

Agenda

PLANNING COMMISSION
MONROE COUNTY
October 7, 2009
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL
MONROE COUNTY, FL

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

Randy Wall, Chairman
Denise Werling
Jeb Hale
Jim Cameron
Elizabeth Lustberg

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Joe Haberman, Principal Planner
Debby Tedesco, Planning Commission Coordinator

-
COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-
SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-
SWEARING OF COUNTY STAFF

-
APPROVAL OF MINUTES

CHANGES TO THE AGENDA

-
-
-
-
-
-

MEETING

Continued item:

1. An Ordinance Of The Monroe County Board Of County Commissioners Amending Section 102-21 of the Monroe County code; updating the qualifications and duties of the Director of Planning; eliminating specific job descriptions for other positions; amending the duties of the Development Review Committee; deleting obsolete provisions; placing the duties of the building official in one location in Chapter 6 of the Monroe County code; providing for severability; providing for repeal of conflicting provisions; providing for codification; providing for an effective date.

[29077 SR PC 10.07.09.PDF](#)

New Item:

2. Circle K, 1190 Overseas Highway (US 1), Big Coppitt Key, Mile Marker 11: A request for approval of an amendment to a major conditional use permit in order to redevelop the existing gas station and convenience store by removing the three (3) existing fuel pumps with two (2) dispensers per pump; constructing five (5) new fuel pumps with two (2) dispensers per pump; demolishing the existing canopy; constructing a new canopy; improving the existing convenience store building; and carrying out associated site improvements. The subject property is legally described as Tracts B and C, Porpoise Point Section Two (PB5-111), Big Coppitt Key, Monroe County, Florida, having real estate numbers 00154890.000000 and 00154880.000000.

[29066 FILE.pdf](#)

[29066 COMBINED Plans Recvd 8.28.09.pdf](#)

[29066 SR PC 10.07.09.pdf](#)

BOARD DISCUSSION

-
GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT





MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources
Susan Grimsley, Assistant County Attorney

From: Joseph Haberman, AICP, Principal Planner

Date: September 25, 2009

Subject: *Proposed Ordinance to the Board of County Commissioners to amend Section 102-21 of the Monroe County Code, Department of planning and to amend Section 6-55, Building Department*

Meeting: October 7, 2009 (continued from September 23, 2009)

1
2 I REQUEST
3

4 The Planning & Environmental Resources Department is proposing amendments to the text
5 of §102-21 and §6-55 of the Monroe County Code.
6

7 II RELEVANT PRIOR COUNTY ACTIONS:
8

9 The proposed text amendments were reviewed at the August 18, 2009 meeting of the
10 Development Review Committee. Several revisions to the proposed text amendments were
11 discussed and applied at that time.
12

13 III BACKGROUND INFORMATION
14

15 The Board of County Commissioners (BOCC) directed staff to change the requirements for
16 the qualifications of the Planning Director.
17

18 IV REVIEW
19

20 The current text within the Land Development Code describing the job qualifications and
21 functioning of the Planning & Environmental Resources Department is outdated.
22

23 It is apparent that the current regulations for the 'department of planning' were to apply to the
24 entire division now known as the 'growth management division'. Therefore, current
25 responsibilities of the department of planning need to be updated so that they do not include the
26 responsibilities of the growth management division. Therefore, staff is recommending that
27 §102-21(a) be amended to clarify that the department of planning does not oversee or
28 otherwise include the building department and the code enforcement department. In addition,

1 there are currently no divisions formally known as capital improvements planning and land use
2 planning.

3
4 Concerning the director of planning position, the duties of personnel are prescribed by job
5 descriptions as approved by the Human Resources Department. Therefore, following BOCC
6 guidance, staff is recommending the removal of the stated qualifications from the §102-21(b).
7 This will provide the county administrator and the BOCC with more flexibility when hiring a
8 director of planning. In addition, staff modified the responsibilities of the director of planning
9 to reflect current practice.

10
11 Concerning the development review coordinator position, the position of development review
12 coordinator has been eliminated in the Planning & Environmental Resources Department. All
13 responsibilities of the position have been assumed by the Director of Planning the Principal
14 Current Planner. Therefore, staff is recommending that §102-21(c) be deleted.

15
16 Concerning the Development Review Committee, the composition of the committee should
17 vary depending on the type of application being considered. Furthermore, the responsibilities
18 of the committee should be amended to reflect current practice. Therefore, staff is
19 recommending several changes to §102-21(d) [to be renumbered §102-21(c)].

20
21 Concerning, the Building Official position, his or her qualifications are not appropriate in Land
22 Development Code as they are already addressed in the more appropriate section, §6-55,
23 Building Department. Therefore, staff is recommending that the current §102-21(e) be deleted
24 and the responsibilities of the building official described in that section be relocated to §6-
25 55(c).

26
27 Concerning the Division of capital improvements planning and Land use planning division,
28 these divisions do not formally exist and their intended responsibilities have been assumed by
29 the planning department. Therefore, staff is recommended that §102-21(f) and §102-21(g) be
30 deleted.

31
32 Concerning the Environmental resources division, this division has been merged with the
33 planning department to form what is currently known as the Planning & Environmental
34 Resources Department. Therefore, staff is recommended that §102-21(h) be deleted.

35
36 Therefore, Staff recommends the following changes (deletions are ~~stricken through~~ and
37 additions are underlined):

38
39 **Sec. 102-21. Department of planning.**

40
41 (a) Duties; composition. The department of planning shall perform the planning
42 functions for the county and shall provide technical support and guidance for
43 action on applications for development approval and shall perform such other
44 functions as may be requested by the board of county commissioners or the
45 planning commission. ~~The department of planning shall be composed of a~~
46 ~~building division, development review division, division of capital improvements~~

1 ~~planning, division of environmental resources, a division of land use planning and~~
2 ~~a division of code enforcement.~~

3
4 (b) Director of planning.

5 (1) Creation and appointment. ~~The director of planning shall be the~~
6 ~~department head of the department of planning and shall be selected by the~~
7 ~~county administrator and confirmed by the board of county~~
8 ~~commissioners.~~ There shall be a director of planning selected and
9 approved by the appropriate division director and the county
10 administrator, and the board of county commissioners if required.

11 (2) Jurisdiction, authority and duties. In addition to the jurisdiction,
12 authority and duties that may be conferred upon the director of planning
13 by other provisions of this Code, the director of planning shall have the
14 following jurisdiction, authority and duties:

15 a. To serve as staff to the planning commission and to inform
16 such body of all facts and information at his disposal with respect
17 to applications for development approval or any other matters
18 brought before it;

19 b. To assist the planning commission in the review of the plan,
20 including the capital improvements program, these regulations and
21 proposed amendments thereto;

22 c. To maintain the official land use district map and to make ~~an~~
23 ~~annual~~ a presentation of the map to the board of county
24 commissioners for certification when the land use map is updated;

25 d. To maintain development review files and other public records
26 related to the department's affairs;

27 e. To review, or cause to be reviewed, all applications for major
28 conditional use permits and plat approvals;

29 f. To review and approve, approve with conditions, or deny all
30 applications or disapprove applications for minor conditional use
31 permits;

32 g. To recommend amendments to the plan and this chapter;

33 h. To render interpretations of the plan, this chapter or the
34 boundaries of the official land use district map and future land use
35 map;

36 i. To evaluate and act upon claims of nonconforming uses and
37 structures;

38 j. To work to coordinate all local, regional, state and federal
39 environmental and other land development permitting processes
40 affecting development in the county;

41 k. To plan for and evaluate all transportation improvements for
42 the county, and coordinate such activities with the Florida
43 Department of Transportation;

44 l. To issue certificates of compliance and sign pre-application
45 conference letters of understanding in accordance with the
46 procedures set forth in the plan;

1 ~~m. To enforce any provision of this chapter or any other provision~~
2 ~~of this Code;~~

3 ~~n. m. To establish such rules of procedure necessary for the~~
4 ~~administration of his responsibilities under the plan; and~~

5 ~~e. n. Whenever requested to do so by the county administrator or~~
6 ~~the board of county commissioners, with the assistance of other~~
7 ~~county departments, to conduct or cause to be conducted surveys,~~
8 ~~investigations and studies, and to prepare or cause to be prepared~~
9 ~~such reports, maps, photographs, charts and exhibits as may be~~
10 ~~requested.~~

11 ~~(3) Minimum qualifications. The director of planning shall have the~~
12 ~~following minimum academic and professional qualifications:~~

13 ~~a. Master of urban or regional planning or public administration~~
14 ~~or comparable degree from an accredited university;~~

15 ~~b. Ten years' experience in public administration or land~~
16 ~~planning; and~~

17 ~~c. Five years of supervisory experience.~~

18
19 ~~(c) Development review coordinator.~~

20 ~~(1) Creation and appointment. The development review coordinator shall~~
21 ~~be a member of the department of planning and report to the county~~
22 ~~administrator through the director.~~

23 ~~(2) Minimum qualifications. The development review coordinator shall~~
24 ~~have the following minimum academic and professional qualifications:~~

25 ~~a. Master of urban and regional planning or public administration~~
26 ~~or comparable degree from an accredited university;~~

27 ~~b. Three years' experience in planning or zoning, including site~~
28 ~~plan review; and~~

29 ~~c. Minimum one year of supervisory experience.~~

30 ~~(3) Duties. The development review coordinator shall have the following~~
31 ~~duties:~~

32 ~~a. To act as an ombudsman to applicants for development~~
33 ~~approval by facilitating and, to the extent possible, expediting,~~
34 ~~compliance with the requirements of these regulations;~~

35 ~~b. To serve as chair of the development review committee and to~~
36 ~~prepare for the director of planning's signature all preapplication~~
37 ~~conference letters of understanding;~~

38 ~~c. To work with regional, state and federal permitting agencies;~~

39 ~~d. To determine the completeness of applications for conditional~~
40 ~~use and plat approval;~~

41 ~~e. To cause publication of notice of hearings on conditional use or~~
42 ~~plat approval applications;~~

43 ~~f. To issue conditional use permits after approval by decision-~~
44 ~~making bodies; and~~

45 ~~g. To deliver final plats to the county clerk for recording after~~
46 ~~approval.~~

1
2 (d) ~~(c)~~ Development review committee.

3 (1) Creation and composition. As required for the items being reviewed.
4 The development review committee shall be composed of the director
5 of planning or his or her designee and the planner in charge of the
6 particular item being considered, and depending on the application being
7 reviewed, may also include the development review coordinator, the
8 directors ~~representatives~~ of the county's public works department ~~division~~
9 personnel, health department personnel, engineering personnel, the
10 building official or his or her designee, ~~the~~ a county biologist and any
11 other county employee or official designated by the county administrator
12 or the planning director. The development review committee also may
13 ~~should~~ include representatives of each local, regional, state or federal
14 agency that has entered into an intergovernmental agreement with the
15 county for coordinated development review when appropriate. A
16 representative of the department of community affairs shall serve as an ex
17 officio member of the development review committee as long as the
18 county is located within an area of critical state concern.

19 (2) Duties. The development review committee shall have the following
20 duties:

21 a. To meet at least ~~twice~~ once a month to consider such business
22 as is prescribed by this article including:

23 ~~1. Meeting with any developer at a preapplication~~
24 ~~conference when requested or required pursuant to the~~
25 ~~provisions of this chapter;~~

26 ~~2. 1. Reviewing all applications for development approval~~
27 ~~as set forth in the code, and reporting its recommendations~~
28 ~~to the planning commission, the board of county~~
29 ~~commissioners and the planning director; and~~

30 ~~3. 2. Reviewing all applications for amendments to the~~
31 ~~plan.~~

32 b. To maintain such minutes and records as are required by state
33 law.

34 c. Any action reviewing a permit application shall not preclude
35 the applicant's right to be present when his project is discussed
36 before this body.

37 d. Comments shall be made on the items before the development
38 review committee and shall be given to the director of planning
39 and the applicant.

40 e. Comments by members not in the department of planning may
41 be in writing and delivered to the development review committee,
42 the director of planning, and communicated to the applicant.

43
44 (e) ~~Building official.~~

1 ~~(1) Creation and appointment. The building official shall be selected by~~
2 ~~the director of planning and report to the county administrator through the~~
3 ~~director.~~

4 ~~(2) Jurisdiction, authority and duties. In addition to the jurisdiction,~~
5 ~~authority and duties that may be conferred on the building official by other~~
6 ~~provisions of this Code, the building official shall have the following~~
7 ~~jurisdiction, authority and duties:~~

8 ~~a. To issue and revoke building permits in accordance with the~~
9 ~~procedures of this chapter;~~

10 ~~b. To issue and revoke certificates of occupancy in accordance~~
11 ~~with the procedures of this chapter;~~

12 ~~c. To serve on the development review committee;~~

13 ~~d. To enforce the provisions of this chapter;~~

14 ~~e. To determine the extent of damage or destruction of~~
15 ~~nonconforming uses and structures, in cooperation with the~~
16 ~~director of planning;~~

17 ~~f. To review building permit applications for repair within areas~~
18 ~~of special flood hazard to determine that the proposed repair~~
19 ~~satisfies the requirements of the floodplain management provisions~~
20 ~~of this chapter;~~

21 ~~g. To review building permit applications for new construction or~~
22 ~~substantial improvement within areas of special flood hazard to~~
23 ~~ensure that the proposed construction (including prefabricated and~~
24 ~~mobile homes) satisfies the floodplain management requirements~~
25 ~~of this chapter;~~

26 ~~h. To advise permittees that additional federal or state permits~~
27 ~~may be required, and if specific federal or state permits are known~~
28 ~~to have been issued, to require that copies of such permits be~~
29 ~~obtained and provided and maintained on file with the building~~
30 ~~permit application;~~

31 ~~i. To notify adjacent communities and the Florida Department of~~
32 ~~Community Affairs prior to any alteration or relocation of a~~
33 ~~watercourse, and to submit evidence of such notification to the~~
34 ~~Federal Emergency Management Agency;~~

35 ~~j. To ensure that maintenance is provided within the altered or~~
36 ~~relocated portion of a watercourse so that the flood-carrying~~
37 ~~capacity is not diminished;~~

38 ~~k. To verify and record the actual elevation (in relation to mean~~
39 ~~sea level) of the lowest floor (including basement) of all new or~~
40 ~~substantially improved structures;~~

41 ~~l. To verify and record the actual elevation (in relation to mean~~
42 ~~sea level) to which the new or substantially improved structures~~
43 ~~have been floodproofed;~~

44 ~~m. In coastal high hazard areas, to review certifications obtained~~
45 ~~from registered professional engineers or architects that the~~
46 ~~structure is securely anchored to adequately anchored pilings or~~

1 columns in order to withstand velocity waters and hurricane wave
2 wash;

3 n. ~~To make interpretations, as needed, as to the exact location of~~
4 ~~boundaries of the areas of special flood hazard;~~

5 o. ~~When base flood elevation data has not been provided in~~
6 ~~accordance with chapter 122, to obtain, review and reasonably use~~
7 ~~any base flood elevation data available from a federal, state or~~
8 ~~other source in order to administer the floodplain management~~
9 ~~provisions of this chapter; and~~

10 p. ~~To provide the board of county commissioners and the~~
11 ~~planning commission with reports and recommendations with~~
12 ~~respect to matters before such bodies, as directed by the board of~~
13 ~~county commissioners, planning director, or the county~~
14 ~~administrator.~~

15
16 ~~(f) Division of capital improvements planning. The capital improvements~~
17 ~~planning coordinator shall be responsible for current and long range~~
18 ~~transportation and other capital improvements planning and shall be the county's~~
19 ~~designated liaison with the Florida Department of Transportation. The coordinator~~
20 ~~shall monitor the county's transportation system, prepare an annual report and~~
21 ~~capital improvements plan for the county and work with the department of public~~
22 ~~works and other county departments to implement the county's capital~~
23 ~~improvements plan.~~

24
25 ~~(g) Land use planning division. There shall be a land use planning coordinator~~
26 ~~who shall be responsible for the land use planning function of the department of~~
27 ~~planning, including preparation of updates of data and land use maps, annual~~
28 ~~reporting on land use trends and patterns and long range planning. The~~
29 ~~coordinator shall prepare an annual report on the county's comprehensive plan for~~
30 ~~the director of planning.~~

31
32 ~~(h) Environmental resources division. There shall be an environmental resources~~
33 ~~coordinator who shall be responsible for the environmental resources planning of~~
34 ~~the county and serve as the county biologist. In addition to the division's planning~~
35 ~~functions and the duties performed by the county biologist, the director of~~
36 ~~planning may delegate to the division responsibility for review of environmental~~
37 ~~aspects of development permitting and coordinating interagency (state and~~
38 ~~federal) permitting.~~

39
40 **Sec. 6-55. Building department.**

41
42 (a) *Organization and administration.* There is hereby established a department
43 called the building department headed by the building official. Upon
44 recommendation of the county administrator, the department shall be assigned to
45 the division of county government that the board of county commissioners

1 determines appropriate. The county administrator with the approval of the board
2 of county commissioners shall designate the building official.

3
4 (b) *Employee qualifications.* The building official shall be licensed as a building
5 code administrator by the state. All appointed or hired inspectors and plan
6 examiners shall meet the qualifications for licensing in the appropriate trade as
7 established by the state.

8
9 (c) *Building official authority and duties.* The building official shall have
10 authority to administer, interpret, and enforce provisions of the Florida Building
11 Code, flood plain management regulations, and this chapter. Such authority,
12 jurisdiction, and duties shall include the following:

13 (1) To process building permit applications and issue and revoke building
14 permits;

15 (2) To inspect sites, buildings and structures as required by this chapter,
16 the Florida Building Code and the Standard Unsafe Building Abatement
17 Code;

18 (3) To issue and revoke certificates of occupancy;

19 (4) To maintain building permit, financial, and other public records
20 related to the department's affairs;

21 (5) To establish such policies and procedures necessary for the
22 administration of his responsibilities under the Florida Building Code and
23 this chapter;

24 (6) To provide a recording secretary for the purpose of keeping the
25 board of adjustment and appeals;

26 (7) To be the official source to render interpretations of this chapter and
27 the Florida Building Code;

28 (8) To enforce provisions of the Florida Building Code and this chapter;

29 (9) To issue stop work orders; and

30 (10) To conduct all other such duties and responsibilities as are otherwise
31 required by this chapter.

32 (11) To determine the extent of damage or destruction of nonconforming
33 uses and structures, in cooperation with the director of planning;

34 (12) To review building permit applications for repair within areas of
35 special flood hazard to determine that the proposed repair satisfies the
36 requirements of the floodplain management provisions of the code;

37 (13) To review building permit applications for new construction or
38 substantial improvement within areas of special flood hazard to ensure that
39 the proposed construction (including prefabricated and mobile homes)
40 satisfies the floodplain management requirements of the code;

41 (14) To advise permittees that additional federal or state permits may be
42 required, and if specific federal or state permits are known to have been
43 issued, to require that copies of such permits be obtained and provided and
44 maintained on file with the building permit application;

45 (15) To notify adjacent communities and the Florida Department of
46 Community Affairs prior to any alteration or relocation of a watercourse.

- 1 and to submit evidence of such notification to the Federal Emergency
2 Management Agency;
3 (16) To ensure that maintenance is provided within the altered or
4 relocated portion of a watercourse so that the flood-carrying capacity is
5 not diminished;
6 (17) To verify and record the actual elevation (in relation to mean sea
7 level) of the lowest floor (including basement) of all new or substantially
8 improved structures;
9 (18) To verify and record the actual elevation (in relation to mean sea
10 level) to which the new or substantially improved structures have been
11 floodproofed;
12 (19) In coastal high-hazard areas, to review certifications obtained from
13 registered professional engineers or architects that the structure is securely
14 anchored to adequately anchored pilings or columns in order to withstand
15 velocity waters and hurricane wave wash;
16 (20) To make interpretations, as needed, as to the exact location of
17 boundaries of the areas of special flood hazard;
18 (21) When base flood elevation data has not been provided in accordance
19 with chapter 122, to obtain, review and reasonably use any base flood
20 elevation data available from a federal, state or other source in order to
21 administer the floodplain management provisions of the code; and
22 (22) To provide the board of county commissioners and the planning
23 commission with reports and recommendations with respect to matters
24 before such bodies, as directed by the board of county commissioners,
25 growth management division director or planning director, or the county
26 administrator.

27
28 Staff has found that the proposed text amendments would be consistent with the provisions of
29 §102-158(d)(5)(b): 1. Changed projections (e.g., regarding public service needs) from those
30 on which the text or boundary was based; 2. Changed assumptions (e.g., regarding
31 demographic trends); 3. Data errors, including errors in mapping, vegetative types and
32 natural features described in volume I of the plan; 4. New issues; 5. Recognition of a need for
33 additional detail or comprehensiveness; or 6. Data updates. Specifically, staff has found that
34 the proposed text amendments are necessary due to new issues and recognition of a need for
35 additional detail.

36
37 V RECOMMENDATION

38
39 Staff recommends that the Board of County Commissioners amend the Monroe
40 County Code as stated in the text of this staff report.

File #: **29066**

Agent Name: **Bob Webster**

Owner Name: **Circle K – Big Coppitt**

Type of Application: **Major - Amendment**

Key: **Big Coppitt**

RE #: **00154890-000000**

**Additional Information added to
File 29066**

County of Monroe
Growth Management Division

Planning Department
2798 Overseas Highway
Suite #410
Marathon, FL 33050
Voice: (305) 289-2500
FAX: (305) 289-2536



Board of County Commissioners
Mayor Charles "Sonny" McCoy, Dist. 3
Mayor Pro Tem, Mario Di Gennaro, Dist. 4
Commissioner George Neugent, Dist. 2
Commissioner Dixie M. Spehar, Dist. 1
Commissioner Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

Date: 6/30/09
Time: 11:30 am

Dear Applicant:

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

Amendment to a Major Cond. Use to the Monroe County Planning Department.
Project / Name

Thank you.

Shil Creech

Planning Staff

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1200344 Parcel ID: 00154890-000000

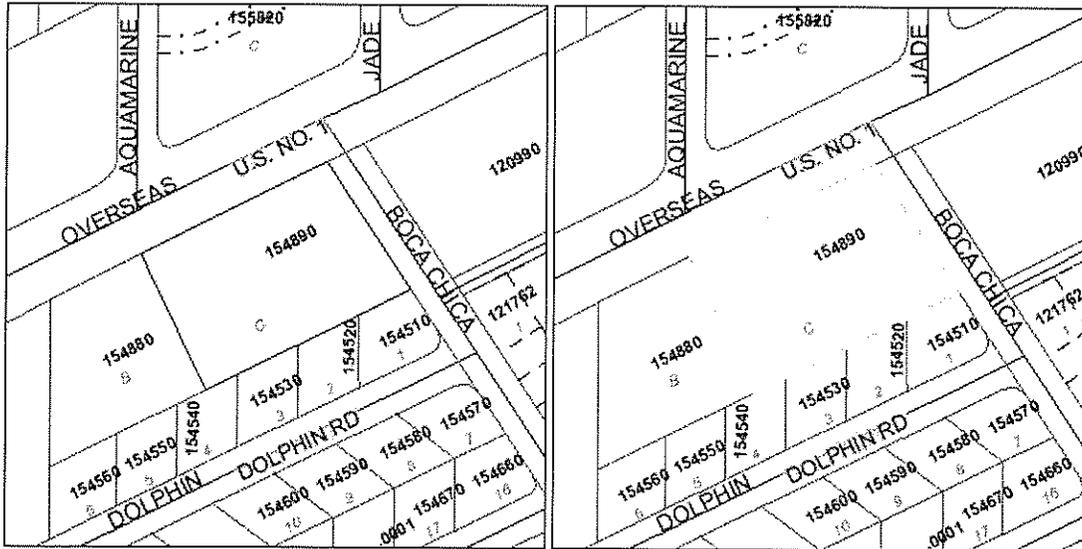
Ownership Details

Mailing Address:
 GUTY MICHAEL
 ATTN: PROPERTY TAX DEPT
 PO BOX 52085 DC-17
 PHOENIX, AZ 85072-2085

Property Details

PC Code: 26 - GAS STATION / CONVENIENCE STORE
 Millage Group: 100B
 Affordable Housing: No
 Section-Township-Range: 22-67-26
 Property Location: 1109 OVERSEAS HWY BIG COPPITT KEY
 Subdivision: PORPOISE POINT SEC 2
 Legal Description: PORPOISE POINT SECTION 2 BIG COPPITT KEY PB-5-111 TRACT C OR545-538 OR995-621/622(VE) OR1006-2497/98/JB

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
2600 - SERVICE STATION	0	0	1.12 AC

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2535
 Year Built: 1986

Building 1 Details

Building Type	Condition E	Quality Grade 400
Effective Age 15	Perimeter 208	Depreciation % 20
Year Built 1986	Special Arch 0	Grnd Floor Area 2,535
Functional Obs 0	Economic Obs 0	

Inclusions:

Roof Type
Heat 1
Heat Src 1

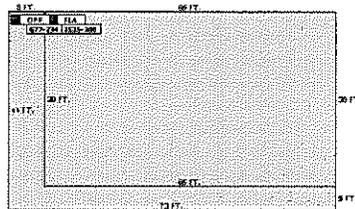
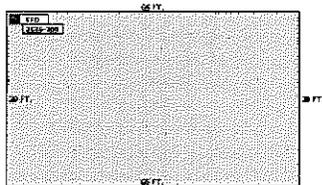
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 12

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1987					2,535
2	OPF		1	1987					677
3	EFD		1	1988					2,535

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	13,750 SF	110	125	1985	1986	2	50
4	CC2:COM CANOPY	1,584 SF	24	66	1997	1998	5	40
5	FN2:FENCES	315 SF	45	7	1997	1998	4	30
6	FN3:WROUGHT IRON	140 SF	20	7	1997	1998	3	60
7	PT3:PATIO	529 SF	23	23	1997	1998	2	50
8	CL2:CH LINK FENCE	2,700 SF	450	6	1996	1997	3	30
9	RW2:RETAINING WALL	606 SF	1	606	1985	1986	4	50

Appraiser Notes

CIRCLE K BUILDING & MISC ASSESSED TO TRACT B PRIOR TO 1988 TAX ROLL 2000-04-13 UPDATED THE MEASUREMENTS FOR THE CANOPY ND THE PT3-02 AND ADDED ONE KITCHEN AND RW2-04 FOR THE Y2K TAX ROLL. DUG/SKI 2000-04-13 CHANGED THE LAND DATA FROM 10HC TO 10OH ALSO DUG/SKI 2002/6/7 SB, TPP AK: 1190 O/S HWY 8715510 - ALL STORE EQ 8924704 - ATM 8923317 - NUCO2 (LEASED EQ CIRCLE K #1707)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07104705	11/01/2007		3,500	Commercial	REPLACE AC 5 TON
	09100406	03/25/2009		25,000	Commercial	GAS TANKS-GROUND

1	98-1528	10/13/1998	01/01/2000	13,100	Commercial	REPLACE A/C
2	98-1995	12/07/1998	08/12/1998	5,000	Commercial	COMM.MISCELLANEOUS-
3	97-1232	09/29/1997	01/01/1998	3,800	Commercial	REPLACE A/C
4	00/4976	11/21/2000	01/01/2001	50,000	Commercial	REPAIR STAIRS

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
2008	339,194	110,410	1,139,063	1,588,667	1,588,667	0	1,588,667
2007	252,127	113,916	735,150	1,101,193	1,101,193	0	1,101,193
2006	252,127	117,531	735,150	1,104,808	1,104,808	0	1,104,808
2005	239,068	121,615	735,150	1,095,833	1,095,833	0	1,095,833
2004	239,059	125,277	294,060	658,396	658,396	0	658,396
2003	261,041	129,667	245,050	635,758	635,758	0	635,758
2002	261,041	133,326	171,535	565,902	565,902	0	565,902
2001	261,041	137,464	171,535	570,040	570,040	0	570,040
2000	261,041	56,896	171,535	489,472	489,472	0	489,472
1999	259,893	30,576	196,040	486,509	486,509	0	486,509
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1985	0	0	41,152	41,152	41,152	0	41,152
1984	0	0	41,152	41,152	41,152	0	41,152
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Monroe County Property Appraiser
Ervin A. Higgs, CFA
P.O. Box 1176
Key West, FL 33041-1176

End of Additional Information
File 29066

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Request for a Major Conditional Use Permit / Amendment to 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

Technology Fee: \$20.00

Date of Submittal: 06 / 15 / 09
Month Day Year

Property Owner:

CIRCLE K
Name

12911 N. TELECOM PARKWAY
Mailing Address (Street, City, State, Zip Code)
TAMPA, FL 33631

813-910-6876 CARLOS CASTILLO
Daytime Phone

CCASTILLO@CIRCLEK.COM
Email Address

Agent (if applicable):

BOB WEBSTER MDM SERVICES
Name

1412 SW 34TH AVE DEERFIELD BCH FL
Mailing Address (Street, City, State, Zip Code) 33442

954-427-3076 x103
Daytime Phone

BOB.WEBSTER@MDMSERVICES.COM
Email Address

Legal Description of Property:

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

Block	Lot	Subdivision	Key
<u>00154890-000000</u>		<u>OROVERSE POINT SEC 2</u>	<u>BIG COPPIT</u>
Real Estate (RE) Number		Alternate Key Number	
<u>1109 OVERSEAS HWY.</u>		<u>11</u>	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	
<u>BIG COPPIT KEY, FL</u>			

APPLICATION

Land Use District Designation(s): SC
Present Land Use of the Property: SC - CONVENIENCE STORE / GAS STATION
Proposed Land Use of the Property: SC CONVENIENCE STORE / GAS STATION
Total Land Area: 1.12 AC

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

1 Total number of non-residential buildings
2535 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

_____ Total number of residential buildings
_____ Total number of permanent, market-rate units
_____ Total number of permanent, affordable / employee housing units
_____ Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

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

All of the following must be submitted in order to have a complete application submittal:
(Please check as you attach each required item to the application)

- Complete major conditional use permit application (unaltered and unbound);
- 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;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Written description of project;
- Environmental Designation Survey (prepared in accordance with Monroe County Code); *SEE SITE PLAN*
- Community Impact Statement (prepared in accordance with Monroe County Code);
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;

APPLICATION

- Boundary lines of site, including all property lines and mean high-water lines;
- Land use district of site and any adjacent land use districts;
- Flood zones pursuant to the Flood Insurance Rate Map(s);
- Locations and dimensions of all existing and proposed structures and drives;
- Type of ground cover (i.e. concrete, asphalt, grass, rock);
- Adjacent roadways;
- Setbacks as required by the land development regulations;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Calculations for open space ratios, floor area ratios, residential density and parking;
- Location and type of outdoor lighting;
- Extent and area of wetlands, open space areas and landscape areas;
- Location of solid waste storage;
- Location of sewage treatment facilities;
- Location of existing and proposed fire hydrants or fire wells;
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 16 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- Elevations for all proposed structures and for any existing structures to be modified – 16 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);
- Landscape Plan by a Florida registered landscape architect – 16 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). 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;
 - Locations and dimensions of all existing and proposed structures and drives;
 - 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);
- Conceptual Drainage Plan – 16 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas);
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;
- Letters 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;

APPLICATION

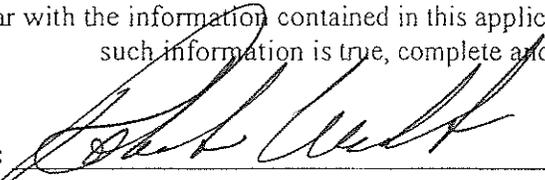
- Monroe County Health Department;
- Monroe County Solid Waste Management;
- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day;

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

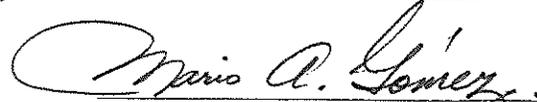
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Vegetation Survey or Habitat Evaluation Index** (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- Construction Phasing Plan**
- Additional Letters 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 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 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: 6/15/09

Sworn before me this 17 day of JUNE 2009.


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.

THIS LEASE, made as of the 1ST day of OCTOBER, 1985, by and between MICHAEL GUTY ("Lessor") and CIRCLE K GENERAL, INC., a Texas corporation ("Lessee")

WITNESSETH

1. Demised Premises.

IN CONSIDERATION of the rents, terms, covenants and agreements hereinafter set forth on the part of the Lessee to be paid, kept and performed, Lessor demises and leases to Lessee, and Lessee accepts and leases from Lessor, the land and the improvements presently situated thereon, in the County of MONROE, State of FLA., described in Exhibit "A" attached hereto, with all and singular the appurtenances, rights, interests, easements and privileges in any wise appertaining thereto (collectively the "Demised Premises"); subject, however, only to the matters set forth on Exhibit "B" attached hereto (the "Permitted Exceptions").

TO HAVE AND TO HOLD the demised Premises for and during the initial and renewal terms hereinafter described.

2. Term and Renewal Options.

(a) The initial term of this Lease shall be 2 1/2 years commencing OCT. 1, 1985, (the "commencement date") and, unless extended, ending at midnight on OCT. 1, 1987.

(b) Lessee shall have 2 separate options to renew the lease term. Each renewal term shall be for 5 years commencing immediately on the expiration of the prior term, and shall be on the same terms, covenants, conditions, provisions and agreements as in the Lease provided. To exercise any of such options, Lessee shall give written notice to Lessor prior to 90 days before the expiration of the then current Lease term, whether it be the initial term or a renewal term. Nothing herein contained shall be deemed to prevent Lessee from exercising any one or more of such options at one time.

3. Short Form of Memorandum of Lease.

At Lessee's request, Lessor shall execute and deliver promptly to Lessee a short form or memorandum of this Lease duly acknowledged and in recordable form setting forth, among other things, the names and addresses of the parties, a



re-let the Demised Premises or any part thereof in Lessor's name, for such term or terms and on such conditions as Lessor, in its reasonable discretion may determine, and may collect and receive the rentals therefor. In no event shall Lessee's obligation to pay the basic rent, Impositions, or other sums of money be accelerated, and Lessee's only obligation shall be to pay its obligations on a monthly basis, less the sums of money Lessor may receive from any other Person, party, or entity, and less the reasonable cost and expense to Lessor to put the Demised Premises in condition for the new tenant.

(e) Notwithstanding any provision of this Paragraph 15 to the contrary, so long as the obligations of Lessee are complied with and observed, including without limitation thereof, the payment of the basic rent, Impositions and other payments, by any person, party or entity, no default shall be deemed to have occurred under this Lease.

16. Alterations.

Lessee shall have the right, at any time and from time to time, at its own cost and expense, to make such changes, improvements, alterations and additions to the Demised Premises, erect such buildings and improvements thereon, and demolish any buildings, improvements, or structures that are now situated thereon or that may hereafter be erected as Lessee may desire. Lessor shall cooperate with Lessee, without expense to Lessor, in securing such permits as may be necessary to accomplish any of the work under the provisions of this Lease relating to such construction, alteration and demolition.

17. Condemnation.

(a) If the entire Demised Premises shall be taken by condemnation or the exercise of the right of eminent domain or by agreement between Lessor and those authorized to exercise such right for any public or quasi-public improvement or use, this Lease shall terminate on the date when title shall vest in the appropriate authority or, at Lessee's option, on the date when possession of the Demised Premises is required to be surrendered.

(b) If a portion of the Demised Premises or any building or improvements shall be so taken as to make same unusable in Lessee's opinion for the purpose to which the Demised Premises shall then be devoted; or there is a permanent deprivation of access to the Demised Premises from streets or highways abutting

40. Entire Agreement.

This Lease contains the entire agreement of the parties hereto with respect to the letting and hiring of the Demised Premises described above and this Lease may not be amended, modified, released, or discharged, in whole or in part, except by an instrument in writing signed by the parties hereto, their respective successors or assigns.

41. Rider.

A rider consisting of ~~ONE~~ page(s) with Paragraph(s) numbered consecutively from 41 through ~~is attached~~ hereto and made a part hereof.

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be duly executed as of the day and year first above written.

Michael G. G. (LESSOR)

CIRCLE K GENERAL (LESSEE)

WITNESSES
~~Attest:~~

Samela S. Ammons
Secretary
Vianna of Bailey

By Michael G. G.
V/P Real Estate

EXHIBIT "A"

Lessor: Michael Guty

Lessee: Circle K General, Inc.

LEGAL DESCRIPTION OF PROPERTY:

Tract C, Porpoise Point Section Two, recording to plot thereof as recorded in Plot Book 5, Page III, of the Public Records of Monroe County, Florida and as shown on Boundary and Topo Survey dated August 1985, by Ralph D. Denuzzio & Associates, Inc., Job 85-189, a copy of which is attached hereto.

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

Property Record View

Alternate Key: 1200344 Parcel ID: 00154890-000000

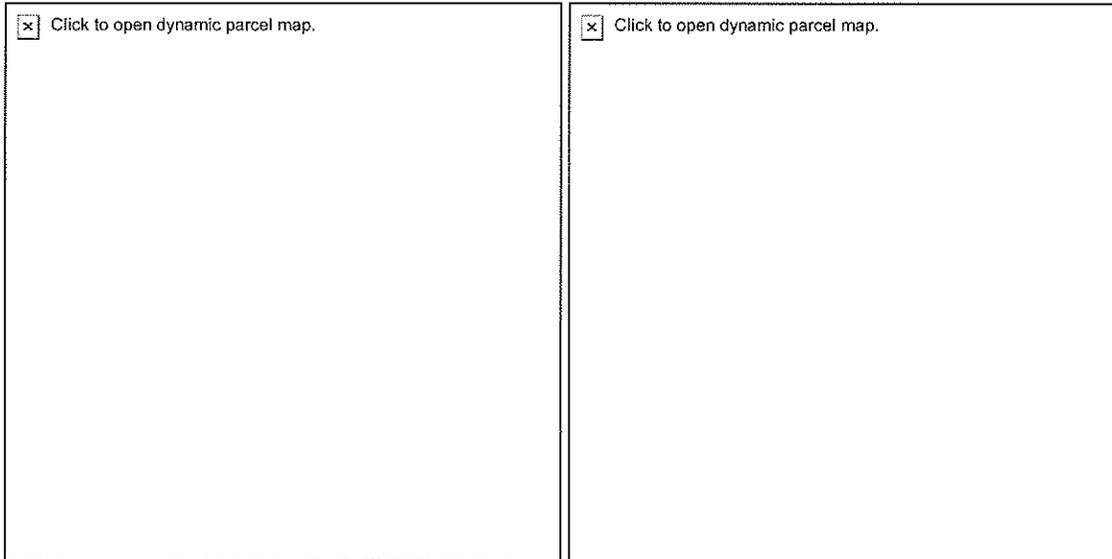
Ownership Details

Mailing Address:
 GUTY MICHAEL
 ATTN: PROPERTY TAX DEPT
 PO BOX 52085 DC-17
 PHOENIX, AZ 85072-2085

Property Details

PC Code: 26 - GAS STATION / CONVENIENCE STORE
 Millage Group: 100B
 Affordable Housing: No
 Section-Township-Range: 22-67-26
 Property Location: 1109 OVERSEAS HWY BIG COPPITT KEY
 Subdivision: PORPOISE POINT SEC 2
 Legal Description: PORPOISE POINT SECTION 2 BIG COPPITT KEY PB-5-111 TRACT C OR545-538 OR995-621/622(VE) OR1006-2497/98/JB

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
2600 - SERVICE STATION	0	0	1.12 AC

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2535
 Year Built: 1986

Building 1 Details

Building Type Condition E Quality Grade 400
 Effective Age 15 Perimeter 208 Depreciation % 20

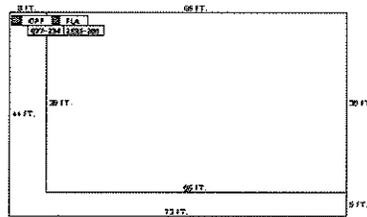
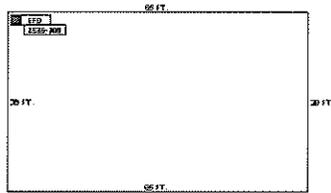
Year Built 1986 Special Arch 0 Grnd Floor Area 2,535
 Functional Obs 0 Economic Obs 0

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	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1987					2,535
2	OPF		1	1987					677
3	EFD		1	1988					2,535

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	13,750 SF	110	125	1985	1986	2	50
4	CC2:COM CANOPY	1,584 SF	24	66	1997	1998	5	40
5	FN2:FENCES	315 SF	45	7	1997	1998	4	30
6	FN3:WROUGHT IRON	140 SF	20	7	1997	1998	3	60
7	PT3:PATIO	529 SF	23	23	1997	1998	2	50
8	CL2:CH LINK FENCE	2,700 SF	450	6	1996	1997	3	30
9	RW2:RETAINING WALL	606 SF	1	606	1985	1986	4	50

Appraiser Notes

CIRCLE K BUILDING & MISC ASSESSED TO TRACT B PRIOR TO 1988 TAX ROLL 2000-04-13 UPDATED THE MEASUREMENTS FOR THE CANOPY ND THE PT3-02 AND ADDED ONE KITCHEN AND RW2-04 FOR THE Y2K TAX ROLL. DUG/SKI 2000-04-13 CHANGED THE LAND DATA FROM 10HC TO 10OH ALSO DUG/SKI 2002/6/7 SB, TPP AK: 1190 O/S HWY 8715510 - ALL STORE EQ 8924704 - ATM 8923317 - NUCO2 (LEASED EQ CIRCLE K #1707)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	07104705	11/01/2007		3,500	Commercial	REPLACE AC 5 TON
	09100406	03/25/2009		25,000	Commercial	GAS TANKS-GROUND
1	98-1528	10/13/1998	01/01/2000	13,100	Commercial	REPLACE A/C
2	98-1995	12/07/1998	08/12/1998	5,000	Commercial	COMM.MISCELLANEOUS-
3	97-1232	09/29/1997	01/01/1998	3,800	Commercial	REPLACE A/C
4	00/4976	11/21/2000	01/01/2001	50,000	Commercial	REPAIR STAIRS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

