

AGENDA

DEVELOPMENT REVIEW COMMITTEE

August 4, 2009

PURSUANT TO Florida Statute 286.011(1), the Development Review Committee of Monroe County will conduct a meeting on August 4, 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, Senior Director of Planning and Environmental Resources

Janis Vaseris, Biologist

Patricia A. Ivey, DOT Representative

Steve Zavalney, Fire Marshall

Judith Clarke, Director of Engineering Services

STAFF MEMBERS PRESENTING THE FOLLOWING AGENDA ITEMS:

Joe Haberman, Principal Planner

Bill Harbert, Planner

CHANGES TO THE AGENDA

MEETING

NEW ITEM:

1. Evans Financial Services, Ltd. Property, 5 Transylvania Ave. Key Largo, Mile Marker 102: A request for approval of a minor conditional use permit in order to establish a private school within an existing structure of approximately 3,000 square feet of floor area. The property is legally described as Block 2, Lots 2-8, Anglers Park Shores (PB1-148), Key Largo, Monroe County, Florida having real estate number 00468600.000000.

[29068 FILE.pdf](#)

[29068 COMBINED Site Plans & Survey.pdf](#)

[29068 SR DRC 08.04.09.PDF](#)

ADJOURNMENT

File #: 29068

Owner's Name: Evans Financial Services, Ltd
AKA – Montessori School

Applicant: Evans Financial Services, Ltd

Agent: Bob Horton – No Stress Property
Management

Type of Application: MINOR

Key: Key Largo

RE #: 00468600-000000

Additional Information added to File 29068

County of Monroe
Growth Management Division

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



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

We strive to be caring, professional and fair

Date: 7/15/09
Time: 8:00

Dear Applicant:

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

Evans Financial Services, Ltd. to the Monroe County Planning Department.
Project / Name

Thank you.

Lois Creech

Planning Staff

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

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

Property Record View

Alternate Key: 1575771 Parcel ID: 00468600-000000

Ownership Details

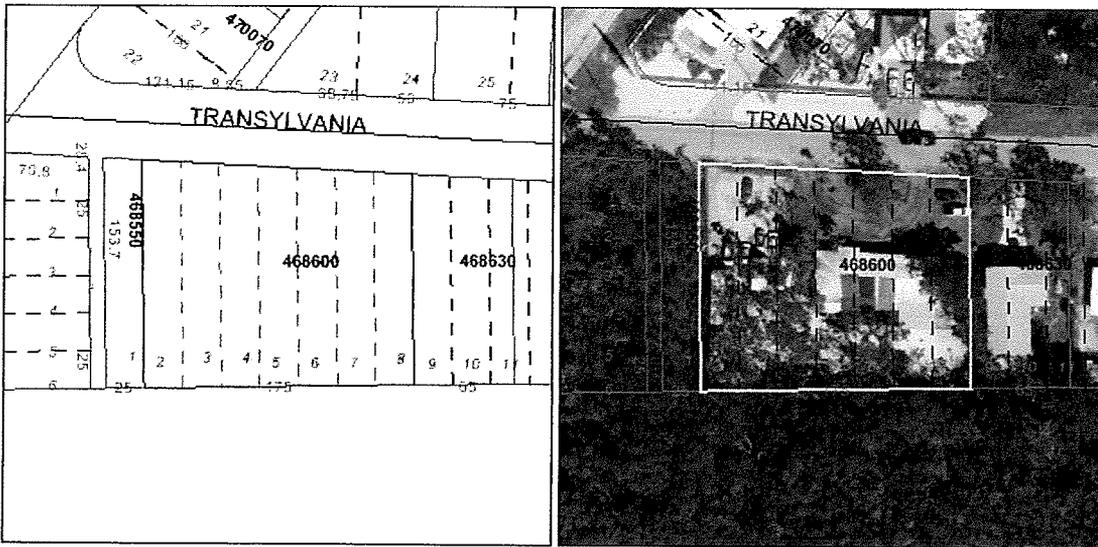
Mailing Address:
 EVANS FINANCIAL SERVICES LTD

1700 PARK LN S
 STE 3
 JUPITER, FL 33458-8089

Property Details

PC Code: 72 - SCHOOLS, COLLG. PRIV. (PC/LIST)
 Millage Group: 500K
 Affordable Housing: No
 Section-Township-Range: 14-61-39
 Property Location: 5 TRANSYLVANIA AVE KEY LARGO
 Subdivision: ANGLERS PARK SHORES
 Legal BK 2 LT 2 THRU 8 ANGLERS PARK SHORES KEY LARGO PB1-148 OR447-979 OR523-733 OR699-296 OR791-1603 OR865-287 OR876-398D/C
 Description: OR930-2084Q/C OR945-96Q/C OR951-102Q/C OR970-188 OR1020-1577 OR1124-144 OR1229-1218 OR1229-2090 OR1289-53/54AFF OR1289-1255 OR1289-1256 OR1297-711/12C OR2355-935/35AC/T

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100D - COMMERCIAL DRY			3,825.00 SF
100D - COMMERCIAL DRY			3,750.00 SF
100D - COMMERCIAL DRY	0	0	3,750.00 SF
100D - COMMERCIAL DRY	0	0	3,625.00 SF
100D - COMMERCIAL DRY	0	0	3,575.00 SF
100D - COMMERCIAL DRY	0	0	3,575.00 SF
100D - COMMERCIAL DRY	0	0	3,625.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 3034
 Year Built: 1977

Building 0 Details

Building Type
 Effective Age 23
 Year Built 1977
 Functional Obs 0

Condition F
 Perimeter 231
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 30
 Grnd Floor Area 3,034

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

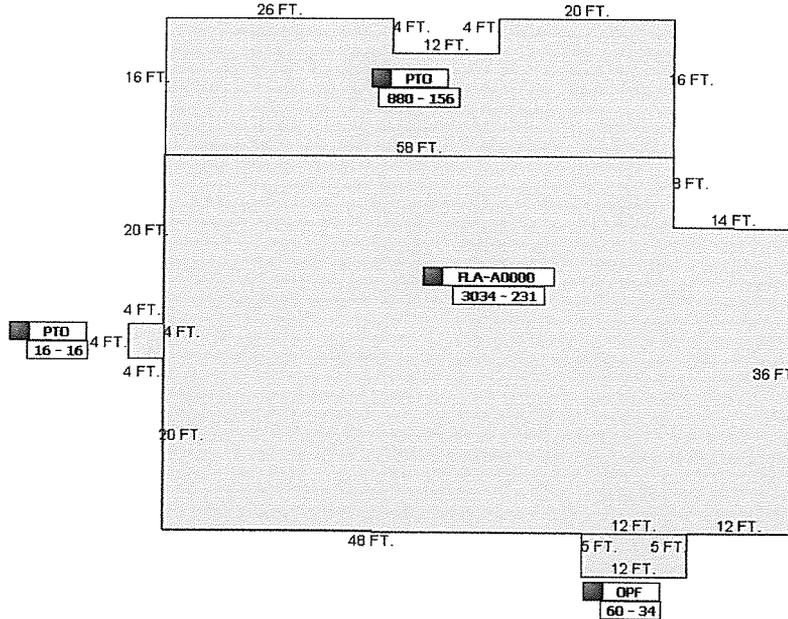
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

2 Fix Bath 0
 3 Fix Bath 0
 4 Fix Bath 0
 5 Fix Bath 0
 6 Fix Bath 0
 7 Fix Bath 0
 Extra Fix 9

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
0	PTO		1	1998					880
0	PTO		1	1998					16
0	OPF		1	1998					60
0	FLA	5:C.B.S.	1	1977		Y			3,034

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
0	AC2:WALL AIR COND	1 UT	0	0	1998	2008	1	20
0	AC2:WALL AIR COND	1 UT	0	0	1998	2008	2	20
0	WD2:WOOD DECK	40 SF	10	4	1998	2008	1	40
0	UB2:UTILITY BLDG	60 SF	10	6	1998	2008	1	50
0	UB2:UTILITY BLDG	140 SF	14	10	1998	2008	2	50
0	UB2:UTILITY BLDG	240 SF	24	10	1998	2008	1	50
0	PT2:BRICK PATIO	400 SF	20	20	1998	2008	2	50

0	TK2:TIKI	72 SF	9	8	1998	2008	1	40
0	CL2:CH LINK FENCE	1,360 SF	340	4	1998	2008	1	30
0	CL2:CH LINK FENCE	850 SF	170	5	1998	2008	1	30
0	FN2:FENCES	240 SF	80	3	1998	2008	2	30
0	CL2:CH LINK FENCE	1,360 SF	340	4	1995	1996	1	30
0	AP2:ASPHALT PAVING	2,225 SF	0	0	1997	1998	1	25

Appraiser Notes

(RE00468570-000000 AK1575747, RE00468560-000000 AK1575739, RE00468580-000000 AK1575755, RE00468610-000000 AK1575798, RE00468590-000000 AK1575763 & RE00468610-000000 AK1575780) ARE NOW COMBINED FOR ASSESSMENT PURPOSES, DONE FOR THE 2009 TAX ROLL 1/1/2009MKD

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	08302722	07/31/2008	01/01/2009	1		RE-ROOF

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	202,241	3,774	90,625	296,640	296,640	0	296,640
2007	137,724	3,811	90,625	232,160	232,160	0	232,160
2006	144,388	4,052	68,875	217,315	217,315	0	217,315
2005	0	0	68,875	68,875	68,875	0	68,875
2004	0	0	56,188	56,188	56,188	0	56,188
2003	0	0	28,094	28,094	28,094	0	28,094
2002	0	0	18,125	18,125	18,125	0	18,125
2001	0	0	16,313	16,313	16,313	0	16,313
2000	0	0	7,250	7,250	7,250	0	7,250
1999	0	0	7,250	7,250	7,250	0	7,250
1998	0	0	7,250	7,250	7,250	0	7,250
1997	0	0	7,250	7,250	7,250	0	7,250
1996	0	0	7,250	7,250	7,250	0	7,250
1995	0	0	7,250	7,250	7,250	0	7,250
1994	0	0	5,438	5,438	5,438	0	5,438
1993	0	0	5,438	5,438	5,438	0	5,438
1992	0	0	5,438	5,438	5,438	0	5,438
1991	0	0	6,344	6,344	6,344	0	6,344
1990	0	0	6,344	6,344	6,344	0	6,344
1989	0	0	5,438	5,438	5,438	0	5,438
1988	0	0	4,531	4,531	4,531	0	4,531
1987	0	0	4,531	4,531	4,531	0	4,531
1986	0	0	4,531	4,531	4,531	0	4,531
1985	0	0	4,531	4,531	4,531	0	4,531
1984	0	0	4,531	4,531	4,531	0	4,531
1983	0	0	2,921	2,921	2,921	0	2,921
1982	0	0	2,921	2,921	2,921	0	2,921

Parcel Sales History

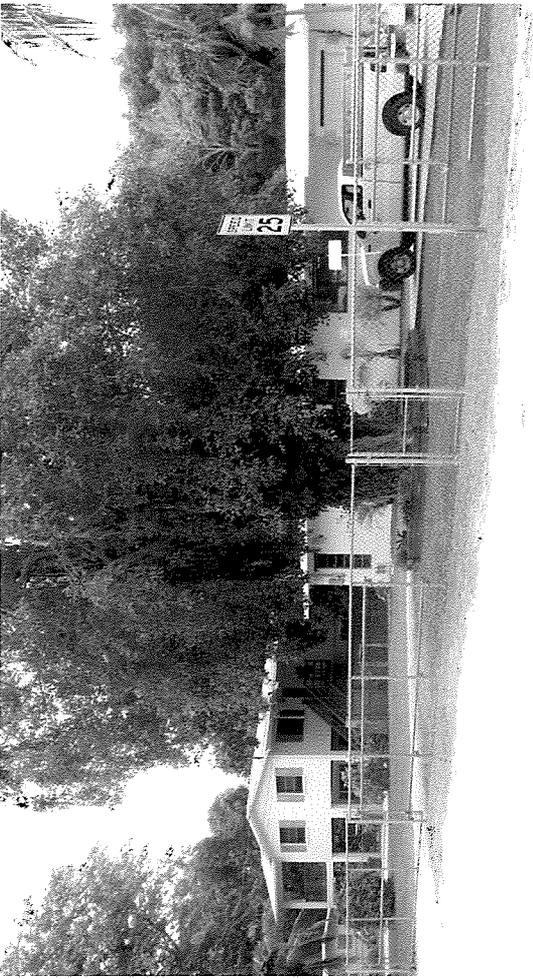
NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
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4/14/2008	2355 / 935	100	CT	F
12/1/1993	1289 / 1256	1	WD	M
8/1/1992	1229 / 2090	1	WD	P
7/1/1987	1020 / 1577	1	WD	M
4/1/1986	970 / 188	1	WD	M
10/1/1982	865 / 287	0	WD	M

This page has been visited 100,682 times.

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



Attached hereto is a Certificate of Title.
This property was purchased in a
foreclosure sale, therefore no warranty deed
is issued.

