

AGENDA

DEVELOPMENT REVIEW COMMITTEE

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on February 10, 2009 beginning at 1:00 PM at the Marathon Government Center, 2nd Floor, 2798 Overseas Highway, Marathon, Florida.

-
CALL TO ORDER

ROLL CALL

DRC MEMBERS:

Townsley Schwab, Acting Director of Planning and Environmental Resources
Ralph Gouldy, Sr. Administrator Environmental Resources
Patricia A. Ivey, DOT Representative
Wally Romero, Fire Marshall

STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:

Susan Grimsley, Assistant County Attorney
Mitch Harvey, Comprehensive Plan Manager
Joe Haberman, Current Principal Planner

CHANGES TO THE AGENDA

MEETING

-
NEW ITEMS:

1. An Ordinance by the Monroe County Board of County Commissioners repealing and rescinding Ordinance No. 20-2008 concerning the provision of central sanitary sewer and other utilities to Coastal Barrier Resource System Units; providing for severability; providing for repeal of inconsistent provisions; providing for transmittal to the Department of Community Affairs and the Secretary of State; providing for an effective date.

[28059 Draft Ordinance.PDF](#)

2. Beal Property, Overseas Highway (US 1), Big Pine Key, Mile Marker 30.6: A request for approval of a minor conditional use permit in order to construct Caya Place, a residential development consisting of eighteen (18) affordable housing units and associated improvements on the subject property. The subject parcel is legally described as a tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, Township 66 South, Range 29 East, Big Pine Key, Monroe County, Florida, having real estate number 00111078.000000.

[28107 FILE.pdf](#)

[28107 COMBINED Plans.pdf](#)

[28107 SR DRC 02.10.09.pdf](#)

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ADJOURNMENT

ORDINANCE NO. -2008

AN ORDINANCE AMENDING SEC. 9.5-258 OF THE MONROE COUNTY CODE TO ALLOW THE PROVISION OF WASTEWATER SERVICE TO PROPERTIES LOCATED WITHIN THE COASTAL BARRIER REOURCES SYSTEM; PROVIDING FOR SEVERIBILITY; PROVIDING FOR THE REPEAL OF ALL ORDINANCES INCONSISTENT HEREWITH; PROVIDING FOR THE INCORPORATION INTO THE MONROE COUNTY CODE; AND DIRECTING THE CLERK OF THE BOARD TO FORWARD A CERTIFIED COPY OF THIS ORDINANCE TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Coastal Barrier Resources Act (CBRA) of 1982 established the Coastal Barrier Resources System (CBRS) to restrict the federally subsidized development of coastal barrier areas and specifically prohibited the “construction or purchase of any structure, appurtenance, facility, or related infrastructure” 16 U.S.C. 3504(a)(1) in said areas; and

WHEREAS, Monroe County has 15 designated units of the CBRS which can be found listed in Table 3.21 of the Monroe County Year 2010 Comprehensive Plan Technical Document and illustrated on the Existing Land Use Maps of the Comprehensive Plan Map Atlas; and

WHEREAS, Objective 102.8 of the Monroe County Year 2010 Comprehensive Plan states: “Monroe County shall take actions to discourage private development in areas designated as units of the Coastal Barrier Resources System [9J-5.006(3)(b)4]”; and

WHEREAS, Policy 102.8.5 of the Monroe County Year 2010 Comprehensive Plan states: “Upon adoption of the Comprehensive Plan, Monroe County shall initiate efforts to discourage the extension of facilities and services provided by the Florida Keys Aqueduct Authority and private providers of electricity and telephone services to CBRS units”; and

WHEREAS, Current Flood Insurance Rate Maps published for the National Flood Insurance Program by the Federal Emergency Management Agency, indicates there are five developed residential areas (with five structures or less per acre) and one commercial area that fall within the CBRS designation; and

WHEREAS, on December 18, 2001, the Board of County Commissioners adopted Ordinance No. 043-2001, creating Section 9.5-258 of the Monroe County Code which established a Coastal Barrier Resources System Overlay District, the purpose of which is to implement the policies of the comprehensive plan by prohibiting the extension and expansion of specific types of public utilities to or through lands designated as a unit of the Coaster Barrier Resources System; and

WHEREAS, pursuant to Chapter 99-395, Laws of Florida, Monroe County has been mandated by the State of Florida to provide a centralized sewer system by 2010 as a means of improving near shore water quality within the Florida Key; and

WHEREAS, on June 18, 2008, the Growth Management Staff was directed by the Board of County Commissioners to amend the comprehensive plan and land development regulations to reword the prohibition on utilities such that the focus and priority be placed on wastewater first and any discussion of electric or any other utility be deferred until the wastewater goal is accomplished; and

WHEREAS, during a regular meeting held on July 23, 2008, the Monroe County Planning Commission conducted a public hearing on the proposed text, and recommended approval of the proposed text; and

WHEREAS, the Monroe County Board of County Commissioners held a public hearing on the proposed amendments to the Monroe County Code submitted by the Monroe County Planning Department; and

WHEREAS, it is the desire of the Monroe County Board of County Commissioners that the following amendment to the Monroe County Code be approved, adopted and sent to the state land planning agency for approval;

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

Section 1. Chapter 9.5, Article VII Division 2 is hereby amended as follows:

Sec. 9.5-258. Coastal barrier resources system overlay district

* * * * *

(b) *Application:* The Coastal Barrier Resources System Overlay District shall be overlaid on all areas, except for Stock Island, within federally designated boundaries of a Coastal Barrier Resources System Unit on current Flood Insurance Rate Maps approved by the Federal Emergency Management Agency, which are hereby adopted by reference and declared part of this chapter. Within this overlay district, the transmission and/or collection lines of the following types of public utilities shall be prohibited from extension or expansion: ~~central wastewater treatment collection systems~~; potable water; electricity; and telephone and cable. This prohibition shall not preclude the maintenance and upgrading of existing public utilities in place on the effective date of this ordinance and shall not apply to wastewater nutrient reduction cluster systems.

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

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

Section 4. This ordinance shall be transmitted by the Planning Department to the Department of Community Affairs to determine the consistency of this ordinance with the Florida Statutes.

Section 5. This ordinance shall be filed in the Office of the Secretary of State of Florida, but shall not become effective until a notice is issued by the Department of Community Affairs or Administrative Commission approving the ordinance.

Section 6. The Director of Growth Management is hereby directed to forward a copy of this ordinance to the Municipal Code Corporation for the incorporation into the Monroe County Code of Ordinances once this ordinance is in effect.

PASSED AND ADOPTED by the Board of County Commissioners of Monroe County, Florida at a regular meeting held on the _____ day of _____, A.D., 2008.

Mayor Mario Di Gennaro _____
Mayor Pro Tem Charles "Sonny McCoy" _____
Commissioner Sylvia Murphy _____
Commissioner George Neugent _____
Commissioner Dixie Spehar _____

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

BY _____
Mayor Mario Di Gennaro

(SEAL)

ATTEST: DANNY KOHLAGE, CLERK

DEPUTY CLERK

File #: 28107

Owner's Name: Richard Beal

Business Name: Caya Place Townhouses

Agent: N/A

Type of Application: Minor Cond. Use

Key: Big Pine Key

RE: 00111078-000000

Additional Information added to File 28107

MISCELLANEOUS RECEIPT

RECEIPT # : 119561

PRINT DATE : 01/22/2009

RECEIPT DATE : 01/22/2009

PRINT TIME : 08:25:51

OPERATOR : tedescod

COPY # : 1

RECEIVED BY : tedescod
REC'D. FROM : MAR-CAYA INC
UDF 106.1 :
UDF 106.2 :

CASH DRAWER: 2

NOTES : FILE 28107 RE 00111078-000000 MINOR RICHARD BEAL

FEE ID	AMOUNT	THIS RCPT	BALANCE
ZONING -1	48.00	48.00	0.00
ZONING-031	245.00	245.00	0.00
TOTALS:	293.00	293.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	293.00	8310
TOTAL RECEIPT :	293.00	

THIS CHECK HAS A COLORED BACKGROUND AND CONTAINS MULTIPLE SECURITY FEATURES - SEE BACK FOR DETAILS

MAR-CAYA, INC.
D.B.A. SKEETER'S MARINE REPAIR
P.O. BOX 430273
BIG PINE KEY, FL 33043-0273

BANK OF AMERICA, NA
BIG PINE KEY, FL 33043-0273
68-4/630

008310

12-31-08

PAY TO THE ORDER OF

MONROE COUNTY PLANNING
TWO HUNDRED NINETY THREE

293.00

DOLLARS

MEMO

MINOR CHANGE APP

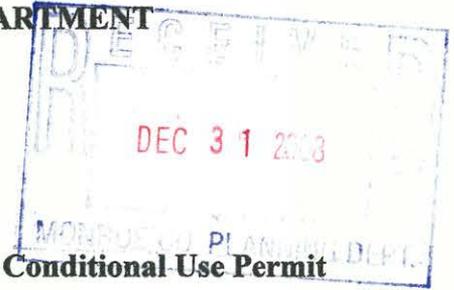


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008310 063000047 003445387835

End of Additional File 28107

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



Request for a Minor Conditional Use Permit / Amendment to a Minor Conditional Use Permit

Monroe County Code §§ 9.5-68 & 9.5-73

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

Minor Conditional Use Permit Application Fee: \$8,484.00

In addition to the application fee, the following fees also apply:

Advertising Costs: \$735.00

Surrounding Property Owner Notification: \$3.00 for each property owner required to be noticed

Technology Fee: \$20.00

Date of Submittal: 12-19-08
Month Day Year

Property Owner:

Name: Richard C. Beal

Mailing Address PO Box 430273

Daytime Phone 305-872-9040

Email Address keyskeet@msn.com

Agent (if applicable):

Name

Mailing Address

Daytime Phone

Email Address

Legal Description of Property:

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

Block See Detailed Description	Lot	Subdivision	Key Big Pine Key
Real Estate (RE) Number 00111078-000000 Alternate Key Number 1139068			

Street Address 30663 Oversea Hwy, Big Pine Key Approximate Mile Marker 30.5

APPLICATION

Land Use District Designation(s): SC
Present Land Use of the Property: RETAIL BOAT SALE & STORAGE
Proposed Land Use of the Property: RESIDENTIAL
Total Land Area: 1.21 AC

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

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

If residential dwelling units are proposed, please provide:

18 Total number of residential buildings
0 Total number of permanent, market-rate units
18 Total number of permanent, affordable / employee housing units
0 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 minor conditional use permit application (unaltered and unbound); and
Correct fee (check or money order to Monroe County Planning & Environmental Resources); and
1 Proof of ownership (i.e. Warranty Deed); and
2 Current Property Record Card(s) from the Monroe County Property Appraiser; and
3 Location map; and
3 Photograph(s) of site from adjacent roadway(s); and
4 Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor - six (6) 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); and
4 Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect- six (6) sets (drawn to a scale of one (1) inch equals twenty (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; and
Boundary lines of site, including all property lines and mean high-water lines; and
Land use district of site and any adjacent land use districts; and

APPLICATION

- Flood zones pursuant to the Flood Insurance Rate Map(s); and
- Locations and dimensions of all existing and proposed structures and drives; and
- Type of ground cover (i.e. concrete, asphalt, grass, rock); and
- Adjacent roadways; and
- Setbacks as required by the land development regulations; and
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones; and
- Calculations for open space ratios, floor area ratios, residential density and parking; and
- Location and type of outdoor lighting; and
- Extent and area of wetlands, open space areas and landscape areas; and
- Location of solid waste storage; and
- Location of sewage treatment facilities; and
- Location of existing and proposed fire hydrants or fire wells; and

- 7 **Floor Plans for all proposed structures and for any existing structures to be redeveloped – six (6) sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features); and
- 8 **Elevations for all proposed structures and for any existing structures to be modified – six (6) sets** (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure); and
- 9 **Landscape Plan by a Florida registered landscape architect – six (6) sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of one (1) inch equals twenty (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; and
- Boundary lines of site, including all property lines and mean high-water lines; and
- Locations and dimensions of all existing and proposed structures and drives; and
- Open space preservation areas; and
- Existing natural features; and
- Size and type of buffer yards including the species, size and number of plants; and
- Parking lot landscaping including the species, size and number of plants; and
- Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced; and
- Transplantation plan (if required); and

- 10 **Conceptual Drainage Plan – six (6) sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas; and
- 11 **Traffic Study, prepared by a licensed traffic engineer; and**
- 12 **Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed** (i.e. construction barriers, hay bales, flagging); and
- 13 **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; and
- 14 **Letters of Coordination are required from the following:**
- A Florida Keys Aqueduct Authority (FKAA); and
 - B Florida Keys Electric Cooperative (FKEC) or Keys Energy Services; and
 - C Monroe County Office of the Fire Marshal; and
 - D Monroe County Engineering Division; and

APPLICATION

- E Monroe County Health Department; and
- F Monroe Solid Waste Management; and
- G 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; and
- H Florida Department of Transportation (FDOT)

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
 - South Florida Water Management District (SFWMD)
 - 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)

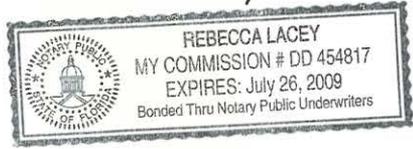
If deemed necessary to complete a full review of the application, the Planning & Environmental Resources Department reserves the right to request additional information.

If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review

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: [Signature] Date: 12-31-08

Sworn before me this 31 day of Dec, 2008



[Signature]
Notary Public
My Commission Expires

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

Page 4

#1

MONROE COUNTY
OFFICIAL RECORDS

This Instrument Prepared By, -
Record and Return to:
MEYER & ERSKINE
31211 Avenue A
Big Pine Key, FL 33043

FILE # 1 2 4 0 2 7 3
BK # 1 7 0 2 PG # 1 6 3 0

RCD Jun 13 2001 09:35AM
DANNY L KOLHAGE, CLERK

DEED DOC STAMPS 2940.00
06/13/2001 DEP CLK

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 25th day of May, 2001, between MARCELLA J. MORTON, GRANTOR*, whose address is Seagrape Lane, Big Pine Key, FL 33043 and RICHARD C. BEAL, whose address is P.O. Box 43273, Big Pine Key, 33043 GRANTEE*;

AND I, WITNESSETH, That the said first party, for and in consideration of the sum of TEN AND 00/100 (\$10.00) DOLLARS, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

THIS INSTRUMENT PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION AND IS BASED ON THE INFORMATION PROVIDED BY THE PARTIES INVOLVED.

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

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

[Signature]
Witness Signature
JEFFREY B. MEYER
Printed Signature

[Signature]
MARCELLA J. MORTON

[Signature]
Witness Signature
Sue M. Sapp
Printed Signature

STATE OF FLORIDA
COUNTY OF MONROE

Page 5

The foregoing instrument was acknowledged before me this 25th day of May, 2001, by MARCELLA J. MORTON, who [] personally known to me or [] produced _____ as identification.

SEAL

[Signature]
Notary Signature
JEFFREY B. MEYER
Printed Notary Signature
My Commission Expires:

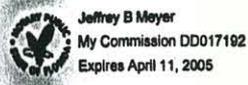


EXHIBIT A

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T.66S, R. 29E., on Big Pine Key, Monroe County, Florida, and being more particularly described by metes and bounds as follows:

Commencing at the intersection of the Centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 26, T.66S., R.29E., bear South 89 degrees and 52 minutes East, 33 feet; thence bear North 50 feet to a point on the North right of way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East along said North right of way line of U.S. Highway No. 1, 834.84 feet to the **POINT OF BEGINNING**; thence bear South 89 degrees and 52 minutes East along the North right of way line of U.S. Highway No. 1, 135 feet; thence bear North 417.42 feet; thence bear North 89 degrees and 52 minutes West 135 feet; thence bear South 417.42 feet back to the Point of Beginning, containing 1.292 acres.

AND ALSO:

A tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T.66S, R.29E., on Big Pine Key, Monroe County, Florida and being more particularly described by metes and bounds as follows: Commencing at the intersection of the Centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 29, T.66S, R.29E., bear South 89 degrees and 52 minutes East, 33 feet; thence bear North, 50 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, along said North right-of-way line of U.S. Highway No. 1, 969.84 feet to the **POINT OF BEGINNING** of the tract of land hereinafter described; from said **POINT OF BEGINNING**, continue bearing South 89 degrees and 52 minutes East along the North right-of-way line of U.S. Highway No. 1, 67.16 feet; thence bear North, 75 feet; thence bear South 89 degrees and 52 minutes East, 50 feet; thence bear South 75 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, 18.77 feet; thence bear North, 417.42 feet; thence bear North 89 degrees and 52 minutes West, 135.93 feet; thence bear South, 417.42 feet, back to the **POINT OF BEGINNING**.