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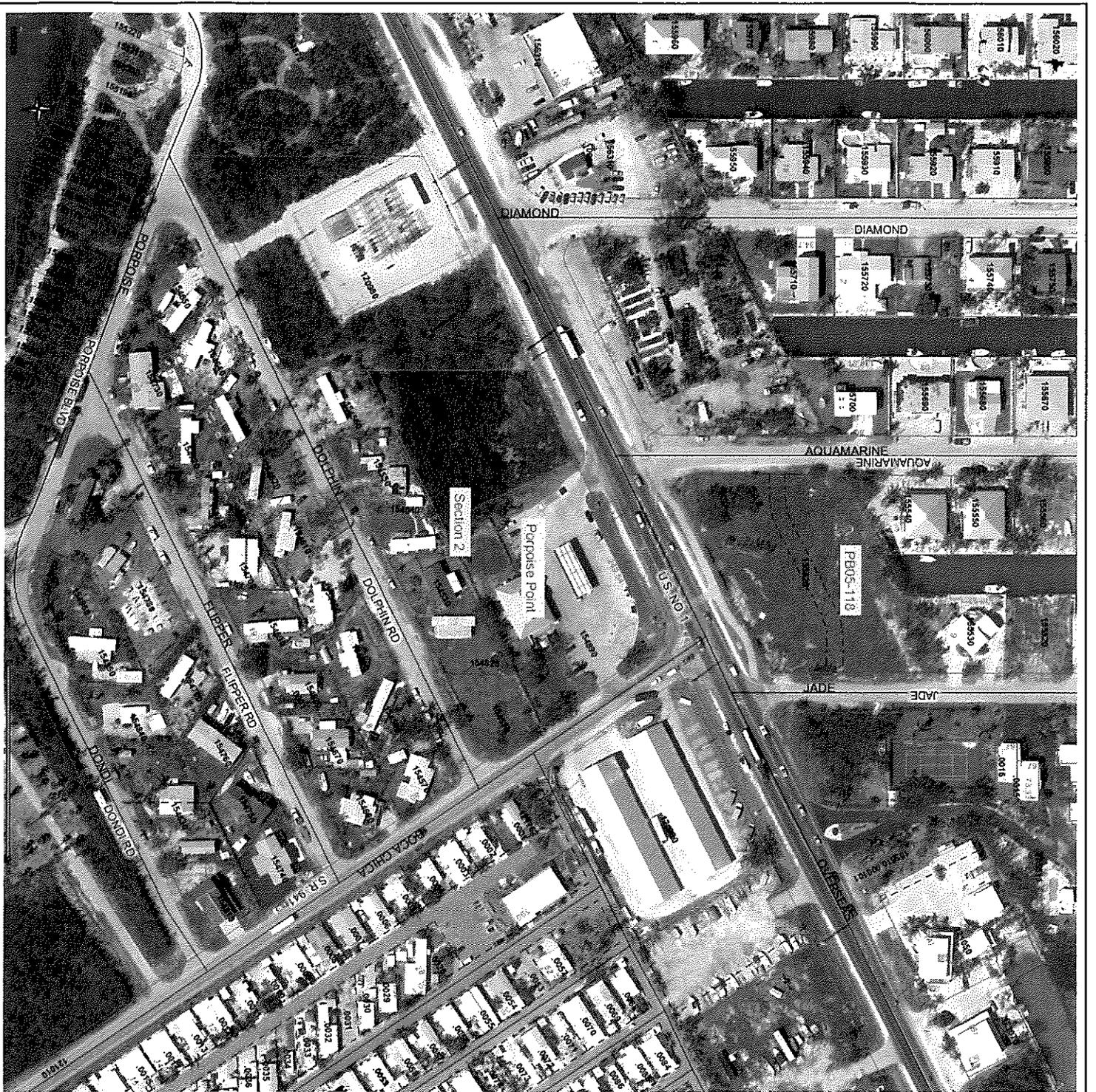
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Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176



- Legend**
- ▣ Highlighted Feature
 - ▣ Real Estate Number
 - ▣ Parcel Lot Text
 - ▣ Dimension Text
 - ▣ Block Text
 - ▣ Hooks/Leads
 - ▣ Lot Lines
 - ▣ Easements
 - ▣ Road Centerlines
 - ▣ Water Names
 - ▣ Parcels
 - ▣ Shoreline
 - ▣ Section Lines
 - ▣ 2006 Aerials

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

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Date Created: May 18, 2009 1:23 PM



- Highlighted Feature
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Date Created: June 15, 2009 8:28 AM

Ervin A. Higgs, CFA
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501

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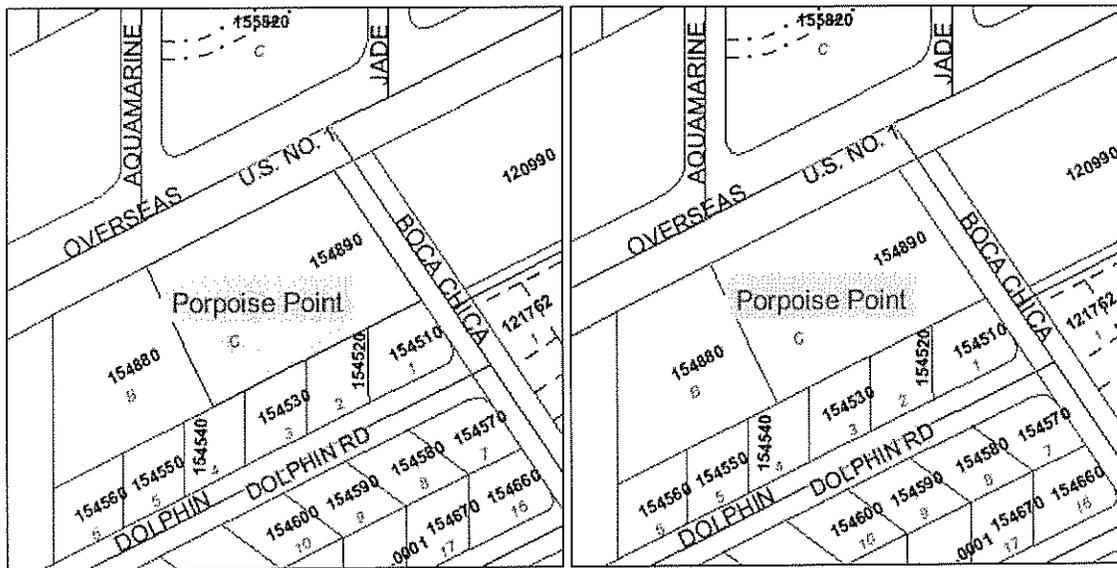
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 Condition E: Perimeter 208
 Quality Grade 400: Depreciation % 20

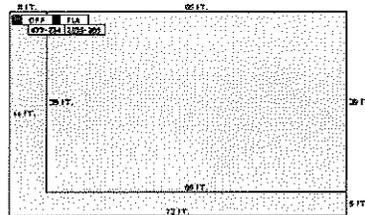
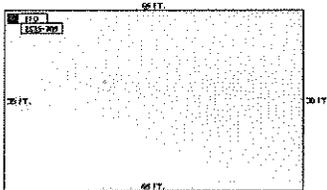
Year Built 1986 Special Arch 0 Grnd Floor Area 2,535
 Functional Obs 0 Economic Obs 0

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	12	Dishwasher	0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1987					2,535
2	OPF		1	1987					677
3	EFD		1	1988					2,535

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	PT3:PATIO	13,750 SF	110	125	1985	1986	2	50
4	CC2:COM CANOPY	1,584 SF	24	66	1997	1998	5	40
5	FN2:FENCES	315 SF	45	7	1997	1998	4	30
6	FN3:WROUGHT IRON	140 SF	20	7	1997	1998	3	60
7	PT3:PATIO	529 SF	23	23	1997	1998	2	50
8	CL2:CH LINK FENCE	2,700 SF	450	6	1996	1997	3	30
9	RW2:RETAINING WALL	606 SF	1	606	1985	1986	4	50

Appraiser Notes

CIRCLE K BUILDING & MISC ASSESSED TO TRACT B PRIOR TO 1988 TAX ROLL 2000-04-13 UPDATED THE MEASUREMENTS FOR THE CANOPY ND THE PT3-02 AND ADDED ONE KITCHEN AND RW2-04 FOR THE Y2K TAX ROLL. DUG/SKI 2000-04-13 CHANGED THE LAND DATA FROM 10HC TO 10OH ALSO DUG/SKI 2002/6/7 SB, TPP AK: 1190 O/S HWY 8715510 - ALL STORE EQ 8924704 - ATM 8923317 - NUCO2 (LEASED EQ CIRCLE K #1707)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	09100406	03/25/2009		25,000	Commercial	GAS TANKS-GROUND
	07104705	11/01/2007		3,500	Commercial	REPLACE AC 5 TON
1	98-1528	10/13/1998	01/01/2000	13,100	Commercial	REPLACE A/C
2	98-1995	12/07/1998	08/12/1998	5,000	Commercial	COMM.MISCELLANEOUS-
3	97-1232	09/29/1997	01/01/1998	3,800	Commercial	REPLACE A/C
4	00/4976	11/21/2000	01/01/2001	50,000	Commercial	REPAIR STAIRS

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
2008	339,194	110,410	1,139,063	1,588,667	1,588,667	0	1,588,667
2007	252,127	113,916	735,150	1,101,193	1,101,193	0	1,101,193
2006	252,127	117,531	735,150	1,104,808	1,104,808	0	1,104,808
2005	239,068	121,615	735,150	1,095,833	1,095,833	0	1,095,833
2004	239,059	125,277	294,060	658,396	658,396	0	658,396
2003	261,041	129,667	245,050	635,758	635,758	0	635,758
2002	261,041	133,326	171,535	565,902	565,902	0	565,902
2001	261,041	137,464	171,535	570,040	570,040	0	570,040
2000	261,041	56,896	171,535	489,472	489,472	0	489,472
1999	259,893	30,576	196,040	486,509	486,509	0	486,509
1998	173,666	28,058	196,040	397,764	397,764	0	397,764
1997	173,666	29,025	196,040	398,731	398,731	0	398,731
1996	157,879	29,872	196,040	383,791	383,791	0	383,791
1995	157,879	30,839	196,040	384,758	384,758	0	384,758
1994	157,879	31,650	196,040	385,569	385,569	0	385,569
1993	157,879	32,652	196,040	386,571	386,571	0	386,571
1992	157,879	33,463	196,040	387,382	387,382	0	387,382
1991	161,203	34,430	196,040	391,673	391,673	0	391,673
1990	150,414	35,277	242,600	428,291	428,291	0	428,291
1989	132,341	88,288	220,545	441,174	441,174	0	441,174
1988	104,237	84,214	248,726	437,177	437,177	0	437,177
1987	0	0	197,265	197,265	197,265	0	197,265
1986	0	0	112,723	112,723	112,723	0	112,723
1985	0	0	41,152	41,152	41,152	0	41,152
1984	0	0	41,152	41,152	41,152	0	41,152
1983	0	0	41,152	41,152	41,152	0	41,152
1982	0	0	41,321	41,321	41,321	0	41,321

Parcel Sales History

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

There are no sales to display for this parcel.

This page has been visited 162,702 times.

Monroe County Property Appraiser
 Ervin A. Higgs, CFA
 P.O. Box 1176
 Key West, FL 33041-1176

FEMA MSC Viewer

Scale: 62

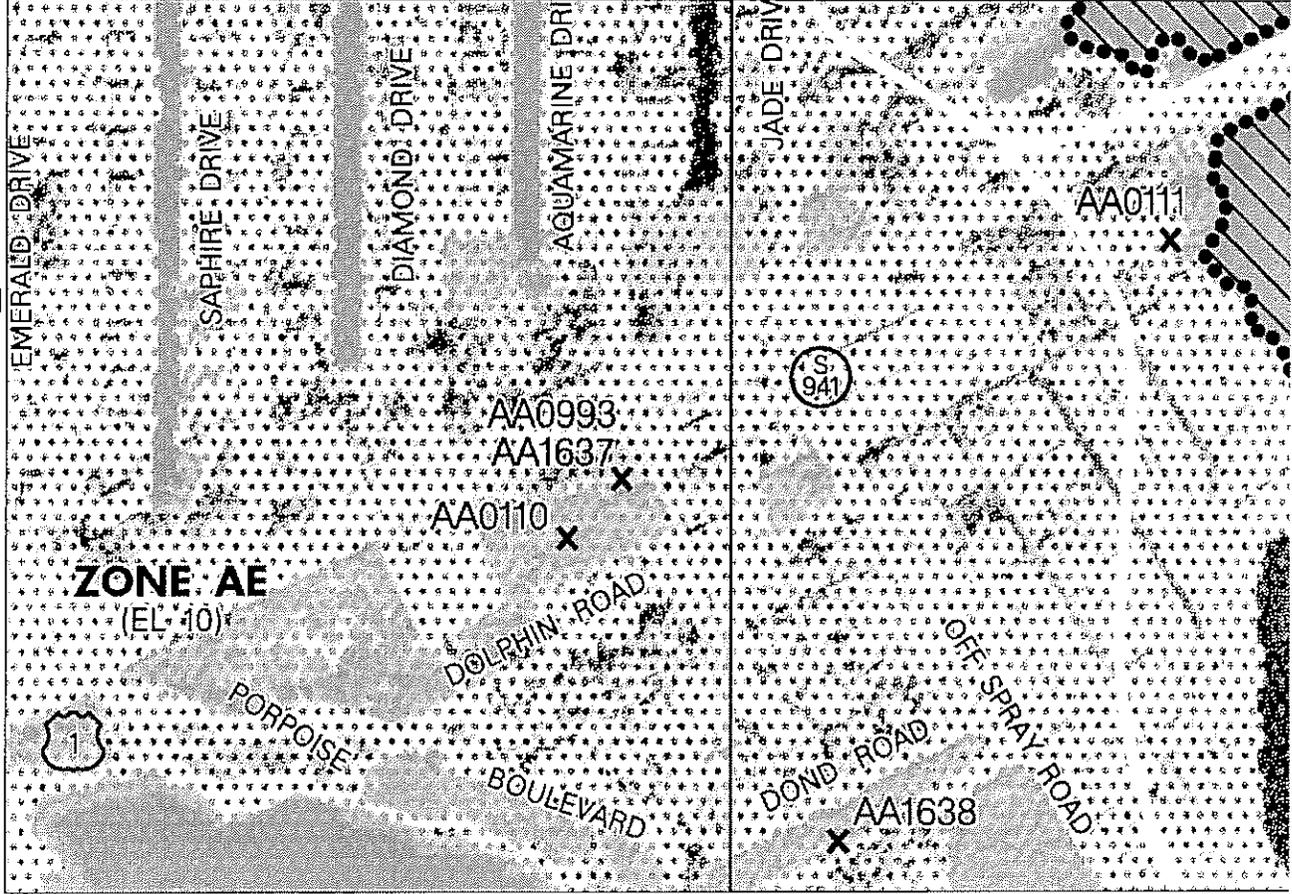
2 Help

Zoom Win Pan

Zoom In Zoom Out

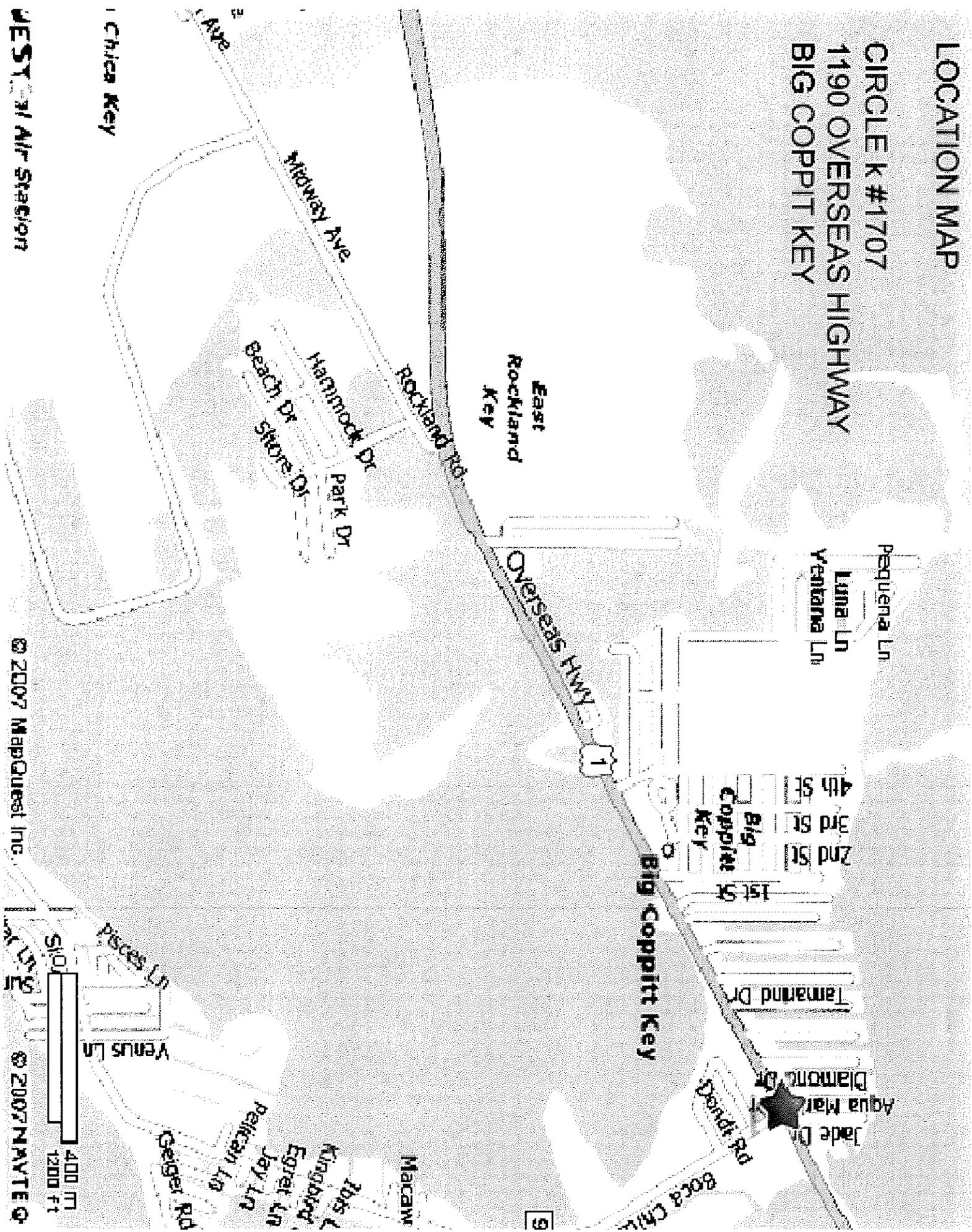
1:1 MAX Zoom In Zoom Out

Make a Print



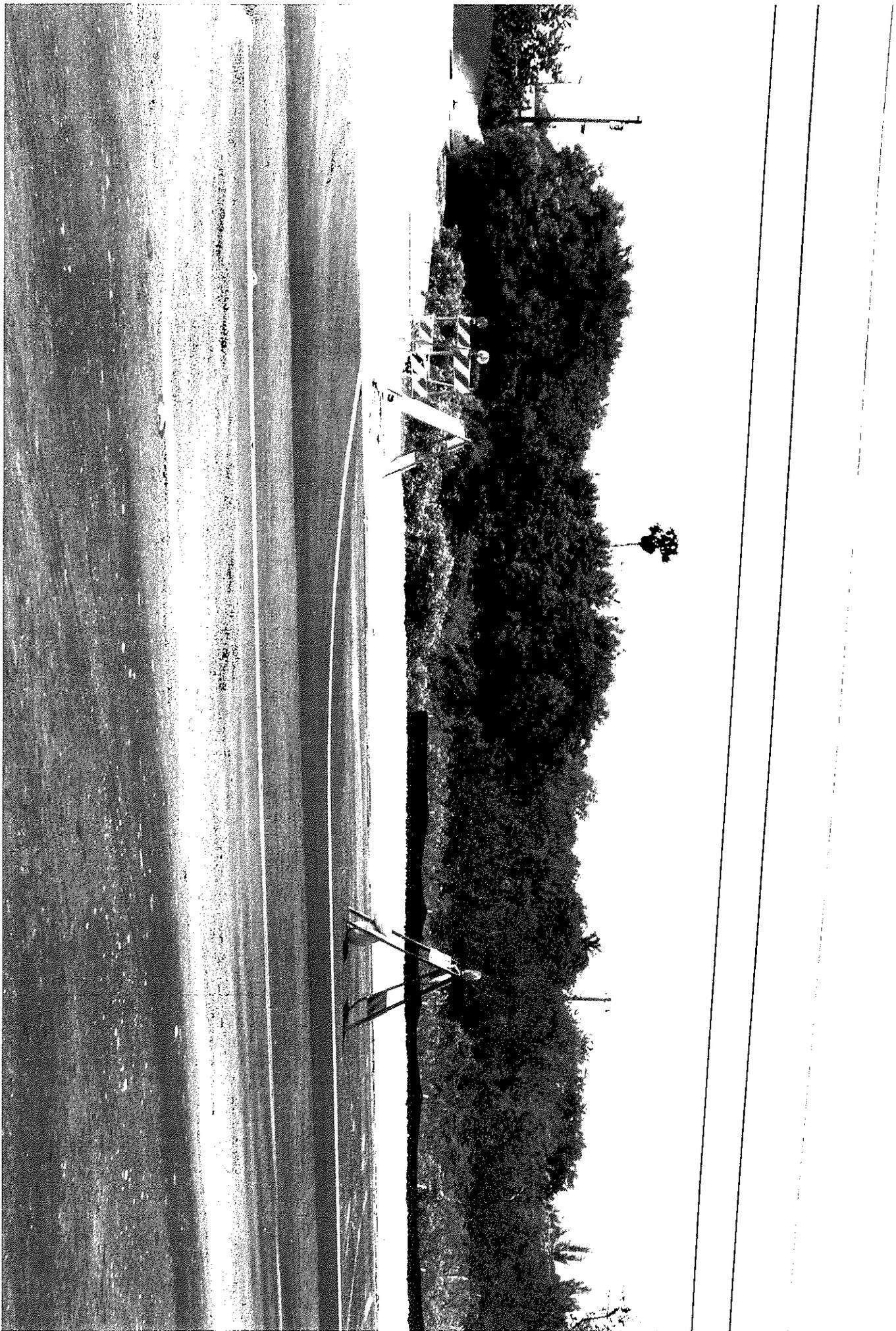
LOCATION MAP

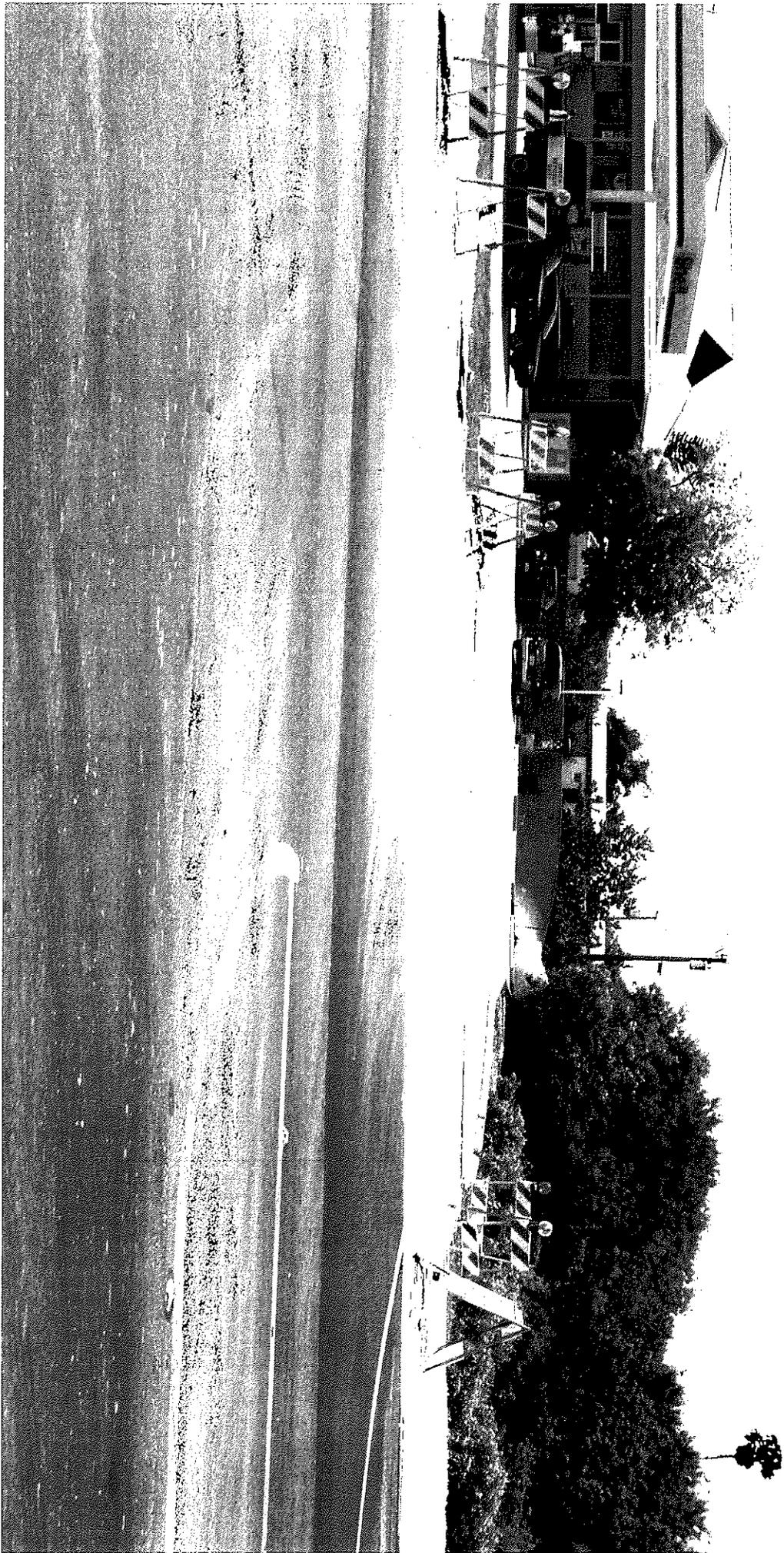
CIRCLE K #1707
1190 OVERSEAS HIGHWAY
BIG COPPITT KEY

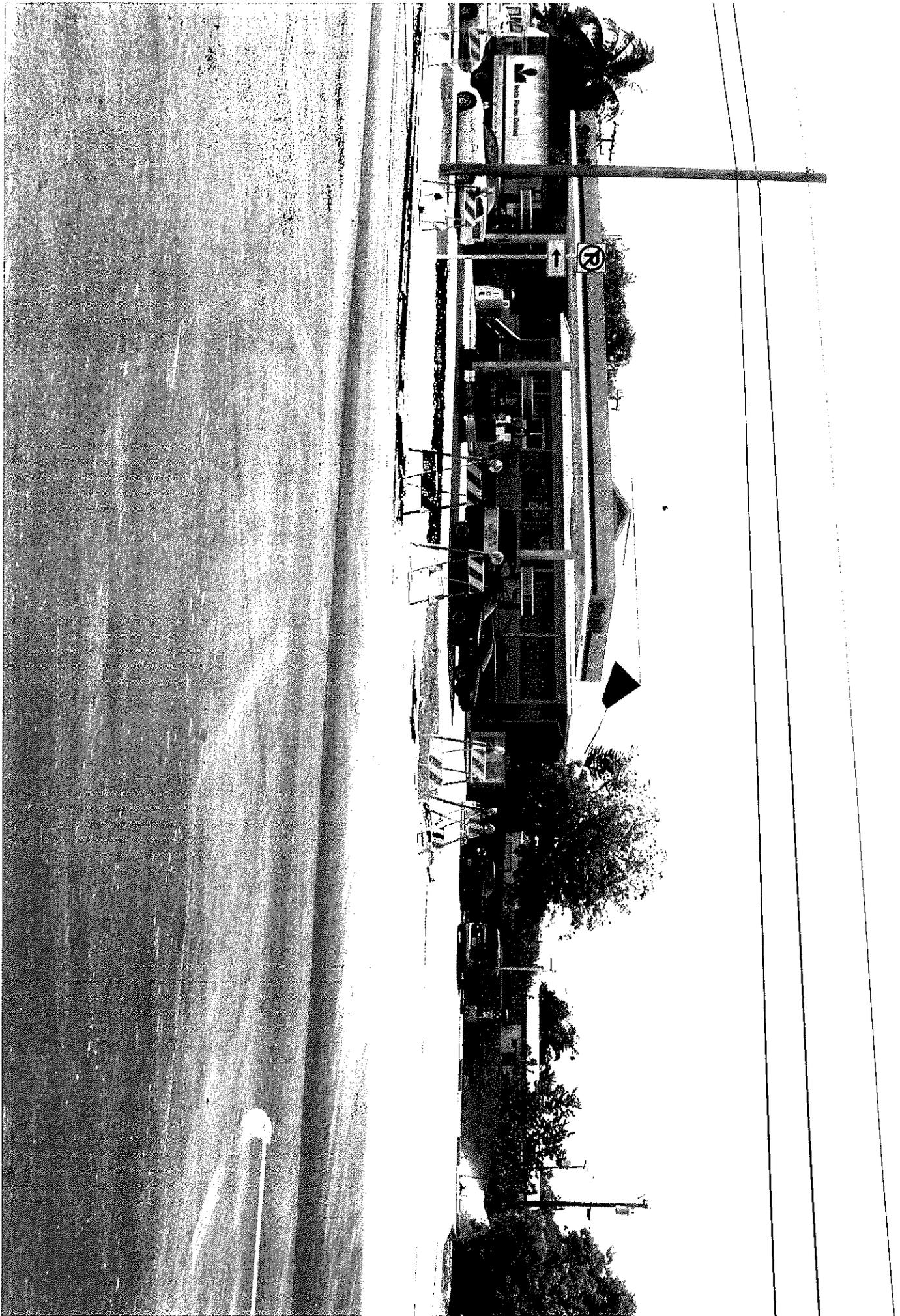


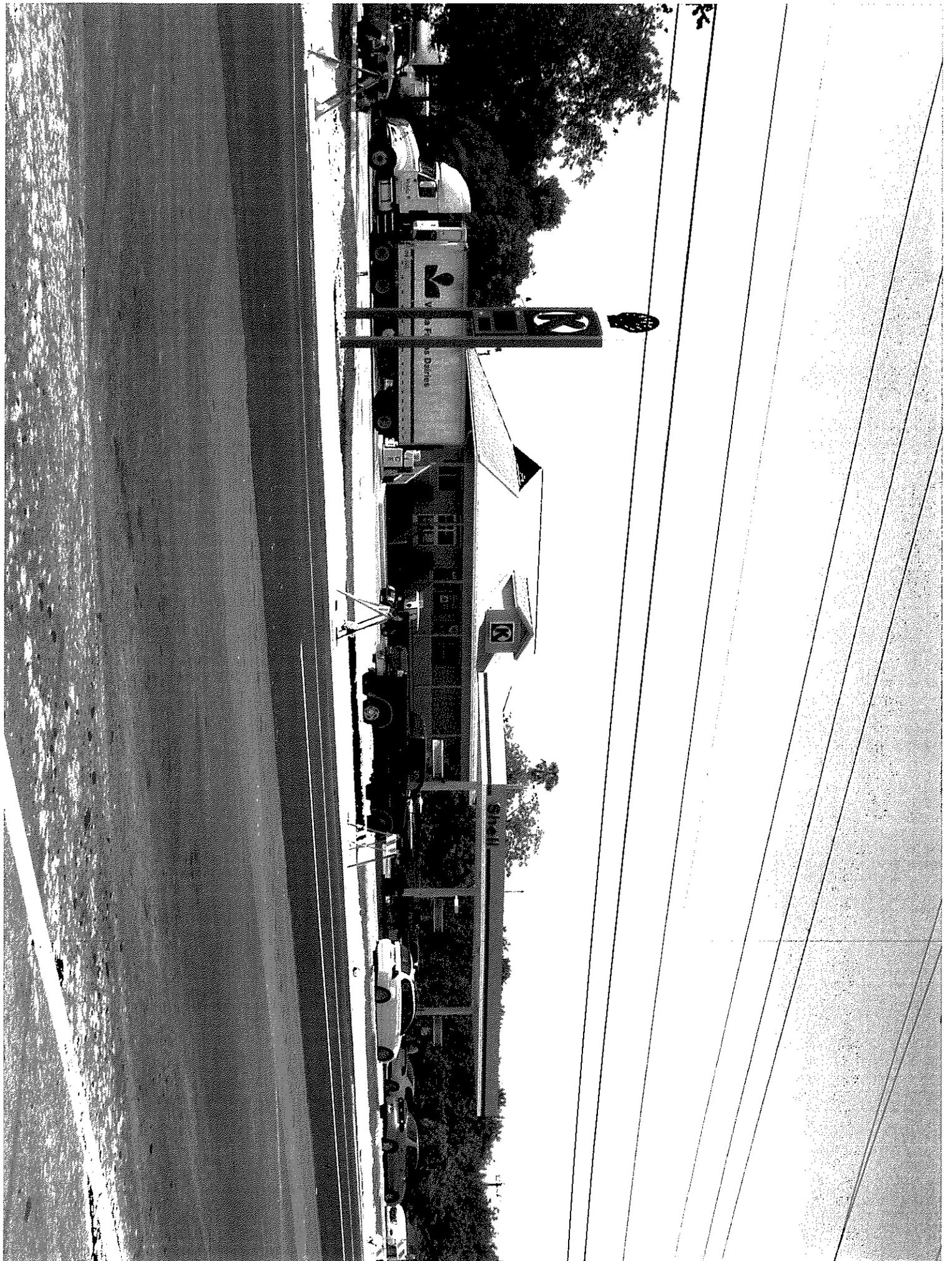
Google maps Address



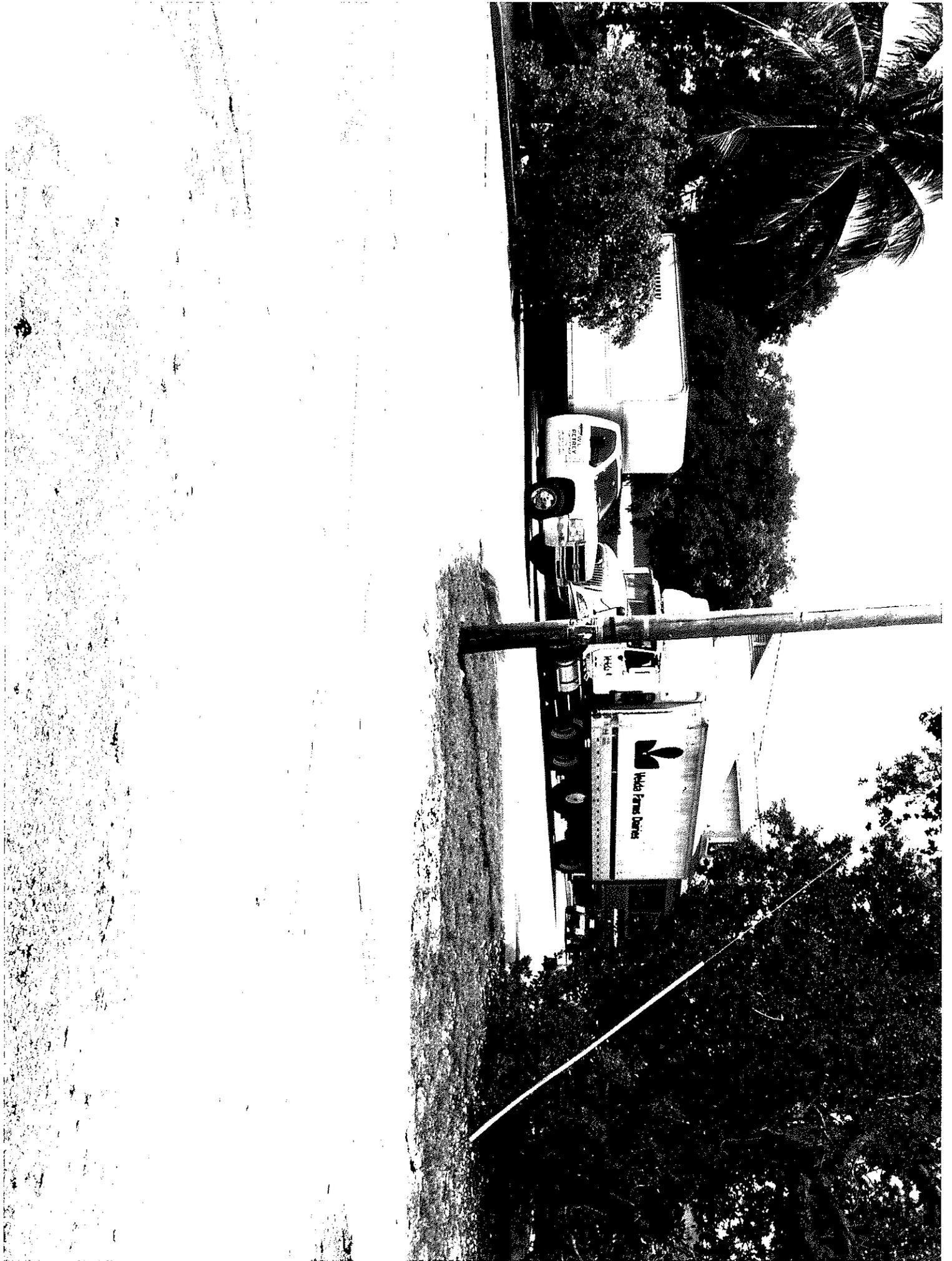


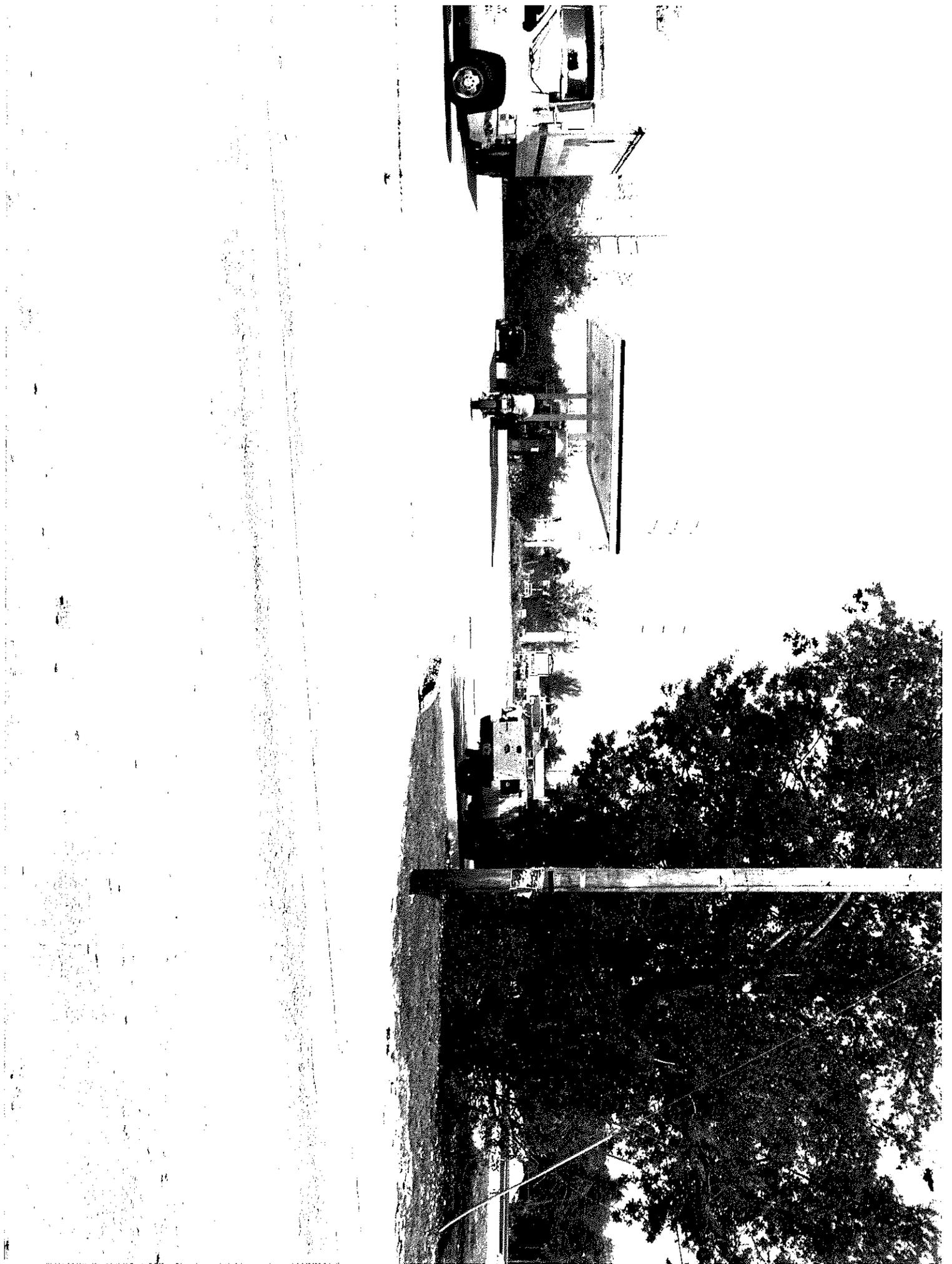


















**CIRCLE K #1707
1190 OVERSEAS HIGHWAY
BIG COPPIT KEY**

DESCRIPTION OF WORK

*ADD TWO ADDITIONAL FUEL DISPENSERS (FOUR FUELING POSITIONS) TO EXISTING DISPENSERS TO MAKE A TOTAL OF FIVE DISPENSERS (TEN FUELING POSITIONS)
EXISTING CANOPY TO REMAIN*

REMODEL INTERIOR OF CONVENIENCE STORE

***CIRCLE K
1190 OVERSEAS HIGHWAY
BIG COPPIT KEY***

Community Impact Statement

General Description

This is an existing convenience store and gasoline fueling station. The existing convenience store will be remodeled inside and out to bring it into compliance with the Florida Handicap Code and the 2007 Florida Building Code. There are presently 6 fueling positions which are proposed to expand to 10 positions and add diesel fuel availability. A new canopy will be erected to the square footage presently allowed, with an application for NROGO approval to cover all the fueling dispensers in the future. An upgrade in landscaping, parking, and an emergency temporary generator hookup are proposed.

There will be no expansion of the existing building footprint only the reworking of the interior layout to make the restrooms ADA compliant. New and additional equipment will be added to make the store more compatible to the needs of the surrounding residents.

Restrooms are not expanding in size, they are only being made ADA compliant so there will be no increase or impact to the water supply system or the waste water system. No increase in solid waste is expected.

Presently the building meets all required setbacks and County codes.



**CIRCLE K
CONVENIENCE STORE
MM 10.5
BIG COPPITT KEY,
FLORIDA**

**LEVEL II TRAFFIC
STUDY**

DECEMBER 2008

Monday Key

Bush Key

Anonimo Key

Big Harper Key

Key

Key

Duck Key

Round Key

Shark Key

Sail Key

Hill Key

Little Sandy Keys

Bird Key

Pelican Key

Big Coppitt Key

Big Coppitt Key, Florida

Saddlehill Key

Gelger Key

East Rockland Key

Rockland Key

Boca Chica Key

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**CIRCLE K
CONVENIENCE STORE**

MILE MARKER 10.5

BIG COPPITT KEY, FLORIDA

LEVEL III TRAFFIC STUDY

DECEMBER 2008

**CIRCLE K
CONVENIENCE STORE
MILE MARKER 10.5
BIG COPPITT KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

Prepared for
Circle K Stores, Inc.
12911 North Telecom Parkway
Tampa, Florida 33637
(813) 910-6876

Prepared by
Crossroads Engineering Data, Inc.
13284 SW 120th Street
Miami, Florida 33186
305 233-3997

December 2008
JN 08-105



6/3/09

George Galan, P.E.
FL PE No. 60080

Richard P. Eichinger
Senior Traffic Engineering Manager
(305) 385 0777

**CIRCLE K
CONVENIENCE STORE
MILE MARKER 10.5
BIG COPPITT KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

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TRAFFIC GENERATION	1
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APPENDIX

TURNING MOVEMENT DATA
ITE TRIP GENERATION/FDOT SEASONAL FACTORS
INTERSECTION ANALYSES
2008 MONROE COUNTY LOS AND CAPACITY TABLE
FDOT LOS TABLES
REDUCED SITE PLAN

**CIRCLE K
CONVENIENCE STORE
MILE MARKER 10.5
BIG COPPITT KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

INTRODUCTION

The developer is proposing to redevelop an existing convenience store with six (6) fueling positions to a convenience store with ten (10) fueling positions. There are no plans to change the size of the convenience store building. The site is located at 1190 Overseas Highway near US 1 Mile Marker 10.5. Figure 1 depicts the general location and a reduced site plan is in the appendix.

