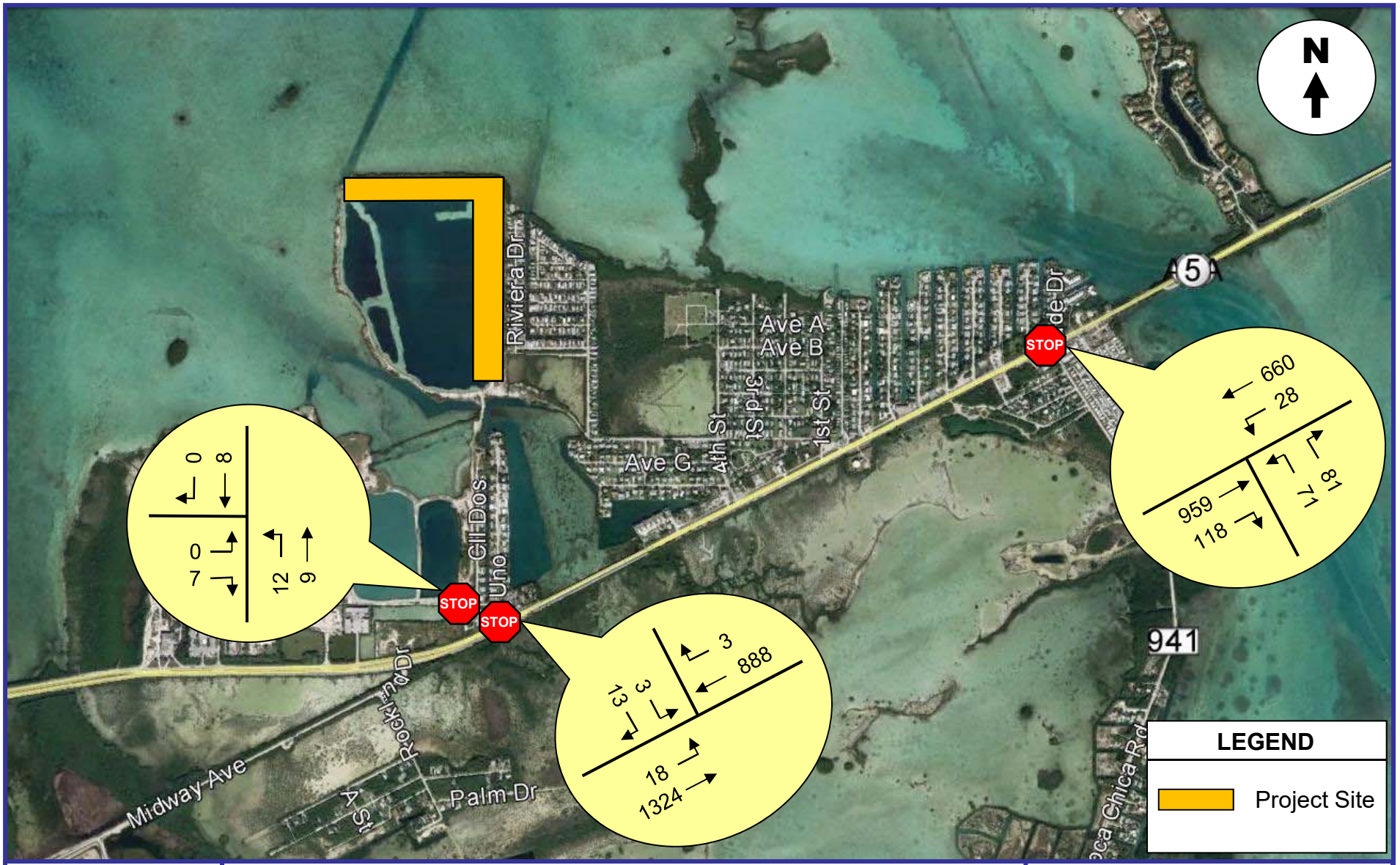
Existing AM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 3
Big Coppitt Apartments
Big Coppitt Key, Florida



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Existing PM Peak Hour Traffic Counts

Sources: Trident Engineering, LLC – February 28, 2017
Crossroads Engineering – July 18, 2017

FIGURE 4
Big Coppitt Apartments
Big Coppitt Key, Florida

TRIP GENERATION

The trip generation for the proposed residential community was determined using the trip generation information published in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual (10th Edition)*. Based upon this information, the daily, AM peak hour, and PM peak hour trip generation rates and equations are as follows:

Multi-Family (Low-Rise) – ITE Land Use #220

- Daily (wt. avg.): T = 7.29 (X)
  where T = number of trips and X = number of dwelling units
- AM Peak Hour: Ln(T) = 0.95 Ln(X) - 0.51 (23% in / 77% out)
- PM Peak Hour: Ln(T) = 0.89 Ln(X) - 0.02 (63% in / 37% out)

Table 2 below presents the trip generation analysis for the proposed Big Coppitt Apartments residential community to be located on Big Coppitt Key.

Table 2
Big Coppitt Apartments
Trip Generation Analysis
Big Coppitt Key, Florida

Land Use	Size	Daily Trips	AM Peak Hour Trips			PM Peak Hour Trips		
			In	Out	Total	In	Out	Total
Proposed Multi-Family (Low-Rise)	208 DU	1,516	22	74	96	71	42	113

Compiled by: KBP Consulting, Inc. (December 2017).
Source: ITE Trip Generation Manual (9th Edition).

As indicated in Table 2 above, the proposed Big Coppitt Apartments development is anticipated to generate 1,516 net new daily vehicle trips, 96 net new AM peak hour vehicle trips (22 inbound and 74 outbound) and 113 net new PM peak hour vehicle trips (71 inbound and 42 outbound). Based upon an increase of 1,516 daily vehicle trips, a Level 3 traffic impact study is required per the applicable Monroe County traffic report and analysis guidelines.

TRIP DISTRIBUTION & ASSIGNMENT

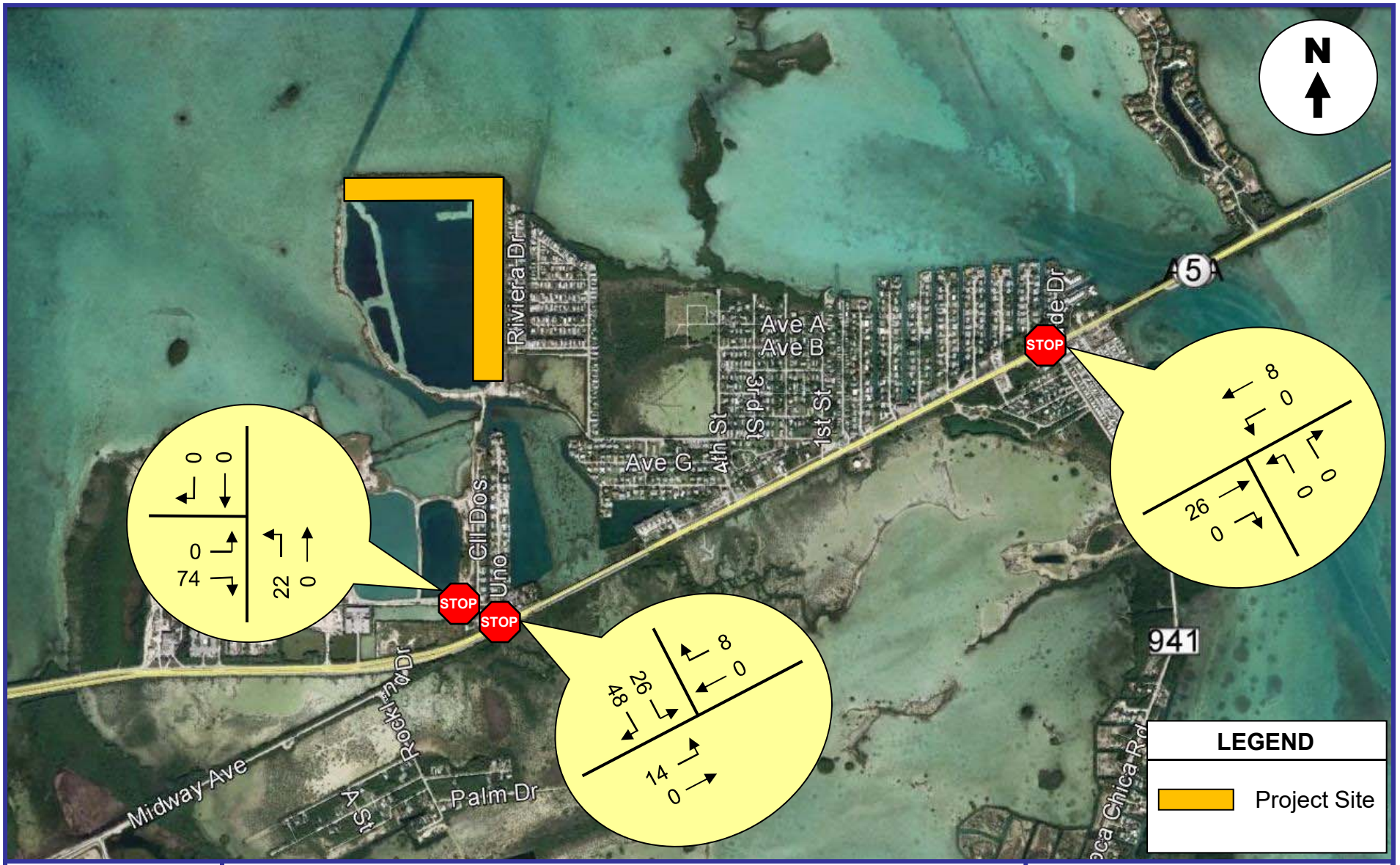
A trip distribution analysis was performed based on the nearby population areas (as documented in the Monroe County Traffic Report Guidelines Manual), the existing transportation network, and the location of the subject project. All of the project-related trips are anticipated to access Overseas Highway / US 1. Table 3 below summarizes the anticipated trip distribution for the Big Coppitt Apartments development.

Table 3
Big Coppitt Apartments
Project Trip Distribution
Big Coppitt Key, Florida

Direction	Distribution (%)
North	0%
South	0%
East (US 1 North)	35%
West (US 1 South)	65%

Source: KBP Consulting, Inc. (December 2017).

The new AM and PM peak hour traffic generated by the project was assigned to the nearby transportation network using the traffic assignment documented above. The project traffic assignment is summarized on the following pages in Figures 5 and 6.



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New Project Traffic Assignment
AM Peak Hour

FIGURE 5
Big Coppitt Apartments
Big Coppitt Key, Florida

KBP
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New Project Traffic Assignment
PM Peak Hour

FIGURE 6
Big Coppitt Apartments
Big Coppitt Key, Florida

FUTURE TRAFFIC VOLUMES

This section of the traffic impact study addresses the development of the future (2020) traffic volumes for the study area.

Future Conditions Traffic Volumes

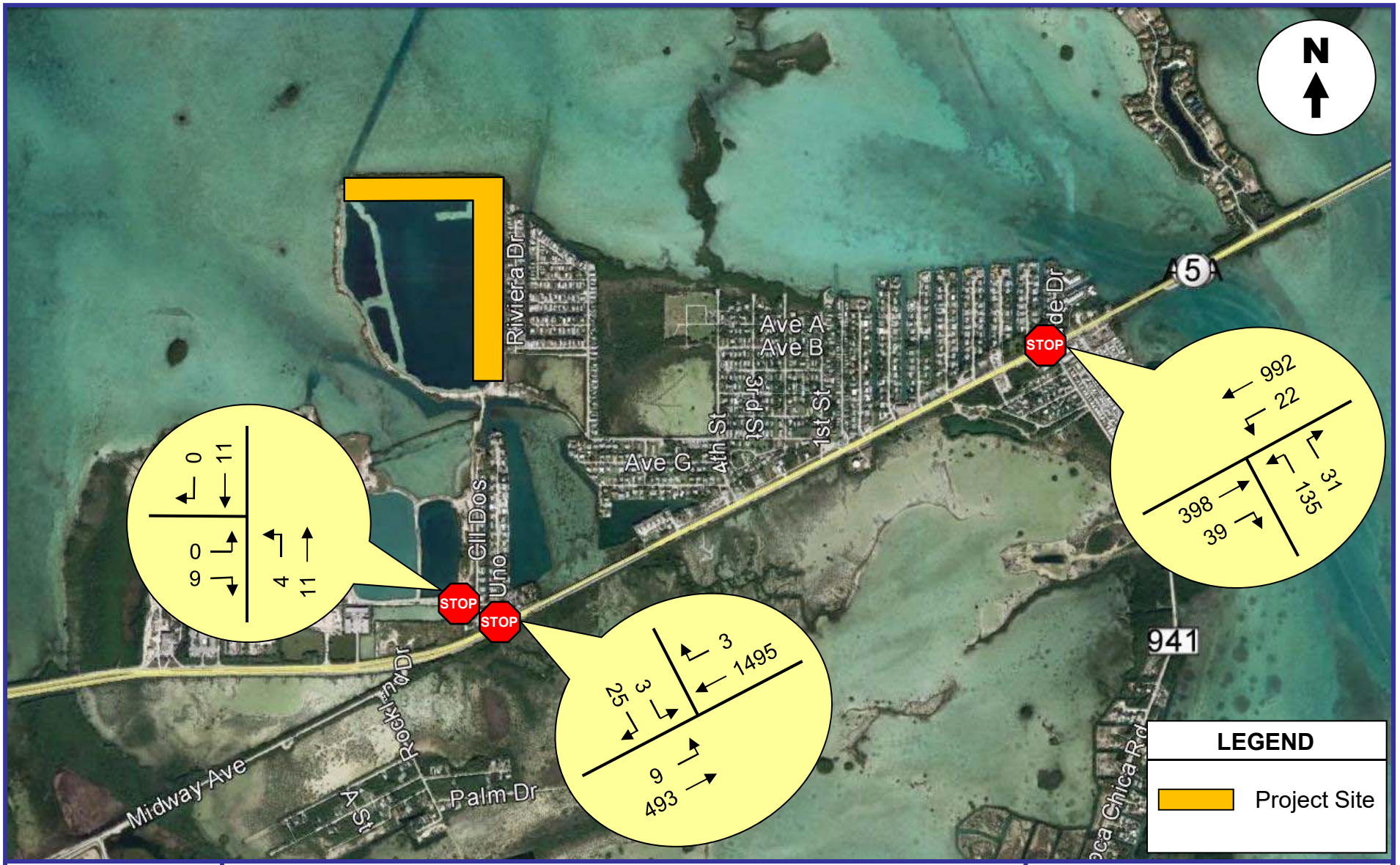
In order to develop peak season 2020 background and total traffic conditions (this project is anticipated to be completed in 2020), the following analyses were performed:

1. **Conversion of February 2017 and July 2017 traffic counts to 2020 average peak season traffic volumes.** Using FDOT's latest (2016) Peak Season Factor Category Report (see Appendix E) traffic counts recorded February 28th do not need to be adjusted to average peak season volumes (i.e. the PSCF factor is 0.98). However, the traffic counts collected on July 18th should be adjusted by a factor of 1.01.

2. **Projection of 2017 peak season volumes to 2020 peak season conditions.** Based on the historical Average Annual Daily Traffic (AADT) volumes shown in Table 1, traffic volumes along Overseas Highway / US 1 in the vicinity of the project have been increasing slightly over the previous (published) five (5) years. To reflect a worst-case scenario, it was determined that an annual growth rate of two and one-half percent (2.5%) is appropriate for the study area.

3. **Addition of project traffic.** The project traffic assignment documented in the previous section of this report has been added to the roadway network (i.e. intersections and roadway segments) for the study area.

The future traffic calculations (peak season adjustments, background traffic growth, and the traffic associated with the proposed Big Coppitt Apartments development) for the study intersections are contained in Appendix F in tabular format. Figures 7 and 8 on the following pages present the future (2020) background traffic volumes (without the project traffic) and Figures 9 and 10 present the future (2020) total traffic volumes (with the project traffic).



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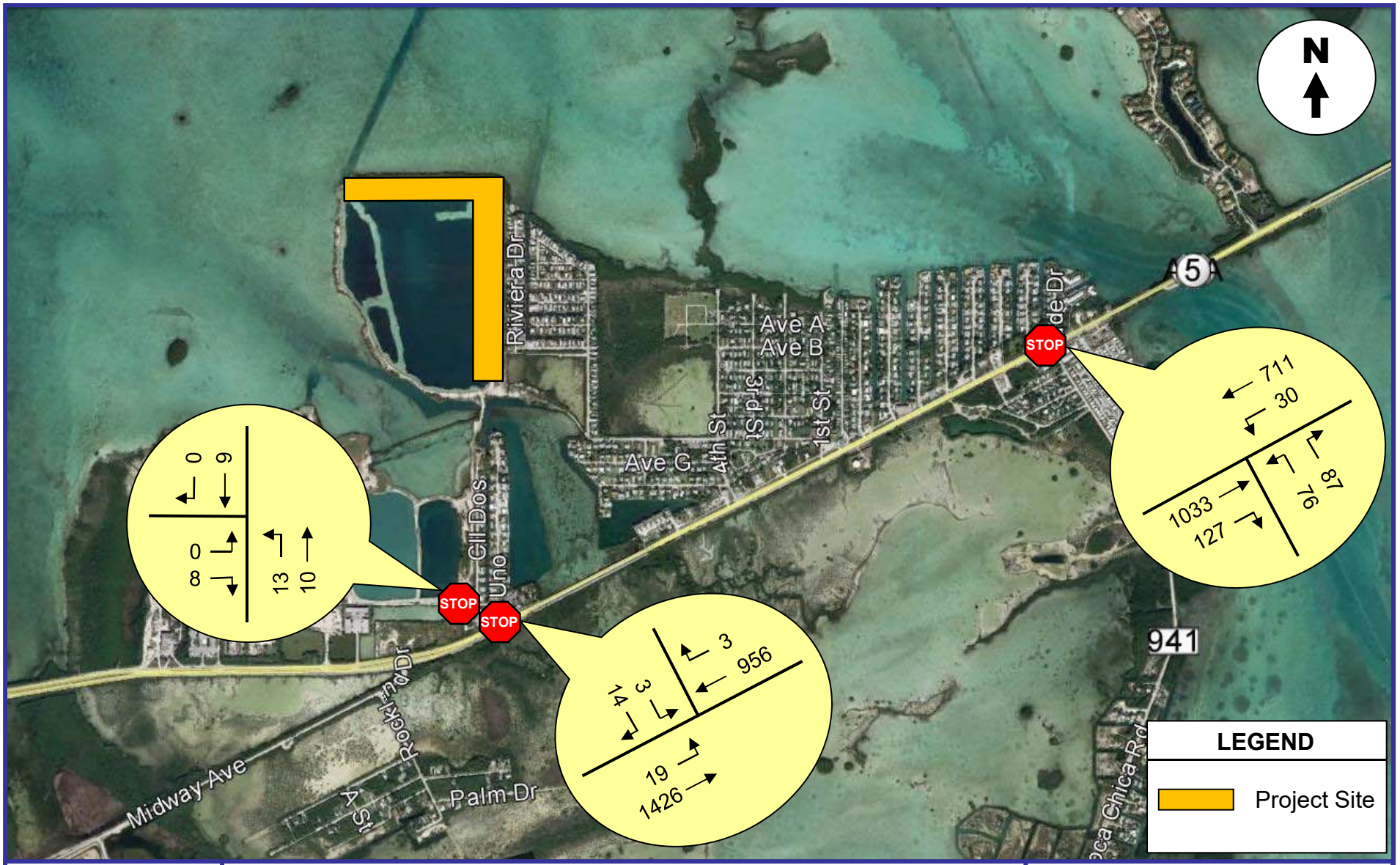
Future (2020) Background (w/out Project)
AM Peak Hour Traffic Volumes

FIGURE 7
Big Coppitt Apartments
Big Coppitt Key, Florida



KBP
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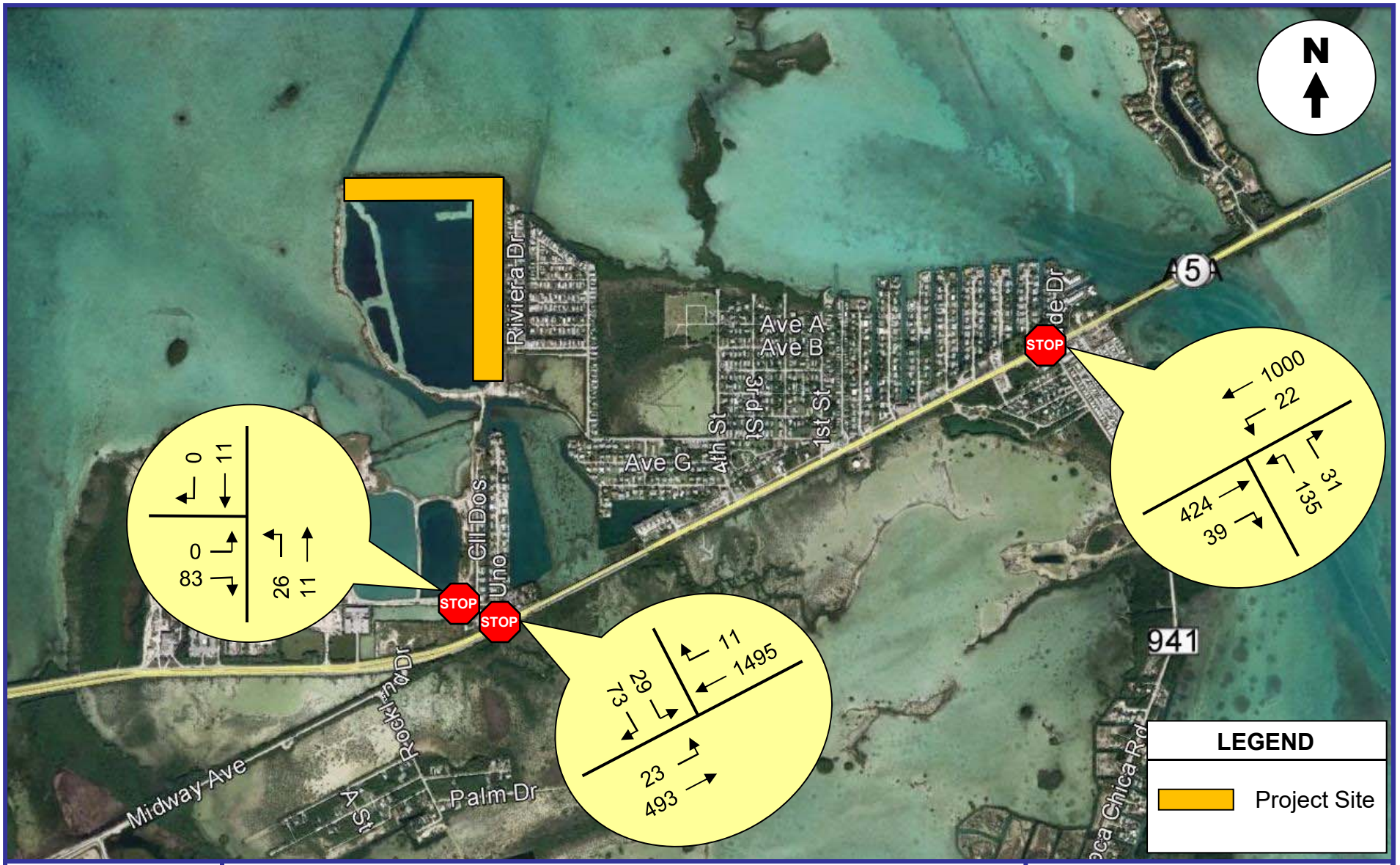
Future (2020) Background (w/out Project)
PM Peak Hour Traffic Volumes