MONROE COUNTY
OFFICIAL RECORDS

HA

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

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

Property Record View

Alternate Key: 1139068 Parcel ID: 00111078-000000

Ownership Details

Mailing Address:
 BEAL RICHARD C
 P O BOX 430273
 BIG PINE KEY, FL 33043

Property Details

PC Code: 49 - OPEN STORAGE (PC/LIST)
 Millage Group: 100H
 Affordable Housing: No
 Section-Township-Range: 26-66-29
 Property Location: 30663 OVERSEAS HWY BIG PINE KEY
 Legal Description: 26 66 29 BIG PINE KEY PT W1/2 OF NE1/4 OR523-445/447 OR530-649/651 OR695-627/30 OR912-1499/1500 OR1267-1310/11Q/C OR1267-1312/13 OR1702-1630/31Q/C

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	1.21 AC

Building Summary

Number of Buildings: 0
 Number of Commercial Buildings: 0
 Total Living Area: 0
 Year Built: 0

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	CL2:CH LINK FENCE	1,620 SF	270	6	1986	1987	2	30

Appraiser Notes

PAGE 7

Building Permits

H2A

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
A-14974	03/01/1986	12/01/1986	2,295		CHAINLINK FENCE

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2008	0	1,296	302,500	303,796	303,796	0	303,796
2007	0	1,251	121,000	122,251	122,251	0	122,251
2006	0	1,251	121,000	122,251	122,251	0	122,251
2005	0	1,251	121,000	122,251	122,251	0	122,251
2004	0	1,345	93,170	94,515	94,515	0	94,515
2003	0	1,470	93,170	94,640	94,640	0	94,640
2002	0	1,564	93,170	94,734	94,734	0	94,734
2001	0	1,657	93,170	94,827	94,827	0	94,827
2000	0	1,044	93,170	94,214	94,214	0	94,214
1999	0	1,099	93,170	57,001	57,001	0	57,001
1998	0	1,154	93,170	57,184	57,184	0	57,184
1997	0	1,227	93,170	57,184	57,184	0	57,184
1996	0	1,282	93,170	57,184	57,184	0	57,184
1995	0	1,337	93,170	94,507	94,507	0	94,507
1994	0	1,410	93,170	94,580	94,580	0	94,580
1993	0	8,395	93,170	101,565	101,565	0	101,565
1992	0	8,450	93,170	101,620	101,620	0	101,620
1991	0	8,523	93,170	101,693	101,693	0	101,693
1990	0	8,578	93,170	101,748	101,748	0	101,748
1989	0	8,633	93,170	101,803	101,803	0	101,803
1988	0	8,706	93,170	101,876	101,876	0	101,876
1987	0	0	92,238	92,238	92,238	0	92,238
1986	0	0	85,400	85,400	85,400	0	85,400
1985	0	0	50,480	50,480	50,480	0	50,480
1984	0	0	50,480	50,480	50,480	0	50,480
1983	0	0	50,480	50,480	50,480	0	50,480
1982	0	0	30,075	30,075	30,075	0	30,075

Parcel Sales History

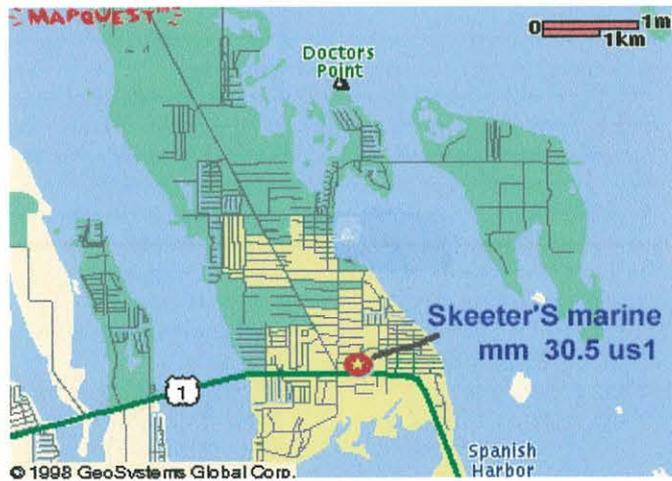
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
5/25/2001	1702 / 1630	1	QC	M
7/1/1993	1267 / 1312	225,000	WD	V
2/1/1977	695 / 627	23,000	00	Q

This page has been visited 102,613 times.

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

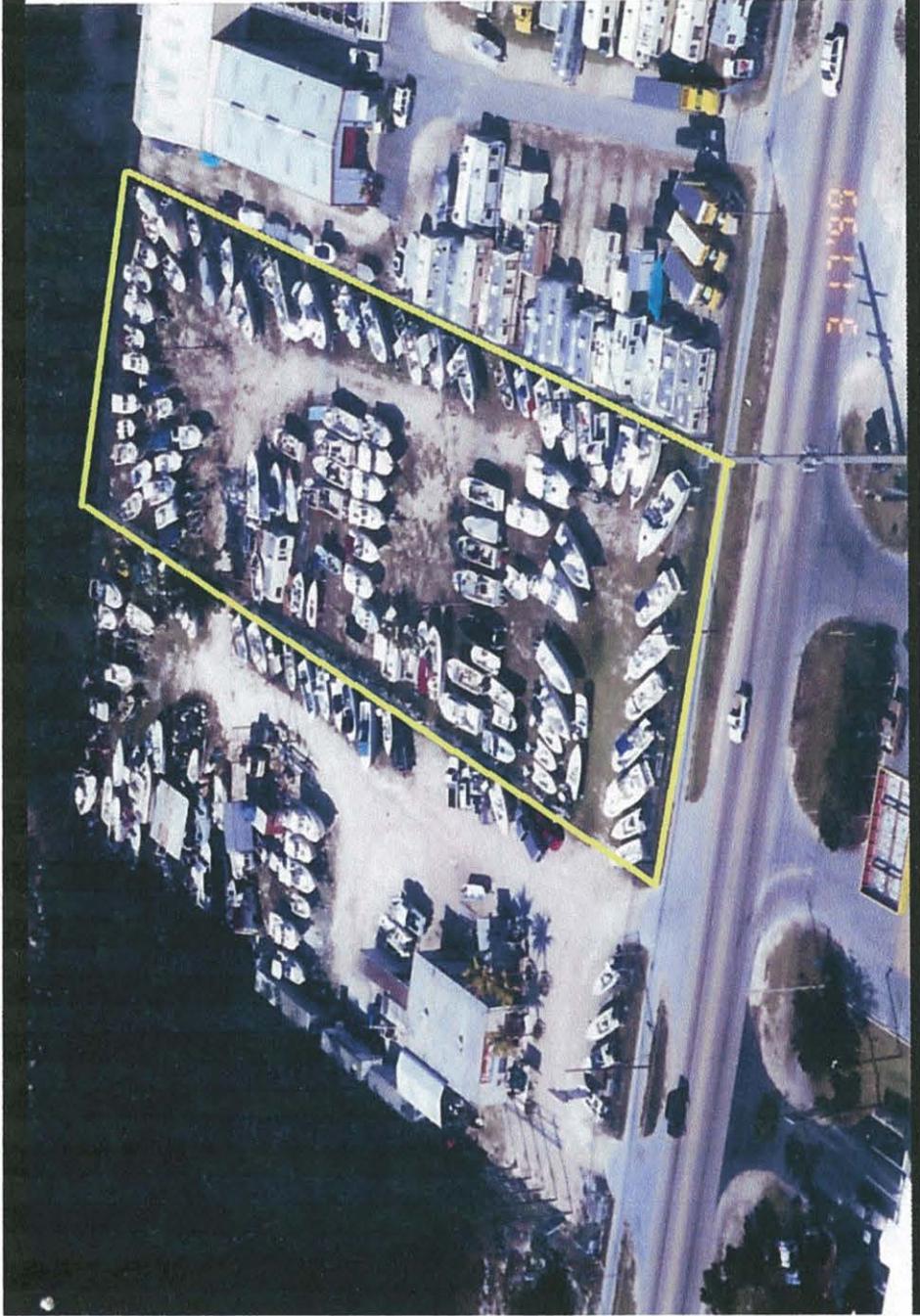
Caya Place
30663 Overseas Hwy
mm 30.5 us 1 Bayside
Big Pine Key, Florida Keys







Caya Place
30663 Overseas Hwy
Big Pine Key, FL 33043

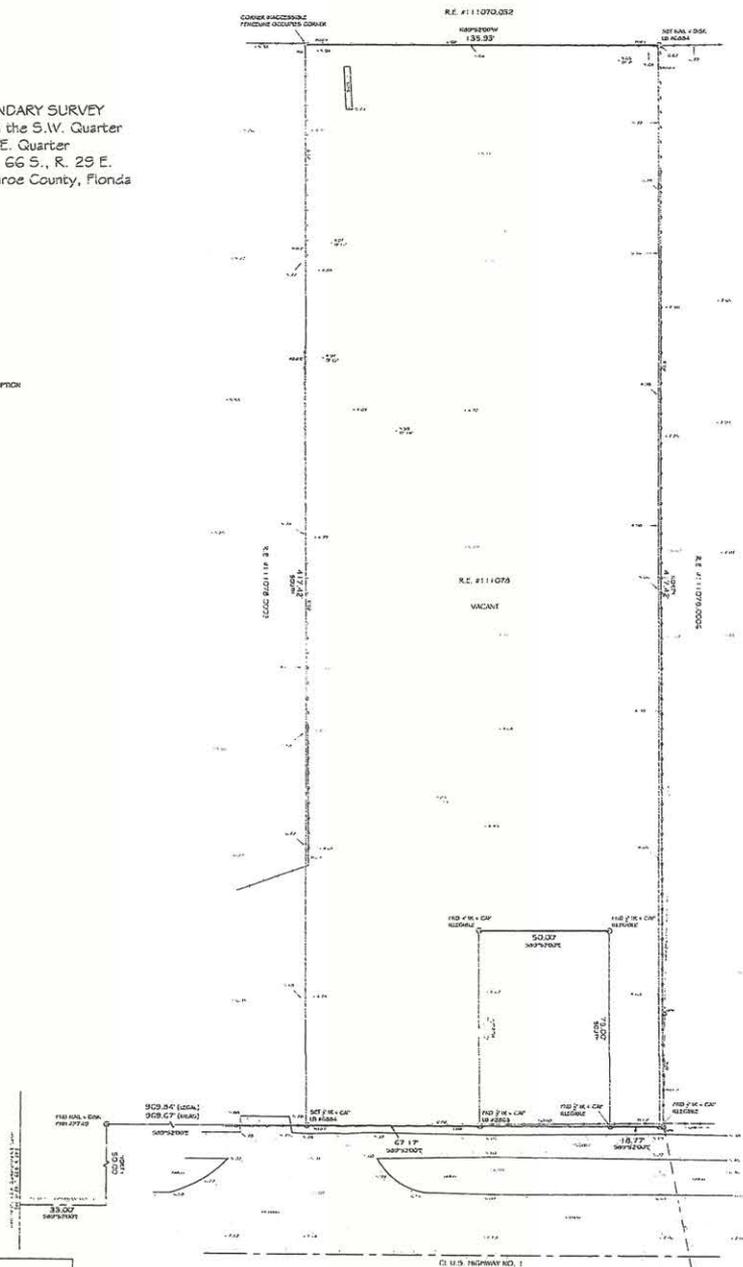




MAP OF BOUNDARY SURVEY
 A Tract of land in the S.W. Quarter
 of the N.E. Quarter
 Section 26, T. 66 S., R. 29 E.
 Big Pine Key, Monroe County, Florida



SCALE: 1" = 20'
 BEARING BASE:
 DERIVED FROM LEGAL DESCRIPTION
 ALL ANGLES EXCEPTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ADDRESS:
 3065 OVERSEAS HIGHWAY
 BIG PINE KEY, FL
 33044
 ELEVATIONS SHOWN AS
 4.8 FEET REFER TO MONROE
 1929 VERTICAL DATUM
 AND NOT FRESHWATER LEVEL
 COMMUNITY NO.: 125129
 MAP NO.: 12067C-1336A
 MAP DATE: 02-18-09
 FLOOD ZONE: AE
 BASE ELEVATION: 0'

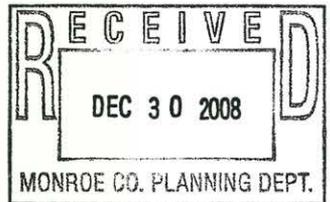


LEGAL DESCRIPTION
 A Tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T. 66 S., R. 29 E., on Big Pine Key, Monroe County, Florida and being more particularly described by words and deeds as follows: Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Section 26, T. 66 S., R. 29 E., bear South 89 degrees and 52 minutes East, 33 feet; thence bear North, 50 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, along said North right-of-way line of U.S. Highway No. 1, 302.24 feet to the POINT OF BEGINNING; thence bearing South 89 degrees and 52 minutes East, along the North right-of-way line of U.S. Highway No. 1, 67.16 feet; thence bear North, 75 feet; thence bear South 89 degrees and 52 minutes East, 50 feet; thence bear South, 75 feet to a point on the North right-of-way line of U.S. Highway No. 1; thence bear South 89 degrees and 52 minutes East, 16.77 feet; thence bear North 41.74 feet; thence bear South 89 degrees and 52 minutes West, 135.23 feet; thence bear South 41.74 feet back to the POINT OF BEGINNING.

CERTIFIED TO:
 RICHARD BOAL
 R.E. REECE, P.A.
 PROFESSIONAL SURVEYOR AND MAPPER
 3054 OAK ROAD TRAIL, BIG PINE KEY, FL 33044
 OFFICE: (305) 872-1144
 FAX: (305) 872-5422

KEY TO SYMBOLS AND NOTATION USED IN THIS SURVEY: (Detailed list of symbols and their meanings)

Symbol	Description
(Symbol)	Point of Beginning
(Symbol)	Corner
(Symbol)	Survey Line
(Symbol)	Right-of-Way Line
(Symbol)	Property Line
(Symbol)	Water
(Symbol)	Other



#5

RE: PROPOSED DEVELOPMENT AT 30663 & 30641 Overseas Hwy. BPK

Project Name: Caya Place Townhouses

Developer: Caya place LLC

Web site: www.cayaplace.com

Project Director: Richard Beal

Updated 8/16/2008

SCOPE:

1st phase) To construct eight Duplex units (16 Families) each being approx 1400 sq ft. This would start with constructing of one model duplex closest to US 1 and constructing the others as sales allow. ([see site drawings and 3D image](#))

2nd Phase) To redesign and rebuild the existing SkeeterS marine building with a new store front, consisting of four separate business areas.

1. It is also proposed to change the retail marine sales and service into a new non-profit marine vocational training school where the students (of all ages) actually do the repair on a customers boat, engine, etc. under the 100% supervision of a certified marine technician. The student will also be trained on every facet of their specific, at hand job, including, parts, pricing, billing and customer relations.

This will provide, upon completion of the students training course, an unparalleled working knowledge of today's working marine trade. Although there are several marine training schools in existence today, none can be found that accomplish the goal of complete student training that would allow an employer to hire a student that could possibly, make he or she money the day they start to work.

TIMING:

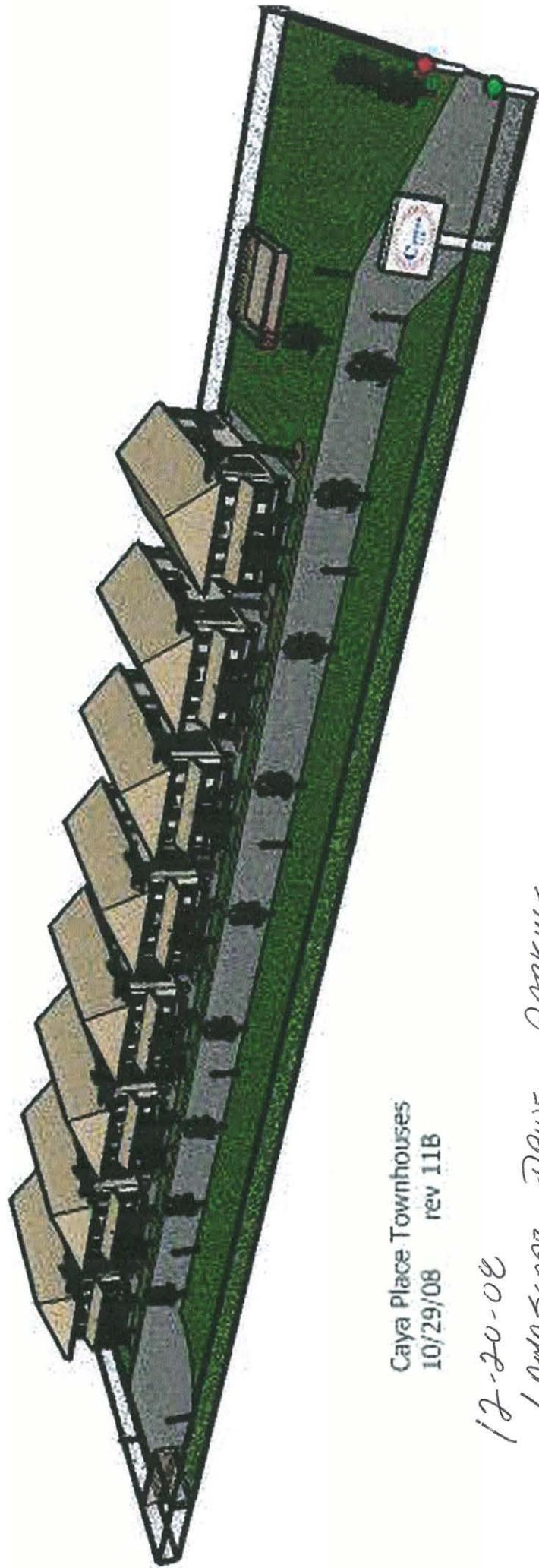
The project is expected to move forward upon Monroe County's issuance of the permits with completion in approx 12-14 months.

Conclusion:

This project is and will remain top priority so we may start the Big Pine Key area's recovery process of acquiring and retaining workforce workers and their families.

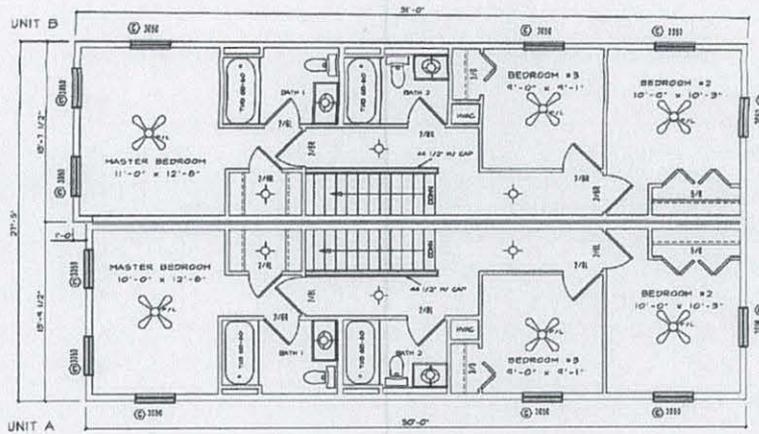
Project director,

Richard Beal



Caya Place Townhouses
10/29/08 rev 11B

12-20-08
LANDSCAPE, DRIVE & PARKING
TO BE REVISED TO MATCH
SITE PLAN ENCLOSED



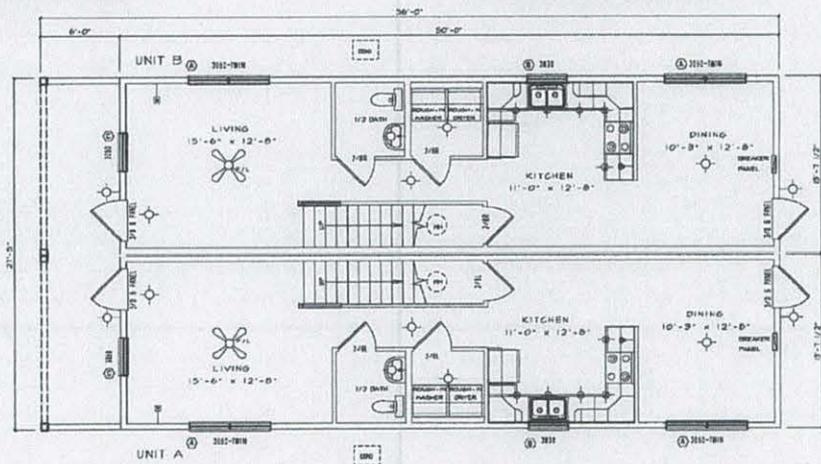
SECOND FLOOR SCALE: 1/4" = 1'-0"

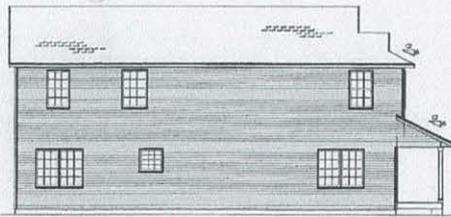
Unit A

- 3 Bedrooms and 2 1/2 Baths
- 700 Sq. Ft. of Living Space on the 1st Floor, Plus a 6' x 14' Covered Deck
- 700 Sq. Ft. on the 2nd Floor
- 1,400 Square Feet Total

Unit B

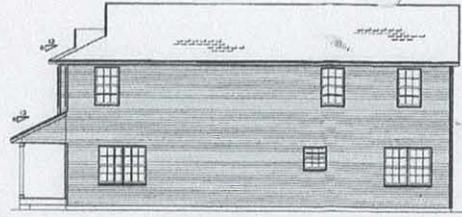
- 3 Bedrooms and 2 1/2 Baths
- 700 Sq. Ft. of Living Space on the 1st Floor, Plus a 6' x 14' Covered Deck
- 714 Sq. Ft. on the 2nd Floor
- 1,414 Square Feet Total





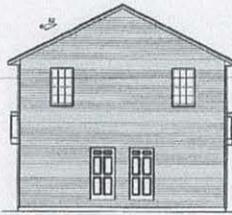
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

These elevations apply to the following four floor plans.