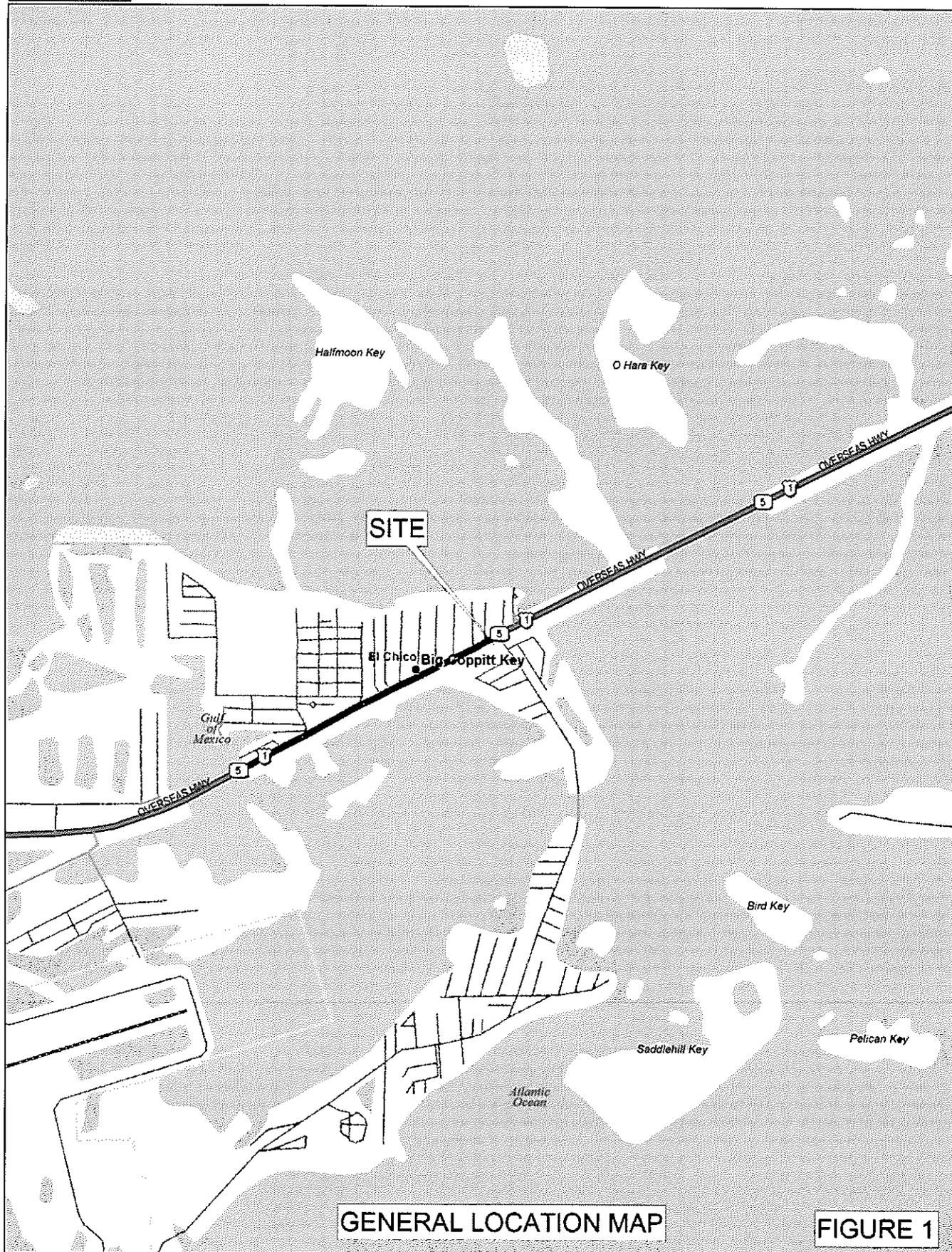
Monroe County's traffic consultant was contacted to discuss the scope of work needed for the traffic study. It was agreed that a level three study is needed to address the project's traffic impacts.

ACCESS AND ADJACENT LAND USES

The site is located at the intersection of US 1 and Boca Chica Road. Currently, one (1) driveway connection exists along US 1 and one (1) along Boca Chica Road. There are no plans to change site access. See the attached site plan for more details. The adjacent land use behind the site is residential and along US 1 there is an abutting commercial use.

TRAFFIC GENERATION

Trip generation is estimated using information from a January 1991 independent report, which appeared in the Institute of Transportation Engineers (ITE) monthly Journal regarding a study performed in Florida of convenience stores with fueling access. The article (*Trip Generation Studies of Gas/Convenience Stores*), estimated PM peak hour traffic at 18 sites in Collier, Lee and Palm Beach counties. Monroe County's traffic consultant agreed to use the trip generation as depicted in the independent study. However, no daily data were collected during the independent study. It was agreed to use the PM peak to daily trip generation ratio (0.082) as reported from nation-wide studies, which appear in the eighth edition of the *Trip Generation Report*, published by ITE (land use code No. 945). It was also agreed that a 56% pass-by rate is appropriate, as depicted in the nation-wide study, and is used in this report to estimate primary trips to be generated by the proposed change in development. Table 1 depicts the existing and proposed trip generation.



GENERAL LOCATION MAP

FIGURE 1

Data use subject to license.
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 www.delorme.com

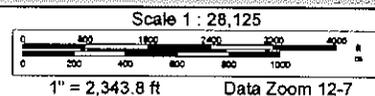


Table 1
Daily and PM Peak Hour
Trip Generation for a
Convenience Store with
Vehicle Fueling Positions (vfp's)
(ITE Land Use Code # 945)

Land Use	Weighted Daily Volume	PM Peak Hour		
		In	Out	Total
Proposed:				
C-store 3,200 sf	1,799	74	74	148
10 vfp's	<u>888</u>	<u>36</u>	<u>36</u>	<u>72</u>
Subtotal gross trips	<u>2,687</u>	<u>110</u>	<u>110</u>	<u>220</u>
Less pass-by trips (56%)	-1,505	-62	-62	-124
Subtotal primary trips¹	1,182	48	48	96
Existing:				
C-store 3,200 sf	-1,799	-74	-74	-148
6 vfp's	<u>-533</u>	<u>-22</u>	<u>-22</u>	<u>-22</u>
Subtotal gross trips	<u>-2,332</u>	<u>-96</u>	<u>-96</u>	<u>-192</u>
Less pass-by trips (56%)	-886	-54	-54	-108
Subtotal primary trips	-697	-42	-42	-84
Net new primary trips²	312	6	6	12

¹ Total site gross primary trips

² Net new trips on the roadway network

DISTRIBUTION AND TRIP LENGTH

One need not travel far in the Keys for convenient store and fuel services. Both daily and PM peak hour traffic are estimated to be equal in both the north/south directions. The average trip length to the north and south is estimated at four (4) miles. It is estimated that about 5% of the trips will use Boca Chica Road rather than US 1 to access the site.

EXISTING US 1 TRAFFIC

It was agreed with the County's traffic consultant that the following intersections along US 1 are to be analyzed in this study.

- Jade Drive – 100 feet east of site.
- Boca Chica Road – at the site.
- First Street – ½ mile
- Calle Uno – 1 ¼ miles
- Rockland Road 1 ½ miles
- Both site drives

All intersection data collection occurred on Tuesday December 9, 2008, between 4:00 PM and 6:00 PM. The PM peak period historically typifies peak period traffic that occurs hourly in this section of the Keys. Figure 2 depicts existing traffic volumes at the five (5) intersections under study.

SEASONAL TRAFFIC ADJUSTMENT

The Florida Department of Transportation year 2007 weekly volume factors (latest available) were used to estimate peak seasonal traffic conditions from the data collected in December. The data collected was increased by 23.3% to peak season conditions.

HISTORICAL TRAFFIC VOLUME

The company's intention is to have the project built and operating by the close of year 2010. Therefore, existing traffic volumes were factored for yearly growth. The year 2008 *US 1 Arterial Travel Time and Delay Study for Monroe County, Florida* was used as a guide to increase existing volume data by an annualized rate of 1.0% to year 2010, build-out conditions.

APPROVED DEVELOPMENT TRAFFIC

Monroe County Planning staff was contacted regarding other approved but not built projects in Big Coppitt Key area. According to staff, there are no approved, but not built projects in subject area, however there are projects currently going through the approval process.

TRAFFIC DISTRIBUTION FOR PEAK PERIOD ANALYSIS

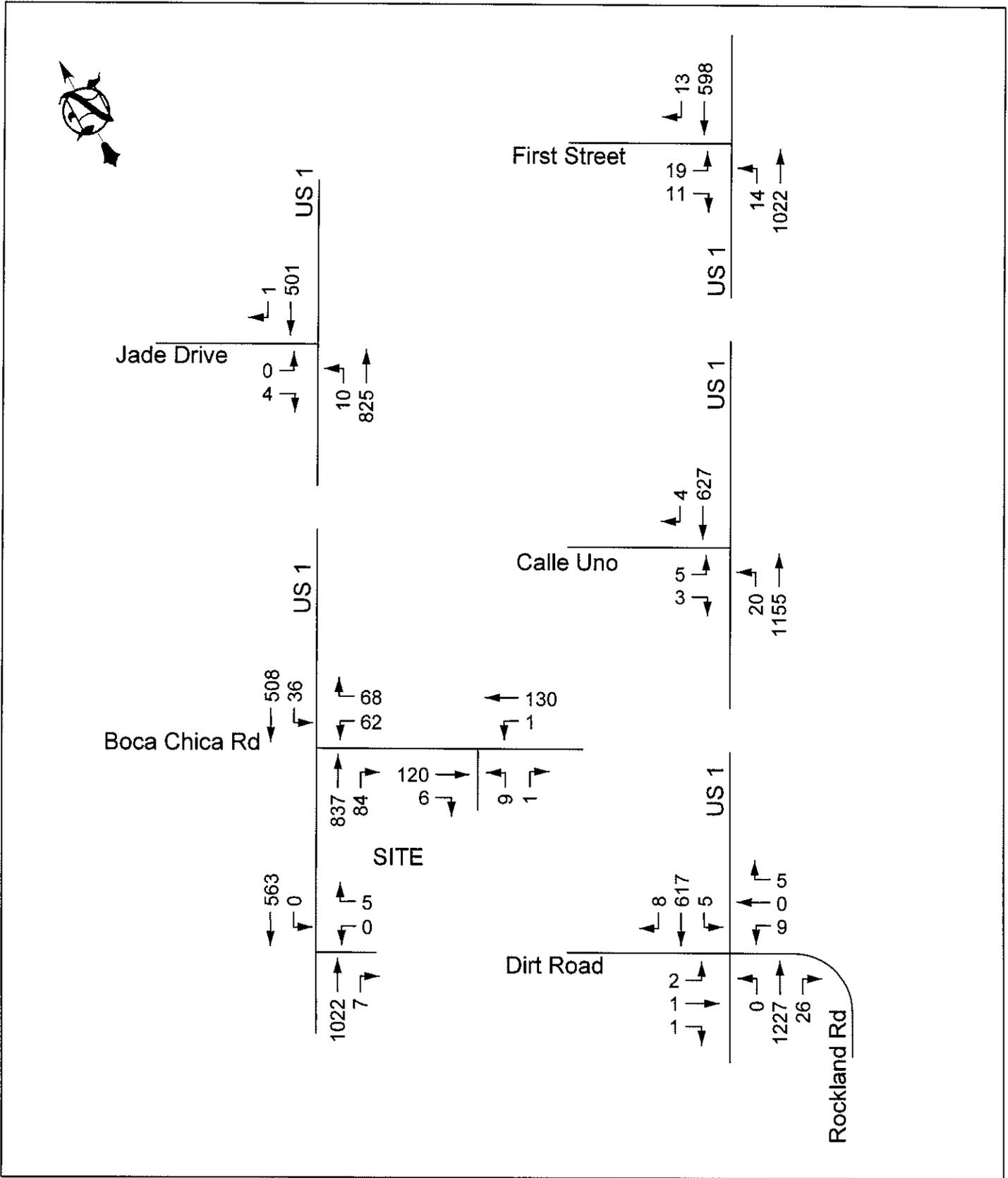
The north/south distribution of traffic volume along this general area of US 1 during the peak period is estimated to be about equal. Aerial photos aided in the distribution and assignment of site traffic.

FUTURE BUILD-OUT YEAR TRAFFIC

Table 2 depicts the PM peak hour volume collected at the intersections under study. Table 2 also shows peak season traffic, a two (2) year growth and the proposed development's PM peak hour traffic volume (as shown in Table 1). Figure 3 depicts site only traffic and Figure 4 depicts peak season, a one-year growth and site PM peak hour traffic at the study locations.

PM PEAK HOUR LEVEL OF SERVICE

Table 3 summarizes PM peak hour levels of service (LOS) analyses performed at the intersections under study. All future year analyses reflect PM peak hour traffic volume conditions during the peak season (peak day during the peak week) and a one year annualized growth. All intersection movements will operate within acceptable LOS conditions after build-out and occupancy of the proposed development expansion.



Circle K
Big Coppitt Key

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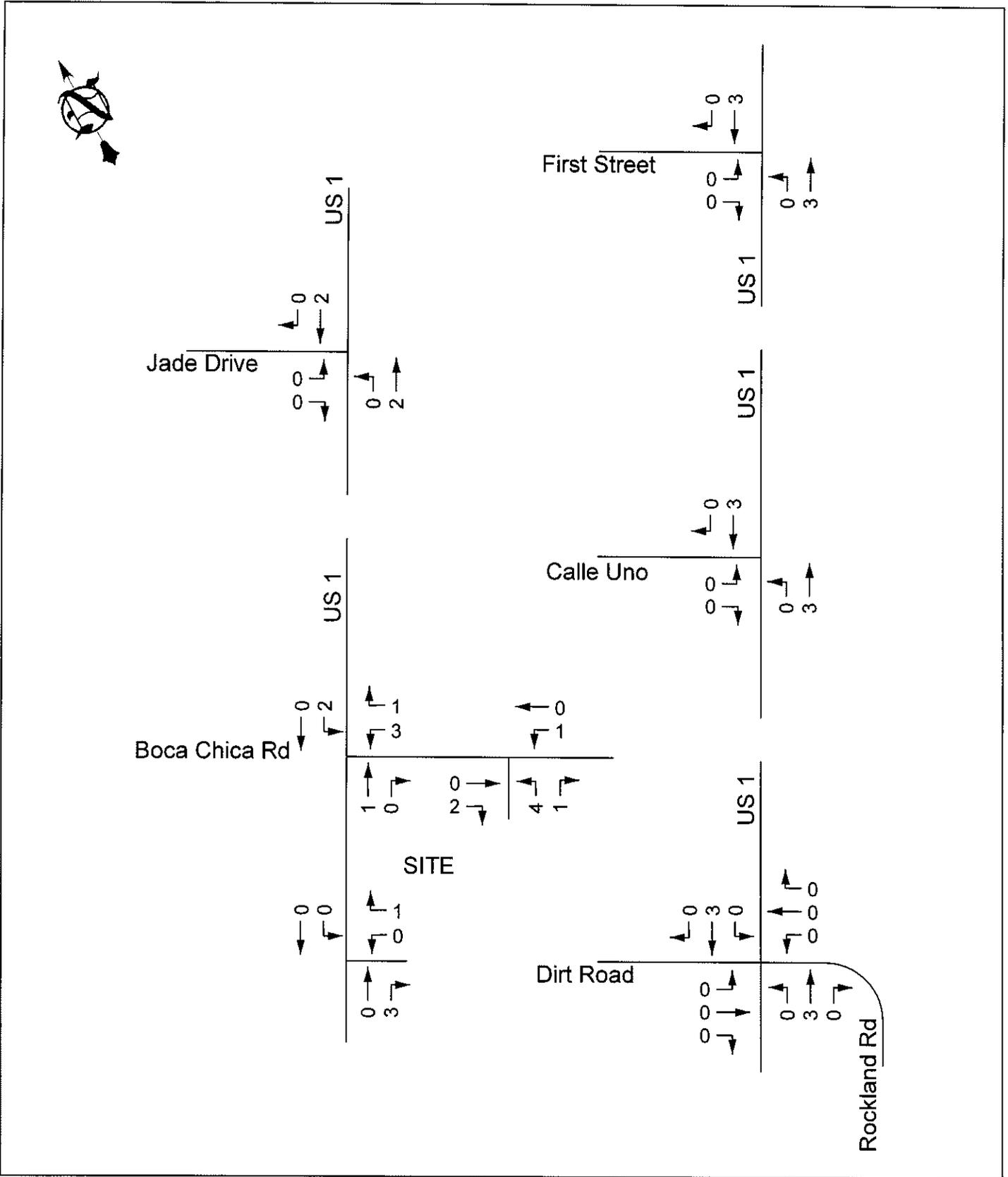
Figure 2
Existing PM
Peak Hour Traffic

TABLE 2
TRAFFIC VOLUME AT STUDY LOCATIONS
(US 1 considered an east / west roadway for analysis purposes)

OVERSEAS HIGHWAY (US 1) INTERSECTION AND APPROACH	2008 PM PEAK VOLUME	PEAK SEASON INCREASE VOLUME ¹	YEAR		SITE VOLUME	YEAR 2010 WITH SITE TOTAL VOLUME
			BACKGROUND GROWTH INCREASE VOLUME ²	YEAR 2010 WITHOUT SITE SUBTOTAL VOLUME		
Jade Drive						
EB LEFT	10	1	0	11	0	11
EB THRU	825	192	8	1025	2	1027
WB THRU	501	117	5	623	2	625
WB RIGHT	1	0	0	1	0	1
SB LEFT	0	0	0	0	0	0
SB RIGHT	4	0	0	4	0	4
Boca Chica Road						
EB THRU	837	195	8	1040	1	1041
EB RIGHT	84	10	1	95	0	95
WB LEFT	36	4	0	40	2	42
WB THRU	508	118	3	629	0	629
NB LEFT	62	7	0	69	3	72
NB RIGHT	68	8	0	76	1	77
Boca Chica Rd & Site Drive						
EB LEFT	9	1	0	10	4	14
EB RIGHT	1	0	0	1	1	2
NB LEFT	1	0	0	1	1	2
NB THRU	130	15	0	145	0	145
SB THRU	120	14	0	134	0	134
SB RIGHT	6	1	0	7	2	9
US 1 & Site Drive						
EB THRU	1022	238	10	1270	0	1270
EB RIGHT	7	0	0	7	3	10
WB LEFT	0	0	0	0	0	0
WB THRU	563	131	6	700	0	700
NB LEFT	0	0	0	0	0	0
NB RIGHT	5	0	0	5	1	6
First Street						
EB LEFT	14	2	0	16	0	16
EB THRU	1022	238	10	1270	3	1273
WB THRU	598	139	6	743	3	746
WB RIGHT	13	2	0	15	0	15
SB LEFT	19	2	0	21	0	21
SB RIGHT	11	1	0	12	0	12
Calle Uno						
EB LEFT	20	2	0	22	0	22
EB THRU	1155	269	12	1436	3	1439
WB THRU	627	146	0	773	3	776
WB RIGHT	4	0	0	4	0	4
SB LEFT	5	1	0	6	0	6
SB RIGHT	3	0	0	3	0	3
Rockland Road						
EB LEFT	0	0	0	0	0	0
EB THRU	1227	286	12	1525	3	1528
EB RIGHT	26	3	0	29	0	29
WB LEFT	5	1	0	6	0	6
WB THRU	617	144	6	767	3	770
WB RIGHT	8	1	0	9	0	9
NB LEFT	9	1	0	10	0	10
NB THRU	0	0	0	0	0	0
NB RIGHT	5	1	0	6	0	6
SB LEFT	2	0	0	2	0	2
SB THRU	1	0	0	1	0	1
SB RIGHT	1	0	0	1	0	1

1 Existing volume increased by 23.3% to depict peak season conditions and half that value for turns to and from US 1.

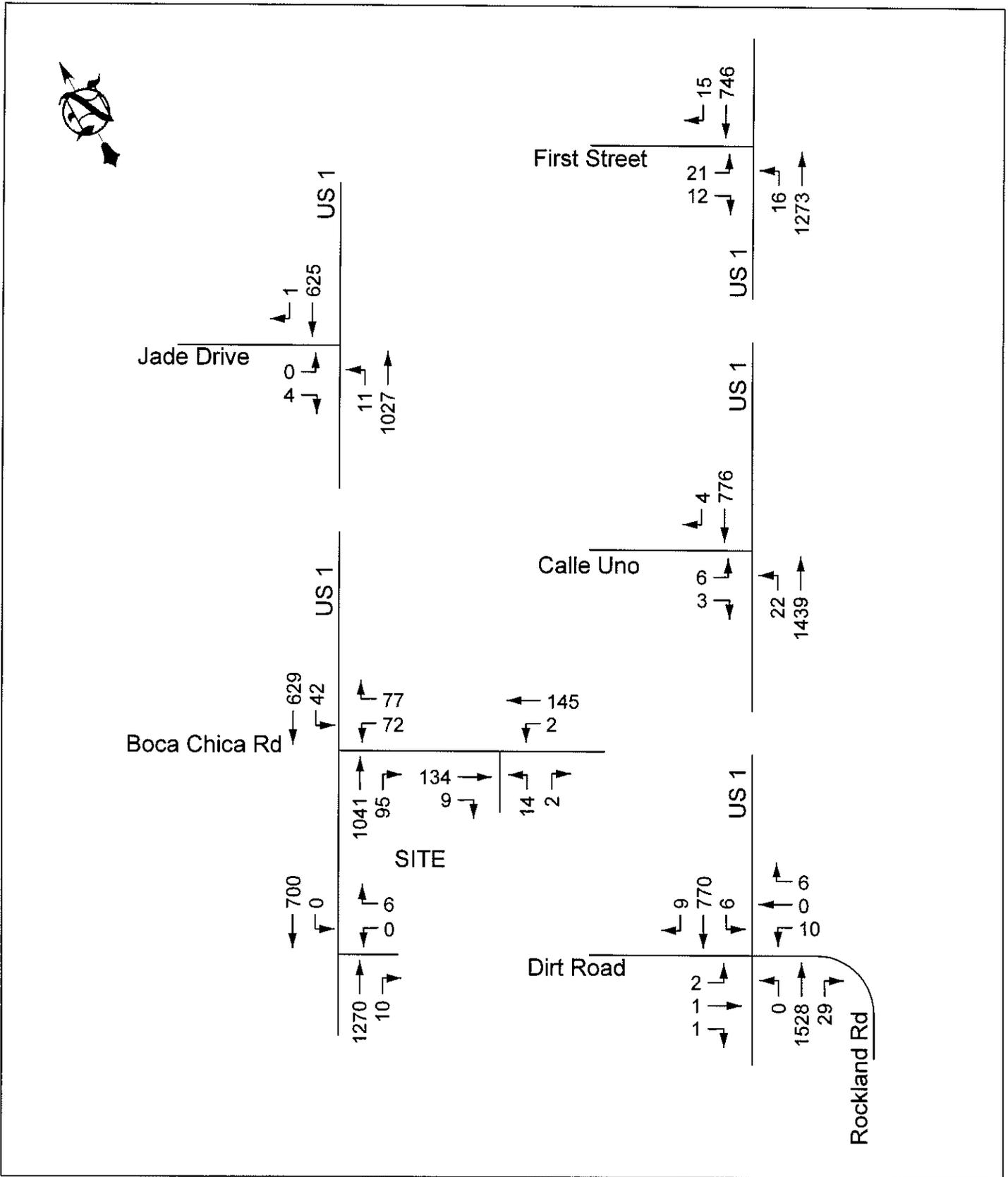
2 Existing volume increased by 1.0% to depict growth in 2008 condition



Circle K
Big Coppitt Key

CROSSROADS ENGINEERING

Figure 3
Midday Peak Hour
Site Only Traffic



Circle K
Big Coppitt Key

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Figure 4
Year 2010
With Site Volume

TABLE 3
LEVEL OF SERVICE AT STUDY INTERSECTIONS
 (US 1 considered a north / south roadway for analysis purposes)

OVERSEAS HIGHWAY (US 1) INTERSECTION AND APPROACH	EXISTING LOS	YEAR	
		2010 WITH- OUT SITE LOS	YEAR 2010 WITH SITE LOS
<u>Jade Drive</u>			
EB LEFT	A	A	A
SB LEFT & RIGHT	B	B	B
<u>Boca Chica Road</u>			
WB LEFT	A	A	B
NB LEFT	C	D	D
NB RIGHT	B	B	C
<u>Boca Chica Rd & Site Drive</u>			
NB LEFT & THRU	N/A	N/A	A
SB LEFT & RIGHT	N/A	N/A	A
<u>US 1 & Site Drive</u>			
NB LEFT & RIGHT	N/A	N/A	C
<u>First Street</u>			
EB LEFT & THRU	A	A	A
SB LEFT	C	D	D
SB RIGHT	B	B	B
<u>Calle Uno</u>			
EB LEFT	A	A	A
SB LEFT & RIGHT	C	D	D
<u>Rockland Road</u>			
EB LEFT	A	A	A
WB LEFT	B	B	B
NB LEFT	C	C	C
NB RIGHT	C	C	C
SB LEFT, THRU & RIGHT	A	A	A

US 1 ARTERIAL TRAFFIC SUMMARY

The proposed site is located in Segment 3 as identified in the *2008 US 1 Arterial Travel Time and Delay Study* published by Monroe County Planning Department. Segment 3 currently has a daily traffic reserve volume of 124 trips. To determine the US 1 reserve capacity for 5% below LOS C, the methodology presented on page 16 of the year 2008 US 1 Travel Time and Delay Study for Monroe County were used (the calculations are attached). The calculated volume in Segment 3 is estimated at 686 plus the current reserve volume of 124 trips for a total of 810 trips ($686+124=810$). It is estimated that daily traffic generated by the proposed development will have a distribution of traffic at 50% north and 50% south, which will decrease the reserve volume in Segment 3 by about 148 trips per day leaving a reserve of 662 daily trips in Segment 3. Table 4 summarizes the the impacts to US 1 segments.

SECONDARY STREET IMPACTS

Boca Chica Road will have approximately 286 PM peak hour trips in 2010 with the site. Using the FDOT's planning analysis peak hour factor (0.096), approximately 2,979 daily trips are estimated to use Boca Chica Road. A level of service "D" volume is estimated by FDOT at 13,600 vpd and a LOS "C" volume of 7,000 vpd. Hence, Boca Chica Road will operate at a LOS "C" condition with site traffic in 2010

SIGHT TRIANGLES AND ON-SITE VEHICLE MANEUVERABILITY

Sight triangles and vehicle maneuverability will be shown on the final site plan to be submitted with application.

LOCATION OF MEDIAN OPENINGS ALONG US 1

There are no median openings along this portion of US 1 on Big Coppitt Key.

TABLE 4 -- ARTERIAL TRIP ASSIGNMENT SUMMARY

Project:		Circle K		Trip Generation Source:							
Location:		Big Coppitt Key		ITE <input type="checkbox"/> ITE Land Use Code No.							
Approx. US-1 MM:		10.5		OTHER <input checked="" type="checkbox"/> See Report							
Development Type:		Convenience Store With Fuel		Daily Trip Ends - Weekday: Saturday: Sunday: Weighted Daily: 296							
Project Size:		See report									
Average Trip Length:		Trip Distribution: 4 miles N / E 50 % N / E 4 miles S / W 50 % S / W									
Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	(1) Primary Trips	US-1 Segment Number	US-1 Segment Limits Begin MM End MM	(2) Percent Directional Split	(3) % Impact Based on Trip Length	Project Generated Trips (1) (2) (3)	Year 2008 Reserve Capacity	Less Estimated Site Volume	2008 Remaining Reserve Capacity
296	0	100	296	#1	4.0 5.0	50	25	(296 * 0.5 * 0.25) = 37	1,767	37	1,730
				#2	5.0 9.0	50	56	(296 * 0.5 * 0.56) = 83	3,810	83	3,727
				#3	9.0 10.5	50	100	(296 * 0.5 * 1.00) = 148	810*	148	662*
				#4	10.5 16.5	50	100	(296 * 0.5 * 1.00) = 148	1,921	148	1,773
				#5	16.5 20.5	50	6	(296 * 0.5 * 0.06) = 9	0	9	0
				#6	20.5 23.0	50	0	(296 * 0.5 * 0.00) = 0			
				#7	23.0 24.0	50	0	(296 * 0.5 * 0.00) = 0			
				#8	24.0 27.5	50	0	(296 * 0.5 * 0.00) = 0			
				#9	27.5 29.5	50	0	(296 * 0.5 * 0.00) = 0			
				#10	29.5 33.0	50	0	(296 * 0.5 * 0.00) = 0			
				#11	33.0 40.0	50	0	(296 * 0.5 * 0.00) = 0			
				#12	40.0 47.0	50	0	(296 * 0.5 * 0.00) = 0			
				#13	47.0 54.0	50	0	(296 * 0.5 * 0.00) = 0			
				#14	54.0 60.5	50	0	(296 * 0.5 * 0.00) = 0			
				#15	60.5 63.0	50	0	(296 * 0.5 * 0.00) = 0			
				#16	63.0 73.0	50	0	(296 * 0.5 * 0.00) = 0			
				#17	73.0 77.5	50	0	(296 * 0.5 * 0.00) = 0			
				#18	77.5 79.5	50	0	(296 * 0.5 * 0.00) = 0			
				#19	79.5 84.0	50	0	(296 * 0.5 * 0.00) = 0			
				#20	84.0 86.0	50	0	(296 * 0.5 * 0.00) = 0			
				#21	86.0 91.5	50	0	(296 * 0.5 * 0.00) = 0			
				#22	91.5 99.5	50	0	(296 * 0.5 * 0.00) = 0			
				#23	99.5 106.0	50	0	(296 * 0.5 * 0.00) = 0			
				#24	106.0 112.5	50	0	(296 * 0.5 * 0.00) = 0			

* With LOS "C" allocation

APPENDIX

TURNING MOVEMENT DATA

Crossroads Engineering
 13284 SW 120th Street
 Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

File Name : JADE@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 1

Start Time	JADE DR				US1				US1				Int. Total
	From North		From East		From West		From West		PEDS	PEDS	PEDS	PEDS	
	Left	Right	Thru	Right	Thru	Left	Thru	Left					
04:00 PM	1	2	156	0	0	0	0	3	174	0	0	0	336
04:15 PM	0	0	175	0	0	0	0	3	170	0	0	0	348
04:30 PM	0	2	153	0	0	0	0	0	155	0	0	0	310
04:45 PM	0	1	132	0	0	0	0	2	189	0	0	0	324
Total	1	5	616	0	0	0	0	8	688	0	0	0	1318
05:00 PM	0	2	131	1	0	0	0	4	205	0	0	0	343
05:15 PM	0	1	102	1	0	0	0	1	209	0	0	0	314
05:30 PM	0	0	136	0	0	0	0	3	222	0	0	0	362
05:45 PM	0	0	105	0	0	0	0	2	196	0	0	0	304
Total	0	3	474	2	2	0	0	10	832	0	0	0	1323
Grand Total	1	8	1090	2	2	0	0	18	1520	0	0	0	2641
Approch %	9.1	72.7	99.8	0.2	18.2	0	0	1.2	98.8	0	0	0	0
Total %	0	0.3	41.3	0.1	0.1	0	0	0.7	57.6	0	0	0	0
AUTOS	1	8	1064	2	2	0	0	18	1485	0	0	0	2580
% AUTOS	100	100	97.6	100	100	0	0	100	97.7	0	0	0	97.7
HEAVY VEHICLES	0	0	26	0	0	0	0	0	35	0	0	0	61
% HEAVY VEHICLES	0	0	2.4	0	0	0	0	0	2.3	0	0	0	2.3

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 Miami, FL 33186

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CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

File Name : JADE@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 2

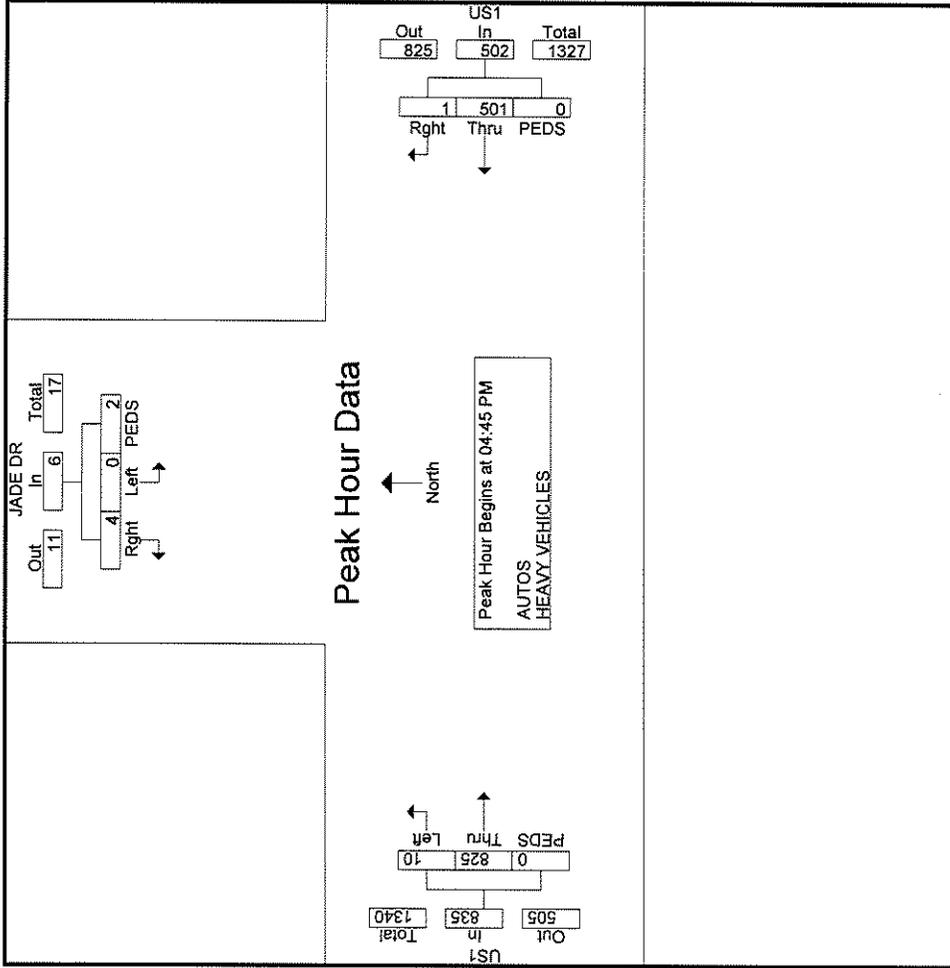
Start Time	JADE DR			US1			US1			Int. Total
	Left	Right	App. Total	Thru	Right	App. Total	Left	Thru	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	1	0	132	0	132	2	189	0	191
05:00 PM	0	2	1	131	0	131	4	205	0	209
05:15 PM	0	1	1	102	0	102	1	209	0	210
05:30 PM	0	0	0	136	1	137	3	222	0	225
Total Volume	0	4	2	501	1	502	10	825	0	835
% App. Total	0	66.7	33.3	99.8	0.2	100.0	1.2	98.8	0	99.8
PHF	.000	.500	.500	.921	.250	.916	.625	.929	.000	.928

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 COUNTY: MONROE

File Name : JADE@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 3



Crossroads Engineering

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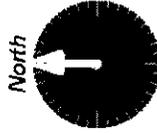
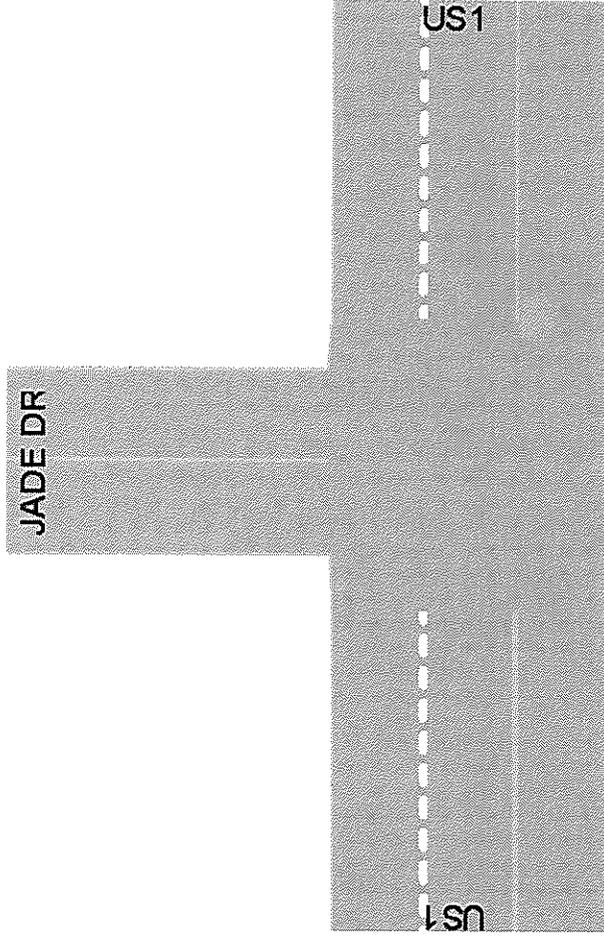
CLIENT: CIRCLE K

JOB NO.: 2008-105

PROJECT: CIRCLE K BIG COPPITT KEY

COUNTY: MONROE

File Name : JADE@US1
Site Code : 00000000
Start Date : 12/9/2008
Page No : 4



Crossroads Engineering
 13284 SW 120th Street
 Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

File Name : BOCA@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 1

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

Groups Printed- AUTOS - HEAVY VEHICLES

Start Time	US1 From East			BOCA CHICA RD From South			US1 From West			Int. Total
	Left	Thru	PEDS	Left	Right	PEDS	Thru	Right	PEDS	
04:00 PM	7	158	0	15	15	0	177	20	0	392
04:15 PM	5	178	0	12	17	0	172	25	0	409
04:30 PM	10	155	0	12	21	0	157	26	0	381
04:45 PM	10	134	0	18	13	0	192	27	0	394
Total	32	625	0	57	66	0	698	98	0	1576
05:00 PM	8	133	0	15	19	0	208	23	0	406
05:15 PM	9	103	0	13	15	0	212	23	0	375
05:30 PM	9	138	0	16	21	0	225	11	0	420
05:45 PM	4	107	0	18	9	0	199	22	0	359
Total	30	481	0	62	64	0	844	79	0	1560
Grand Total	62	1106	0	119	130	0	1542	177	0	3136
Apprch %	5.3	94.7	0	47.8	52.2	0	89.7	10.3	0	
Total %	2	35.3	0	3.8	4.1	0	49.2	5.6	0	
AUTOS	59	1080	0	117	130	0	1507	176	0	3069
% AUTOS	95.2	97.6	0	98.3	100	0	97.7	99.4	0	97.9
HEAVY VEHICLES	3	26	0	2	0	0	35	1	0	67
% HEAVY VEHICLES	4.8	2.4	0	1.7	0	0	2.3	0.6	0	2.1

Crossroads Engineering

13284 SW 120th Street

Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

File Name : BOCA@US1

Site Code : 00000000

Start Date : 12/9/2008

Page No : 2

CLIENT: CIRCLE K

JOB NO.: 2008-105

PROJECT: CIRCLE K BIG COPPITT KEY

COUNTY: MONROE

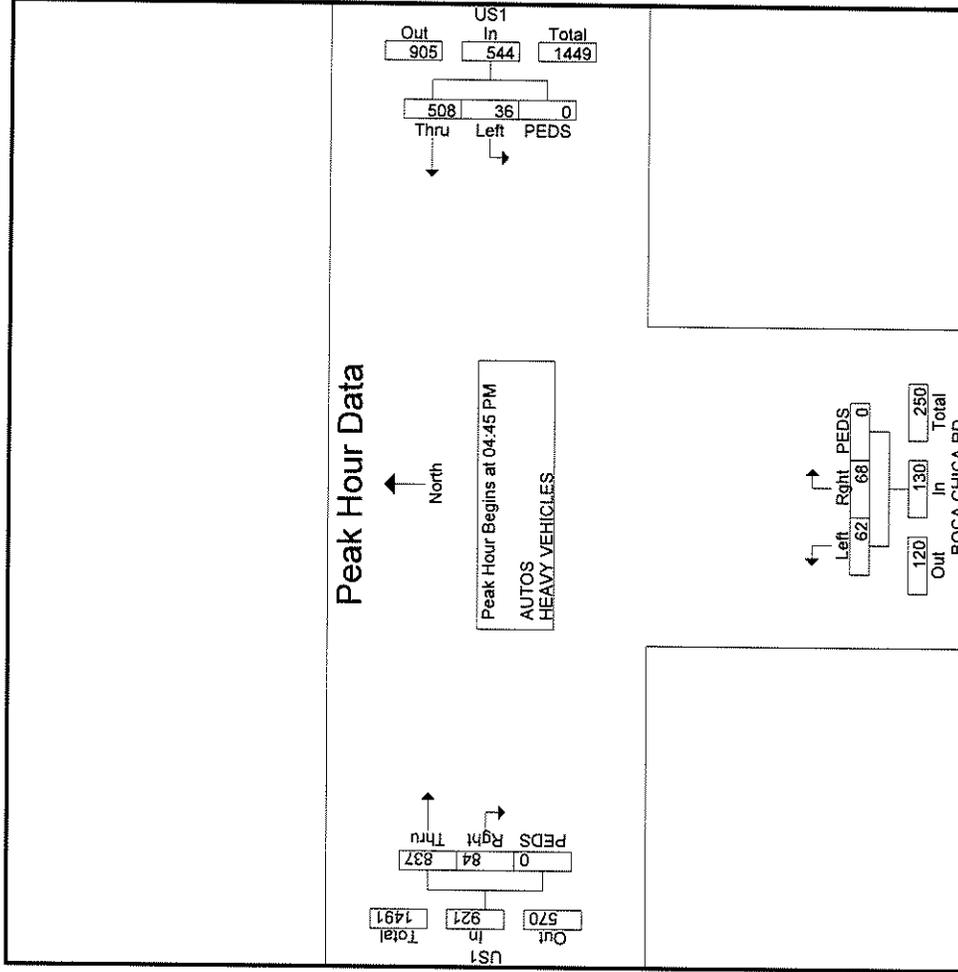
Start Time	US1 From East			BOCA CHICA RD From South			US1 From West			App. Total	PEDS	Int. Total
	Left	Thru	Right	Left	Right	Thru	Left	Right	Thru			
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 04:45 PM												
04:45 PM	10	134	0	18	13	0	31	27	192	0	219	394
05:00 PM	8	133	0	15	19	0	34	23	208	0	231	406
05:15 PM	9	103	0	13	15	0	28	23	212	0	235	375
05:30 PM	9	138	0	16	21	0	37	11	225	0	236	420
Total Volume	36	508	0	62	68	0	130	84	837	0	921	1595
% App. Total	6.6	93.4	0	47.7	52.3	0	87.8	9.1	90.9	0	97.6	949
PHF	.900	.920	.000	.861	.810	.000	.878	.778	.930	.000	.976	.949