FIGURE 8
Big Coppitt Apartments
Big Coppitt Key, Florida



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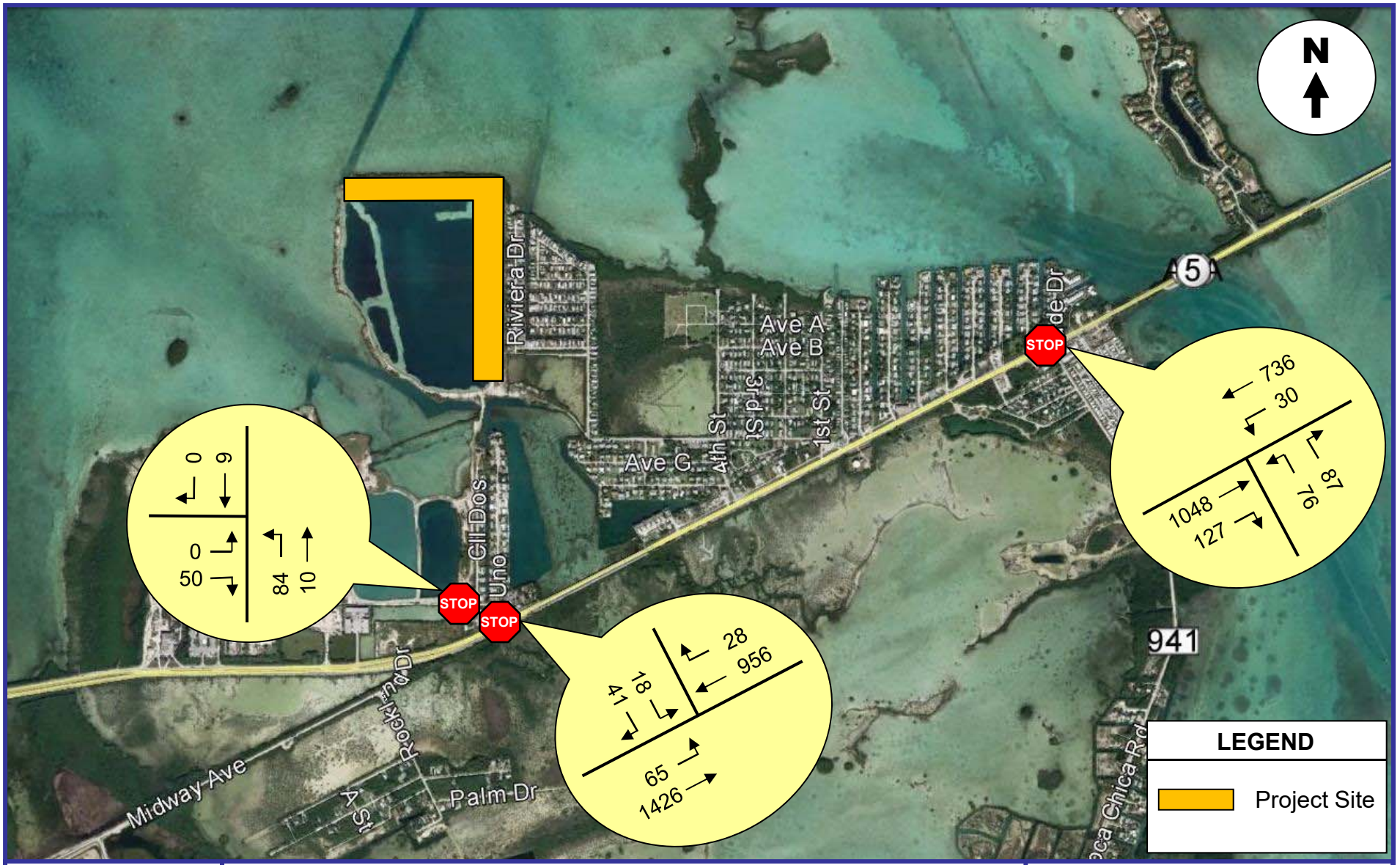
Future (2020) Total (with Project)
AM Peak Hour Traffic Volumes

FIGURE 9
Big Coppitt Apartments
Big Coppitt Key, Florida



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Future (2020) Total (with Project)
PM Peak Hour Traffic Volumes

FIGURE 10
Big Coppitt Apartments
Big Coppitt Key, Florida

This section of the report is divided into four parts: 1) intersection analyses, 2) Overseas Highway / US 1 link analysis, 3) Overseas Highway / US 1 impacts by mile marker, and 4) impacts to local streets.

Intersection Analyses

The following three (3) intersections were evaluated using the capacity/level of service procedures outlined in the 2010 Highway Capacity Manual (HCM) using the Synchro software:

- Overseas Highway / US 1 and Boca Chica Road (unsignalized)
- Overseas Highway / US 1 and Calle Uno (unsignalized)
- Calle Uno and 2nd Street

Operational analyses were performed for each of the intersections identified above. These analyses include existing (2017) peak season conditions, future (2020) background (without project traffic) peak season conditions, and future (2020) total (with project traffic) peak season conditions for AM and PM peak hour conditions. Table 4 below summarizes the results of these analyses for the study intersections.

Table 4
Big Coppitt Apartments
Intersection Levels of Service
Big Coppitt Key, Florida

	Existing (2017) Conditions		Future (2020) Conditions Without Project Traffic		Future (2020) Conditions With Project Traffic	
Intersection	**AM Peak Hour**	**PM Peak Hour**	**AM Peak Hour**	**PM Peak Hour**	**AM Peak Hour**	**PM Peak Hour**
US 1 & Boca Chica Rd	C (15.9)	C (15.5)	C (16.8)	C (16.6)	C (17.1)	C (16.9)
US 1 & Calle Uno	C (20.5)	C (15.6)	C (22.9)	C (17.0)	D (34.5)	C (28.8)
Calle Uno & 2nd Street	A (6.3)	A (5.7)	A (6.4)	A (5.7)	A (7.9)	A (7.4)

Source: Highway Capacity Manual and SYNCHRO 9 Software.
Legend: C (15.9) = LOS (seconds per vehicle delay)

The Synchro software output for each study intersection and each time horizon analyzed (i.e. existing, future background, and future total traffic conditions) is presented in Appendix G. A discussion of each of the study intersections and their projected operating conditions is presented below.

- **Overseas Highway / US 1 & Boca Chica Road.** Overall, this unsignalized intersection is currently operating at an acceptable level of service (LOS) and will continue to do so in the future design year of 2020 with and without the project traffic associated with the Big Coppitt Apartments development. It must be noted that, although the northbound approach for this intersection is marked with a shared left-turn and right-turn lane, there is ample pavement to the east of this lane that allows this approach to function as if there are two separate lanes. As such, Synchro was coded with a separate right-turn lane with approximately 70 feet of storage in order to more accurately reflect actual physical and operating conditions at this intersection.

- **Overseas Highway / US 1 & Calle Uno.** Currently, this unsignalized intersection operates at an acceptable level of service (i.e. LOS "C") and will continue to do so in the future design year of 2020 without the project traffic associated with the Big Coppitt Apartments development. Since this will be the entry point for the proposed development, this intersection will be improved with a southbound left-turn lane and a southbound right-turn lane. With this proposed geometry, this intersection will operate at an acceptable LOS.

- **Calle Uno & 2nd Street.** This intersection on the secondary roadway network serving the site is currently operating adequately and is expected to operate at an acceptable LOS (i.e. LOS "A") in the buildout year with and without the project traffic.

Link Analysis

The link analysis compares the maximum number of reserve trips on Overseas Highway / US 1 through Big Coppitt Key (per Monroe County's Level of Service and Reserve Capacity Table) with the project's traffic impacts. Based upon a 65% / 35% trip distribution, the project will add a maximum of 985 daily trips (65% of the additional 1,516 daily trips) to Segment Number 3 (Big Coppitt Key). According to Monroe County's Level of Service and Reserve Capacity Table (see Appendix H), Segment Number 3 has 1,292 trips of available reserve capacity. Therefore, Overseas Highway / US 1 through Big Coppitt Key has available capacity to absorb the maximum impacts generated by the Big Coppitt Apartments development.

US 1 Impacts by Mile Marker

For this project, it was assumed that the maximum trip length will be approximately 50 miles to the east and 10 miles to the west. The average trip length to the east was assumed to be half of the maximum trip length; or 25 miles. The trip length to the west was assumed to encompass segments 1 and 2 (Boca Chica and Stock Island). Based upon these trip length assumptions, the Overseas Highway / US 1 segments identified in Monroe County's Traffic Report Guidelines, and the traffic distribution discussed previously, an estimate of the number of primary trips by segment on Overseas Highway / US 1 was performed. Table 5 summarizes the number of primary trips by segment on Overseas Highway / US 1 (Arterial Trip Assignment). As indicated in this table, this project will add approximately 1,516 net new daily vehicle trips.

Table 5
Big Coppitt Apartments
Arterial Trip Assignment Summary (Overseas Highway / US 1)
Big Coppitt Key, Florida

Project:	Big Coppitt Apartments	**US 1 Mile Marker:**	9.5
Location:	Big Coppitt Key	**ITE Land Use Category:**	220
Type of Development:	Residential Apartments	**Daily Trip Generation Rate / Formula:**	7.29 trips/DU
Project Size:	208 Dwelling Units		
Average Trip Length:	25 Miles East / 10 Miles West		

Total Daily Trips	Percent Primary Trips	US 1 Segment Number	Percent Directional Split	% Impact Based On Trip Length	Project Generated Daily Trips	2015 Reserve Capacity
		1	65%	80%	788	1,986
		2	65%	90%	887	5,167
1,516	100%	3	65% / 35%	100%	985	1,292
		4	35%	85%	451	2,497
		5	35%	75%	398	7,363
		6	35%	65%	345	2,650
		7	35%	55%	292	1,312
		8	35%	45%	239	2,323
		9	35%	40%	212	2,434
		10	35%	30%	159	394
		11	35%	20%	106	5,448
		12	35%	0%	0	2,703

Source: Monroe County.
Compiled by: KBP Consulting, Inc. (December 2017).

Impacts to Local Streets

As a result of its location, the Big Coppitt Apartments project will require motorists to use local roadways to access the site. The roadways to be utilized by residents and visitors of the subject site will be Calle Uno and 2nd Street. In accordance with the FDOT's *2013 Quality / Level of Service (QLOS) Handbook*, the LOS criteria for these local roadways are as follows:

Generalized Peak Hour Two-Way Volumes in an Urbanized Area
Class II (35 mph or slower posted speed limit)

2 Lanes / Undivided	**LOS "C"**	**LOS "D"**	**LOS "E"**
Peak Hour Volume[3]	660 vph	1,330 vph	1,410 vph
Adjustments (-30%)[4]	-198 vph	-399 vph	-423 vph
Resulting Volumes	**462 vph**	**931 vph**	**987 vph**

Based upon the foregoing roadway capacity information, the LOS "C" capacity for non-state two-lane undivided roadways with no right- or left-turn lanes is 462 vehicles per hour (vph). The relevant excerpt from the QLOS Handbook is presented in Appendix I.

During the data collection effort in July, our project team performed a continuous 72-hour traffic counts on Calle Uno and 2nd Street. These traffic counts were performed on Tuesday, Wednesday, and Thursday, July 18 - 20, 2017 and measured the number of vehicles in 15-minute intervals. This data is presented in Appendix J of this report. The resulting future (2020) peak season adjusted, peak hour volumes (based upon the 3-day average of the traffic counts) with project traffic for each roadway are presented in Table 6 on the following page.

[3] "vph" = vehicles per hour.
[4] -10% for non-state signalized roadways and -20% for the absence of left and right turn lanes.

Table 6
Big Coppitt Apartments
Local Roadways - Volumes and Levels of Service
Overseas Highway / US 1 - Big Coppitt Key, Florida

Roadway	Peak Hour Two-Way Volume (3-Day Avg.)	Seasonally Adjusted Volume (PSCF = 1.01)	Future (2020) Background Volume (2.5%/year)	Peak Hour Project Traffic	Total Volume	Level of Service
Calle Uno	43	43	46	113	159	C
2nd Street	21	21	23	113	136	C

Source: Florida Department of Transportation, Crossroads Engineering, KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017)

As indicated in Table 6 above, both of the local roadways to be directly impacted by traffic associated with the Big Coppitt Apartments project will operate at Level of Service (LOS) "C" in the buildout year of 2020 with the project traffic.

SUMMARY & CONCLUSIONS

Based upon the results of the traffic impact analyses performed for the proposed Big Coppitt Apartments development to be located near Mile Marker 9.5 on Big Coppitt Key, Monroe County, Florida, Overseas Highway / US 1 on Big Coppitt Key has adequate capacity to accommodate the traffic impacts generated by the proposed residential development.

Appendix A

Big Coppitt Apartments – Big Coppitt Key

Traffic Impact Study Methodology

KBP CONSULTING, INC.

MEMORANDUM

To: John Arrieta, P.E.
AECOM

From: Karl B. Peterson, P.E.
Bart Smith, Esq.

Date: February 21, 2017

Subject: Big Coppitt Apartments – Big Coppitt Key
Traffic Analysis Methodology

Big Coppitt Apartments is a proposed residential apartment community to be located on the north side of Overseas Highway / US 1 at the west end of Big Coppitt Key, Monroe County, Florida. The total number of proposed residential dwelling units at this site will be 208. The following is a preliminary traffic analysis methodology to assess the potential traffic impacts associated with the proposed development.

Development

Existing:

- Vacant

Proposed:

- 208 Residential Apartments

Traffic Study

Based upon the information presented above, it is evident that a Level 3 Monroe County traffic analysis will be required.

Intersections to be Evaluated

Morning peak period (7:00 AM to 9:00 AM) and afternoon peak period (4:00 PM to 6:00 PM) intersection turning movement counts will be collected at the following locations:

- US 1 / Overseas Highway & Boca Chica Road
- US 1 / Overseas Highway & 4th Street
- US 1 / Overseas Highway & Calle Uno

Trip Generation

The trip generation analysis will be based upon data in the Institute of Transportation Engineers (ITE) *Trip Generation Manual (9th Edition)* for the Apartment land use.

8400 North University Drive, Suite 309, Tamarac, Florida 33321
Tel: (954) 560-7103 Fax: (954) 582-0989

Preliminary Calculations:

- Proposed – Apartments
  - Daily Trips: 1,352
  - AM Peak Hour Trips: 106
  - PM Peak Hour Trips: 129

Trip Length

The maximum and average trips lengths on Overseas Highway / US 1 will be consistent with similar projects that have been performed in the immediate study area.

Pending Projects

To be determined.

Site Access and Circulation

Vehicular access points to the site will be noted, described, and evaluated.

Access to US 1 / Overseas Highway

One of the means of ingress and egress to the site will be via the intersection at US 1 / Overseas Highway and 4th Street. This intersection has been previously reviewed by the County and potential improvements have been identified. We will review those findings and assess their viability as it relates to this project.

Documentation

A traffic impact study will be prepared documenting the background conditions, trip generation characteristics, trip distribution, intersection analyses, and traffic impacts by mile marker in accordance with the current Monroe County LOS and Reserve Capacity Table.

Appendix B

Big Coppitt Apartments – Big Coppitt Key

Preliminary Site Plan

GENERAL INFORMATION:
Property RE: 00120940-000100
Future Land Use Map: MC (Mixed Use/Commercial)
Land Use: MU (Mixed Use)
Tier Designation: Tier III
Flood Zones: AE10, VE 12, VE 14, VE 16
Total Land Area: 948,357.6 sf (21.77 acres)
Total Upland Area: 654,760.34 sf (15.03 acres)
Total Submerged Area: 293,597.26 sf (6.74 acres)
Total Buildable Area: 523,808.27 sf (12.02 acres)
Shoreline Setback Area: 150,861.62 sf (3.46 acres)
Access Easement Area: 34,581.81 (0.79 acres)
Accessory Structures in Shoreline Setback: 15,756.39 sf (0.36 acres)
% Accessory Structures in Shoreline Setback: 10.44%
Rear Setback Area: 34,890.78 sf (0.80 acres)
Accessory Structures in Rear Setback: 1,712.54 sf (0.04 acres)
% Accessory Structures in Rear Setback: 4.9%
Dwelling Units: 208
1 Bedroom Units: 56
2 Bedroom Units: 135
3 Bedroom Units: 16
Maximum Density: (18 Units/Buildable Area) 216.45
Miscellaneous Other: Clubhouse (2,785.56 s.f.)
Conservation Area: 43,560 sf (1 acre)
Setbacks:
Front - 25 Feet
Rear - 20 Feet
Sideyard - 10/5 Feet
Shoreline - 30 Feet

LOT COVERAGE BY ROADS, WALKWAYS & POOLS	SF	AC
Roads/Parking	166009.68	3.81
Pools/Plaza	3040.21	0.07
Sidewalks	24027.9	0.55
Misc Concrete (Dumpster Pad, Retaining Wall, & Curbing)	8899.56	0.20
Total Lot Coverage By Roads, Walkways & Pools	201977.35	4.64

IMPERVIOUS/PERVIOUS PERCENTAGE	SF	AC
Total Upland	654760.34	15.03
Total Impervious	320603.14	7.36
Total Pervious	334157.2	7.67
Impervious Percentage of Site	48.96%	
Total Open Space	619416.85	14.22
Open Space Percentage of Site	65.31%	
Minimum Open Space Required	20%	

Parking Calculations			
Residential	1 Bedroom	2 Bedroom	3 Bedroom
		Spaces per unit	
Required Parking Spaces 114-67©	2	2	3
Number of Units	56	136	16
Parking Spaces Required	112	272	48
			Total: 432

*Required ADA Parking: 18 of 432 spaces

Monroe County Landscape Code Requirements:	
	Requirements:
North Property Line Landscape Buffer	
Mixed Use abutting Ocean	Not Applicable
West Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
South Property Line Landscape Buffer	
Mixed Use abutting Industrial	Class A
East Property Line Landscape Buffer	
Mixed Use abutting Urban Residential Mobile	Class C
Parking Lot Landscaping	
Mixed Use	Class C

LOT COVERAGE BY STRUCTURES	SF	AC
Clubhouse	2785.56	0.06
Building 1	12529.42	0.29
Building 2	14039.40	0.32
Building 3	13942.18	0.32
Building 4	12529.42	0.29
Building 5	14039.69	0.32
Building 6	12529.42	0.29
Building 7	13942.18	0.32
Gazebo	340.01	0.01
Building 8	12529.42	0.29
Building 9	9419.09	0.22
Total	118625.79	2.72

Parking Provided	
Clubhouse	27
Building 1	63
Building 2	59
Building 3	49
Building 4	41
Building 5	49
Building 6	59
Building 7	64
Gazebo	8
Building 8	40
Building 9	22
Total Parking	481

*Provided ADA Parking: 21 of 481

Meridian Engineering LLC
201 Front Street, Suite 210
Key West, Florida 33040
AUTHORIZATION #29401
ph:305-293-3263 fax:293-4899

Seal:

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND SEALED IN THIS BLOCK

RICHARD J. MILELLI
PE #58315

General Notes:

THE QUARRY RESIDENTIAL DEVELOPMENT

ROCKLAND KEY, FLORIDA

Drawn By: ANF	Checked By: RJM
Project No.	Scale: AS NOTED

AutoCad File No.