ELEVATION CERTIFICATE

OMB No. 1660-0008
Expires February 28, 2009

Important: Read the instructions on pages 1-8.

SECTION A - PROPERTY INFORMATION		For Insurance Company Use:
A1. Building Owner's Name <u>Richard Beal</u>		Policy Number
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>30663 Overseas Highway</u>		Company NAIC Number
City <u>Big Pine Key</u> State <u>FL</u> ZIP Code <u>33043</u>		
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>ALT KEY 1139068; PT SW 1/4 OF NE 1/4 OF SECTION 26, T. 66S., R. 32E.</u>		

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

A5. Latitude/Longitude: Lat. 24° 40' 12.6" Long. W081° 21' 11.1" Horizontal Datum: NAD 1927 NAD 1983

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

A7. Building Diagram Number 5

A8. For a building with a crawl space or enclosure(s), provide:

a) Square footage of crawl space or enclosure(s) <u>NA</u> sq ft	A9. For a building with an attached garage, provide:
b) No. of permanent flood openings in the crawl space or enclosure(s) walls within 1.0 foot above adjacent grade <u>NA</u>	a) Square footage of attached garage <u>NA</u> sq ft
c) Total net area of flood openings in A8.b <u>NA</u> sq in	b) No. of permanent flood openings in the attached garage walls within 1.0 foot above adjacent grade <u>NA</u>
	c) Total net area of flood openings in A9.b <u>NA</u> sq in

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number <u>Unincorporated Area-125129</u>		B2. County Name <u>Monroe</u>		B3. State <u>Florida</u>	
B4. Map/Panel Number <u>12087C-1336</u>	B5. Suffix <u>K</u>	B6. FIRM Index Date <u>02-18-05</u>	B7. FIRM Panel Effective/Revised Date <u>02-18-05</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>8'</u>

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

FIS Profile FIRM Community Determined Other (Describe) _____

B11. Indicate elevation datum used for BFE in Item B9: NGVD 1929 NAVD 1988 Other (Describe) _____

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

Designation Date _____ CBRS OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-g below according to the building diagram specified in Item A7.

Benchmark Utilized NA Vertical Datum NA

Conversion/Comments NA

Check the measurement used.

a) Top of bottom floor (including basement, crawl space, or enclosure floor)	<u>8.10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
b) Top of the next higher floor	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
d) Attached garage (top of slab)	<u>NA</u>	<input type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment in Comments)	<u>8.10</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
f) Lowest adjacent (finished) grade (LAG)	<u>4.4</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)
g) Highest adjacent (finished) grade (HAG)	<u>5.1</u>	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters (Puerto Rico only)

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Check here if comments are provided on back of form.

Certifier's Name <u>Robert E. Reece</u>		License Number <u>5632</u>	
Title <u>Professional Surveyor & Mapper</u>	Company Name <u>R.E. Reece, P.A.</u>		
Address <u>30364 Quail Roost Trail</u>	City <u>Big Pine Key</u>	State <u>FL</u>	ZIP Code <u>33043</u>
Signature 	Date <u>12/02/08</u>	Telephone <u>305-872-1348</u>	



88-13

IMPORTANT: In these spaces, copy the corresponding information from Section A.	For Insurance Company Use:
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 30663 Overseas Highway	Policy Number
City Big Pine Key State FL ZIP Code 33043	Company NAIC Number

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

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

Comments C2. e) A/C pad.

Signature 

Date 12/02/08

Check here if attachments

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

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

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
 - a) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
 - b) Top of bottom floor (including basement, crawl space, or enclosure) is _____ feet meters above or below the HAG.
- E2. For Building Diagrams 6-8 with permanent flood openings provided in Section A Items 8 and/or 9 (see page 8 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ feet meters above or below the HAG.
- E3. Attached garage (top of slab) is _____ feet meters above or below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ feet meters above or below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? Yes No Unknown. The local official must certify this information in Section G.

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

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

Property Owner's or Owner's Authorized Representative's Name _____

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

Check here if attachments

SECTION G - COMMUNITY INFORMATION (OPTIONAL)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8, and G9.

- G1. The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. The following information (Items G4.-G9.) is provided for community floodplain management purposes.

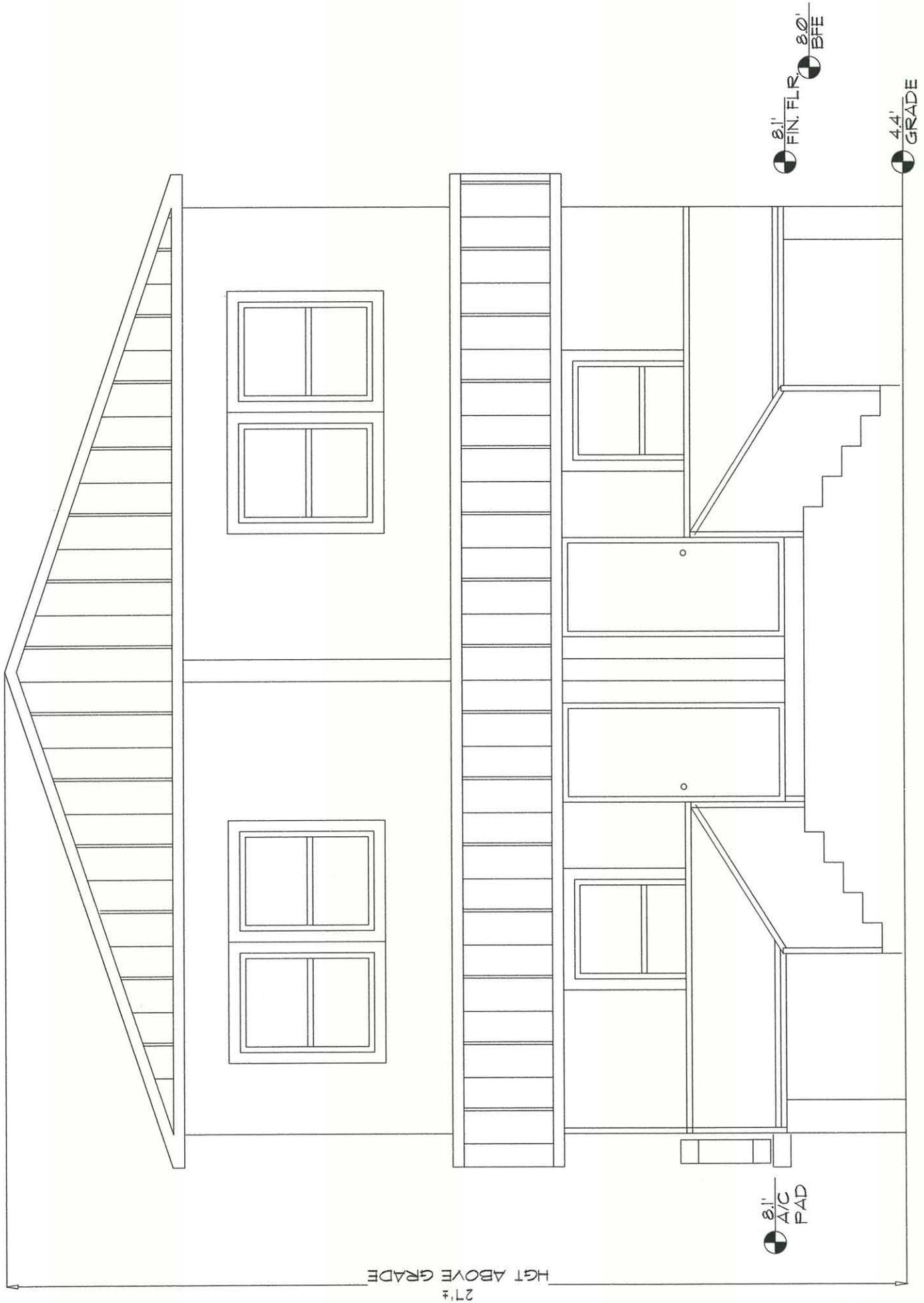
G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: New Construction Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters (PR) Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ feet meters (PR) Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

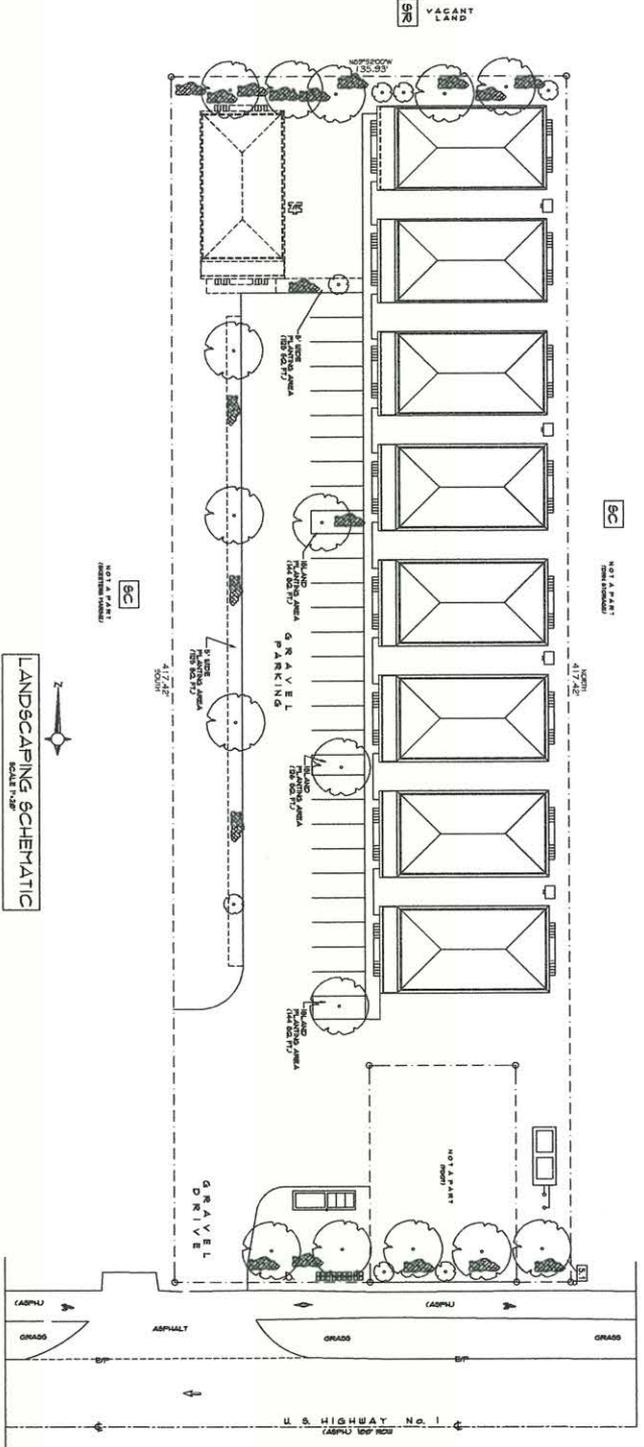
Check here if attachments

#8-e



21'± HGT ABOVE GRADE

#9



LANDSCAPE BUFFER 'C'
SR-9C BOUNDARY W/ WIDE BUFFER W/ FENCE

PLANT MATERIAL/100'

25' BUFFERYARD	: 135.93 LINEAR FEET
CANOPY	: 1 REQUIRED - 1 GUMBO LIMBO
UNDERSTORY	: 5 REQUIRED - 5 PEACOCK PALM
SHRUBS	: 21 REQUIRED - 21 BUTTONWOOD

PARKING LOT LANDSCAPING
CLASS 'A'

PLANT MATERIAL/1500' SF. AREA/24 SPACES

21 SPACES/24 SPACES-1175	: 1488 SQ. FT.
REQUIRED	: 4 REQUIRED - 4 GUMBO LIMBO
CANOPY	: 2 REQUIRED - 2 SATINLEAF
UNDERSTORY	: 15 REQUIRED - 15 BUTTONWOOD
SHRUBS	

LANDSCAPE BUFFER 'C'
US-1, 25' WIDE BUFFER

PLANT MATERIAL/100'

25' BUFFERYARD	: 136.6 LINEAR FEET
CANOPY	: 5 REQUIRED - 5 GUMBO LIMBO
UNDERSTORY	: 2 REQUIRED - 2 PEACOCK PALM
SHRUBS	: 20 REQUIRED - 20 BUTTONWOOD

LEGEND

- SHRUBS PLANTING AT 5' INTERVAL
- SHRUBS PLANTING AT 10' INTERVAL
- SHRUBS PLANTING AT 15' INTERVAL
- SHRUBS PLANTING AT 20' INTERVAL
- SHRUBS PLANTING AT 25' INTERVAL
- SHRUBS PLANTING AT 30' INTERVAL
- SHRUBS PLANTING AT 35' INTERVAL
- SHRUBS PLANTING AT 40' INTERVAL
- SHRUBS PLANTING AT 45' INTERVAL
- SHRUBS PLANTING AT 50' INTERVAL
- SHRUBS PLANTING AT 55' INTERVAL
- SHRUBS PLANTING AT 60' INTERVAL
- SHRUBS PLANTING AT 65' INTERVAL
- SHRUBS PLANTING AT 70' INTERVAL
- SHRUBS PLANTING AT 75' INTERVAL
- SHRUBS PLANTING AT 80' INTERVAL
- SHRUBS PLANTING AT 85' INTERVAL
- SHRUBS PLANTING AT 90' INTERVAL
- SHRUBS PLANTING AT 95' INTERVAL
- SHRUBS PLANTING AT 100' INTERVAL

NOTE: PLANTINGS SHOWN ARE FOR LOCATION AND PERMITTING PURPOSES ONLY. NO PLANTING OR PLANT MAINTENANCE DIRECTIONS OR SPECIFICATIONS ARE A PART OF THIS PLAN. PROPER PLANTING AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR LANDSCAPE CONTRACTOR

PE No. 45406

DATE: DECEMBER 8, 2008

TIMMINS ENGINEERING, LLC
THOMAS M. TIMMINS, P.E.
FLORIDA P.E. No. 45406
P.O. BOX 639 BIG PINE KEY, FL. 33043
(305) 812-4060 (TELEPHONE)

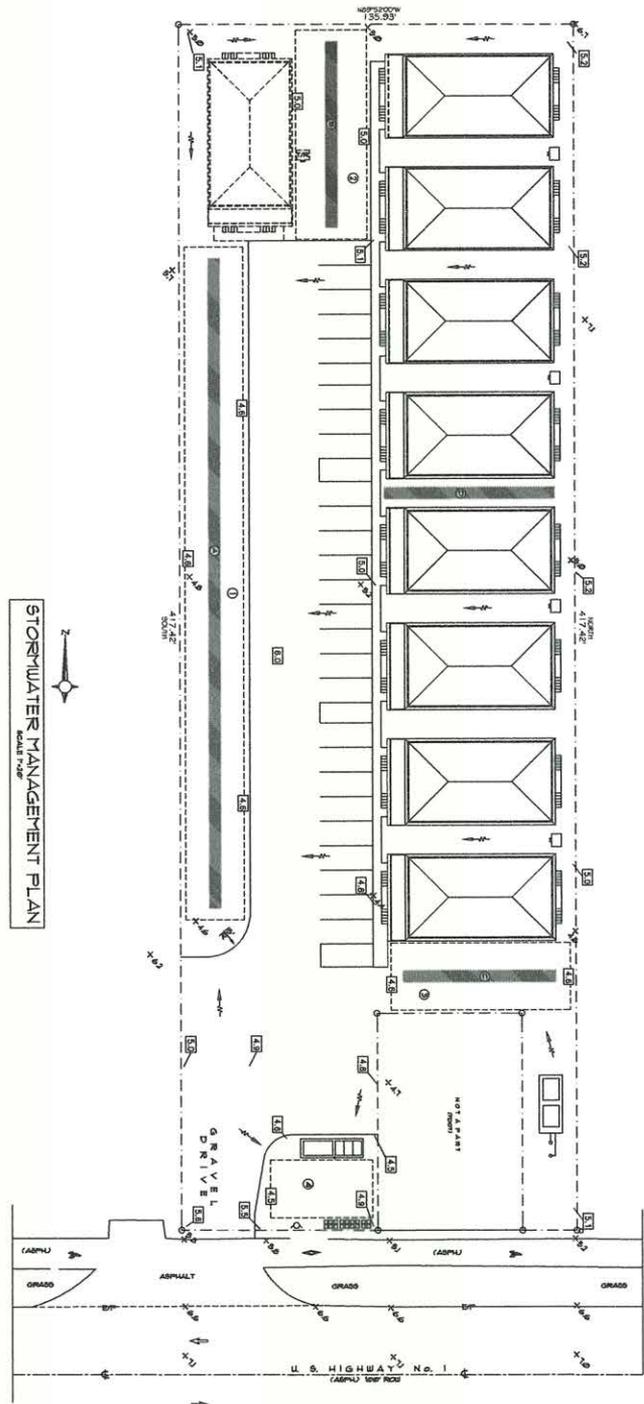
PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S PROFESSIONAL SEAL ARE NOT FOR CONSTRUCTION PURPOSES AND MAY BE THE RESULT OF A MISTAKE OR NO CERTIFICATION OF ANY DRAWING DESIGN OR DETAIL IS MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED

CAYA PLACE
3065 OVERSEA HOBERT
BIG PINE KEY, FLORIDA

LANDSCAPING SCHEMATIC
PLAN

REVISIONS	DATE

H10



STORMWATER MANAGEMENT PLAN

SUALE DATA:

SUALE NO.	SIZE	DEPTH	VOLUME
1	23' X 20'	2'	948 CU. FT.
2	47' X 23'	2'	2181 CU. FT.
3	34' X 20'	2'	1360 CU. FT.