IN THE CIRCUIT COURT OF THE
SIXTEENTH JUDICIAL CIRCUIT IN AND
FOR MONROE COUNTY, FLORIDA

CASE NO. 44-2006-CA-421-P

EVANS FINANCIAL SERVICES, LTD
Plaintiff

VS.

Doc# 1690409 04/14/2008 3:53PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

KEYS SHOPPER, INC., ET AL.,
Defendant

FILED
03 APR 14 AM 9:12
CLERK OF THE COURT
MONROE COUNTY FLORIDA

04/14/2008 3:53PM
DEED DOC STAMP CL: RS

\$0.70

CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he or she executed and filed a Certificate of Sale in this action on APRIL 4, 2008, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Monroe County, Florida:

SEE ATTACHED LEGAL DESCRIPTION

was sold to: EVANS FINANCIAL SERVICES, LTD., a Florida limited partnership
c/o NEIL G. FRANK
7805 SW 6TH COURT
PLANTATION, FLORIDA 33324

Doc# 1690409
Bk# 2355 Pg# 935

WITNESS MY HAND AND SEAL of this Court on APRIL 14, 2008

DANNY L. KOLHAGE
Clerk of the Court

By: [Signature]
Deputy Clerk



BID AMOUNT: \$100.00

85

Doc# 1690409
Bk# 2355 Pg# 935 - A

LOTS 2, 3, 4, 5, 6, 7 AND 8, BLOCK 2, ANGLER PARK SHORES
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1,
PAGE 148 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY BUILDING DEPARTMENT



AGENT

AUTHORIZATION

I hereby authorize Don Horton to be listed as
(Name of Agent(s) - not of entity)

authorized agent(s) for Evans Financial Services, Ltd. for the purpose
(Name of Company of Qualifier)

of applying for and signing for all building permits to be issued for the named contractor(qualifier). I understand that all building permit applications must be signed by the qualifier.

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

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

[Signature]
Signature and Title of Authorized Contractor (QUALIFIER)

NOTARY:
State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 13th day of July, 2009
by Karl Jones as the Qualifying Contractor
(Print Name of Qualifier of Company)
for Evans Financial Services, Ltd.
(Company Name of Qualifier -- not of agent)

Personally known X or produced identification in the form of .

[Signature]
Signature of Notary Public - State of Florida

My commission expires (SEAL)



Kristina Lynn
Commission # DD442891
Expires August 14, 2009
Bonded Tray Fair - Insurance, Inc. 850-399-7819

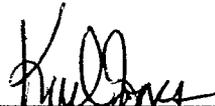
Monroe County Building Department
Joseph M. Paskalik, Sr. Director/Building Official
Monroe County Regional Service Center, 2798 Overseas Highway, Marathon, FL (305) 289-2574
Upper Keys offices: 88800 Overseas Highway, Plantation Key, (305) 852-7100
Lower Keys offices: 5503 College Rd., Key West, (305)295-3990



144 Apache Street Tavernier, Florida 33070
Phone: 305.852.9607 – Fax: 305.85.9609 – Email: nostressdon@bellsouth.net

Letter of Agency

Please be advised that **Evans Financial Services, Ltd.** has entered into an Agreement with **No Stress Property Management, Inc.** to act as our agent and to apply for and pick up permits relating to the work at: 5 Transylvania Ave. Key Largo, Florida 33037.

Signature: 
Print Name: Karl Jones
Title: Project Manager

Signed, witnessed, executed and acknowledged on this 13th day of July, 2009.

STATE OF FLORIDA)
COUNTY OF Monroe)

The foregoing instrument was acknowledged before me on this 13th day of July, 2009, by Karl Jones, who (check one) are personally known to me or have produced as identification.

 **Kristina Lynn**
Commission # DD442891
Expires August 14, 2009
Bonded Troy Fain - Insurance, Inc. 800-385-7019


Sign name
Notary Public State of Florida
Kristina Lynn
Print Name

My Commission Expires: 8/14/09



*Phone 305-852-9607 / Fax 305-852-9609
Property & Construction Management
Permit Expeditors, Building & Code Consultants*

July 14, 2009

Steve Biel, Sr. Planner
Monroe County Department of
Planning & Environmental Resources
2798 O/S Hwy, Suite 400
Marathon, F. 33050

RE: Minor Conditional Use
5 Transylvania Ave
Key Largo, Fl. 33037

Steve;

Please accept this letter as an explanation of the proposed use at the above referenced address. As you know there was previously a school/day care located on the property. The use was declared abandoned by the Director of Planning due to the business being closed for more than a year.

The applicant wishes to apply for a minor conditional use approval in order to establish a Montessori School at the site. There is an existing building that will require very minor interior work to make it functional. The site configuration is already set up for this use as there is adequate ingress and egress, adequate parking for a school of this size, and certainly more than sufficient open space.

According to a pre-application meeting held between the owner's rep, the Director of Planning and you the school is a permitted use in the current zoning district provided a Minor Conditional Use is approved by the DRC and the Director.

We respectfully request approval for this use as it had been a previously approved use on this property thus should be allowed to be reestablished.

Respectfully,

Donald W. Horton, CBO, CRC

No Stress Property Management, Inc.
Physical Address: 88888 Overseas Highway Tavernier, Fl
Mailing Address: 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net

End of Additional File 29068

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

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

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

Advertising Costs: \$245.00

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

Date of Submittal: 07 / 14 / 09
Month Day Year

Property Owner:

Evans Financial Services, Ltd.
Name

1700 Park Ln. S. Ste. 3 Jupiter, Fl. 33458
Mailing Address (Street, City, State, Zip Code)

305.481.2402
Daytime Phone

Email Address

Agent (if applicable):

No stress Property Management
Name

144 Apache St. Tavernier, Fl. 33070
Mailing Address (Street, City, State, Zip Code)

305.852.9607
Daytime Phone

no stress dan @ bc 1100 uth net
Email Address

Legal Description of Property:

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

Blk 2 - Lts 2-8 Anglers Park Shores Key Largo
Block Lot Subdivision Key

00468600-000000 1575771
Real Estate (RE) Number Alternate Key Number

5 Transylvania Ave. Key Largo, Fl. 33037 MM. 103
Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): I.S

Present Land Use of the Property: School

Proposed Land Use of the Property: School

Total Land Area: 25,725 sq. ft.

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

1 Total number of non-residential buildings

2550 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

— Total number of residential buildings

— Total number of permanent, market-rate units

— Total number of permanent, affordable / employee housing units

— Total number of transient units (hotel rooms, recreational vehicle / campground spaces)

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

All of the following must be submitted in order to have a complete application submittal:

(Please check as you attach each required item to the application)

- Complete minor conditional use permit application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 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);
- Written description of project;
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 6 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Land use district of site and any adjacent land use districts;
 - Flood zones pursuant to the Flood Insurance Rate Map(s);

APPLICATION

- Locations and dimensions of all existing and proposed structures and drives;
 - Type of ground cover (i.e. concrete, asphalt, grass, rock);
 - Adjacent roadways;
 - Setbacks as required by the land development regulations;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
 - Calculations for open space ratios, floor area ratios, residential density and parking;
 - Location and type of outdoor lighting;
 - Extent and area of wetlands, open space areas and landscape areas;
 - Location of solid waste storage;
 - Location of sewage treatment facilities;
 - Location of existing and proposed fire hydrants or fire wells;
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 6 sets** (drawn at an appropriate standard architectural scale and including handicap accessibility features);
- Elevations for all proposed structures and for any existing structures to be modified – 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);
- Landscape Plan by a Florida registered landscape architect – 6 sets** (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:
- Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Open space preservation areas;
 - Existing natural features;
 - Size and type of buffer yards including the species, size and number of plants;
 - Parking lot landscaping including the species, size and number of plants;
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
 - Transplantation plan (if required);
- Conceptual Drainage Plan – 6 sets** (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas);
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan**, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property.** This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;
- Letters of Coordination are required from the following:**
- Florida Keys Aqueduct Authority (FKAA);
 - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
 - Monroe County Office of the Fire Marshal;
 - Monroe County Health Department;
 - Monroe County Solid Waste Management;

APPLICATION

- Florida Department of Health if wastewater flows are less than or equal to 5,000 gallons per day or Florida Department of Environmental Protection if wastewater flows exceed 5,000 gallons per day

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

- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Vegetation Survey or Habitat Evaluation Index (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- Construction Phasing Plan
- Additional Letters of Coordination may be required for your project, please contact with the Planning & Environmental Resources Department to identify other agencies expected to review the project. Other agencies may include, but are not limited to
 - Key Largo Wastewater Treatment District (KLWTD)
 - South Florida Water Management District (SFWMD)
 - Florida Department of Transportation (FDOT)
 - Florida Department of Environmental Protection (FDEP)
 - Florida Department of State, Division of Historic Resources
 - Florida Game and Freshwater Fish Commission (FGFFC)
 - U.S. Army Corps of Engineers (ACOE)
 - U.S. Fish and Wildlife Service (USFW)

N/A

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

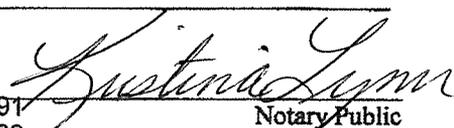
If for any reason the minor conditional use permit application requires review and consideration by the Monroe County Planning Commission, additional fees, mailing labels and copies of all plans shall be required prior to item being scheduled for commission review

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.

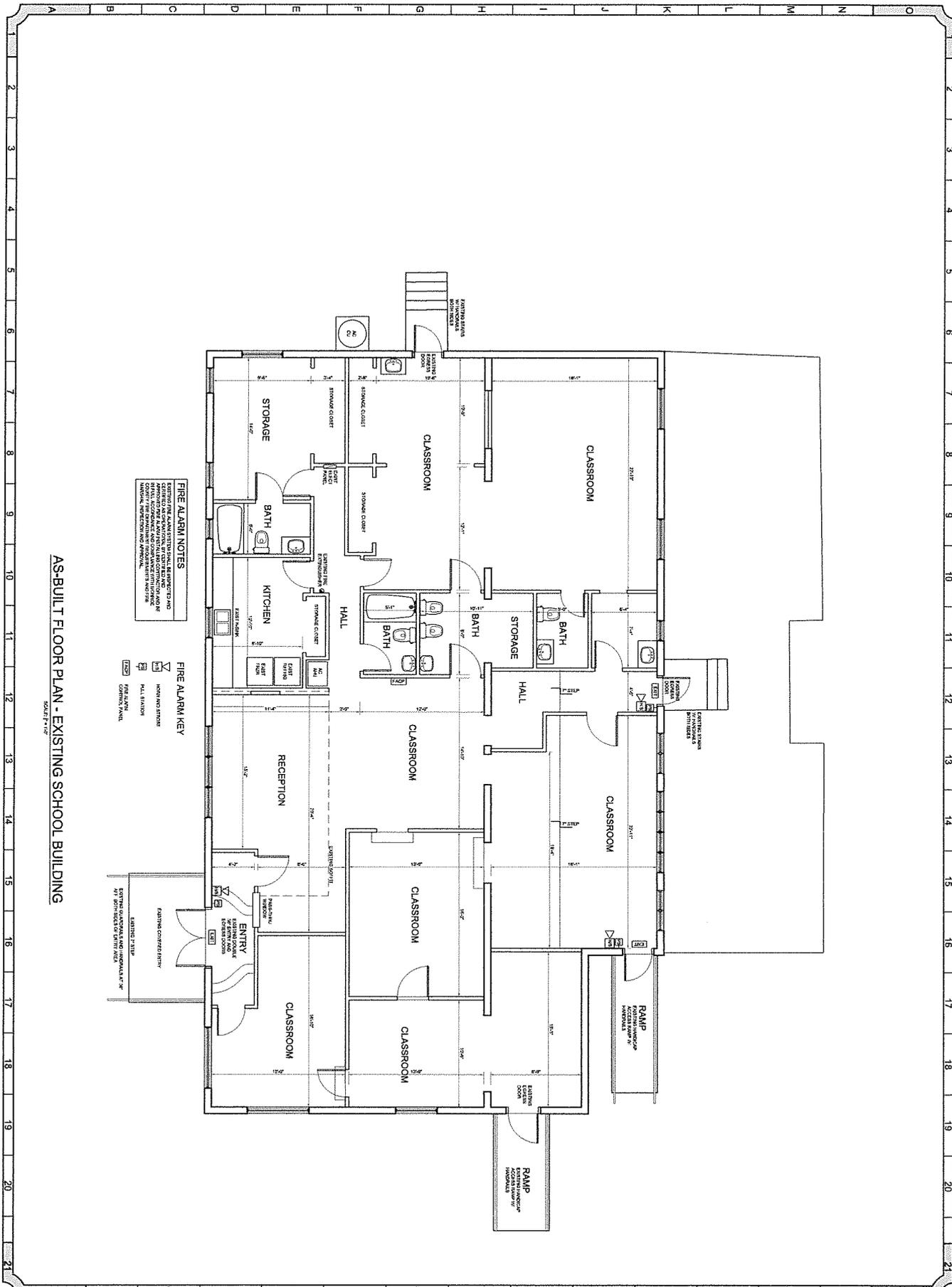
Signature of Applicant: Kristina Lynn Date: 7/13/09

Sworn before me this 13th day of July, 2009


Kristina Lynn
 Commission # DD442891
 Expires August 14, 2009
Member of the Florida Notary Public Association, Inc. 800-385-7019


 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.