Revisions:

Title: SITE PLAN

Sheet Number: C-1.0

Date: MAY 26, 2017

Appendix C

FDOT Historic Traffic Data

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0010 - SR 5/US-1, 200' N OF ROCKLAND CHANNEL BRIDGE (MM 9.6)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	23500 C	N 12000	S 11500	9.50	54.90	7.60
2015	22500 C	N 11000	S 11500	9.50	54.30	7.20
2014	21000 C	N 10500	S 10500	9.50	55.20	9.20
2013	21000 C	N 10500	S 10500	9.50	54.80	9.30
2012	21500 C	N 11000	S 10500	9.50	55.00	8.60
2011	21000 C	N 10500	S 10500	9.50	55.10	7.20
2010	20500 C	N 10000	S 10500	10.26	56.84	7.20
2009	21500 C	N 10500	S 11000	10.23	56.56	7.20
2008	20000 C	N 10000	S 10000	10.45	54.98	10.90
2007	21500 C	N 11000	S 10500	10.00	55.10	11.30
2006	23500 C	N 11000	S 12500	10.08	55.69	9.80
2005	23000 C	N 11500	S 11500	10.40	55.70	9.30
2004	24000 C	N 12000	S 12000	10.00	56.00	8.60
2003	22500 C	N	S	10.10	56.30	9.30
2002	20500 C	N 10000	S 10500	10.00	54.20	6.10
2001	22500 C	N	S	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0050 - CR 941, 200' S SR 5/US-1(BIG COPPITT KEY)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3500 C	N 1700	S 1800	9.00	54.90	7.60
2015	4200 C	N 2300	S 1900	9.00	54.30	7.20
2014	2300 C	N 1200	S 1100	9.00	55.20	9.20
2013	3500 C	N 1800	S 1700	9.00	54.80	7.30
2012	2200 C	N 1100	S 1100	9.00	55.00	8.20
2011	2600 C	N 1300	S 1300	9.00	55.10	8.30
2010	2400 C	N 1200	S 1200	10.26	56.84	10.30
2009	2900 C	N 1600	S 1300	10.23	56.56	8.40
2008	3000 C	N 1600	S 1400	10.45	54.98	8.60
2007	2800 C	N 1600	S 1200	10.00	55.10	9.80
2006	2500 C	N 1400	S 1100	10.08	55.69	12.30
2005	2000 C	N 1000	S 1000	10.40	55.70	6.20
2004	3100 C	N 1500	S 1600	10.00	56.00	3.10
2003	2000 C	N	S	10.10	56.30	4.40
2002	1950 C	N 950	S 1000	10.00	54.20	5.60
2001	2200 C	N 1100	S 1100	10.00	55.90	6.80

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 0106 - SR 5/US-1, 200' N SHARK CHANNEL BRIDG

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	19400 C	N 9400	S 10000	9.50	54.90	7.60
2015	19800 C	N 9800	S 10000	9.50	54.30	7.20
2014	18800 C	N 9000	S 9800	9.50	55.20	9.20
2013	18100 C	N 9200	S 8900	9.50	54.80	9.30
2012	17100 C	N 8500	S 8600	9.50	55.00	8.60
2011	17800 C	N 9100	S 8700	9.50	55.10	8.70
2010	17500 C	N 8800	S 8700	10.26	56.84	9.10
2009	20500 C	N 10500	S 10000	10.23	56.56	8.30
2008	15000 C	N 7400	S 7600	10.45	54.98	10.90
2007	20000 C	N 10000	S 10000	10.00	55.10	11.30
2006	17800 C	N 9000	S 8800	10.08	55.69	9.80
2005	17200 C	N 8400	S 8800	10.40	55.70	9.30
2004	18300 C	N 8400	S 9900	10.00	56.00	8.60
2003	20000 C	N	S	10.10	56.30	9.30
2002	16800 C	N 8300	S 8500	10.00	54.20	6.10
2001	16400 C	N 8200	S 8200	10.00	55.90	8.90

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2016 HISTORICAL AADT REPORT

COUNTY: 90 - MONROE

SITE: 8164 - 4TH STREET. 100' NORTH OF SHORE AVE

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2016	3300 S	N 1700	S 1600	9.00	54.90	7.60
2015	3100 F	N 1600	S 1500	9.00	54.30	7.20
2014	2900 C	N 1500	S 1400	9.00	55.20	9.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = 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

Big Coppitt Apartments

Big Coppitt Key

Growth Rate Analysis

Site #900010 - SR 5 / US 1, 200 feet north of Rockland Channel Bridge (MM 9.6)

Year	Volume	Growth Rate
2011	21,000	
2016	23,500	2.28%

Site #900050 - CR 941, 200 feet south of SR 5 / US 1 (Big Coppitt Key)

Year	Volume	Growth Rate
2011	2,600	
2016	3,500	6.13%

Site #900106 - SR 5 / US 1, 200 feet north of Shark Channel Bridge

Year	Volume	Growth Rate
2011	17,800	
2016	19,400	1.74%

Total - All Count Stations

Year	Volume	Growth Rate
2011	41,400	
2016	46,400	2.31%

Appendix D

2017 Intersection Turning Movement Counts

TRIDENT Engineering

CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	0	0	0	0	5	225	0	0	37	0	3	0	0	73	1	**344**
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	**384**
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	**411**
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	**348**
Total	**0**	**0**	**0**	**0**	**0**	**18**	**941**	**0**	**0**	**131**	**0**	**26**	**5**	**0**	**343**	**23**	**1487**
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	**367**
08:15 AM	0	0	0	0	0	5	179	0	0	22	0	14	0	0	86	10	**316**
08:30 AM	0	0	0	0	0	6	191	0	0	25	0	10	0	0	122	9	**363**
08:45 AM	0	0	0	0	0	5	164	0	0	19	0	9	0	0	120	7	**324**
Total	**0**	**0**	**0**	**0**	**0**	**23**	**739**	**0**	**0**	**97**	**0**	**39**	**4**	**0**	**428**	**40**	**1370**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
10:45 AM																	
Total																	
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01:45 PM																	
Total	********** BREAK **********																
02:00 PM																	
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02:45 PM																	
Total																	
03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	0	0	0	0	4	193	0	0	25	0	14	0	0	208	29	**473**
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	**495**
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	**457**
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	**491**
Total	**0**	**0**	**0**	**0**	**0**	**20**	**700**	**0**	**0**	**82**	**1**	**75**	**0**	**0**	**921**	**117**	**1916**
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	**474**
05:15 PM	0	0	0	0	0	9	148	0	0	14	0	24	0	0	241	27	**463**
05:30 PM	0	0	0	0	0	6	133	0	0	21	0	17	0	0	216	22	**415**
05:45 PM	0	0	0	0	0	5	137	0	0	19	0	17	0	0	221	20	**419**
Total	**0**	**0**	**0**	**0**	**0**	**32**	**571**	**0**	**0**	**67**	**0**	**78**	**0**	**0**	**924**	**99**	**1771**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

TRIDENT Engineering
10232 NW 47 Street
Sunrise, FL 33351
TEL: 954-815-3265

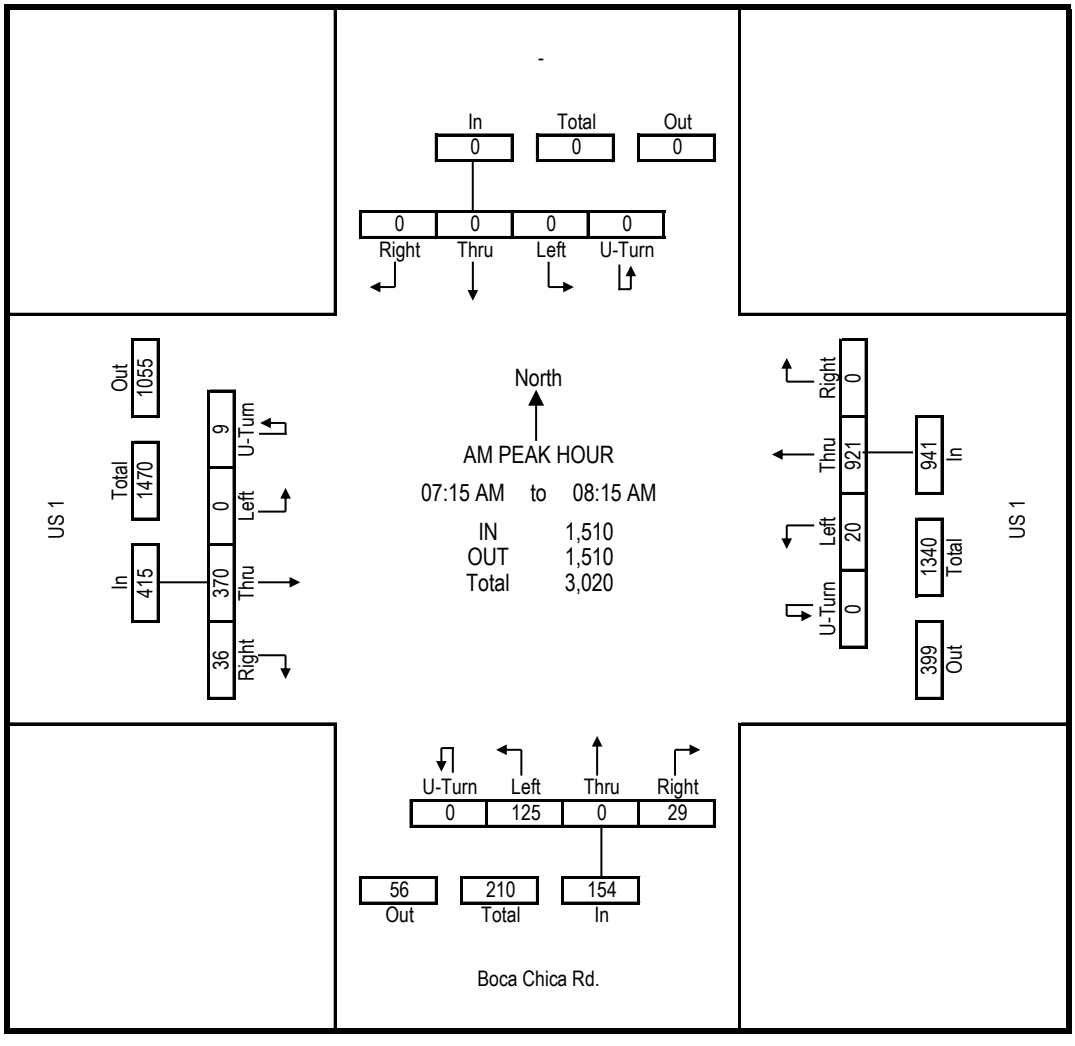
CLIENT: KBP
JOB No: 2017-00173
PROJECT: TMC
COUNTY: Monroe

File Name: 20170228 TMC
Site Code: -
Count Date: 2/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	0	0	3	262	0	0	26	0	8	0	0	77	8	384
07:30 AM	0	0	0	0	0	3	258	0	0	39	0	10	0	0	91	10	411
07:45 AM	0	0	0	0	0	7	196	0	0	29	0	5	5	0	102	4	348
08:00 AM	0	0	0	0	0	7	205	0	0	31	0	6	4	0	100	14	367
Total	**0**	**0**	**0**	**0**	**0**	**20**	**921**	**0**	**0**	**125**	**0**	**29**	**9**	**0**	**370**	**36**	**1510**
PHF	0.000	0.000	0.000	0.000	0.000	0.714	0.879	0.000	0.000	0.801	0.000	0.725	0.450	0.000	0.907	0.643	0.92
Heavy Veh %	0%	0%	0%	0%	0%	13%	6%	0%	0%	4%	0%	19%	0%	0%	10%	10%	8%
App Vol %	0%	0%	0%	0%	0%	2%	98%	0%	0%	81%	0%	19%	2%	0%	89%	9%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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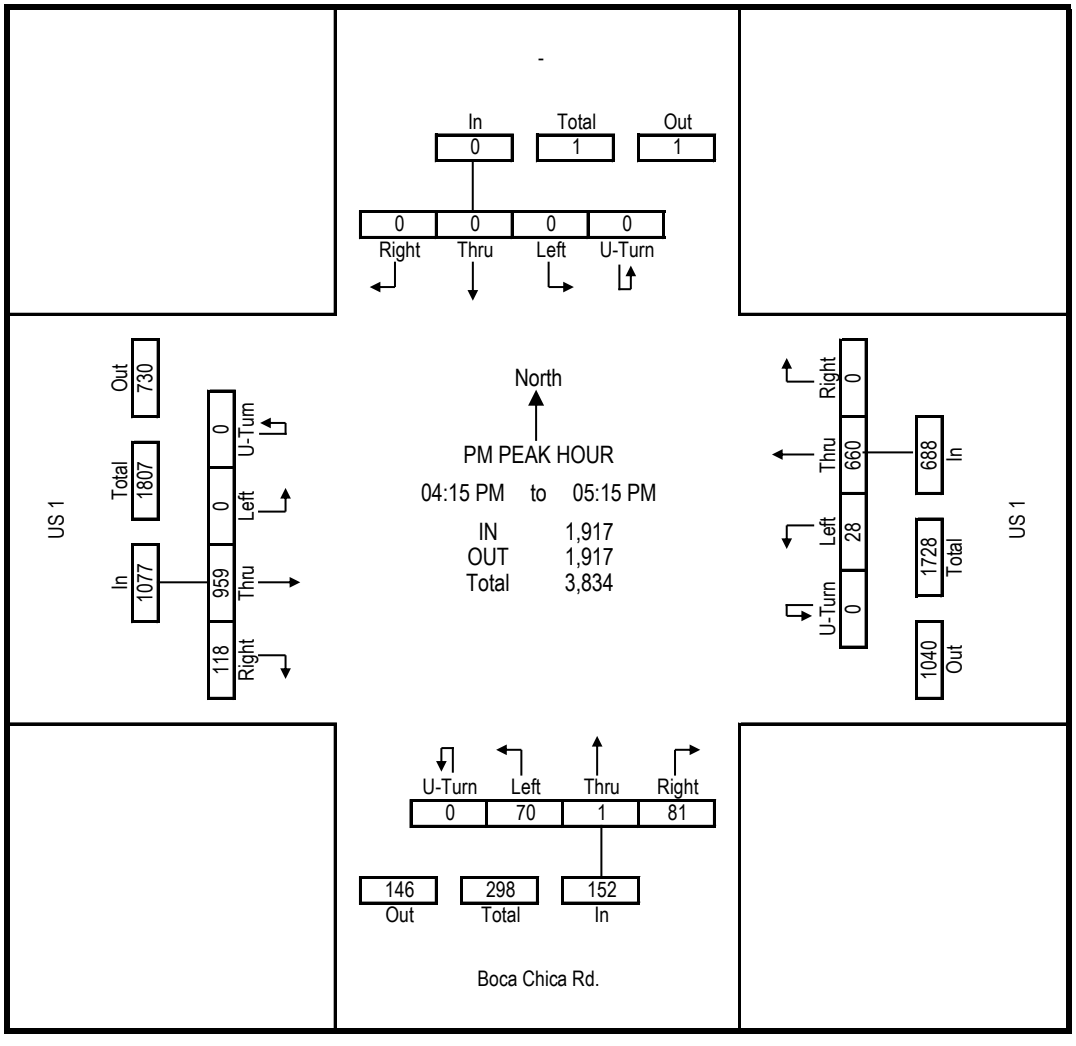
Groups Printed: Automobiles & Heavy Vehicles

	- Southbound				US 1 Westbound				Boca Chica Rd. Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:15 PM	0	0	0	0	0	7	192	0	0	17	1	19	0	0	225	34	495
04:30 PM	0	0	0	0	0	2	140	0	0	17	0	24	0	0	245	29	457
04:45 PM	0	0	0	0	0	7	175	0	0	23	0	18	0	0	243	25	491
05:00 PM	0	0	0	0	0	12	153	0	0	13	0	20	0	0	246	30	474
Total	**0**	**0**	**0**	**0**	**0**	**28**	**660**	**0**	**0**	**70**	**1**	**81**	**0**	**0**	**959**	**118**	**1917**
PHF	0.000	0.000	0.000	0.000	0.000	0.583	0.859	0.000	0.000	0.761	0.250	0.844	0.000	0.000	0.975	0.868	0.97
Heavy Veh %	0%	0%	0%	0%	0%	10%	5%	0%	0%	1%	0%	4%	0%	0%	2%	2%	3%
App Vol %	0%	0%	0%	0%	0%	4%	96%	0%	0%	46%	1%	53%	0%	0%	89%	11%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:15 PM to 05:15 PM



TRIDENT Engineering

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File Name: 20170228 TMC
Site Code: -
Count Date: 02/28/2017 (Tue.)

Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
06:00 AM																	
06:15 AM																	
06:30 AM																	
06:45 AM																	
Total																	
07:00 AM	0	1	0	9	0	0	340	0	0	0	0	0	0	2	79	0	**431**
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	**498**
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	**479**
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	**476**
Total	**0**	**4**	**0**	**29**	**0**	**0**	**1438**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**400**	**2**	**1884**
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	**432**
08:15 AM	0	1	0	1	0	0	234	1	0	0	0	0	0	3	139	0	**379**
08:30 AM	0	0	0	7	0	0	246	3	0	0	0	0	0	5	153	0	**414**
08:45 AM	0	2	0	2	0	0	242	0	0	0	0	0	0	0	156	0	**402**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**1012**	**4**	**0**	**0**	**0**	**0**	**0**	**10**	**585**	**0**	**1627**
09:00 AM																	
09:15 AM																	
09:30 AM																	
09:45 AM																	
Total																	
10:00 AM																	
10:15 AM																	
10:30 AM	********** BREAK **********																
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03:00 PM																	
03:15 PM																	
03:30 PM																	
03:45 PM																	
Total																	
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	**576**
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	**546**
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	**539**
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	**588**
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
05:00 PM	0	2	0	2	0	0	170	4	0	0	0	0	0	5	338	0	**521**
05:15 PM	0	4	0	3	0	0	168	0	0	0	0	0	0	3	343	0	**521**
05:30 PM	0	0	0	1	0	0	172	2	0	0	0	0	0	3	332	0	**510**
05:45 PM	0	1	0	2	0	0	187	2	0	0	0	0	0	1	300	0	**493**
Total	**0**	**7**	**0**	**8**	**0**	**0**	**697**	**8**	**0**	**0**	**0**	**0**	**0**	**12**	**1313**	**0**	**2045**
06:00 PM																	
06:15 PM																	
06:30 PM																	
06:45 PM																	
Total																	

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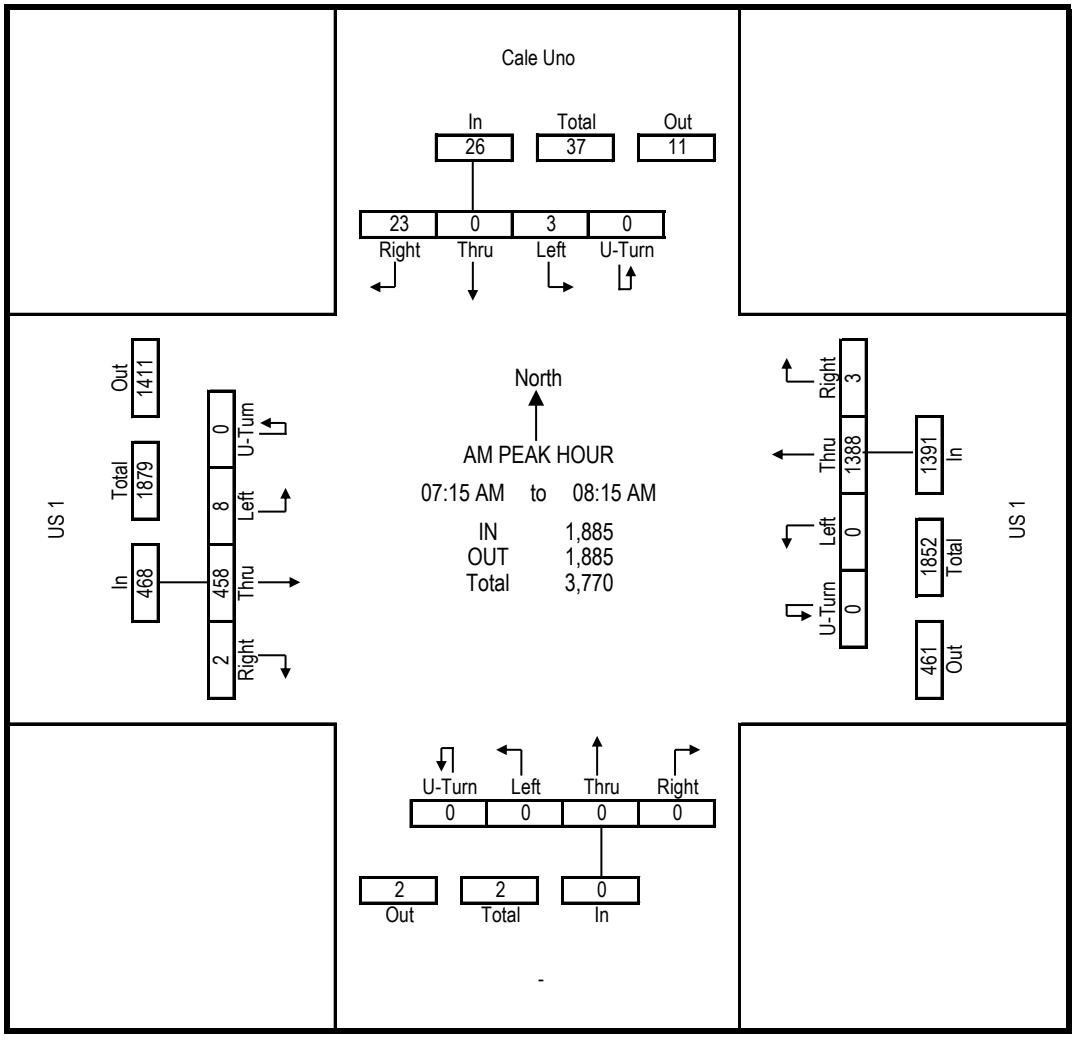
Groups Printed: Automobiles & Heavy Vehicles

	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
07:15 AM	0	0	0	10	0	0	384	1	0	0	0	0	0	2	100	1	498
07:30 AM	0	1	0	7	0	0	355	1	0	0	0	0	0	1	113	1	479
07:45 AM	0	2	0	3	0	0	359	1	0	0	0	0	0	3	108	0	476
08:00 AM	0	0	0	3	0	0	290	0	0	0	0	0	0	2	137	0	432
Total	**0**	**3**	**0**	**23**	**0**	**0**	**1388**	**3**	**0**	**0**	**0**	**0**	**0**	**8**	**458**	**2**	**1885**
PHF	0.000	0.375	0.000	0.575	0.000	0.000	0.904	0.750	0.000	0.000	0.000	0.000	0.000	0.667	0.836	0.500	0.95
Heavy Veh %	0%	0%	0%	4%	0%	0%	6%	40%	0%	0%	0%	0%	0%	11%	12%	0%	7%
App Vol %	0%	12%	0%	88%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2%	98%	0%	

Intersection Peak Hour Analysis From 07:00 AM to 9:00 AM
Peak Hour for Entire Intersection Begins at : 07:15 AM to 08:15 AM