TOTAL VOLUME PROVIDED = 4693 CU. FT.

TRENCH DATA:

TRENCH	LENGTH	WIDTH	DEPTH	VOLUME
1	229 LF	4'	2'	648 CU. FT.
2	69 LF	4'	2'	244 CU. FT.
3	93 LF	4'	2'	358 CU. FT.
4	69 LF	4'	2'	252 CU. FT.

TOTAL VOLUME PROVIDED = 1504 CU. FT.

VOLUME TO BE RETAINED **
 TOTAL VOLUME TO BE RETAINED = 6093 CU. FT.
 TOTAL RETAINAGE VOLUME PROVIDED = 6091 CU. FT.
 ** SEE DRAINAGE REPORT FOR CALCULATIONS

LEGEND

- 5.2 PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- DRAINAGE PATTERN
- ROCK FILLED TRENCH
- SMALL EDGE AND GRADE

General Notes:

- All work shall be done in accordance with Monroe County Standards and
- Underground utilities (if any) are not shown. The contractor shall be responsible for the location and protection of any underground utilities during the course of construction.
- Spot elevations and general drainage flow patterns are shown in an approximate way. It is recommended that a surveyor provide cut and fill stakes to ensure that the final grading is toward the trenches as indicated on the plan.

P.E. No. 45406

DATE: DECEMBER 8, 2008

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. No. 45406
 P.O. BOX 639 BIG PINE KEY, FL. 33043
 (305) 812-4060 (TELEPHONE)

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S REGISTERED SEAL ARE NOT FOR CONSTRUCTION PURPOSES AND MAY BE THE PROPERTY OF THE ENGINEER. NO CONTRACTOR OR ANY DRASINGS DESIGN OR DETAIL IS MADE FROM A PLAN SHEET WHICH IS NOT SIGNED AND SEALED

CAYA PLACE
 3065 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

STORMWATER MANAGEMENT PLAN

REVISIONS	DATE

Dick

From: "Richard Eichinger" <reichinger@tapmiami.com>
To: <keyskeet@msn.com>
Sent: Monday, April 09, 2007 2:12 PM
Attach: Big Pine commercial.pdf; 17 residential units.pdf; 18 residential units.pdf
Subject: Big Pine Key

Richard,

Per our conversation today, attached is the trip generation information we spoke of regarding your proposed projects.

In summary, the combined commercial/residential property will generate an estimated 503 trips per day, which is a level 3 study. If you had one less residential unit it would be a level 2 study. A level 3 study will run approximately \$6,700. A level 2 study is about \$5,700 and a level one study is about \$1,500.00.

The residential only property will generate about 102 trips per day and would need a level one study. If you built 16 units at the combined site and 19 units at the residential only site, you would need a level 2 and a level 1 study.

If you need more information, please contact me directly at 305 322 6556

Richard P. Eichinger
Senior Traffic Engineering Manager
Transport Analysis Professionals, Inc
8701 SW 137th Avenue, Suite 210
Miami, Florida 33183

11 B

Summary of Trip Generation Calculation
For 17 Dwelling Units of Residential Condominium / Townhouse
April 09, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	100
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	6
7-9 AM Peak Hour Total	0.44	0.69	1.00	7
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	6
AM Pk Hr, Generator, Total	0.44	0.68	1.00	7
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	6
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	3
PM Pk Hr, Generator, Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	96
Saturday Peak Hour Enter	0.25	0.00	1.00	4
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8
Sunday 2-Way Volume	4.84	2.71	1.00	82
Sunday Peak Hour Enter	0.22	0.00	1.00	4
Sunday Peak Hour Exit	0.23	0.00	1.00	4
Sunday Peak Hour Total	0.45	0.70	1.00	8

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

#11e

Summary of Trip Generation Calculation

For 18 Dwelling Units of Residential Condominium / Townhouse

April 09, 2007

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	105
7-9 AM Peak Hour Enter	0.07	0.00	1.00	1
7-9 AM Peak Hour Exit	0.37	0.00	1.00	7
7-9 AM Peak Hour Total	0.44	0.69	1.00	8
4-6 PM Peak Hour Enter	0.35	0.00	1.00	6
4-6 PM Peak Hour Exit	0.17	0.00	1.00	3
4-6 PM Peak Hour Total	0.52	0.75	1.00	9
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	6
AM Pk Hr, Generator, Total	0.44	0.68	1.00	8
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	6
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	3
PM Pk Hr, Generator, Total	0.52	0.75	1.00	9
Saturday 2-Way Volume	5.67	3.10	1.00	102
Saturday Peak Hour Enter	0.25	0.00	1.00	5
Saturday Peak Hour Exit	0.22	0.00	1.00	4
Saturday Peak Hour Total	0.47	0.71	1.00	8
Sunday 2-Way Volume	4.84	2.71	1.00	87
Sunday Peak Hour Enter	0.22	0.00	1.00	4
Sunday Peak Hour Exit	0.23	0.00	1.00	4
Sunday Peak Hour Total	0.45	0.70	1.00	8

Note: A zero indicates no data available.

Source: Institute of Transportation Engineers
Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

A/D

widths of 25 feet, 30 feet, and 35 feet, with reduced planting requirements, are also allowed.

Per MCC Sec. 9.5-378, a Class 'C' Major Street Buffer is required for this SC parcel, consisting of a minimum width of ten (10) feet, planted with five (5) canopy trees, two (2) understory trees, and twenty (20) shrubs per 100 feet of frontage along US 1. Optional bufferyard widths of 15 feet, 20 feet, and 25 feet, with reduced planting requirements, are also allowed.

21. Pursuant to MCC Sec. 9.5-426, a traffic study by a qualified traffic engineer shall be required for any development generating over 250 trips per day. If trip generation will not exceed 250 trips per day, the Applicant must submit a letter from a qualified traffic engineer justifying that conclusion. The County Traffic Consultant shall review the traffic study or letter and must approve its findings and determine whether the proposed redevelopment will affect the level of service along US 1.
22. A stormwater management plan shall also be required as a part of any application for development approval. This plan shall detail pre and post development water flow and storage on site with supporting calculations.

IV. LIVABLE COMMUNIKEYS PLAN FOR BIG PINE KEY AND NO NAME KEY

1. Action Item 3.1.1 of the *Master Plan for Future Development of Big Pine Key and No Name Key* directs Staff to limit the total allocations for new residential units over the next 20 years to 200 units.

Action Item 3.2.4 directs Staff to allocate residential units within the planning area at the rate of no greater than ten (10) in any given year. More than ten (10) residential awards may be allocated if the excess consists of affordable units, that may be accumulated and issued in any allocation period or "borrowed forward" from future allocations.

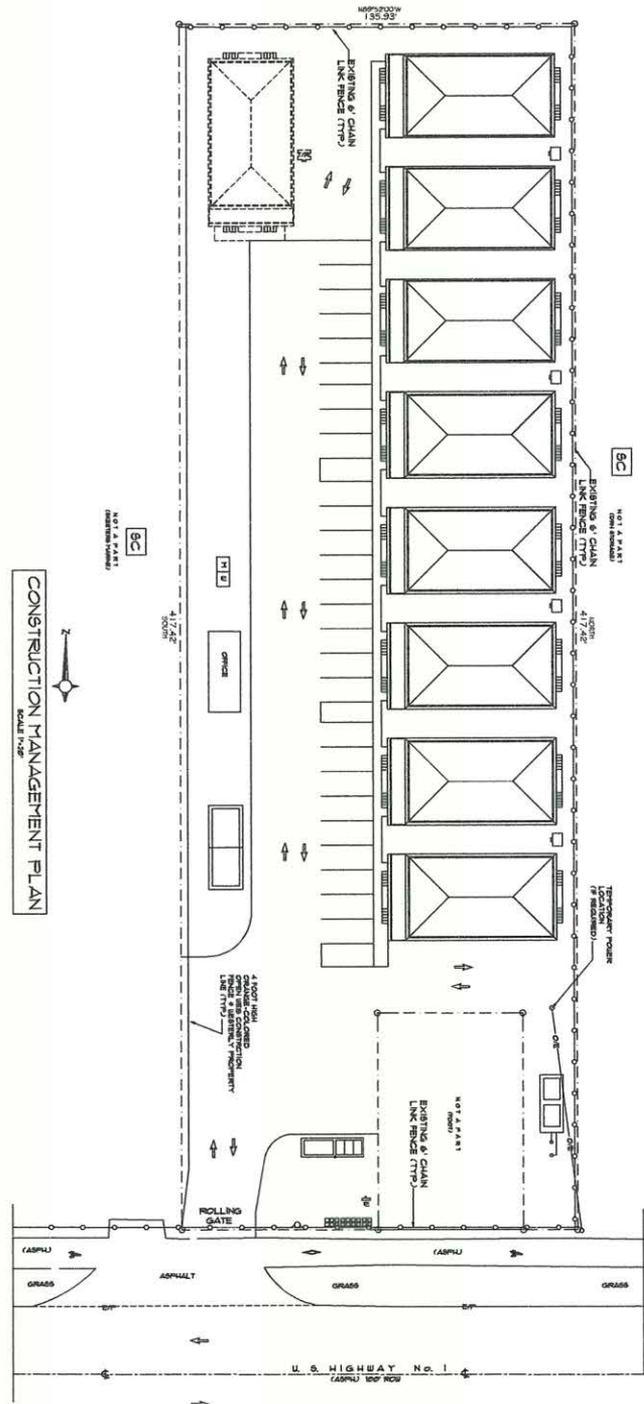
2. In accordance with Strategy 3.3 of the *Master Plan for Future Development of Big Pine Key and No Name Key*, the county shall retain and expand availability of affordable housing within the planning area to the greatest extent possible. The following action items shall be implemented in order to achieve this strategy:

Action Item 3.3.1: Identify the locations and characteristics of the existing pool of affordable housing in the planning area. These areas shall be targeted for the formulation and implementation of retention and expansion mechanisms.

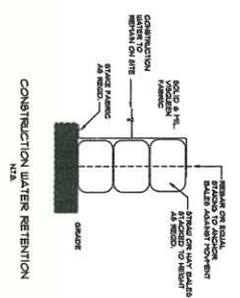
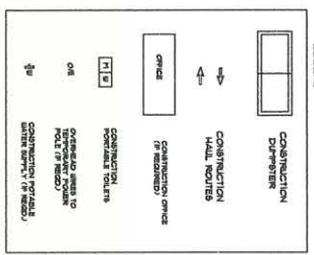
Action Item 3.3.2: Consider an incentive program for existing mobile home parks and other existing or potential affordable housing in the planning area to provide for retention of affordable status.

#12

SR
400
400
400
400
400



- NOTES:
- 1) ALL CONSTRUCTION WASTE TO BE CONTAINED ON-SITE AND CONTAINERS TO BE COVERED AT ALL TIMES.
 - 2) ALL SURFACE WATER RESULTING FROM ANY CONSTRUCTION SHALL BE RETAINED ON-SITE AND SHALL NOT BE ALLOWED TO RUN OFF-SITE OR INTO ANY WATERWAY OR INTO THE SOIL RIGHT-OF-WAY (SEE DETAIL).
 - 3) CONSTRUCTION DEWATERING SHALL BE PERFORMED ON A REGULAR BASIS AS REQUIRED BY ON-SITE CONSTRUCTION OPERATIONS AND SHALL BE PERFORMED BY A LICENSED CONTRACTOR. ALL DEWATERING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) AND THE FLORIDA DEPARTMENT OF HEALTH (FDOH).
 - 4) PROJECT AREA SHALL BE PROPERLY SIGNED WITH IDENTIFICATION AS REQUIRED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT). ALL SIGNAGE SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE PROJECT IS COMPLETE. ALL SIGNAGE SHALL BE PLACED ON A REGULAR BASIS BY A LICENSED SEPTIC CONTRACTOR.



P.E. No. 45406

DATE: DECEMBER 8, 2008

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. No. 45406
 P.O. BOX 639 BIG PINE KEY, FL. 33043
 (305) 812-4066 (TELEPHONE)

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S EMPLOYED SEAL ARE NOT FOR CONSTRUCTION PURPOSES AND MAY BE USED ONLY IN MATTERS OF CERTIFICATION OF ANY DRAWING DESIGN OR DETAIL IS MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

CAYA PLACE
 3063 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

CONSTRUCTION MANAGEMENT PLAN

REVISIONS	DATE

JESSY PERKINS
703 LOST CANYON
SAN ANTONIO, TX 78258

UNITED STATES OF AMERICA
WASHINGTON, DC 20240

TITIF
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

JAMES A JR MC CARTHY
PO BOX 1417
HIALEAH, FL 33011

RICHARD C BLACK
3640 WOODCREEK TRAIL
PALM CITY, FL 34090

D NORMAN ENTERPRISES INC
30677 OVERSEAS HIGHWAY
BIG PINE KEY, FL 33043

CB SCHMITT REAL ESTATE CO INC
11100 OVERSEAS HIGHWAY
MARATHON, FL 33050

STANLEY E LEISNER
1716 CATHERINE STREET
KEY WEST, FL 33040

LOUIS G & RUTH M DEAVOURS
199 GUY DEAVOURS DRIVE
BANKSTON, AL 35542

MAIL STA 115 BOARD OF TRUSTEES OF THE
INTNL
FL-3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

1110 CRANE BLVD
SUGARLOAF KEY, FL 33043

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST , FL 33040

BOARD OF COUNTY COMMISSIONERS OF
MONROE COUNTY
500 WHITEHEAD STREET
KEY WEST, FL 33040

MONROE COUNTY COMPREHENSIVE PLAN LAND
AUTHORITY
1200 TRUMAN AVENUE SUITE 207
KEY WEST, FL 33040

JOHN DRUCE & MELAINE ROSE TRUSTEES
SCHARCH
PO BOX 430063
BIG PINE KEY, FL 33043

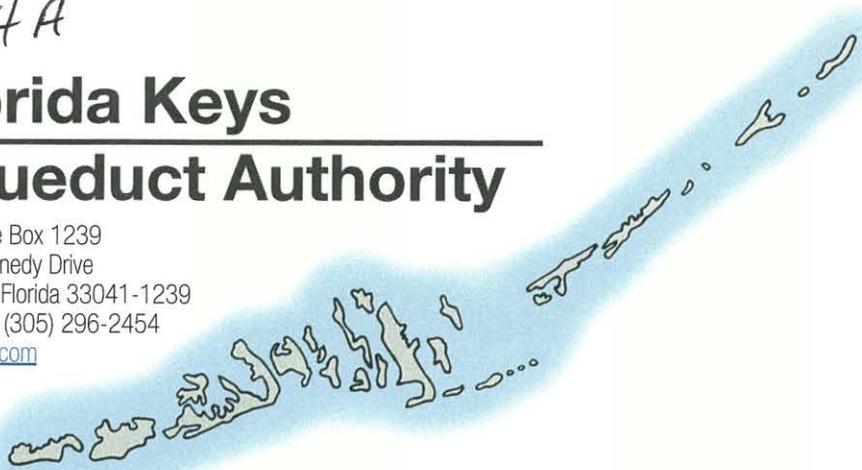
RICHARD C DEAL
PO BOX 430273
BIG PINE KEY, FL 33043



#14A

Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com



J. Robert Dean
Chairman
Key West

Mary L. Rice
Vice-Chairman
Marathon

Elena Z. Herrera
Secretary/Treasurer
Rockland Key

Rose M. Dell
Big Pine Key

David C. Ritz
Key Largo

James C. Reynolds
Executive Director

December, 22 2008

Richard Beal
P.O. Box 430273
Big Pine Key, FL 33043

RE: Proposed Development - Skeeters Marine 30641 US – 1 Big Pine Key

Dear Mr. Beal:

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

There is a 12" water main located on US 1 in front of the site which appears adequate to serve this project. However a final determination cannot be made until a complete set of Architectural plans are reviewed.

Front Footage in the amount of \$17,536.00 is due for 274 lineal feet of 12" water main @ \$64.00 per foot.

The Existing water main is considered feasible for the installation of fire hydrants.

Enclosed is a Development Review Procedure to be filled out and returned to the FKAA.

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

Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

John Sweeting
Engineering Technician

JS/cma

c: Irma Boveda, Customer Service Manager KW

#14 B



(305) 295-1000
1001 James Street
PO Box 6100
Key West, FL 33041-6100
www.KeysEnergy.com

UTILITY BOARD OF THE CITY OF KEY WEST

December 12, 2008

Mr. Richard Beal
Skeeters Marine Repair
P.O. Box 430273
Big Pine Key, FL 33043

RE: City of Key West
Skeeters Marine Repair
30641 Overseas Highway, Big Pine Key, Florida

Dear Mr. Beal:

This is to acknowledge that the above mentioned party has begun a coordination process with Keys Energy Services (Keys).

KEYS' Engineering Section requests that they be provided with a **full set of plans and a Project Review Form** (separate form for each new meter) for the referenced project.

These *plans* are necessary in order for us to ensure that there is adequate service for your project, as well as our existing, surrounding customers.

Please return the *full set of plans and the Project Review Form* to one of our Customer Accounts Representatives.

Should you have any questions, please contact me at 295-1082.

Sincerely,

A handwritten signature in cursive script that reads "Milagos Gartenmeyer".

Milagros Gartenmeyer
Customer Accounts Representative

MG/at

Enclosures

c:
M. Alfonso, Supervisor of Engineering
File: CUS-200

#140



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

Engineering Division

The Historic Gato Cigar Factory
1100 Simonton Street, Suite 2-216
Key West, Florida 33040
305-292-4426 department
305-295-4321 fax
koppel-dave@monroecounty-fl.gov



December 23, 2008

Mr. Richard Beal
Post Office Box 430273
Big Pine Key, FL 33043
305-872-9040
305-395-0965 cell
keyskeet@msn.com

RE: Engineering Division Letter of Coordination
Monroe County Planning Department Minor Conditional Use Permit Application
Caya Place Affordable Housing (next to Skeeter's Marine, Big Pine Key)

Dear Richard,

This letter shall serve as Monroe County Engineering Division's Letter of Coordination for your Minor Conditional Use Permit Application for the above-mentioned project, as referenced on the email received from Timmons Engineering on December 20, 2008.