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 COUNTY: MONROE

File Name : BOCA@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 3

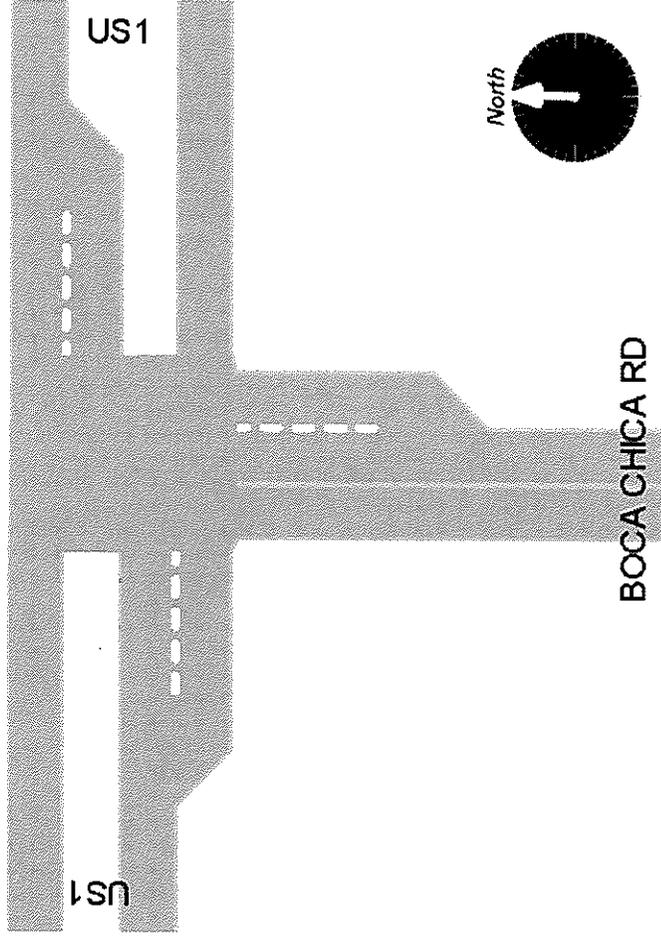


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File Name : BOCA@US1
Site Code : 00000000
Start Date : 12/9/2008
Page No : 4

CLIENT: CIRCLE K
JOB NO.: 2008-105
PROJECT: CIRCLE K BIG COPPITT KEY
COUNTY: MONROE



Crossroads Engineering
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Tel: 305-233-3997 Fax: 305-233-7720

File Name : BOCA@SITEDRIVEWAY
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 1

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY : MONROE

Start Time	Groups Printed- AUTOS												Int. Total
	BOCA CHICA RD Southbound			BOCA CHICA RD Northbound			SITE DRIVEWAY Eastbound			SITE DRIVEWAY Westbound			
	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	
04:00 PM	26	1	0	28	0	0	28	0	1	0	0	0	56
04:15 PM	29	0	0	29	0	0	29	0	0	0	0	0	58
04:30 PM	31	2	0	34	0	0	34	0	2	0	0	0	69
04:45 PM	30	3	0	32	0	0	32	1	3	1	0	0	69
Total	116	6	0	123	0	0	123	1	6	1	0	0	252
05:00 PM	28	2	1	34	0	0	34	0	2	0	0	0	67
05:15 PM	31	1	0	30	0	0	30	0	1	0	0	0	63
05:30 PM	18	0	0	34	0	0	34	0	3	0	0	0	55
05:45 PM	26	0	0	27	0	0	27	0	0	0	0	0	53
Total	103	3	1	125	0	0	125	0	6	0	0	0	238
Grand Total	219	9	1	248	0.4	0.2	248	1	12	7.7	0.2	0.2	490
Approch %	96.1	3.9	0.4	99.6	0.2	0.2	99.6	2.4	92.3	7.7	0.2	0.2	490
Total %	44.7	1.8	0.2	50.6	0.2	0.2	50.6	2.4	92.3	7.7	0.2	0.2	490

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File Name : BOCA@SITEDRIVEWAY
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 2

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY : MONROE

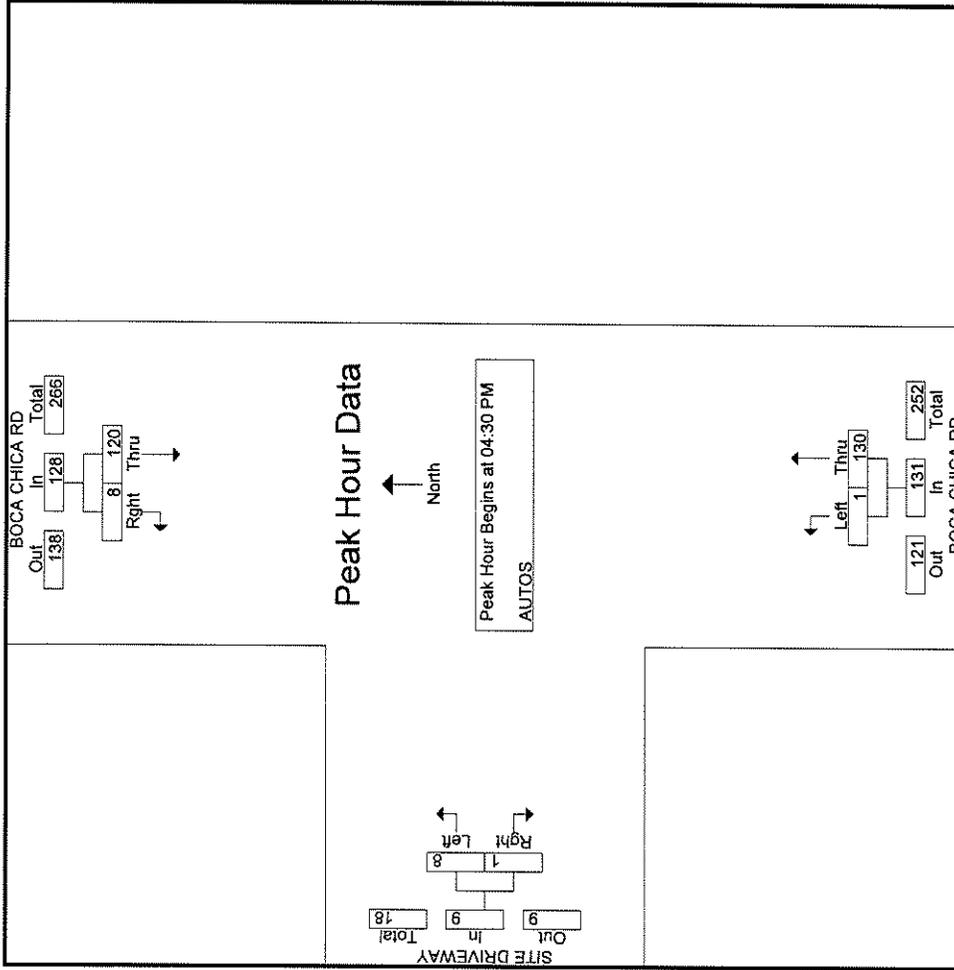
Start Time	BOCA CHICA RD Southbound			BOCA CHICA RD Northbound			SITE DRIVEWAY Eastbound			Int. Total
	Thru	Right	App. Total	Left	Thru	App. Total	Left	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	31	2	33	0	34	34	2	0	2	69
04:45 PM	30	3	33	0	32	32	3	1	4	69
05:00 PM	28	2	30	1	34	35	2	0	2	67
05:15 PM	31	1	32	0	30	30	1	0	1	63
Total Volume	120	8	128	1	130	131	8	1	9	268
% App. Total	93.8	6.2	.970	0.8	99.2	.936	88.9	11.1	.563	.971
PHF	.968	.667	.970	.250	.956	.936	.667	.250	.563	.971

Crossroads Engineering
 13284 SW 120th Street
 Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

File Name : BOCA@SITEDRIVEWAY
 Site Code : 0000000
 Start Date : 12/9/2008
 Page No : 3

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY : MONROE



Crossroads Engineering
 13284 SW 120th Street
 Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

File Name : US1@SITEDRIVEWAY
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 1

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY : MONROE

Start Time	US1 Westbound		Thru	SITE DRIVEWAY Northbound		US1 Eastbound		Int. Total
	Left	Right		Left	Right	Thru	Right	
04:00 PM	0	0	155	0	0	178	1	334
04:15 PM	0	0	175	0	1	188	0	364
04:30 PM	0	0	153	0	1	191	2	347
04:45 PM	0	0	148	0	3	239	1	391
Total	0	0	631	0	5	796	4	1436
05:00 PM	0	0	140	0	1	258	3	402
05:15 PM	0	0	141	0	1	262	1	405
05:30 PM	0	0	134	0	0	263	2	399
05:45 PM	1	0	103	0	2	215	0	321
Total	1	0	518	0	4	998	6	1527
Grand Total	1	0	1149	0	9	1794	10	2963
Approch %	0.1	0	99.9	0	100	99.4	0.6	
Total %	0	0	38.8	0	0.3	60.5	0.3	

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File Name : US1@SITEDRIVEWAY
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 2

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY : MONROE

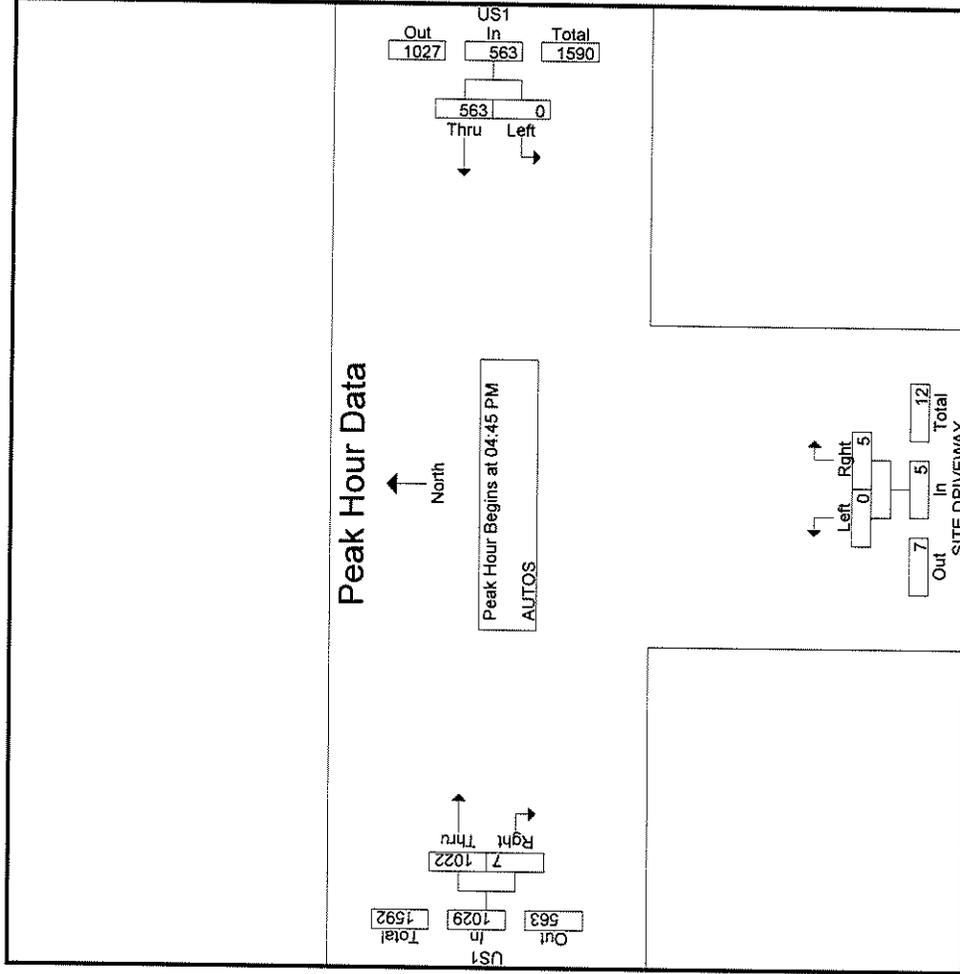
Start Time	US1 Westbound			SITE DRIVEWAY Northbound			US1 Eastbound			Int. Total
	Left	Thru	App. Total	Left	Right	App. Total	Thru	Right	App. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:45 PM										
04:45 PM	0	148	148	0	3	3	239	1	240	391
05:00 PM	0	140	140	0	1	1	258	3	261	402
05:15 PM	0	141	141	0	1	1	262	1	263	405
05:30 PM	0	134	134	0	0	0	263	2	265	399
Total Volume	0	563	563	0	5	5	1022	7	1029	1597
% App. Total	0	100	100	0	100	100	99.3	0.7	97.1	98.6
PHF	.000	.951	.951	.000	.417	.417	.971	.583	.971	.986

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CLIENT: CIRCLE K
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 COUNTY : MONROE

File Name : US1@SITEDRIVEWAY
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 3

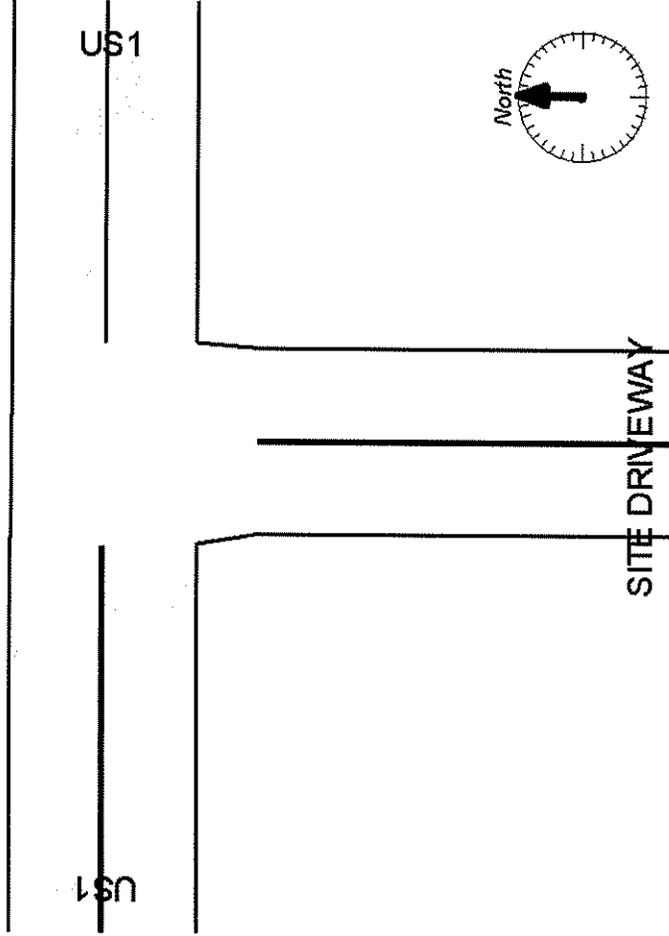


Crossroads Engineering
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CLIENT: CIRCLE K
JOB NO.: 2008-105
PROJECT: CIRCLE K BIG COPPITT KEY
COUNTY : MONROE

File Name : US1@SITEDRIVEWAY
Site Code : 00000000
Start Date : 12/9/2008
Page No : 4



Crossroads Engineering
 13284 SW 120th Street
 Miami, FL 33186

Tel: 305-233-3997 Fax: 305-233-7720

File Name : 1ST@US1
 Site Code : 00000000
 Start Date : 12/9/2008
 Page No : 1

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

Groups Printed- AUTOS - HEAVY VEHICLES

Start Time	FIRST STREET						US1						Int. Total	
	From North			From East			From West			Left	PEDS	Left		PEDS
	Right	Thru	Left	Right	Thru	Left	Right	Thru	Left					
04:00 PM	5	0	5	4	161	0	0	0	0	210	3	0	0	388
04:15 PM	4	0	2	3	172	0	0	0	0	224	2	0	0	407
04:30 PM	0	0	0	1	177	3	0	0	0	221	2	0	0	404
04:45 PM	2	0	3	5	180	2	0	0	0	233	3	0	0	428
Total	11	0	10	13	690	5	0	0	0	888	10	0	0	1627
05:00 PM	1	0	7	2	145	0	0	0	0	264	4	0	0	423
05:15 PM	4	0	6	4	121	0	0	0	0	266	3	0	0	404
05:30 PM	4	0	3	2	152	0	0	0	0	259	4	0	0	424
05:45 PM	0	0	3	2	119	0	0	0	0	241	5	0	0	370
Total	9	0	19	10	537	0	0	0	0	1030	16	0	0	1621
Grand Total	20	0	29	23	1227	5	0	0	0	1918	26	0	0	3248
Approch %	37	0	53.7	1.8	98.2	9.3	0	0	0	98.7	1.3	0	0	
Total %	0.6	0	0.9	0.7	37.8	0.2	0	0	0	59.1	0.8	0	0	
AUTOS	19	0	27	20	1198	5	0	0	0	1868	26	0	0	3163
%AUTOS	95	0	93.1	87	97.6	100	0	0	0	97.4	100	0	0	97.4
HEAVY VEHICLES	1	0	2	3	29	0	0	0	0	50	0	0	0	85
% HEAVY VEHICLES	5	0	6.9	13	2.4	0	0	0	0	2.6	0	0	0	2.6

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File Name : 1ST@US1
 Site Code : 0000000
 Start Date : 12/9/2008
 Page No : 2

CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

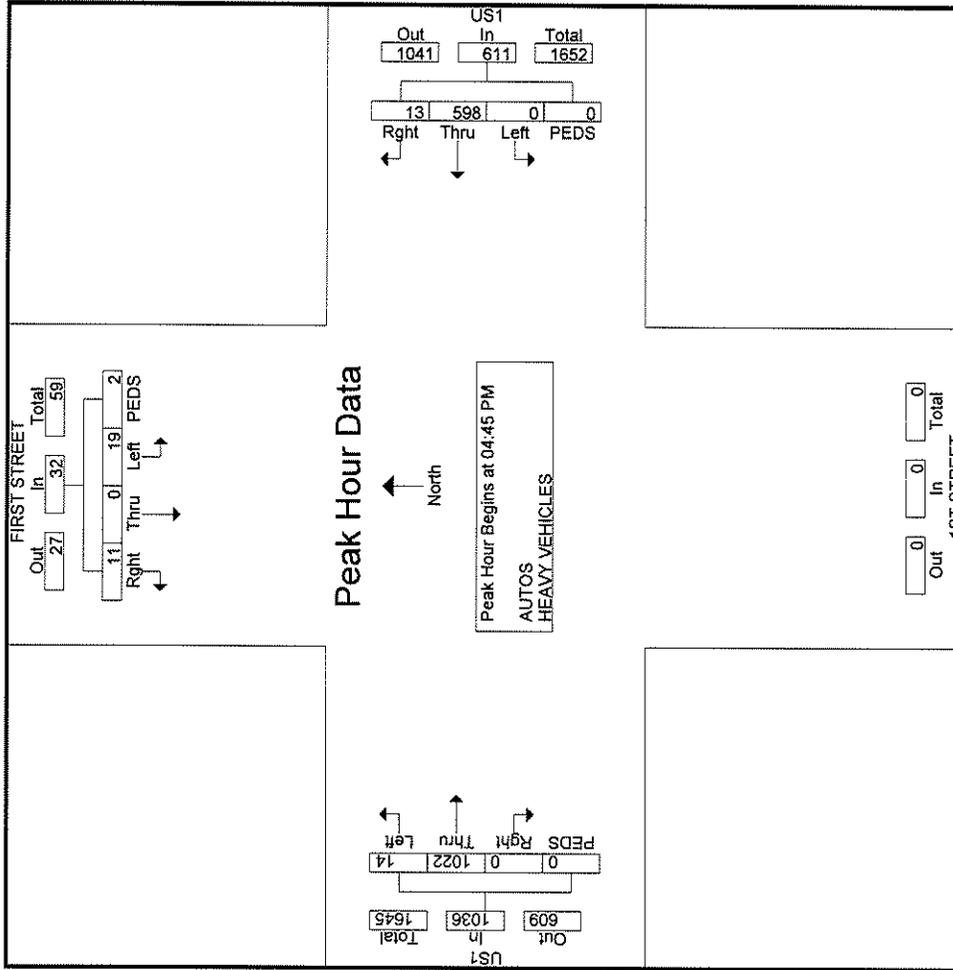
Start Time	FIRST STREET				US1				US1					
	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Right	Thru	Left	App. Total	Int. Total	
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1														
Peak Hour for Entire Intersection Begins at 04:45 PM														
04:45 PM	2	0	3	2	5	180	0	0	185	0	233	3	236	428
05:00 PM	1	0	7	0	2	145	0	0	147	0	264	4	268	423
05:15 PM	4	0	6	0	4	121	0	0	125	0	266	3	269	404
05:30 PM	4	0	3	0	2	152	0	0	154	0	259	4	263	424
Total Volume	11	0	19	2	13	598	0	0	611	0	1022	14	1036	1679
% App. Total	34.4	0	59.4	6.2	2.1	97.9	0	0	826	0	98.6	1.4	1036	1679
PHF	.688	.000	.679	.250	.650	.831	.000	.000	.826	.000	.961	.875	.963	.981

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CLIENT: CIRCLE K
 JOB NO.: 2008-105
 PROJECT: CIRCLE K BIG COPPITT KEY
 COUNTY: MONROE

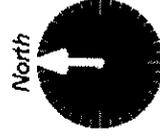
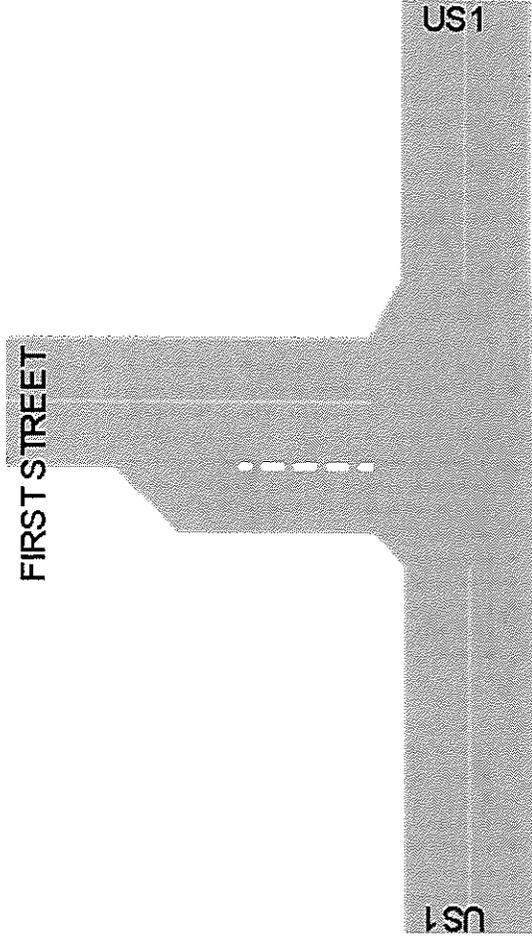


Crossroads Engineering
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File Name : 1ST@US1
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Start Time	CALLE UNO						US1						US1					
	From North			From East			From West			From North			From East			From West		
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
04:00 PM	2	0	1	0	178	1	0	1	0	225	1	0	1	225	1	0	0	0
04:15 PM	2	0	3	0	198	1	0	1	0	236	0	0	5	236	0	0	0	0
04:30 PM	1	0	2	0	185	1	0	1	0	252	0	0	6	252	0	0	0	0
04:45 PM	1	0	0	0	173	2	0	2	0	259	0	0	2	259	0	0	0	0
Total	6	0	6	0	734	5	0	5	0	972	1	0	14	972	1	0	0	1738
05:00 PM	1	0	0	0	157	0	0	0	0	298	0	0	6	298	0	0	0	462
05:15 PM	1	0	0	0	138	1	0	1	0	309	0	0	4	309	0	0	0	453
05:30 PM	2	0	3	0	159	1	0	1	0	289	0	0	8	289	0	0	0	462
05:45 PM	1	0	0	0	123	1	0	1	0	280	0	0	9	280	0	0	0	414
Total	5	0	3	0	577	3	0	3	0	1176	0	0	27	1176	0	0	0	1791
Grand Total	11	0	9	0	1311	8	0	8	0	2148	1	0	41	2148	1	0	0	3529
Approach %	55	0	45	0	99.4	0.6	0	0	0	98.1	0	0	1.9	98.1	0	0	0	0
Total %	0.3	0	0.3	0	37.1	0.2	0	0	0	60.9	0	0	1.2	60.9	0	0	0	0
AUTOS	10	0	9	0	1288	8	0	8	0	2110	0	0	41	2110	0	0	0	3466
% AUTOS	90.9	0	100	0	98.2	100	0	100	0	98.2	0	0	100	98.2	0	0	0	98.2
HEAVY VEHICLES	1	0	0	0	23	0	0	0	0	38	1	0	0	38	1	0	0	63
% HEAVY VEHICLES	9.1	0	0	0	1.8	0	0	0	0	1.8	100	0	0	1.8	100	0	0	1.8

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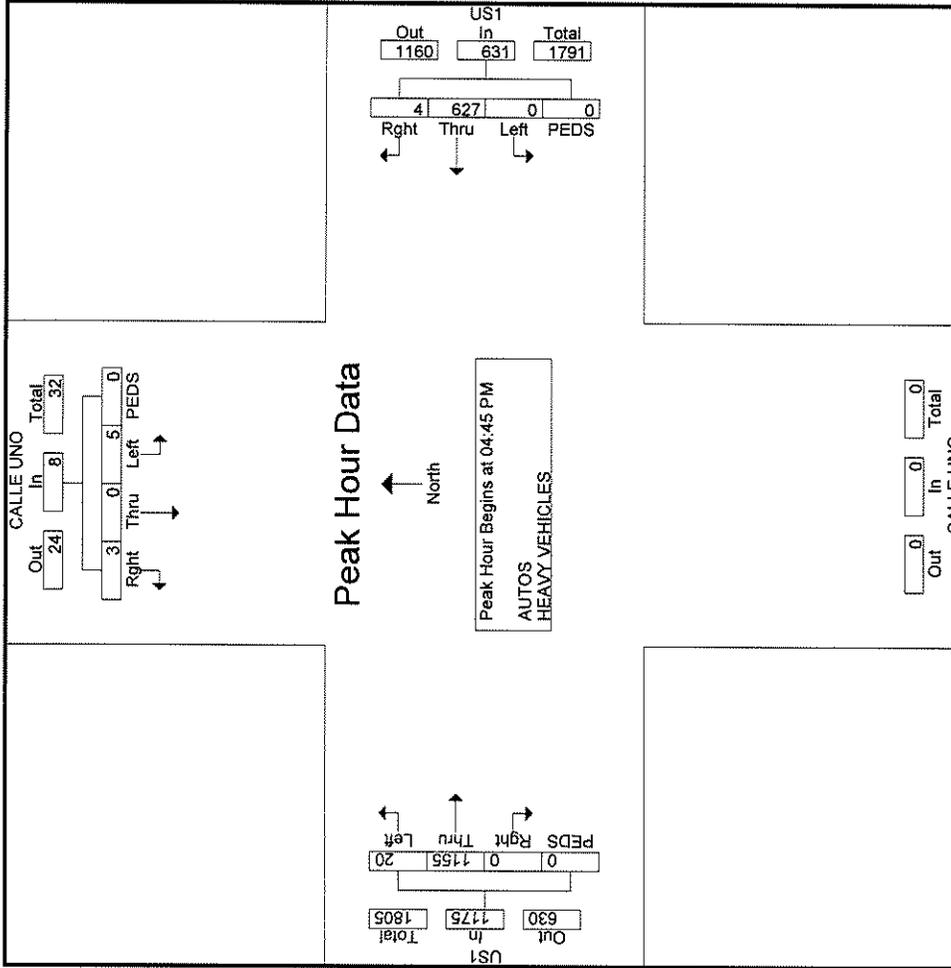
Start Time	CALLE UNO				US1				US1				Int. Total		
	From North		From East		From East		From West		From West		From West				
	Left	Thru	Right	PEDS	App. Total	Left	Thru	Right	PEDS	App. Total	Left	Thru	Right	PEDS	App. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1															
Peak Hour for Entire Intersection Begins at 04:45 PM															
04:45 PM	1	0	0	0	1	0	173	2	0	175	2	259	0	0	261
05:00 PM	1	0	0	0	1	0	157	0	0	157	6	298	0	0	304
05:15 PM	1	0	0	0	1	0	138	1	0	139	4	309	0	0	313
05:30 PM	2	0	3	0	5	0	159	1	0	160	8	289	0	0	297
Total Volume	5	0	3	0	8	0	627	4	0	631	20	1155	0	0	1175
% App. Total	62.5	0	37.5	0	400	0	99.4	0.6	0	901	1.7	98.3	0	0	938
PHF	.625	.000	.250	.000	.400	.000	.906	.500	.000	.901	.625	.934	.000	.000	.982

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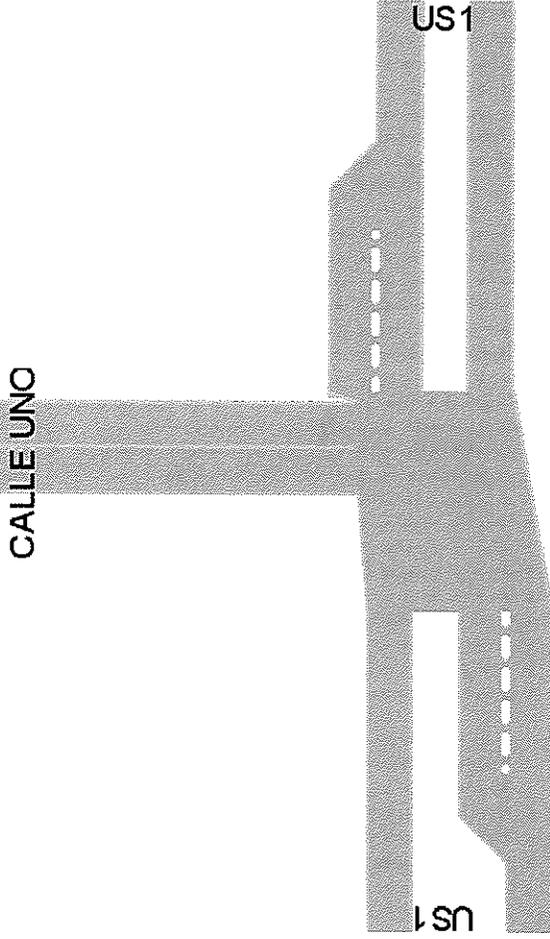
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Groups Printed- AUTOS - HEAVY VEHICLES

Start Time	DIRT RD						ROCKLAND RD						US1								
	Southbound			Northbound			Westbound			Northbound			Eastbound			US1					
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Int. Total		
04:00 PM	0	0	0	0	0	0	1	172	1	0	0	3	0	0	2	0	0	248	4	0	431
04:15 PM	0	0	0	3	193	0	0	0	0	0	0	5	0	0	0	0	0	253	4	0	458
04:30 PM	0	0	0	0	186	0	0	0	0	0	0	4	0	0	0	0	0	265	4	0	459
04:45 PM	0	0	0	1	172	0	0	0	0	0	1	0	0	1	0	0	0	282	6	0	462
Total	0	0	0	5	723	1	0	0	0	0	3	12	0	0	3	0	0	1048	18	0	1810
05:00 PM	0	0	0	0	121	1	0	0	0	0	1	5	0	0	1	0	0	309	13	0	450
05:15 PM	0	0	0	4	174	2	0	0	0	0	2	3	0	0	2	0	0	333	2	0	520
05:30 PM	2	1	1	0	150	5	0	0	0	0	1	1	0	0	1	0	0	303	5	0	469
05:45 PM	0	0	0	1	119	2	0	0	0	0	2	2	0	0	2	0	0	286	3	0	415
Total	2	1	1	5	564	10	0	0	0	0	6	11	0	0	6	0	0	1231	23	0	1854
Grand Total	2	1	1	10	1287	11	0	0	0	0	9	23	0	0	9	0	0	2279	41	0	3664
Approch %	50	25	25	0.8	98.4	0.8	0	0	0	0	28.1	71.9	0	0	28.1	0	0	98.2	1.8	0	98.2
Total %	0.1	0	0	0.3	35.1	0.3	0	0	0	0	0.2	0.6	0	0	0.2	0	0	62.2	1.1	0	62.2
AUTOS	2	1	1	10	1264	11	0	0	0	0	9	23	0	0	9	0	0	2237	39	0	3597
% AUTOS	100	100	100	100	98.2	100	0	0	0	0	100	100	0	0	100	0	0	98.2	95.1	0	98.2
HEAVY VEHICLES	0	0	0	0	23	0	0	0	0	0	0	0	0	0	0	0	0	42	2	0	67
% HEAVY VEHICLES	0	0	0	0	1.8	0	0	0	0	0	0	0	0	0	0	0	0	1.8	4.9	0	1.8

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Start Time	DIRT RD Southbound			US1 Westbound			ROCKLAND RD Northbound			US1 Eastbound			Int. Total				
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right		App. Total			
04:45 PM	0	0	0	1	172	0	0	0	1	0	0	6	1	282	0	288	462
05:00 PM	0	0	0	0	121	1	0	122	0	1	0	309	0	309	0	322	450
05:15 PM	0	0	0	0	0	2	0	3	0	0	0	2	5	0	0	0	0
05:30 PM	0	0	0	0	150	150	0	155	1	0	1	5	2	303	5	308	469
Total Volume	2	1	1	5	617	8	0	630	9	5	0	26	14	1227	26	1253	1901
% App. Total	50	25	25	0.8	97.9	1.3	0	64.3	0	35.7	0	97.9	0	97.9	2.1	0	0
PHF	.250	.250	.250	.313	.886	.400	.000	.875	.450	.000	.625	.000	.583	.921	.500	.935	.914

Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1
Peak Hour for Entire Intersection Begins at 04:45 PM

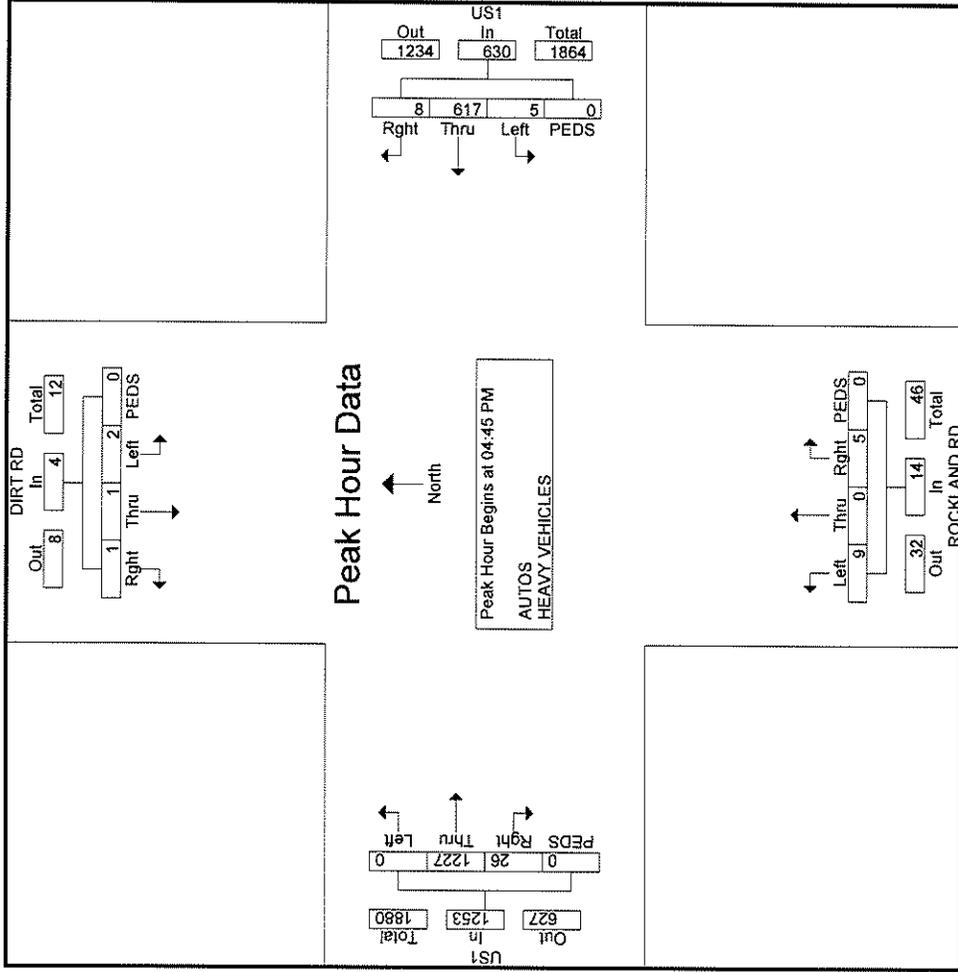
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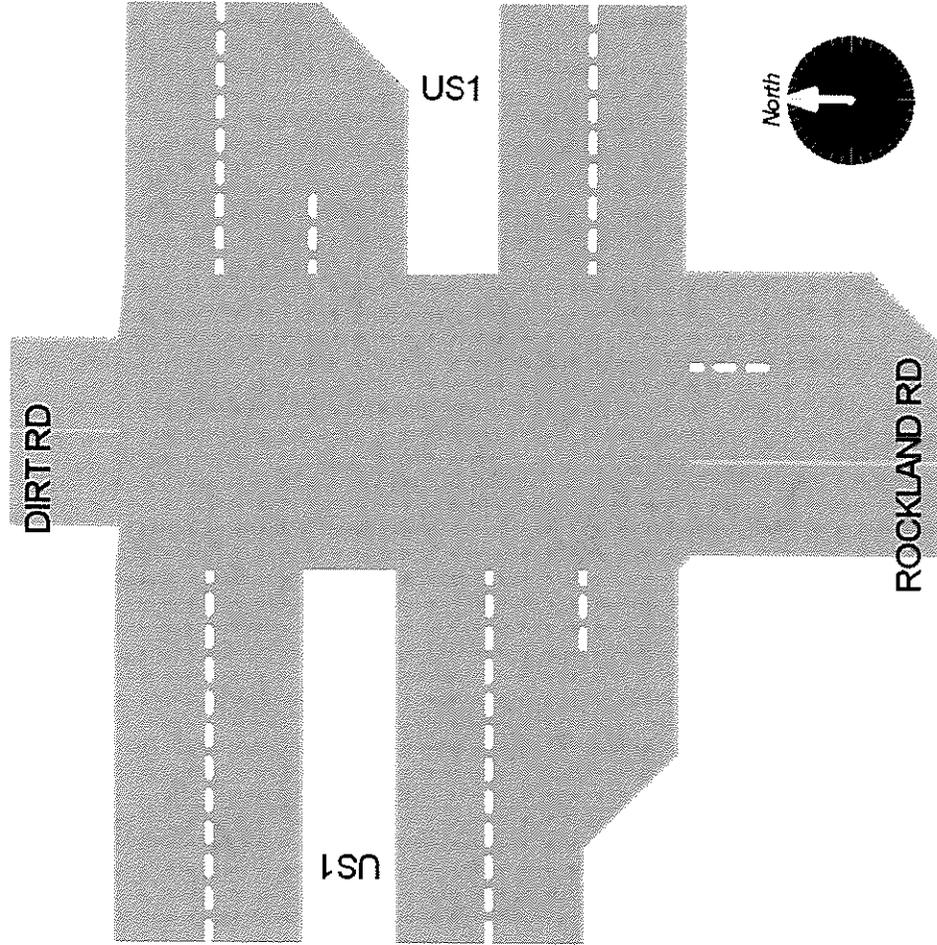


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**ITE TRIP GENERATION
FDOT SEASONAL FACTORS**

Trip Generation Studies of Gas/Convenience Stores

BY GREG LUTTRELL

The purpose of this study was to begin establishing a local database of trip generation characteristics for gas-convenience sites. Recently, the development review process has seen an increasing number of these combined-use sites, which include both the sale of gas and convenience (grocery) items. The increase in popularity of these sites leads to an emphasis on the need to know and understand their trip characteristics. By establishing a local database containing these data, a more realistic assessment of their impacts may be made.

Recently, the trip generation subcommittee of the Florida District/Section of the Institute of Transportation Engineers sent out a call for additional data. Among the new land uses identified as having data needs is the "Convenience Market with Gasoline Pumps" (land-use code 853). Currently, little published data exist for this land use. Afternoon peak-hour trip generation data for this land use were collected in our study. The study acts as an initial step in helping local development and traffic engineering communities to understand trip characteristics relating to gas/convenience sites.

Study Methodologies

The trip generation subcommittee has distributed for comment a draft procedures manual for the collection of trip generation data. Titled *Trip Generation Data Collection Procedures Manual* (April 1988),¹ it is meant to be used in

conjunction with the ITE trip generation report.² This procedures manual outlines a summary of current thinking on what data are required for "a thorough trip generation study."³ This thorough study would include the following items:

1. The average weekday traffic generated by a particular land use.
2. Variations in rates to be expected on weekends.
3. The specific peak hour and peak-hour traffic volumes of the generator (study site).
4. The volume of traffic generated by the study site during the peak hour of the adjacent roadway(s).
5. The directional split (entering versus exiting) of traffic during the peak hours and on a daily basis.
6. The person-per-vehicle (occupancy) factor for site-oriented trips.
7. The distribution of trips by mode (passenger car, truck, bus, taxi, etc.).
8. The number of new trips generated by the study site versus the number of trips diverted from the existing traffic stream.

For many different land uses, each of these items will have a varying degree of availability and importance. For example, is the weekend trip variation of an office building necessary? Probably not because most offices are closed on weekends, thus generating little or no traffic. Likewise, without the support of many technicians, attempting to collect pass-by data for a regional mall with many out parcels would be extremely difficult.

This type of reasoning led to the collection of only that data that were obtainable with current resources and that would be the most usable.

The data actually collected focused on three principal areas: trip generation data during the afternoon peak hour of the adjacent roadway; directional distribution (split) during this time period; and a breakdown of trips by purpose (gas, convenience, or both).

Data were collected only during the afternoon peak hour for two reasons. Locally, the afternoon peak hour is the critical time period for roadway operations and the period used for site impact analysis. Morning peak hour and daily data were not collected. This study strived to collect and analyze only information that could be readily used by the engineering and development sectors. Collecting morning peak-hour data would not have satisfied this purpose. Also, collecting data for longer periods becomes very manpower intensive.

Directional split is not an important variable for this land use because each vehicle spends only a small amount of time on site. It is presented here because it was a by-product of the other data collected. This study did not attempt to collect all eight of the previously presented items. To do so would have required a prohibitive number of technicians be-

Conversion Factor

To convert from	to	multiply by
sq. ft	m ²	0.0929

cause physical presence is required on site during the study period. This study is, however, valid when considering the eight items because it begins the process toward understanding the critical trip characteristics of the gas/convenience land use.

The third item, trips by purpose, leads to the major difference in collecting trip generation data for gas/convenience sites versus most other land uses. The variables involved in this land use are number of pumps and building size. These two items vary by site and have an influence on the site trip generation. In order to assign trip rates to both of these variables, each trip must be defined as a gas only, convenience only, or combined trip. This determination is made by observing the occupants of each vehicle as they enter and exit the store. Physical site presence and attentiveness are required to track all of each vehicle's occupants. The criteria used to make the trip purpose determination were as follows. A trip was determined to be a gas-only trip if a vehicle's occupant(s) pumped gas and did not leave the store with grocery items. Trips in which a vehicle entered the site and did not pull up to the pumps were considered convenience- (grocery) only trips. If a vehicle's occupant(s) pumped gas and one or more of the occupants left the store with grocery items, the trip was considered a combination trip. By determining the trip purpose, an assignment of the trips to the two site variables was possible. Gas/convenience sites cannot be studied simply by mechanical means.