AS-BUILT FLOOR PLAN - EXISTING SCHOOL BUILDING

FIRE ALARM NOTES
 1. EXISTING FIRE ALARM SYSTEM IS SUBJECT TO AND SHALL BE SUBJECT TO THE APPROVAL OF THE LOCAL FIRE DEPARTMENT AND THE STATE DEPARTMENT OF FIRE AND LIFE SAFETY. ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 7200 AND 7201. APPROVAL SHALL BE OBTAINED FROM THE LOCAL FIRE DEPARTMENT AND THE STATE DEPARTMENT OF FIRE AND LIFE SAFETY.

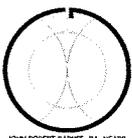
FIRE ALARM KEY
 [Symbol] HORN AND TRILER
 [Symbol] PULL STATION
 [Symbol] FIRE ALARM CONTROL PANEL

A-2

FLOOR PLAN

PROJECT NO.	2200-001	DATE	JUN 20, 2009
CLIENT	MONTESSORI SCHOOL	DESIGNED BY	JOHN ROBERT BARNES, RA, NCARB
PROJECT NAME	AS-BUILT FLOOR PLAN	DRAWN BY	SEAM MURPHY
PROJECT LOCATION	5 TRANSYLVANIA AVE., KEY LARGO, FL 33037	CHECKED BY	JOHN ROBERT BARNES, RA, NCARB
PROJECT DESCRIPTION	AS-BUILT FLOOR PLAN	DATE	JUN 20, 2009
PROJECT NO.	2200-001	SCALE	1/8" = 1'-0"
PROJECT NAME	AS-BUILT FLOOR PLAN	DATE	JUN 20, 2009
PROJECT LOCATION	5 TRANSYLVANIA AVE., KEY LARGO, FL 33037	TIME	1:54 PM
PROJECT DESCRIPTION	AS-BUILT FLOOR PLAN		

ROBERT BARNES & ASSOCIATES
 ARCHITECTURE AND PLANNING
 221 NORTH KROME AVENUE
 PALM BEACH, FLORIDA 33480
 (561) 851-4100
 INFO@ROBERTBARNESANDASSOCIATES.COM
 WWW.ROBERTBARNESANDASSOCIATES.COM



Montessori School - Minor Conditional Use Application

5 TRANSYLVANIA AVE., KEY LARGO, FL 33037
 MRS. BRIDGET DANDEL c/o DON HORTON

MARK	REVISIONS DESCRIPTION	DATE

June 7, 2009

Via Email Only

Mr. Don Horton CBO, CRC
No Stress Property Management
144 Apache Street
Tavernier, Florida 33070

**RE: Proposed Montessori - School Key Largo
Level 1 Traffic Engineering and Planning Report**

Dear Mr. Don Horton:

Per your request, Crossroads Engineering, Inc. (CE) has estimated the traffic volume to be generated by the proposed Montessori school to be located at 5 Transylvania Avenue near US 1 Mile Marker 103 in Key Largo, Florida. It is understood that you are proposing a private elementary school with a planned enrollment of only 30 students. According to Monroe County traffic reporting guidelines a level 1 traffic analysis is needed.

Software that supports the Institute of Transportation Engineers 8th edition of the *Trip Generation Report* was used to estimate weighted daily and peak hour trips for ITE land use code 534. The daily trips are estimated at ten times the peak period volume and then weighted to depict volume over a seven day period, since classes are not typically held over the weekend. Further, this is a conservative analysis considering the proposed school is not in normal sessions during the summertime. The weighted daily peak hour volume is estimated as follows:

Weighted daily: 214 vehicle trip ends
Peak hour: 30 vehicle trip ends

According to the *2008 US 1 Arterial Travel Time and Delay Study for Monroe County Florida*, The site is located in Segment 23, which has 7,432 daily reserve trips. The proposed site is estimated to use about 150 trips, leaving a reserve volume of 7,282 trips in Segment 23. The estimated 30 peak period trips will generate on average about one new trip every 2.0 minutes. Because the land use will be a school, there should be very few trips generated during the day prior to the school's afternoon dismissal period.

Please present this information as part of your application process to Monroe County staff. If additional information is needed, please contact me at your convenience.

Sincerely,

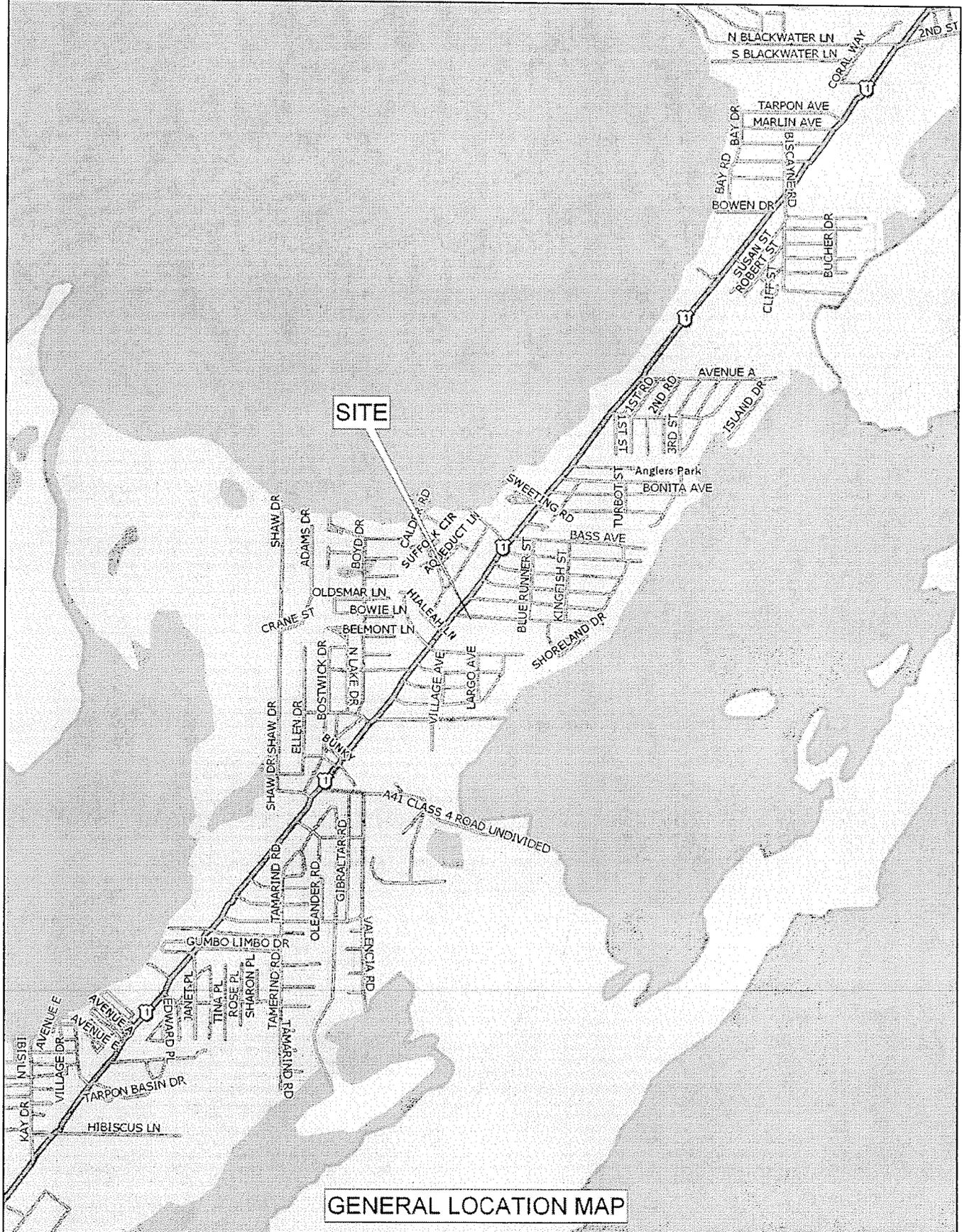
Crossroads Engineering, Inc.



Richard P. Eichinger
Senior Traffic Engineering Manager
(305) 322 6556

Enclosures

RPE/2009-049



GENERAL LOCATION MAP

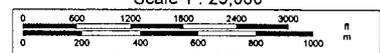
Data use subject to license.

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www.delorme.com



Scale 1 : 25,000



1" = 2,083.3 ft

Data Zoom 13-0

2008 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2008		2007	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	B	9.7	1,767	N/A	2,295	N/A	
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	B	5.9	3,810	N/A	5,360	N/A	
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	C	0.5	124	N/A	0	568	
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	C	2.0	1,921	N/A	2,497	N/A	
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	D	0.0	0	1308	132	N/A	
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	A	6.7	2,774	N/A	3,105	N/A	
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	B	5.9	2,149	N/A	1,858	N/A	
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	A	7.2	2,742	N/A	2,895	N/A	
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	A	6.1	2,121	N/A	2,295	N/A	
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	2.8	37.7	D	0.0	0	0	1,070	N/A	
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	B	4.7	5,448	N/A	7,535	N/A	
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	B	5.6	6,306	N/A	5,180	N/A	
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	A	15.3	18,496	N/A	18,979	N/A	
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	C	0.8	848	N/A	1,060	N/A	
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	B	3.9	1,744	N/A	1,073	N/A	
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	B	3.3	5,410	N/A	3,771	N/A	
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	C	0.5	373	N/A	447	N/A	
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	D	0.0	0	858	0	805	
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	C	1.6	1,086	N/A	611	N/A	
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	8.4	32.1	A	11.7	3,681	N/A	3,052	N/A	
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	B	3.6	3,458	N/A	3,650	N/A	
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.1	40.5	A	7.1	9,406	N/A	11,128	N/A	
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	2.1	37.8	A	6.6	7,432	N/A	10,360	N/A	
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	E	0.0	0	0	0	0	
Overall	108.4					45.0	C	1.4					

Summary of Trip Generation Calculation
 For 30 Students of Private School (K-8)
 July 07, 2009

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	0	= 300 Estimated
7-9 AM Peak Hour Enter	0.55	0.00	1.00	17	
7-9 AM Peak Hour Exit	0.45	0.00	1.00	14	
7-9 AM Peak Hour Total	1.00	0.00	1.00	30	
4-6 PM Peak Hour Enter	0.00	0.00	1.00	0	
4-6 PM Peak Hour Exit	0.00	0.00	1.00	0	
4-6 PM Peak Hour Total	0.00	0.00	1.00	0	
AM Pk Hr, Generator, Enter	0.55	0.00	1.00	17	
AM Pk Hr, Generator, Exit	0.45	0.00	1.00	14	
AM Pk Hr, Generator, Total	1.00	0.00	1.00	30	
PM Pk Hr, Generator, Enter	0.21	0.00	1.00	6	
PM Pk Hr, Generator, Exit	0.24	0.00	1.00	7	
PM Pk Hr, Generator, Total	0.45	0.00	1.00	14	
Saturday 2-Way Volume	0.00	0.00	1.00	0	
Saturday Peak Hour Enter	0.00	0.00	1.00	0	
Saturday Peak Hour Exit	0.00	0.00	1.00	0	
Saturday Peak Hour Total	0.00	0.00	1.00	0	
Sunday 2-Way Volume	0.00	0.00	1.00	0	
Sunday Peak Hour Enter	0.00	0.00	1.00	0	
Sunday Peak Hour Exit	0.00	0.00	1.00	0	
Sunday Peak Hour Total	0.00	0.00	1.00	0	

Note: A zero indicates no data available.

The above rates were calculated from these equations:

24-Hr. 2-Way Volume: $0, R^2 = 0$
 7-9 AM Peak Hr. Total: $T = .9(X) + 3.01$
 $R^2 = 0.97, 0.55 \text{ Enter}, 0.45 \text{ Exit}$
 4-6 PM Peak Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
 AM Gen Pk Hr. Total: $T = .9(X) + 3.01$
 $R^2 = 0.97, 0.55 \text{ Enter}, 0.45 \text{ Exit}$
 PM Gen Pk Hr. Total: $T = .61(X) + -4.7$
 $R^2 = 0.96, 0.47 \text{ Enter}, 0.53 \text{ Exit}$
 Sat. 2-Way Volume: $0, R^2 = 0$
 Sat. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$
 Sun. 2-Way Volume: $0, R^2 = 0$
 Sun. Pk Hr. Total: 0
 $R^2 = 0, 0 \text{ Enter}, 0 \text{ Exit}$

Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Weighted Daily Trips = $(300 \times 5) / 7 = 214$



*Phone 305-852-9607
FAX 305-852-9609*

June 26, 2009

Monroe County Fire Marshal
490 63rd St.
Marathon, Fl 33040

Attn: Wally Romero

Re: 5 Transylvania Ave. Key Largo, Fl 33037
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE #: 00468600-000000 AK: 1575771

Gentlemen,

Please accept this letter of coordination as notice that Evan's Financial Services, LTD is attempting to reinstate a minor conditional use approval that was previously permitted at the above referenced property. There will be no increase in the amount of students nor will there be an increase in administrative staff. Prior to occupying the building, we will have the existing fire alarm system recertified.