If you need any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Koppel'.

David S. Koppel, P.E.
County Engineer

DSK/amp

#14 G

GLEN BOE & ASSOCIATES, INC.

5800 OVERSEAS HIGHWAY, SUITE 4

MARATHON, FL 33050

PHONE (305) 743-9121 • FAX (305) 743-9187

GLENBOE@BELLSOUTH.NET

December 22, 2008

Richard Beal
P.O. Box 430273
Big Pine Key, FL 33043

Subject: Caya Place
30663 Overseas Highway
Big Pine Key, FL

Dear Mr. Beal,

This letter is to confirm that the 5,000 gallon per day wastewater treatment plant by EcoFluid LLC with two injection wells is expected to provide adequate treatment for 18 proposed units on the subject property. The proposed system will be designed to meet the Department of Environmental Protection regulations that include the more stringent 2010 effluent standards. Our company is prepared to provide you with the design and permitting services for this project upon receipt of the Monroe County development approval.

Please contact our office if any additional information is required at this time.

Sincerely,
GLEN BOE & ASSOCIATES, INC.



Sean Kirwan, P.E.
President

#14 H



Florida Department of Transportation

December 8th, 2008

Thomas Timmins
Timmins Engineering, LLC
P.O. Box 639
Big Pine Key, Florida 33043

SUBJECT:

**Coordination Letter for Caya Place Development
Overseas Highway (SR5) and MM 30.7
Section 90020, MP 26.242**

Dear Mr. Ortiz,

I am sending this coordination letter to inform you about your request regarding the above subject.

I am enclosing FDOT Access Permit Application and Drainage Application packages for your review and use.

The Department no longer performs conceptual reviews since Florida Administrative Codes Rule Chapter 14-96 was amended. Non-binding pre-application meetings are held upon request, in which staff are available to meet with you to give preliminary comments and provide guidance in the permit application process; such meeting is recommended.

Please submit the required permit application or schedule a pre-application meeting at your earliest convenience. If you have any further questions, please feel free to contact me.

Sincerely,

Ernesto Santisteban
Project Engineer

14 F



WASTE MANAGEMENT OF THE FLORIDA KEYS

125 Toppino Industrial Dr.
Rockland Key, FL 33040
(305) 296-2794
(305) 296-8175 Fax

December 30, 2008

Mr. Richard Beal
P.O. Box 430273
Big Pine Key, FL. 33043
(305) 872-9040
(305) 395-0965 Cell
Keyskeet@msn.com

RE: Engineering Division Letter of Coordination
Monroe County Planning Department Minor Conditional Use Permit Application
Caya Place Affordable Housing (Next to Skeeter's Marine, Big Pine Key)

To Whom It May Concern:

This letter shall serve as Monroe County Engineering Division's Letter of Coordination Use Permit Application for the above-mentioned project. If you have any further questions you can reach me at 305-797-3312.

Thank You,

A handwritten signature in black ink that reads 'Margret Lara'. The signature is written in a cursive, flowing style.

Margret Lara
Territory Manager
Waste Management of The Florida Keys
125 Toppino Industrial Dr
Rockland Key, Fl. 33040
305-797-3312

From everyday collection to environmental protection, Think Green® Think Waste Management.

#14c



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

OFFICE of the FIRE MARSHAL
490 63rd Street
Marathon, FL 33050
PHONE: (305) 289-6010
FAX: (305) 289-6013

Timmins Engineering
PO Box 639
Big Pine Key, Fl 33043
RE: Letter of Coordination

December 29, 2008

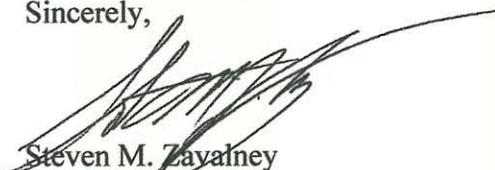
Dear Mr. Timmins,

Pursuant to the requirements of the Monroe County Planning Department Development Permit Application, this shall serve as the letter of coordination between the Monroe County Fire Marshal's Office and the agent and/or property owner for the project owner of Caya Place e located at Big Pine Key.

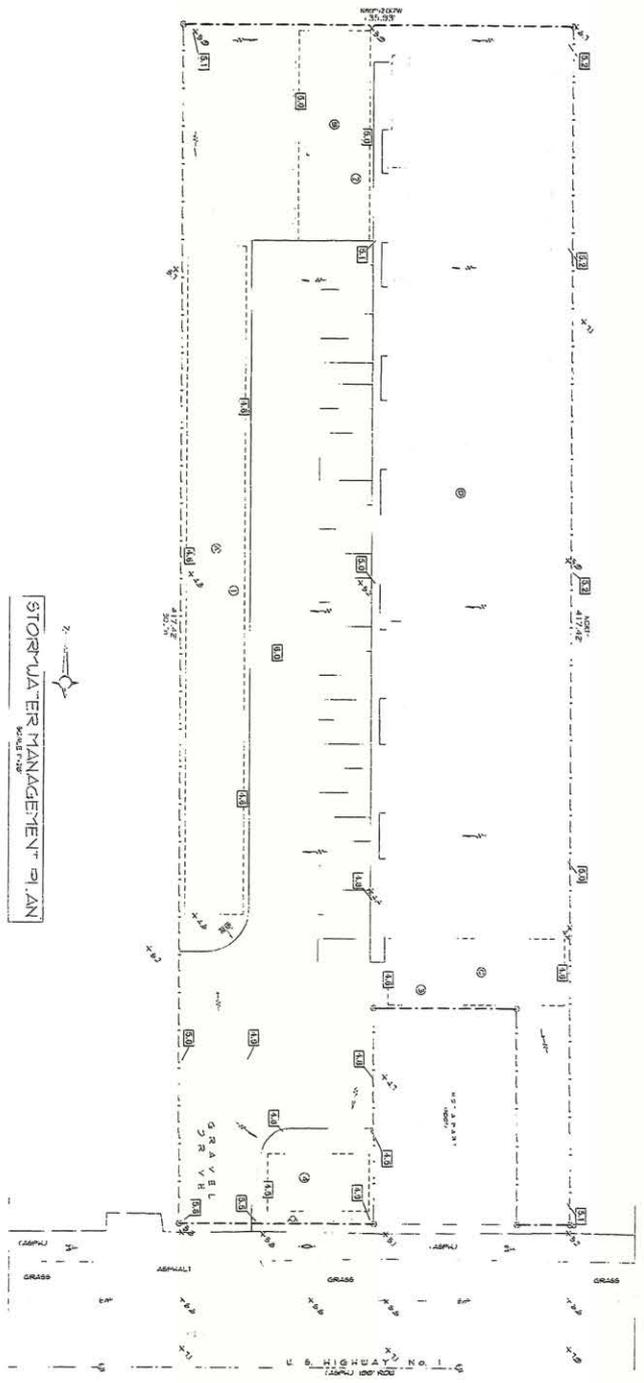
1. The Fire Marshal's Office enforces the Florida Fire Prevention Code (2007), The Florida Building Code (2004/7), National Fire Protection Code (NFPA 1), Life Safety Code (NFPA 101) and related NFPA standards as applicable and adopted by the State of Florida.
2. All fire rated penetrations shall be caulked with a UL approved product per manufacturer's specifications. A detail sheet shall be included with the final set of approved and sealed plans on each method used the fire stop system. A single manufacturer of Fire Penetration sealant shall be used throughout the structure. Expanding "foam" products shall not be permitted anywhere in the structure.
3. Approved fire hydrants shall be provided for building to meet necessary fire flow requirements as determined by the Fire Official, and approved by the Florida Keys Aqueduct Authority (FKAA).
4. Fire Department access shall comply with NFPA 1, Ch.18. The Site plan as submitted does not comply with this requirement, as there is a dead end access road over 150 feet in length. A turnaround shall be provided at the end of the road, or other alternatives may be available upon discussion with the Fire Marshal's Office.

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

Sincerely,


Steven M. Zavalney
Captain, Fire Prevention

PAGE 35



STORMWATER MANAGEMENT PLAN

SWALE DATA:

SWALE No.	SIZE	DEPTH	VOLUME
1	12" X 24"	2'	3448 CU. FT.
2	12" X 24"	2'	1944 CU. FT.
3	12" X 24"	2'	288 CU. FT.
4	12" X 24"	2'	484 CU. FT.

TOTAL VOLUME PROVIDED = 6933 CU. FT.

TOTAL VOLUME TO BE RETAINED = 8933 CU. FT.

TOTAL RETAINED VOLUME PROVIDED = 8931 CU. FT.

SEE DRAINAGE REPORT FOR CALCULATIONS

TRENCH DATA:

TRENCH	LENGTH	WIDTH	DEPTH	VOLUME
1	225'	4'	2'	846 CU. FT.
2	63'	4'	2'	344 CU. FT.
3	93'	5'	2'	175 CU. FT.
4	68'	4'	2'	225 CU. FT.

TOTAL VOLUME PROVIDED = 1594 CU. FT.

TOTAL VOLUME TO BE RETAINED = 8933 CU. FT.

TOTAL RETAINED VOLUME PROVIDED = 8931 CU. FT.

SEE DRAINAGE REPORT FOR CALCULATIONS

LEGEND

- 52 PROPOSED GRADE ELEVATION
- EXISTING GRADE ELEVATION
- DRAINAGE PATTERN
- ROCK FILLED TRENCH
- SWALE EDGE AND GRADE

General Notes:

- All work shall be done in accordance with Monroe County Standards and
- Underground utilities (if any) are not shown. The contractor shall be responsible for the location and protection of any underground utilities during the course of construction.
- Spot elevations and general drainage flow patterns are shown in an approximate way. It is recommended that a surveyor provide cut and fill stakes to ensure that the final grading is toward the swales and trenches as indicated on the plan.

FILE NO. 15498

DATE: DECEMBER 8, 2008

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, PE
 FLORIDA PE. No. 45406
 P.O. BOX 635 B.G. PINE KEY, FL 33043
 (305) 872-4060 (TELEPHONE)

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S PROFESSIONAL SEAL ARE NOT FOR CONSTRUCTION PURPOSES AND THAT THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE ORIGINAL DRAWING OR DETAIL IN PLACE FOR ANY DRAWING OR DETAIL IN PLACE FOR CONSTRUCTION PURPOSES.

CAYA PLACE
 30653 OVERSEAS HIGHWAY
 BIC PINE KEY, FLORIDA

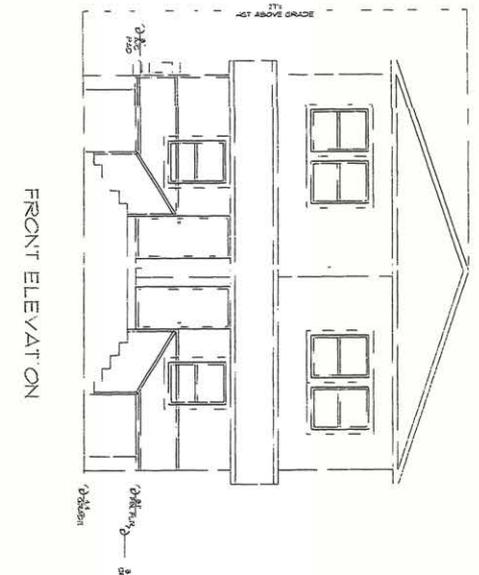
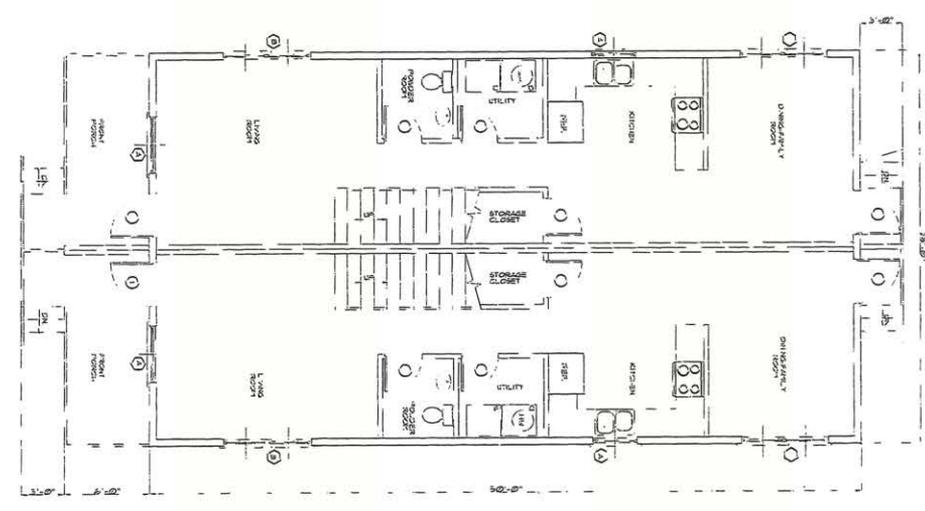
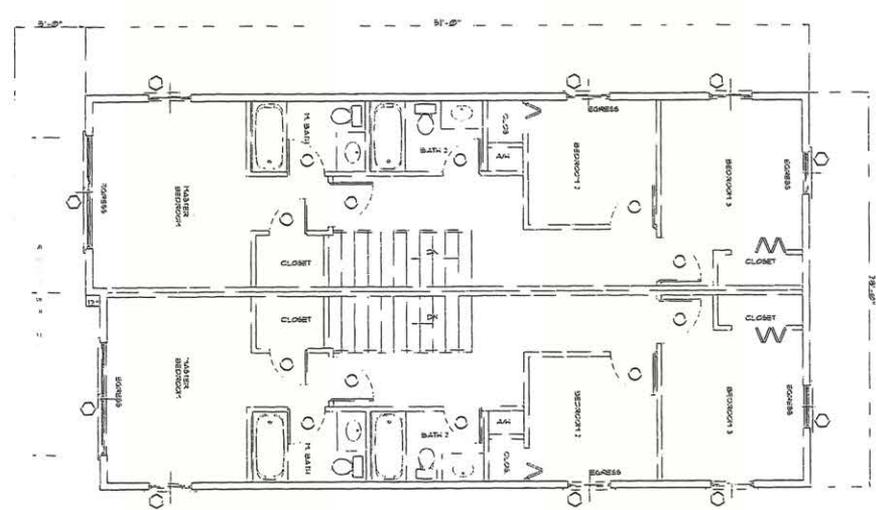
STORMWATER MANAGEMENT PLAN

SHEET 2

REVISIONS DATE

UNIT 'A'
 UPPER LEVEL

UNIT 'B'
 LOWER LEVEL



P.E. No. 49406
 T.T.A.

DATE: DECEMBER 6, 2006

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. No. 49406
 P.O. BOX 638 BIG PINE KEY, FL 33043
 (305) 872-4660 (TELEPHONE)

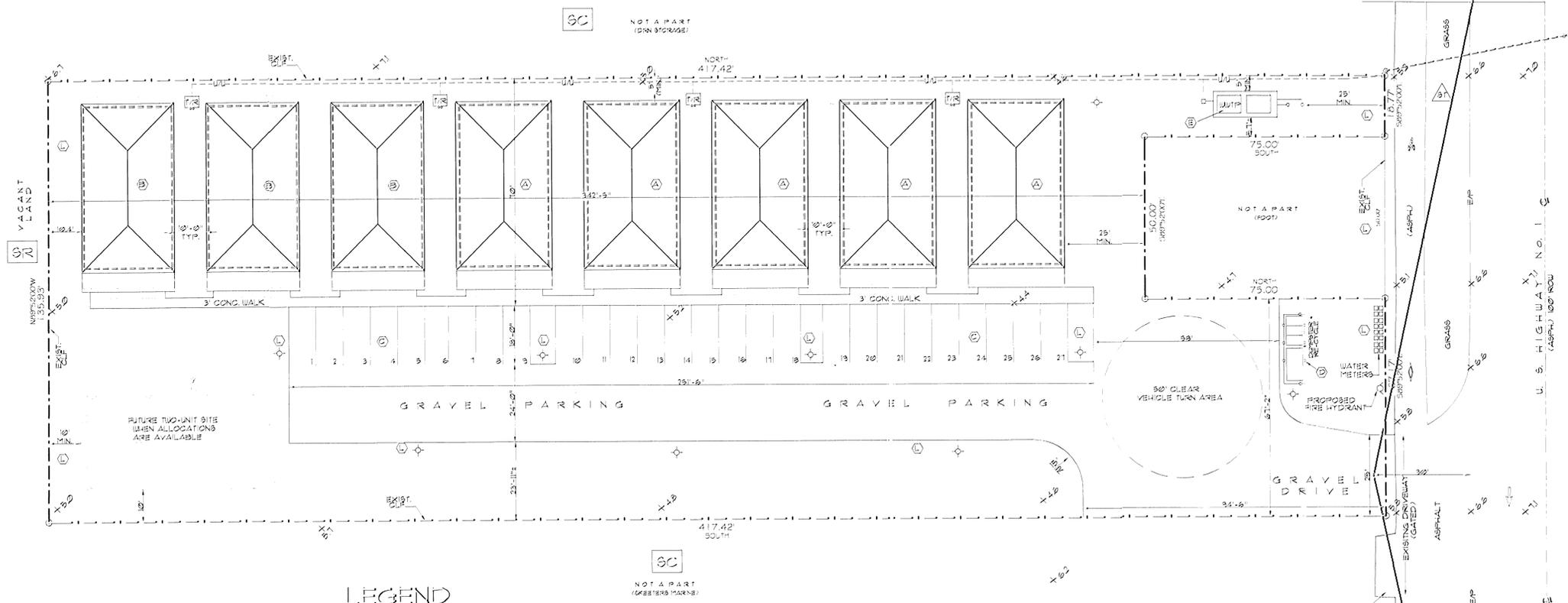
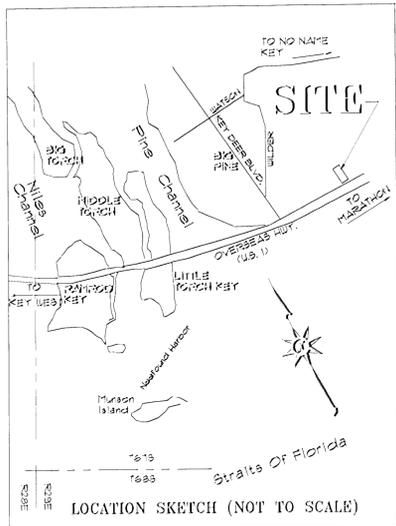
PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S APPROVED SEAL ARE NOT FOR CONSTRUCTION PURPOSES AND MAY BE PRELIMINARY IN NATURE. NO CONTRACTS AND PAY OR ANY DRAWING DESIGN OR DETAIL IS TO BE MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