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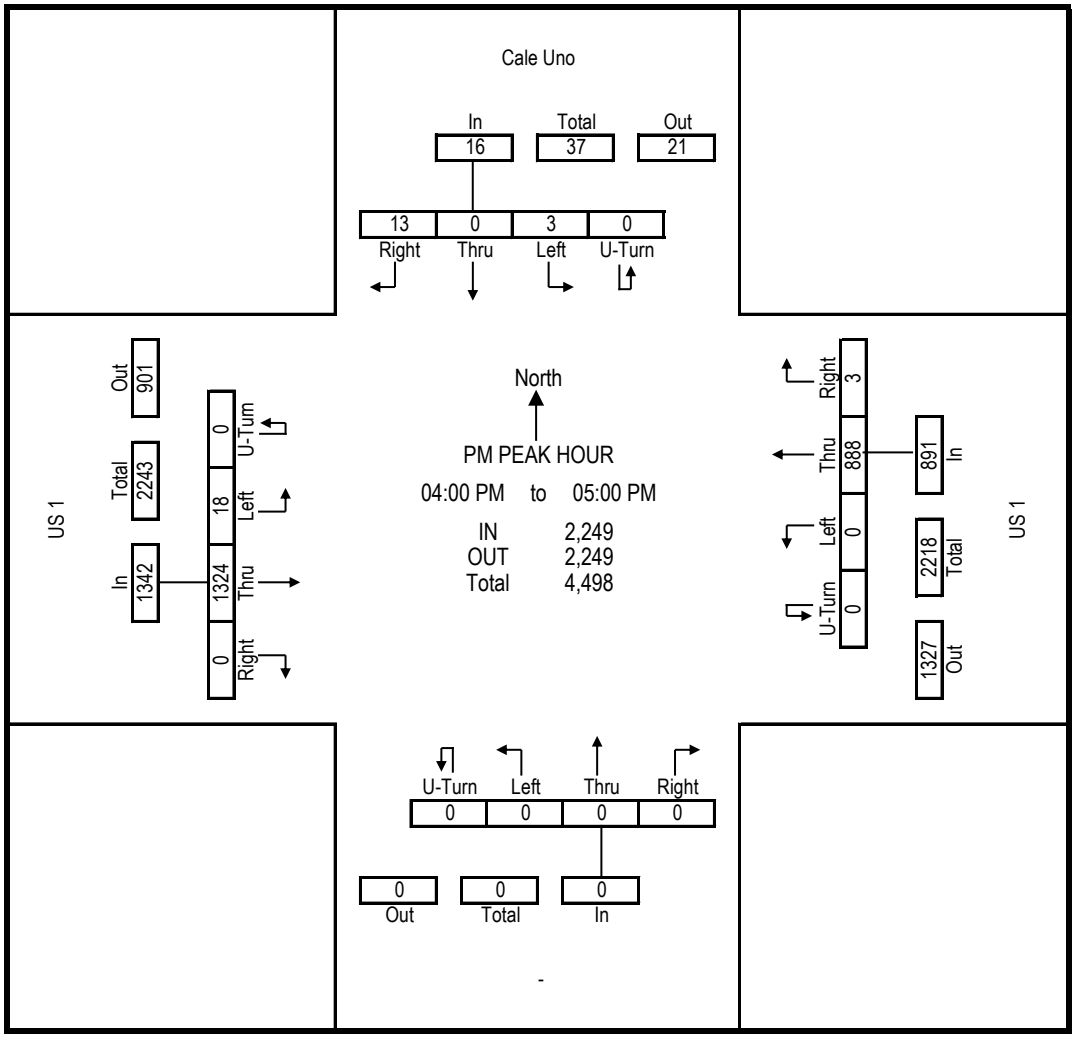
	Cale Uno Southbound				US 1 Westbound				- Northbound				US 1 Eastbound				
Start Time	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	Int Total
04:00 PM	0	2	0	2	0	0	260	1	0	0	0	0	0	2	309	0	576
04:15 PM	0	0	0	2	0	0	215	0	0	0	0	0	0	4	325	0	546
04:30 PM	0	1	0	4	0	0	189	2	0	0	0	0	0	7	336	0	539
04:45 PM	0	0	0	5	0	0	224	0	0	0	0	0	0	5	354	0	588
Total	**0**	**3**	**0**	**13**	**0**	**0**	**888**	**3**	**0**	**0**	**0**	**0**	**0**	**18**	**1324**	**0**	**2249**
PHF	0.000	0.375	0.000	0.650	0.000	0.000	0.854	0.375	0.000	0.000	0.000	0.000	0.000	0.643	0.935	0.000	0.96
Heavy Veh %	0%	0%	0%	0%	0%	0%	6%	0%	0%	0%	0%	0%	0%	5%	4%	0%	5%
App Vol %	0%	19%	0%	81%	0%	0%	100%	0%	0%	0%	0%	0%	0%	1%	99%	0%	

Intersection Peak Hour Analysis From 04:00 PM to 06:00 PM
Peak Hour for Entire Intersection Begins at : 04:00 PM to 05:00 PM



Crossroads Engineering

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

CLIENT:KBP CONSULTING
JOB NO.:2017-004
PROJECT: BIG COPPIT KEY
COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
07:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
07:15 AM	0	2	0	0	0	0	0	0	0	2	1	0	2	0	0	0	7
07:30 AM	0	1	0	0	0	0	0	0	0	1	2	0	1	0	0	0	5
07:45 AM	0	1	0	0	0	0	0	0	0	1	0	0	3	0	0	0	5
Total	0	5	0	0	0	0	0	0	0	5	3	0	7	0	0	0	20
08:00 AM	0	3	0	0	0	0	0	0	0	3	0	0	3	0	0	0	9
08:15 AM	0	4	0	0	0	0	0	0	0	4	1	0	3	0	0	0	12
08:30 AM	0	2	0	0	0	0	0	0	0	2	1	0	0	0	0	0	5
08:45 AM	0	1	0	0	0	0	0	0	0	1	2	0	2	0	0	0	6
Total	0	10	0	0	0	0	0	0	0	10	4	0	8	0	0	0	32
*** BREAK ***																	
04:00 PM	0	3	0	0	0	0	0	0	0	3	3	0	1	0	0	0	10
04:15 PM	0	1	0	0	0	0	0	0	0	4	2	0	1	0	0	0	8
04:30 PM	0	3	0	0	0	0	0	0	0	1	0	0	2	0	0	0	6
04:45 PM	0	3	0	0	0	0	0	0	0	1	3	0	1	0	0	0	8
Total	0	10	0	0	0	0	0	0	0	9	8	0	5	0	0	0	32
05:00 PM	0	1	0	0	0	0	0	0	0	3	7	0	3	0	0	0	14
05:15 PM	0	1	0	0	0	0	0	0	0	3	1	0	0	0	0	0	5
05:30 PM	0	1	0	0	0	0	0	0	0	1	1	0	1	0	0	0	4
05:45 PM	0	2	0	0	0	0	0	0	0	3	2	0	0	0	0	0	7
Total	0	5	0	0	0	0	0	0	0	10	11	0	4	0	0	0	30
Grand Total	0	30	0	0	0	0	0	0	0	34	26	0	24	0	0	0	114
Apprch %	0	100	0	0	0	0	0	0	0	56.7	43.3	0	100	0	0	0	
Total %	0	26.3	0	0	0	0	0	0	0	29.8	22.8	0	21.1	0	0	0	
AUTO	0	29	0	0	0	0	0	0	0	33	26	0	23	0	0	0	111
% AUTO	0	96.7	0	0	0	0	0	0	0	97.1	100	0	95.8	0	0	0	97.4
HEAVY VEHICLES	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
% HEAVY VEHICLES	0	3.3	0	0	0	0	0	0	0	2.9	0	0	4.2	0	0	0	2.6

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File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	0	3	0	0	3	0	0	0	0	0	0	3	0	0	3	**3**	0	0	0	**3**	9
08:15 AM	0	**4**	0	0	**4**	0	0	0	0	0	0	**4**	1	0	**5**	3	0	0	0	3	**12**
08:30 AM	0	2	0	0	2	0	0	0	0	0	0	2	1	0	3	0	0	0	0	0	5
08:45 AM	0	1	0	0	1	0	0	0	0	0	0	1	**2**	0	3	2	0	0	0	2	6
Total Volume	0	10	0	0	10	0	0	0	0	0	0	10	4	0	14	8	0	0	0	8	32
% App. Total	0	100	0	0		0	0	0	0		0	71.4	28.6	0		100	0	0	0		
PHF	.000	.625	.000	.000	.625	.000	.000	.000	.000	.000	.000	.625	.500	.000	.700	.667	.000	.000	.000	.667	.667

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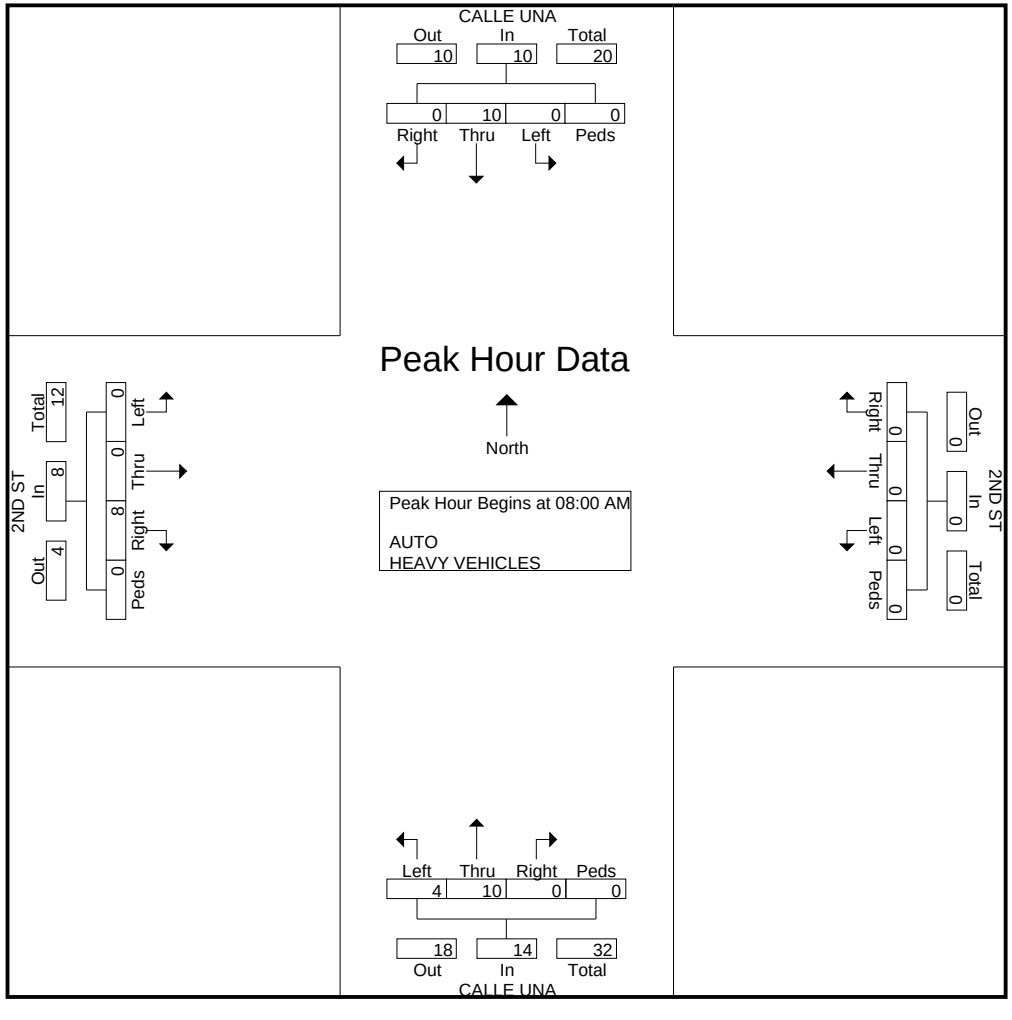
Start Date : 7/18/2017
Page No : 3



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File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017

	CALLE UNA Southbound					2ND ST Westbound					CALLE UNA Northbound					2ND ST Eastbound					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	0	1	0	0	1	0	0	0	0	0	0	**4**	2	0	6	1	0	0	0	1	8
04:30 PM	0	**3**	0	0	**3**	0	0	0	0	0	0	1	0	0	1	2	0	0	0	2	6
04:45 PM	0	3	0	0	3	0	0	0	0	0	0	1	3	0	4	1	0	0	0	1	8
05:00 PM	0	1	0	0	1	0	0	0	0	0	0	3	**7**	0	**10**	**3**	0	0	0	**3**	**14**
Total Volume	0	8	0	0	8	0	0	0	0	0	0	9	12	0	21	7	0	0	0	7	36
% App. Total	0	100	0	0		0	0	0	0		0	42.9	57.1	0		100	0	0	0		
PHF	.000	.667	.000	.000	.667	.000	.000	.000	.000	.000	.000	.563	.429	.000	.525	.583	.000	.000	.000	.583	.643

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File Name : calle una @ 2nd st
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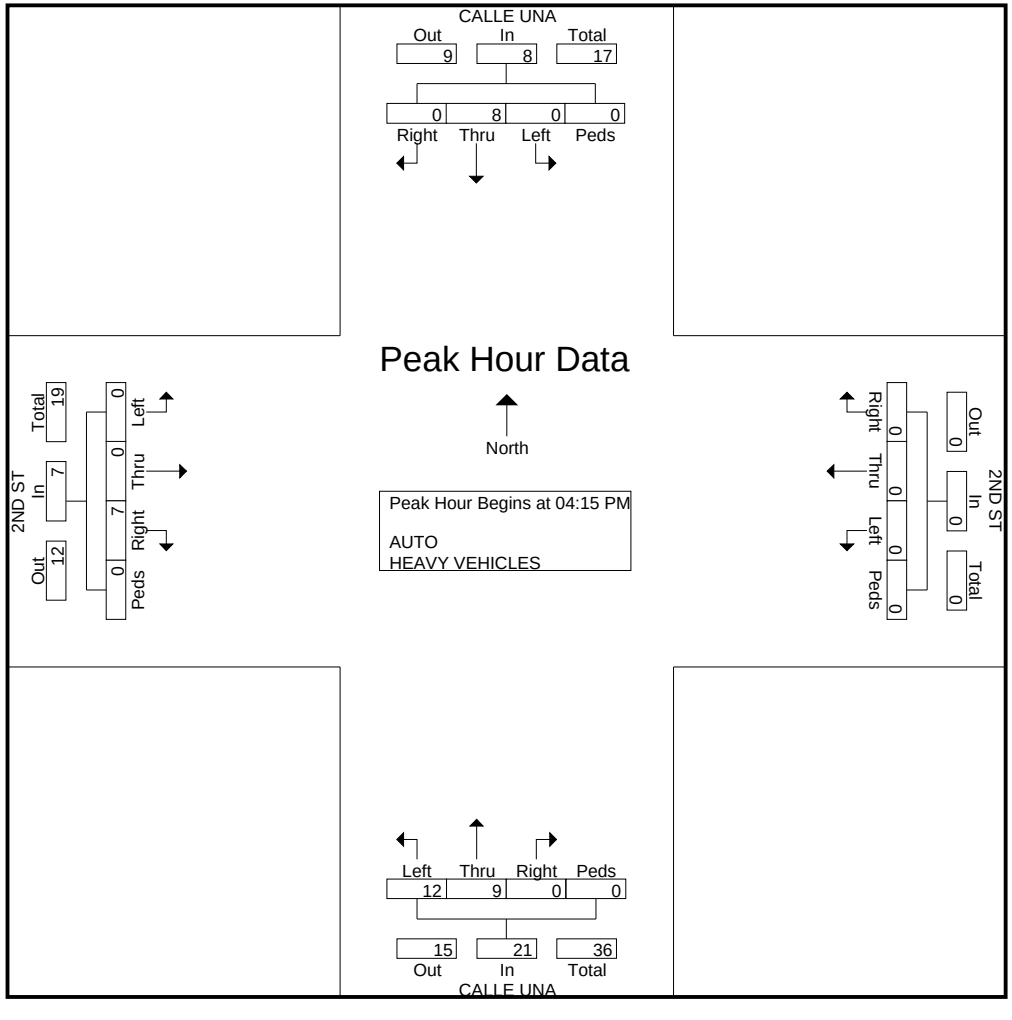
Start Date : 7/18/2017
Page No : 5



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COUNTY: MONROE

File Name : calle una @ 2nd st
Site Code : 00000000
Start Date : 7/18/2017
Page No : 1

Groups Printed- HEAVY VEHICLES

	CALLE UNA Southbound				2ND ST Westbound				CALLE UNA Northbound				2ND ST Eastbound				
Start Time	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Int. Total
*** BREAK ***																	
08:00 AM	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
*** BREAK ***																	
Grand Total	0	1	0	0	0	0	0	0	0	1	0	0	1	0	0	0	3
Apprch %	0	100	0	0	0	0	0	0	0	100	0	0	100	0	0	0	
Total %	0	33.3	0	0	0	0	0	0	0	33.3	0	0	33.3	0	0	0	

Appendix E

2016 Peak Season Factor Category Report

2016 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2016 - 01/02/2016	0.97	1.04
2	01/03/2016 - 01/09/2016	0.98	1.05
3	01/10/2016 - 01/16/2016	0.99	1.06
4	01/17/2016 - 01/23/2016	0.98	1.05
5	01/24/2016 - 01/30/2016	0.97	1.04
6	01/31/2016 - 02/06/2016	0.96	1.03
* 7	02/07/2016 - 02/13/2016	0.95	1.02
* 8	02/14/2016 - 02/20/2016	0.94	1.01
* 9	02/21/2016 - 02/27/2016	0.93	1.00
*10	02/28/2016 - 03/05/2016	0.91	0.98
*11	03/06/2016 - 03/12/2016	0.90	0.97
*12	03/13/2016 - 03/19/2016	0.89	0.96
*13	03/20/2016 - 03/26/2016	0.90	0.97
*14	03/27/2016 - 04/02/2016	0.92	0.99
*15	04/03/2016 - 04/09/2016	0.94	1.01
*16	04/10/2016 - 04/16/2016	0.96	1.03
*17	04/17/2016 - 04/23/2016	0.96	1.03
*18	04/24/2016 - 04/30/2016	0.96	1.03
*19	05/01/2016 - 05/07/2016	0.96	1.03
20	05/08/2016 - 05/14/2016	0.96	1.03
21	05/15/2016 - 05/21/2016	0.97	1.04
22	05/22/2016 - 05/28/2016	0.97	1.04
23	05/29/2016 - 06/04/2016	0.98	1.05
24	06/05/2016 - 06/11/2016	0.98	1.05
25	06/12/2016 - 06/18/2016	0.99	1.06
26	06/19/2016 - 06/25/2016	0.97	1.04
27	06/26/2016 - 07/02/2016	0.95	1.02
28	07/03/2016 - 07/09/2016	0.93	1.00
29	07/10/2016 - 07/16/2016	0.92	0.99
30	07/17/2016 - 07/23/2016	0.94	1.01
31	07/24/2016 - 07/30/2016	0.96	1.03
32	07/31/2016 - 08/06/2016	0.98	1.05
33	08/07/2016 - 08/13/2016	1.00	1.08
34	08/14/2016 - 08/20/2016	1.02	1.10
35	08/21/2016 - 08/27/2016	1.05	1.13
36	08/28/2016 - 09/03/2016	1.07	1.15
37	09/04/2016 - 09/10/2016	1.10	1.18
38	09/11/2016 - 09/17/2016	1.12	1.20
39	09/18/2016 - 09/24/2016	1.12	1.20
40	09/25/2016 - 10/01/2016	1.12	1.20
41	10/02/2016 - 10/08/2016	1.12	1.20
42	10/09/2016 - 10/15/2016	1.12	1.20
43	10/16/2016 - 10/22/2016	1.11	1.19
44	10/23/2016 - 10/29/2016	1.09	1.17
45	10/30/2016 - 11/05/2016	1.08	1.16
46	11/06/2016 - 11/12/2016	1.06	1.14
47	11/13/2016 - 11/19/2016	1.05	1.13
48	11/20/2016 - 11/26/2016	1.03	1.11
49	11/27/2016 - 12/03/2016	1.01	1.09
50	12/04/2016 - 12/10/2016	0.99	1.06
51	12/11/2016 - 12/17/2016	0.97	1.04
52	12/18/2016 - 12/24/2016	0.98	1.05
53	12/25/2016 - 12/31/2016	0.99	1.06

* PEAK SEASON

Appendix F

Intersection Turning Movement Volumes

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	370	36	20	921	0	125	0	29	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	370	36	20	921	0	125	0	29	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	398	39	22	992	0	135	0	31	0	0	0
Project Traffic Volumes	0	26	0	0	8	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	424	39	22	1,000	0	135	0	31	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Boca Chica Road - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Boca Chica Road					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	0	959	118	28	660	0	71	0	81	0	0	0
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	0	959	118	28	660	0	71	0	81	0	0	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	1,033	127	30	711	0	76	0	87	0	0	0
Project Traffic Volumes	0	15	0	0	25	0	0	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	1,048	127	30	736	0	76	0	87	0	0	0

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	8	458	0	0	1,388	3	0	0	0	3	0	23
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	8	458	0	0	1,388	3	0	0	0	3	0	23
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	9	493	0	0	1,495	3	0	0	0	3	0	25
Project Traffic Volumes	14	0	0	0	0	8	0	0	0	26	0	48
2020 Total Volumes w/Project Traffic	23	493	0	0	1,495	11	0	0	0	29	0	73

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
Overseas Highway / US 1 and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	Overseas Highway (US 1)						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (2/28/17)	18	1,324	0	0	888	3	0	0	0	3	0	13
PSCF	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Year 2017 Peak Season Volumes	18	1,324	0	0	888	3	0	0	0	3	0	13
Future Traffic Volumes - Year 2020												
Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	19	1,426	0	0	956	3	0	0	0	3	0	14
Project Traffic Volumes	46	0	0	0	0	25	0	0	0	15	0	27
2020 Total Volumes w/Project Traffic	65	1,426	0	0	956	28	0	0	0	18	0	41

Sources: Trident Engineering, LLC; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - AM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	8	0	0	0	4	10	0	0	10	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	8	0	0	0	4	10	0	0	10	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	9	0	0	0	4	11	0	0	11	0
Project Traffic Volumes	0	0	74	0	0	0	22	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	83	0	0	0	26	11	0	0	11	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Future Turning Movement Volume Projections
Big Coppitt Apartments
2nd Street and Calle Uno - PM Peak Hour
Big Coppitt Key, Florida

	2nd Street						Calle Uno					
	Eastbound			Westbound			Northbound			Southbound		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Turning Movement Volumes (7/18/17)	0	0	7	0	0	0	12	9	0	0	8	0
PSCF	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01
Year 2017 Peak Season Volumes	0	0	7	0	0	0	12	9	0	0	8	0
Future Traffic Volumes - Year 2020 Annual Growth Rate (2.5%/yr)	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%	7.7%
2020 Background Volumes	0	0	8	0	0	0	13	10	0	0	9	0
Project Traffic Volumes	0	0	42	0	0	0	71	0	0	0	0	0
2020 Total Volumes w/Project Traffic	0	0	50	0	0	0	84	10	0	0	9	0

Sources: Crossroads Engineering, Inc.; FDOT; and KBP Consulting, Inc.
Compiled by: KBP Consulting, Inc. (December 2017).