In order for us to continue to move forward in the development review process we are now requesting a letter of coordination from your department.

If you need anything else from us please don't hesitate to contact us.

Thank you in advance,

Donald W. Horton CBO, CRC
No Stress Property Management Inc.

No Stress Property Management, Inc.
Physical address 88888 O/S Hwy.
Mailing address 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net



June 26, 2009

Monroe County Department of Health
50 Highpoint Rd., Suite 104
Tavernier, Florida 33070

Re: 5 Transylvania Ave. Key Largo, Fl 33037
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE #: 00468600-000000 AK: 1575771
#T-2252-87

Gentlemen,

Please accept this letter of coordination as notice that Evan's Financial Services, LTD is attempting to reinstate a minor conditional use approval that was previously permitted at the above referenced property. There will be no increase in the amount of students nor will there be an increase in administrative staff. We also do not anticipate an increase in water flow or sewage flow or the necessity in an upgrade of a septic system. The floor plan changes anticipated are extremely minor and as such, should also not result in additional water usage.

In order for us to continue to move forward in the development review process we are now requesting a letter of coordination from your department.

If you need anything else from us please don't hesitate to contact us.

Thank you in advance,

Donald W. Horton CBO, CRC
No Stress Property Management Inc.

No Stress Property Management, Inc.
Physical address 88888 O/S Hwy.
Mailing address 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net



July 9, 2009

Jolynn Reynolds, Distribution/Design Manager
PO Box 1239
Key West Fl. 33041-1239

Re: 5 Transylvania Ave. Key Largo, Fl 33037
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE #: 00468600-000000 AK: 1575771
Meter #: 47903596

Ms. Reynolds,

Please accept this letter of coordination as notice that Evan's Financial Services, LTD is attempting to reinstate a minor conditional use approval that was previously permitted at the above referenced property. There will be no increase in the amount of students nor will there be an increase in administrative staff. We also do not anticipate an increase in water flow or the necessity in an upgrade of a water meter. The floor plan changes anticipated are extremely minor and as such, should also not result in additional water usage.

In order for us to continue to move forward in the development review process we are now requesting a letter of coordination from your department.

If you need anything else from us please don't hesitate to contact us.

Thank you in advance,

Donald W. Horton CBO, CRC
No Stress Property Management Inc.

No Stress Property Management, Inc.
Physical address 88888 O/S Hwy.
Mailing address 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net



June 26, 2009

Monroe County Solid Waste Management
1100 Simonton St., Suite 2-284
Key West, Fl 33040

Re: 5 Transylvania Ave. Key Largo, Fl 33037
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE #: 00468600-000000 AK: 1575771

Gentlemen,

Please accept this letter of coordination as notice that Evan's Financial Services, LTD is attempting to reinstate a minor conditional use approval that was previously permitted at the above referenced property. There will be no increase in the amount of students nor will there be an increase in administrative staff. We also do not anticipate an increase in water flow, sewage flow, or an upgrade of a septic system. Nor do we anticipate an increase in previous solid waste. Additionally, we are a green school and as such, intend on an active recycling program to improve and help the environment in Monroe County and throughout the world. The floor plan changes anticipated are extremely minor and as such we do not anticipate any additional impacts on solid waste management.

In order for us to continue to move forward in the development review process we are now requesting a letter of coordination from your department.

If you need anything else from us please don't hesitate to contact us.

Thank you in advance,

Donald W. Horton CBO, CRC
No Stress Property Management Inc.

No Stress Property Management, Inc.
Physical address 88888 O/S Hwy.
Mailing address 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net



July 9, 2009

Keith Kropf, System Engineer
PO Box 377
Tavernier Fl. 33070

Re: 5 Transylvania Ave. Key Largo, Fl 33037
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE #: 00468600-000000 AK: 1575771
Meter Number: 15799569

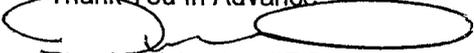
Mr. Kropf,

Please accept this letter of coordination as notice that Evan's Financial Services, LTD is attempting to reinstate a minor conditional use approval that was previously permitted at the above referenced property. There will be no increase in the amount of students nor will there be an increase in administrative staff. We also do not anticipate an increase in electric or the necessity in an upgrade of an electric meter. The floor plan changes anticipated are extremely minor and as such, should also not result in additional electrical usage.

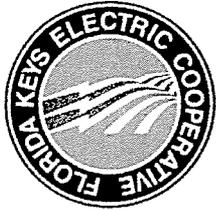
In order for us to continue to move forward in the development review process we are now requesting a letter of coordination from your department.

If you need anything else from us please don't hesitate to contact us.

Thank You In Advance


Donald W. Horton CBO, CRC
No Stress Property Management Inc.

No Stress Property Management, Inc.
Physical address 88888 O/S Hwy.
Mailing address 144 Apache St. Tavernier Fl. 33070
nostressdon@bellsouth.net



FLORIDA KEYS ELECTRIC COOPERATIVE ASSOCIATION, INC. – FKEC

91605 OVERSEAS HIGHWAY P.O. BOX 377, TAVERNIER, FL 33070-0377 PHONE (305) 852-2431 FAX: (305) 852-4794

July 10, 2009

No Stress Property Management, Inc.
Attn: Don Horton CBO, CFM
144 Apache St
Tavernier, FL 33070

Re: Letter of Coordination – 5 Transylvania Ave
Blk 2 Lot 2-8 Anglers Park Shores, Key Largo
RE#: 00468600-000000 AK: 1575771
METER #15799569

Dear Mr. Horton:

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

Easements may be required.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Kropf".

Keith Kropf, PE
Director of Engineering

VEGETATION SURVEY

of

**Lots 2 through 8, Blk 2, Anglers Park Shores
5 Transylvania Ave., Key Largo
Monroe County, Florida
RE: 00468600-000000
Sec 14 Twn 61 Rge 39**

for

**No Stress Property Management
c/o Donald W. Horton, CBO, CFM
144 Apache, Islamorada, FL 33070**

July 2, 2009

Prepared by: Harry A. DeLashmutt, Biosurveys, Inc.
794 26th Street
Marathon, Florida 33050
Phone – (305) 942-9221
Email – hdelashmutt@comcast.net

Lot 2 - 8, Blk 2 Anglers Park Shores
Key Largo, Monroe County, Florida

Vegetation Survey

The site visit and survey of the subject property was conducted on July 1, 2009 by the undersigned. The parcel is a large tract of seven lots measuring approximately 175 feet wide by 155 feet deep on Transylvania Avenue in Key Largo. The parcel is partially scarified and contains 15 large trees and sparse ground cover. The parcel is developed and fenced. The habitat on the lot is classified as "Disturbed with Hammock".

In addition to the overall survey or inventory of plants, the parcel was inspected for vegetation listed as threatened, of special concern, protected, regionally important, commercially exploited, or any endangered species. Any wetlands located on the lot are to be delineated and documented by mapping. There are no wetlands identified on this lot. The County's "Wetland Lot List" was accessed to derive information as to any known wetland occurrence or scoring from the KEYWEP or Florida Keys Wetlands Evaluation Procedure on the subject lot. The Monroe County Protected Animal Species maps were accessed and showed no zones of habitat in the area. Two invasive exotic species are found on the site but are not competing or creating a concern.



View of Parcel from Transylvania Ave - Looking SE



West Side of Parcel from Transylvania Ave

Vegetative Analysis of Property

There are mature native woody trees on the property. In accordance with the County Land Development Regulations, any native plant that measures 4 inches or greater in diameter at breast height (DBH) requires mitigation by transplanting or other means if impacted by use or development. This survey identifies these regulated trees and locates them with their size on the Survey Map attached to this report. Each plant that meets these criteria is marked with red flagging material at eye level. These plants should not be impacted by development at this time.

As with any property or development in Florida, invasive exotic vegetation is a real problem for the owner. The State of Florida - Pest Plant Council has compiled a listing of the most threatening exotic plants on the natural environment or what they refer to as Class I invasive exotic pest plants. Those with only a potential to get out of control are given a Class II designation. Plants listed as

Class I exotics must be eradicated from the property as a condition of development in accordance the County Code. The Code requires continual maintenance to control the pest species by the property owner after any eradication measure. It is highly recommended that the Class II exotics also be removed from the property. There is one Class I invasive species and one Class II identified growing on this property. The general locations of the invasive exotic plants on the parcel are noted on the attached map by a triangle symbol.

Protected or Endangered Species:

There are listed, protected or endangered species found on this lot. They are listed below. A review of the Monroe County’s “Protected or Endangered Species Maps” revealed no wildlife habitat issues or zones of probable occurrence for the subject parcel. There is very sparse browse or vegetative habitat cover for wildlife. During this survey work on the lot, there were signs of birds and Grey Squirrels using the vegetation for forage or cover. No nesting habitat was found. No signs of or sitings of arboreal snails were observed on the native tree species.

Plant Codes for The Vegetative Species List Below are:

Protected (P); Threatened (T); Endangered (E); Regionally Important (RI); Invasive Exotic (IEX); Exotic (EX); Native plant codes are (N) followed by their status or value.



East Side of Parcel – Black Olive Tree in Center



Rear of Parcel – with Gumbo Limbos & Inkwood Tree

Montessori School Parcel

Vegetative Species List

<u>Common Name</u>	<u>Scientific Name</u>	<u>Status</u>	<u>Notes</u>
Beggars Tick	<i>Desmodium canum</i>	N	
Crowsfoot grass	<i>Dactyloctenium aegyptium</i>	N	
Greenbriar Vine	<i>Smilax auriculata</i>	N	
Gumbo Limbo	<i>Bursera simaruda</i>	N	
Inkwood	<i>Exothea paniculata</i>	N - RI	
Jamaica Dogwood	<i>Piscidia piscipula</i>	N	
Jamaica Caper	<i>Capparis cynophallophora</i>	N	

Limber Caper	<i>Capparis flexuosa</i>	N
Morning Glory	<i>Ipomoea muscari</i>	N
Mouses Pineapple	<i>Morinda royoc</i>	N
Pigeon Plum	<i>Coccoloba diversifolia</i>	N
Sandspur	<i>Cenchrus echinatus</i>	N
Short Leaf Fig	<i>Ficus citrifolia</i>	N
Spanish Stopper	<i>Eugenia foetida</i>	N
West Indies Mahogany	<i>Swietenia mahagoni</i>	N - E
Wild Coffee	<i>Psychotria nervosa</i>	N
Willow Bustic	<i>Sideroxylon salicifoliuma</i>	N

Dominant Exotic Plants:

Black Olive
 Coconut Palm
 Alexandria Palm
 Christmas Palm
 Pigmy Date Palm
 Spindle Palm

Invasive Exotic Plants:

Oyster Plant	<i>Rhoeo spathacea</i>	IEX II
Umbrella Tree	<i>Schefflera actinophylla</i>	IEX I

Conclusion and Recommendations:

The native vegetation on this parcel is remnants of a past hammock. The land is highly disturbed and is partially scarified. There are two listed species of trees – one endangered and one Regionally Important growing on the lot. All the trees are mature with no understory plants or ground cover. Invasive exotics (two species) are not spreading or problematic at this time.

Contacts:

Please contact Harry DeLashmutt at (305) 942-9221 for any further analysis, recommendations or questions concerning this vegetative survey. Contact the County biologist for specific requirements or permits necessary for any action dealing with the removal or disturbance of vegetation on this site.

Map References:

Maps are not drawn to scale but represent the lot on a scale for ease in finding the features and species noted in this report. All map drawings are oriented with a north directional bearing shown on each map.