Study Procedures

An overview of specific criteria used in this study is discussed here:

- Each site was studied for one afternoon peak-hour period (4-6 P.M.). These studies were performed Tuesday through Thursday so that the traffic variations commonly experienced on Monday and Friday would not affect the results.
- To ensure that the hour of data selected for later analysis at each site matched the actual afternoon peak hour of the adjacent roadway, 15-minute machine counts were taken on the adjacent major road. These counts were taken from approximately 3:30 to 6:15 P.M. on the same day the manual site counts were performed.
- Actual location of the survey vehicle was within public right-of-way. Attempting to get permission from each local owner/operator to enter the site would have been very time consuming and would not have greatly increased the validity of the study results.
- Manual counts were taken in 15-minute intervals from 4 to 6 P.M. These included driveway (in/out) and trip purpose (gas, convenience, or both) counts.
- It became apparent that occupants from 100 percent of the vehicles using the site could not be accurately watched or their purpose determined. Classification of trip purpose for most of the sites ranged from 30 percent to 50 percent of the total site trips for the peak hour.

Collecting only that data actually needed and available allowed each site to be studied quickly and easily. The counts at each site took 7-8 person-hours (3.5-4 hours per person) to complete. This included travel time, machine counter setup and take down, and the actual 4-6 P.M. manual count time. Each site required two persons. This allowed one person to count only the driveway volumes and the other to devote complete attention to the task of trip purpose classification. By using these parameters, studies of this type can be performed on a spare-time basis and still yield the needed data.

Data Analysis

The analysis of the data collected included both standard and non-standard trip generation calculations. The collected data classified a sampling of the site trips by purpose. The gas-only and convenience-only trips could be converted to generation rates using standard calculations. These sites, however, also include a combined category for those trips utilizing both the gas and convenience aspects of the site. To distribute these trips to one of the two site variables so that trip rates could then be calculated, the following assumption was used: Assume that the gas availability had a trip attraction (pull) to the site equal to its relative percent of "gas-only" trips when compared with the "convenience-only" trips. Likewise, the convenience site attraction was equal to

its "convenience-only" percent relative to the "gas-only" trips.

An example is presented in Table 1. Site LC4 (Newman's/Fowler) had adjusted counts of 45 gas-only and 82 convenience-only trips for the peak hour of the adjacent road. Relating this to the assumption, there were a total of 127 "only" trips to this site. The split of these "only" trips was 45/82 (35%/65%). The combination (both) trips were distributed using the percentage split of the "only" trips. For this site, the both trips were distributed in the 35%/65% split to the gas-only and convenience-only categories, respectively. The total 27 combined trips yielded an additional 10 trips to the gas column and 17 trips to the convenience column. These adjusted totals were then related to their standard unit of number of pumps for gas and thousand square feet (KSF) for convenience. This yielded the trip generation rates relative to both site variables.

It has been suggested that the volume of the adjacent roadway should be factored into trip generation calculations. This was not done for three reasons. First, the volume of the adjacent roadway does not enter into any other trip generation calculations. The adjacent road volumes only become important when site impact calculations are made relative to road capacity and site capture. Second, all sites studied were established, successful businesses. We reasoned that a site would not be functioning if the company or owner did not feel that it would be successful, thus qualifying the site to be included in the database. Finally, no apparent correlation between the adjacent road volume and the trip rates was found. For example, site L11 (Super America) on S.R. 78 had 260 total site trips while site L10 (7-11), also on S.R. 78, had only 106 total site trips. Both are on the same road, but generate traffic much differently. Also, site PB4 (Stop-n-Go) is located at one of the busiest intersections in Palm Beach County, yet it generated relatively little traffic. We strongly feel, and the data support, that the importance of the amount of adjacent roadway volume, relative to this database, is not valid.

Table 1 presents the data collected for each of the 18 sites studied. The site characteristics noted in the table include

Table 1. Trip Generation Calculations

Site No.	Site Identification Store Name/Location	Site Characteristics			No. Pumps	Bldg. Size (sq. ft.)	Raw			Site Trips	Adjusted			Total		Trip Rates	
		A	B	C			Gas	Both	Conven.		Gas	Both	Conven.	Gas	Conven.	T/Pump	T/KSF
<i>Collier County</i>																	
CC1	Super America/Pine Ridge	*	*	*	12	4750	42	43	119	342	70	72	199	89	253	743	53.2
CC2	Super America/Airport	*	*	*	12	4750	26	26	58	248	59	59	131	77	171	6.40	36.1
<i>Lee County</i>																	
LC1	Super America/Gottview	*	*	*	12	4230	26	19	27	168	61	44	63	82	86	6.87	20.2
LC2	Newman's/Pondella	—	—	*	6	1914	13	5	12	70	30	12	28	36	34	6.07	176
LC3	Chevron/Crystal	*	—	*	10	352	13	8	9	76	33	20	23	45	31	4.49	88.3
LC4	Newman's/Fowler	—	*	*	6	2400	15	9	27	154	45	27	82	55	99	9.17	41.3
LC5	Super America/Lehigh	*	*	*	12	4136	33	23	54	225	67	47	110	85	140	7.1	33.8
LC6	Handy Food/Lehigh	—	—	*	8	2700	16	6	50	170	38	14	118	41	129	5.15	427
LC7	Mobil Mart/College	*	—	*	12	816	63	17	29	239	138	37	64	164	75	13.64	92.3
LC8	Mobil Mart/Crystal	*	—	*	12	912	31	9	17	138	75	22	41	89	49	743	53.6
LC9	Racetrac/Daniels	—	—	*	8	1925	12	16	19	249	64	85	101	96	153	12.05	79.3
L10	7-11/Sr 78	*	—	—	4	2640	2	3	46	106	4	6	96	4	102	1.40	38.5
L11	Super America/SR 78	*	*	*	12	4185	26	22	42	260	75	64	121	99	161	8.28	38.4
<i>Palm Beach County</i>																	
PB1	Gulf Food Mart/Congress	*	—	*	9	697	34	10	5	109	76	22	11	95	14	10.56	20.0
PB2	7-11/Congress	*	—	*	4	2805	16	14	59	230	41	36	152	49	181	12.27	64.5
PB3	Food Mart/Forest Hill	—	—	*	10	1632	25	9	41	135	45	16	74	51	84	5.11	51.4
PB4	Stop-n-Go/Military Ter.	—	—	*	8	2535	9	4	37	89	16	7	66	17	72	2.18	28.2
PB5	Step Saver/Forest Hill	—	—	*	8	2700	22	7	33	116	41	13	62	46	70	5.80	25.8

A = National Chain. B = Diesel Available. C = Air, Water, Phone Available. * = Yes — = No.

information relative to the store being a national chain; the site having diesel fuel available; and whether air, water, and phone(s) were present. These variables were used as sorting criteria to better characterize the trip rates. Although these characteristics did yield different trip rates, some results need to be further defined through comparison with additional data.

The number of pumps was defined as the number of vehicle stations available. For example, if a pump island contains one pump that can be accessed simultaneously by vehicles from both sides, then it would be counted as two pumps. Therefore, a site having three pump islands with two pumps each (one for each of two grades of gas), which can be used from both sides simultaneously, would be defined as having six pumps.

The building size represents an exterior measurement. Although it does not represent the exact size of the building, small variations in this value have little or no effect on the final results. These site variables were used to later obtain trip rates.

The raw and adjusted counts for the afternoon peak hour are also listed in Table 1. These represent the sampling results of the trip purpose classification. Site trips are defined as the total site

peak-hour trip ends (in plus out). Although directional split data are not presented here, it varied little from the expected 50/50% split. The adjusted columns of counts are a breakdown of the total site trips by purpose. For example, site LC8 (Mobil Mart/Crystal) had 31 of the sampled trips for gas only and total site trips of 138. When this gas-only value is compared with the total sampled value of 57 trips and then related to the 138 site trips, an adjusted gas-only value of 75 is obtained. The adjustments are standard for trip generation calculations.

The values shown in the total gas and convenience columns of Table 1 were generated based on the assumption discussed earlier. That is, the both (combined) trips were split into the gas and convenience totals relative to the attractiveness of the gas-only and convenience-only adjusted values. These values were then divided into the site variables. The results are the afternoon peak-hour trip generation rates for gas/convenience store sites.

Further analysis was then performed on the trip rates based on the different site characteristics observed. A summary of these results is given in Table 2. These values include an average of the 18 site trip rates resulting in average trip

rates of 7.28 trips per pump and 46.1 trips per KSF of building. Although these overall values are valid, sortings based on the three site characteristics were performed that suggest a valuable further classification of rates. These values show variation in the with and without trip rates, which indicate that the presence of certain site characteristics does affect the ultimate site trip total. For example, a national chain appears to generate more trips for both site variables. This equates to approximately 1.28 trips per pump and 7.4 trips per KSF. These variations should be applied to a site impact analysis to more realistically assess its impacts. The values based on these site characteristics sortings should be used with caution. In certain instances, the sample sizes are too small to be reliable or to draw any specific conclusions. This specifically applies to characteristic C, which was not shown in Table 2. This type of data sorting does, however, represent an attempt to further understand the different items affecting trip rates.

Table 2 also shows the results of other data sortings relative to the location and physical site variables. The sites are located in three Florida counties. As shown in Table 2, trip rates for the different counties vary from 6.92 to 7.40 for

Table 2. Trip Generation Rate Summary

Parameters	Trip Rates	
	T/Pump	T/KSF
Trip Generation Averages (all 18 sites)	7.28	46.1
<i>Sorted Trip Generations Averages</i>		
Characteristic "A"		
No	6.50	41.6
Yes	7.78	49.0
Characteristic "B"		
No	7.15	—
Yes	7.54	—
<i>Location Averages by County</i>		
Collier County	6.92	44.7
Lee County	7.40	50.1
Palm Beach County	7.18	38.0
<i>Building Size Averages (sq. ft.)</i>		
<1000	—	63.6
1000-3000	—	43.8
>3000	—	36.3
Characteristic "A" = national chain.		
Characteristic "B" = diesel available.		

trips/pump and from 38.0 to 50.1 for trips KSF. This further reinforces the need for local trip generation data (when available) versus the use of nationwide averages. Data sorting based on the number of pumps did not yield any strong conclusions and was therefore not shown in the table. The data sorted based on building size do indicate that a threefold categorization may be appropriate. These would be for buildings under 1 KSF, between 1 and 3 KSF, and those over 3 KSF. These different groups produced quite different trip rates, with the smaller categories having higher trip rates. Once again, this type of further focusing of the trip generation characteristics will allow site impacts to be more accurately assessed.

Conclusions

Trip generation rates relative to the two site variables were obtained from this study. These rates show that the gas/convenience site generates traffic varying relative to its number of pumps, building size, and site characteristics. The calculations leading to the trip rates were shown (Table 1) and explained. These rates were determined using an assumption of trip attractiveness of the two site variables, which allowed for the analysis of these mixed-use sites. The rates were then sorted relative to the factors listed previously to better understand the trip

generation characteristics of this land use. The data strongly suggest that different sites *do* generate different amounts of traffic and that variability can be somewhat categorized. By performing these sortings, better values can be achieved, which will then lead to much better site impact analysis.

Many items require additional study, including site capture and pass-by traffic rates, as well as other items mentioned earlier. Those attempting to collect capture data should be aware that because trip rates must address two independent site variables, so must the capture rates.

For instance, the capture percentage for gas may be "x" and for convenience "y." These percentages must also address the combined (both) trips. It would be expected that capture rates would vary greatly and be dependent on many of those items that influence trip rates.

This study was performed to better our understanding of the trip characteristics of these popular sites. By collecting, analyzing, and using local data, we may more accurately project the traffic impacts of land uses on our road networks.

References

1. Florida Section Institute of Transportation Engineers, Trip Generation Subcommittee. *Trip Generation Data Collection Procedures Manual*. Draft report. West Palm Beach, FL: ITE Florida Section, April 1988.
2. Institute of Transportation Engineers. *Trip Generation*, 4th Ed. Washington D.C.: Institute of Transportation Engineers, 1987.

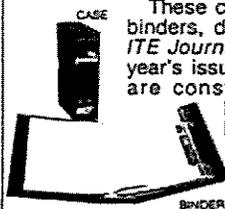


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Table 5.30
Pass-By Trips and Diverted Linked Trips
Weekday, p.m. Peak Period
Land Use 945—Gasoline/Service Station with Convenience Market

SIZE (1,000 SQ. FT. GFA)	VEHICLE FUELING POSITIONS	LOCATION	WEEKDAY SURVEY DATE	NO. OF INTERVIEWS	TIME PERIOD	PRIMARY TRIP (P)	NON-PASS-BY TRIP (N)	DIVERTED LINKED TRIP (D)	PASS-BY TRIP (S)	ADJ. STREET PEAK-HOUR VOLUME	SOURCE
0.8	8	Louisville area, KY	1993	83	4:00-6:00 p.m.	8	—	40	52	4,965	Barton-Aschman Assoc.
0.6	8	Louisville, KY	1993	60	4:00-6:00 p.m.	20	—	27	53	1,491	Barton-Aschman Assoc.
0.7	10	Louisville, KY	1993	n/a	4:00-6:00 p.m.	19	—	24	57	1,812	Barton-Aschman Assoc.
0.7	8	Louisville area, KY	1993	n/a	4:00-6:00 p.m.	7	—	21	72	2,657	Barton-Aschman Assoc.
0.7	10	Louisville area, KY	1993	n/a	4:00-6:00 p.m.	16	—	29	55	2,657	Barton-Aschman Assoc.
0.8	8	Silver Spring, MD	1992	36	4:00-6:00 p.m.	14	—	19	67	3,095	RBA
0.4	8	Derwood, MD	1992	46	4:00-6:00 p.m.	11	—	43	46	3,770	RBA
2.1	8	Kensington, MD	1992	31	4:00-6:00 p.m.	13	—	35	52	1,785	RBA
1	8	Silver Spring, MD	1992	35	4:00-6:00 p.m.	3	—	43	54	7,080	RBA

Average Pass-By Trip Percentage: 56

2007 Peak Season Factor Category Report - Report Type: ALL
 Category: 9000 MONROE COUNTYWIDE

Week	Dates	SF	MOCF: 0.90 PSCF
1	01/01/2007 - 01/06/2007	1.06	1.17
2	01/07/2007 - 01/13/2007	1.02	1.13
3	01/14/2007 - 01/20/2007	0.97	1.07
4	01/21/2007 - 01/27/2007	0.96	1.06
* 5	01/28/2007 - 02/03/2007	0.94	1.04
* 6	02/04/2007 - 02/10/2007	0.93	1.03
* 7	02/11/2007 - 02/17/2007	0.91	1.01
* 8	02/18/2007 - 02/24/2007	0.90	1.00
* 9	02/25/2007 - 03/03/2007	0.89	0.98
*10	03/04/2007 - 03/10/2007	0.88	0.97
*11	03/11/2007 - 03/17/2007	0.86 Peak	0.95 Peak Season
*12	03/18/2007 - 03/24/2007	0.88	0.97 1.06/0.86 = 1.233
*13	03/25/2007 - 03/31/2007	0.89	0.98 23.3%
*14	04/01/2007 - 04/07/2007	0.90	1.00
*15	04/08/2007 - 04/14/2007	0.91	1.01
*16	04/15/2007 - 04/21/2007	0.92	1.02
*17	04/22/2007 - 04/28/2007	0.94	1.04
18	04/29/2007 - 05/05/2007	0.96	1.06
19	05/06/2007 - 05/12/2007	0.97	1.07
20	05/13/2007 - 05/19/2007	0.99	1.10
21	05/20/2007 - 05/26/2007	0.99	1.10
22	05/27/2007 - 06/02/2007	1.00	1.11
23	06/03/2007 - 06/09/2007	1.01	1.12
24	06/10/2007 - 06/16/2007	1.01	1.12
25	06/17/2007 - 06/23/2007	1.01	1.12
26	06/24/2007 - 06/30/2007	1.00	1.11
27	07/01/2007 - 07/07/2007	0.99	1.10
28	07/08/2007 - 07/14/2007	0.99	1.10
29	07/15/2007 - 07/21/2007	0.98	1.08
30	07/22/2007 - 07/28/2007	0.99	1.10
31	07/29/2007 - 08/04/2007	1.00	1.11
32	08/05/2007 - 08/11/2007	1.02	1.13
33	08/12/2007 - 08/18/2007	1.03	1.14
34	08/19/2007 - 08/25/2007	1.06	1.17
35	08/26/2007 - 09/01/2007	1.09	1.21
36	09/02/2007 - 09/08/2007	1.12	1.24
37	09/09/2007 - 09/15/2007	1.15	1.27
38	09/16/2007 - 09/22/2007	1.14	1.26
39	09/23/2007 - 09/29/2007	1.13	1.25
40	09/30/2007 - 10/06/2007	1.13	1.25
41	10/07/2007 - 10/13/2007	1.12	1.24
42	10/14/2007 - 10/20/2007	1.11	1.23
43	10/21/2007 - 10/27/2007	1.11	1.23
44	10/28/2007 - 11/03/2007	1.10	1.22
45	11/04/2007 - 11/10/2007	1.09	1.21
46	11/11/2007 - 11/17/2007	1.08	1.19
47	11/18/2007 - 11/24/2007	1.08	1.19
48	11/25/2007 - 12/01/2007	1.07	1.18
49	12/02/2007 - 12/08/2007	1.07	1.18
50	12/09/2007 - 12/15/2007	1.06 Data	1.17
51	12/16/2007 - 12/22/2007	1.03	1.14
52	12/23/2007 - 12/29/2007	1.00	1.11
53	12/30/2007 - 12/31/2007	0.97	1.07

* Peak Season

Page 1 of 1

INTERSECTION ANALYSES

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Jade Drive		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	Existing		
Analysis Time Period	PM Peak						
Project Description <i>Circle K Big Coppitt</i>							
East/West Street: <i>US 1</i>				North/South Street: <i>Jade Drive</i>			
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	10	825			501	1	
Peak-Hour Factor, PHF	0.93	0.93	1.00	1.00	0.92	0.92	
Hourly Flow Rate, HFR (veh/h)	10	887	0	0	544	1	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0			0	
Lanes	0	1	0	0	1	1	
Configuration	LT				T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				0		4	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50	
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	8	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration	LT						LR
v (veh/h)	10						8
C (m) (veh/h)	1034						651
v/c	0.01						0.01
95% queue length	0.03						0.04
Control Delay (s/veh)	8.5						10.6
LOS	A						B
Approach Delay (s/veh)	--	--					10.6
Approach LOS	--	--					B

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Boca Chica Rd			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2008 Existing			
Analysis Time Period	PM Peak							
Project Description <i>Circle K Big Coppitt Key</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Boca Chica Road</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		837	84	36	508			
Peak-Hour Factor, PHF	1.00	0.98	0.98	0.93	0.93	1.00		
Hourly Flow Rate, HFR (veh/h)	0	854	85	38	546	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	1	1	1	0		
Configuration		T	R	L	T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	62		68					
Peak-Hour Factor, PHF	0.88	1.00	0.88	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	70	0	77	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		38	70		77			
C (m) (veh/h)		738	315		480			
v/c		0.05	0.22		0.16			
95% queue length		0.16	0.83		0.57			
Control Delay (s/veh)		10.1	19.7		13.9			
LOS		B	C		B			
Approach Delay (s/veh)	--	--	16.7					
Approach LOS	--	--	C					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & First Street			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2008 Existing			
Analysis Time Period	PM Peak							
Project Description <i>Circle K Big Coppitt</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>First Street</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	14	1022			598	13		
Peak-Hour Factor, PHF	0.96	0.96	1.00	1.00	0.83	0.83		
Hourly Flow Rate, HFR (veh/h)	14	1064	0	0	720	15		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				19		11		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.80	1.00	0.80		
Hourly Flow Rate, HFR (veh/h)	0	0	0	23	0	13		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	1	0	1		
Configuration				L		R		
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT					L		R
v (veh/h)	14					23		13
C (m) (veh/h)	879					246		544
v/c	0.02					0.09		0.02
95% queue length	0.05					0.31		0.07
Control Delay (s/veh)	9.2					21.1		11.8
LOS	A					C		B
Approach Delay (s/veh)	--	--				17.8		
Approach LOS	--	--				C		

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Calle Uno		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2008 Existing		
Analysis Time Period	PM Peak						
Project Description Circle K Big Coppitt Key							
East/West Street: US 1				North/South Street: Calle Uno			
Intersection Orientation: East-West				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	20	1155			627	4	
Peak-Hour Factor, PHF	0.94	0.94	1.00	1.00	0.90	0.90	
Hourly Flow Rate, HFR (veh/h)	21	1228	0	0	696	4	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0				0
Lanes	1	1	0	0	1	1	
Configuration	L	T			T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				5		3	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.40	1.00	0.40	
Hourly Flow Rate, HFR (veh/h)	0	0	0	12	0	7	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration	L						LR
v (veh/h)	21						19
C (m) (veh/h)	906						278
v/c	0.02						0.07
95% queue length	0.07						0.22
Control Delay (s/veh)	9.1						18.9
LOS	A						C
Approach Delay (s/veh)	--	--					18.9
Approach LOS	--	--					C

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Rockland Rd			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2008 Existing			
Analysis Time Period	PM Peak							
Project Description: <i>Circle K Big Coppitt Key</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Rockland Road</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	0	1227	26	5	617	8		
Peak-Hour Factor, PHF	0.94	0.94	0.94	0.88	0.88	0.88		
Hourly Flow Rate, HFR (veh/h)	0	1305	27	5	701	9		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Raised curb							
RT Channelized			0			0		
Lanes	1	1	1	1	1	1		
Configuration	L	T	R	L	T	R		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	9	0	5	2	1	1		
Peak-Hour Factor, PHF	0.58	0.58	0.58	0.25	0.25	0.25		
Hourly Flow Rate, HFR (veh/h)	15	0	8	8	4	4		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	1	0	1	0		
Configuration	LT		R		LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LT		R		LTR	
v (veh/h)	0	5	15		8		16	
C (m) (veh/h)	899	525	291		305		319	
v/c	0.00	0.01	0.05		0.03		0.05	
95% queue length	0.00	0.03	0.16		0.08		0.16	
Control Delay (s/veh)	9.0	11.9	18.0		17.1		16.9	
LOS	A	B	C		C		C	
Approach Delay (s/veh)	--	--	17.7			16.9		
Approach LOS	--	--	C			C		

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Jade Drive		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2010 Without site		
Analysis Time Period	PM Peak						
Project Description <i>Circle K Big Coppitt</i>							
East/West Street: <i>US 1</i>				North/South Street: <i>Jade Drive</i>			
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	11	1025			623	1	
Peak-Hour Factor, PHF	0.93	0.93	1.00	1.00	0.92	0.92	
Hourly Flow Rate, HFR (veh/h)	11	1102	0	0	677	1	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0			0	
Lanes	0	1	0	0	1	1	
Configuration	LT				T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				0		4	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50	
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	8	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	LT						LR
v (veh/h)	11						8
C (m) (veh/h)	923						572
v/c	0.01						0.01
95% queue length	0.04						0.04
Control Delay (s/veh)	8.9						11.4
LOS	A						B
Approach Delay (s/veh)	--	--					11.4
Approach LOS	--	--					B

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Boca Chica Rd			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 Without Site			
Analysis Time Period	PM Peak							
Project Description <i>Circle K Big Coppitt Key</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Boca Chica Road</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		1040	95	40	629			
Peak-Hour Factor, PHF	1.00	0.98	0.98	0.93	0.93	1.00		
Hourly Flow Rate, HFR (veh/h)	0	1061	96	43	676	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	1	1	1	0		
Configuration		T	R	L	T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	69		0					
Peak-Hour Factor, PHF	0.88	1.00	0.88	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	78	0	0	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	1	0	1	0	0	0		
Configuration	L		R					
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L	L		R			
v (veh/h)		43	78		0			
C (m) (veh/h)		611	231		391			
v/c		0.07	0.34		0.00			
95% queue length		0.23	1.42		0.00			
Control Delay (s/veh)		11.3	28.3		14.2			
LOS		B	D		B			
Approach Delay (s/veh)	--	--	28.3					
Approach LOS	--	--	D					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & First Street			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 Without Site			
Analysis Time Period	PM Peak							
Project Description: Circle K Big Coppitt								
East/West Street: US 1				North/South Street: First Street				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	16	1270			743	15		
Peak-Hour Factor, PHF	0.96	0.96	1.00	1.00	0.83	0.83		
Hourly Flow Rate, HFR (veh/h)	16	1322	0	0	895	18		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT						TR	
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				21		12		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.80	1.00	0.80		
Hourly Flow Rate, HFR (veh/h)	0	0	0	26	0	14		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	1	0	1		
Configuration				L			R	
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT					L		R
v (veh/h)	16					26		14
C (m) (veh/h)	755					167		457
v/c	0.02					0.16		0.03
95% queue length	0.06					0.54		0.09
Control Delay (s/veh)	9.9					30.5		13.1
LOS	A					D		B
Approach Delay (s/veh)	--	--				24.4		
Approach LOS	--	--				C		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Calle Uno			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 Without Site			
Analysis Time Period	PM Peak							
Project Description <i>Circle K Big Coppitt Key</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Calle Uno</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	22	1436			773	4		
Peak-Hour Factor, PHF	0.94	0.94	1.00	1.00	0.90	0.90		
Hourly Flow Rate, HFR (veh/h)	23	1527	0	0	858	4		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	<i>Undivided</i>							
RT Channelized			0			0		
Lanes	1	1	0	0	1	1		
Configuration	L	T			T	R		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				6		0		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.40	1.00	0.40		
Hourly Flow Rate, HFR (veh/h)	0	0	0	14	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	23						14	
C (m) (veh/h)	789						143	
v/c	0.03						0.10	
95% queue length	0.09						0.32	
Control Delay (s/veh)	9.7						32.9	
LOS	A						D	
Approach Delay (s/veh)	--	--				32.9		
Approach LOS	--	--				D		

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Rockland Rd		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2010 Without Site		
Analysis Time Period	PM Peak						
Project Description <i>Circle K Big Coppitt Key</i>							
East/West Street: <i>US 1</i>				North/South Street: <i>Rockland Road</i>			
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	0	1525	29	6	767	9	
Peak-Hour Factor, PHF	0.94	0.94	0.94	0.88	0.88	0.88	
Hourly Flow Rate, HFR (veh/h)	0	1622	30	6	871	10	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	1	1	1	1	1	
Configuration	L	T	R	L	T	R	
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	10	0	0	2	1	1	
Peak-Hour Factor, PHF	0.58	0.58	0.58	0.25	0.25	0.25	
Hourly Flow Rate, HFR (veh/h)	17	0	0	8	4	4	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	1	1	0	1	0	
Configuration	LT		R		LTR		
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration	L	L	LT		R		LTR
v (veh/h)	0	6	17		0		16
C (m) (veh/h)	776	396	225		220		252
v/c	0.00	0.02	0.08		0.00		0.06
95% queue length	0.00	0.05	0.24		0.00		0.20
Control Delay (s/veh)	9.6	14.2	22.3		21.4		20.3
LOS	A	B	C		C		C
Approach Delay (s/veh)	--	--	22.3			20.3	
Approach LOS	--	--	C			C	

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Jade Drive			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 with site			
Analysis Time Period	PM Peak							
Project Description Circle K Big Coppitt								
East/West Street: US 1				North/South Street: Jade Drive				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	11	1027			625	1		
Peak-Hour Factor, PHF	0.93	0.93	1.00	1.00	0.92	0.92		
Hourly Flow Rate, HFR (veh/h)	11	1104	0	0	679	1		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	1		
Configuration	LT				T	R		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				0		4		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50		
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	8		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT						LR	
v (veh/h)	11						8	
C (m) (veh/h)	922						571	
v/c	0.01						0.01	
95% queue length	0.04						0.04	
Control Delay (s/veh)	9.0						11.4	
LOS	A						B	
Approach Delay (s/veh)	--	--					11.4	
Approach LOS	--	--					B	

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Boca Chica Rd		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2010 With Site		
Analysis Time Period	PM Peak						
Project Description <i>Circle K Big Coppitt Key</i>							
East/West Street: <i>US 1</i>				North/South Street: <i>Boca Chica Road</i>			
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Eastbound			Westbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		1041	95	42	629		
Peak-Hour Factor, PHF	1.00	0.98	0.98	0.93	0.93	1.00	
Hourly Flow Rate, HFR (veh/h)	0	1062	96	45	676	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0			0	
Lanes	0	1	1	1	1	0	
Configuration		T	R	L	T		
Upstream Signal		0			0		
Minor Street	Northbound			Southbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	72		77				
Peak-Hour Factor, PHF	0.88	1.00	0.88	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	81	0	87	0	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	1	0	1	0	0	0	
Configuration	L		R				
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration		L	L		R		
v (veh/h)		45	81		87		
C (m) (veh/h)		611	230		390		
v/c		0.07	0.35		0.22		
95% queue length		0.24	1.51		0.84		
Control Delay (s/veh)		11.4	28.9		16.9		
LOS		B	D		C		
Approach Delay (s/veh)	--	--	22.7				
Approach LOS	--	--	C				

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	Boca Chica Rd & Site Drive		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2010 With Site		
Analysis Time Period	PM Peak						
Project Description <i>Circle K Big Coppitt Key</i>							
East/West Street: <i>Site Drive</i>				North/South Street: <i>Boca Chica Road</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	2	145			134	9	
Peak-Hour Factor, PHF	0.80	0.80	1.00	1.00	0.80	0.80	
Hourly Flow Rate, HFR (veh/h)	2	181	0	0	167	11	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Undivided						
RT Channelized			0				0
Lanes	0	1	0	0	1	0	
Configuration	LT						TR
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	14		2				
Peak-Hour Factor, PHF	0.50	1.00	0.50	1.00	1.00	1.00	
Hourly Flow Rate, HFR (veh/h)	28	0	4	0	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration		LR					
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11 12
Lane Configuration	LT						LR
v (veh/h)	2						32
C (m) (veh/h)	1410						809
v/c	0.00						0.04
95% queue length	0.00						0.12
Control Delay (s/veh)	7.6						9.6
LOS	A						A
Approach Delay (s/veh)	--	--				9.6	
Approach LOS	--	--				A	

TWO-WAY STOP CONTROL SUMMARY								
General Information			Site Information					
Analyst	RPE/CE		Intersection	US 1 & Big Coppitt Key				
Agency/Co.			Jurisdiction					
Date Performed	12/18/2008		Analysis Year	2010 With Site				
Analysis Time Period	PM Peak							
Project Description <i>Circle K Big Coppitt Key</i>								
East/West Street: <i>US 1</i>			North/South Street: <i>Site Drive</i>					
Intersection Orientation: <i>East-West</i>			Study Period (hrs): <i>0.25</i>					
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		1270	10		700			
Peak-Hour Factor, PHF	1.00	0.90	0.90	1.00	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	1411	11	0	777	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	1	0	1	0		
Configuration		T	R		T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0		6					
Peak-Hour Factor, PHF	0.50	1.00	0.50	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	0	0	12	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration				LR				
v (veh/h)				12				
C (m) (veh/h)				274				
v/c				0.04				
95% queue length				0.14				
Control Delay (s/veh)				18.7				
LOS				C				
Approach Delay (s/veh)	--	--		18.7				
Approach LOS	--	--		C				

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & First Street			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 With Site			
Analysis Time Period	PM Peak							
Project Description Circle K Big Coppitt								
East/West Street: US 1				North/South Street: First Street				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street		Eastbound			Westbound			
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	16	1273			746	15		
Peak-Hour Factor, PHF	0.96	0.96	1.00	1.00	0.83	0.83		
Hourly Flow Rate, HFR (veh/h)	16	1326	0	0	898	18		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration	LT					TR		
Upstream Signal		0			0			
Minor Street		Northbound			Southbound			
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				21		12		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.80	1.00	0.80		
Hourly Flow Rate, HFR (veh/h)	0	0	0	26	0	14		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	1	0	1		
Configuration				L		R		
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	LT					L		R
v (veh/h)	16					26		14
C (m) (veh/h)	753					166		456
v/c	0.02					0.16		0.03
95% queue length	0.07					0.54		0.09
Control Delay (s/veh)	9.9					30.7		13.1
LOS	A					D		B
Approach Delay (s/veh)	--	--				24.5		
Approach LOS	--	--				C		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE/CE			Intersection	US 1 & Calle Uno			
Agency/Co.				Jurisdiction				
Date Performed	12/18/2008			Analysis Year	2010 With Site			
Analysis Time Period	PM Peak							
Project Description Circle K Big Coppitt Key								
East/West Street: US 1				North/South Street: Calle Uno				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	22	1439			776	4		
Peak-Hour Factor, PHF	0.94	0.94	1.00	1.00	0.90	0.90		
Hourly Flow Rate, HFR (veh/h)	23	1530	0	0	862	4		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	1	1	0	0	1	1		
Configuration	L	T			T	R		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				6		3		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.40	1.00	0.40		
Hourly Flow Rate, HFR (veh/h)	0	0	0	14	0	7		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L						LR	
v (veh/h)	23						21	
C (m) (veh/h)	786						185	
v/c	0.03						0.11	
95% queue length	0.09						0.38	
Control Delay (s/veh)	9.7						26.9	
LOS	A						D	
Approach Delay (s/veh)	--	--					26.9	
Approach LOS	--	--					D	

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	RPE/CE			Intersection	US 1 & Rockland Rd		
Agency/Co.				Jurisdiction			
Date Performed	12/18/2008			Analysis Year	2010 With Site		
Analysis Time Period	PM Peak						
Project Description: <i>Circle K Big Coppitt Key</i>							
East/West Street: <i>US 1</i>				North/South Street: <i>Rockland Road</i>			
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street		Eastbound			Westbound		
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	0	1528	29	6	770	6	
Peak-Hour Factor, PHF	0.94	0.94	0.94	0.88	0.88	0.88	
Hourly Flow Rate, HFR (veh/h)	0	1625	30	6	875	6	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	1	1	1	1	1	
Configuration	L	T	R	L	T	R	
Upstream Signal		0			0		
Minor Street		Northbound			Southbound		
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	10	0	6	2	1	1	
Peak-Hour Factor, PHF	0.58	0.58	0.58	0.25	0.25	0.25	
Hourly Flow Rate, HFR (veh/h)	17	0	10	8	4	4	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	1	1	0	1	0	
Configuration	LT		R		LTR		
Delay, Queue Length, and Level of Service							
Approach	Eastbound	Westbound	Northbound			Southbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L	L	LT		R		LTR
v (veh/h)	0	6	17		10		16
C (m) (veh/h)	776	395	225		220		246
v/c	0.00	0.02	0.08		0.05		0.07
95% queue length	0.00	0.05	0.24		0.14		0.21
Control Delay (s/veh)	9.6	14.3	22.3		22.1		20.6
LOS	A	B	C		C		C
Approach Delay (s/veh)	--	--	22.2			20.6	
Approach LOS	--	--	C			C	

**2007 MONROE COUNTY
LOS & CAPACITY TABLE
RESERVE CAPACITY
CALCULATION**

2007 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)	2007		2006	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	34.6	B	12.6	2,295	N/A	1,676	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	57.9	A	8.3	5,360	N/A	5,231	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	45.2	C	0.0	0	568	248	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	52.2	C	2.6	2,497	N/A	2,401	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	47.8	C	0.2	132	N/A	331	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	48.5	A	7.5	3,105	N/A	2,939	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.6	B	5.1	1,858	N/A	1,894	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	48.1	A	7.6	2,895	N/A	2,209	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.1	A	6.6	2,295	N/A	2,678	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.4	37.1	39.0	C	1.9	1,070	N/A	394	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	54.1	A	6.5	7,535	N/A	7,767	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	55.1	B	4.6	5,180	N/A	3,829	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	37.7	A	15.7	18,979	N/A	16,924	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	50.9	C	1.0	1,060	N/A	424	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	52.9	C	2.4	1,073	N/A	1,520	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	51.3	C	2.3	3,771	N/A	5,082	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	51.1	C	0.6	447	N/A	0	766
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.8	D	-0.3	0	805	0	916
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	41.4	C	0.9	611	N/A	68	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	7.8	32.7	42.4	A	9.7	3,052	N/A	2,612	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.5	38.0	41.8	B	3.8	3,650	N/A	4,034	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	1.1	41.5	49.9	A	8.4	11,128	N/A	9,936	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	3.4	36.5	45.7	A	9.2	10,360	N/A	10,698	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	37.1	E	-6.6	0	0	308	N/A
Overall	108.4					45.0	45.7	C	0.7				

Reserve Capacities

The difference between the median speed and the LOS C standard gives the reserve speed, which in turn can be converted into an estimated reserve capacity of additional traffic volume and corresponding additional development. The median overall speed of 45.9 mph compared to the LOS C standard of 45 mph leaves an overall reserve speed of 0.9 mph. This reserve speed is converted into an estimated number of reserve trips using the following formula:

$$\begin{aligned}\text{Reserve Volume} &= \frac{\text{Reserve Speed} \times k \times \text{Overall Length}}{\text{Trip Length}} \\ \text{Reserve Volume} &= \frac{0.9 \text{ mph} \times 1656 \text{ daily trips/mph} \times 112 \text{ miles}}{10 \text{ miles}} \\ \text{Reserve Volume} &= 16,693 \text{ daily trips}\end{aligned}$$

The estimated reserve capacity is then converted into an estimated capacity for additional residential development, assuming balanced growth of other land uses, and using the following formula:

$$\begin{aligned}\text{Residential Capacity} &= \frac{\text{Reserve Volume}}{\text{Trip Generation Rate} \times \% \text{ Impact on US 1}} \\ \text{Residential Capacity} &= \frac{16693 \text{ daily trips}}{8 \text{ (daily trips / unit)} \times 0.8} \\ \text{Residential Capacity} &= 2,608 \text{ units}\end{aligned}$$

Applying the formula for reserve volume to each of the 24 segments of U.S. 1 individually gives maximum reserve volumes for all segments totaling 83,203 trips. These individual reserve volumes may be unobtainable, due to the constraint imposed by the overall reserve volume.

County regulations and FDOT policy allow segments that fail to meet LOS C standards to receive an allocation not to exceed five percent below the LOS C standard. The so-called five percent allocation was calculated for such segments as follows:

$$5\% \text{ Allocation} = \frac{(\text{median speed} - 95\% \text{ of LOS C}) \times 1656 \times \text{Length}}{\text{Trip Length}}$$

The resulting flexibility will allow a limited amount of additional land development to continue until traffic speeds are measured again next year or until remedial actions are implemented. These segments are candidates for being designated either "backlogged" or "constrained" by FDOT.

Based on this year's results, Lower Matecumbe (Segment 17) is the only segment below the LOS C threshold, and Tea Table (Segment 18) is at the LOS C threshold. However, both of these segments have reserve capacities within the 5% allocation. Segments that have used-up all the 5% reserve trips are restricted in new development or redevelopment, except where redevelopment has no net increase in trips. A detailed summary table displaying level of service and reserve capacity values for each segment is contained in Appendix G.

FDOT LOS TABLES

TABLE 4 - 2

GENERALIZED ANNUAL AVERAGE DAILY VOLUMES FOR FLORIDA'S
AREAS TRANSITIONING INTO URBANIZED AREAS OR
AREAS OVER 5,000 NOT IN URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS						FREEWAYS										
		Level of Service							Level of Service							
Lanes	Divided	A	B	C	D	E	Lanes		A	B	C	D	E			
2	Undivided	2,400	8,000	14,900	21,100	26,700	4		23,500	38,700	52,500	62,200	69,100			
4	Divided	18,600	30,200	43,600	56,500	64,200	6		36,400	59,800	81,100	96,000	106,700			
6	Divided	27,900	45,200	65,500	84,700	96,200	8		49,100	80,900	109,600	129,800	144,400			
							10		61,800	101,800	138,400	163,800	182,000			
STATE TWO-WAY ARTERIALS						BICYCLE MODE										
Class I (>0.00 to 1.99 signalized intersections per mile)						(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)										
		Level of Service							Level of Service							
Lanes	Divided	A	B	C	D	E	Paved Shoulder/ Bicycle Lane Coverage		A	B	C	D	E			
2	Undivided	**	4,000	13,100	15,500	16,300	0-49%	**	1,900	3,300	13,600	>13,600				
4	Divided	4,600	27,900	32,800	34,200	***	50-84%	**	2,500	4,000	>4,000	***				
6	Divided	6,900	42,800	49,300	51,400	***	85-100%	3,200	7,100	>7,100	***	***				
Class II (2.00 to 4.50 signalized intersections per mile)						PEDESTRIAN MODE										
		Level of Service					(Note: Level of service for the pedestrian mode in this table is based on roadway geometric at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown by number of directional roadway lanes to determine two-way maximum service volumes.)									
Lanes	Divided	A	B	C	D	E			Level of Service							
2	Undivided	**	**	10,500	14,500	15,300	% Sidewalk Coverage		A	B	C	D	E			
4	Divided	**	3,700	24,400	30,600	32,200	0-49%	**	**	**	6,300	15,400				
6	Divided	**	6,000	38,000	46,100	48,400	50-84%	**	**	**	9,800	18,800				
Class III (more than 4.5 signalized intersections per mile)						85-100%						**	2,200	11,200	>11,200	***
Lanes	Divided	A	B	C	D	E	ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS (alter corresponding volume by the indicated percent)									
2	Undivided	**	**	5,000	11,800	14,600	Lanes	Median	Left Turn Lanes	Adjustment Factors						
4	Divided	**	**	11,700	27,200	30,800	2	Divided	Yes	+5%						
6	Divided	**	**	18,400	42,100	46,300	2	Undivided	No	-20%						
NON-STATE ROADWAYS						ONE-WAY FACILITIES										
Major City/County Roadways						Multiply the corresponding two-directional volumes in this table by 0.6.										
		Level of Service														
Lanes	Divided	A	B	C	D	E										
2	Undivided	**	**	7,000	13,600	14,600										
4	Divided	**	**	16,400	29,300	30,900										
6	Divided	**	**	25,700	44,100	46,400										
Other Signalized Roadways (signalized intersection analysis)																
		Level of Service														
Lanes	Divided	A	B	C	D	E										
2	Undivided	**	**	4,400	9,400	12,000										
4	Divided	**	**	10,300	20,200	24,000										
Source: Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450 http://www.dot.state.fl.us/planning/systems/sm/los/default.htm																
*Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. Although presented as daily volumes, they actually represent peak hour direction conditions with applicable K and D factors applied. 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. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.																
**Cannot be achieved using table input value defaults.																
***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.																

REDUCED SITE PLAN

*CIRCLE K
1190 OVERSEAS HIGHWAY
BIG COPPIT KEY*

Construction Management Plan

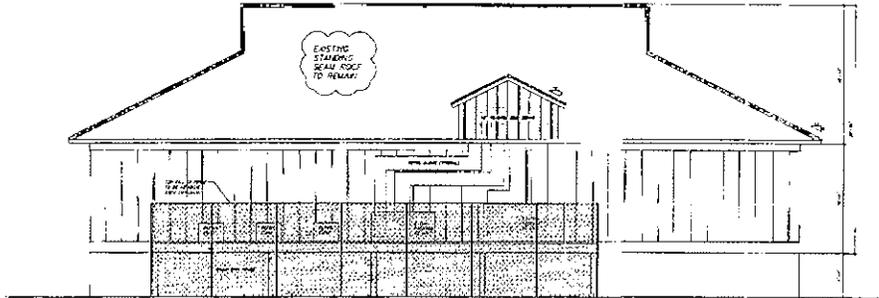
General Description

This is an existing convenience store and gasoline fueling station. Water retention during the remodeling of the property will be controlled by the placement of berms or hay bales with silt screen at the perimeter of the property wherever there is no curbing to contain runoff. The gasoline tank and line work will follow all state, county, and local guidelines.