Appendix G

Intersection Analyses

Existing (2017) Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	370	36	20	921	125	29
Future Volume (Veh/h)	370	36	20	921	125	29
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	402	39	22	1001	136	32
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			441		1447	402
vC1, stage 1 conf vol					402	
vC2, stage 2 conf vol					1045	
vCu, unblocked vol			441		1447	402
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		66	96
cM capacity (veh/h)			1130		400	746

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	402	39	22	1001	168
Volume Left	0	0	22	0	136
Volume Right	0	39	0	0	32
cSH	1700	1700	1130	1700	494
Volume to Capacity	0.24	0.02	0.02	0.59	0.34
Queue Length 95th (ft)	0	0	1	0	37
Control Delay (s)	0.0	0.0	8.2	0.0	16.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		16.9
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	62.1%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 20 x 8.2 + 125 x 16.9 + 29 x 16.9 divided by (20 + 125 + 29) = 15.96 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	8	458	1388	3	3	23
Future Volume (Veh/h)	8	458	1388	3	3	23
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	8	482	1461	3	3	24
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1464				1959	1461
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1464				1959	1461
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	91
cM capacity (veh/h)	467				113	260

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	8	482	1461	3	27
Volume Left	8	0	0	0	3
Volume Right	0	0	0	3	24
cSH	467	1700	1700	1700	228
Volume to Capacity	0.02	0.28	0.86	0.00	0.12
Queue Length 95th (ft)	1	0	0	0	10
Control Delay (s)	12.8	0.0	0.0	0.0	22.9
Lane LOS	B				C
Approach Delay (s)	0.2		0.0		22.9
Approach LOS					C

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	83.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 8 x 12.8 + 3 x 22.9 + 23 x 22.9 divided by (8 + 3 + 23) = 20.5 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	4	10	10	0
Future Volume (Veh/h)	0	8	4	10	10	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	12	6	15	15	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	42	15	15			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	42	15	15			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	971	1070	1616			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	12	21	15
Volume Left	0	6	0
Volume Right	12	0	0
cSH	1070	1616	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 8 x 8.4 + 4 x 2.1 divided by (0 + 8 + 4) = 6.3 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	959	118	28	660	71	81
Future Volume (Veh/h)	959	118	28	660	71	81
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	989	122	29	680	73	84
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1111		1727	989
vC1, stage 1 conf vol					989	
vC2, stage 2 conf vol					738	
vCu, unblocked vol			1111		1727	989
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		80	80
cM capacity (veh/h)			636		372	420

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	989	122	29	680	157
Volume Left	0	0	29	0	73
Volume Right	0	122	0	0	84
cSH	1700	1700	636	1700	785
Volume to Capacity	0.58	0.07	0.05	0.40	0.20
Queue Length 95th (ft)	0	0	4	0	19
Control Delay (s)	0.0	0.0	10.9	0.0	16.3
Lane LOS			B		C
Approach Delay (s)	0.0		0.4		16.3
Approach LOS					C

Intersection Summary			
Average Delay	1.5		
Intersection Capacity Utilization	62.2%	ICU Level of Service	B
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 28 x 10.9 + 71 x 16.3 + 81 x 16.3 divided by (28 + 71 + 81) = 15.5 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	18	1324	888	3	3	13
Future Volume (Veh/h)	18	1324	888	3	3	13
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	19	1379	925	3	3	14
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	928				2342	925
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	928				2342	925
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				96	97
cM capacity (veh/h)	745				71	448

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	19	1379	925	3	17
Volume Left	19	0	0	0	3
Volume Right	0	0	0	3	14
cSH	745	1700	1700	1700	231
Volume to Capacity	0.03	0.81	0.54	0.00	0.07
Queue Length 95th (ft)	2	0	0	0	6
Control Delay (s)	10.0	0.0	0.0	0.0	21.8
Lane LOS	A				C
Approach Delay (s)	0.1		0.0		21.8
Approach LOS					C

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	79.7%	ICU Level of Service	D
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 18 x 10.0 + 3 x 21.8 + 13 x 21.8 divided by (18 + 3 + 13) = 15.6 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	7	12	9	8	0
Future Volume (Veh/h)	0	7	12	9	8	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	11	19	14	13	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	65	13	13			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	65	13	13			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	934	1073	1619			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	11	33	13
Volume Left	0	19	0
Volume Right	11	0	0
cSH	1073	1619	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.2	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.2	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 7 x 8.4 + 12 x 4.2 divided by (0 + 7 + 12) = 5.7 sec (LOS A)

Future (2020) Background Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	398	39	22	992	135	31
Future Volume (Veh/h)	398	39	22	992	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	419	41	23	1044	142	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			460		1509	419
vC1, stage 1 conf vol					419	
vC2, stage 2 conf vol					1090	
vCu, unblocked vol			460		1509	419
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		63	96
cM capacity (veh/h)			1112		385	734

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	419	41	23	1044	175
Volume Left	0	0	23	0	142
Volume Right	0	41	0	0	33
cSH	1700	1700	1112	1700	474
Volume to Capacity	0.25	0.02	0.02	0.61	0.37
Queue Length 95th (ft)	0	0	2	0	42
Control Delay (s)	0.0	0.0	8.3	0.0	17.9
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		17.9
Approach LOS					C

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 22 x 8.3 + 135 x 17.9 + 31 x 17.9 divided by (22 + 135 + 31) = 16.8 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	9	493	1495	3	3	25
Future Volume (Veh/h)	9	493	1495	3	3	25
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	9	519	1574	3	3	26
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1577				2111	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1577				2111	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	98				97	89
cM capacity (veh/h)	423				94	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	9	519	1574	3	29
Volume Left	9	0	0	0	3
Volume Right	0	0	0	3	26
cSH	423	1700	1700	1700	201
Volume to Capacity	0.02	0.31	0.93	0.00	0.14
Queue Length 95th (ft)	2	0	0	0	12
Control Delay (s)	13.7	0.0	0.0	0.0	25.9
Lane LOS	B				D
Approach Delay (s)	0.2		0.0		25.9
Approach LOS					D

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	88.7%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 9 x 13.7 + 3 x 25.9 + 25 x 25.9 divided by (9 + 3 + 25) = 22.9 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	9	4	11	11	0
Future Volume (Veh/h)	0	9	4	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	13	6	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	44	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	44	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	100			
cM capacity (veh/h)	968	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	22	16
Volume Left	0	6	0
Volume Right	13	0	0
cSH	1069	1615	1700
Volume to Capacity	0.01	0.00	0.01
Queue Length 95th (ft)	1	0	0
Control Delay (s)	8.4	2.0	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	2.0	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	3.0		
Intersection Capacity Utilization	14.1%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 9 x 8.4 + 4 x 2.0 divided by (0 + 9 + 4) = 6.4 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1033	127	30	711	76	87
Future Volume (Veh/h)	1033	127	30	711	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1065	131	31	733	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1196		1860	1065
vC1, stage 1 conf vol					1065	
vC2, stage 2 conf vol					795	
vCu, unblocked vol			1196		1860	1065
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			591		346	389

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1065	131	31	733	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	591	1700	727
Volume to Capacity	0.63	0.08	0.05	0.43	0.23
Queue Length 95th (ft)	0	0	4	0	22
Control Delay (s)	0.0	0.0	11.4	0.0	17.6
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.6
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	66.4%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 30 x 11.4 + 76 x 17.6 + 87 x 17.6 divided by (30 + 76 + 86) = 16.6 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	19	1426	956	3	3	14
Future Volume (Veh/h)	19	1426	956	3	3	14
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	20	1485	996	3	3	15
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	999				2521	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	999				2521	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	97				95	96
cM capacity (veh/h)	701				57	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1
Volume Total	20	1485	996	3	18
Volume Left	20	0	0	0	3
Volume Right	0	0	0	3	15
cSH	701	1700	1700	1700	203
Volume to Capacity	0.03	0.87	0.59	0.00	0.09
Queue Length 95th (ft)	2	0	0	0	7
Control Delay (s)	10.3	0.0	0.0	0.0	24.4
Lane LOS	B				C
Approach Delay (s)	0.1		0.0		24.4
Approach LOS					C

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 19 x 10.3 + 3 x 24.4 + 14 x 24.4 divided by (19 + 3 + 14) = 17.0 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	8	13	10	9	0
Future Volume (Veh/h)	0	8	13	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	13	20	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	70	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	70	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	99	99			
cM capacity (veh/h)	928	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	13	36	14
Volume Left	0	20	0
Volume Right	13	0	0
cSH	1072	1617	1700
Volume to Capacity	0.01	0.01	0.01
Queue Length 95th (ft)	1	1	0
Control Delay (s)	8.4	4.1	0.0
Lane LOS	A	A	
Approach Delay (s)	8.4	4.1	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	4.1		
Intersection Capacity Utilization	17.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.4 + 8 x 8.4 + 13 x 4.1 divided by (0 + 8 + 13) = 5.7 sec (LOS A)

Future (2020) Total Conditions

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	424	39	22	1000	135	31
Future Volume (Veh/h)	424	39	22	1000	135	31
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	446	41	23	1053	142	33
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			487		1545	446
vC1, stage 1 conf vol					446	
vC2, stage 2 conf vol					1099	
vCu, unblocked vol			487		1545	446
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			98		63	95
cM capacity (veh/h)			1086		379	715

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	446	41	23	1053	175
Volume Left	0	0	23	0	142
Volume Right	0	41	0	0	33
cSH	1700	1700	1086	1700	468
Volume to Capacity	0.26	0.02	0.02	0.62	0.37
Queue Length 95th (ft)	0	0	2	0	43
Control Delay (s)	0.0	0.0	8.4	0.0	18.2
Lane LOS			A		C
Approach Delay (s)	0.0		0.2		18.2
Approach LOS					C

Intersection Summary			
Average Delay	1.9		
Intersection Capacity Utilization	66.8%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 22 x 8.4 + 135 x 18.2 + 31 x 18.2 divided by (22 + 135 + 31) = 17.1 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	23	493	1495	11	29	73
Future Volume (Veh/h)	23	493	1495	11	29	73
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	24	519	1574	12	31	77
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1586				2141	1574
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1586				2141	1574
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	94				65	67
cM capacity (veh/h)	420				88	232

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	24	519	1574	12	31	77
Volume Left	24	0	0	0	31	0
Volume Right	0	0	0	12	0	77
cSH	420	1700	1700	1700	88	232
Volume to Capacity	0.06	0.31	0.93	0.01	0.35	0.33
Queue Length 95th (ft)	5	0	0	0	34	35
Control Delay (s)	14.1	0.0	0.0	0.0	67.1	28.1
Lane LOS	B				F	D
Approach Delay (s)	0.6		0.0		39.3	
Approach LOS					E	

Intersection Summary			
Average Delay	2.0		
Intersection Capacity Utilization	89.9%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 23 x 14.14 + 29 x 67.1 + 73 x 28.1 divided by (23 + 29 + 73) = 34.5 sec (LOS D)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	83	26	11	11	0
Future Volume (Veh/h)	0	83	26	11	11	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.67	0.67	0.67	0.67	0.67	0.67
Hourly flow rate (vph)	0	124	39	16	16	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	110	16	16			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	110	16	16			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	88	98			
cM capacity (veh/h)	870	1069	1615			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	124	55	16
Volume Left	0	39	0
Volume Right	124	0	0
cSH	1069	1615	1700
Volume to Capacity	0.12	0.02	0.01
Queue Length 95th (ft)	10	2	0
Control Delay (s)	8.8	5.2	0.0
Lane LOS	A	A	
Approach Delay (s)	8.8	5.2	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	7.1		
Intersection Capacity Utilization	20.5%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.8 + 83 x 8.8 + 26 x 5.2 divided by (0 + 83 + 26) = 7.9 sec (LOS A)

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	1048	127	30	736	76	87
Future Volume (Veh/h)	1048	127	30	736	76	87
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Hourly flow rate (vph)	1080	131	31	759	78	90
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						3
Median type	TWLTL			TWLTL		
Median storage veh)	2			2		
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			1211		1901	1080
vC1, stage 1 conf vol					1080	
vC2, stage 2 conf vol					821	
vCu, unblocked vol			1211		1901	1080
tC, single (s)			4.1		*5.5	*5.0
tC, 2 stage (s)					4.5	
tF (s)			2.2		3.5	3.3
p0 queue free %			95		77	77
cM capacity (veh/h)			583		340	383

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	NB 1
Volume Total	1080	131	31	759	168
Volume Left	0	0	31	0	78
Volume Right	0	131	0	0	90
cSH	1700	1700	583	1700	716
Volume to Capacity	0.64	0.08	0.05	0.45	0.23
Queue Length 95th (ft)	0	0	4	0	23
Control Delay (s)	0.0	0.0	11.5	0.0	17.9
Lane LOS			B		C
Approach Delay (s)	0.0		0.5		17.9
Approach LOS					C

Intersection Summary			
Average Delay	1.6		
Intersection Capacity Utilization	67.2%	ICU Level of Service	C
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 30 x 11.5 + 76 x 17.9 + 87 x 17.9 divided by (30 + 76 + 87) = 16.9 sec (LOS C)

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	65	1426	956	28	18	41
Future Volume (Veh/h)	65	1426	956	28	18	41
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.96	0.96	0.96	0.96	0.96	0.96
Hourly flow rate (vph)	68	1485	996	29	19	43
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	1025				2617	996
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1025				2617	996
tC, single (s)	4.1				*5.5	*5.0
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	90				60	90
cM capacity (veh/h)	685				47	417

Direction, Lane #	EB 1	EB 2	WB 1	WB 2	SB 1	SB 2
Volume Total	68	1485	996	29	19	43
Volume Left	68	0	0	0	19	0
Volume Right	0	0	0	29	0	43
cSH	685	1700	1700	1700	47	417
Volume to Capacity	0.10	0.87	0.59	0.02	0.40	0.10
Queue Length 95th (ft)	8	0	0	0	36	9
Control Delay (s)	10.8	0.0	0.0	0.0	126.4	14.6
Lane LOS	B				F	B
Approach Delay (s)	0.5		0.0		48.9	
Approach LOS					E	

Intersection Summary			
Average Delay	1.4		
Intersection Capacity Utilization	85.1%	ICU Level of Service	E
Analysis Period (min)	15		

* User Entered Value

Intersection Delay (stop-control movements) = 65 x 10.8 + 18 x 126.4 + 41 x 14.6 divided by (65 + 18 + 41) = 28.8 sec (LOS C)

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	50	84	10	9	0
Future Volume (Veh/h)	0	50	84	10	9	0
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	0	78	131	16	14	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	292	14	14			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	292	14	14			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	93	92			
cM capacity (veh/h)	646	1072	1617			

Direction, Lane #	EB 1	NB 1	SB 1
Volume Total	78	147	14
Volume Left	0	131	0
Volume Right	78	0	0
cSH	1072	1617	1700
Volume to Capacity	0.07	0.08	0.01
Queue Length 95th (ft)	6	7	0
Control Delay (s)	8.6	6.7	0.0
Lane LOS	A	A	
Approach Delay (s)	8.6	6.7	0.0
Approach LOS	A		

Intersection Summary			
Average Delay	6.9		
Intersection Capacity Utilization	21.8%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection Delay (stop-control movements) = 0 x 8.6 + 50 x 8.6 + 84 x 6.7 divided by (0 + 50 + 84) = 7.4 sec (LOS A)

Appendix H

2015 Monroe County Level of Service and Reserve Capacity Table

2015 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)	2015		2013	
			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)	1.10	4-L/D	30/45	39.3	N/A	22.0	**32.9**	**B**	**10.9**	**1,986**	**N/A**	2,022	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	45/55	54.6	N/A	50.1	**58.1**	**A**	**8.0**	**5,167**	**N/A**	4,521	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	46.4	N/A	41.9	**47.2**	**B**	**5.2**	**1,292**	**N/A**	1,118	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	53.6	N/A	49.1	**51.7**	**C**	**2.6**	**2,497**	**N/A**	2,017	N/A
5 Sugarloaf (16.5- 20.5)	3.9	2-L/U	45	45.0	4.4	36.1	**47.5**	**A**	**11.4**	**7,363**	**N/A**	7,298	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45	45.0	N/A	40.5	**46.9**	**A**	**6.4**	**2,650**	**N/A**	3,105	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	**44.1**	**B**	**3.6**	**1,312**	**N/A**	1,603	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	**46.6**	**A**	**6.1**	**2,323**	**N/A**	2,019	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	**47.5**	**A**	**7.0**	**2,434**	**N/A**	2,573	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	**38.0**	**C**	**0.7**	**394**	**N/A**	1,802	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	51.9	N/A	47.4	**52.1**	**B**	**4.7**	**5,448**	**N/A**	6,723	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	45/50/55	54.7	N/A	50.2	**52.6**	**C**	**2.4**	**2,703**	**N/A**	5,518	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	**37.9**	**A**	**15.9**	**19,221**	**N/A**	16,683	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	1.5	48.4	**51.5**	**C**	**3.1**	**3,286**	**N/A**	2,650	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	45/55	50.6	N/A	46.1	**50.1**	**B**	**4.0**	**1,788**	**N/A**	(1,207)	4
16 Long (63.0- 73.0)	9.9	2-L/U	40/45/50/55	49.7	N/A	45.2	**48.8**	**B**	**3.6**	**5,902**	**N/A**	3,771	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	50/55	54.1	N/A	49.6	**48.4**	**D**	**-1.2**	**(894)**	**967**	(447)	4
18 Tea Table (77.5- 79.5)	2.2	2-L/U	45/55	51.3	N/A	46.8	**45.7**	**D**	**-1.1**	**(401)**	**459**	(1,129)	4
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	30/40/45	40.8	N/A	36.3	**38.5**	**C**	**2.2**	**1,494**	**N/A**	(1,154)	3
20 Windley (84.0- 86.0)	1.9	2-L/U	30/40/45	41.2	N/A	36.7	**37.9**	**C**	**1.2**	**378**	**N/A**	220	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	3.1	37.4	**38.5**	**C**	**1.1**	**1,057**	**N/A**	4,226	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.2	2.1	40.6	**48.5**	**A**	**7.9**	**10,466**	**N/A**	8,214	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	**44.8**	**A**	**7.6**	**8,558**	**N/A**	7,432	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	**52.0**	**B**	**4.6**	**4,723**	**N/A**	6,058	N/A
Overall	108.3					45.0	45.1	**C**	**0.1**	1,855			

Appendix I

FDOT Q/LOS Tables – Excerpt

TABLE 4

Generalized **Peak Hour Two-Way** Volumes for Florida's **Urbanized Areas**[1]

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	1,510	1,600	**
4	Divided	*	3,420	3,580	**
6	Divided	*	5,250	5,390	**
8	Divided	*	7,090	7,210	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	660	1,330	1,410
4	Divided	*	1,310	2,920	3,040
6	Divided	*	2,090	4,500	4,590
8	Divided	*	2,880	6,060	6,130

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	260	680	1,770
50-84%	190	600	1,770	>1,770
85-100%	830	1,770	>1,770	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	250	850
50-84%	*	150	780	1,420
85-100%	340	960	1,560	>1,770

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Lanes	B	C	D	E
4	4,120	5,540	6,700	7,190
6	6,130	8,370	10,060	11,100
8	8,230	11,100	13,390	15,010
10	10,330	14,040	16,840	18,930
12	14,450	18,880	22,030	22,860

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 1,800	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	770	1,530	2,170	2,990
4	Divided	3,300	4,660	5,900	6,530
6	Divided	4,950	6,990	8,840	9,790

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Appendix J

Local Roadway Link Volumes

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	17-Jul-17 Mon	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	18-Jul- Tue	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		*	*	*	*	*	*		0	6	0	4	0	10
12:15		*	*	*	*	*	*		0	2	0	5	0	7
12:30		*	*	*	*	*	*		0	4	0	8	0	12
12:45		*	*	*	*	*	*		1	3	1	0	2	3
01:00		*	*	*	*	*	*		0	5	0	6	0	11
01:15		*	*	*	*	*	*		0	5	0	7	0	12
01:30		*	*	*	*	*	*		0	8	0	4	0	12
01:45		*	*	*	*	*	*		1	0	0	3	1	3
02:00		*	*	*	*	*	*		2	4	2	2	4	6
02:15		*	*	*	*	*	*		0	***10***	0	4	0	***14***
02:30		*	*	*	*	*	*		0	***5***	0	3	0	***8***
02:45		*	*	*	*	*	*		0	***3***	0	***5***	0	***8***
03:00		*	*	*	*	*	*		0	***7***	0	***10***	0	***17***
03:15		*	*	*	*	*	*		0	5	1	***6***	1	11
03:30		*	*	*	*	*	*		0	5	0	***4***	0	9
03:45		*	*	*	*	*	*		0	6	0	2	0	8
04:00		*	*	*	*	*	*		0	4	0	6	0	10
04:15		*	*	*	*	*	*		0	5	0	3	0	8
04:30		*	*	*	*	*	*		0	4	0	2	0	6
04:45		*	*	*	*	*	*		1	6	4	4	5	10
05:00		*	*	*	*	*	*		1	8	2	5	3	13
05:15		*	*	*	*	*	*		0	6	1	3	1	9
05:30		*	*	*	*	*	*		0	1	0	2	0	3
05:45		*	*	*	*	*	*		3	3	2	4	5	7
06:00		*	*	*	*	*	*		3	4	1	1	4	5
06:15		*	*	*	*	*	*		2	7	4	3	6	10
06:30		*	*	*	*	*	*		1	1	3	3	4	4
06:45		*	*	*	*	*	*		1	3	2	5	3	8
07:00		*	*	*	*	*	*		1	3	1	2	2	5
07:15		*	*	*	*	*	*		2	5	2	2	4	7
07:30		*	*	*	*	*	*		1	4	4	3	5	7
07:45		*	*	*	*	*	*		3	3	3	4	6	7
08:00		*	*	*	*	*	*		2	7	3	1	5	8
08:15		*	*	*	*	*	*		4	3	***8***	3	***12***	6
08:30		*	*	*	*	*	*		3	1	***4***	3	***7***	4
08:45		*	*	*	*	*	*		3	2	***5***	1	***8***	3
09:00		*	*	*	*	*	*		2	2	***4***	1	***6***	3
09:15		*	*	*	*	*	*		2	0	3	1	5	1
09:30		*	*	*	*	*	*		2	1	2	1	4	2
09:45		*	*	*	*	*	*		***2***	3	1	0	3	3
10:00		*	*	*	*	*	*		***7***	3	5	0	12	3
10:15		*	*	*	*	*	*		***3***	4	3	0	6	4
10:30		*	*	*	*	*	*		***3***	1	6	0	9	1
10:45		*	*	*	*	*	*		1	3	3	0	4	3
11:00		*	***1***	*	***2***	*	***3***		2	0	1	0	3	0
11:15		*	***1***	*	***0***	*	***1***		4	0	2	2	6	2
11:30		*	***0***	*	***0***	*	***0***		4	0	4	0	8	0
11:45		*	***1***	*	***0***	*	***1***		3	0	4	0	7	0
Total		0	3	0	2	0	5		70	175	91	138	161	313
Day Total		3		2		5			245		229		474	
% Total		0.0%	60.0%	0.0%	40.0%				14.8%	36.9%	19.2%	29.1%		
Peak			11:00		11:00		11:00		09:45	02:15	08:15	02:45	08:15	02:15
Vol.			3		2		5		15	25	21	25	33	47
P.H.F.			0.750		0.250		0.417		0.536	0.625	0.656	0.625	0.688	0.691