CAYA PLACE II
 3803 ONE-SEASIDE HWY
 BIG PINE KEY, FLORIDA

FLOOR PLANS
 ELEVATION

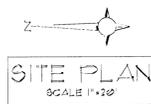
REVISIONS	DATE

4
 SHEET



LEGEND

- (A) TYPICAL TWO-UNIT BUILDING (SEE DETAIL, THIS SHEET)
- (B) TYPICAL TWO-UNIT BUILDING W/ 8' OVERHANGS ON SIDES & 12' OVERHANGS FRONT & BACK
- (C) 8'-8" X 18'-0" REGULAR PARKING SPACE (TYP)
- (D) CHAIN LINK FENCE W/ OBSCURE WEAVING & DUMPSTER AREA
- (E) ON-SITE WASTEWATER TREATMENT AREA
- (F) AREA TO BE LANDSCAPED (SEE LANDSCAPING SCHEMATIC FOR DETAILS)
- X⁹² APPROX. GRADE SPOT ELEVATION
- SC ADJACENT PARCEL ZONING
- BT CLEAR SIGHT TRIANGLES: U.S. 1: 30' FROM EIP & 20' FROM S OF DRIVE IN EACH DIRECTION ALONG THE U.S. 1
- BP EXISTING BICYCLE PATH
- UU UNDERGROUND UTILITIES (ELECTRIC, TELEPHONE, CABLE)
- OL OUTDOOR LIGHT
- T/R TRANSPORTER UTILITY RISER
- EIP EDGE OF PAVEMENT
- CL ROADWAY CENTERLINE



LEGAL DESCRIPTION - (FROM SURVEY)
 A Tract of land in the Southwest Quarter of the Northeast Quarter of Section 26, T. 66 S., R. 29 E., of Big Pine Key, Monroe County, Florida and being more particularly described by notes and surveys as follows: Commencing at the intersection of the centerline of U.S. Highway No. 1 and the West line of the Southwest Quarter of the Northeast Quarter of Block or 29, T. 66 S., R. 29 E., bear South 89 degrees and 52 minutes East, 52 meters East; along said North-south line of U.S. Highway No. 1, 969.04 feet to the POINT OF BEGINNING of the tract of land hereafter described, from said POINT OF BEGINNING, north the bearing South 89 degrees and 52 minutes East, along the North-south line of U.S. Highway No. 1, 67.16 feet; thence bear North, 75 feet; thence bear South 89 degrees and 52 minutes East, 50 feet; thence bear South, 75 feet to a point on the North-south line of U.S. Highway No. 1, 135.93 feet; thence bear North 47.42 degrees and 52 minutes West, 47.42 feet; thence bear South 47.42 degrees and 52 minutes East, 47.42 feet back to the POINT OF BEGINNING.

SITE DATA

SITE AREA : 52,963 S.F.
 1.216 Ac.

DENSITY

AFFORDABLE HOUSING UNITS : 16 For this Application
 AFFORDABLE HOUSING UNITS : 2 FUTURE UNITS
 ALLOWABLE SITE DENSITY: 21.9 AFFORDABLE UNITS
 PROPOSED SITE DENSITY: 13 AFFORDABLE UNITS

PARKING:

AFFORDABLE HOUSING : 3 SPACES PER TWO UNITS
 TOTAL REQUIRED SPACES : 21 SPACES

PROVIDED SPACES: 21-STANDARD (8.5'X18')

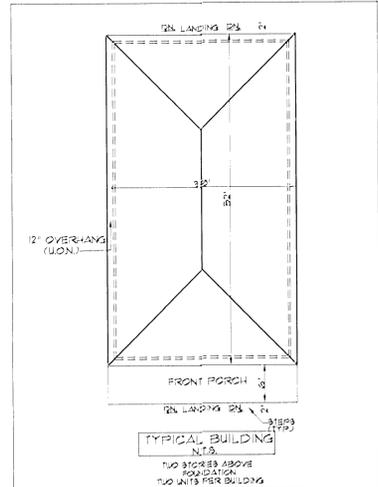
OPEN SPACE

LOT COVERAGE	
BUILDING FOOTPRINTS (INCL. STEPS)	: 14322 S.F.
FUTURE BUILDING (INCL. STEPS)	: 1812 S.F.
DRIVE AND PARKING (GRAVEL)	: 15480 S.F.
CONCRETE SIDEWALKS	: 1062 S.F.
DUMPSTER/RECYCLE AREA	: 140 S.F.
MISC. UTILITIES (WWT/P, T/R ETC.)	: 284 S.F.
TOTAL	: 32038 S.F.
OPEN SPACE	: 20925 S.F.
OPEN SPACE RATIO	: 0.395

OUTDOOR LIGHTING:

HEIGHT : 18' MAX. - CUTOFF STYLE LIGHTING
 ILLUMINATION : MAX. 15 FOOTCANDLES AT 12'

PROJECT SITE INFORMATION	
BASE FLOOD ELEVATION	: 8'
FIRM ZONE	: AE
COMM. No.-FIRM PANEL	: 125123 - 1336 K
DATE OF FIRM	: FEBRUARY 13, 2005
PROJECT SITE PLAN BASED ON SURVEY BY: RE. REECE, P.A. 30364 QUAIL ROOST TRAIL BIG PINE KEY, FL.	
DATE OF FIELD WORK	: 10-21-08
LAND USE DISTRICT	: SUBURBAN COMMERCIAL (SC)



REVISIONS	DATE

SITE PLAN
 SITE DATA

CAYAPLACE
 30663 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

PLANS WHICH ARE NOT SHOWN BY THE ENGINEER SHALL BE VOID. THE ENGINEER HAS REVIEWED THE PLANS AND HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE. THIS IS A PRELIMINARY IN NATURAL NO CERTIFICATION FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. NO. 45406
 P.O. BOX 639 BIG PINE KEY, FL. 33043
 (305) 872-4060 (TELEPHONE)

DATE: DECEMBER 8, 2008

SHEET

P.E. No. 45406

REVISIONS	DATE

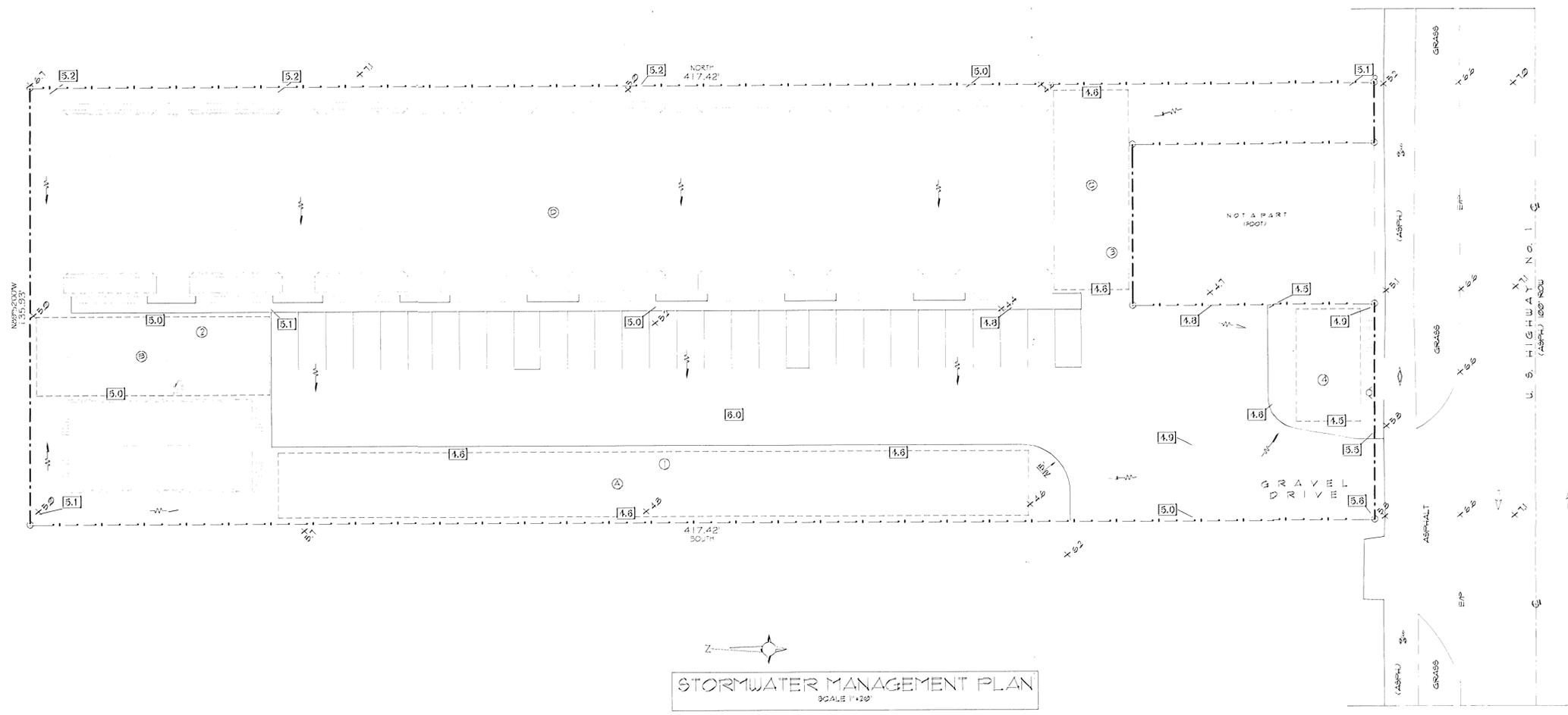
STORMWATER MANAGEMENT PLAN

CAYA PLACE
 30633 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S EMBOSSED SEAL ARE VOID. ANY CHANGES MADE TO THESE PLANS WITHOUT THE ENGINEER'S SIGNATURE AND SEAL SHALL BE AT THE USER'S RISK. NO GUARANTEE IS MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. NO. 45406
 P.O. BOX 639 BIG PINE KEY, FL. 33043
 (305) 872-4060 (TELEPHONE)

DATE: DECEMBER 8, 2006
 SHEET
 2



STORMWATER MANAGEMENT PLAN
 SCALE 1" = 20'

SWALE DATA:

SWALE No.	SIZE	DEPTH	VOLUME
①	233' X 20"	12"	3648 CU. FT.
②	12' X 24"	12"	1344 CU. FT.
③	61' X 23"	12"	1061 CU. FT.
④	34' X 20"	12"	464 CU. FT.

TOTAL VOLUME PROVIDED = 6523 CU. FT.

NOTE: ALL SWALES TO BE 12" IN DEPTH WITH 4:1 SIDE SLOPE. SWALES SHALL HAVE GRASS VEGETATION. SEE LANDSCAPING PLAN FOR LOCATION OF TREES ETC. CONSTRUCT DRAINAGE FACILITIES PRIOR TO LANDSCAPING THE SITE.

TRENCH DATA:

TRENCH	LENGTH	WIDTH	DEPTH	VOLUME
Ⓐ	225 LF	4'	2'	846 CU. FT.
Ⓑ	65 LF	4'	2'	244 CU. FT.
Ⓒ	53 LF	4'	2'	193 CU. FT.
Ⓓ	60 LF	4'	2'	229 CU. FT.

TOTAL VOLUME PROVIDED = 1514 CU. FT.

NOTES: ASSUMED TRENCH VOID RATIO = 0.41
 LINE TRENCHES WITH MIRAFI (OR EQUAL) FILTER FABRIC
 ROCK FILL TO BE UNIFORM 1 1/2" WASHED BALLAST

VOLUME TO BE RETAINED**
 TOTAL VOLUME TO BE RETAINED = 5033 CU. FT.
 TOTAL RETAINAGE VOLUME PROVIDED = 5031 CU. FT.
 ** SEE DRAINAGE REPORT FOR CALCULATIONS

LEGEND

- 5.2 PROPOSED GRADE ELEVATION
- X 4.8 EXISTING GRADE ELEVATION
- 4.5 --- SWALE EDGE AND GRADE
- 4.8 --- ROCK FILLED TRENCH
- 4.8 --- DRAINAGE PATTERN

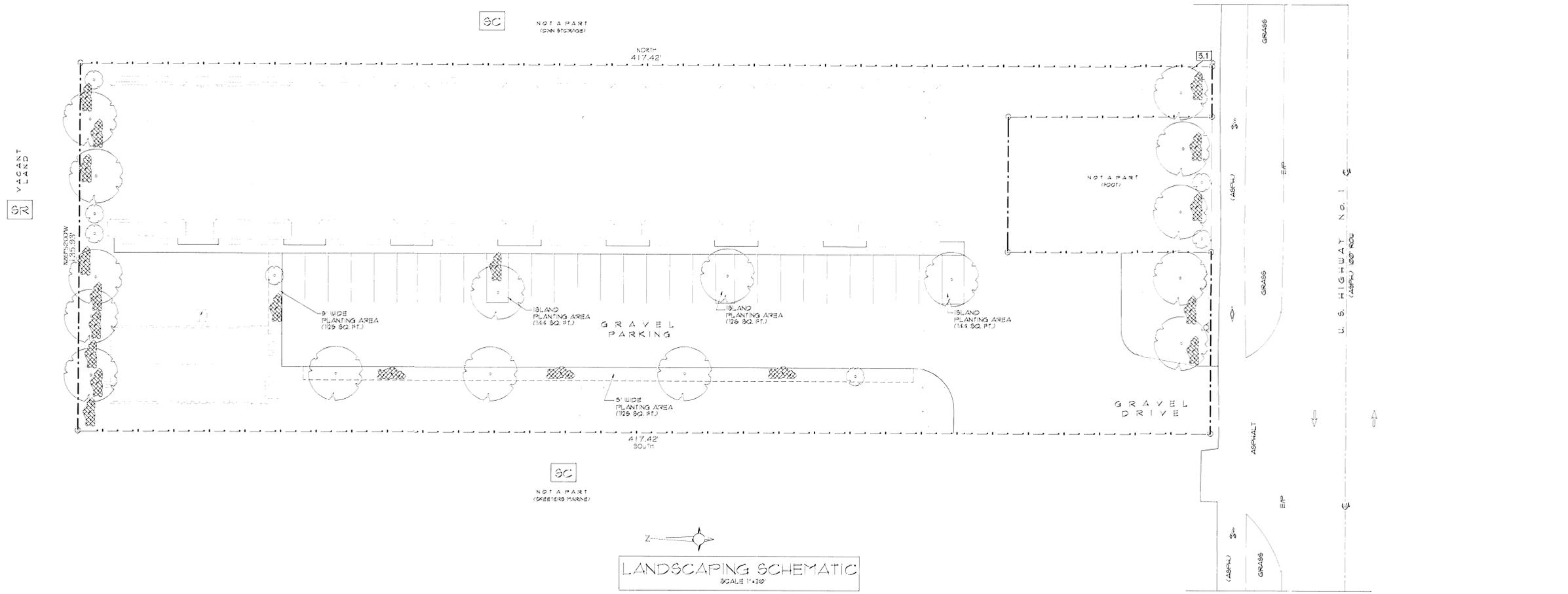
General Notes:

1. All work shall be done in accordance with Monroe County Standards and
2. Underground utilities (if any) are not shown. The contractor shall be responsible for the location and protection of any underground utilities during the course of construction.
3. Spot elevations and general drainage flow patterns are shown in an approximate way. It is recommended that a surveyor provide cut and fill stakes to ensure that the final grading is toward the swales and trenches as indicated on the plan.

RECEIVED
 DEC 12 2006
 T.M.