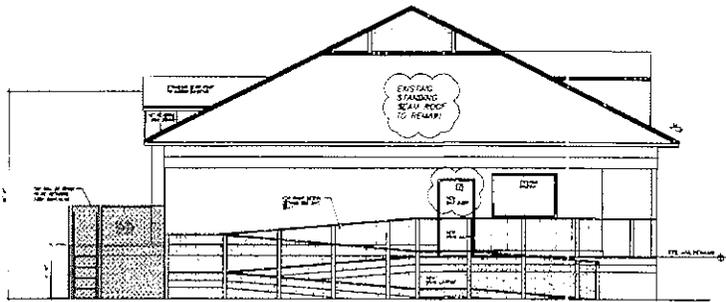
Construct debris will be contained in roll-off construction dumpsters with wind borne protection.

In the event of a hurricane, the site will be secured a minimum of 24 hours before the storms arrival or evacuation from the Keys.

Perimeter work, ie. driveways, will be done in accordance with FDOT Rules and permits



SOUTH ELEVATION



EAST ELEVATION


 CIRCLE K STORES
MDM
 Drafting, Inc.
 Mechanical & Electrical
 11.18.2008
 1190 OVERSEAS HWY
 BIG CROPKEY, FL 32429

8.8# 007
 1190 OVERSEAS HWY
 BIG CROPKEY, FL

MECHANICAL DEC
 ELEVATIONS
 A-2.1

IRRIGATION SPECIFICATIONS

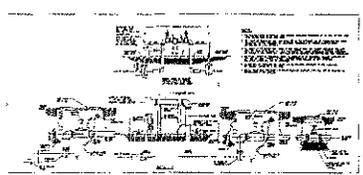
1. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE FOLLOWING SPECIFICATIONS:
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO APPLY WATER TO THE CROPS AT THE RATE OF 1.5 INCHES PER WEEK AT THE PEAK OF THE GROWING SEASON.
3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A PRESSURE OF 100 PSI.
4. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A FLOW RATE OF 10 GPM PER ACRE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A HEAD OF 10 FEET.
6. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A SLOPE OF 0.001 FEET PER FOOT.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A TEMPERATURE OF 60 DEGREES F.
8. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A WIND VELOCITY OF 10 MPH.
9. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A RELATIVE HUMIDITY OF 50%.
10. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY EVAPORATION RATE OF 0.1 INCHES.
11. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY TRANSPIRATION RATE OF 0.1 INCHES.
12. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY LOSS RATE OF 0.1 INCHES.
13. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY STORAGE RATE OF 0.1 INCHES.
14. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY DEFICIT RATE OF 0.1 INCHES.
15. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY SURPLUS RATE OF 0.1 INCHES.
16. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY EXCESS RATE OF 0.1 INCHES.
17. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY SHORTAGE RATE OF 0.1 INCHES.
18. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY DEFICIT RATE OF 0.1 INCHES.
19. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY SURPLUS RATE OF 0.1 INCHES.
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20. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO OPERATE AT A DAILY EXCESS RATE OF 0.1 INCHES.

SECTION 11.00

IRRIGATION SYSTEMS

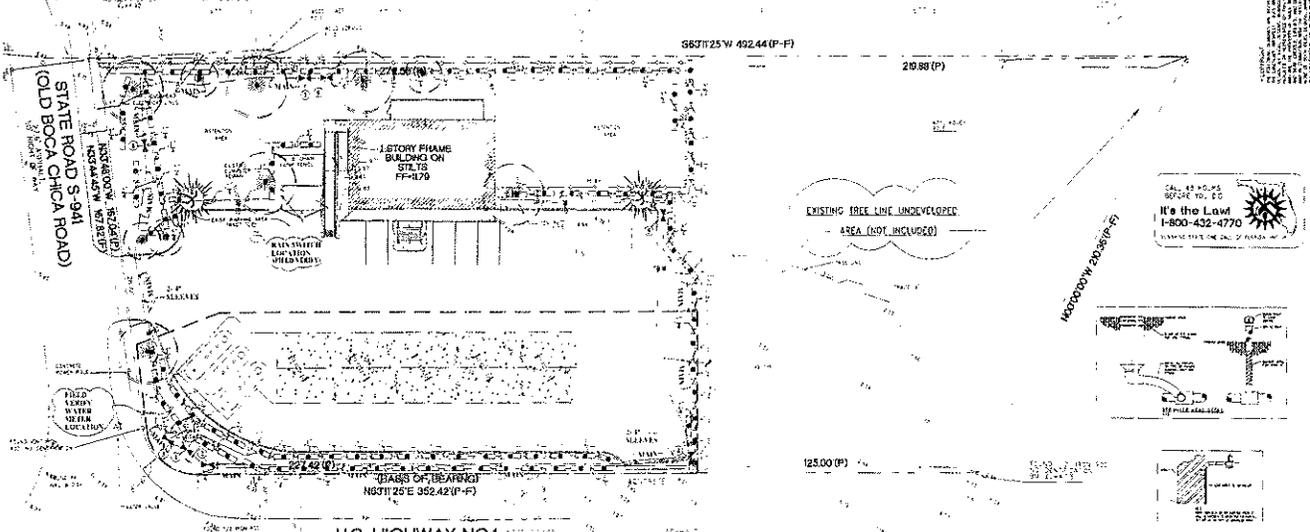
11.00	IRRIGATION SYSTEMS	11.00
11.01	IRRIGATION SYSTEMS	11.01
11.02	IRRIGATION SYSTEMS	11.02
11.03	IRRIGATION SYSTEMS	11.03
11.04	IRRIGATION SYSTEMS	11.04
11.05	IRRIGATION SYSTEMS	11.05
11.06	IRRIGATION SYSTEMS	11.06
11.07	IRRIGATION SYSTEMS	11.07
11.08	IRRIGATION SYSTEMS	11.08
11.09	IRRIGATION SYSTEMS	11.09
11.10	IRRIGATION SYSTEMS	11.10
11.11	IRRIGATION SYSTEMS	11.11
11.12	IRRIGATION SYSTEMS	11.12
11.13	IRRIGATION SYSTEMS	11.13
11.14	IRRIGATION SYSTEMS	11.14
11.15	IRRIGATION SYSTEMS	11.15
11.16	IRRIGATION SYSTEMS	11.16
11.17	IRRIGATION SYSTEMS	11.17
11.18	IRRIGATION SYSTEMS	11.18
11.19	IRRIGATION SYSTEMS	11.19
11.20	IRRIGATION SYSTEMS	11.20



R. BARTLETT LANDSCAPE, INC.
 11000 FOREST HILL ROAD
 SUITE 201
 WELLSINGTON, FL 33414
 (407) 497-1111

CIRCLE K STORES
 11000 FOREST HILL ROAD
 SUITE 201
 WELLSINGTON, FL 33414
 (407) 497-1111

MDM
 11000 FOREST HILL ROAD
 SUITE 201
 WELLSINGTON, FL 33414
 (407) 497-1111



U.S. HIGHWAY NO. 1
 (S.R. #5, OVERSEAS HWY.)

IRRIGATION PLAN

Call 813-80-25
 807-80-25
It's the Low
 1-800-432-4770

11000 W 800.00 (P-F)

11000 W 800.00 (P-F)

11000 FOREST HILL ROAD
 SUITE 201
 WELLSINGTON, FL 33414
 (407) 497-1111

SS# 1707
 1190 OVERSEAS HW
 BIG COPPIT KEY, FL

IRRIGATIC PLAN

L-3

WSMP SE Colorado LP
PO BOX U
Columbia, MO 65205

Calzadilla Anthony
361 Ave E – Big Coppit Key
Key West, FL 33040

Arnold Richard W Sr and Dons R
23 Flipper Road
Key West, FL 33040

O'Connell Tiffany M Silvers
3 Dolphin Road
Key West, FL 33040

Pierce David M & Patricia C
4 Dolphin Road
Key West, FL 33040

Columbo James R
1213 14th Street Unit 49
Key West, FL 33040

Vaughn Robert C and Harriette G
5 Dolphin Road
Key West, FL 33040

Bove Richard and Rose Ann
640 Tompkins Avenue
Staten Island, NY 10305

Voorhees Ralph W Jr
219 Sweetmans Lane
Englishtown, NJ 07726

Rathemacher John W
7852 Green Cove Ct
Pensacola, FL 32506

Perez Edward M Jr
9 Dolphin Road
Key West, FL 33040

Suler Frank J
19 Flipper Road
Key West, FL 33040

Love Susan
0 Dolphin Road
Key West, FL 33040

Hansen Ralph & Brigitte
20 Flipper Road Big Coppitt
Key West, FL 33040

Isaacson William Robin
11 Dolphin Rd Big Coppitt Key
Key West, FL 33040

Farkas Richard F and Beverly M
12 Flipper Rd
Key West, FL 33040

Averette Alan R and Sandra L
5 Bamboo Terrace
Key West, FL 33040

Gonzales Roberto and Bonnie Sue
22 Flipper Rd
Key West, FL 33040

Caraballo Cherie Y
13 Dolphin Road
Key West, FL 33040

Guty Michael Property Tax Dept
PO BOX 52085 DC-17
Phoenix, AZ 85072-2085

Circle K Properties Inc
Attn: Property Tax Dept
PO BOX 52085 DC-17
Phoenix, AZ 85072-2085

City of Key West
PO BOX 1409
Key West, FL 33041

DOT/ ST.OF FL
STATE ROAD DEPT
TALLAHASSEE, FL 32399

Porpoise Point Reel & Racquet
Club

FL Keys Community Housing and
Land Trust Inc
30320 Overseas Highway
Big Pine Key, FL 33043

Coconut Cove Land LLC
10 Evergreen Avenue
Key West, FL 33040

Katalinic Joe
17 Flipper Rd.
Key West, FL 33040

Katalinic Joe
17 Flipper Rd
Key West, FL 33040

Meitz Debora D
1200 Fourth St Apt 156
Key West, FL 33040

Herber Renee Sue & Johnson
Rhonda Sue T/C
5415 W 760 N
Orlando, FL 46776

Stroh Charles H Rev Tr (7-23-98)
84 New Home
Salem, MO 65560

Pagani Yvonne P and Gino N
2817 Tifton Street South
Gulfport, FL 33711

Hollenbeck Cynthia & Steven L
APTED (W/H)
875 Pine Hill Blvd
Geneva, FL 32732

Maier Gene Trust
8391 Reading Rd
Pittsford, MI 497271

Hunter Gilbert W
55 Boca Chica Rd 406
Key West, FL 33040

Flagg William G & Agnes I R/S
55 Boca Chica Rd # 83
Key West, FL 33040

Kunreuther Family Trust 2/14/2006
C/O Sunreuther Francis E Trustee
126 SW Airview Ave
Port St. Lucie, FL 34984

Murray Thomas R. and Vera A
55 Boca Chica Rd Lot 409
Key West, FL 33040

Stock Jack O
55 Boca Chica Rd - #411
Key West, FL 33040

Dosta Joseph
55 Boca Chica Rd Lot 412
Key West, FL 33040

Thrasher Rosemarie C
55 Boca Chica Rd Unit 413
Key West, FL 33040

Satkofsky Charles and Patricia
55 Boca Chica Rd Lot 414
Key West, FL 33040

Millett Elizabeth Ann
28 Main Street
Cermilion, OH 44089

Blaisdell Cecil and Eileen P
55 Boca Chica Rd Lot 416
Key West, FL 33040

Semasek Joseph P
331 Monroe Street
Mcadoo, PA 18237

Johnson Timothy and Catherine P
018 W Berry
Fort Wayne, IN 46802

Whelen J & Grunow B
Routon & Routon K Bradley T/C
872 Fathom Ct
N Palm Beach, FL 33408

Battillo John V and Chiang Fong
LIV TR DTD3/17/08
135 Key Haven Rd
Key West, FL 33040

Ryan Gerald O and Judith A
55 Boca Chica Rd Lot 421
Key West, FL 33040

Branch Banking and Trust Co
2713 Forest Hills Road
Wilson, NC 27894

Edmonds Hugh B and Barbara A
PO BOX 530425
Miami, FL 33153

Edmonds Hugh B and Barbara A
PO BOX 530425
Miami, FL 33153

Millett Florence L/E
55 Boca Chica Rd Lot 425
Key West, FL 33040

Crockett Gerald F
55 Boca Chica Rd Lot 426
Key West, FL 33040

Atwood Michael S and Barbara May
PO BOX 7646
Fort Myers, FL 33911

Ward Douglas W & Teresa R
3743 Ruhl Road
New Freedom, PA 17349

McMenamin William & Gayle
42 Sunset Blvd Seaview Harbor
Longport, NJ 08403

Ellis Donald R Jr and AJ
TR DTD 11/23/05
55 Boca Chica Rd Unit 430
Key West, FL 33040

Ellis Aaron P & Lane E B R/S
1132 E Grand Blanc Road
Grand Blanc, MI 33027

Malgrat James D & CJ
The Malgrat LIV TRUST
1876 SW 163 Avenue
Miramar, FL 33027

Bowley John L. & Deborah L
15 Boca Chica Rd Lot 433
Key West, FL 33040

Minton James
15 Lavender Lane
Tomkins Cove, NY 10986

McMenamin Mary
105 N 35th Avenue
Longport NJ 08483

Aspinwall Gary R
1823 Riverside Ln
Fort Myers, FL 33919

Pajaro Shirley
55 Boca Chica Road Lot 437
Key West, FL 33040

Stehre Ralph B. and Beverly J
8401 SW 107th Ave Unit 227E
Miami FL 33173

Keenan Sharon J
15 Boca Chica Rd Unit 439
Key West, FL 33040

Hiller Claire
220 County Line Rd
Trevose, PA 19053

Wilburn Terry
PO BOX 971129
Ypsilanti, MI 48197

Nicholas Olen and Betty S
17925 Circle Drive
Harrison Township, MI 48045

Wanat Loretta L
11090 Woodruff Rd
Fairburn, GA 30213

Blendowski Deborah L and John G
2410 Glennwood Dr.
Washington, IN 47501

Crockett G & Crockett T & J T/C
1 Crockett Dr
Clyde, OH 43410

Jastrzemski Richard and Felicia
393 Palm Drive
Islamorada, FL 33036

Clickner Linda Kay T/C
9302 Kennerson Ct
Fairfax, VA 22032

Baxter D & Baxter W
1015 Concord
Trenton, MI 48183

Logue Patrick J
55 Boca Chica Rd Unit 82
Key West, FL 33040

Sieminski Robert and Patricia
1296 Drift Rd.
West Port, MA 02790

Gordon Lonnie A
15 Boca Chica Rd Unit 8
Key West, FL 33040

Turner Derek Paul
Flat 2 Beechwood Ct
4 Cranbane Rd, Bournemouth BH2
5BR England

Semasek Joseph P
331 Monroe Street
Mcadoo, PA 18237

Brown David J
15 Boca Chica Rd Lot 454
Key West, FL 33040

O'Brien Troy E
15 Pearly Gates Ct
Franklin, NC 28734

Bolash R & M & Bolash TM R/S
PO BOX 172
West Fairlee, VT 05083

Petre Mary Jane E
1403-1 Bay Club Dr.
Fort Lauderdale, FL 33308

Armstrong Dorothy
10 Birch Ln RR # 1
Parry Sound, Ontario
P2A 2W7 Canada

Ward Lyle O and Celina R
55 Boca Chica Rd Lot 459
Key West, FL 33040

Archibald Marion S
113 Barbara Lane
Toms River, NJ 08753

Zielinski L and K
6808 Grand Point Rd
Presque Isle, MI 49777

Select Rentals Inc
16200 SW 172 Ave
Miami, FL 33187

Butler James A
1801 Spring Creek Dr
Key West, IN 46808

Fenton R & S
55 Boca Chica Rd LOT 464
Key West, FL 33040

Sanko Stephen S
55 Boca Chica Rd Unit 410
Key West, FL 33040

Page Francis J
15 Boca Chica Rd Unit 1
Key West, FL 33040

Gauthier J & M
1434 S Main Street
Racine, WI 53403

Gauthier Vincent Trust UTD
C/O Gauthier L W TR
6225 Arrowhead Dr.
Fennville, MI 49408

Flagg William G & Agnes
13 Seaside Park
Key West, FL 33040

Flagg William G & Agnes
55 Boca Chica Rd # 83
Key West, FL 33040

Keane James Derek & Mary
24 Scotfield St
Rowley, MA 01969

Chatters Chris E & Kay L
15 Boca Chica Rd # 7
Key West, FL 33040

Gordon Lonnie A TR
55 Boca Chica Rd LOT 8
Key West, FL 33040

Kneeland R & B
51 Wethersfield St.
Rowley, MA 01969

Kneeland John D & Cynthia A
PO BOX 311
Rowley, MA 01969

Grundstrom J E & JH Trustees
60 Railroad Avenue
Rowley, MA 01969

Price L & K
96 Wright Street
Richmond Hill
Ontario L4C 4A5 Canada

Anderson Patricia
15 Boca Chica Rd Unit 13
Key West, FL 33040

Sandage C & A
55 Boca Chica Rd Unit 14
Key West, FL 33040

Smith H & J
250 Horseneck Road
Westport, MA 02790

Roberts Family Trust
C/O Roberts M Trustee
2048 Roberts Rd
Croton, OH 43013

Deangelis John
330 Maria Drive
Toms River, NJ 08753

Frost Robert W II
PO BOX 2192
Key West, FL 33040

Rikas Micholas K and Laurel A
15 S Fourth Street
Rogers City, MI 49779

Muttie J & J
505 Signal Lane
Toms River, NJ 08755

Erdman R & Kirkpatrick C (E/Q)
Lot 21 Seaside Resort
Key West, FL 33040

Smith Karen L
156 Horseneck Rd.
Westport, MA 02790

Dicks Richard L
2410 Glennwood Drive
Washington, IN 47501

Johnson Family LIV TR of 2005
6014 East Shore Drive
Fort Wayne, IN 40835

Pino S & J
100 Ironwood Dr Unit 217
Monte Vedra Beach, FL 32082

Sutherland S & S
1367 Pinewood Road
Jacksonville Beach, FL 32250

Nichols Kenneth B
PO Box 323
Summerland Key, FL 33042

Boyd Dennis
55 Boca Chica Rd LOT 28
Key West, FL 33040

Dibbell D & Dibbell S Trustees
4814 Ford De Lac Trail
Madison, WI 53705

Hiller E & M
5 Sapphire Drive
Key West, FL 33040

Griffin Michael R
55 Boca Chica Rd Unit 31
Key West, FL 33040

Apostolou J and B
55 Boca Chica Rd LOT 32
Key West, FL 33040

Whicher R & D
101 Four Rod Rd UNIT 16
Rochester, NY 03867-4250

Hollinger John C
PO BOX 292
Key West, FL 33041

Ezell Timmy D
55 Boca Chica Rd UNIT 35
Key West, FL 33040

Key Norwest LLC
3254 Riverwoods Dr.
Rockford, MI 49341

Leathers C & J
55 Boca Chica Rd, # 37
Key West, FL 33040

Salvage R & N
33 Old Center Rd South
Deerfield, NH 03037-1406

Niles Lori
55 Boca Chica Rd # 39
Key West, FL 33040

Welfare RT and LC
421 Lane Rd Unit 232B
Nephyrhills, FL 33541

Roberts Charles E
55 Boca Chica Rd LOT 41
Key West, FL 33040

Roofner Rance C
55 Boca Chica Rd #42
Key West, FL 33040

Katehis Dionisios
312 Northside Drive # 515
Key West, FL 33040

McCormick D & S
2890 Arbella Lane
Thousands Oaks, CA 91362

Cadotte E & T
55 Boca Chica Rd - LOT 45
Key West, FL 33040

Hedrick Pauline B
55 Boca Chica Rd UNIT 46
Key West, FL 33040

Garrett Carmen Donehoo
5710 Oakland Rd
Baltimore, MD 21227

GKM LLC
7390 NW 5 St., Suite 1
Plantation, FL 33317

White James Gregory
55 Boca Chica Rd LOT 49
Key West, FL 33040

Waugaman Richard A
55 Boca Chica Rd UNIT 50
Key West, FL 33040

Jop John R
55 Boca Chica Rd. LOT 51
Key West, FL 33040

Flagg William G
13 Seaside Resort
Key West, FL 33040

Fellows Gerard M
34 Lakeside Drive
Hiram, GA 30141

Velardo Roberta P
55 Boca Chica Rd LOT 54
Key West, FL 33040

Ingram Agnes M
55 Boca Chica Rd LOT 55
Key West, FL 33040

Spinney Larry E
1866 Merrimac Drive
Toms River, NJ 08753

Wright James W
1220 Sugarloaf Blvd
Summerland Key, FL 33042

Pittorino J and K
15 Boca Chica Rd LOT 58
Key West, FL 33040

Siltman S & J
723 Bradley Rd UNIT 2-D
Ocean City, MD 21842

Smith Alexander P
PO Box N36
Westport, MA 02790

Gillespie Deborah K T/C
15 Boca Chica Rd UNIT 69
Key West, FL 33040

Whicher R & D
55 Boca Chica Rd LOT 33
Key West, FL 33040

Hernholm Susan R
55 Boca Chica Rd # 63
Key West, FL 33040

BAJ Family Trust
24 Water Landing Drive
Oak Hill, FL 32759

Guillotte Kenneth M
55 Boca Chica Rd UNIT 65
Key West, FL 33040

Hiller E & M
5 Sapphire Drive
Key West, FL 33040

Woehr F & A
Elliot Tr
Grafton, MA 01519

Reed D & L
25 Lana 755A Snow Lake
Fremont, IN 46737

Gillespie J & D
55 Boca Chica Rd Lt 69
Key West FL 33040

Merkle Gustave Leland
1640 Bellevue Avenue
Augusta, GA 30904

Fix William R & Eileen J
C/O Seaside Rst LOT 71 &72
59 Fix Road
Hudson, NY 12534

Dixon Douglas REV LIV TRUST
PO BOX 1000
Paintsville, KY 41240

McNulty Gale D
C/O McNulty Motors Inc
147 S Main Street
Englewood, OH 45322

McNulty Gale D
547 S Main Street
Englewood, OH 45322

McNulty Velmar Gale D McNulty
547 S Main Street
Englewood, OH 45322

Wisnesky Harry J
1001 Jardomg Rd
Essexville MI 48732

Kuhn Dale L and Cynthia J
5615 Martys Hill PL
Ft Wayne, IN 46815

Bojo Enterprises LLC
960 Lane 340 Jimmerson Lake
Freemont, IN 46737

Holland Ruth
55 Boca Chica Rd
Lot 81
Key West. FL 33040

Holland Ruth Ann
55 Boca Chica Rd
Lot 81
Key West. FL 33040

Logue Patrick J
55 Boca Chica Rd
Lot 82
Key West. FL 33040

Flagg William G (Q) & Agnes I
55 Boca Chica Rd
Lot 83
Key West. FL 33040

Morin Henry Louis Jr.
TR C/O Morin Henry Louis Jr.
Trustee
P.O. Box 687
Hampstead, NH 03841

Long David L
55 Boca Chica Rd
Lot 85
Key West. FL 33040

**Lawrence Patrick C &
Shepherd Sheila M R/S**
1070 Westchester Dr
Kannapolis, NC 28081-7714

**Bacchiochi Robert S and
Constance E**
P.O. Box 408
East Dennis, MA 02641

Russell Edward B. and Sandra S
P.O. Box 408
East Dennis, MA 02641

Pagano Salvatore P & Rose
56-15 174th St.
Flushing, NY 11365

McNulty Gale D
547 S Main Street
Englewood, OH 45322

Graham William E
1782 Mayview Rd.
Bridgeville, PA 15017-1517

Westrick Bruce A & Deborah J
11531 Brigdoon CT
FT Wayne, IN 46814

Lewis David D
55 Boca Chica LT 94
Key West, FL 33040

Jarman Carolyn L
55 Boca Chica LT 95
Key West, FL 33040

Graham Patricia A.
1782 Mayview Rd.
Bridgeville, PA 15017-1517

Scalise Fred & May
3010 Shore Rd
Bellmore, NY 11710

Silva Dale
3314 Northside Dr.
Unit 22
Key West, FL 33040

Droge Herman
55 Boca Chica LT 99
Key West, FL 33040

**Rowe Thomas Alfred &
Whitehead Carol (T/C)**
118 King Street West
Bolton, Ontario L7E 1A2
Canada

King William H & Nancy B
7 Hillside Drive
Annandale, NJ 08801

Battillo John V and Chiang Fong
LIV TR DTD 3/17/08
135 Key Haven Rd.
Key West, FL 33040

McNulty Gale D
547 S Main Street
Englewood, OH 45322

Muolo Louis S and Norma
17 Matlyn Dr
Rochester, NY 14624

Keller Charles and Ruth
188 Yellowbank Rd
Toms River, NJ 08753

Savino Frank E & Helen M
Trustees (Frank & Helen Savino
Family TR 5/16/96)
934 Southgate
Davis, IL 61019

Rettig Richard L Rev Liv TR
12/29/99 Reins 6/17/02
P.O. Box 6044
Key West, FL 33041

Keenan Peggy E
55 Boca Chica Rd.
Lot 107
Key West, FL 33040

Thornton Shirley A REV AGR and
DEC TR 12/13/05
12234 Lois St.
Bishopville, MD 21813-1652

Little Rush L and Margaret E.
P.O. Box 876
Hardy, VA 24101

Liotta Eugene J & Beth H
55 Boca Chica Rd.
Lot 111
Key West, FL 33040

Graham William P.
1450 Mayview Rd.
Upper St Clair, PA 15241

Laatsch Albert R and Lois J
55 Boca Chica Rd.
Lot 113
Key West, FL 33040

Graham Keith R and Denise R
1382 Skyridge Dr Uppr
St Clair, PA 15241

Meng Lloyd & Lynnetta
30204 Raintree Dr.
Oregon, MO 64473

Graham William & Patricia A
1782 Mayview Rd.
Bridgeville, PA 15017

Johnson Marily J TR DTD
12/31/1983
8000 Warren Woods Rd Lot 84
Three Oaks. MI 49128-9574

Graham Frank J III
P.O. Box 1433
Ederwater, FL 32132

Blair Leslie L & Ilagean Trust
12/17/2003 C/O Blair Leslie L &
Ilagean
709 Airport Rd.
Osage Beach, MO 65065

Dunford Jacquelyn G TR (Clyde
W & Jacquelyn G Dunford Loving
TR)
55 Boca Chica Rd. - Lot 121
Key West, FL 33040

Laatsch Albert R
55 Boca Chica Rd.
Lot 122
Key West, FL 33040

Phillips Duane & Joann
3081 River Rd
Kankakee, IL 60901

Decker Wayne and Carol TR
10/26/2004
1165 Lascombes
Bourbonnais, IL 60914-4536

Christensen Donald A
55 Boca Chica Rd.
Lot 125
Key West, FL 33040

Christensen Margaret A
55 Boca Chica Rd.
Lot 126
Key West, FL 33040

Butler James A
2910 Gosheb Rd.
Ft Wayne, In 46808

Aldous Eleanor A & Herbert J
55 Boca Chica Rd.
Lot 128
Key West, FL 33040

Moncur Shirley
107 Maple Ave. Box 314
Seymour Beach
RR 3 Harrow,
Ontorio N0R1G0 - Canada

Kujaczynski Mary L TR C/O
Kujaczynski Mary L
55 Boca Chica Rd.
Lot 130
Key West, FL 33040

Shetzer Richard J and Susan M
55 Boca Chica Rd.
Lot 131
Key West, FL 33040

Crockett Thomas L & Joanne M
11 Crockett Dr
Clyde, OH 43410

Kneeland John D & Cynthia &
Kneeland John D Jr & Christine
63 Hammond St.
Rowley, MA 01969

Barefoot Wayne L
258 Meadowbrook Dr.
Four Oaks, NC 27524



BOARD OF COUNTY COMMISSIONERS

Mayor George Neugent, District 2
Mayor Pro Tem Sylvia Murphy, District 5
Heather Carruthers, District 1
Kim Wigington, District 3
Mario Di Gennaro, District 4

Office of the Fire Marshal
490 63rd Street Ocean
Marathon, FL 33050
305-289-6010
305-289-6013



June 16, 2009

Mr. Bob Webster
MDM Services Inc.
1412 SW 34 Avenue
Deerfield Beach, FL 33442

RE: Circle K Store # 1707 Big Coppitt Key, Florida

Dear Mr. Webster,

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 Circle K Store # 1707 project to be located in Big Coppitt, Florida.

- The Fire Marshals' Office enforces the Florida Fire Prevention Code, Florida Building Code, the National Fire Protection Association (NFPA 1), Life Safety Code 101, 2000 edition and related NFPA standards as applicable.
- Approved fire hydrants and shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA). In addition, all fire hydrants shall be located by the Fire Marshal's Office prior to installation, and certified as 1000 g.p.m prior to acceptance.
- If an automatic sprinkler system and/or standpipe system is required pursuant to FSS 553.895(2), system shall be installed per NFPA 13 or 13R.
- If a fire alarm is required pursuant to FSS 533.895(2), system shall be installed per NFPA 70 and 72.
- Provide the Fire Marshal's Office with a copy of the coordination letter with the Florida Keys Aqueduct Authority (FKAA), Engineering Dept., regarding fire hydrant installation and adequate fire flow for fire sprinkler system per project requirements.

Note: In the event that the FKAA cannot provide adequate fire flow to this location, a site plan shall be provided indicating the proposed location of the water storage tank and fire pump installation.

It is understood that after conceptual approval of the project has been granted, preliminary fire protection plans, to include improvements to water supply via fire hydrant and/or fire well, shall be submitted to the Fire Marshal's Office prior to final plan review for issuance of a building permit. Monroe County Fire Rescue provides fire suppression service to the proposed project location.

If you have any questions or require any further information, please do not hesitate to contact me at my office.

Sincerely,

A handwritten signature in black ink that reads "A. Romero". The signature is written in a cursive, slightly slanted style.

Arthur "Wally" Romero
Assistant Fire Marshal
Monroe County Fire Rescue

cc: Joe Paskalik, Senior Building Official
Joe Haberman, Growth Management



**BOARD OF COUNTY
COMMISSIONERS**

Mayor George Neugent, District 2
Mayor Pro Tem Sylvia J. Murphy, District 5
Kim Wigington, District 1
Heather Carruthers, District 3
Mario Di Gennaro, District 4



June 11, 2009

Bob Webster
MDM Services, Inc.
1412 S.W. 34th Avenue
Deerfield Beach, Fl. 33442

RE: Circle K's construction project in Big Coppitt Key (S.S. #1707), Monroe County, Fl.

Dear Mr. Webster:

After reviewing the proposed plans for your Circle K project in Big Coppitt Key, we find that they show adequate provision for solid waste and recycling management.

Note that in Big Coppitt Key, our franchise hauler Waste Management Inc., (305) 296-2825, is available to assist you in demolition/construction waste disposal, as well as solid waste and recycling management. Further, please forward to this office a confirmation of how many tons of demolition/construction waste was recycled in this project, along with the name and address of the materials processor where it was recycled.

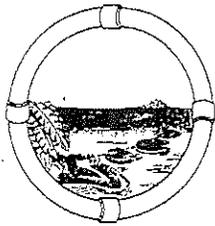
If you have any questions, please feel free to call me at (305) 292-4432.

Sincerely,

A handwritten signature in cursive script that reads 'Rosa Washington'.

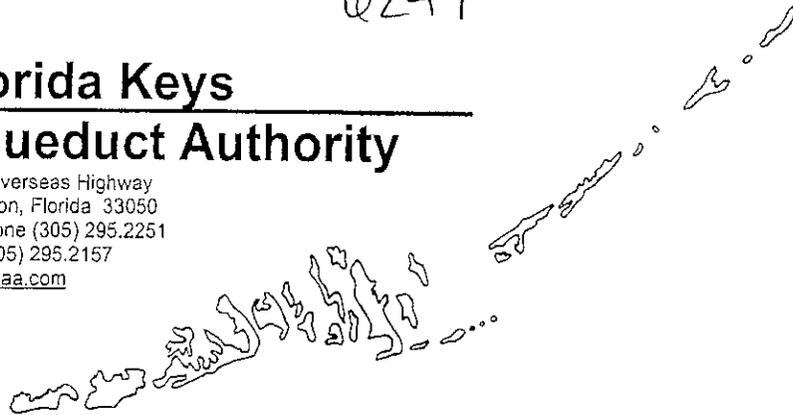
Rosa Washington
Sr. Administrator
Monroe County Public Works – Solid Waste

6249



Florida Keys Aqueduct Authority

3200 Overseas Highway
Marathon, Florida 33050
Telephone (305) 295.2251
Fax (305) 295.2157
www.fkaa.com



David C. Ritz
Chairman
Key Largo

Elena Z. Herrera
Vice-Chairman
Rockland Key

Rose M. Dell
Secretary/Treasurer
Big Pine Key

J. Robert Dean
Key West

Antoinette M. Appell
Marathon

James C. Reynolds
Executive Director

FACSMILE COVER SHEET

To: Amy From: Megan Hughes

Fax: 954-427-3420 Pages: 2

Phone: Date:

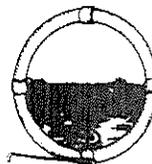
Re: cc:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

● COMMENTS:

Please feel free to reach me at (305)295.2251 if you have any questions.

Florida Keys Aqueduct Authority



Megan Hughes
Sr. Customer Service Rep / Middle Keys
Customer Service Department

3200 Overseas Highway
Marathon, FL 33050

Office: 305.295.2251
Fax: 305.295.2157
mhughes@ikaa.com

ICS - [UBM200: Account Master Update]

File Edit Help

Account No	2210 036536 15	Path	
Name	CIRCLE K CORP#1707-M1015	Search Meter	48103359
Address 1.	C/O ACIS-MAIL STOP 468	Service Order No	0045156575
2.	PO BOX 36230	Customer No	860490422
City	LOUISVILLE St KY	Customer id	3653615
Zip/Carrier	40233 6230	Phones	
Seq Name	CIRCLE K CORP #1707		
Serv Addr		US 1 & STATE RD	
Serv Zip	33040H	Geo Code	
Acct Desc Id	US 1 & STATE RD 941 TRACT "B"&		
E-Mail Addr	PORPOISE POINT SECT 2 BIG COPPITT KEY		

AT	AC	CC	SC	CB	Start	Dis Date	Final	Comments
c		02			12/15/86			
Tenant	PC	Acct Com	Flow Com	Cust Com				
1 of 1		06/02/01						
Alt	Pymt Arr	Crd Act	Scan Line	APP				
			11111111					
ServOrder								
	12/29/05							

UPDATE

New Account	Repeat Section	Other Keys	Screen Keys	OK	Page Search	Print Screen	Exit
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MJH NUM

Account

Actions: Save Clear Delete Next ID Redisplay Write Letters 221003653615

Location	036536	US 1 & STATE RD SHARK KEY FL 33040	Past Due	\$0.00
Location	COMMERCIAL	Zone AREA 2	Current	\$0.00
			Unposted	\$147.35
	507105 - CIRCLE K CORP#1707-M1015		Account Balance	\$147.35
Mailing Address		PO BOX 2440 SPOKANE WA USA 99210-2440		

Circle K Stores, Inc.
12911 N. Telecom Pkwy.
Tampa, FL 33637
Phone 813 910 6800
Fax 813 910 6906



May 18th, 2009

State of Florida
Department of Transportation

Reference: Circle K – Store #1707
1190 Overseas Hwy
Big Coppit Key, FL 33040

To Whom It May Concern:

Please accept this letter as authorization for Bob Webster of MDM Services, Inc, to act as agent in correspondence and representation of all approval and permitting matters in relation to the Circle K location referenced above.

If you have any questions, please contact me at (813) 910-6800.

Sincerely,

A handwritten signature in cursive script that reads "Robert J. Kittleson".

Robert Kittleson
Assistant Secretary
Circle K Stores, Inc.
Florida Division

Subscribed and sworn to before me this 18th day of May, 2009.

Notary Public Frances I. Franconi
Seal

My Commission Expires:

NOTARY PUBLIC-STATE OF FLORIDA
Frances I. Franconi
Commission #DD763427
Expires: APR. 11, 2012
BONDED THRU ATLANTIC BONDING CO., INC.

CLIENT:



CIRCLE K STORES

DESIGN TEAM TITLE:

MDM
Services, Inc.
ENGINEERING & ENVIRONMENTAL

F.L. E.B. #4857

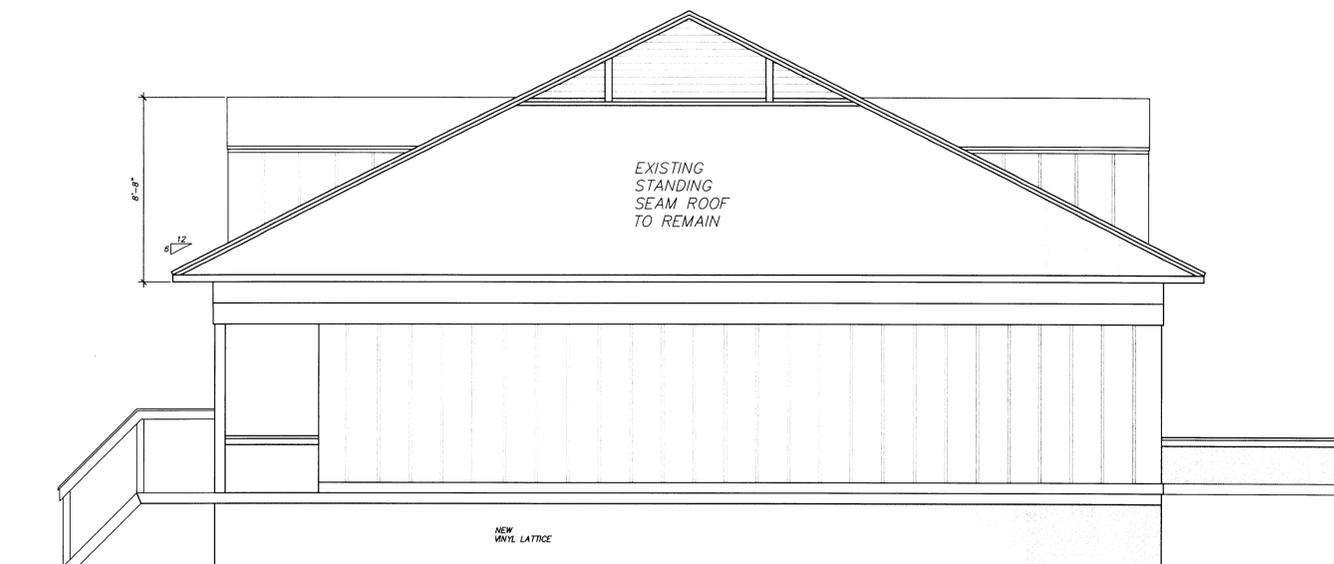
501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815
PH: (863) 646-9130 FAX: (863) 646-1106



SEE SHEET SD-1.1 FOR DETAILS

NORTH ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"

BUILDING INFORMATION		Windloadcalc.com® Your Window to Success		JOB INFORMATION	
Wind Velocity (mph)	150	ABCE 7-02 www.windloadcalc.com 2003 - 2006 Copyright © Walls Program	Job Number	1707	
Building Category	II Hurricane		Client's Name	CIRCLE K	
Importance Factor	1		Owner's Name	Circle K	
Exposure	C		Address	1190 OVERSEAS HWY BIG COPPIT KEY	
Internal Pressure	Enclosed		TOPOGRAPHIC FACTOR		
Mean Roof Height (ft)	19.6		Roof Shape	Flat - No Hill	
Building Width (ft)	40.1		H _z (ft)	0.0	
Building Length (ft)	65.5		L _z (ft)	0.0	
Roof Slope (α/12)	6.0		x _z (ft)	0.0	
Roof Angle (degrees)	26.57				
(α) Edge Slope (ft)	4.01				
Wind Zone (ft)	0.03				

WIND LOAD DESIGN INFORMATION											
ITEM	OPENING TYPE	ZONE	ELEVATION (feet)	WIDTH (feet)	HEIGHT (feet)	EFFECTIVE WIND AREA (sqft)	NOM Manufacturer Series Number	NOA Approval Number	Minimum Pressure Per NOA	MAXIMUM POSITIVE PRESSURE (psf)	MAXIMUM NEGATIVE PRESSURE (psf)
1	Single Door	4	7.3	3.0	7.0	21	L.M.I.	05-0829.08	70.0	49.1	-53.4
2	Double Door	4	7.3	6.0	7.0	42	L.M.I.	05-0829.08	70.0	46.7	-51.1
3	Other	4	9.5	2.0	3.6	9	L.M.I.	05-0906.05	87.0	51.5	-55.9

NO.	DATE	REVISION DESCRIPTION
1	1-18-08	door/window PRESSURES

AUG 27 2009
RICHARD R. MORRIS
FL. P.E. REG # 34748

SITE ADDRESS:
S.S.# 1707
1190 OVERSEAS HWY.
BIG COPPIT KEY, FL

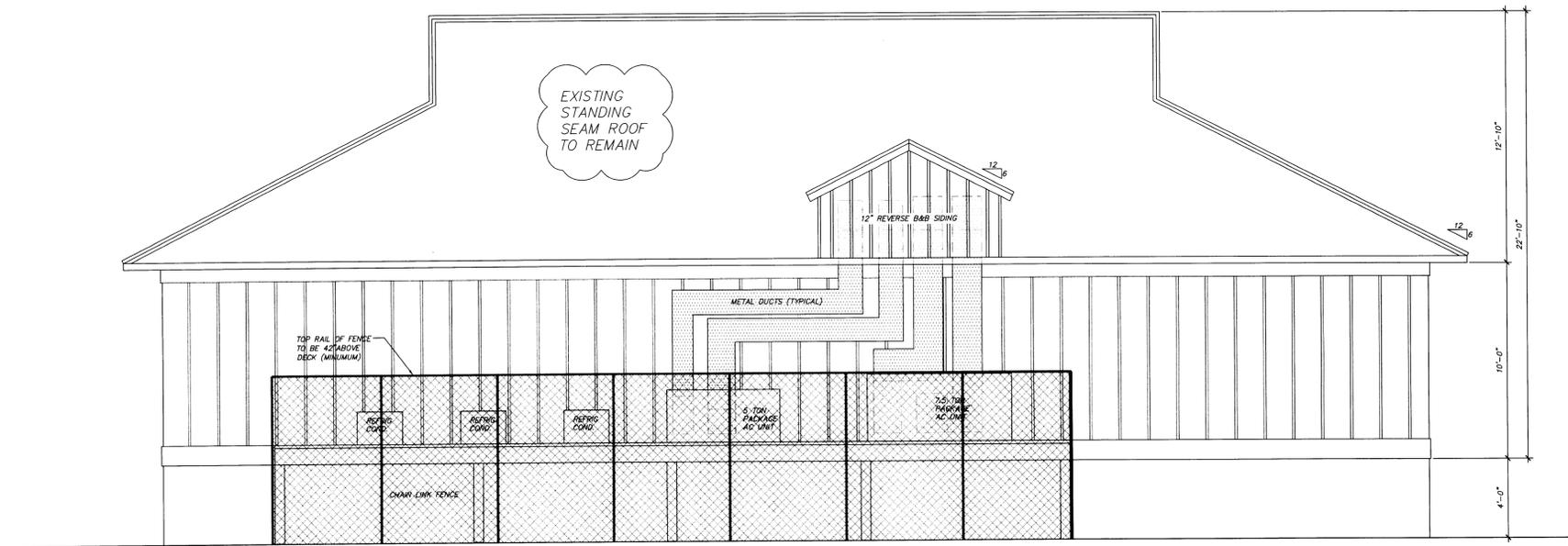
SCALE: 1/4" = 1'-0"
DATE: 03/14/07
DESIGNED BY:
DRAWN BY: T.S. MDM JOB No. 6249
CHECKED BY:
DRAWING TITLE:

ELEVATIONS

SHEET NO.:

A-2

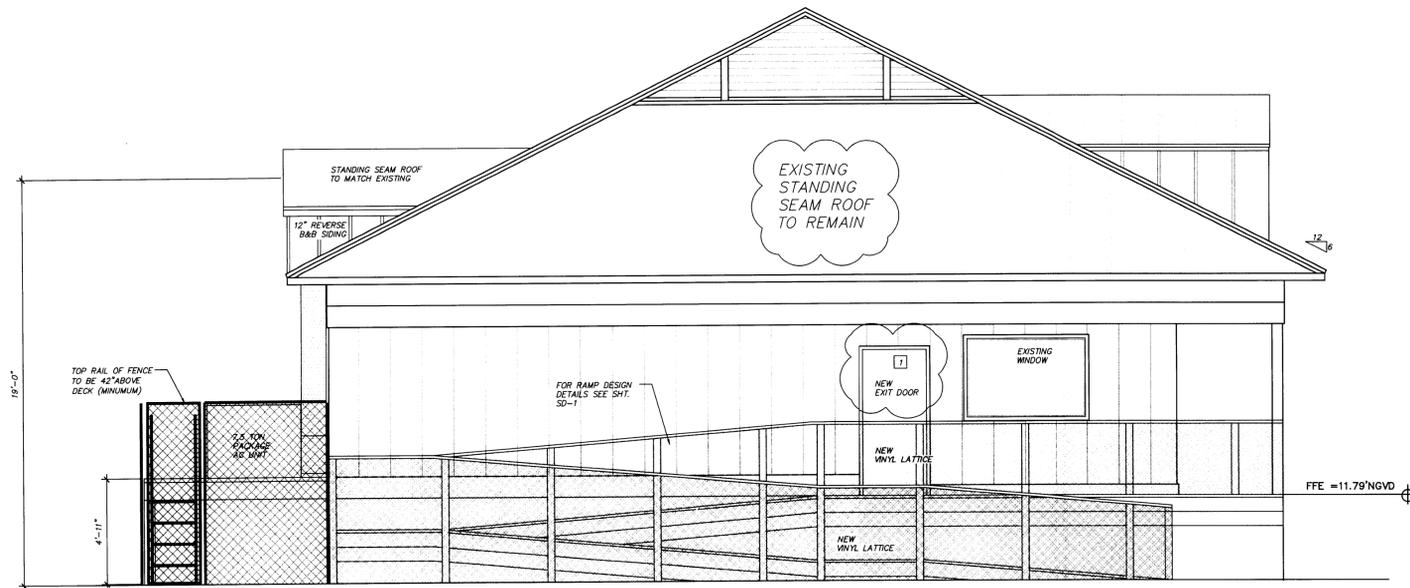
RECEIVED
AUG 28 2009
BY: [Signature]



SEE SHEET SD-1.1 FOR DETAILS

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



SEE SHEET SD-1 FOR DETAILS

EAST ELEVATION

SCALE 1/4" = 1'-0"

CLIENT:



CIRCLE K STORES

DESIGN TEAM TITLE:

MDM
Services, Inc.
ENGINEERING & ENVIRONMENTAL

F.L. E.B. #4857
501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815
PH: (863) 646-9130 FAX: (863) 648-1106

2	1-18-08	door/window PRESSURES
1	1-18-08	ROOF PRESSURES

NO.	DATE	REVISION DESCRIPTION
-----	------	----------------------

AUG 27 2009
RICHARD R. MORRIS
FL. P.E. #34778

SITE ADDRESS:

S.S.# 1707
1190 OVERSEAS HWY.
BIG COPPIT KEY, FL

SCALE: 1/4" = 1'-0"

DATE: 03/14/07

DESIGNED BY:

DRAWN BY: T.S. MDM JOB No.