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start	19-Jul-17	NB		SB		Combined		20-Jul-	NB		SB		Combined	
Time	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Thu	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	5	0	4	0	9		0	8	0	3	0	11
12:15		0	1	0	4	0	5		1	1	0	2	1	3
12:30		2	6	2	4	4	10		0	5	0	1	0	6
12:45		0	5	0	3	0	8		0	3	0	2	0	5
01:00		1	5	0	2	1	7		2	2	1	2	3	4
01:15		1	1	0	2	1	3		0	2	0	4	0	6
01:30		2	6	1	3	3	9		1	6	0	4	1	10
01:45		0	2	0	4	0	6		0	2	0	2	0	4
02:00		1	4	0	3	1	7		0	4	0	3	0	7
02:15		0	3	0	2	0	5		1	1	0	3	1	4
02:30		1	4	0	3	1	7		0	4	0	4	0	8
02:45		0	2	0	3	0	5		0	6	0	4	0	10
03:00		0	5	0	3	0	8		0	3	0	2	0	5
03:15		0	11	0	3	0	14		0	***6***	0	2	0	8
03:30		0	3	0	4	0	7		0	***6***	0	6	0	***12***
03:45		0	1	0	5	0	6		0	***3***	0	3	0	***6***
04:00		0	6	0	1	0	7		0	***7***	0	***3***	0	***10***
04:15		0	6	1	0	1	6		0	5	0	***8***	0	***13***
04:30		0	2	0	***5***	0	7		0	0	1	***6***	1	6
04:45		0	7	2	***4***	2	11		1	7	2	***5***	3	12
05:00		1	***7***	1	***7***	2	***14***		0	3	1	2	1	5
05:15		0	***5***	0	***3***	0	***8***		0	5	0	1	0	6
05:30		0	***6***	0	1	0	***7***		0	3	0	2	0	5
05:45		0	***8***	0	4	0	***12***		0	6	1	2	1	8
06:00		0	0	2	2	2	2		0	2	1	4	1	6
06:15		2	4	3	3	5	7		3	6	1	1	4	7
06:30		0	3	3	3	3	6		0	4	4	6	4	10
06:45		1	1	5	3	6	4		1	7	2	1	3	8
07:00		2	4	3	2	5	6		0	1	6	0	6	1
07:15		0	3	3	0	3	3		2	3	4	4	6	7
07:30		1	3	***8***	2	***9***	5		2	2	4	2	6	4
07:45		6	6	***8***	3	***14***	9		***4***	3	3	3	***7***	6
08:00		2	3	***6***	3	***8***	6		***5***	1	***7***	1	***12***	2
08:15		3	3	***6***	1	***9***	4		***2***	2	***5***	2	***7***	4
08:30		3	0	1	2	4	2		***4***	3	***3***	2	***7***	5
08:45		2	0	8	2	10	2		1	0	***6***	2	7	2
09:00		1	3	3	1	4	4		0	5	3	2	3	7
09:15		0	2	2	1	2	3		5	7	4	2	9	9
09:30		2	8	1	2	3	10		3	0	2	2	5	2
09:45		2	1	5	0	7	1		4	3	6	1	10	4
10:00		4	4	2	1	6	5		2	1	3	0	5	1
10:15		5	2	2	2	7	4		5	3	3	0	8	3
10:30		1	0	7	1	8	1		2	2	2	1	4	3
10:45		***4***	1	6	0	10	1		2	1	7	0	9	1
11:00		***2***	2	0	1	2	3		4	0	1	0	5	0
11:15		***3***	0	4	0	7	0		2	1	7	2	9	3
11:30		***6***	0	7	0	13	0		4	0	5	0	9	0
11:45		3	0	4	0	7	0		3	0	2	0	5	0
Total		64	164	106	112	170	276		66	155	97	114	163	269
Day Total		228		218		446			221		211		432	
% Total		14.3%	36.8%	23.8%	25.1%				15.3%	35.9%	22.5%	26.4%		
Peak		10:45	05:00	07:30	04:30	07:30	05:00		07:45	03:15	08:00	04:00	07:45	03:30
Vol.		15	26	28	19	40	41		15	22	21	22	33	41
P.H.F.		0.625	0.813	0.875	0.679	0.714	0.732		0.750	0.786	0.750	0.688	0.688	0.788

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BIG COPPITT KEY
COUNTY:MONROE

CALLE UNA NORTH OF US 1

CALLE UNA NORTH OF US 1

Date Start: 17-Jul-17
Date End: 21-Jul-17

Start Time	21-Jul-17 Fri	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.	22-Jul- Sat	NB A.M.	NB P.M.	SB A.M.	SB P.M.	Combined A.M.	Combined P.M.
12:00		0	3	0	3	0	6		*	*	*	*	*	*
12:15		2	5	0	8	2	13		*	*	*	*	*	*
12:30		0	3	0	1	0	4		*	*	*	*	*	*
12:45		0	3	0	4	0	7		*	*	*	*	*	*
01:00		0	3	0	4	0	7		*	*	*	*	*	*
01:15		1	4	1	5	2	9		*	*	*	*	*	*
01:30		1	3	0	0	1	3		*	*	*	*	*	*
01:45		1	7	1	5	2	12		*	*	*	*	*	*
02:00		0	3	0	2	0	5		*	*	*	*	*	*
02:15		1	3	0	3	1	6		*	*	*	*	*	*
02:30		0	6	0	2	0	8		*	*	*	*	*	*
02:45		0	6	0	4	0	10		*	*	*	*	*	*
03:00		0	3	0	1	0	4		*	*	*	*	*	*
03:15		0	8	0	5	0	13		*	*	*	*	*	*
03:30		0	2	0	4	0	6		*	*	*	*	*	*
03:45		0	2	0	5	0	7		*	*	*	*	*	*
04:00		0	3	0	1	0	4		*	*	*	*	*	*
04:15		0	***6***	0	3	0	9		*	*	*	*	*	*
04:30		0	***6***	0	5	0	11		*	*	*	*	*	*
04:45		1	***6***	2	1	3	7		*	*	*	*	*	*
05:00		0	***6***	0	3	0	9		*	*	*	*	*	*
05:15		0	3	0	2	0	5		*	*	*	*	*	*
05:30		0	4	1	4	1	8		*	*	*	*	*	*
05:45		1	7	1	5	2	12		*	*	*	*	*	*
06:00		0	2	1	5	1	7		*	*	*	*	*	*
06:15		1	5	4	1	5	6		*	*	*	*	*	*
06:30		0	3	4	3	4	6		*	*	*	*	*	*
06:45		1	2	4	0	5	2		*	*	*	*	*	*
07:00		1	4	3	***3***	4	7		*	*	*	*	*	*
07:15		2	5	6	***5***	8	***10***		*	*	*	*	*	*
07:30		0	4	3	***6***	3	***10***		*	*	*	*	*	*
07:45		3	3	4	***6***	7	***9***		*	*	*	*	*	*
08:00		4	6	***4***	2	8	***8***		*	*	*	*	*	*
08:15		2	2	***6***	1	8	3		*	*	*	*	*	*
08:30		2	*	***3***	*	5	*		*	*	*	*	*	*
08:45		1	*	***6***	*	7	*		*	*	*	*	*	*
09:00		4	*	3	*	7	*		*	*	*	*	*	*
09:15		2	*	3	*	5	*		*	*	*	*	*	*
09:30		3	*	5	*	8	*		*	*	*	*	*	*
09:45		1	*	4	*	5	*		*	*	*	*	*	*
10:00		3	*	0	*	3	*		*	*	*	*	*	*
10:15		2	*	4	*	6	*		*	*	*	*	*	*
10:30		3	*	2	*	5	*		*	*	*	*	*	*
10:45		***4***	*	4	*	***8***	*		*	*	*	*	*	*
11:00		***1***	*	3	*	***4***	*		*	*	*	*	*	*
11:15		***6***	*	1	*	***7***	*		*	*	*	*	*	*
11:30		***4***	*	9	*	***13***	*		*	*	*	*	*	*
11:45		3	*	4	*	7	*		*	*	*	*	*	*
Total		61	141	96	112	157	253		0	0	0	0	0	0
Day Total		202		208		410			0		0		0	
% Total		14.9%	34.4%	23.4%	27.3%				0.0%	0.0%	0.0%	0.0%		
Peak		10:45	04:15	08:00	07:00	10:45	07:15							
Vol.		15	24	19	20	32	37							
P.H.F.		0.625	0.750	0.792	0.833	0.615	0.771							

ADT	ADT 453	AADT 453

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start	18-Jul-17	EB		WB		Combined		19-Jul-	EB		WB		Combined	
Time	Tue	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.	Wed	A.M.	P.M.	A.M.	P.M.	A.M.	P.M.
12:00		0	1	0	2	0	3		0	1	0	2	0	3
12:15		0	1	0	2	0	3		0	2	0	0	0	2
12:30		0	***4***	0	0	0	4		3	2	0	0	3	2
12:45		0	***2***	1	0	1	2		0	1	0	1	0	2
01:00		0	***3***	0	3	0	6		0	0	0	2	0	2
01:15		0	***4***	0	3	0	7		0	2	1	0	1	2
01:30		0	0	0	2	0	2		1	3	2	5	3	8
01:45		0	1	1	1	1	2		0	0	0	1	0	1
02:00		1	1	0	0	1	1		0	2	1	1	1	3
02:15		0	1	0	3	0	4		0	0	0	2	0	2
02:30		0	2	0	1	0	3		0	0	1	2	1	2
02:45		0	2	0	3	0	5		0	1	0	0	0	1
03:00		0	2	0	1	0	3		0	2	0	3	0	5
03:15		0	1	0	3	0	4		0	1	0	4	0	5
03:30		0	2	0	2	0	4		0	1	0	1	0	2
03:45		0	1	0	4	0	5		0	3	0	1	0	4
04:00		0	2	0	3	0	5		0	0	0	2	0	2
04:15		0	0	0	1	0	1		0	0	0	0	0	0
04:30		0	1	0	***1***	0	***2***		0	***1***	0	***1***	0	***2***
04:45		0	3	0	***4***	0	***7***		0	***1***	0	***4***	0	***5***
05:00		0	1	0	***6***	0	***7***		0	***5***	0	***5***	0	***10***
05:15		0	3	0	***2***	0	***5***		0	***1***	0	***1***	0	***2***
05:30		0	1	0	1	0	2		0	0	0	0	0	0
05:45		2	1	2	1	***4***	2		1	2	0	4	1	6
06:00		2	1	0	2	***2***	3		1	1	0	1	1	2
06:15		2	0	1	2	***3***	2		1	0	0	1	1	1
06:30		1	2	1	1	***2***	3		1	1	0	1	1	2
06:45		1	4	1	2	2	6		3	1	1	0	4	1
07:00		***3***	0	0	1	3	1		0	0	1	0	1	0
07:15		***2***	1	0	3	2	4		1	0	0	2	1	2
07:30		***1***	1	0	0	1	1		***4***	2	***0***	1	***4***	3
07:45		***2***	2	0	1	2	3		***2***	2	***3***	4	***5***	6
08:00		1	1	***0***	5	1	6		***2***	0	***1***	0	***3***	0
08:15		1	1	***2***	0	3	1		***3***	0	***2***	1	***5***	1
08:30		3	1	***0***	1	3	2		1	0	0	0	1	0
08:45		1	0	***3***	1	4	1		2	0	0	0	2	0
09:00		1	0	0	0	1	0		0	0	0	0	0	0
09:15		1	1	0	0	1	1		1	0	0	1	1	1
09:30		0	0	1	0	1	0		0	0	1	1	1	1
09:45		0	0	0	2	0	2		1	0	0	1	1	1
10:00		4	0	2	1	6	1		1	1	1	2	2	3
10:15		0	0	0	1	0	1		2	1	1	1	3	2
10:30		1	0	1	0	2	0		2	0	0	0	2	0
10:45		1	0	0	3	1	3		2	0	1	1	3	1
11:00		1	0	1	0	2	0		1	0	0	0	1	0
11:15		1	2	2	0	3	2		0	0	2	0	2	0
11:30		1	0	1	0	2	0		3	0	1	0	4	0
11:45		0	0	1	0	1	0		3	0	3	0	6	0
Total		34	57	21	75	55	132		42	40	23	60	65	100
Day Total		91		96		187			82		83		165	
% Total		18.2%	30.5%	11.2%	40.1%				25.5%	24.2%	13.9%	36.4%		
Peak		07:00	00:30	08:00	04:30	05:45	04:30		07:30	04:30	07:30	04:30	07:30	04:30
Vol.		8	13	5	13	11	21		11	8	6	11	17	19
P.H.F.		0.667	0.813	0.417	0.542	0.688	0.750		0.688	0.400	0.500	0.550	0.850	0.475

Crossroads Engineering

8320 SW 90TH St Miami, FL 33156 786-236-2857

CLIENT:KBP CONSULTING
JOB NO:2017-004
PROJECT:BOG COPPITT KEY
COUNTY: MONROE

2ND ST WEST OF CALLE UNA

2ND ST WEST OF CALLE UNA

Date Start: 18-Jul-17
Date End: 20-Jul-17

Start Time	20-Jul-17 Thu	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.	21-Jul- Fri	EB A.M.	EB P.M.	WB A.M.	WB P.M.	Combined A.M.	Combined P.M.
12:00		0	2	0	3	0	5		*	*	*	*	*	*
12:15		0	1	1	1	1	2		*	*	*	*	*	*
12:30		0	0	0	3	0	3		*	*	*	*	*	*
12:45		0	2	0	1	0	3		*	*	*	*	*	*
01:00		1	1	1	2	2	3		*	*	*	*	*	*
01:15		0	0	0	1	0	1		*	*	*	*	*	*
01:30		0	0	1	4	1	4		*	*	*	*	*	*
01:45		0	0	0	1	0	1		*	*	*	*	*	*
02:00		0	1	0	0	0	1		*	*	*	*	*	*
02:15		0	1	0	***1***	0	2		*	*	*	*	*	*
02:30		0	1	0	***4***	0	5		*	*	*	*	*	*
02:45		0	2	0	***2***	0	4		*	*	*	*	*	*
03:00		0	1	0	***3***	0	4		*	*	*	*	*	*
03:15		0	0	0	1	0	1		*	*	*	*	*	*
03:30		0	***3***	0	3	0	***6***		*	*	*	*	*	*
03:45		0	***1***	0	0	0	***1***		*	*	*	*	*	*
04:00		0	***3***	0	4	0	***7***		*	*	*	*	*	*
04:15		0	***6***	0	3	0	***9***		*	*	*	*	*	*
04:30		0	1	0	0	0	1		*	*	*	*	*	*
04:45		0	1	0	3	0	4		*	*	*	*	*	*
05:00		1	1	0	2	1	3		*	*	*	*	*	*
05:15		0	2	0	4	0	6		*	*	*	*	*	*
05:30		0	1	0	0	0	1		*	*	*	*	*	*
05:45		1	0	0	3	1	3		*	*	*	*	*	*
06:00		1	2	0	1	1	3		*	*	*	*	*	*
06:15		0	0	1	2	1	2		*	*	*	*	*	*
06:30		***3***	1	0	0	3	1		*	*	*	*	*	*
06:45		***2***	0	1	2	3	2		*	*	*	*	*	*
07:00		***2***	0	0	1	2	1		*	*	*	*	*	*
07:15		***2***	1	1	2	3	3		*	*	*	*	*	*
07:30		1	1	2	0	3	1		*	*	*	*	*	*
07:45		0	0	2	0	2	0		*	*	*	*	*	*
08:00		3	2	2	1	5	3		*	*	*	*	*	*
08:15		0	2	0	0	0	2		*	*	*	*	*	*
08:30		1	1	1	0	2	1		*	*	*	*	*	*
08:45		2	1	0	0	2	1		*	*	*	*	*	*
09:00		1	0	0	5	1	5		*	*	*	*	*	*
09:15		1	2	***2***	3	***3***	5		*	*	*	*	*	*
09:30		0	1	***1***	0	***1***	1		*	*	*	*	*	*
09:45		2	1	***6***	2	***8***	3		*	*	*	*	*	*
10:00		0	0	***4***	0	***4***	0		*	*	*	*	*	*
10:15		2	0	1	3	3	3		*	*	*	*	*	*
10:30		0	1	0	2	0	3		*	*	*	*	*	*
10:45		3	0	1	0	4	0		*	*	*	*	*	*
11:00		0	0	3	0	3	0		*	*	*	*	*	*
11:15		3	0	0	1	3	1		*	*	*	*	*	*
11:30		2	0	2	0	4	0		*	*	*	*	*	*
11:45		1	0	1	0	2	0		*	*	*	*	*	*
Total		35	47	34	74	69	121		0	0	0	0	0	0
Day Total		82		108		190			0		0		0	
% Total		18.4%	24.7%	17.9%	38.9%				0.0%	0.0%	0.0%	0.0%		
Peak		06:30	03:30	09:15	02:15	09:15	03:30							
Vol.		9	13	13	10	16	23							
P.H.F.		0.750	0.542	0.542	0.625	0.500	0.639							

ADT	ADT 177	AADT 177

Aguila-Ilze

From: Jan Edelstein <jmeten@comcast.net>
Sent: Monday, February 12, 2018 12:25 PM
To: Santamaria-Mayte
Cc: Bond-Kevin@MonroeCounty--FL.gov
Subject: Safe Exterior Lighting for Quarry Partners Project
Attachments: Model Lighting - Excerpts.pdf

Hello Mayte,

At the Community Meeting for workforce housing, I spoke briefly about exterior lighting issues. I've since found the County's lighting code. Although I am delighted that the code requires the developer to submit a photometric lighting plan, it is unfortunate that the code allows maximum illumination levels that are completely out of line with the maximum illumination levels for rural areas and developed areas of National Parks as established by the Illuminating Engineering Society of North America and International Dark Sky Association in its joint 2011 Model Lighting Ordinance (MLO). The US Green Building Council's LEED program has adopted the MLO classifications but with reduced maximum illumination levels. (I attach excerpts from the MLO.) http://www.darksky.org/wp-content/uploads/bsk-pdf-manager/16_MLO_FINAL_JUNE2011.PDF

In 2016, the American Medical Association issued its guidance to reduce harm from high intensity street lights, citing the growing body of research that human health is adversely affected by the loss of the dark night outside their bedrooms. Please see the American Medical Association's 2016 press release and report of its Council on Science and Public Health. https://www.ama-assn.org/ama-adopts-guidance-reduce-harm-high-intensity-street-lights https://www.ama-assn.org/sites/default/files/media-browser/public/about-ama/councils/Council%20Reports/council-on-science-public-health/a16-csaph2.pdf

For areas where lighting might adversely affect flora and fauna or disturb the character of the area, as in rural areas or developed areas of National Parks, the MLO calls for a maximum vertical illuminance at any point in the plane of the property line of .1 footcandles. (LEED calls for .01 footcandles.) It also calls for all lights to be full cutoff. The AMA calls for any LED lights to be no cooler than 3000K and for all light sources to be fully shielded. Please see Florida Fish and Wildlife page on light pollution for links regarding specific wildlife. http://myfwc.com/conservation/you-conserve/lighting/pollution/

Although the County has a lighting ordinance, it does not provide the protection to humans, wildlife and the dark sky which the location of the Quarry Partners project deserves. For an example of what is possible under the County's lighting ordinance, please see the CVS on Stock Island at night.

I would greatly appreciate the opportunity to visit with you or anyone else on your staff you suggest to discuss this matter. I can provide more specific information, identify other expert opinions, etc.

Warm regards,

Jan M. Edelstein

Cudjoe Key

Ilze Aguila

From: Jan Edelstein [mailto:jmeten@comcast.net]
Sent: Monday, February 19, 2018 11:02 AM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>; Aquila-Ilze@MonroeCounty-FL.gov
Cc: bart@smithhawks.com
Subject: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

Hello Kevin and Ilze:

I write to both of you because I have been unable to find out who is currently handling this project. For reference, I attach my background February 12 e-mail to Kevin and Mayte.

The November 22, 2017, Staff Report on the Quarry Partners Project recognizes the need to go beyond the minimum required setbacks, landscaping and screening to "minimize … artificial light trespass onto adjacent properties." Nevertheless, the proposed Development Agreement stamped Recvd 01.02.18 and posted on the County website contains no specifics to minimize light trespass. Instead, it relies on the Monroe County Code Article VI Outdoor Lighting.

Unfortunately, the County Code won't protect the neighbors from the adverse human health and safety impacts of night lighting as described in the 2016 Report from the American Medical Association. (See attached e-mail for links.) Nor does the Code protect wildlife in general as urged by the Florida Fish and Wildlife Commission. (See below for links.) Not only does the Code allow lighting that is too bright for wildlife, it also allows light trespass far in excess of what is called for by the Illuminating Engineering Society of North America and Dark Sky Association's Joint 2011 Model Lighting Ordinance for rural and low density residential areas, developed areas in national parks, and other natural settings. (The Model Ordinance says the County's maximum illumination of 1.5 foot candles for full-cut off fixtures "should only be used for special cases [heavy industrial uses] and is not appropriate for most cities.")

I respectfully propose that the Planning Commission amend the proposed Development Agreement as follows:

1. Insert in Section III Paragraph H (page 6 of 16, PDF page 35) on page 7 at line 1 after the word "Code" and before ",":
   "including exterior artificial lighting conditions as described on Attachment A"

2. Attachment A: Exterior Lighting Conditions
   a. The following shall supersede the lighting standards contained in Monroe County Code Article VI Outdoor Lighting. The requirement of Article VI to submit a photometric lighting plan for the site shall remain.
   b. Any exterior lighting design shall conform to the recommendations of the Wildlife Lighting Certification Program of the Florida Fish and Wildlife Commission and the U.S. Fish and Wildlife Service. http://myfwc.com/conservation/you-conserve/lighting/
   c. Any exterior lighting fixtures (including bulbs) used shall be certified, or certifiable under the Wildlife Lighting Certification Program. http://myfwc.com/conservation/you-conserve/lighting/certified/ http://myfwc.com/conservation/you-conserve/lighting/certification/

d. In no event shall the Maximum Illumination at the property lines exceed the Maximum Vertical Illuminance set forth in the joint Model Lighting Ordinance of the International Dark Sky Association and the Illuminating Engineering Society of North America for Lighting Zone 1 (rural and low density areas, developed areas in parks and other natural settings) of .1 foot candles*.