P.E. No. 45406

REVISIONS	DATE



LANDSCAPING SCHEMATIC
PLAN

CAYA PLACE
30663 OVERSEAS HIGHWAY
BIG PINE KEY, FLORIDA

LANDSCAPING SCHEMATIC
SCALE 1"=20'

LANDSCAPE BUFFER 'C'
SR-SC BOUNDARY 10' WIDE BUFFER W/ FENCE

PLANT MATERIAL/100'	
5	CANOPY
2	UNDERSTORY
20	SHRUBS

25' BUFFERYARD : 135.93 LINEAR FEET
CANOPY : 1 REQUIRED - 1 GUMBO LIMBO
UNDERSTORY : 3 REQUIRED - 3 FRANGIPANI
SHRUBS : 21 REQUIRED - 21 BUTTWOOD

PARKING LOT LANDSCAPING CLASS "A"

PLANT MATERIAL/1500 S.F. AREA/24 SPACES	
5	CANOPY
1	UNDERSTORY
12	SHRUBS

21 SPACES + 24 SPACES = 1,125
1,125 x 1,500 = 1,688 SQ. FT.
REQUIRED : 1,688 SQ. FT.
PROVIDED : 1,688 SQ. FT.
CANOPY : 6 REQUIRED - 6 GUMBO LIMBO
UNDERSTORY : 2 REQUIRED - 2 SATINLEAF
SHRUBS : 15 REQUIRED - 15 BUTTWOOD

LANDSCAPE BUFFER 'C'
U.S. 1 - 25' WIDE BUFFER

PLANT MATERIAL/100'	
3.5	CANOPY
1.4	UNDERSTORY
14	SHRUBS

25' BUFFERYARD : 136.8 LINEAR FEET
CANOPY : 5 REQUIRED - 5 GUMBO LIMBO
UNDERSTORY : 2 REQUIRED - 2 FRANGIPANI
SHRUBS : 20 REQUIRED - 20 BUTTWOOD

LEGEND

- DENOTES CANOPY TREE
- DENOTES UNDERSTORY TREE
- SHRUBS (THREE AT EA. SYMBOL)
- DENOTES LANDSCAPED AREA FOR PARKING
- BUFFERYARDS
- GRAVEL ACCESS DRIVE (TYPICAL)
- SSTD'S PER HRS SPECS
- ADJACENT LAND ZONING

NOTE: PLANTINGS SHOWN ARE FOR LOCATION AND PERMITTING PURPOSES ONLY. NO PLANTING OR PLANT MAINTENANCE DIRECTIONS OR SPECIFICATIONS ARE A PART OF THIS PLAN. PROPER PLANTING AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER AND/OR LANDSCAPE CONTRACTOR

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S EMBOSSED SEAL OR SIGNATURE SHALL BE VOID. THE ENGINEER'S SEAL AND SIGNATURE ARE REQUIRED FOR ALL PLANS. ANY CHANGES TO THE ORIGINAL DESIGN OR DETAIL IS MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

TIMMINGS ENGINEERING, LLC
THOMAS M. TIMMINGS, P.E.
FLORIDA P.E. NO. 45406
P.O. BOX 639 BIG PINE KEY, FL 33043
(305) 872-4060 (TELEPHONE)

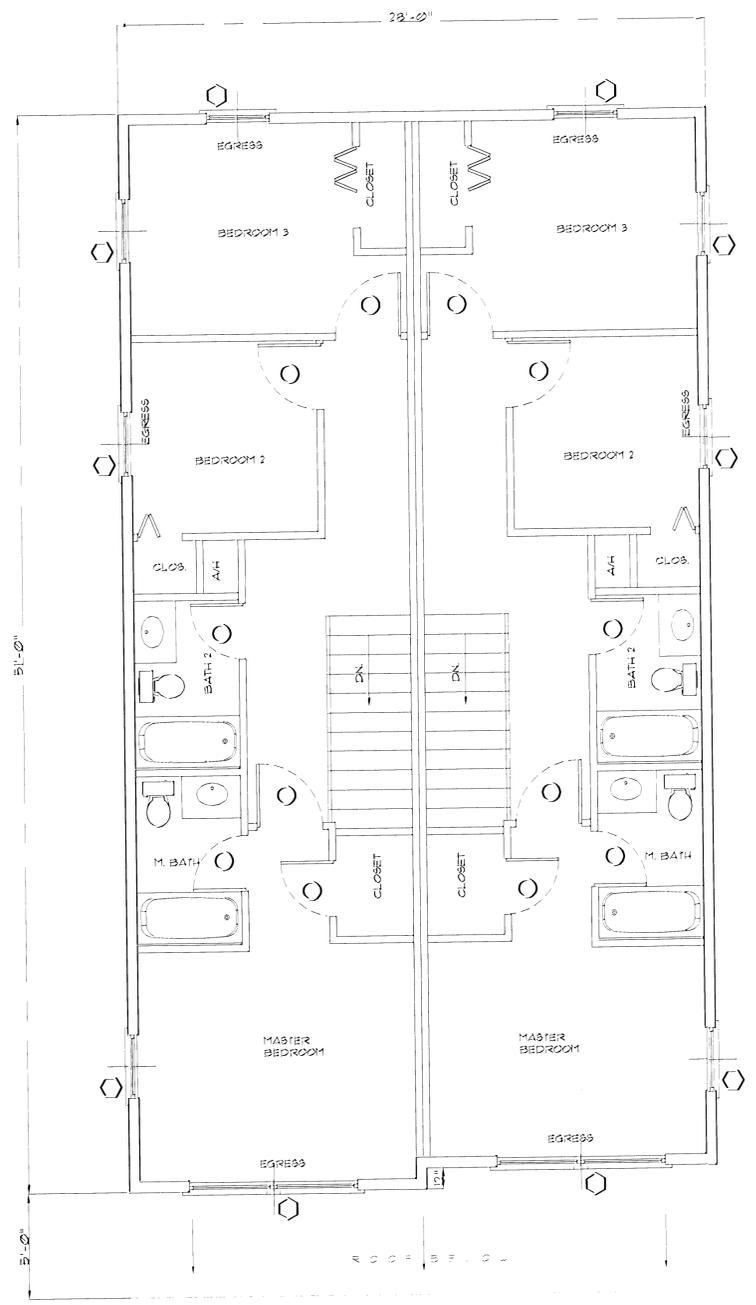
DATE: DECEMBER 8, 2008

SHEET

3

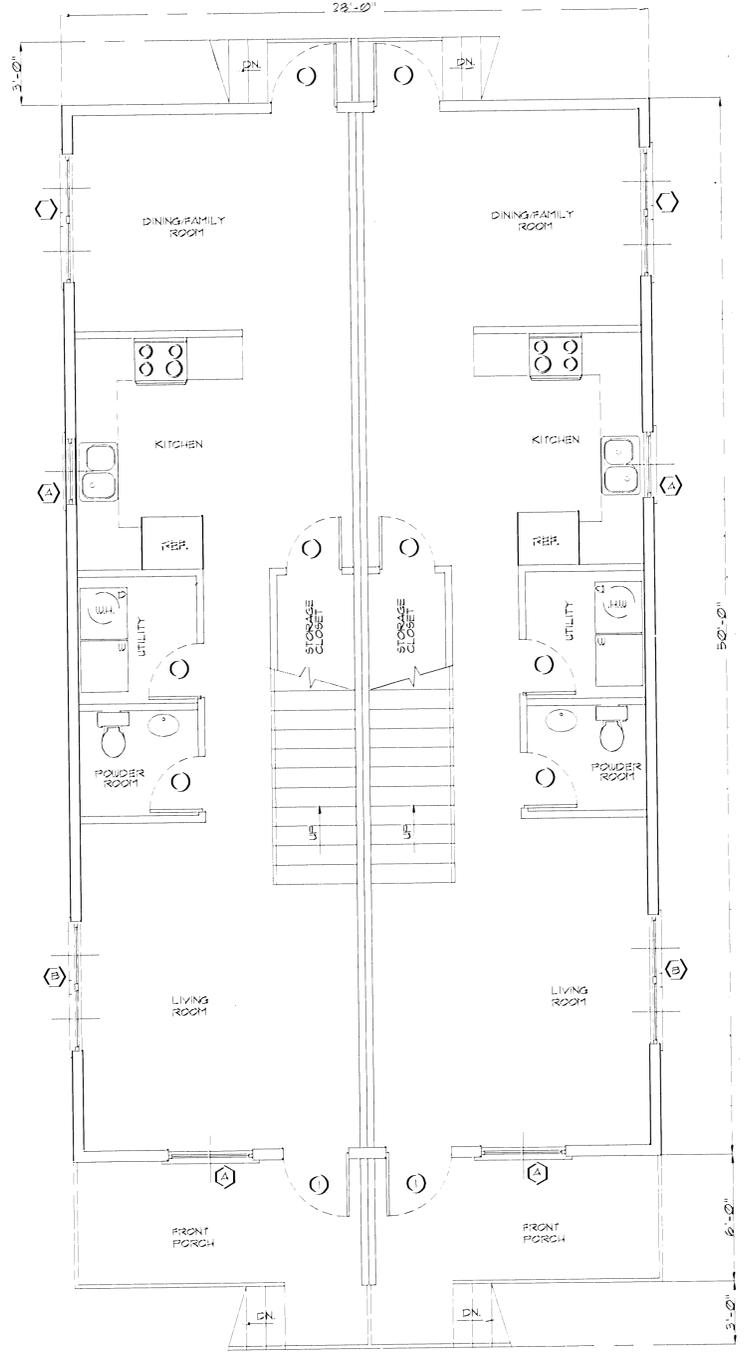
P.E. No. 45406
THOMAS M. TIMMINGS

REVISIONS	DATE



UNIT 'A' UNIT 'B'

UPPER LEVEL
1414 SF.



UNIT 'A' UNIT 'B'

LOWER LEVEL
1400 SF.



FRONT ELEVATION

PE: No. 43406
[Signature]

REVISIONS
 DEC 01 07

DATE: DECEMBER 8, 2008

TIMMINS ENGINEERING, LLC
 THOMAS M. TIMMINS, P.E.
 FLORIDA P.E. No. 45406
 P.O. BOX 633 BIG PINE KEY, FL. 33043
 (305) 872-4060 (TELEPHONE)

CAYA PLACE
 3063 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

**FLOOR PLANS
 ELEVATION**

SHEET

4

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER ARE NOT FOR CONSTRUCTION PURPOSES AND THAT THE ENGINEER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. THESE PLANS ARE PRELIMINARY IN NATURE, NO GUARANTEE IS MADE FOR ACCURACY OR COMPLETENESS. FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

REVISIONS	DATE

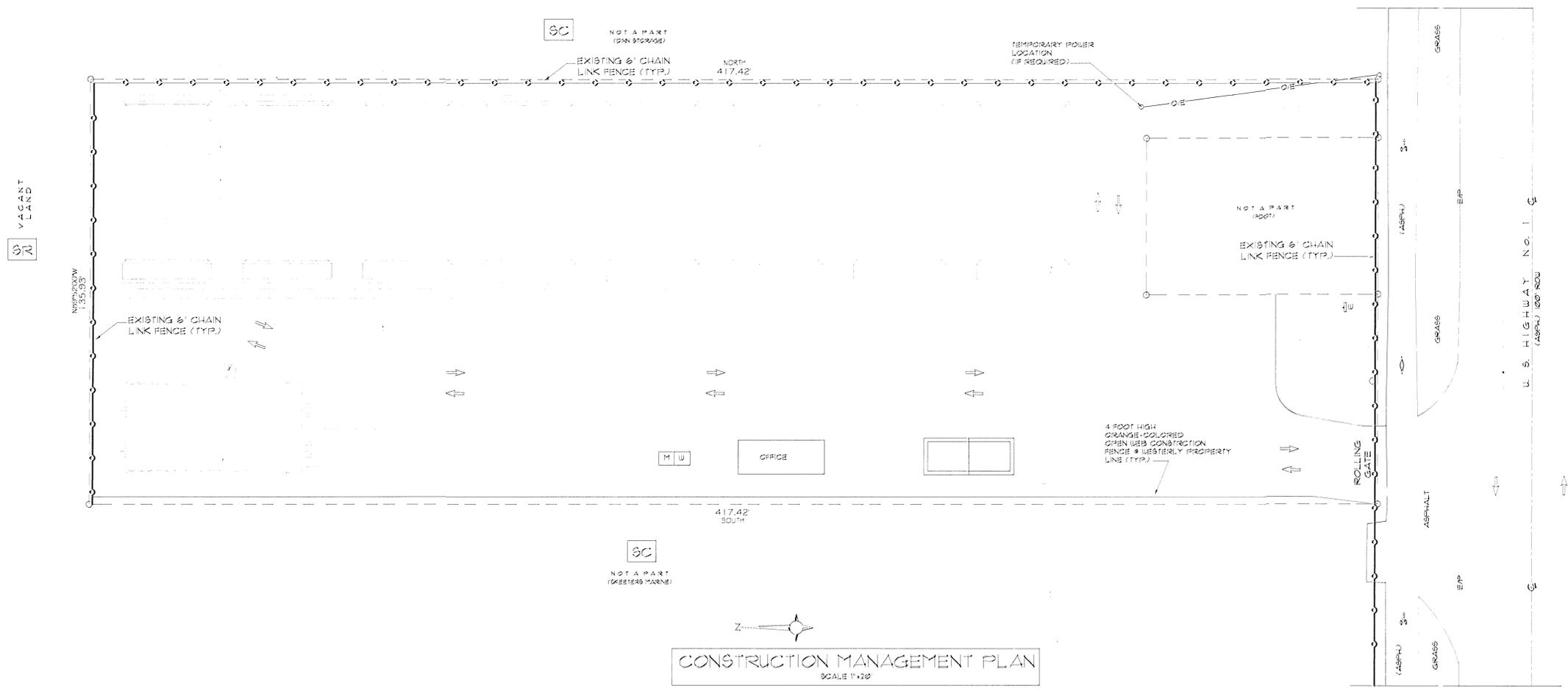
CONSTRUCTION MANAGEMENT PLAN

CAYA PLACE
 30663 OVERSEAS HIGHWAY
 BIG PINE KEY, FLORIDA

PLANS WHICH ARE NOT SIGNED BY THE ENGINEER AND DO NOT HAVE THE ENGINEER'S PROFESSIONAL SEAL ARE PRELIMINARY IN NATURE. NO CERTIFICATION OR ANY DRAWING DESIGN OR DETAIL IS MADE FOR A PLAN SHEET WHICH IS NOT SIGNED AND SEALED.

TIMMINS ENGINEERING, LLC
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 (305) 872-4060 (TELEPHONE)

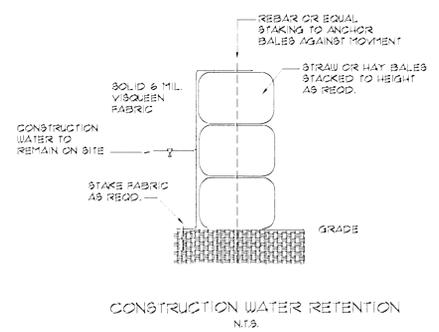
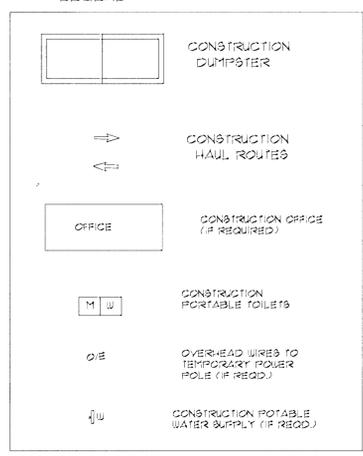
DATE: DECEMBER 6, 2008
 SHEET



NOTES:

- 1) ALL CONSTRUCTION WASTE TO BE CONTAINED ON-SITE AND SHALL BE DISPOSED OF IN ACCORDANCE WITH MONROIE COUNTY REGULATIONS
- 2) ALL SURFACE WATER RESULTING FROM ANY CONSTRUCTION SHALL BE RETAINED ON SITE AND SHALL NOT BE ALLOWED TO FLOW INTO ADJACENT PROPERTIES OR ONTO THE PDOT RIGHT-OF-WAY (SEE DETAIL)
- 3) CONSTRUCTION DUMPSTER(S) SHALL BE EMPTIED ON A REGULAR SCHEDULE BY A LICENSED TRASH COLLECTION SERVICE. DO NOT ALLOW DUMPSTERS TO OVERFILL. PROVIDE ADDITIONAL DUMPSTERS AS REQUIRED BY ON-GOING CONSTRUCTION OPERATIONS. DUMPSTERS SHALL HAVE LIDS TO PREVENT SCATTERING OF WIND BOURNE DEBRIS AT ALL TIMES
- 4) PROJECT AREA SHALL BE PROPERLY SIGNED WITH IDENTIFICATION AS A CONSTRUCTION SITE AND SHALL BE SECURED AGAINST ENTRY OF VEHICLES/PEDESTRIANS AT THE END OF THE DAY OR OTHER TIMES WHEN NO WORK IS ON-GOING. VISITORS SHALL BE DIRECTED TO THE CONSTRUCTION OFFICE AND SHALL NOT ENTER SITE UNSUPERVISED.
- 5) PORTABLE TOILETS SHALL BE MAINTAINED ON-SITE DURING THE COURSE OF THE PROJECT THESE SHALL BE PUMPED OUT OR SERVICED ON A REGULAR BASIS BY A LICENSED SEPTIC CONTRACTOR.

LEGEND



P.E. No. 45406
 12/2/08

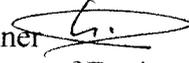


MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: The Development Review Committee and Townsley Schwab, Acting Sr. Director of Planning & Environmental Resources

From: Joseph Haberman, Principal Planner 
Ralph Gouddy, Senior Administrator of Environmental Resources

Date: January 30, 2009

Subject: *Request for a Minor Conditional Use Permit for Caya Place, to be located at mile marker 30.6 of the Overseas Highway (US 1), Big Pine Key, Real Estate No. 00111078.000000*

Meeting: February 10, 2009

I REQUEST:

The applicant is requesting approval of a minor conditional use permit in order to construct Caya Place, a residential development consisting of 16 affordable housing units and associated improvements on the subject property. The current use of outdoor storage would be eliminated.



Subject Property (outlined in blue) (2006)

1 In the application submitted on December 31, 2008, the applicant initially requested approval
2 of a total of 18 affordable housing units. The agenda item was advertised accordingly.
3 However following the advertisement deadline date, on January 26, 2009, the applicant
4 submitted a memorandum to the Planning & Environmental Resources Department reducing
5 the request for a residential development with a total of 16 affordable housing units. On
6 January 28, 2009, the applicant submitted a revised site plan showing 16 affordable housing
7 units (dated January 26, 2009).

8
9 Location:

10 Address: Overseas Highway (US 1), Big Pine Key, mile marker 30.6 (gulf side)

11
12 ~~Legal Description: Tract of land in the Southwest Quarter of the Northeast Quarter of~~
13 ~~Section 26, Township 66 South, Range 29 East, Big Pine Key~~

14 Real Estate (RE) Number: 00111078.000000
15
16
17

18 Applicant:

19 Owner: Richard C. Beal
20
21

22 II RELEVANT PRIOR COUNTY ACTIONS:
23

24 In 1973, Monroe County issued Building Permit 30557 for the construction of a 1,750 ft²
25 warehouse on the contiguous parcel to the West, identified as RE 00111078.000300. The
26 subject property, identified as RE 00111078.000000, is currently developed in concert with
27 parcel RE 00111078.000300 and used for accessory outdoor storage.
28

29 Resolution 077-2008 was passed and adopted by the BOCC on March 19, 2008. The
30 resolution directed the Planning & Environmental Resources Department to reserve the
31 award of 16 Residential Rate of Growth Ordinance (ROGO) affordable dwelling unit
32 allocations for the subject property.
33

34 Resolution 346-2008 was passed and adopted by the BOCC on October 15, 2008. The
35 resolution directed the Planning & Environmental Resources Department to reserve the
36 necessary amount of "H" value for the subject property.
37

38 III BACKGROUND INFORMATION:
39

- 40 A. Size of Site (per site plan): 52,963 ft² (1.22 acres)
41 B. Land Use District: Sub Urban Commercial (SC)
42 C. Future Land Use Map (FLUM) Designation: Mixed Use/Commercial (MC)
43 D. Tier Designation: Tier 3
44 E. Flood Zone: AE – EL 8
45 F. Existing Use: Commercial / Open Storage
46 G. Existing Vegetation / Habitat: Developed with small area of Pineland
47 H. Community Character of Immediate Vicinity: Mixed Use – commercial, office, light
48 industrial and residential uses
49

1 IV REVIEW OF APPLICATION:
2

3 MCC §9.5-65 provides the standards which are applicable to all conditional uses. When
4 considering applications for a conditional use permit, the Development Review Committee
5 shall consider the extent to which:
6

7 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*
8 *comprehensive plan and the land development regulations:*
9

10 The proposed development is consistent with the purposes, goals, objectives and
11 standards of the MC future land use category and the SC District.