CHECKED BY: 6249

DRAWING TITLE:

MECHANICAL DECK
ELEVATIONS

SHEET NO.:

A-21

RECEIVED
AUG 28 2009
BY: 290666

BOUNDARY SURVEY

TRACTS B & C, PORPOISE POINT SECTION 2 PLAT BOOK 5, PAGE 111 MONROE COUNTY, FLORIDA.

LEGAL DESCRIPTION:

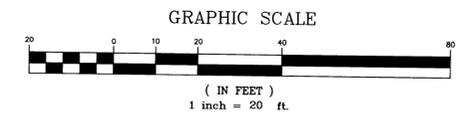
TRACT B AND TRACT C, PORPOISE POINT SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA. SAID LANDS LYING IN BIG COPPIT KEY, MONROE COUNTY FLORIDA.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OR FENCES ON/OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF S.63°11'25"W. ALONG THE CENTERLINE OF U.S. HIGHWAY NO. 1.
5. THIS SITE LIES IN FLOOD ZONE 'AE' (BASE ELEVATION 10.0') AS SCALED AND INTERPOLATED ON FEMA MAP NO. 12087C-1532-K, DATED: FEBRUARY 18, 2005.
6. ELEVATIONS SHOWN HEREON ARE BASED ON FOUND NATIONAL OCEANIC SURVEY BENCHMARK "4489H-1986" ELEVATION 6.88' AND ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
7. LEGAL DESCRIPTION FURNISHED BY CLIENT.
8. SITE AREA: 81,286.55 SQUARE FEET OR 1.866 ACRES MORE OR LESS.

CERTIFICATIONS:

1. MDM SERVICES, INC.



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61C17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

RECEIVED
AUG 28 2009
BY: 29066

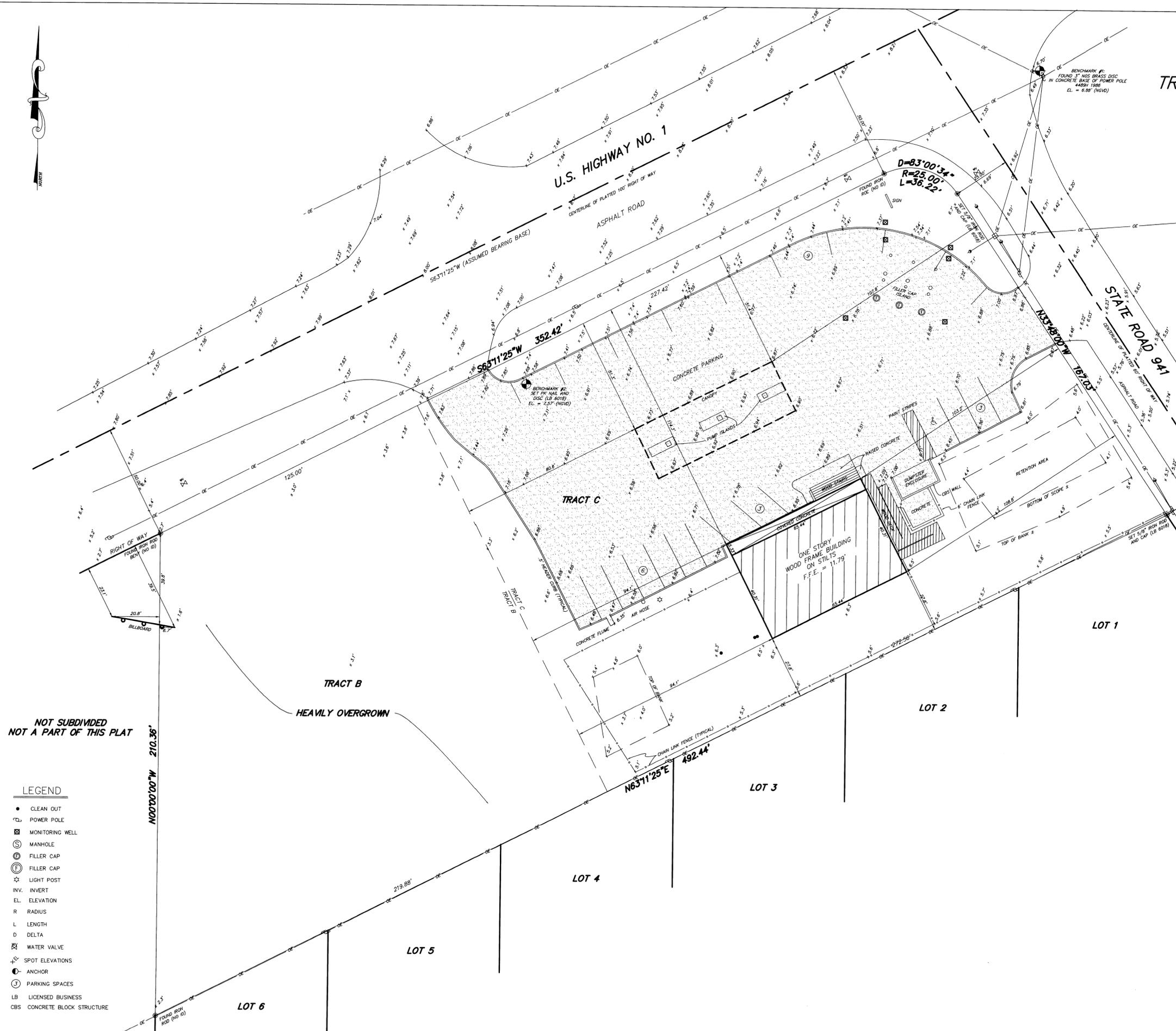
ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND
SURVEYORS, INC.
L.B. #6018

791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

PREPARED FOR: CIRCLE K
1190 US 1 & SR 941
BIG COPPIT KEY, MONROE COUNTY, FLORIDA

SHEET 1 OF 1		
DRAWN BY: FJY		
SCALE: 1" = 20'		
FIELD WORK COMPLETED: 11-9-06		
FIELD BOOK: SKETCH		
JOB NO. 9872		
REVISIONS		
DATE:	DESCRIPTION:	BY:
8/21/09	BILLBOARD LOC.	DPK



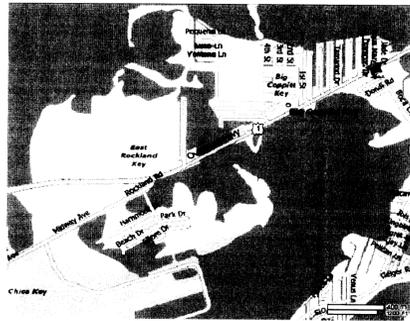
**NOT SUBDIVIDED
NOT A PART OF THIS PLAT**

LEGEND

- CLEAN OUT
- ⊕ POWER POLE
- ⊗ MONITORING WELL
- ⊙ MANHOLE
- ⊕ FILLER CAP
- ⊖ FILLER CAP
- ★ LIGHT POST
- ⊖ INV. INVERT
- EL. ELEVATION
- R RADIUS
- L LENGTH
- Δ DELTA
- ⊗ WATER VALVE
- ⊕ SPOT ELEVATIONS
- ⊙ ANCHOR
- ⊙ PARKING SPACES
- LB LICENSED BUSINESS
- CBS CONCRETE BLOCK STRUCTURE

LEGAL DESCRIPTION

TRACT B AND TRACT C, "PORPOISE POINT SECTION TWO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA. SAID LANDS LYING IN BIG COPPITKEY, MONROE COUNTY FLORIDA.



LOCATION MAP

SITE DATA

CIRCLE K FACILITY #1707
 1190 OVERSEAS HWY.
 BIG COPPIT KEY
 SITE AREA = 81,303.78 S.F. = ±1.86 AC.
 EXISTING STORE AREA 40.24' X 65.47' = 2,634.51 S.F.
 EXISTING CANOPY (TO BE REMOVED) 23'-10" X 66'-6" = 1584.69 S.F.
 PROPOSED CANOPY = 28' X 130'-10" = 3,663.3 S.F.
 EXISTING CANOPY HAS THREE ISLANDS WITH ONE MULTIPLE PRODUCT DISPENSER (MPD) ON EACH ISLAND (3).
 PROPOSED CANOPY HAS FIVE ISLANDS WITH ONE MPD ON EACH ISLAND (5).
 FLOOR / AREA RATIO (FAR) = 0.15 X SITE AREA (81,303.78) = 12,195.57
 MAX. ALLOWABLE BUILDING SQUARE FOOTAGE
 SALES BUILDING 2,634.51 S.F.
 NEW CANOPY 3,663.3 S.F.
 6,297.81 S.F. <12,195.57 \ OK
 OPEN SPACE RATIO REQUIRED = 0.20
 EXISTING / PROPOSED PERVIOUS AREAS (NON ASPHALT / CONCRETE / ROOFS)
 = 53,109.78 S.F. = 0.65 > 0.20 \ OK
 81,303.78 S.F.
 PARKING REQUIREMENTS - 4 SPACES / 1000 S.F. BUILDING AREA
 BUILDING AREA: 2,634.51 S.F. = 2.63 X 4 = 11 SPACES
 1,000 S.F.
 16 SPACES PROVIDED.
 LAND USE CATEGORY = SUBURBAN COMMERCIAL (SC)

RETANK (FIBERGLASS IN FIBERGLASS)

- CONTRACTORS PREPARATION**
1. COMPLETE ANY NECESSARY SITE ASSESSMENT
 2. PRECISION TEST OF TANK(S)
 3. CHECK WATER TABLE LEVEL
 4. WATER TO BOTTOM OF TANKS, IF NECESSARY
 5. UNCOVER TANKS TO TOP OF TANKS
 6. ARRANGE TO HAVE TANKS EMPTIED AND CLEANED OUT
 7. DISCONNECT AND REMOVE PIPING, ELECTRICAL
 8. EXPOSE TOP 4' FEET OF TANK RADIUS AT ONE END
 9. BARRICADE AROUND AREA
 10. GET NECESSARY PERMITS
 11. ENSURE ACCESS FOR CSI TRUCK NEXT TO EXCAVATION (24HOURS)
 12. PROVIDE 85 C.F.M. COMPRESSOR
 13. PROVIDE SECURE AREA FOR MATERIALS, EQUIPMENT
 14. PROVIDE BACKHOE AND CERTIFIED OPERATOR FOR MATERIALS OFF TRUCK DURING ARRIVAL AND INSTALLING PANELS
- IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CALL FIELD SERVICE
 PHONE: 800-822-1997
 FAX: 814-542-5020

UNDERGROUND TANKS : 'RE-TANK'

1. G.C. TO DE-WATER IF APPLICABLE AND PREP EXCAVATED AREA FOR INSTALLATION OF U.G. TANKS AND PIPING.
2. EXISTING UNDERGROUND PRODUCT STORAGE TANKS TO REMAIN TYP. OF (3). TEST EXISTING PRODUCT PIPING AND REMOVE/REPLACE WHERE NEEDED FROM EXIST. TANKS TO PUMP ISLANDS AS REQUIRED.
3. REMOVE DISPENSER SUMPS AND DISPENSERS. G.C. TO DISPOSE OF PER STATE AND LOCAL REQUIREMENTS.
4. GC TO INSTALL NEW CONTAINMENT SOLUTIONS FIBERGLAS TANKS INSIDE OF THE EXISTING S.W. U.G. TANKS AS SHOWN ON SITE PLAN AND HESS SPECIFICATIONS.

SCOPE OF WORK

1. DEMOLISH AND REMOVE EXISTING:
 - A. FUEL ISLAND CANOPY & FOUNDATIONS
 - B. DISPENSERS, FUEL ISLANDS & PRODUCT PIPING
 - C. TANK SLAB (PARTIAL) AND STP SUMPS
 - D. EXISTING WOOD FRAME RAMP & STAIRS TO BUILDING
2. FORM & POUR NEW FOUNDATIONS FOR FUTURE CANOPY*. INSTALL NEW AT GRADE FUEL ISLANDS, D/W PRODUCT PIPING, S/W F/G VENT PIPING, DISPENSERS, ISLAND BOLLARDS AND LIGHTING.
 - *FUTURE INSTALLATION UNDER SEPARATE PERMIT PENDING NROGO APPROVAL.
- 3A. RETRO-FIT ("RETANK") ---SEE DETAILS THIS SHEET) EXISTING S/W F/G U/G TANKS WITH NEW PRIMARY INTERIOR TANK. INSTALL NEW STP SUMPS & MANWAYS. INSTALL NEW INTERSTITIAL TANK MONITOR, GAUGE, VAPOR & FILLS W/SPILL CONTAINMENT MANHOLES.
- 3B. RE-CONFIGURE STORAGE & PRODUCTS TO ADD DIESEL AND ELIMINATE MID-GRADE FUEL
4. INSTALL NEW EMERGENCY GENERATOR, DRIVEWAY AREA LIGHTING, BUILDING STAIRS & ADA RAMP, LANDSCAPING AND RELATED MISC. SITE IMPROVEMENTS AS DETAILED HERE-IN.

ENGINEERING FIRM

M.D.M. ENGINEERING
 LIC. No. EB 4857
 501 W. PEACHTREE STREET
 LAKELAND, FLORIDA 33815
 (863) 646-9130
 MDM ENGINEERS

OWNER:

CIRCLE K STORES, INC.
 12911 N. TELECOM PARKWAY
 TAMPA, FL. 33637

CLIENT: 
CIRCLE K STORES
 DESIGN TEAM TITLE:

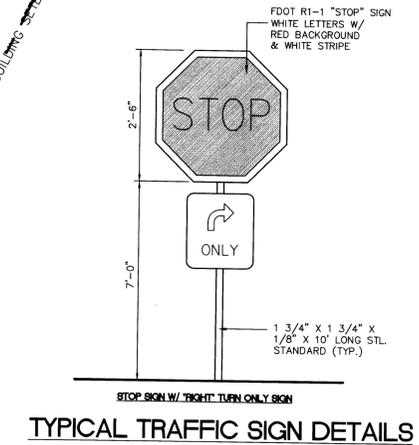
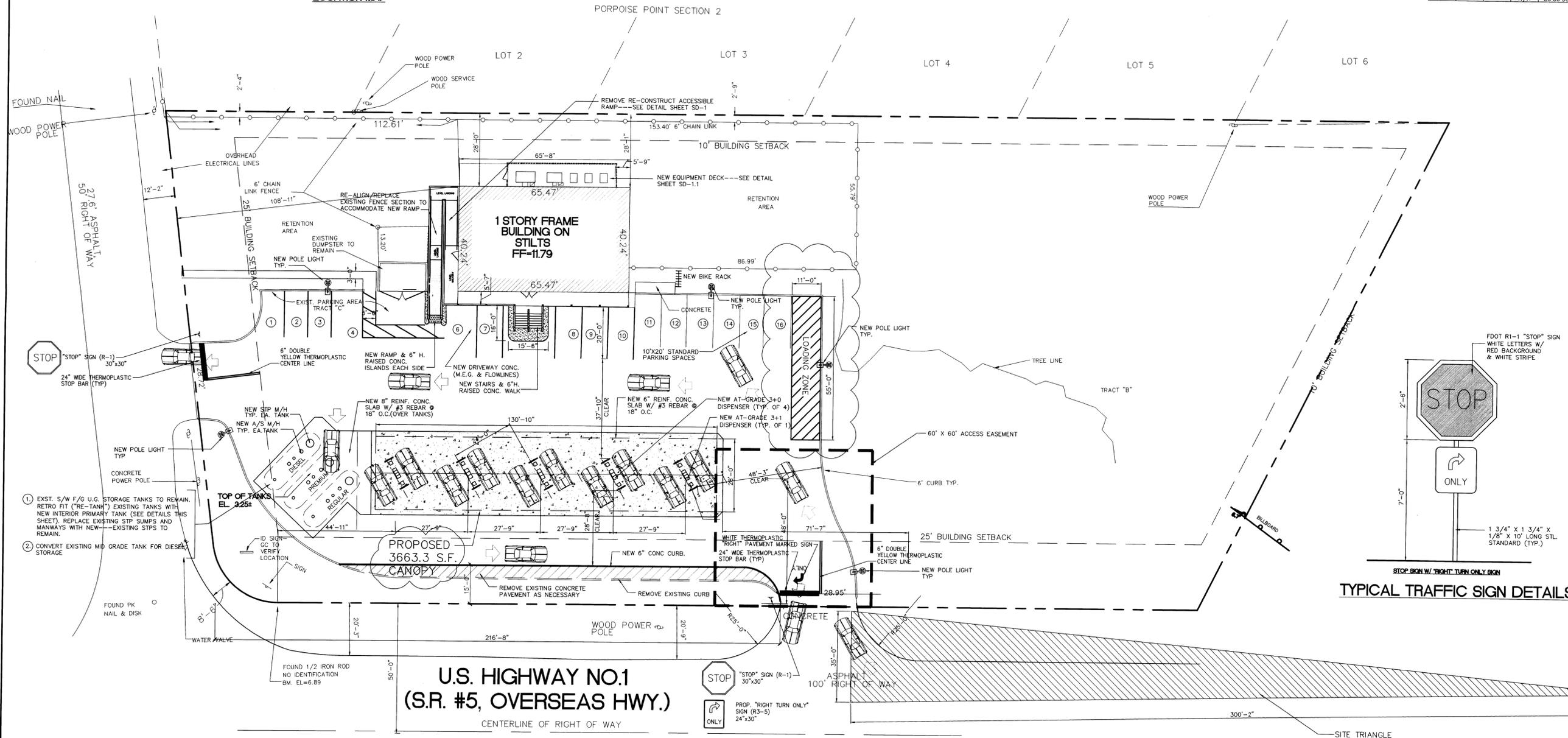
MDM Services, Inc.
 ENGINEERING & ENVIRONMENTAL
 F.L. E.B. #4857
 501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815
 PH: (863) 646-9130 FAX: (863) 646-1106

CURVE DATA FIELD

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHR BRG
C1	25.00	35.58	32.65	81°32'59"	N76°25'58"W

CURVE DATA PLAT

CURVE	RADIUS	LENGTH	CHORD	DELTA	CHR BRG
C1	25.00	36.22	N/A	83°00'35"	N/A



NO.	DATE	REVISION DESCRIPTION
1	12/24/08	REMOVE GENERATOR

AUG 27 2009
 RICHARD L. MORRIS
 FL. P.E. REG. # 34748

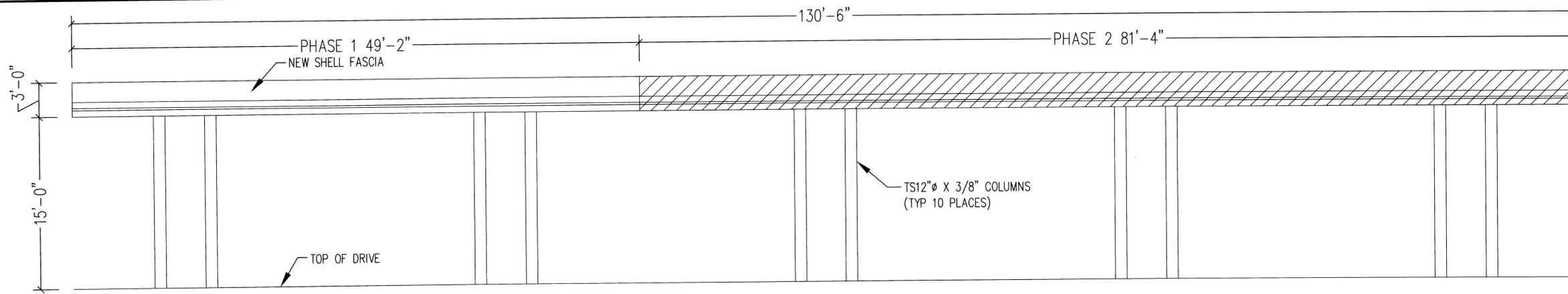
SITE ADDRESS:
S.S.# 1707
 1190 OVERSEAS HWY.
 BIG COPPIT KEY, FL

SCALE: 1"=20'-0"
 DATE: 4/13/07
 DESIGNED BY:
 DRAWN BY: DJ MDM JOB No. 6249
 CHECKED BY:

SITE PLAN

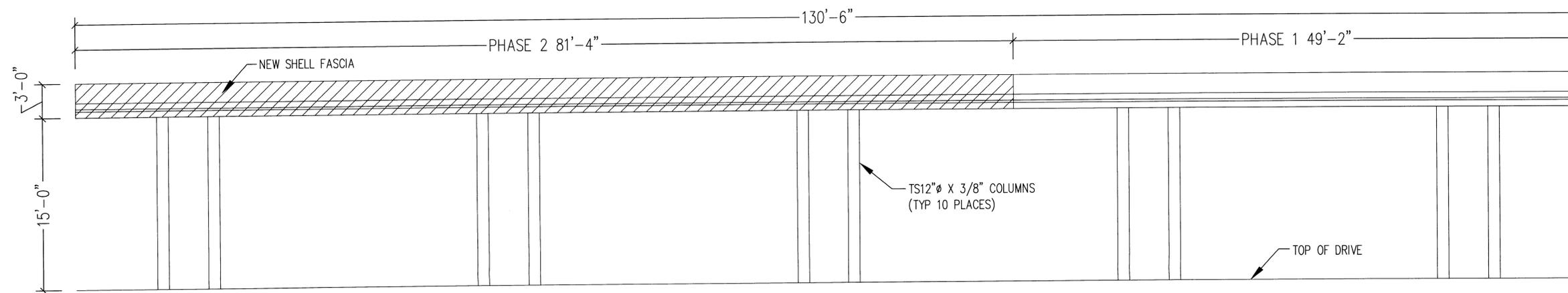
SHEET NO.: **C-2**

RECEIVED
 AUG 28 2009
 BY: 29864



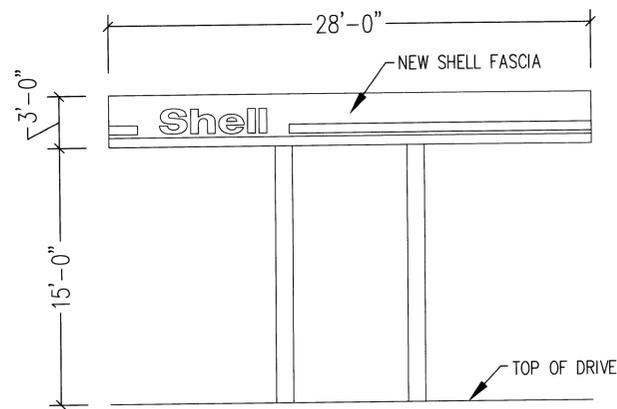
NORTH SIDE

SCALE: 3/32" = 1'-0"



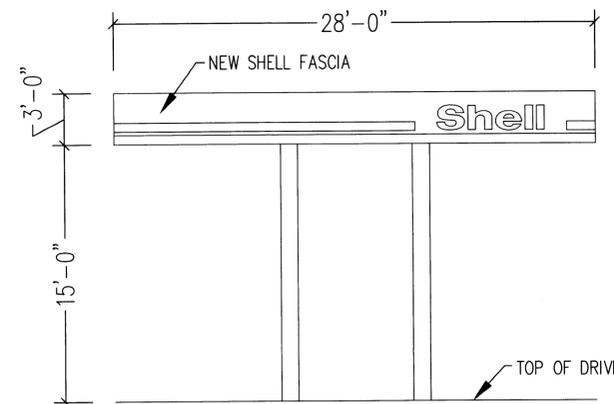
SOUTH SIDE

SCALE: 3/32" = 1'-0"



EAST SIDE

SCALE: 3/32" = 1'-0"



WEST SIDE

SCALE: 3/32" = 1'-0"

CANOPY ELEVATIONS

 = AREA OF PHASE 2

RECEIVED
AUG 28 2009
BY: 29066

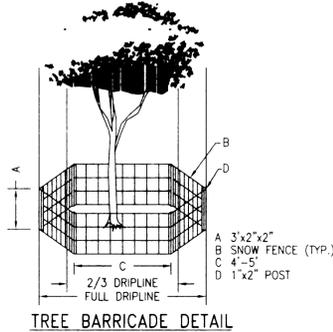
BEST INDUSTRIES INC.		
7485 COMMERCIAL CIRCLE * FT. PIERCE, FL 34951		
SCALE: 3/32" = 1'-0"	APPROVED BY:	DRAWN BY: D.A.G.
DATE: 08/27/09		SHEET # C-03
DESCRIPTION: 28' X 49'-2" & 28' X 81'-4"		DWG. FILE NAME: 07-193 C-03
CIRCLE K SS #1707 1190 OVERSEAS HWY		JOB NUMBER: 07-193
BIG COPPIT KEY, FL		

ALL IDEALS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF BEST INDUSTRIES AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEALS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF BEST INDUSTRIES.

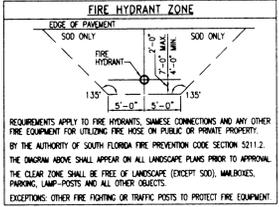
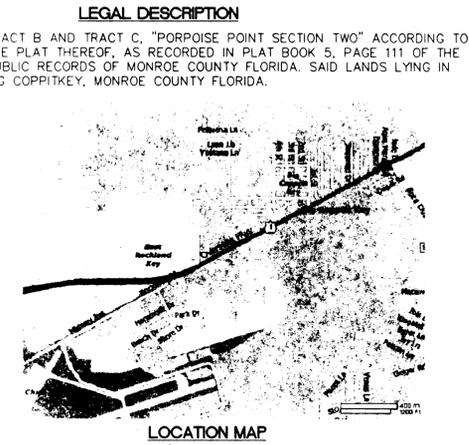
NOTES:

- SEE SPECIFICATION SHEET FOR ADDITIONAL DETAILS.
- ALL PLANT MATERIAL SHALL BE FLORIDA # 1 OR BETTER & SHALL BE INSTALLED AS SPECIFIED IN "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA DEPT. OF AGRICULTURE GRADES AND STANDARDS' CURRENT EDITION RESPECTIVELY.
- WATER AND IRRIGATION CONSERVATION: SEC. 2.4-45.**
OWNER TO WATER LANDSCAPE MATERIALS FOR THE PURPOSE OF WATERING IN NEWLY PLANTED GRASS AND FOLIAGE FOR THE FIRST FORTY-FIVE (45) DAYS AFTER INITIAL INSTALLATION REQUIRED TO ESTABLISH PLANT MATERIALS.
- IF REQUIRED, ALL EXISTING TREES SHALL BE TRIMMED AS PER "THE AMERICAN NATIONAL STANDARD INSTITUTE, (ANSI) A300-1995" CURRENT EDITION RESPECTIVELY.
- LANDSCAPE CONTRACTOR TO REMOVE ALL EXISTING BRAZILIAN PEPPER & FLORIDA HOLLY FROM SITE.
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION AS PER "MARATHON" ORDINANCE. VEGETATION REMOVAL REQUIREMENTS NOTIFY LANDSCAPE ARCHITECT (72 HOURS) PRIOR TO CONSTRUCTION TO ENSURE LEAST AMOUNT OF DAMAGE TO EXISTING PRESERVED TREES AS REQUIRED INCLUDING ANY DEMOLITION.
- NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
- TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
- VEGETATION TREE REMOVAL/TRANSPLANT PERMITS SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS.
- A PREPLANTING MEETING SHALL BE HELD WITH THE "MONROE COUNTY" PLANNING DEPARTMENT PRIOR TO ANY INSTALLATION.
- ALL TREES SHALL HAVE A MULCH RING WITH A MINIMUM DEPTH OF 2" MAXIMUM OF 3" AND A DIAMETER OF 3'-4" AROUND THEIR BASE. ALL MULCH SHOULD BE KEPT 2" FROM THE BASE OF ALL PLANT MATERIAL. MULCH BEDS SHALL BE A MINIMUM OF 1'-0" WIDER THAN PLANTS (MEASURED FROM OUTSIDE EDGE OF FOLIAGE).
- ALL SYNTHETIC BURLAP, SYNTHETIC STRING OR CORDS, OR WIRE BASKETS SHALL BE REMOVED BEFORE ANY TREES ARE PLANTED. ALL SYNTHETIC TAPE (E.G. TAGGING TAPE, NURSERY TAPE) SHALL BE REMOVED FROM TRUNKS, BRANCHES, ETC. BEFORE INSPECTION. THE TOP ONE THIRD (1/3) OF ANY NATURAL BURLAP SHALL BE REMOVED OR TUCKED INTO THE PLANTING HOLE BEFORE THE TREES ARE BACK FILLED.

- ALL PLANTING BED AREAS MUST HAVE A MINIMUM OF 6" OF PLANTING SOIL AND ALL SLOPED AREAS SHALL HAVE 2" OF PLANTING SOIL. THE PLANTING SOIL SHALL BE 50% MULCH AND 50% SAND, UNLESS FIELD OBSERVATION AND SOIL ANALYSIS DICTATES A DIFFERENT COMPOSITION.
- GENERAL CONTRACTOR SHALL REMOVE EXISTING ASPHALT, ROAD ROCK TO A MIN. DEPTH OF 30" IN ALL LANDSCAPE AREAS AS REQUIRED. GENERAL CONTRACTOR SHALL REPAIR EXISTING CURBING ASPHALT EXISTING BERMS DUE TO TREE REMOVALS. IF THE ABOVE ARE DAMAGED AS REQUIRED GENERAL CONTRACTOR SHALL REMOVE ANY & ALL CONSTRUCTION DEBRIS AND PROVIDE CLEAN NATIVE SOILS AND FILL WITH THE SPECIFIED BACK FILL MIXTURE. (SEE SOIL PLANTING SPECIFICATIONS)
- LANDSCAPE CONTRACTOR TO REPLACE ALL DEAD OR MISSING SOD ON SITE WITH "BAHIA" SOLID SOD (FIELD VERIFY) PROVIDE ALT. PRICE TO OWNER IF REQUIRED.
- LANDSCAPE CONTRACTOR TO RETURN TO JOB SITE 12 MONTHS AFTER TREE BRACING AND REMOVE ALL TREE BRACES.
- ALL LANDSCAPE MATERIALS SHALL BE CLEAR 7 1/2 FT. IN FRONT & SIDES WITH 4 FT. IN REAR AROUND ALL FIRE HYDRANTS. CHECK VALVES, FIRE DEPT. EQUIPMENT, ETC. AS REQUIRED.
- BAHIA SOD SHALL BE INSTALLED IN ANY ADJACENT/RIGHT-OF-WAY, BETWEEN SIDEWALKS AND CURBS. (FIELD VERIFY)
- PRIOR TO THE ISSUANCE OF CO, EXISTING TREES PRESERVED OR RELOCATED ON-SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS BY AN ISA CERTIFIED ARBORIST.
- LANDSCAPE CONTRACTOR TO PROVIDE HEDGE SCREENING FOR AIR CONDITIONERS, PUMPS, TRANSFORMERS, BACKFLOW PREVENTORS, ETC. WITH APPROVED HEDGES IN ALL LANDSCAPED AREA AS REQUIRED AT 24" HEIGHT.
- ALL NEW TREES & PALMS SHALL HAVE A 15 FT. MIN. CLEARANCE FROM LIGHT POLES AT TIME OF INSTALLATION AS REQUIRED.
- KERSAPE PRINCIPLES SHALL BE APPLIED TO ALL SITES AS SPECIFIED IN "SOUTH FLORIDA WATER MANAGEMENT DISTRICT KERSAPE PLANT GUIDE II" AS REQUIRED.



- TREE BARRICADE NOTES:**
- EXISTING TREES TO BE BARRICADED PRIOR TO BEGINNING OF CONSTRUCTION & SHALL REMAIN IN PLACE DURING CONSTRUCTION.
 - NO HEAVY EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL DEPOSITS ARE TO BE ALLOWED INSIDE TREE BARRIERS.
 - TOPSOIL SHALL BE CLEAN & REASONABLY FREE OF CONSTRUCTION DEBRIS, WEEDS, ROCKS, & NOXIOUS PESTS & DISEASE (SEE SOIL PLANTING SPECIFICATIONS).
 - TREE REMOVAL PERMIT SHALL BE REQUIRED PRIOR TO CONSTRUCTION & ANY CLEARING OPERATIONS AS REQUIRED.



REQUIREMENTS APPLY TO FIRE HYDRANTS, SHARED CONNECTIONS AND ANY OTHER FIRE EQUIPMENT FOR UTILIZING FIRE HOSE ON PUBLIC OR PRIVATE PROPERTY. BY THE AUTHORITY OF SOUTH FLORIDA FIRE PREVENTION CODE SECTION 5211.2. THE DIAGRAM ABOVE SHALL APPEAR ON ALL LANDSCAPE PLANS PRIOR TO APPROVAL. THE CLEAR ZONE SHALL BE FREE OF LANDSCAPE (EXCEPT SOD), WALKWAYS, PARKING, LAMP-POSTS AND ALL OTHER OBSTACLES. EXCEPTIONS: OTHER FIRE FIGHTING OR TRAFFIC POSTS TO PROTECT FIRE EQUIPMENT.

RICHARD BARTLETT LANDSCAPE INC.
12773 W. FOREST HILL BLVD., STE. 213
WELLINGTON, FL 33414
TEL: (561) 795-0443 FAX: (561) 791-7429
LANDSCAPE ARCHITECTURE LICENSE # LC26000352
LANDSCAPE/IRRIGATION CONSTRUCTION
CARL B. HIGGINS RLA#001436 ASLA
EMAIL: planner@belsouth.com

CIRCLE K STORES
DESIGN TEAM TITLE:
MDM Services, Inc.
ENGINEERING & ENVIRONMENTAL
F.L. E.B. #4857
501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815
PH. (863) 646-9130 FAX. (863) 648-1108

OWNER:
CIRCLE K STORES, INC.
12911 N. TELECOM PARKWAY
TAMPA, FL. 33637

NO.	DATE	REVISION DESCRIPTION
5	8-21-09	REVISED PER DRC COMMENTS
4	8-13-09	REVISED PER MONROE COUNTY
3	6-1-09	UPDATED SITE
2	4/07/08	IRRIGATION
1	2/24/08	REMOVE GENERATOR

SITE DATA
CIRCLE K FACILITY #1707
1190 OVERSEAS HWY.
BIG COPPIT KEY
SITE AREA = 81,303.78 S.F. = ±1.86 AC.
EXISTING STORE AREA 40.24' X 65.47' = 2,634.51 S.F.
EXISTING CANOPY (TO BE REMOVED) 23'-10" X 66'-6" = 1,584.69 S.F.
PROPOSED CANOPY = 28' X 130'-10" = 3,663.3 S.F.
EXISTING CANOPY HAS THREE ISLANDS WITH ONE MULTIPLE PRODUCT DISPENSER (MPD) ON EACH ISLAND (3).
PROPOSED CANOPY HAS FIVE ISLANDS WITH ONE MPD ON EACH ISLAND (5).
FLOOR / AREA RATIO (FAR) = 0.15 X SITE AREA (81,303.78) = 12,195.57
MAX. ALLOWABLE BUILDING SQUARE FOOTAGE
SALES BUILDING 2,634.51 S.F.
NEW CANOPY 3,663.3 S.F.
6,297.81 S.F. <12,195.57 \ OK
OPEN SPACE RATIO REQUIRED = 0.20
EXISTING / PROPOSED PERVIOUS AREAS (NON ASPHALT/CONCRETE / ROOFS)
= 53,109.78 S.F. = 0.65 > 0.20 \ OK
81,303.78 S.F.
PARKING REQUIREMENTS - 4 SPACES / 1000 S.F. BUILDING AREA
BUILDING AREA: 2,634.51 S.F. = 2.63 X 4 = 11 SPACES
1,000 S.F.
16 SPACES PROVIDED.
LAND USE CATEGORY = SUBURBAN COMMERCIAL (SC)

RECEIVED
AUG 28 2009
BY: 29066

RICHARD R. MORRIS
FL. P.E. REG # 34748

S.S.# 1707
1190 OVERSEAS HWY.
BIG COPPIT KEY, FL

SCALE: 1" = 20'-0"

DATE: 4/13/07

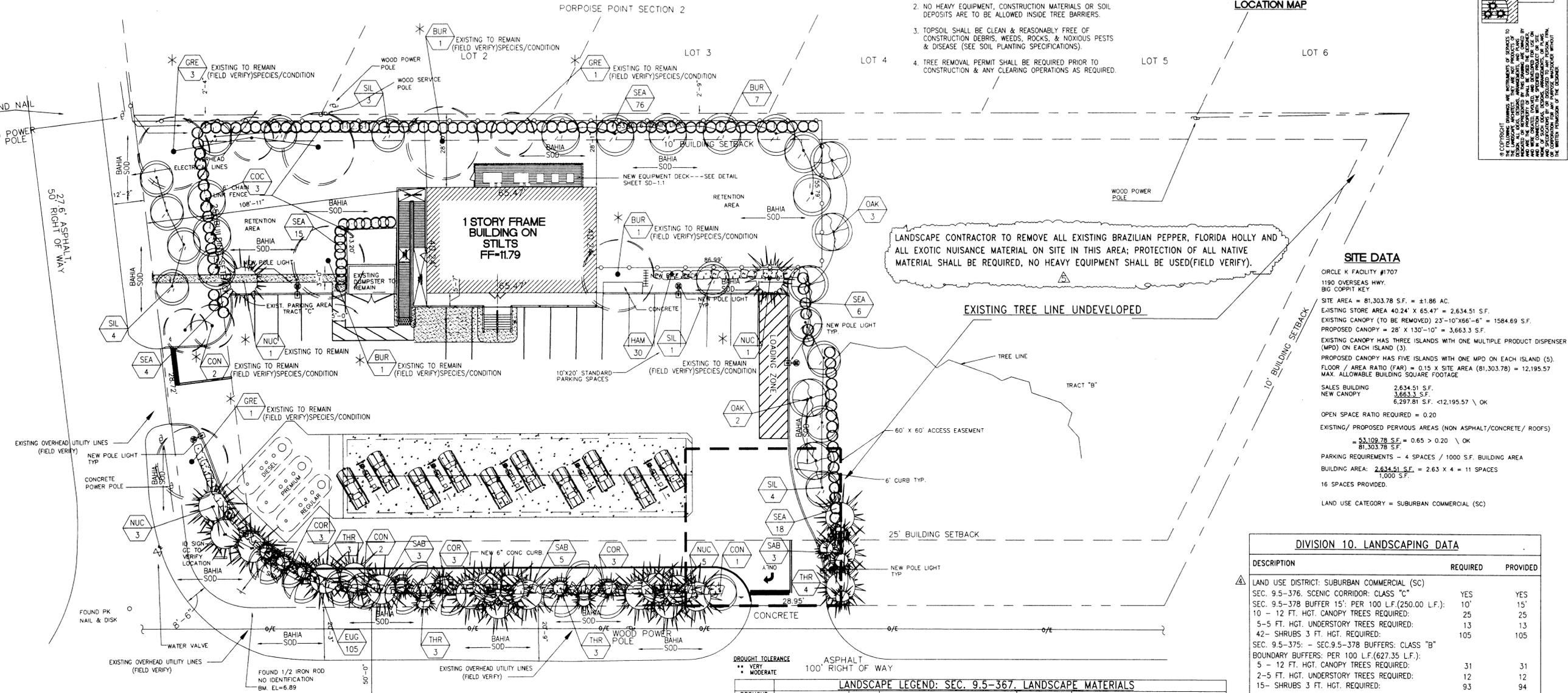
DESIGNED BY: RGB/CBH
DRAWN BY: RICK-BARTLETT MDM Job No.
CHECKED BY: RGB/CBH 6249

DRAWING TITLE: RBL#07-05-1776

LANDSCAPE PLAN

SHEET NO. 1 OF 3

L-1



LANDSCAPE LEGEND: SEC. 9.5-367, LANDSCAPE MATERIALS

DROUGHT TOLERANCE	NATIVE	CODE	AMOUNT	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
**	YES	OAK	5	QUERCUS VIRGINIANA / LIME OAK	12'-14' X 6'-7'	F.G. 3" CAL. @ 0.8 H. 5' C.T.
**	YES	COR	9	CORDIA SEBESTENA / ORANGE GEIGER	12'-14' X 6'-7'	F.G. 3" CAL. @ 0.8 H. 5' C.T.
**	YES	SAB	11	SABAL PALMETTO / CARBACE PALM	16'-18' C.T.	F.G. 16' C.T. MIN. "BOOTED"
**	YES	NUC	10	COCCOS NUCIFERA / MAMPAN' COCONUT	20'-22' O.A.	F.G. 3'-4' GREYWOOD MIN.
**	YES	COC	3	COCCOLOBA DIVERSIFOLIA / PIGEON PLUM	12'-14' X 6'-7'	F.G. 3" CAL. @ 0.8 H. 5' C.T.
**	YES	BUR	10	BURSERIA SMARULBA / GUMBO LIMBO	12'-14' X 6'-7'	F.G. 3" CAL. @ 0.8 H. 5' C.T. (3-EXISTING TO REMAIN)
**	YES	CON	5	CONDICARPUS SERICEUS / SILVER BUTTWOOD	12'-14' X 6'-7'	F.G. 3" CAL. @ 0.8 H. 5' C.T. (2-EXISTING TO REMAIN)
**	YES	SIL	12	CONDICARPUS SERICEUS / SILVER BUTTWOOD	5' HGT. MIN.	15 GAL. MIN. FULL TO BASE
**	YES	GRE	5	CONDICARPUS ERECTUS / GREEN BUTTWOOD	18'-34' HGT.	EXISTING TO REMAIN (FIELD VERIFY)
**	YES	THR	13	THRINAX RADATA / FLORIDA THATCH PALM	8' HGT. MIN.	25 GAL. MIN.
**	YES	HAM	30	HAMELIA NODOSA / DWARF FIREBUSH	18" X 18" 3 GAL.	24" O.C.
**	YES	EUG	105	EUGENIA FOETIDA / SPANISH STOPPER	36" X 18" 3 GAL.	24" O.C.
**	YES	SEA	119	COCCOLOBA UMBRA / SEAGRape	36" X 18" 3 GAL.	AS SHOWN

DIVISION 10. LANDSCAPING DATA

DESCRIPTION	REQUIRED	PROVIDED
LAND USE DISTRICT: SUBURBAN COMMERCIAL (SC)		
SEC. 9.5-376. SCENIC CORRIDOR: CLASS "C"	YES	YES
SEC. 9.5-378 BUFFER 15': PER 100 L.F. (250.00 L.F.):	10'	15'
10 - 12 FT. HGT. CANOPY TREES REQUIRED:	25	25
5-5 FT. HGT. UNDERSTORY TREES REQUIRED:	13	13
42- SHRUBS 3 FT. HGT. REQUIRED:	105	105
SEC. 9.5-375: - SEC.9.5-378 BUFFERS: CLASS "B"		
BOUNDARY BUFFERS: PER 100 L.F. (627.35 L.F.):		
5 - 12 FT. HGT. CANOPY TREES REQUIRED:	31	31
2-5 FT. HGT. UNDERSTORY TREES REQUIRED:	12	12
15- SHRUBS 3 FT. HGT. REQUIRED:	93	94
PARKING LOT LANDSCAPING: CLASS C		
2 - 12 FT. HGT. CANOPY TREES REQUIRED:	2	2
4- SHRUBS 3 FT. HGT. REQUIRED:	4	10
70 % NATIVE TREES REQUIRED:	58/70%	83/100%
70 % NATIVE SHRUBS REQUIRED:	139/70%	254/100%
100 % NATIVE GROUND COVER PROVIDED		
*TOTAL TREES:	83	83
*TOTAL SHRUBS:	198	254

NOTE:
ALL NEW TREES/PALMS ALONG (EXISTING OVERHEAD UTILITY LINES) SHALL BE INSTALLED PER FPAL GUIDELINES IN "PLANT THE RIGHT TREE IN THE RIGHT PLACE."
* FIELD VERIFY EXISTING TREES TO REMAIN. IF NOT EXISTING OR IN POOR CONDITION REPLACE WITH SAME SPECIES IF REQUIRED, 12'-14' X 6'-7' "STANDARDS"

CALL 48 HOURS BEFORE YOU DIG IN FLORIDA
811
Know what's below.
Call before you dig.
IT'S THE LAW!
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

LANDSCAPE PLAN

SCALE: 1" = 20'

U.S. HIGHWAY NO.1
CENTERLINE OF RIGHT OF WAY
(S.R. #5, OVERSEAS HWY.)