It is entirely possible that Quarry Partners and its lighting designers would have incorporated current industry thinking on exterior lighting. I submit, however, that the County should not leave it to chance. Adding this condition should not add significant cost to the project given that Quarry Partners is already obligated under County Code to submit a photometric lighting plan. Even if it there were a cost, getting night lighting right will greatly reduce the nighttime impact of this development on the surrounding community to everyone's benefit, including the developer and any future owners or operators.

Respectfully submitted,
Jan M. Edelstein
Cudjoe Key, FL
208-720-0709

*To earn credit under the US Green Building Council's LEED program, the maximum illumination level is .01 foot candles for rural areas and developed areas within national parks.

From: Jan Edelstein [mailto:jmeten@comcast.net]
Sent: Wednesday, February 21, 2018 2:20 PM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>
Subject: RE: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

Hi Kevin,

Thank you for referring me to the latest staff report.

Do you have any thoughts on my comments to you regarding the fact that the County lighting ordinance does not result in minimizing artificial light trespass onto adjacent properties, given the very high level of maximum illumination permitted by the Code?

I do see that the turtle lighting ordinance is mentioned in the condition. Do you mean to have Quarry Partners comply with this ordinance whether or not nesting turtles are present?

What is your opinion on the desirability of having this project comply with the Florida Fish and Wildlife Commission guidelines for wildlife friendly lighting? And with the desirability of complying with the American Medical Association's guidelines for street lighting to protect human safety and health from glare and the disruption of circadian rhythms?

I had hoped to have a meeting with you to review these concepts but I understand that time is growing short. I would be happy to come visit with you after 12:00 tomorrow or any time Friday if you might be available.

Regards,

Jan

208-720-0709

From: Bond-Kevin [mailto:Bond-Kevin@MonroeCounty-FL.Gov]
Sent: Wednesday, February 21, 2018 9:41 AM
To: Jan Edelstein <jmeten@comcast.net>
Cc: Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>
Subject: RE: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

You can see the condition in the staff report for the Major Conditional Use Permit application using the links below.

3. QUARRY PARTNERS, LLC, VACANT LAND, BIG COPPITT KEY, MILE MARKER 9.5 GULF SIDE: A PUBLIC HEARING CONCERNING A REQUEST FOR A MAJOR CONDITIONAL USE PERMIT FOR THE PROPOSED DEVELOPMENT OF 208 ATTACHED RESIDENTIAL DWELLING UNITS DESIGNATED AS AFFORDABLE HOUSING UNITS. THE SUBJECT PROPERTY IS DESCRIBED AS A PARCEL OF LAND IN SECTION 21, TOWNSHIP 67 SOUTH, RANGE 26 EAST, BIG COPPITT KEY, MONROE COUNTY, FLORIDA, HAVING REAL ESTATE NUMBERS 00120940-000100, 00120940-000201 AND 00120940-000302. (FILE 2017-083)
Staff Report
File
Traffic Study
Combined Plans

You may bring your powerpoint on a portable USB device and give it to the IT staff before the hearing. There is no time certain for agenda items. Meeting starts at 10:00 AM.

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: Jan Edelstein [mailto:jmeten@comcast.net]
Sent: Wednesday, February 21, 2018 9:36 AM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>; 'Bart Smith' <bart@smithhawks.com>
Subject: RE: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

Hi Kevin,

Thanks for the reply. You mention that the staff is recommending a condition of approval related to outdoor lighting. Please provide the text of the condition, I did not see it in the Development Agreement.

I appreciate your including my comments in the Commission Packets.

I will plan to speak at the meeting. Is there a time certain that Quarry Partners will be heard? To whom should I send my very brief Power Point presentation (pictures of good and bad lighting) so it is ready to be shown when I speak.

Regards,

Jan Edelstein

From: Bond-Kevin [mailto:Bond-Kevin@MonroeCounty-FL.Gov]
Sent: Tuesday, February 20, 2018 6:26 PM
To: Jan Edelstein <jmeten@comcast.net>
Cc: Bart Smith <bart@smithhawks.com>; Aguila-Ilze <Aguila-Ilze@MonroeCounty-FL.Gov>
Subject: RE: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

Hi, Jan.

Thank you for contacting me about the subject project. I have been the planner reviewing the development agreement and Major Conditional Use Permit for the project. I am happy to add your comments to the official file and forward them to the Planning Commission for consideration. You are also welcome to attend the public hearing of the Planning Commission on February 26 and give public comment on the application.

As you found, the County does have outdoor lighting standards in the Land Development Code. Outdoor lighting is not normally reviewed in detail during the conditional use review of a project. Staff is recommending a condition of approval related to outdoor lighting. You can view the application and staff report for the Major CUP here. The County Code requires a photometric lighting plan be submitted for review for any outdoor lighting for multifamily residential development projects, which would be reviewed during the building permit application process. The County Code requires outdoor lighting to meet shielding, maximum illumination, height and cut-off fixture standards. There are also more restrictive standards for lighting near shorelines. If the developers wish to exceed the County's standards similar to the Dark Sky model ordinance, they may do so as long as they still meet County Code.

Please let me know if I can help with anything else. 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

Aguila-Ilze

From: Bond-Kevin
Sent: Thursday, February 22, 2018 9:24 AM
To: Jan Edelstein
Cc: Clarke-Judith; London-Debra; Aguila-Ilze
Subject: RE: Quarry Partners - Livable Communities Street Plan

Follow Up Flag: Follow up
Flag Status: Completed

Jan, thank you again for your comments and suggestions regarding this project. I will forward them to the developer for consideration and have them added to the public comments. Again, I encourage you to attend the Planning Commission hearing on Monday and give public comments.

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: Jan Edelstein [mailto:jmeten@comcast.net]
Sent: Thursday, February 22, 2018 7:34 AM
To: Bond-Kevin <Bond-Kevin@MonroeCounty-FL.Gov>
Cc: Clarke-Judith <Clarke-Judith@monroecounty-fl.gov>; London-Debra <London-Debra@MonroeCounty-FL.Gov>
Subject: Quarry Partners - Livable Communities Street Plan

Hello Kevin,

Might you be able to tell me why there isn't a pedestrian pathway and/or narrow roadway from Quarry Partners linking it to directly to the adjoining neighborhood with its park, church and potential friends for the residents of Quarry Partners?

Good community street design calls for multiple connections to surrounding areas. For example, the US Green Building Council's LEED program describes the goal of "Walkable Streets":

> "To promote transportation efficiency, including reduced vehicle distance traveled. To promote walking by providing safe, appealing, and comfortable street environments that support public health by reducing pedestrian injuries and encouraging daily physical activity. https://www.usgbc.org/credits/neighborhood-development-plan-neighborhood-development/. See also www.walklive.org/

One can understand the existing neighborhood's desire to avoid 208 homes using the adjoining Big Coppitt streets as the sole access to US 1. The new road plan is a good idea. On the other hand, by not giving the Quarry Project a 'back door' into the adjoining neighborhood, the current road plan will force the Quarry resident who wants to visit friends or use the park or church on Big Coppitt, to drive down the new road to US 1, make a left turn onto US 1, then east on US 1 with another left turn into Big Coppitt.

If the desire is to keep all new vehicle trips out of the adjoining neighborhood, then, at the very least, provide a path through the fence behind the project for pedestrians and bicycles. It is hard to advocate walking and biking to the park when it means asking children and others to take an unnecessarily longer route that involves venturing out onto US 1.

Please add this to the Commissioners packet.

Respectfully submitted,

Jan M. Edelstein

Ilze Aguila

From: Jan Edelstein [mailto:jmeten@comcast.net]
Sent: Thursday, February 22, 2018 11:09 AM
To: Bond-Kevin
Cc: Aguila-Ilze
Subject: RE: Quarry Partners Dev. Agmt. needs Condition on Exterior Lighting

Hi Kevin,

I am confused by your comment given the staff recommendation in the PC Memorandum. What I was hoping to do was engage staff support for some specific lighting guidance for the developer.

Obviously I missed commenting on the Development Agreement. But what is before the Planning Commission is the Application for a Major Conditional Use Permit. It seems to me that including conditions that require something more than the County standard are appropriate to ensure the conditional use is consistent with the community character of the immediate vicinity, and that adverse effects, including visual impacts, are minimized. Please see below for an excerpt from the PC Memorandum 2/26/2018.

I was hoping to get something specific for the developer to work with, rather than arguing after the developer presents a lighting plan that the proposed visual impacts on the surrounding community have not been sufficiently minimized. To conclude, Dark Sky does not mean dark ground. Rather, it stands for putting the light only where and when it is needed, which unfortunately the County Ordinance does not do.

See you Monday,

Jan

c) *The design of the proposed development minimizes adverse effects, including visual impacts, of the proposed use on adjacent properties*;

The only adjacent property with existing development is the residential subdivision directly to the east of the subject property. There are approximately 26 existing homes 6 abutting the eastern property line. **The main design aspects that will help minimize any adverse effects are** setbacks, landscaping, bufferyards, screening walls or fences and the 8 means of ingress and egress to the proposed development. The nearest proposed residential buildings are located approximately 60 to 120 feet from the shared property line to the east. Along this shared property line, a minimum 10-foot 12 rear yard setback is required. The site plan indicates some parking spaces, garbage collection areas and drive aisle located close to the setback line, but the development is in compliance. A minimum 10-foot Class C buffer yard is required along the shared property 15 line, due to the MU/URM land use district boundary. A 10-foot Class C buffer yard and a six-foot-high fence are proposed along the shared property line. **Due to the proximity of the adjacent single-family residential uses, staff recommends additional setbacks, landscaping and screening beyond the minimum required to the further minimize any noise and artificial light trespass onto adjacent properties**

Aguila-Ilze

From: Dottie Moses <dpmoses@bellsouth.net>
Sent: Friday, February 23, 2018 2:57 PM
To: Aguila-Ilze
Subject: Quarry Partners MCU
Attachments: (2017-10-02) FEMA Approval Letter.pdf; v zone.jpg; building 8 VE 12.pdf; building 9 VE 14.pdf

Dear Planning Commissioners,

I have some concern about the Quarry Partners, LLC MCU permit. I do not see anything in the backup that addresses the problem of buildings 8 and 9 being in a V-zone.

Policy 601.1.5 of the Monroe County Comp Plan states:
If Monroe County funding... is to be used for any affordable housing project ...3. Sites located within V-Zones, on offshore islands, or within CBRS units shall be avoided.

Monroe County's Land Development Regulation 138.24 (c) (3) states no affordable housing allocation shall be awarded to applicants located… within a V-zone.

Attached is a Letter of Map Revision from FEMA which revised the flood maps for the property but there still remains a section within the VE12 and VE 14 flood zone that contains 40 AH ROGO units . (photo attached).

Section L of the Development Agreement states:
Site Plan Approval. Monroe County does hereby accept the Site Plan of the Property. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as part of a Major Conditional Use approval. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission.

According to the site plans, building 8 with 24 units is in a VE12 flood zone and building 9 with 16 units is in a VE14 zone.

Please address these concerns as part of the discussion on Monday.

Dottie

Federal Emergency Management Agency

Washington, D.C. 20472

September 26, 2017

#13200

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable George Neugent
Mayor, Monroe County Board of Commissioners
25 Ships Way
Big Pine Key, FL 33043

IN REPLY REFER TO:
Case No.: 17-04-6030P
Community Name: Monroe County, FL
Community No.: 125129
Effective Date of This Revision: February 8, 2018

Dear Mayor Neugent:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other enclosures specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Atlanta, Georgia, at (770) 220-5406, or the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at http://www.fema.gov/national-flood-insurance-program.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: Mr. Rick Griffin, CBO, CFM
Building Official
Monroe County

Mr. Barton Smith
Smith/Hawks P.L.

Dr. Paul C. Lin, P.E.
President
Paul Lin and Associates, Inc.

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Monroe County Florida (Unincorporated Areas)	NO PROJECT	COASTAL ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 125129		
IDENTIFIER	Big Coppitt	APPROXIMATE LATITUDE AND LONGITUDE: 24.604, -81.671 SOURCE: Precision Mapping Streets DATUM: NAD 83	

ANNOTATED MAPPING ENCLOSURE	ANNOTATED STUDY ENCLOSURES
TYPE: FIRM* NO.: 12087C1531K DATE: February 18, 2005	NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

Enclosures reflect changes to flooding sources affected by this revision.
* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Gulf of Mexico - an area centered at approximately 1,780 feet northwest of the intersection of Riviera Drive and Puerta Drive

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Gulf of Mexico	Zone VE	Zone AE	NONE	YES
	BFEs*	BFEs	NONE	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panel revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at http://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance stillwater elevations computed in the FIS for your community. A comprehensive restudy of your community's flood hazards could establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Jesse Munoz
Director, Mitigation Division
Federal Emergency Management Agency, Region IV
Koger Center - Rutgers Building, 3003 Chamblee Tucker Road
Atlanta, GA 30341
(770) 220-5406

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at http://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at http://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

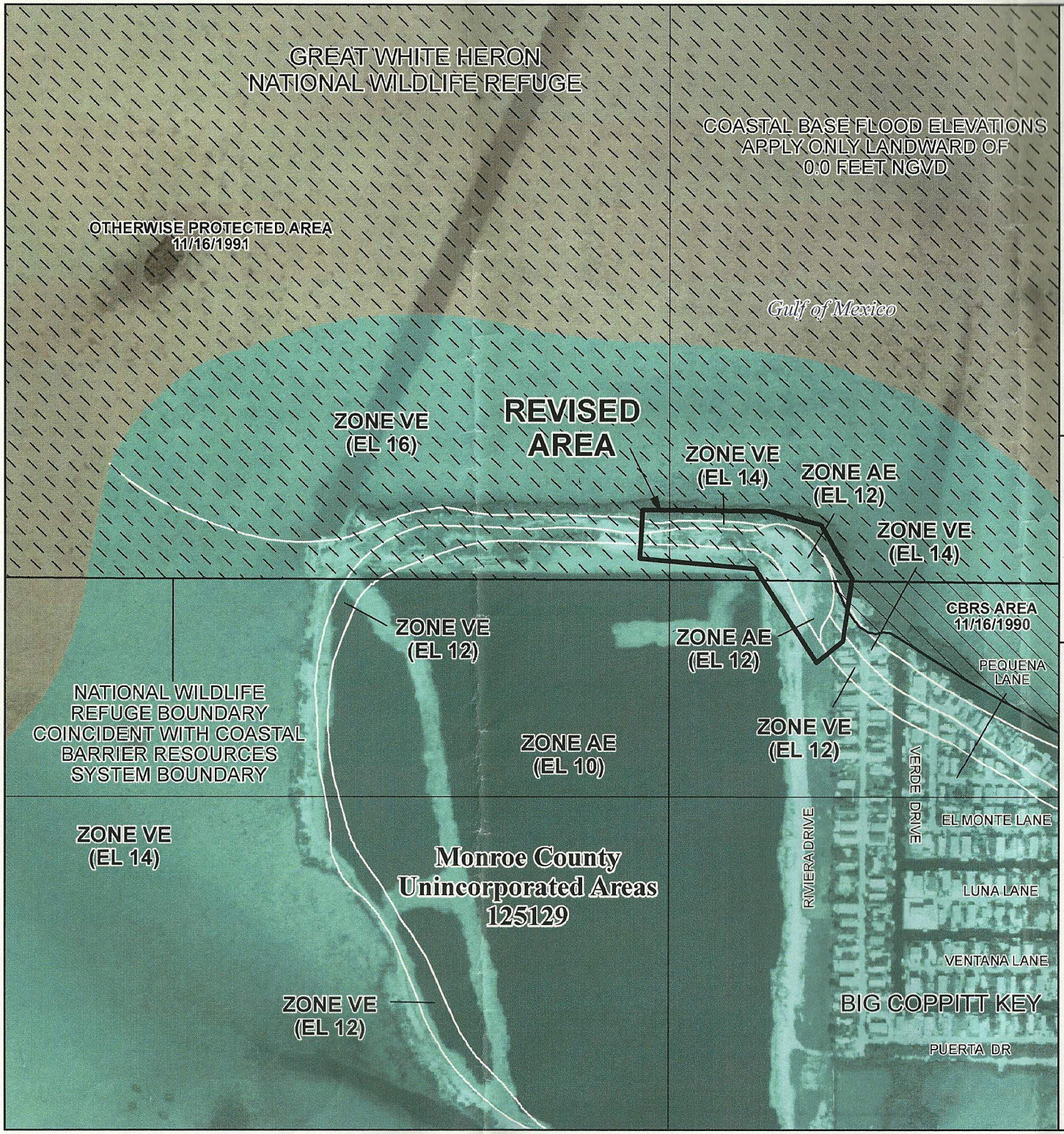
Name: *Key West Citizen*

Dates: October 4, 2017 and October 11, 2017

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at http://www.fema.gov/national-flood-insurance-program.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes. *Zone X*

SCALE

NOTE: BASEMAP IMAGERY WAS OBTAINED FROM NAIP IN 2016.

Map Projection:
NAD 1983 UTM Zone 17N;
Western Hemisphere; Vertical Datum: NGVD 29

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA

National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

MONROE COUNTY, FLORIDA
and Incorporated Areas

PANEL 1531 OF 1585

Panel Contains:

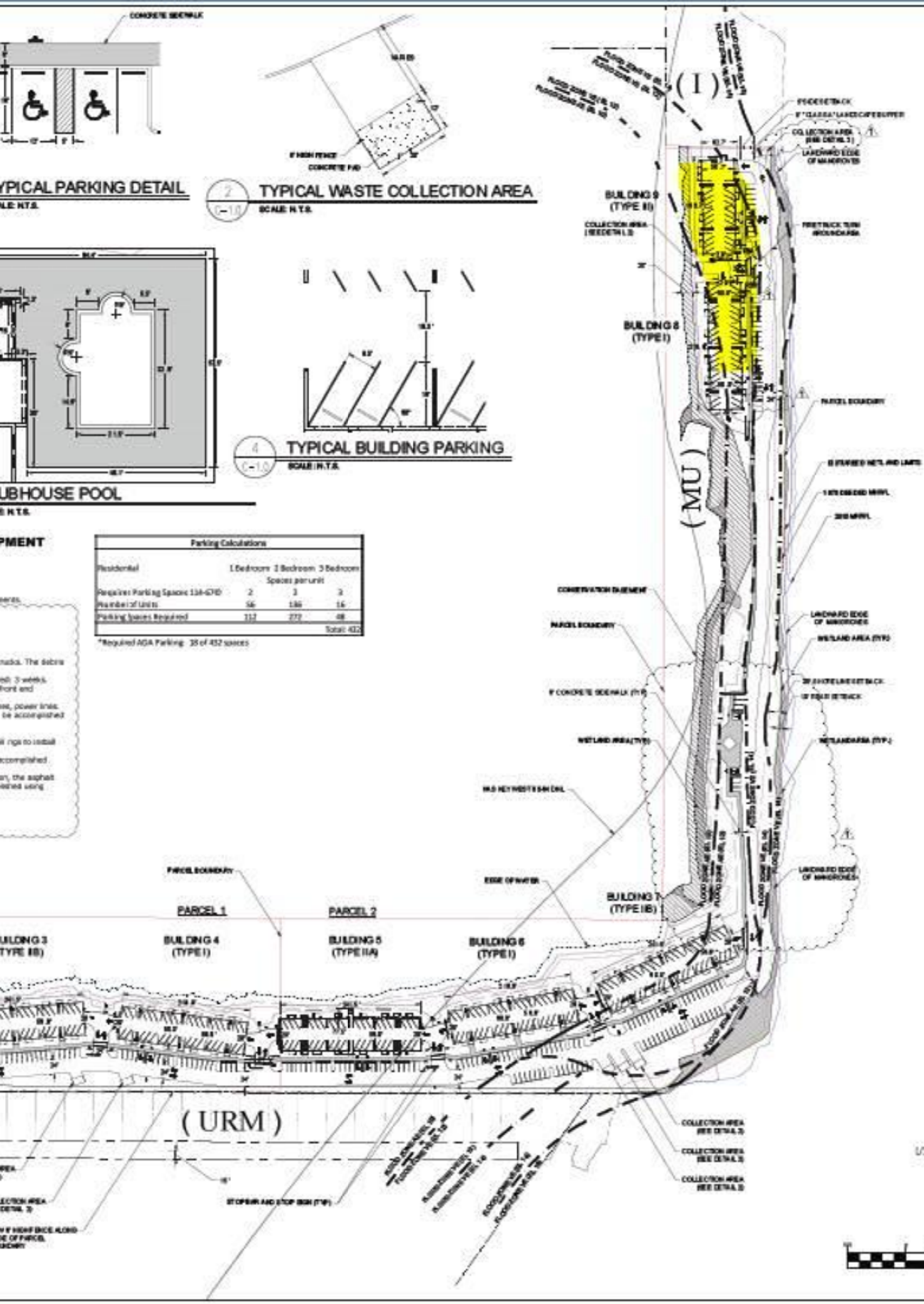
COMMUNITY	NUMBER	PANEL	SUFFIX
MONROE COUNTY	125129	1531	K

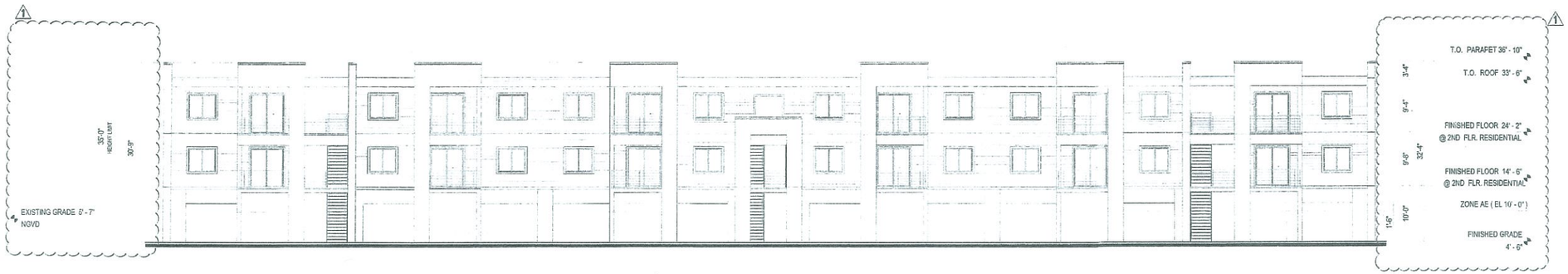
REVISED TO REFLECT LOMR EFFECTIVE: February 8, 2018