Survey and report conducted by Harry DeLashmutt

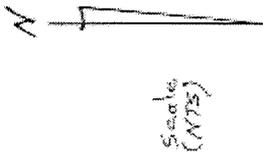


Consulting Biologist July 2, 2009

Vegetation Survey Map

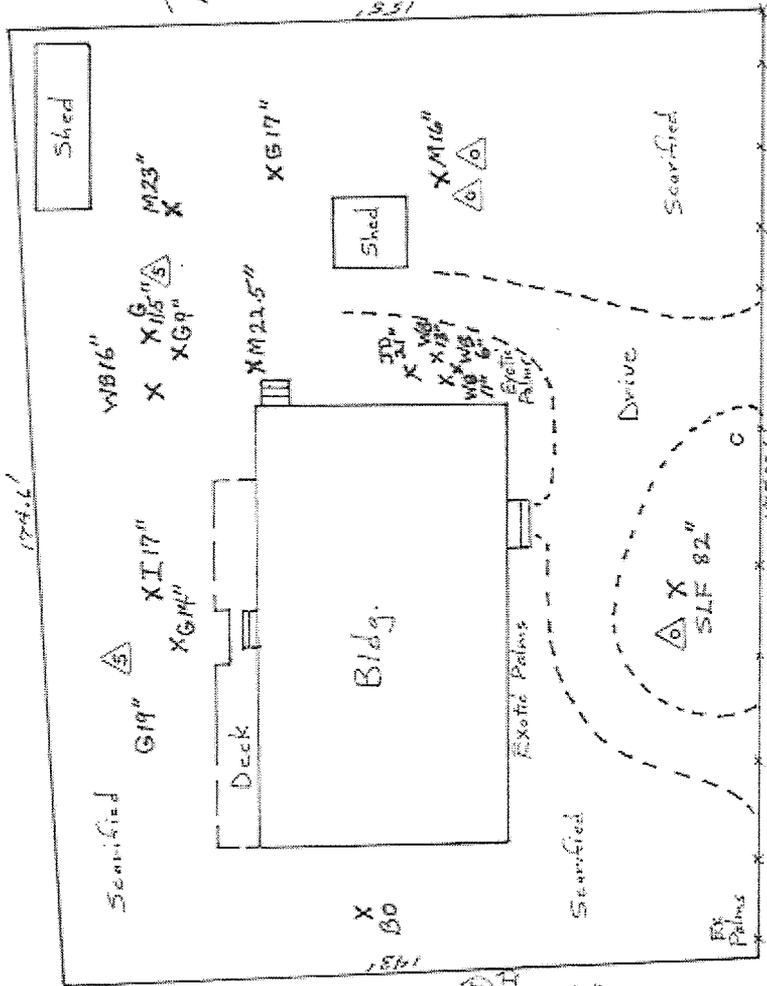
Lots 2 thru 8, BKZ - Anglers Park Shores
Key Largo, RE: 00468200-000000
Sec 14 Twp 61 Rge 39

Map by:
Arny DeLachmitt
Biosynco, Inc.
7/2/09
7/2/09

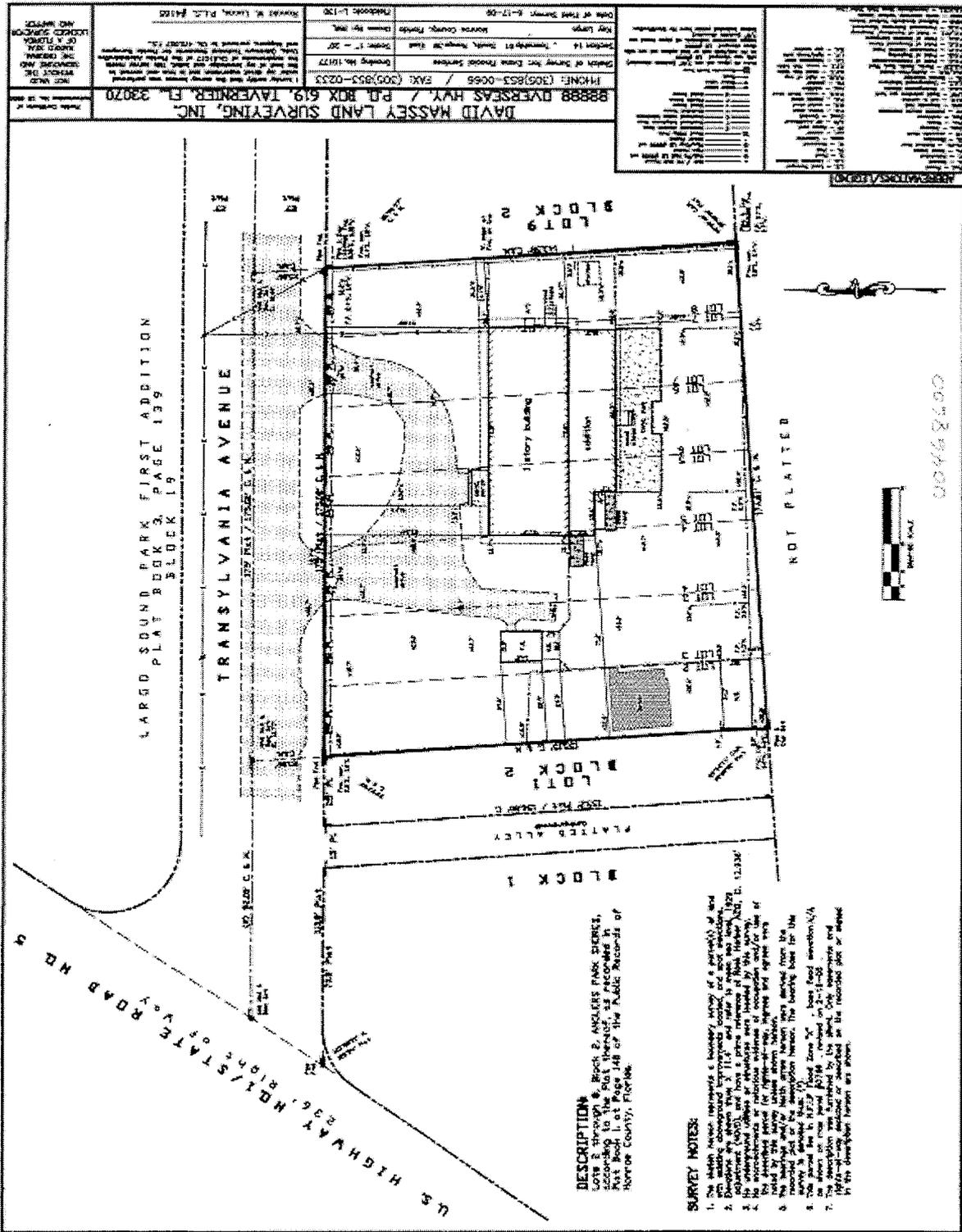


- Legend**
- B - Gumbo Limba
 - I - Inkwood (RD)
 - TD - Turmeric Dogwood
 - M - Mahogany (RD)
 - SLF - Short Leaf Fig
 - WB - Willow Bacter
- Exotic**
- So - Black Olive
 - C - Coconut Palm
- Invasive Exotics**
- △ - Umbrella Tree (II)
 - △ - Oyster Plant (II)

Note: Numeral is Diameter at Breast Height in Inches



- 5 Transylvania Avenue -



DAVID HASSEY LAND SURVEYING, INC.
 88888 DIVERSAS HWY. / P.O. BOX 619, TAVERNIER, FL 33070
 PHONE: (305)853-0065 / FAX: (305)853-0233
 BRANCH OFFICE AND SURVEYING OFFICE
 1000 W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135
 LICENSE NO. 12000
 LICENSED SURVEYOR AND ENGINEER

FORWARD M. LARSON, P.L.S., JAMES
 1000 W. 10TH AVENUE, SUITE 100
 MIAMI, FLORIDA 33135
 LICENSE NO. 12000
 LICENSED SURVEYOR AND ENGINEER

Date of Field Survey: 6-17-05
 Survey County: Florida
 Section 14 - Township 21 South, Range 28 East
 Range 28 East
 Township 21 South
 Section 14
 Drawing No. 10177

David Hassesy Land Surveying, Inc.
 88888 Diversas Hwy. / P.O. Box 619, Tavernier, FL 33070
 Phone: (305)853-0065 / Fax: (305)853-0233

Area	Acres
Block 1	1.0000
Block 2	1.0000
Lot 1	0.5000
Lot 2	0.5000
Platted Alley	0.0000
Total	2.0000

Block 1	1.0000
Block 2	1.0000
Lot 1	0.5000
Lot 2	0.5000
Platted Alley	0.0000
Total	2.0000

U.S. HIGHWAY 96C, N.D./STATE ROAD NO. 3
 TRANSYLVANIA AVENUE
 PLATTED ALLEY
 BLOCK 1
 BLOCK 2
 LOT 1
 LOT 2

DESCRIPTION
 LOTS 1, THROUGH 2, BLOCK 2, AND LOTS 1, THROUGH 2, BLOCK 1, AT PAGE 148 OF THE PUBLIC RECORDS OF HONOLULU COUNTY, HAWAII.

SURVEY NOTES:
 1. The block survey represents a block of a portion of land with existing improvements located and used sections.
 2. Dimensions are shown to the center of the lot and to the center of the alley.
 3. The area of the block is 2.0000 acres, more or less.
 4. The area of the block is 2.0000 acres, more or less.
 5. The area of the block is 2.0000 acres, more or less.
 6. The area of the block is 2.0000 acres, more or less.
 7. The area of the block is 2.0000 acres, more or less.



NOT PLATTED



Aerial Photo of Parcel – 2006 Palmis

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

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

Property Record View

Alternate Key: 1575771 Parcel ID: 00468600-000000

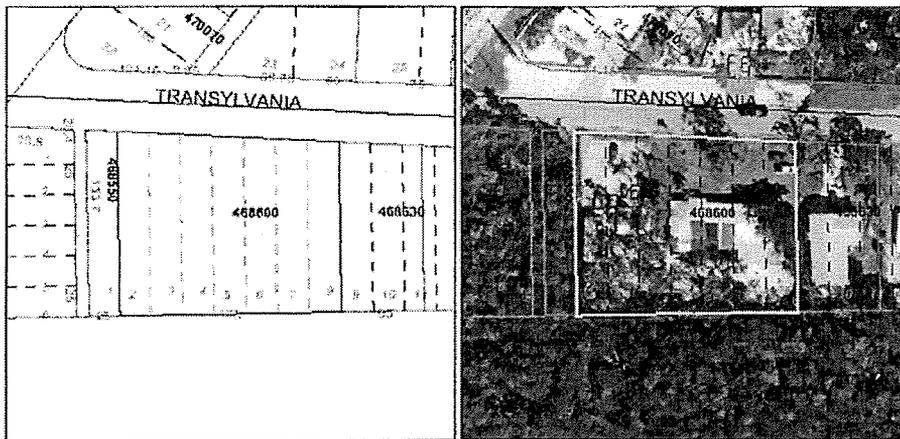
Ownership Details

Mailing Address:
 EVANS FINANCIAL SERVICES LTD
 1708 PARK LN S
 STE 3
 JUPITER, FL 33458-8089

Property Details

PC Code: 72 - SCHOOLS, COLLEGE, PRIV (PC/LIST)
 Millage Group: 500K
 Affordable: No
 Housing: No
 Section: 14-61-39
 Township-Range:
 Property Location: 5 TRANSYLVANIA AVE KEY LARGO
 Subdivision: ANGLERS PARK SHORES
 Legal: BK 2 LT 2 THRU 8 ANGLERS PARK SHORES KEY LARGO PB1-148 OR447-879 DR523-733 CR809-296 OR791-1603 OR365-237 OR876-398D/C
 Description: OR630-208MQ/C OR945-96Q/C OR951-102Q/C OR970-188 OR1020-1577 DR1124-144 DR1229-1218 OR1329-2090 OR1286-53/54AFF OR1289-1255 OR1289-1256 OR1297-711/12C DR2355-935/35AC/L

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
1000 - COMMERCIAL DRY			3,825.00 SF
1000 - COMMERCIAL DRY			3,750.00 SF
1000 - COMMERCIAL DRY	0	0	3,750.00 SF
1000 - COMMERCIAL DRY	0	0	3,825.00 SF
1000 - COMMERCIAL DRY	0	0	3,675.00 SF
1000 - COMMERCIAL DRY	0	0	3,575.00 SF
1000 - COMMERCIAL DRY	0	0	3,625.00 SF

Mitigation Table

Common Name	Scientific Name	Map Symbol	Status Dia.	Height	Notes # ea.
Jamaican Dogwood	<i>Piscidia piscipula</i>	JD	N21"DBH	29'	1
Gumbo Limbo	<i>Bursera simaruba</i>	G	N9"DBH	21'	1
			N11.5"DBH	22'	1
			N14"DBH	23'	1
			N17"DBH	28'	1
			N19"DBH	30'	1
Inkwood	<i>Exothea paniculata</i>	I	RI 17"DBH	28'	1
Mahogany	<i>Swetinia mahagoni</i>	M	E 16"DBH	25'	1
			23"DBH	30'	1
Short Leaf Fig	<i>Ficus citrifolia</i>	SLF	N82"DBH	35'	1
Willow Bustic	<i>Sideroxylon salicifoliuma</i>	WB	N6"DBH	23'	1
			N11"DBH	28'	1
			N13"DBH	28'	1
			N16"DBH	31'	1

GENERAL NOTES

1. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.
2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.
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9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE COUNTY AND CITY OF LARGO.

BASE FLOOD ELEVATION

EXISTING FLOOD ELEVATION = "X"

LEGAL DESCRIPTION

LOTS 2 THRU 8, BLOCK 2, ANGLES PARK SHORE ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 148 OF THE PUBLIC RECORDS OF MOHAWC COUNTY, FLORIDA.