IRRIGATION SPECIFICATIONS

- K-RAIN ZONING VALVE SHALL NOT BE USED UNLESS OTHERWISE NOTED.
- ALL MAINS AND SLEEVES MUST BE PVC SCH 40 AND BURIED A MINIMUM OF 24" BELOW FINISH GRADE.
- ALL LATERALS MUST BE PVC SCH 160 AND BURIED A MINIMUM OF 12" BELOW FINISH GRADE.
- PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME.
- CONTRACTOR TO SIZE PIPING (UNLESS OTHERWISE SHOWN) AND ADJUST SPRAY HEADS LOCATION TO CONFORM WITH WATER REQUIREMENTS OF ACTUAL LANDSCAPING FOR ADEQUATE WATER COVERAGE.
- IRRIGATION CONTRACTOR SHALL PROVIDE 100% COVERAGE TO ALL LANDSCAPED AREAS AND MAINTAIN A 50% MIN. OVERLAP USING RUST FREE WATER.
- IRRIGATION CONTRACTOR TO PROVIDE 35 PSI AT ALL HEADS.
- HEADS TO BE INSTALLED IN PLANTERS SHALL BE 12" POP UP OR MUST BE APPROVED BY LANDSCAPE ARCHITECT TO BE LOCATED ON RISERS PRIOR TO INSTALLATION.
- IRRIGATION CONTRACTOR TO FURNISH CONTROLLER TIME CLOCK TO BE LOCATED IN MECHANICAL ROOM OR APPROVED LOCATION.
- BUILDING CONTRACTOR TO SUPPLY ELECTRICAL HOOK UP AND SLEEVES AS SHOWN.
- ALL WORK MUST BE DONE AS PER LOCAL CODES.
- SYSTEM IS TO BE DESIGNED (IF NOT SHOWN ON PLAN) AND INSTALLED BY A QUALIFIED, LICENSED, AND INSURED LANDSCAPE IRRIGATOR.
- SPRINKLER SYSTEM SHALL BE GUARANTEED FOR ONE YEAR AGAINST MECHANICAL DEFECTS.
- IRRIGATION CONTRACTOR TO USE #14 DIRECT BURIAL LOW VOLTAGE WIRE AND INSTALLED UNDER SIDE OF MAIN LINES, TO INSURE PROTECTION AND LOCATING OF SAME. SLEEVED UNDER PAVEMENT AND WALKS. SPliced ONLY AT VALVE LOCATIONS. ALL SPLICES SHALL BE MADE WATER PROOF. CONTROL WIRES SHALL BE COLOR CODED. ONE EXTRA WIRE SHALL BE RAN WITH EACH ZONE VALVE. IF K-RAINS NOT REQUIRED SEE PLAN FOR VALVE LOCATIONS.
- ALL IRRIGATION LINE LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. CONTRACTOR TO ADJUST TRENCHING IN FIELD FOR EXISTING CONDITIONS, PLANTINGS AND STRUCTURES AS REQUIRED.
- IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR HAVING UTILITIES LOCATED. CARE SHALL BE TAKEN NOT TO DISTURB ANY UNDERGROUND CONSTRUCTION OR UTILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE PLANTING OPERATIONS WILL BE REPAIRED AT THE EXPENSE OF THE IRRIGATION CONTRACTOR IN A MANNER APPROVED BY THE OWNER.
- ALL LANDSCAPED AREAS SHALL BE PROVIDED WITH AN UNDERGROUND FULLY AUTOMATIC IRRIGATION SYSTEM USING POP-UP SPRINKLERS. SYSTEM SHALL PROVIDE 100% COVERAGE WITH A 50% OVERLAP (MINIMUM) USING RUST FREE WATER, EXCEPT PRESERVED AREAS REMAINING IN NATURAL STATE. A RAIN SENSOR DEVICE OR SWITCH SHALL BE INSTALLED THAT WILL OVERRIDE THE IRRIGATION SYSTEM WHEN ADEQUATE RAINFALL HAS OCCURRED. WATER SHALL NOT BE DIRECTED AND/OR PROVIDED ONTO IMPERVIOUS SURFACES AND/OR BE DESIGNED OR INSTALLED TO THROW WATER OVER IMPERVIOUS SURFACE SUCH AS SIDEWALKS, ETC. HOURS OF OPERATION FOR ALL IRRIGATION SYSTEMS SHALL BE LIMITED TO 5:00 PM TO 8:00 AM ONLY OR AS MAY BE FURTHER RESTRICTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT OR OTHER JURISDICTIONAL AGENCY. (PUMP, COORD PIPE, HEADS, VALVES ETC. SHALL BE INSTALLED FOR FUTURE USE OF RECLAIMED WATER FOR IDENTIFYING RECLAIM WATER COMPONENTS.) FIELD VERIFY & CONNECT IF REQUIRED.
- BAMA SODDED AREAS SHALL NOT BE IRRIGATED. SUPPLY & INSTALL IRRIGATION IN PLANTED BED AREAS & HEDGE ROWS. TREES/PALMS AS SHOWN, STRIP HEADS AND BUBBLERS ONLY. FIELD ADJUST AS NEEDED FOR PLANT MATERIALS.
- PROVIDE SLEEVES UNDER PAVEMENT PRIOR TO INSTALLATION OF SAME. PIPE INSTALLATION IN VEHICLE TRAFFIC AREAS SHALL BE AS FOLLOWS: PLUMBING BUILDING CODE APPENDIX (F) PART V-A-1: 1/2" - 2 1/2" 18" - 30" 3" AND LARGER 30" - 36"
- CODES AND STANDARDS: ALL WORK SHALL BE INSTALLED AND COMPLY WITH FLORIDA BUILDING CODE APPENDIX (F), INCLUDING ORDINANCES AND REGULATIONS OF ALL GOVERNING AUTHORITIES. WORK ALSO SHALL COMPLY WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM).

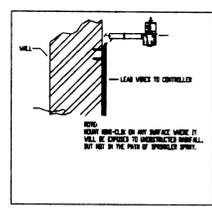
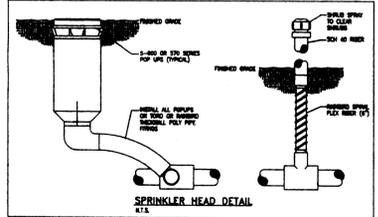
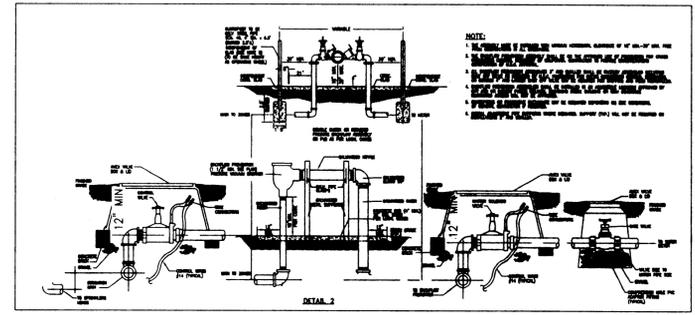
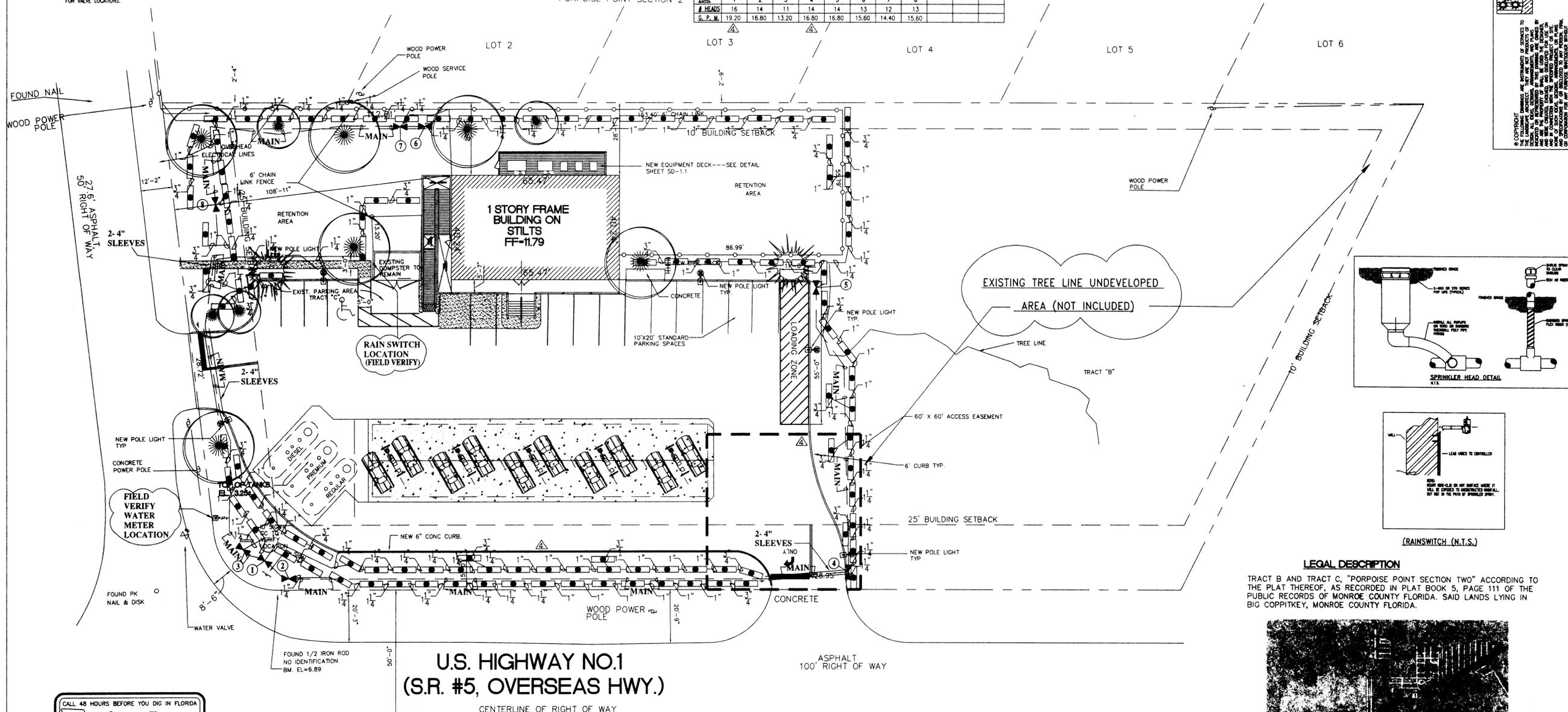
IRRIGATION LEGEND

TORO SPRAY NOZZLES 570 W/ 6" AND 12" SPRINKLER BODY			
SYMBOL	MODEL 500 SERIES STREAM BUBBLERS -	AREA	GPM
	CENTER STRIP - 4' CST	4'x30'	1.20
	END STRIP - 4' EST	4'x15'	0.60
	1" WATER METER & BACKFLOW PREVENTER (FIELD VERIFY LOCATION, METER BY OWNER)		
	TORO SERIES LOW VOLTAGE CONTROL VALVES 1" W/ DIRECT BURIAL #14 WIRE AS REQUIRED		
	1 1/4" SCH. 40 PVC MAIN LINE AS SHOWN		
	RAIN BIRD 8 STATION TIME CONTROLLER RAIN SWITCH READY 110/24 VOLT		
	TORO RAIN SWITCH MODEL # 850-74		

SEE DETAIL #2

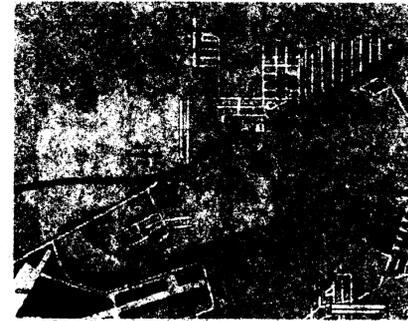
ZONE	1	2	3	4	5	6	7	8
# HEADS	16	14	11	14	14	13	12	13
S.P. W.	19.20	16.80	13.20	16.80	16.80	15.60	14.40	15.60

PORPOISE POINT SECTION 2



LEGAL DESCRIPTION

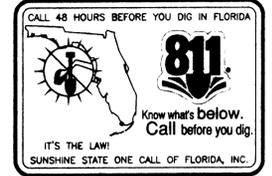
TRACT B AND TRACT C, "PORPOISE POINT SECTION TWO" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 111 OF THE PUBLIC RECORDS OF MONROE COUNTY FLORIDA. SAID LANDS LYING IN BIG COPPITKEY, MONROE COUNTY FLORIDA.



LOCATION MAP

IRRIGATION PLAN

SCALE: 1" = 20'



RICHARD BARTLETT LANDSCAPE, INC.
 12723 W. FOREST HILL BLVD., STE. 213
 WELLSVILLE, FL 33414
 TEL: (561) 795-0443 FAX: (561) 791-7429
 LANDSCAPE ARCHITECTURE LC26000352
 LANDSCAPE/IRRIGATION CONSTRUCTION
 CARL B. HIGGINS RLA#0001436 ASLA
 EMAIL: rlb@bartlettlandscape.com

CIRCLE K STORES
 DESIGN TEAM TITLE:

MDM Services, Inc.
 ENGINEERING & ENVIRONMENTAL
 F.L. E.B. #4857
 501 W. PEACHTREE ST., LAKELAND, FLORIDA 33815
 PH: (883) 646-9130 FAX: (883) 646-1106

OWNER:
 CIRCLE K STORES, INC.
 12911 N. TELECOM PARKWAY
 TAMPA, FL. 33637

NO.	DATE	REVISION DESCRIPTION
4	8-21-09	REVISED PER DRC COMMENTS
3	6-1-09	UPDATED SITE
2	4/07/08	IRRIGATION
1	2/24/08	REMOVE GENERATOR

RECEIVED
 AUG 9 8 2009
 BY: 29066

RICHARD R. MORRIS
 FL. P.E. REG # 34748

S.S.# 1707
1190 OVERSEAS HWY.
BIG COPPIT KEY, FL

SCALE: 1"=20'-0"
 DATE: 4/13/07
 DESIGNED BY: RGB/CBH
 DRAWN BY: RICK-BARTLETT
 CHECKED BY: RGB/CBH
 DRAWING TITLE: IRRIGATION PLAN
 SHEET NO.: L-3



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission

Through: Townsley Schwab, Senior Director of Planning & Environmental Resources *TS*

From: Joseph Haberman, AICP, Principal Planner *JH*
Janis Vaseris, Biologist

Date: September 25, 2009

Subject: *Request for an Amendment to a Major Conditional Use Permit for Circle K, located at 1190 Overseas Highway, Big Coppitt Key, mile marker 11, Real Estate Nos. 00154890.000000 and 00154880.000000*

Meeting: October 7, 2009

1 I REQUEST:

2
3 The applicant is requesting approval of an amendment to a major conditional use permit in
4 order to redevelop the existing gas station and convenience store by removing the three (3)
5 existing fuel pumps with two (2) dispensers per pump; constructing five (5) new fuel pumps
6 with two (2) dispensers per pump; demolishing the existing canopy; constructing a new
7 canopy; improving the existing convenience store building; and carrying out associated site
8 improvements.



Subject Property (outlined in blue) (2006)

1
2
3
4 Location:

5 Address: 1190 Overseas Highway (US 1), Big Coppitt Key, Mile Marker 11 (oceanside)

6 Legal Description: Tracts B and C, Porpoise Point Section Two (PB5-111)

7 Real Estate (RE) Number: 00154890.000000 and 00154880.000000

8
9
10
11 Applicant:

12 Owner (RE 00154890.000000): Michael Guty

13 Lessee (RE 00154890.000000): Circle K General, Inc.

14 Owner (RE 00154880.000000): Circle K Properties, Inc.

15 Agent: Bob Webster, MDM Services

16
17
18
19
20
21
22 II RELEVANT PRIOR COUNTY ACTIONS:

23
24 In 1986, Building Permit A-15459 was issued for the construction of a 2,680 ft² convenience
25 store, a 960 ft² canopy and two (2) fuel pumps. In 1987, Building Permit A-18785 was
26 issued for the enlargement of the existing canopy by 624 ft² and the addition of one (1) fuel
27 pump.

28
29 The property was being used as a gas station, classified as a high-intensity commercial retail
30 use, prior to the adoption of the current land development regulations in 1986. Therefore, in
31 accordance with MCC §101-4(c), the site has been deemed to have a major conditional use
32 permit.

33
34 On February 16, 2006, a pre-application conference involving Planning & Environmental
35 Resources Department staff and the applicant was held to discuss a proposed redevelopment
36 and how the project could remain in compliance with the Monroe County Code. Based on
37 the dialogue of the conference, a letter of understanding was sent to the applicant on April
38 27, 2006. As a note, although similar, the scope of work proposed in this application is to
39 some extent different than that initially proposed in 2006. In the letter dated April 27, 2006,
40 the Department of Planning & Environmental Resources recognized 2,680 ft² of non-
41 residential floor area (existing convenience store) and 1,584 ft² of 'canopy' non-residential
42 floor area (existing canopy) as lawfully-established.

43
44 III BACKGROUND INFORMATION:

45 A. Size of Site: 81,287 ft² (1.87 acres)

46 B. Land Use District: Suburban Commercial (SC)

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

48 D. Tier Designation: Tier 3

49 E. Flood Zone: AE – EL 10

50 F. Existing Use: High-Intensity Commercial Retail

- 1 G. Existing Vegetation / Habitat: Predominately scarified with vegetation to the south -
2 Tract C (RE 00154890.000000) and partially scarified to the north and heavily vegetated
3 to the south- Tract B (RE 00154880.000000)
4 H. Community Character of Immediate Vicinity: Mixed Use – commercial along the US 1
5 corridor and residential to the south
6

7 **IV REVIEW OF APPLICATION:**
8

9 MCC §110-67 provides the standards which are applicable to all conditional uses. When
10 considering applications for a conditional use permit, the Planning Commission shall
11 consider the extent to which:
12

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

16 The proposed redevelopment is consistent with the purposes, goals, objectives and
17 standards of the MC future land use category and the SC District.
18

19 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
20 the proposed redevelopment include:
21

22 Policy 101.4.5: The principal purpose of the MC land use category is to provide
23 for the establishment of commercial zoning districts where various types of
24 commercial retail and office may be permitted at intensities which are consistent
25 with the community character and the natural environment. Employee housing
26 and commercial apartments are also permitted. This land use category is also
27 intended to allow for the establishment of mixed use development patterns, where
28 appropriate. Various types of residential and non-residential uses may be
29 permitted; however, heavy industrial uses and similarly incompatible uses shall be
30 prohibited. In order to protect environmentally sensitive lands, the following
31 development controls shall apply to all hammocks, pinelands, and disturbed
32 wetlands within this land use category: 1) only low intensity commercial uses
33 shall be allowed; 2) a maximum floor area ratio of 0.10 shall apply; and 3)
34 maximum net residential density shall be zero.
35

36 B. *The conditional use is consistent with the community character of the immediate vicinity:*
37

38 A gas station and convenience store have existed on the property since 1986. This type
39 of use serves the needs of the immediate planning area in which it is located. Therefore,
40 the proposed redevelopment would be consistent with the community character of the
41 immediate vicinity.
42

43 C. *The design of the proposed development minimizes adverse effects, including visual*
44 *impacts, on adjacent properties:*
45

1 The existing convenience store building shall remain in its current configuration. The
2 existing canopy shall be removed and replaced with a new canopy. Staff shall
3 recommend that the applicant utilize architectural features that provide as much visual
4 interest as possible and a condition to any approval that similar and consistent design,
5 materials and colors be utilized for all new structures, including signage, in order to make
6 the redevelopment more attractive and cohesive. In addition, as part of the
7 redevelopment, it shall be required that additional trees and landscaping elements be
8 introduced to the site. Therefore, the proposed redevelopment minimizes adverse effects,
9 including visual impacts, on adjacent properties.

10
11 D. *The proposed use will have an adverse impact on the value of surrounding properties:*

12
13 A gas station and convenience store have existed on the property since 1986. Therefore,
14 it is not anticipated that the proposed redevelopment will have an adverse impact on the
15 value of the surrounding properties.

16
17 E. *The adequacy of public facilities and services:*

18
19 1. Roads:

20
21 *Localized Impacts & Access Management:* Access to and from the development shall
22 be approved by the Florida Department of Transportation (FDOT) and in compliance
23 with the Land Development Code (See section I-22).

24
25 *Level of Service (LOS):* A traffic evaluation study shall be approved by the county's
26 traffic consultant (See section I-22).

27
28 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if
29 necessary, the South Florida Water Management District (SFWMD) to determine
30 compliance with all applicable regulations (See section I-9).

31
32 3. Sewer: The applicant shall coordinate with the Florida Department of Health, Florida
33 Department of Environmental Protection and/or Florida Keys Aqueduct Authority to
34 determine compliance with all applicable regulations (See section I-10).

35
36 4. Emergency Management: The applicant shall coordinate with the Office of the Fire
37 Marshal to determine compliance with the Florida Fire Prevention Code and the
38 Florida Building Code. The office provided a letter of coordination dated June 16,
39 2009.

40
41 F. *The applicant has the financial and technical capacity to complete the development as*
42 *proposed:*

43
44 Staff has no evidence to support or disprove the applicant's financial and technical
45 capacity.
46

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

3
4 The proposed redevelopment will not adversely affect a known archaeological, historical
5 or cultural resource.
6

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

9
10 The property is land-locked. Therefore, the proposed redevelopment will not have an
11 adverse impact on public access to a waterfront area.
12

13 I. *The project complies with all additional standards imposed on it by the Land*
14 *Development Regulations:*

15
16 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Not applicable.*

17
18 There are no existing or proposed residential dwelling units.
19

20 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *In*
21 *compliance following receipt of NROGO permit allocations.*
22

23 The NROGO shall not apply to the redevelopment, rehabilitation or replacement of
24 any lawfully-established non-residential floor area which does not increase the
25 amount of non-residential floor area. On the site, 2,680 ft² of non-residential floor
26 area and 1,584 ft² of ‘canopy’ non-residential floor area were lawfully-established.
27

28 The proposal involves the demolition of the existing 1,584 ft² canopy. According to
29 the site plan, a new 1,596 ft² canopy shall be constructed. The existing 2,680 ft²
30 convenience store shall only be remodeled and its floor area shall not be expanded.
31

32 During a review of the originally submitted site plan, staff found that the proposed
33 1,596 ft² new canopy would not cover all of the new fuel dispensers. To do so, a
34 canopy of approximately 4,000 ft² would be required. In the community impact
35 statement, the applicant implies that a larger canopy would be erected in the future;
36 however this is not reflected on the site plan or in the construction schedule.
37

38 Staff requested that the full-sized canopy be shown on a revised site plan and its
39 anticipated construction date be indicated in a revised construction schedule.
40 Following the Development Review Committee meeting, the applicant submitted a
41 revised site plan showing a 3,664 ft² canopy, which would cover all of the fuel
42 dispensers. In addition, the applicant provided a project schedule; however due to
43 uncertainty relating NROGO allocations, exact dates are not provided.
44

45 The existing canopy has an area of 1,584 ft². In accordance with §138-49(e), the
46 enclosure of a canopy in existence before September 19, 2001 requires a NROGO

1 permit allocation. The existing canopy was constructed in 1999. Therefore, its area
2 can only be used to meet the NROGO requirements for a new canopy.

3
4 As proposed the redevelopment requires an allocation of 2,080 ft² of non-residential
5 floor area through the NROGO permit allocation system.
6

7 3. Purpose of the SC District (§130-43): *In compliance.*

8
9 The purpose is to establish areas for commercial uses designed and intended primarily
10 to serve the needs of the immediate planning area in which they are located.
11

12 4. Permitted Uses (§130-93): *In compliance following the receipt of required major*
13 *conditional use permit.*

14
15 The gas station and convenience store are commercial retail uses. According to the
16 site plan, there would be a 3,664 ft² canopy and a 2,680 ft² convenience store,
17 resulting in a total of 6,344 ft² of non-residential floor area.
18

19 A traffic study by Crossroads Engineering indicates that the redevelopment would
20 generate 2,687 daily trips. According to that finding, the redevelopment would
21 generate 628 daily trips per 1,000 ft² of non-residential floor area. Commercial retail
22 uses that generate more than 100 average daily trips per 1,000 ft² of floor area are
23 high-intensity.
24

25 In the SC District, high-intensity commercial retail uses of greater than 2,500 ft² of
26 floor area may be permitted with major conditional use permit approval, provided that
27 there is access to US 1 by way of a) an existing curb cut; b) a signalized intersection;
28 or c) a curb cut that is separated from any other curb cut on the same side of US 1 by
29 at least 400 feet.
30

31 5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-
32 164): *In compliance.*
33
34

Land Use Intensity:

Land Use	Floor Area Ratio	Size of Site	Maximum Allowed	Proposed Amount	Potential Used
Commercial Retail (high-intensity)	0.15 FAR	81,287 ft ²	12,193 ft ²	2,680 ft ² *	22 %

35 * Floor area ratio is total floor area of the *building(s)* divided by the gross area
36

37 6. Required Open Space (§118-9, §118-12, §130-157, §130-162 & §130-164): *In*
38 *compliance.*
39

40 There is a required open space ratio of 0.20. Therefore, at least 16,258 ft² of the
41 81,287 ft² of the total land area must remain open space. The site plan indicates that
42 there would be 53,109 ft² of open space area.
43

1 7. Minimum Yards (§118-12 & §130-186): *In compliance to the greatest extent*
2 *practicable.*
3

4 The required non-shoreline setbacks are as follows: Front yard – 25 feet; Rear yard –
5 10 feet; and Side yard – 10/15 feet (where 10 feet is required for one side and 15 feet
6 is the minimum combined total of both sides).
7

8 The property is a four-sided corner lot. The site has a front yard requirement of 25
9 feet along the right-of-way of US 1 and the northern property line, a front yard
10 setback of 25 feet along the right-of-way of Old Boca Chica Road and the eastern
11 property line, a rear yard requirement of 10 feet along the southern property line and a
12 side yard requirement of 5 feet along the western property line.
13

14 As shown on the site plan, the existing building and proposed canopy would be in
15 compliance with the setback requirements. However, existing asphalt paving and
16 concrete, other than that necessary for the permissible ingress/egress drives, is located
17 in the required front yard setback along US 1. In order to bring the site into
18 compliance to the greatest extent practical, the site plan shows the removal of some
19 the nonconforming asphalt and concrete along the US 1 property line. The remaining
20 nonconforming asphalt and concrete is necessary for vehicle turning radiuses. In
21 addition, part of the new diesel tank is located in the front yard setback along the Old
22 Boca Chica Road; however this structure shall be located underground.
23

24 8. Maximum Height (§130-187): *Full compliance to be determined upon submittal to*
25 *Building Department.*
26

27 From its base, the existing building is 26 feet, 10 inches in height. Shown
28 improvements would not affect overall height. As a note, grade is not shown or
29 otherwise indicated on the elevations.
30

31 From its base, the proposed canopy would be 18 feet in height. As a note, grade is
32 not shown or otherwise indicated on the elevations.
33

34 9. Surface Water Management Criteria (§114-3): *Full compliance to be determined by*
35 *the Public Works Division and/or SFWMD prior to issuance of a building permit.*
36

37 The Monroe County Project Management Department reviewed the stormwater plan
38 for the site and found that although the existing drainage pattern and retention may
39 meet current code, the application did not provide sufficient information from which
40 to make that determination. The department requests that if the major conditional use
41 permit is approved, the applicant should be advised that a building permit application
42 must include a stormwater plan and calculations in accordance with the Monroe
43 County Code.
44

1 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*
2 *Department of Health, Florida Department of Environmental Protection and/or*
3 *Florida Keys Aqueduct Authority District prior to the issuance of a building permit.*

4
5 11. Fencing (§114-20): *Full compliance to be determined upon submittal to Building*
6 *Department.*

7
8 12. Floodplain Management (§122-1 – §122-6): *Full compliance to be determined upon*
9 *submittal to Building Department.*

10
11 The site is designated within an AE – EL 10 flood zone on the Federal Emergency
12 Management Agency (FEMA)’s flood insurance rate maps. All new structures must
13 be built to floodplain management standards that meet or exceed those for flood
14 protection.

15
16 13. Energy Conservation Standards (§114-45): *In compliance.*

17
18 The redevelopment includes the provision of a bicycle rack, installation of native
19 plants in required landscaping, which will reduce the requirements for water and
20 maintenance; the installation of several shade trees, which will provide shade for
21 parking areas; and the provision of structural shading.

22
23 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*
24 *upon submittal to Building Department.*

25
26 15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):
27 *Compliance to be determined by Biologist upon submittal to Building Department.*

28
29 16. Required Parking (§9.5-114-67): *In compliance.*

30
31 Required Off-Street Parking:

Specific Use	Multiplier	Proposed	Required Spaces
Convenience Stores	4 spaces / 1,000 ft ²	2,680 ft	11 spaces

32
33 According to the site plan, 15 off-street parking spaces would be provided (note: there
34 is no space “5”). This would be in compliance with the 11 required. One (1) of the
35 off-street parking spaces provided would be handicap-accessible. Please note that
36 staff did not include the area of the canopies in the off-street parking requirement
37 calculations. In addition to above requirements, a space for parking is located at each
38 of the fuel dispensers.

39
40 *Bicycle/Scooter Parking:* A bicycle rack is shown on the site plan.

41
42 17. Required Loading and Unloading Spaces (§114-69): *In compliance.*

43
44 One (1) loading/unloading space of 11 ft by 55 ft is required.

1
2 **18. Required Landscaping (§114-99 – §114-105): *Not in compliance.***
3

4 Since the parking area is to contain six or more spaces and is within a SC District, a
5 class “A” landscaping standard is required. A class “A” landscaping standard is not
6 shown on the landscape plan.
7

8 **19. Required Buffer-yards (§114-124 – §114-130): *Not in compliance.***
9

10 No structure or land which abuts US 1 shall be developed, used or occupied unless a
11 scenic corridor or bufferyard is provided. In the SC District, the required major street
12 bufferyard is a class “C” bufferyard. The minimum class “C” bufferyard is 10 feet in
13 width. Widths of 15, 20 and 25 feet are also optional with reduced planting
14 requirements.
15

16 In addition, land use district bufferyards are required. To the south of the property is
17 an Urban Residential Mobile Home (URM) District. Along the SC/URM boundary
18 line, a class “B” district boundary bufferyard along the southern property line is
19 required. A class “B” district boundary bufferyard has a minimum width of 5 feet.
20 Widths of 10, 15 and 20 feet are allowed with reduced planting requirements.
21

22 The proper plantings for the bufferyards are not shown on the landscape plan.
23

24 **20. Outdoor Lighting (§114-159 – §114-163): *Full compliance to be determined upon***
25 ***submittal to Building Department.***
26

27 **21. Signs (§142-1 – §142-7): *Full compliance to be determined upon submittal to***
28 ***Building Department.***
29

30 **22. Access Standards (§114-195 – §114-201): *Not in compliance.***
31

32 There are two (2) existing access drives to the site, one from US 1 and one from Old
33 Boca Chica Road. According to the site plan, access would not be reconfigured.
34

35 The access drive from US 1 is nonconforming in that its separation from Old Boca
36 Chica Road is less than the minimum standard of at least 400 feet. In accordance
37 with MCC §114-199, no use fronting on US 1 shall receive a permit for a change of
38 use, expansion or reconstruction unless it is brought into conformance by provision of
39 combined drives or parallel access. Therefore, unless a letter is submitted from the
40 Florida Department of Transportation approving the existing access, due to the
41 expansion of fueling stations, staff requests that the site’s direct access to and from
42 US 1 be modified to be in compliance with the current regulations and access be
43 limited to the entry on Old Boca Chica Road.
44

45 A letter form FDOT, dated August 26, 2009, was provided by the applicant. The
46 letter stated that an access and/or drainage permit would not be required from the

1 department. However the letter stated that based on the information submitted, “the
2 redevelopment will not include any change in use, density or intensity of the subject
3 site”. The additional fuel dispensers would result in a change in intensity to the site;
4 therefore FDOT may require an access permit. In addition, the letter does not directly
5 state that the existing nonconforming access drive along US 1 may remain. Unless a
6 new letter stating such is submitted, the site plan must be revised to show compliance
7 with the access standards or the planning commission must determine that the site is
8 being brought into compliance to the greatest extent practical and that the existing
9 nonconforming access drive may remain.

10
11 A traffic study by Crossroads Engineering indicates that the redevelopment would
12 generate 2,687 daily trips. The existing development generates 2,332 daily trips.
13 Thus, the redevelopment would result in 355 new daily gross primary trips (less 199
14 pass-by trips). The county’s traffic consultant, Raj Shanmugam of URS Corporation,
15 found that reserve capacities along US 1, particularly on Segments 1 through 5, are
16 shown to be adequate.

17
18 Site triangles and vehicle maneuverability are shown on the site plan.

- 19
20 23. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
21 *Building Department.*

22
23 Other Issues:

- 24
25 1. The written application does not refer to the southwestern parcel identified as Tract B
26 or RE 00154880.000000. However, the site plan and boundary survey include the
27 parcel. Although gas station-related development is not proposed to be constructed
28 on the parcel, since it is shown on the site plan, staff included the parcel in its review
29 and utilized its land area for calculations including open space ratio and land use
30 intensity.
31
32 2. There would be increased intensity to the site that would result from the addition of
33 two (2) new fuel pumps or four (4) dispensers/fueling stations. In total, there would
34 be five (5) fuel pumps with ten (10) dispensers/fueling stations. Currently, there are
35 only three (3) fuel pumps with a total of six (6) dispensers/fueling stations.

36
37 The redevelopment would increase the number of the fueling stations and
38 consequently bring a significant amount of new traffic in and out of the site. Staff is
39 not adverse to an increase in the number of fuel pumps or additional intensity to the
40 site if the level of service along US 1 remains adequate; however staff requests
41 rationale and reasoning from the applicant as to the need and demand for additional
42 fueling stations at this particular location. The applicant submitted a letter, from
43 Janie Dial, Circle K Region Fuel Director, and dated August 19, 2009, providing such
44 rationale for this site in relation to the site’s threshold and anticipated volume
45 increase.
46

- 1 3. The redevelopment requires an allocation of non-residential floor area through the
2 NROGO permit allocation system. The amount of non-residential floor area to be
3 allocated is limited to a maximum of 2,500 ft² for any one site per allocation date.
4

5 In order to avoid a potential delay in the construction of new fuel pumps due to
6 NROGO allocation dates and potential competition for the limited non-residential
7 floor area that is available in the county's annual allocation, the applicant may phase
8 the project in order to install the fuel tanks prior to the canopies, as the canopies are
9 subject to the NROGO not the unenclosed and uncovered areas for the fuel pumps
10 alone. In order to do so, as part of this conditional use permit application, the
11 applicant must provide a detailed phasing plan that would provide a timeframe for
12 how development would occur. The phasing plan may be approved by the planning
13 commission.
14

- 15 4. The site plan indicates the removal of generators in its revision column description.
16 Existing generators are not shown on the site plan; however there is a proposed
17 equipment deck. Staff prefers that a generator remain on site to power the gas station
18 during evacuations.
19

- 20 5. According to County records, a billboard is partially located on the southwestern
21 parcel identified as Tract B or RE 00154880.000000. The billboard is identified as
22 BQ142.
23

24 Pursuant to MCC §142(3)(b), off-premise signs, including billboards, are prohibited.
25 Since the billboard is documented, it is considered a nonconforming sign.
26

27 The majority of the billboard is located on a contiguous parcel owned by another
28 party. Circle K states that it receives no revenue or rent for usage of the billboard.
29 Therefore, staff is not requiring Circle K to remove the billboard at this time.
30 However since the billboard is partially on the Circle K property, and Circle K claims
31 no ownership of the structure, staff may withhold permits buildings for improvements
32 to the billboard in the future.
33

34 **V RECOMMENDED ACTION:**
35

36 Staff recommends **APPROVAL** to the Planning Commission if all the following conditions
37 are met:
38

- 39 A. Prior to the issuance of a development order by the Planning Commission, the
40 applicant shall a) revise the site plan to remove the existing nonconforming access
41 drive from US 1, b) submit a letter from the Florida Department of Transportation
42 stating the existing nonconforming access drive may continue to exist, or c) have the
43 Planning Commission determine that the site is being brought into compliance to the
44 greatest extent practical and allow the existing access drive to remain.
45

- B. Prior to the issuance of a development order by the Planning Commission, the applicant shall revise the landscape plan to:
 - a. Show compliant bufferyard plantings.
 - b. Provide and show a class "A" landscaping standard.
 - c. Provide the correct Land Development Code sections.
- C. Prior to the issuance of a building permit, the applicant shall provide a stormwater plan and calculations in accordance with the Monroe County Code.
- D. Prior to the issuance of a building permit, the site plan and new structures shall be found in compliance by the Monroe County Building Department, the Monroe County Floodplain Administrator, the Monroe County Public Works Division and the Monroe County Office of the Fire Marshal.
- E. Prior to the issuance of a building permit, the applicant shall apply for and receive a building permit to remove all non-native invasive vegetation from the property.
- F. Prior to the issuance of a building permit for its completion, allocation(s) for the canopy shall be acquired through the NROGO permit allocation system.
- G. Similar and consistent design, materials and colors shall be utilized for all new structures, including canopies and signage, in order to make the development more attractive and cohesive.

VI PLANS REVIEWED:

- a. Site Plan (C-2) by MDM Services, Inc., dated April 13, 2007 and last revised February 24, 2008
- b. Landscape Plan (L-1) by MDM Services, Inc., dated April 13, 2007 and last revised August 21, 2009
- c. Landscape Specifications (L-2) by MDM Services, Inc., dated December 20, 2005 and last revised August 21, 2009
- d. Truck Path Plan (C-2.1) by MDM Services, Inc., dated April 13, 2007 and last revised February 24, 2008
- e. Grade Plan (C-4) by MDM Services, Inc., dated April 13, 2007 and last revised February 24, 2008
- f. Floor Plan (A-1) by MDM Services, Inc., dated March 16, 2007
- g. Elevations (A-2 & A-2.1) by MDM Services, Inc., dated March 14, 2007 and last revised January 18, 2008
- h. Photometrics (PH-1) by MDM Services, Inc. & LSI Industries, dated June 16, 2009
- i. Boundary Survey by Bloomster Professional Land Surveyors, Inc., dated November 9, 2006 and revised August 21, 2009
- j. Level 3 Traffic Study by Crossroads Engineering, dated December 2008 and revised August 21, 2009

Attachment: Photographs of Site