VERSION NUMBER
2.1.3.0

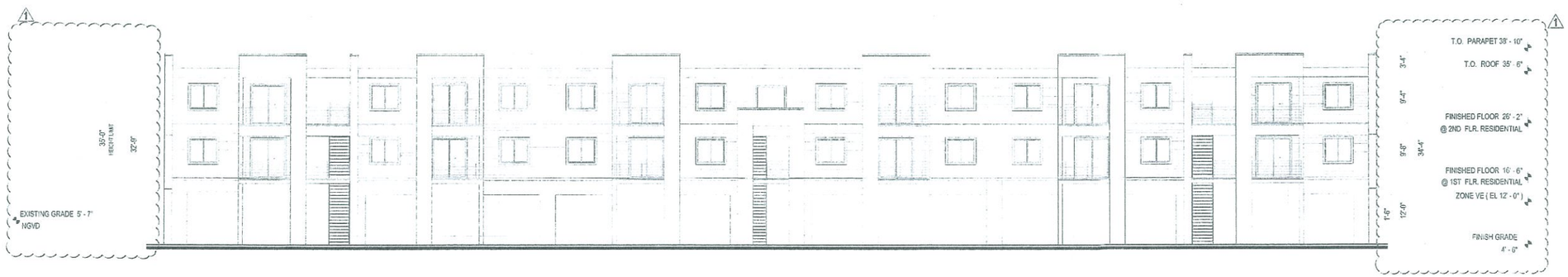
MAP NUMBER
12087C1531K

MAP REVISED
FEBRUARY 18, 2005

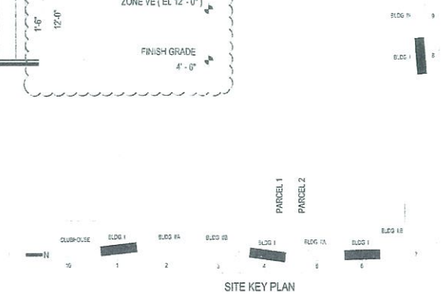

CONCRETE SIDEWALK
6' HIGH FENCE
CONCRETE PAD
YPICAL PARKING DETAIL
TYPICAL WASTE COLLECTION AREA
SCALE: N.T.S.
TYPICAL BUILDING PARKING
SCALE: N.T.S.
UB HOUSE POOL
PMENT
Parking Calculations
Residential
1 Bedroom
2 Bedroom
3 Bedroom
Spaces per unit
Required Parking Spaces 1.5/1.6/2.0
Number of Units
Parking Spaces Required
Total: 432
*Required ADA Parking: 18 of 432 spaces
BUILDING 9 (TYPE II)
BUILDING 8 (TYPE I)
BUILDING 7 (TYPE IIB)
BUILDING 6 (TYPE I)
BUILDING 5 (TYPE IIA)
BUILDING 4 (TYPE I)
BUILDING 3 (TYPE IIB)
PARCEL 1
PARCEL 2
PARCEL BOUNDARY
EDGE OF WATER
CONSERVATION EASEMENT
WETLAND AREA (TYP.)
LANDWARD EDGE OF MANGROVES
COLLECTION AREA (SEE DETAIL 3)
STOP SIGN AND STOP BAR (TYP.)
(I)
(MU)
(URM)
GRAPHIC SC



C1 BUILDING TYPE I (BLDG. 1, 4 & 6) @ FLOOD ZONE AE (EL10)
SCALE: 1" = 10'-0"



A1 BUILDING TYPE I (BLDG. 8) @ FLOOD ZONE VE (EL12)
SCALE: 1" = 10'-0"



SITE KEY PLAN

RECEIVED
2016-215
NOV 22 2017
2017-083
MONROE CO. PLANNING DEPT.

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-0004 www.pqh.com

STATE OF FLORIDA
RICARDO E. QUINONES
REGISTERED ARCHITECT
9765
RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS
	11.8.2017	

JOB NO: 17003
DATE: 06.30.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY, FL

BUILDING ELEVATIONS
BLDG. TYPE I

SHEET ID:
BLDG. TYPE I
A1

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BUILDING TYPE III - RESIDENTIAL UNITS TABULATION, BLDG. # 9						
PARCEL 2 - TOTAL NUMBER OF BUILDING TYPE III = 21						
UNIT TYPE	NO. OF BEDROOMS	TOTAL UNITS 2ND FLR	TOTAL UNITS 3RD FLR	ACCESS. UNITS	UNIT COUNT PER BLDG.	TOTAL (1) ONE BUILDING
A1.1	1	2	2	-	4	8
B1	2	4	4	-	8	8
C2 (END UNIT)	3	1	4	-	8	8
C3 (END UNIT)	3	1	4	-	8	8
		8	8	-	6	16
TOTAL UNITS PER BUILDING 16						
PARCEL 2 - BUILDING TYPE III X I (QTY) = 16 UNITS						

NOTE:

PARKING SPACE LAYOUT IS DIAGRAMATIC. REFER TO CIVIL PLANS FOR PARKING STRIPING & WHEEL STOPS.

FLOOR PLAN LEGEND & SHEET NOTES

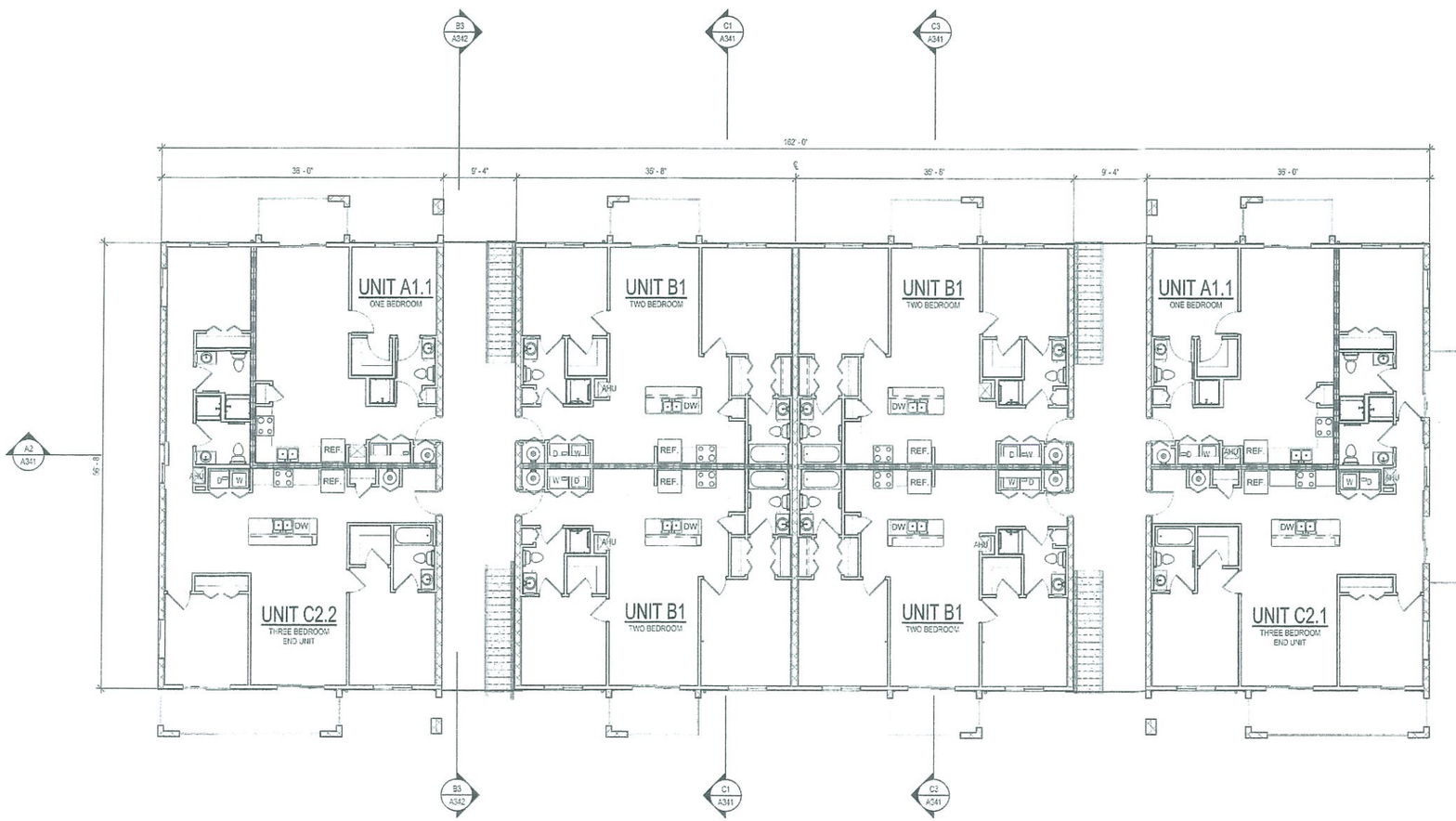
PARTITION LEGEND

- NON-RATED WALL SYSTEM
- 1-HOUR RATED WALL SYSTEM
- PRECAST OR C. I. P. CONCRETE WALL SYSTEM
- CONCRETE MASONRY UNIT WALL SYSTEM - 1 HR RATED

NOTE: REFER TO PARTITION TAGS ON PLANS AND PARTITION TYPE DETAILS

GENERAL SHEET NOTES

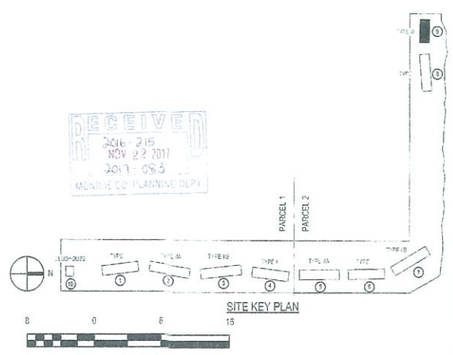
1. ALL EXTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD OR CONCRETE U.O.N.
2. ALL INTERIOR WALLS TO BE DIMENSIONED TO THE FACE OF STUD U.O.N.
3. ALL INTERIOR PARTITIONS SHALL BE TYPE "S4" U.O.N. SEE PARTITION TYPE DETAILS FOR MORE INFORMATION.
4. SEE ENLARGED PLANS FOR PARTITION TAGS NOT IDENTIFIED ON OVERALL FLOOR PLANS.
5. PROVIDE 5/8" WATER-RESISTANT GWB IN LIEU OF TYPICAL GWB AT ALL WET AREAS INCLUDING, BUT NOT LIMITED TO:
   - A. BATHROOMS
   - B. SHOWER AREAS
6. ALL MIRRORS TO BE CLIPPED & GLUED.
7. PROVIDE P.T. WOOD BLOCKING OR SHEET METAL AT LOCATIONS OF GRAB BARS AND CABINETS



A1 OVERALL 2ND. RESIDENTIAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

* = BUILDING NUMBER
PARCEL 2 BLDG. NO. 9

BUILDING / FLOOD ZONE SUMMARY	
BUILDING NO. 9	FLOOD ZONE VE (EL 14)



SITE KEY PLAN
SCALE: 1/8" = 1'-0"

RECEIVED
2017 315
NOV 22 2017
08:5
MUNICIPAL PLANNING DEPT.

PQH GROUP
ARCHITECTURE-INTERIORS
DESIGN-BUILD SERVICES
4141 Southpoint Drive East
Jacksonville, Florida 32216
(904) 224-6887 www.pqh.com

STATE OF FLORIDA · RICARDO E. QUINONES · 9765 · REGISTERED ARCHITECT

RICARDO E. QUINONES, AIA

MARK	DATE	DESCRIPTION
1	11.08.2017	REVISION PER STAFF REPORT COMMENTS

JOB NO: 17003
DATE: 07.14.2017
DRAWN BY: Author
CHECKED BY: MHD
ACCEPTED BY: RQ
SIZE: ARCH D

THE QUARRY APARTMENTS
BIG COPPITT KEY
BIG COPPITT KEY, FL

60% CD SUBMITTAL

OVERALL 2ND RESIDENTIAL FLOOR PLAN - BLDG. TYPE III

SHEET ID:
BLDG. TYPE III
AD102

11/9/2017 3:34:32 PM C:\Users\jgonsar\Documents\REVIT - Local - RQ\817.2\M3_QUARRY APTS_ARCH_BLDG III_CENTRAL_817_jgonsar@pqh.com.rvt

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MR ED HANDITE TO
SPEAK IN MY BEHALF!

2/18/2018

Harold Ross Bloodworth
3 Snapper Ave
Key Largo, FL 33037

(1) MAJOR Buffer Zone Residential property Line to 7.5 FT INTO UNNAMED ALLEY WAY FOR MINIMUM Reduction of NOISE 6 FT TALL FOR PRIVACY

(2) NO AMBULANCE! STATION OR STORAGE OR RESIDENCE!

(3) County to Remove or Applicant to Remove BAD Rubber tree limbs INTO UNNAMED ALLEY

(4) NO RIGHT OF WAY ACCESS BEHIND K L W T D OFFICES & Harold R Bloodworths Property MUST HAVE Vegetation Buffer!

(1)(2)&(4) NOT NOT NEGOTIONABLE

Harold Ross Bloodworth
Jill Kim Bloodworth
3 Snapper Ave
Key Largo, FL 33037
305-522-5400 cell call Any time!

Good morning Commissioners,

I am Dottie Moses, 1 Harbor Dr, Key Largo. I am speaking for myself this morning.

While it is important to provide affordable housing for our community, I think we should be careful to follow our Comp Plan and Land Development Regulations as we do so. I am not opposed to affordable housing projects but I have two concerns as it relates to this project. These concerns are not addressed in the back up documents.

My number one concern is - According to the Quarry Partners, LLC site map and the Letter of Map Revision from FEMA,- buildings 8 and 9 of this project are located within a V-zone.

The flood zones on the property were changed but the Letter of Map Revision from FEMA which revised the flood maps for the property still shows a section within the VE12 and VE 14 flood zone. The Quarry Partners site plan shows 40 AH ROGO units within those zones.

According to the site plans, building 8 - with 24 units - is in a VE12 flood zone and building 9 - with 16 units -is in a VE14 zone.

This is concerning because **Policy 601.1.5** of the Monroe County Comp Plan states:.

If Monroe County funding is to be used for any affordable housing project

3. Sites **located within V-Zones**, on offshore islands, **or within CBRS units shall** be avoided.

Monroe County's Land Development Regulation **Sec. 138.24 (c) (3)** states: No affordable housing allocation shall be awarded to applicants located within a V-zone

According to the Development Agreement, Monroe County is contributing $950,000 towards the construction costs of the road, waiving $615,519.32 impact and permit fees, and paying $936,000 towards wastewater capacity reservation fees. This equates to over $2.5 million in county funding. (see Section K and N of the DA below)

So it seems Monroe county is funding an affordable housing project that is located within a V zone in apparent violation of our Comp Plan. I could find nothing in the back up that addressed this.

It has been suggested - that because these buildings in the V-zones where awarded through Key West BPAS (what we call ROGO) allocations by way of a 380 agreement, they are somehow exempt from our regulations but **Section 139-1** of our Land Development Regulations states: "The BOCC may authorize interlocal agreements between the County and the cities for the purpose of sharing affordable housing allocations." But then it goes on to say that "All allocations made available to a jurisdiction must meet the applicable affordable housing requirements of the receiving jurisdiction's land development regulations and affordable housing ordinances."

I think that makes it clear that Key West ROGOs don't get a pass from our county regulations.

My second concern is - Has a determination been made as to whether this property is within a Coastal Barrier Resource System unit?

According to the FEMA flood maps, a good section of this project lies within a CBRS or Coastal Barrier Resource System unit (FL-47P and/or FL-55)

Monroe County 's Comp Plan and LDRs discourage and prohibit new development in a CBRS unit.

Objective 102.7

Monroe County shall take actions to discourage new private development in areas designated as units of the Coastal Barrier Resources System (CBRS).

Policy 102.7.2

Monroe County shall not create new access via new bridges, new causeways, new paved roads or new commercial marinas to or on units of the CBRS.

Policy 102.7.5

Monroe County shall discourage the extension of public facilities and services to undeveloped CBRS units

3. Monroe County policies discourage both private and public investment in CBRS units.

Policy 208.1.2

Monroe County shall continue to discourage new private development in undeveloped areas designated as units of the Coastal Barrier Resources System (CBRS).

Sec. 130-122. Coastal barrier resources system overlay district (CBRS).

(a) Federal purpose. The purpose of the federal Coastal Barrier Resources Act (CBRA) is to discourage further development in certain undeveloped portions of coastal barriers and remove the federal incentive to develop these areas. The federal law limits new federal expenditures and financial assistance, including flood insurance..

(b) The purpose of the County's Coastal Barrier Resources System overlay district is to implement the policies of the Comprehensive Plan by discouraging the extension and expansion of specific types of public facilities, including potable water, and/or electric services and/or telephone services to undeveloped lands designated as a system unit of the CBRS

And back to **Policy 601.1.5**

If Monroe County funding is to be used for any affordable housing project,

3. Sites **located within V-Zones**, …, **or within CBRS units shall** be avoided

There is nothing in the back up that addresses the CBRS status. The county is clearly helping to fund this project and the CBRS status has not been made known.

Section L of the Development Agreement under Site Plan Approval sates that "The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as part of a Major Conditional Use approval. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission."

I would ask that you consider my concerns as well as those of staff as you review this development to be sure it is consistent with all applicable codes before you make your final decision.

Thank You

Has a Compatibility Determination been provided by US Fish and Wildlife?

Excerpts from Development Agreement

I.Required Approvals. The following list of all development approvals and permits approved or needed to be approved for the redevelopment of the Property, as specified in this Agreement: Conditional Use Approval and building permits will be required for the development of the Property into 208 new, affordable residential dwelling units as permitted under Monroe County's Land Development Regulations. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code.

L. Site Plan Approval. Monroe County does hereby accept the Site Plan of the Property. The development shall be consistent with all applicable codes, including but not limited to the Monroe County Comprehensive Plan and Monroe County Code. Following a review of compliance with such codes, the final site plan must be approved by the Monroe County Planning Commission as part of a Major Conditional Use approval. The Planning Commission has final authority over the site plan and the site plan may be amended by the Planning Commission.

K. Ingress/Egress.
(iv) Monroe County does hereby agree to contribute up to $950,000.00 ("Road Funds") toward Quarry's actual construction costs of the (w) roadway and bridge improvements on the easement area granted pursuant to the Memorandum of Interdevelopment and Operating Agreement attached as Exhibit "F", (x) the Turn Lane Work, (y) road work 10 necessary to access/connect to the Calle Uno/Dos Access and (z) if applicable, the US 11 1 Easement directly to US 1 (collectively, the "Road Work"). The road necessary to 12 provide ingress and egress to the project to via Calle Uno & Calle Dos shall be constructed to County standards The Road Funds shall be disbursed to Quarry as follows (provided that in the event that Quarry has been unable to obtain the US 1 Easement despite its commercially reasonable efforts, the US 1 Easement shall not be included in the defined term "Road Work")

a. $316,666.00 prior to the commencement of the construction of the Road Work, provided that all applicable permits and approvals have been obtained;

b. $316,666.00 upon Monroe County's receipt of reasonable certification from the engineer of record that the Road Work is fifty percent (50%) complete; and

c. The amount remaining to complete the Road Work, up to $316,667.00, upon Monroe County's receipt of certification from the engineer of record that (i) the Road Work is complete, (ii) meets Monroe County standards and (iii) is ready for operation and dedication to Monroe County as a public road and acceptance by Monroe County. Upon such certification, Monroe County agrees to time accept conveyance of the Road Work.

N. Impact Fee Waiver and Building Permit and Wastewater Capacity Fees. Per Section 126- 11 4(h)(6) of the Monroe County Code, all impact fees are hereby waived by Monroe County. Quarry requested that Monroe County waive $615,519.32 in building permit fees in a separate item scheduled for consideration on the same date as this Agreement, and Monroe County approved such waiver. Monroe County also agrees to apply $936,000 in Monroe County Land Authority funds, if legally permissible, to be paid towards the wastewater capacity reservation fees for the Big Coppitt Wastewater Treatment Plant, and if said use of Monroe County Land Authority funds is not permissible at the time payment is due, Monroe County agrees to pay same amount out of another lawfully available source of funds including but not limited to Monroe County's general fund.

From: Louise Casella [mailto:LCasella@FAMILYDOLLAR.com]
Sent: Monday, February 19, 2018 9:10 AM
To: rains-devin
Subject: FW: Staff Report

Good morning, Devin,

I am confirming that the April 24 Planning Commission meeting works for our representative. Thank you.

Louise Casella

Family Dollar

License Specialist

704-814-5541

From: rains-devin [mailto:Rains-Devin@MonroeCounty-FL.Gov]
Sent: Wednesday, February 14, 2018 12:03 PM
To: Louise Casella; Aguila-Ilze; Bond-Kevin
Cc: Santamaria-Mayte
Subject: RE: Staff Report

Louise.

I appreciate your consideration. Thank you for providing me with the update.

Sincerely,

Devin L. Rains

Principal Planner

Monroe County Planning and Environmental Resources Department

Murray Nelson Government & Cultural Center

102050 Overseas Highway

Key Largo, FL 33037

P: 305-453-8795

www.monroecounty-fl.gov

From: Louise Casella [mailto:LCasella@FAMILYDOLLAR.com]
Sent: Wednesday, February 14, 2018 12:00 PM
To: rains-devin; Aguila-Ilze; Bond-Kevin
Cc: Santamaria-Mayte
Subject: RE: Staff Report

Mr. Rains,

I have reached out to our representative to confirm that the date works for her. I'm waiting to hear back. I will update you as soon as I find out. Thanks.

--Louise

From: rains-devin [mailto:Rains-Devin@MonroeCounty-FL.Gov]
Sent: Tuesday, February 13, 2018 2:17 PM
To: Aguila-Ilze; Louise Casella; Bond-Kevin
Cc: Santamaria-Mayte
Subject: RE: Staff Report

Ms. Casella,

Thank you for providing Ilze with the information regarding your request for continuance. Upon review of the upcoming agendas, the Planning Department is requesting to continue your item to the April 24 Planning Commission hearing date. We appreciate your consideration in this matter. Please review and provide confirmation via e-mail.

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

Thank you again for your consideration,

Devin L. Rains

Principal Planner

Monroe County Planning and Environmental Resources Department

Murray Nelson Government & Cultural Center

102050 Overseas Highway

Key Largo, FL 33037

P: 305-453-8795

www.monroecounty-fl.gov