SITE DATA

ZONING: IS (IMPROVED SUBDIVISION DISTRICT)
 LOT AREA: = 28,101 SF (0.638AC)
 LOT COVERAGE:
 - EXISTING SCHOOL BUILDING = 3,784 SF
 - EXISTING SHEDS (3) = 450 SF
 - EXISTING PAVED DRIVEWAY = 3,158 SF
 - EXISTING WOOD RAMPS (7) = 100 SF
 - EXISTING SET CONC DECK = 700 SF
 - EXISTING STAIRS (2) = 42 SF
 TOTAL LOT COVERAGE = 8,284 SF (29.5%)
 OPEN AREA = 17,812 SF (63.2%)

STORM WATER RETENTION

OWNER: MONTESSORI SCHOOL DISTRICT
 5 TRANSYLVANIA AVE, KEY LARGO, FL 33087
 TOTAL LOT AREA: = 28,101 SF
 IMPERVIOUS COVERAGE: = 8,284 SF
 TOTAL DISTURBED AREA: = 8,284 SF
 % IMPERVIOUS COVERAGE: = 29.5%
 CALCULATE: 0.020
 SWALE VOLUME REQUIRED: = 480 CF
 SWALE VOLUME PROVIDED: = 480 CF



SETBACKS

FRONT: REQUIRED 25.0 FT - PROVIDED 51.0 FT
 REAR: REQUIRED 20.0 FT - PROVIDED 42.0 FT
 SIDES: REQUIRED 10.0 FT - PROVIDED 70.0 FT
 REQUIRED 15.0 FT - PROVIDED 25.0 FT

LAND USE INTENSITIES PARAGRAPHS

IS = LOW INTENSITY (SCHOOL) = 0.25 FAR / 0.20 O.S.R.
 PROVIDED (EXISTING) FAR (FLOOR AREA RATIO) AS FOLLOWS: SCHOOL BUILDING = 3.784 SF
 LOT AREA = 28,101 SF THEN FAR = 0.145

O.S.R. (OPEN DISTRICT SPACES) REQUIRED = 0.020
 LOT COVERAGE TOTAL = 8,284 SF (29.5%)
 OPEN AREA = 17,812 SF (63.2%) O.S.R. = 0.98

PARKING REQUIREMENTS

EXISTING SCHOOL - NEW OCCUPANT 'MONTESSORI' USE: SCHOOL
 ACTUAL OCCUPANT LOAD (PER PRINCIPAL) = 30 KIDS
 ACTUAL STAFF (PER PRINCIPAL) = 4
 PARKING REQUIRED = 4 (STAFF)
 PARKING REQUIRED = 2 (VISITORS)
 TOTAL PARKING REQUIRED = 6 SPACES
 TOTAL PARKING PROVIDED = 8 SPACES

NOTE: ADDITIONAL 4 SPACES AVAILABLE ON TEMPORARY BASIS IN DROP-OFF/CIRCLE AREA.

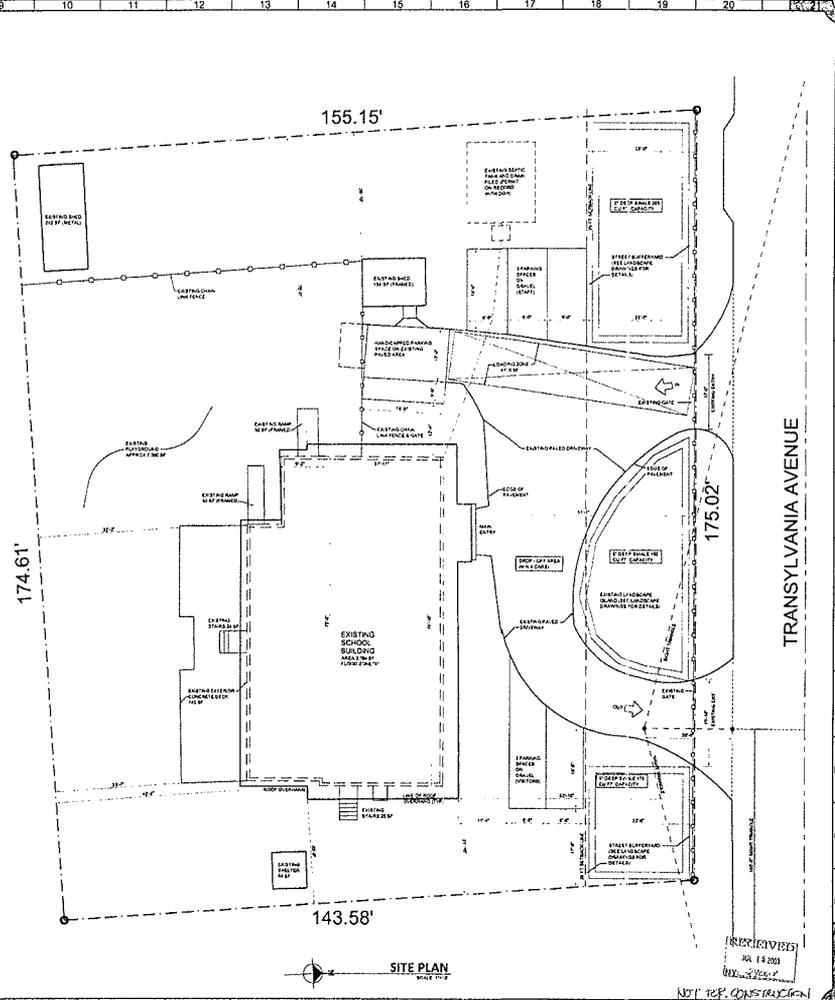
LOADING/UNLOADING REQUIREMENTS

ALL NON-RESIDENTIAL USES: 11' X 55' FOR 2,500/18,999

GFA = 3,784 SF; PROVIDED (3) 11' X 55' LOADING AREA

RIGHT TRIANGLES (S=4.9, L=42.7)

LOCAL STREET WITH BUFFERYARD: 20'150' (INDICATED ON PLANS AT EXIT ONLY)



Montessori School - Minor Conditional Use Application

5 TRANSYLVANIA AVE, KEY LARGO, FL 33087

DATE: JUL 15 2003

SCALE: AS SHOWN

FOR BARRIS ASSOCIATES

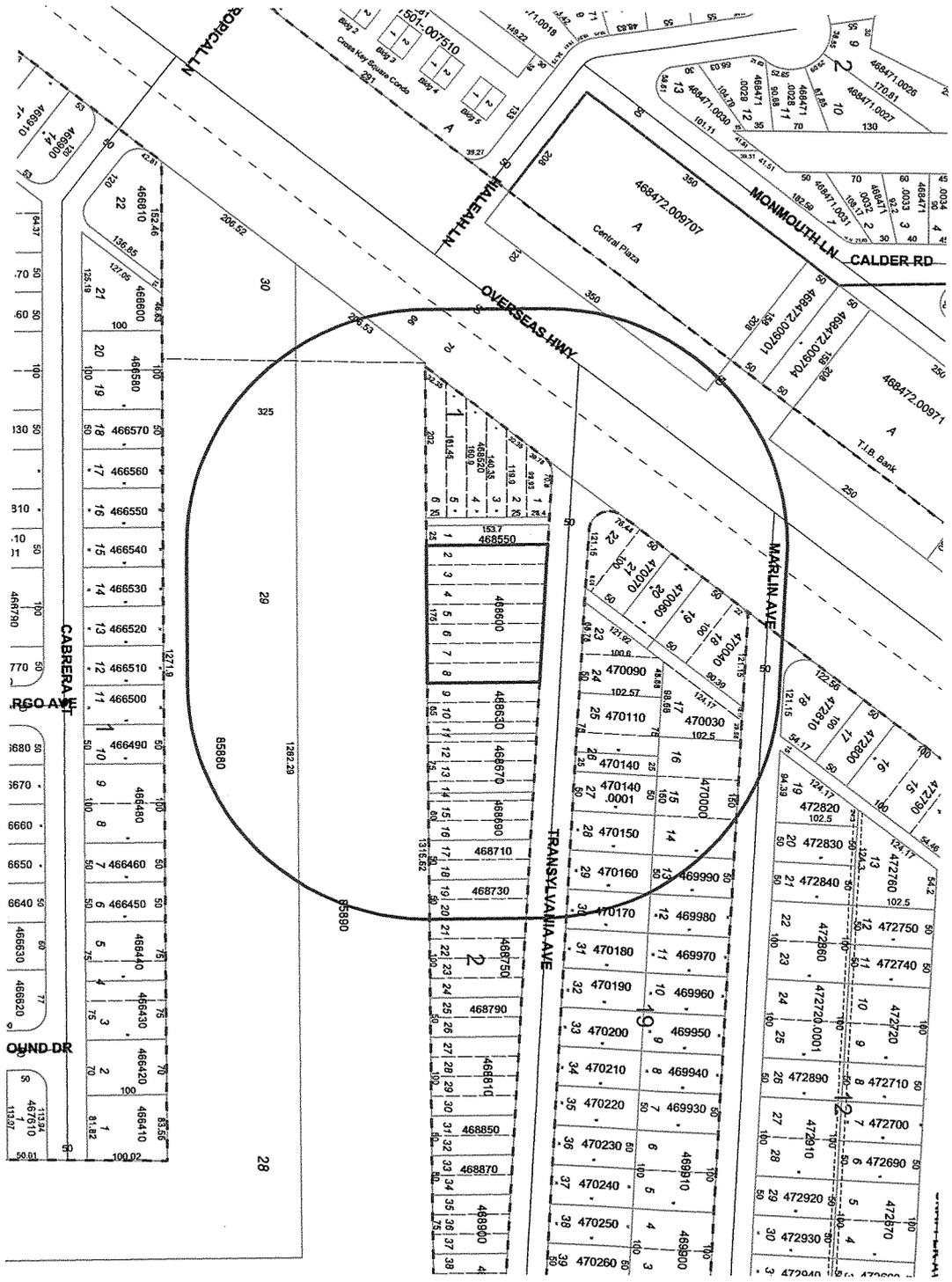
SITE PLAN

A-1

Monroe County Property Appraiser - Radius Report

AK: 1575771	Parcel ID: 00468600-000000	Physical Location: 5 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 2 LT 2 THRU 8 ANGLERS PARK SHORES	KEY LARGO PB1	-148 OR447-979 OR523-733 OR699-2
Owners Name:	EVANS FINANCIAL SERVICES LTD		
Address::	1700 PARK LN S STE 3	JUPITER, FL 33458-8089	
AK: 1094528	Parcel ID: 00085900-000000	Physical Location: KEY LARGO	
Legal Description:	14 61 39 A61914-54 ISLAND OF KEY LARGO PT LOTS4-10	-15-16-20-21-30-3 1-32-40 G6-42	
Owners Name:	DOT/ST.OF FL (STATE ROAD DEPARTMENT)		
Address::	TALLAHASSEE, FL 32399		
AK: 1094510	Parcel ID: 00085890-000000	Physical Location: KEY LARGO	
Legal Description:	14 61 39 ISLAND OF KEY LARGO PT LOTS 28-29-30-35 E	2-156 OR611-33 OR781-1747 OR1030	
Owners Name:	BOARD OF TRUSTEES OF THE INT IMPROVEMENT TRUST FUND OF THE		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 1577341	Parcel ID: 00470170-000000	Physical Location: 16 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LT 30 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR59-199/200 OR466	
Owners Name:	BRUNKE JOSEPH M		
Address::	103491 OVERSEAS HWY	KEY LARGO, FL 33037	
AK: 1577316	Parcel ID: 00470140-000000	Physical Location: KEY LARGO	
Legal Description:	LARGO SOUND PARK PB3-139 FIRST ADDITION-KEY LARGO	E 1/2 LOT 26 BK 19 OR432-17 OR81	
Owners Name:	CASTILLO GUILLERMO		
Address::	8 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1577332	Parcel ID: 00470160-000000	Physical Location: 14 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LT 29 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR476-918/919 OR81	
Owners Name:	MCFEES KEYS DISEASE LLC		
Address::	620 SW 17TH ST	BOCA RATON, FL 33486	
AK: 8659482	Parcel ID: 00470140-000100	Physical Location: 8 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LOT 27 LARGO SOUND PARK FIRST ADDITION PB3-1	39 KEY LARGO OR911-1230 OR1240	
Owners Name:	CASTILLO GUILLERMO		
Address::	8 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1577324	Parcel ID: 00470150-000000	Physical Location: KEY LARGO	
Legal Description:	BK 19 LT 28 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR118-549/550 OR930	
Owners Name:	CASTILLO GUILLERMO		
Address::	8 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1577171	Parcel ID: 00469990-000000	Physical Location: 9 MARLIN AVE	KEY LARGO
Legal Description:	BK 19 LT 13 LARGO SOUND PARK PB3-139 FIRST ADDITIO	N-KEY LARGO OR485-245/246 OR530	
Owners Name:	CLIFTON FAMILY REV TR DTD 2-26-03		
Address::	9 MARLIN AVE	KEY LARGO, FL 33037	
AK: 1577189	Parcel ID: 00470000-000000	Physical Location: KEY LARGO	
Legal Description:	BK 19 LTS 14, 15 & 16 LARGO SOUND PARK PB3-139 FI	RST ADDITION KEY LARGO OR323-330	
Owners Name:	SILVESTRI JOSEPH R AND JEANETTE		
Address::	10 SE MARLIN AVE	KEY LARGO, FL 33037	
AK: 1577308	Parcel ID: 00470110-000000	Physical Location: KEY LARGO	
Legal Description:	LARGO SOUND PARK PB3-139 FIRST ADDITION-KEY LARGO	LOT 25 & W1/2 LOT 26 BLK 19 OR260	
Owners Name:	CASTILLO GUILLERMO		
Address::	8 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1577235	Parcel ID: 00470040-000000	Physical Location: 103275 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 19 LTS 18 & 19 LARGO SOUND PARK FIRST ADDITION	PB3-139 KEY LARGO OR466-47/48 C	
Owners Name:	CONCH 103275 LLC		
Address::	PO BOX 6006	KEY WEST, FL 33041	
AK: 1577260	Parcel ID: 00470070-000000	Physical Location: 103225 OVERSEAS HWY	KEY LARGO
Legal Description:	BK 19 LTS 21 & 22 LARGO SOUND PARK FIRST ADDITION	PB3-139 KEY LARGO OR466-47/48 O	
Owners Name:	CONCH 103225 LLC		
Address::	PO BOX 6006	KEY WEST, FL 33041	