12
13 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
14 the proposed use include:
15

16 Policy 101.4.5: The principal purpose of the MC land use category is to provide
17 for the establishment of commercial zoning districts where various types of
18 commercial retail and office may be permitted at intensities which are consistent
19 with the community character and the natural environment. Employee housing
20 and commercial apartments are also permitted. This land use category is also
21 intended to allow for the establishment of mixed use development patterns, where
22 appropriate. Various types of residential and non-residential uses may be
23 permitted; however, heavy industrial uses and similarly incompatible uses shall be
24 prohibited.
25

26 Policy 101.2.4: Monroe County shall allocate at least 20 percent of residential
27 (non-transient) growth to affordable housing units as part of the Permit Allocation
28 System. Any portion of the 20 percent allocation not used for affordable housing
29 shall be retained and be made available for affordable housing from ROGO year
30 to ROGO year. Affordable housing eligible for this separate allocation shall meet
31 the criteria specified in Policy 601.1.7, but shall not be subject to the competitive
32 Residential Permit Allocation and Point System in Policy 101.5.4. The parcel
33 proposed for affordable housing shall not be located within an area designated as
34 Tier I as set forth under Goal 105 or within a Tier III Special Protection Area as
35 set forth in Policy 205.1.1.
36

37 Policy 601.1.7: All affordable housing projects which receive development
38 benefits from Monroe County, including but not limited to affordable housing
39 points in the Permit Allocation System and donations of land, shall be required to
40 maintain the project as affordable on a long-term basis pursuant to deed
41 restrictions or other mechanisms specified in the Land Development Regulations,
42 and administered by Monroe County or the Monroe County Housing Authority.
43 For the purposes of developing such Land Development Regulations, the
44 following guidelines shall apply: "Moderate Income" is the amount which
45 represents 120 percent of the median annual household income for Monroe
46 County. "Low Income" is the amount which represents 80 percent of the median

1 annual household income for Monroe County. "Very Low Income" is the amount
2 which represents 50 percent of the median annual household income for Monroe
3 County. "Cost-burdened" describes a household which pays a monthly rent or
4 monthly mortgage payment, including taxes and insurance that exceeds 30
5 percent of the median annual household income for Monroe County.
6

7 Action Items from the Master Plan for Future Development of Big Pine Key and No
8 Name Key that directly pertain to the proposed use include:
9

10 Action Item 3.3.4: Consider provision of incentives for businesses to build
11 affordable housing, including employee housing, in conjunction with their
12 businesses on US 1.
13

14 B. *The conditional use is consistent with the community character of the immediate vicinity:*
15

16 A multi-family residential development would be compatible with neighboring
17 properties, an area which is composed of a diverse mixture of commercial retail, office
18 and residential uses. Therefore, the proposed development would be consistent with the
19 community character of the immediate vicinity.
20

21 C. *The design of the proposed development minimizes adverse effects, including visual*
22 *impacts, on adjacent properties:*
23

24 The applicant is proposing to construct all of the buildings using architectural features
25 that provide visual interest. Similar design guidelines and materials are proposed for all
26 of the proposed structures, which will make the development cohesive.
27

28 In addition, as part of the redevelopment, trees and other landscaping elements shall be
29 introduced to the site. Therefore, the proposed development minimizes adverse effects,
30 including visual impacts, on adjacent properties.
31

32 D. *The proposed use will have an adverse impact on the value of surrounding properties:*
33

34 It is not anticipated that the proposed redevelopment will have an adverse impact on the
35 value of the surrounding properties.
36

37 E. *The adequacy of public facilities and services:*
38

39 1. Roads:
40

41 *Localized Impacts & Access Management:* Access to and from the development shall
42 be approved by the county's traffic consultant and the Florida Department of
43 Transportation (FDOT) (See section I-22, Access Standards).
44

45 *Level of Service (LOS):* A traffic evaluation shall be approved by the county's traffic
46 consultant (See section I-23, Traffic Study).

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21
2. Stormwater: The applicant shall coordinate with the County Engineer, and, if necessary, the South Florida Water Management District (SFWMD) to determine compliance with all applicable regulations (See section I-9, Surface Water Management Criteria).
 3. Sewer: The applicant shall coordinate with the Florida Department of Health and/or Florida Department of Environmental Protection to determine compliance with all applicable regulations (See section I-10, Wastewater Treatment Criteria).
 4. Emergency Management: The applicant shall coordinate with the Office of the Fire Marshal to determine compliance with the Florida Fire Prevention Code, the Florida Building Code, the National Fire Protection Code (NFPA 1) and the Life Safety Code (NFPA 101). Assistant Fire Marshal, Steven Zavalney, reviewed the project and provided a letter of coordination, dated December 29, 2008, which provided the requirements for the Office's approval of the project. The Office was concerned about the access and maneuverability for emergency vehicles, the separation between buildings and the location of the fire hydrant and requested that the site plan be revised. The applicant submitted a revised site plan dated January 26, 2009 addressing these concerns.

22 F. *The applicant has the financial and technical capacity to complete the development as*
23 *proposed:*

24
25 Staff has no evidence to support or disprove the Applicant's financial and technical
26 capacity.
27

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

30
31 The proposed redevelopment will not adversely affect a known archaeological, historical
32 or cultural resource.
33

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

36
37 The subject property is land-locked. Therefore, the proposed development will not have
38 an adverse impact on public access to a waterfront area.
39

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

- 42
43 1. Residential Rate of Growth Ordinance (ROGO) (§9.5-120): *In compliance following*
44 *receipt of time extensions to Resolutions 077-2008 and 346-2008 or receipt of 16*
45 *affordable allocations.*
46

1 There are no existing residential dwelling units on the property. 16 new affordable
2 housing units are proposed. Currently, 16 allocations are reserved under Resolution
3 077-2008.

- 4
5 2. Non-Residential Rate of Growth Ordinance (NROGO) (§9.5-124): *In compliance.*

6
7 No non-residential floor area is proposed.

- 8
9 3. Purpose of the MU District (§9.5-206): *In compliance.*

10
11 The purpose is to establish areas for commercial uses designed and intended primarily
12 to serve the needs of the immediate planning area in which they are located. This
13 district should be established at locations convenient and accessible to residential
14 areas without use of US 1.

- 15
16 4. Permitted Uses (§9.5-235): *In compliance following the receipt of required*
17 *conditional use permit.*

18
19 Attached residential dwellings involving 6 to 18 units, designated as employee
20 housing as provided for in MCC §9.5-266, may be permitted following the receipt of
21 a minor conditional use permit.

- 22
23 5. Residential Density and Maximum Floor Area Ratio (§9.5-262, §9.5-267 & §9.5-
24 269): *In compliance.*

25

Land Use	Density	Size of Site (upland)	Max Allowed	Proposed	Potential Used
Affordable Housing (employee housing)	18 units / buildable acres	1.22 acres (0.98 buildable acres)	17.64 units	16 units	90.7 %

26
27 Pursuant to MCC §9.5-266, notwithstanding the density limitations in MCC §9.5-
28 262, employee housing on parcels classified as SC may be developed at an intensity
29 up to a maximum net residential density of 18 dwelling units per buildable acre.

- 30
31 6. Required Open Space (§9.5-269 & §9.5-347): *In compliance.*

32
33 There is a required open space ratio of 0.20 or 20 percent. In total, the property
34 consists of approximately 52,963 ft² of upland area. Therefore, at least 10,593 ft² of
35 the total land area must remain open space. The site plan indicates that there would
36 be 19,299 ft² of open space area.

- 37
38 7. **Minimum Yards (§9.5-281 & §9.5-349): *Compliance to be determined.***

39
40 The required non-shoreline setbacks in the SC District are as follows: Front yard – 25
41 feet; Rear yard – 10 feet; and Side yard – 10/15 feet. With the exception of the

1 shared access drive and on-site wastewater treatment area, all development shall be
2 within the required setbacks.

3
4 8. Maximum Height (§9.5-283): *In compliance.*

5
6 The building elevations indicate that the building height would be 27 ft above grade.
7

8 9. Surface Water Management Criteria (§9.5-293): *Compliance to be determined by the*
9 *County Engineer and/or SFWMD prior to issuance of a building permit.*

10
11 The applicant submitted a conceptual drainage plan. The County Engineer, David
12 Koppel, provided a letter of coordination dated December 23, 2008.

13
14 10. Wastewater Treatment Criteria (§9.5-294): *Compliance to be determined by Florida*
15 *Department of Health and/or Florida Department of Environmental Protection prior*
16 *to the issuance of a building permit.*

17
18 The applicant submitted a letter from Glen Boe & Associates, Inc. stating that the
19 wastewater treatment plant would provide adequate treatment; however, the applicant
20 did not submit any letter of coordination from the Department of Health.
21

22 11. Fencing (§9.5-309): *Compliance to be determined upon submittal to Building*
23 *Department.*

24
25 No new fencing is proposed as part of the conditional use permit application.
26 Fencing is shown on the site plan; full compliance shall be determined in a building
27 permit application.
28

29 12. Floodplain Management (§9.5-316 & §9.5-317): *Compliance to be determined upon*
30 *submittal to Building Department.*

31
32 The site is designated within AE – EL 8 flood zone on the Federal Emergency
33 Management Agency (FEMA)'s flood insurance rate maps. All new structures must
34 be built to floodplain management standards that meet those for flood protection.
35

36 13. Energy Conservation Standards (§9.5-326): *In compliance.*

37
38 The development proposal is located along an existing bicycle/pedestrian path and
39 shall include the installation of native plants, trees and other vegetation, which will
40 reduce the requirements for water and maintenance; the installation of several shade
41 trees, which will provide shade for plaza and parking areas; provision of structural
42 shading; and the provision of porch/patio areas in residential units.
43

44 14. Potable Water Conservation Standards (§9.5-327): *Compliance to be determined*
45 *upon submittal to Building Department.*
46

1 Florida Keys Aqueduct Authority (FKAA) issued a letter of coordination for the
2 project, dated December 22, 2008, which states there is a 12 inch water main located
3 on the US 1, in front of the site which appears adequate to serve the proposed
4 development.
5

6 15. Environmental Design Criteria and Mitigation Standards (§9.5-345 & §9.5-346):
7 *Compliance to be determined upon submittal to Building Department.*
8

9 16. Required Parking (§9.5-352): *In compliance.*
10

11 The development would be subject to the following off-street parking requirements:
12

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Multi-Family	1.5 spaces / unit	16 units	24 spaces

13 According to the proposed site plan, 27 off-street parking spaces would be provided.
14
15

16 17. Required Loading and Unloading Spaces (§9.5-354): *In compliance.*
17

18 18. Required Landscaping (§9.5-361, §9.5-362, §9.5-363 & §9.5-364): *In compliance*
19

20 Since the parking area is to contain 6 or more spaces, a class-A landscaping standard
21 is required.
22

23 19. Required Buffer-yards (§9.5-377, §9.5-378 & §9.5-379): *In compliance.*
24

25 A class-C major street buffer-yard is required along the property line adjacent to US
26 1. A class-C buffer-yard with a width of 25 feet is shown on the landscaping plan.
27

28 A class-D land use district buffer-yard is required along the northern property line
29 (the adjacent properties are designated as Suburban Residential (SR)). A class-D
30 buffer-yard has a minimum width of 20 feet. A class-C buffer-yard is shown, with a
31 width of 10 feet. However, where both sides of the district boundary are vacant, each
32 side shall be responsible for half of the required buffer-yard. Therefore although
33 incorrectly labeled, the width and planting requirements would be met. The
34 landscaping plan must be amended to show a class-D buffer-yard.
35

36 20. Outdoor Lighting (§9.5-391, §9.5-392 & §9.5-393): *Compliance to be determined*
37 *upon submittal to Building Department.*
38

39 New outdoor lights are shown on the site plan, full compliance shall be determined in
40 a building permit application.
41

42 21. Signs (§9.5-404 & §9.5-405): *Compliance to be determined upon submittal to*
43 *Building Department.*
44

45 No signage is proposed as part of the conditional use permit application.

Reviewed by 

1
2 **22. Access Standards (§9.5-421 & §9.5-427): *Compliance to be determined.***
3

4 Access to and from the development would be from a shared entry drive on US 1.
5 Ernesto Santisteban of VMS Inc. submitted a letter of coordination on behalf of
6 FDOT which states an access permit may be required. As of the date of this report,
7 the county's traffic consultant has not provided any comments regarding the access
8 management.
9

10 **23. Traffic Study (§9.5-426): *Compliance to be determined.***
11

12 A formal traffic study or traffic impact analysis, which is a requirement for a
13 conditional use permit application, was not submitted. An email to the applicant from
14 Richard Eichinger was submitted, which informally states that 'the residential only
15 property' would generate 102 trips. Since the email does not provide any site
16 information or methodology, staff cannot accept its findings. Therefore, as of the
17 date of this report, the county's traffic consultant has not provided any comments or
18 suggestions regarding traffic or how the development would affect the level of service
19 along this segment of US 1.
20

21 **24. Clear Sight Triangle (§9.5-427): *In compliance.***
22

23 Site triangles are shown on the site plan.
24

25 **25. Chapter 533, Florida Statutes: *Compliance to be determined upon submittal to***
26 ***Building Department.***
27

28 **Other Issues:**
29

30 1. In the application, the applicant submitted a phasing plan stating that the
31 redevelopment would occur in two phases:
32

- 33 1) Construct eight (8) duplexes, for a total of 16 units.
34 2) Change existing 'retail marine sales and service' (known as SkeeterS Marine)
35 into a 'vocational training school'.
36

37 The development of the vocational training school would take place on a contiguous
38 parcel to the West, identified as RE 00111078.000300. Although the parcel is under
39 the same ownership and currently developed in concert with RE 00111078.000000
40 (used for accessory outdoor storage), the boundaries of the parcel and the proposed
41 development which would occur on it, are not described in the application, shown on
42 the boundary survey or shown on the proposed site plan. Therefore, unless the
43 application, boundary survey and proposed site plan are amended, the scope of work
44 for the 2nd phase could not be considered or reviewed as part of this application.
45

1 Following a recommendation by staff, the applicant submitted a revised phasing plan
2 on January 26, 2009 that removed mention of future development involving the
3 proposed non-profit marine vocational training school.
4

- 5 2. The subject property, identified as RE 00111078.000000, is currently developed in
6 concert with parcel RE 00111078.000300 and used for accessory outdoor storage.
7 With the exception of a shared access drive, following the implementation of the
8 development plan to be approved under this minor conditional use permit, the two
9 parcels would meet all relevant requirements independently and no longer be
10 considered aggregated, as the parcels would not be developed as part of a common
11 plan or theme of development or use. Consequently, the existing accessory outdoor
12 storage may not continue on the subject property following approval of the minor
13 conditional use permit.
14
- 15 3. The proposed development is subject to all rules and regulations set forth in the
16 Habitat Conservation Plan (HCP) and Incidental Take Permit (ITP) for Big Pine Key.
17 Resolution 346-2008 was passed and adopted by the BOCC on October 15, 2008.
18 The resolution directed staff to reserve the necessary amount of "H" value for the
19 subject property until March 19, 2009.
20
- 21 4. It is highly unlikely that a building permit shall be issued by March 19, 2009. The
22 applicant is currently in the process of requesting time extensions to Resolutions 077-
23 2008 and 346-2008. Resolution 077-2008 was passed with the condition: "If building
24 permits for the related units are not issued within one (1) year from the date of this
25 resolution [March 19, 2008] the allocations shall automatically without further action
26 revert to the County." Resolution 346-2008 was passed with the condition: "The
27 Monroe County Planning Department shall direct and approve the reservation and set
28 aside of enough "H" value until March 18, 2009, the date the ROGO reservation for
29 the 16 allocations expires, at which time the "H" reverts to the County with no further
30 action by the County."
31

32 **V RECOMMENDED ACTION:**
33

34 Staff recommends **APPROVAL** to the Director of Planning & Environmental Resources if
35 all the following conditions are met:
36

- 37 A. Prior to the issuance of a development order, the site plan shall be revised to reflect
38 correct terminology and the density figures included in this staff report. Specifically,
39 the applicant shall modify the language "allowable site density = 21.9 affordable
40 units" to "allowable site density = 17.64 employee housing units" and "Proposed Site
41 Density: 16 Affordable Units" to "Proposed Site Density: 16 Employee Housing
42 Units".
43
- 44 B. Prior to the issuance of a development order, the landscaping plan shall be revised to
45 reflect correct buffer-yards included in this staff report. Specifically, the applicant

1 shall modify the class-C buffer-yard along the northern property line to a class-D
2 buffer-yard.

3
4 C. Prior to the issuance of a development order, the applicant shall submit a traffic study
5 or letter, prepared and signed by a licensed traffic engineer, stating the projected trip
6 generation from 16 employee housing units. Following its submittal, the county's
7 traffic consultant must approve its findings to determine whether or not the level of
8 service along US 1 could support the additional development.

9
10 D. Prior to the issuance of a building permit, the applicant shall receive all required
11 permits and approvals from the United States Army Corps of Engineers, Florida
12 Department of Environmental Protection, South Florida Water Management District,
13 Florida Department of Health and the Florida Department of Transportation.

14
15 E. Prior to the issuance of a building permit, the proposed development and buildings
16 shall be found in compliance by the Monroe County Building Department, the
17 Monroe County Floodplain Administrator and the Monroe County Office of the Fire
18 Marshal.

19
20 F. Prior to the issuance of a building permit, the existing outdoor storage use on the
21 subject property shall discontinue.

22
23 G. The employee housing units shall be deed restricted as affordable employee housing
24 as set forth in §9.5-266 of the Monroe County Code. Occupants of the employee
25 housing unit must meet all requirements for occupancy of employee housing and
26 affordable housing as set forth in the deed restriction and Monroe County Code.

27
28 **VI PLANS REVIEWED:**

29
30 A. Site Plan (Sheet 1) *submitted with application* by Timmins Engineering, dated December
31 8, 2008;

32 B. Site Plan (Sheet 1) by Timmins Engineering, revised January 26, 2009;

33 C. Stormwater Management Plan (Sheet 2) *submitted with application* by Timmins
34 Engineering, dated December 8, 2008;

35 D. Stormwater Management Plan (Sheet 2) by Timmins Engineering, revised January 26,
36 2009;

37 E. Landscaping Schematic Plan (Sheet 3) *submitted with application* by Timmins
38 Engineering, dated December 8, 2008;

39 F. Landscaping Schematic Plan (Sheet 3) by Timmins Engineering, revised January 26,
40 2009;

41 G. Floor Plans & Elevation (Sheet 4) by Timmins Engineering, dated December 8, 2008;

42 H. Construction Management Plan (Sheet 5) by Timmins Engineering, dated December 8,
43 2008;

44 I. Boundary Survey by R.E. Reece, P.A., dated October 27, 2008