AK: 1577251	Parcel ID: 00470060-000000	Physical Location: VACANT LAND	KEY LARGO
Legal Description:	LARGO SOUND PARK FIRST ADDITION PB3-139	KEY LARGO	BK 19 LT 20 AND ADJ ALLEY RES #
Owners Name:	CONCHBEACH MANAGEMENT LLC C/O WILLIS TONY CPA		
Address::	2432 FLAGLER AVE	KEY WEST, FL 33040	
AK: 1577227	Parcel ID: 00470030-000000	Physical Location: KEY LARGO	
Legal Description:	LARGO SOUND PARK FIRST ADDITION PB3-139	KEY LARGO	BK 19 LT 17 AND ADJ ALLEY DISCLA
Owners Name:	MARLIN HOLDINGS INC		
Address::	102920 OVERSEAS HWY	KEY LARGO, FL 33037	
AK: 1577286	Parcel ID: 00470090-000000	Physical Location: 4 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 19 LTS 23 & 24 LARGO SOUND PARK FIRST ADDITION	PB3-139 KEY LARGO OR466-47/48 C	
Owners Name:	SPREITZER JAMES E		
Address::	PO BOX 6006	KEY WEST, FL 33041	
AK: 1575691	Parcel ID: 00468520-000000	Physical Location: KEY LARGO	
Legal Description:	BK 1 LTS 1-6 ANGLERS PARK SHORES KEY LARGO OR448-	89-90 CASE#82-265-CP-12 OR1004-2	
Owners Name:	PIECE OF PARADISE LLC		
Address::	9200 S DADELAND BLVD STE 400	MIAMI, FL 33156-2712	
AK: 1575721	Parcel ID: 00468550-000000	Physical Location: KEY LARGO	
Legal Description:	BK 2 LT 1 ANGLERS PARK SHORES KEY LARGO OR448-89-9	0 CASE#82-265-CP-12 OR1004-2046/	
Owners Name:	ISLAND PRESCHOOL INC		
Address::	5 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1575801	Parcel ID: 00468630-000000	Physical Location: 3 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	ANGLERS PARK SHORES KEY LARGO LOTS 9-10 & WLY 1	5' OF LOT 11 BK 2 OR447-979 OR69	
Owners Name:	RENTZ WALTER		
Address::	3 TRANSYLVANIA AVENUE	KEY LARGO, FL 33037	
AK: 1575852	Parcel ID: 00468670-000000	Physical Location: 9 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	ANGLERS PARK SHORES PB1-148 KEY LARGO E'LY 10' LOT	11 & ALL LOT 12 & 13 & WLY 15' LO	
Owners Name:	MORTENSEN RONALD H AND CYNTHIA A		
Address::	192 ANDOVER-SPARTA RD	NEWTON, NJ 07860	
AK: 1575879	Parcel ID: 00468690-000000	Physical Location: 15 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	ANGLERS PARK SHORES PB1-148 KEY LARGO ELY 10 FT	LOT 14 & ALL LOTS 15-16 BK 2 OR2	
Owners Name:	BRUNKE JOSEPH M		
Address::	103491 OVERSEAS HWY	KEY LARGO, FL 33037	
AK: 1575895	Parcel ID: 00468710-000000	Physical Location: 17 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	ANGLERS PARK SHORES KEY LARGO PB1-148 LOTS 17 & 18	BLK 2 OR406-406 OR685-840 OR9E	
Owners Name:	BASSETT CHRISTINE		
Address::	17 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1575933	Parcel ID: 00468750-000000	Physical Location: 21 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	ANGLERS PARK SHORES KEY LARGO PB1-148 LOTS 21-24 B	K 2 OR449-138 OR776-1209 OR775-1	
Owners Name:	MIDLING WILLIAM J		
Address::	21 TRANSYLVANIA AVE	KEY LARGO, FL 33037	
AK: 1575917	Parcel ID: 00468730-000000	Physical Location: 19 TRANSYLVANIA AVE	KEY LARGO
Legal Description:	BK 2 LT 19 & 20 ANGLERS PARK SHORES PB1-148 G32-20	4-205 OR867-379 OR881-1265Q/C OF	
Owners Name:	SIEL CARL R AND MARY M		
Address::	27607 WATERMAN ST	BARSTOW, CA 92311	
AK: 1094501	Parcel ID: 00085880-000000	Physical Location: KEY LARGO	
Legal Description:	14 61 39 ISLAND OF KEY LARGO PT LOTS 28-29-30-35 O	R451-47-49 OR451-50-57 OR452-234	
Owners Name:	BOARD OF TRUSTEES OF THE INT IMPROVEMENT TRUST FUND OF THE		
Address::	3900 COMMONWEALTH BLVD	TALLAHASSEE, FL 32399-3000	
AK: 8574231	Parcel ID: 00468472-009707	Physical Location: 103200 OVERSEAS HWY	BAYSIDE KEY LARGO
Legal Description:	CROSS KEY WATERWAY ESTATES SECTION TWO PB6-60 KEY	LARGO SW 300' OF TR A & NE 50' C	
Owners Name:	BETANCOURT EROTIDA & GARCIA ROGER & GEORGINA (TC)		
Address::	2520 NW 36 STREET	MIAMI, FL 33142-5245	





EVANS FINANCIAL SERVICES LTD
1700 PARK LN S STE 3
JUPITER, FL 33458-8089

CLIFTON FAMILY REV TR DTD 2-26-03
9 MARLIN AVE
KEY LARGO, FL 33037

CONCH 103225 LLC
PO BOX 6006
KEY WEST, FL 33041

DOT/ST.OF FL (STATE ROAD
DEPARTMENT)
TALLAHASSEE, FL 32399

SILVESTRI JOSEPH R AND JEANETTE
10 SE MARLIN AVE
KEY LARGO, FL 33037

CONCHBEACH MANAGEMENT LLC C/C
WILLIS TONY CPA
2432 FLAGLER AVE
KEY WEST, FL 33040

BOARD OF TRUSTEES OF THE INT
IMPROVEMENT TRUST FUND OF THE
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

CONCH 103275 LLC
PO BOX 6006
KEY WEST, FL 33041

MARLIN HOLDINGS INC
102920 OVERSEAS HWY
KEY LARGO, FL 33037

BRUNKE JOSEPH M
103491 OVERSEAS HWY
KEY LARGO, FL 33037

SPREITZER JAMES E
PO BOX 6006
KEY WEST, FL 33041

PIECE OF PARADISE LLC
9200 S DADELAND BLVD STE 400
MIAMI, FL 33156-2712

CASTILLO GUILLERMO
8 TRANSYLVANIA AVE
KEY LARGO, FL 33037

RENTZ WALTER
3 TRANSYLVANIA AVENUE
KEY LARGO, FL 33037

MORTENSEN RONALD H AND
CYNTHIA A
192 ANDOVER-SPARTA RD
NEWTON, NJ 07860

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

BRUNKE JOSEPH M
103491 OVERSEAS HWY
KEY LARGO, FL 33037

BASSETT CHRISTINE
17 TRANSYLVANIA AVE
KEY LARGO, FL 33037

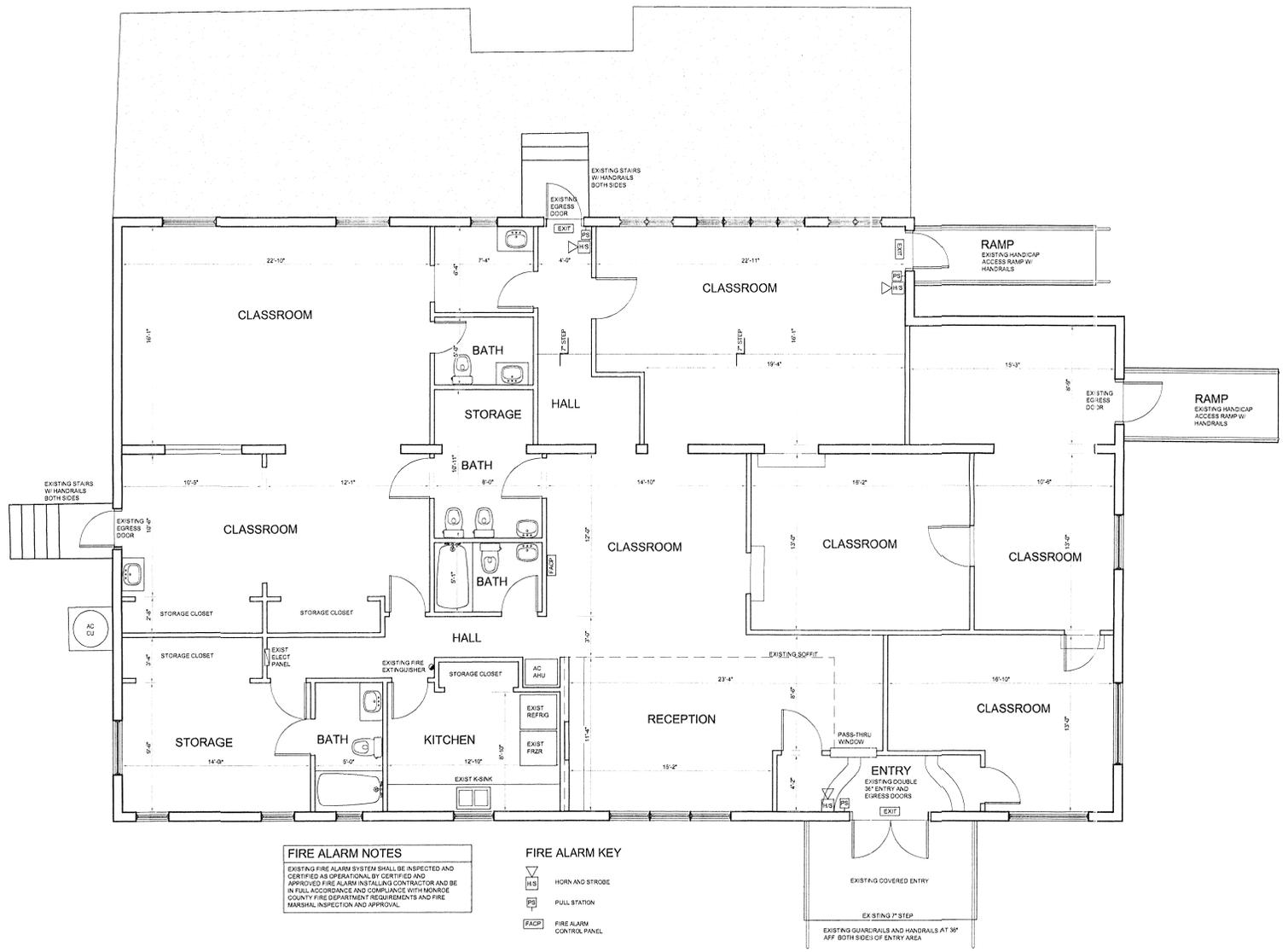
CASTILLO GUILLERMO
3 TRANSYLVANIA AVE
KEY LARGO, FL 33037

MIDLING WILLIAM J
21 TRANSYLVANIA AVE
KEY LARGO, FL 33037

SIEL CARL R AND MARY M
27607 WATERMAN ST
BARSTOW, CA 92311

BETANCOURT EROTIDA & GARCIA
ROGER & GEORGINA (TC)
2520 NW 36 STREET
MIAMI, FL 33142-5245





FIRE ALARM NOTES
 EXISTING FIRE ALARM SYSTEM SHALL BE INSPECTED AND CERTIFIED AS OPERATIONAL BY CERTIFIED AND APPROVED FIRE ALARM INSTALLING CONTRACTOR AND BE IN FULL ACCORDANCE AND COMPLIANCE WITH MONROE COUNTY FIRE DEPARTMENT REQUIREMENTS AND FIRE MARSHAL INSPECTION AND APPROVAL.

FIRE ALARM KEY
 HORN AND STROBE
 PULL STATION
 FIRE ALARM CONTROL PANEL

AS-BUILT FLOOR PLAN - EXISTING SCHOOL BUILDING
 SCALE: 1" = 1'-0"

RECEIVED
 JUL 15 2009
 27068

Montessori School - Minor Conditional Use Application
 5 TRANSYLVANIA AVE. KEY LARGO, FL 33037
 MISS BRIDGET DANIEL COO DON HORTON

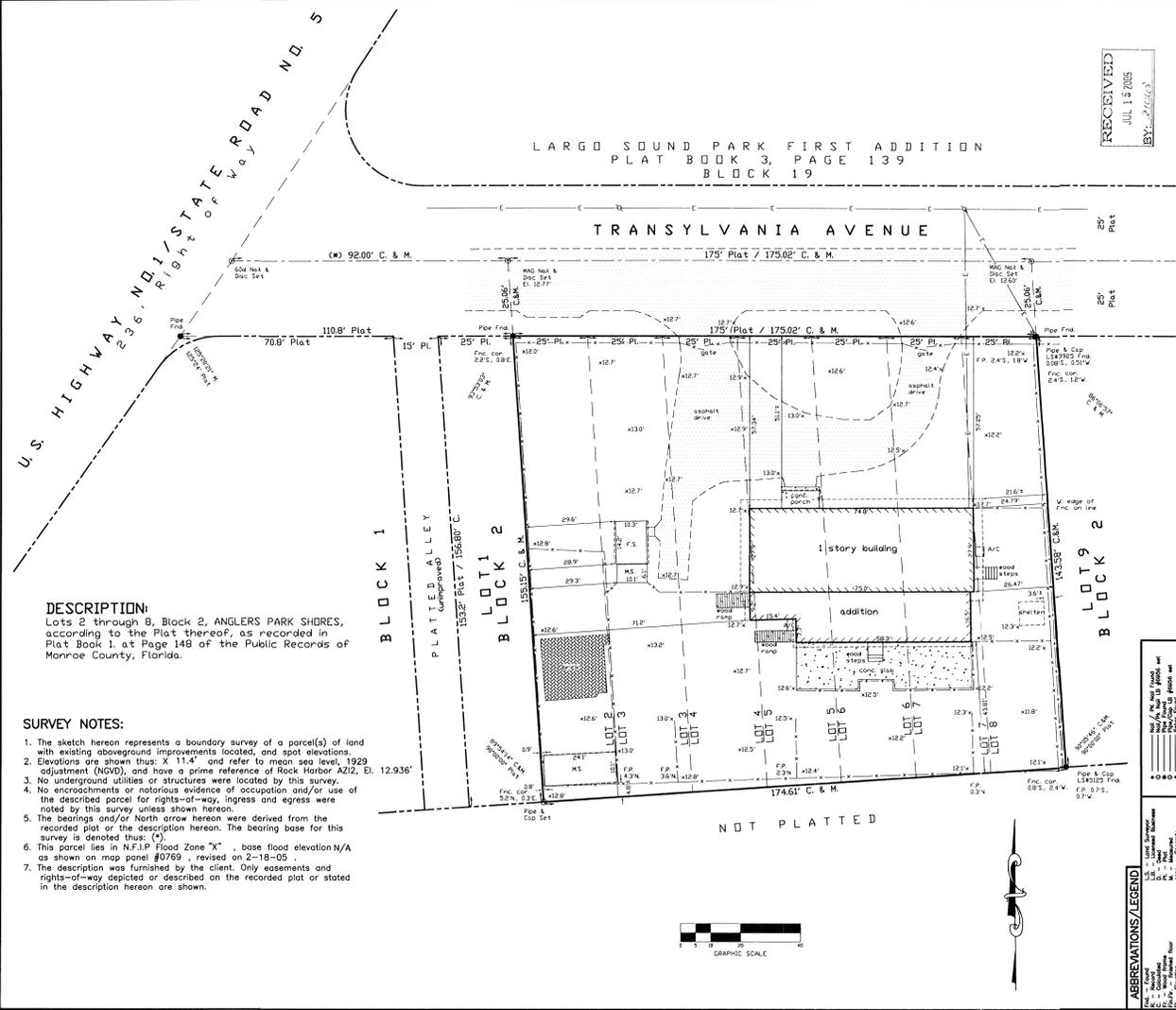


ROBERT BARNES & ASSOCIATES
 ARCHITECTURE AND PLANNING ASSOCIATES, INC.
 10000 W. BAYVIEW BLVD. SUITE 100
 MIAMI BEACH, FL 33154
 PH: 305.441.1111
 FAX: 305.441.1112
 WWW.RBANDASSOCIATES.COM

FLOOR PLAN

NO.	DATE	BY	CHKD	DESCRIPTION
1	07/15/09	JAS	JAS	AS-BUILT FLOOR PLAN
2	07/15/09	JAS	JAS	REVISIONS

A-2



DESCRIPTION:
Lots 2 through 8, Block 2, ANGLERS PARK SHORES, according to the Plat thereof, as recorded in Plat Book 1, at Page 148 of the Public Records of Monroe County, Florida.

- SURVEY NOTES:**
- The sketch hereon represents a boundary survey of a parcel(s) of land with existing aboveground improvements located, and spot elevations.
 - Elevations are shown thus: X 11.4' and refer to mean sea level, 1929 adjustment (NGVD), and have a prime reference of Rock Harbor AZ12, El. 12.936'
 - No underground utilities or structures were located by this survey.
 - No encroachments or notorious evidence of occupation and/or use of the described parcel for rights-of-way, ingress and egress were noted by this survey unless shown hereon.
 - The bearings and/or North arrow hereon were derived from the recorded plat or the description hereon. The bearing base for this survey is denoted thus: (*)
 - This parcel lies in N.F.I.P Flood Zone "X", base flood elevation N/A as shown on map panel #0769, revised on 2-18-05.
 - The description was furnished by the client. Only easements and rights-of-way depicted or described on the recorded plat or stated in the description hereon are shown.



RECEIVED
JUL 15 2005
BY: [Signature]

David Massey Land Surveying, Inc.
88888 OVERSEAS HWY., P.O. BOX 619, TAVERNER, FL. 33070
PHONE: (305)853-0066 / FAX: (305)853-0233
Sketch of Survey for: Diane Financial Services
Drawing No. 10177
Scale: 1" = 20'
Section 14 - Township 61 South, Range 29 East
Key Largo Monroe County, Florida
Date of Field Survey: 6-17-09
Fieldbook: L-130
Ronald W. Lucas, P.L.S. #4185

ABBREVIATIONS/LEGEND

1	Lot	1	Lot
2	Block	2	Block
3	Platted Alley	3	Platted Alley
4	Proposed Alley	4	Proposed Alley
5	Proposed Right-of-Way	5	Proposed Right-of-Way
6	Proposed Easement	6	Proposed Easement
7	Proposed Encroachment	7	Proposed Encroachment
8	Proposed Structure	8	Proposed Structure
9	Proposed Utility	9	Proposed Utility
10	Proposed Fence	10	Proposed Fence
11	Proposed Gate	11	Proposed Gate
12	Proposed Driveway	12	Proposed Driveway
13	Proposed Walkway	13	Proposed Walkway
14	Proposed Staircase	14	Proposed Staircase
15	Proposed Deck	15	Proposed Deck
16	Proposed Pool	16	Proposed Pool
17	Proposed Pond	17	Proposed Pond
18	Proposed Well	18	Proposed Well
19	Proposed Septic Tank	19	Proposed Septic Tank
20	Proposed Air Conditioning Unit	20	Proposed Air Conditioning Unit
21	Proposed Water Meter	21	Proposed Water Meter
22	Proposed Electric Meter	22	Proposed Electric Meter
23	Proposed Gas Meter	23	Proposed Gas Meter
24	Proposed Telephone Pole	24	Proposed Telephone Pole
25	Proposed Power Pole	25	Proposed Power Pole
26	Proposed Street Light	26	Proposed Street Light
27	Proposed Fire Hydrant	27	Proposed Fire Hydrant
28	Proposed Manhole	28	Proposed Manhole
29	Proposed Catch Basin	29	Proposed Catch Basin
30	Proposed Storm Drain	30	Proposed Storm Drain
31	Proposed Sewer Line	31	Proposed Sewer Line
32	Proposed Water Line	32	Proposed Water Line
33	Proposed Gas Line	33	Proposed Gas Line
34	Proposed Electric Line	34	Proposed Electric Line
35	Proposed Telephone Line	35	Proposed Telephone Line
36	Proposed Cable Line	36	Proposed Cable Line
37	Proposed Utility Pole	37	Proposed Utility Pole
38	Proposed Pole	38	Proposed Pole
39	Proposed Pole	39	Proposed Pole
40	Proposed Pole	40	Proposed Pole
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45	Proposed Pole	45	Proposed Pole
46	Proposed Pole	46	Proposed Pole
47	Proposed Pole	47	Proposed Pole
48	Proposed Pole	48	Proposed Pole
49	Proposed Pole	49	Proposed Pole
50	Proposed Pole	50	Proposed Pole

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL SUB CONTRACTORS SHALL VISIT THE BUILDING SITE AND VERIFY ALL CONDITIONS PRIOR TO SUBMISSION OF BID.
- ANY ERRORS, AMBIGUITIES AND OMISSIONS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL BE REPORTED TO ROBERT BARNES AND ASSOCIATES FOR CORRECTIONS BEFORE SUBMISSION OF BID.
- UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE WILL BE MADE IN THE CONTRACT OR IN MANUFACTURES FAVOR OR BY VIRTUE OF ERRORS, AMBIGUITIES AND OMISSIONS WHICH SHOULD HAVE BEEN DISCOVERED DURING THE PREPARATION OF BID ESTIMATE AND DIRECTED TO OUR (ROBERT BARNES AND ASSOCIATES) ATTENTION IN A TIMELY MANNER.
- WRITTEN DIMENSIONS GOVERN. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE EVENT OF CONFLICT. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH ANY WORK.
- ALL DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF ROBERT BARNES AND ASSOCIATES AND SHALL NOT BE REPRODUCED WITHOUT THEIR PERMISSION.
- CONTRACTOR AND SUB CONTRACTORS DOING WORK ON THIS PROJECT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH A CERTIFICATE OF SAID INSURANCE. CONTRACTOR AND ALL SUB CONTRACTORS SHALL CARRY WORKERS COMPENSATION INSURANCE ON ALL WORKMEN EMPLOYED ON THIS JOB.
- ALL WORK PERFORMED SHALL CONFORM TO THE 2007 FLORIDA BUILDING CODE AND ALL APPLICABLE COUNTY ORDINANCES, AND SHALL BE COMPLETED TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEMEN OF THE RESPECTIVE TRADES.
- CONTRACTOR IS RESPONSIBLE FOR THE PROPER EXECUTION OF ALL WORKS. NOT WITHSTANDING THE APPROVAL OF SHOP DRAWINGS, DESIGN MIXES, LABORATORY INSPECTIONS AND REPORTS, ARCHITECTS AND/OR ENGINEERS FIELD OBSERVATIONS, THE USE OF WHICH ARE INTENDED TO ASSIST BUT IN NO WAY RELIEVE THE CONTRACTOR OF HIS HER RESPONSIBILITY.
- INCLUDED IN THE RESPONSIBILITIES OF ITEM 8 ARE THE FOLLOWING:
 - EXECUTION OF ALL WORKS IN A PROPER AND SAFE MANNER FOR ALL PERSONS, EQUIPMENT AND PROPERTIES.
 - DESIGN, ENGINEERING, CONSTRUCTION AND HANDLING OF ALL FORM WORK AND TEMPORARY STRUCTURES.
 - SPECIFIED STRENGTH AND PROPER PLACING OF CONCRETE. ALL CONCRETE AND RELATED WORK IMPROPERLY PLACED AND/OR TESTING UNDER STRENGTH SHALL BE REPLACED WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.

STORM WATER RETENTION

OWNER:	MONTESSORI SCHOOL 5 TRANSYLVANIA, KEY LARGO FL 33037
TOTAL LOT AREA	= 28,101 sq ft
IMPERVIOUS COVERAGE	= 8,289 sq ft
TOTAL DISTURBED AREA	= 31.75%
% IMPERVIOUS (EXISTING) (DISTURBED/LOT)	= 690.75 C.F. REQUIRED
CALCULATE: 8,289 / 12	= 691 C.F.
SWALE VOLUME REQUIRED	= 692 C.F.
SWALE VOLUME PROVIDED	= 692 C.F.



BASE FLOOD ELEVATION

EXISTING FLOOD ELEVATION = "X"

LEGAL DESCRIPTION

LOTS 2 THRU 8, BLOCK 2, ANGLERS PARK SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 148, OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

SITE DATA

ZONING: IS (IMPROVED SUBDIVISION DISTRICT)

LOT AREA: = 28,101 SF (0.599AC)

LOT COVERAGE:

- EXISTING SCHOOL BUILDING = 3,784 SF
- EXISTING SHEDS (3) = 460 SF
- EXISTING PAVED DRIVEWAY = 3,158 SF
- EXISTING WOOD RAMPS (2) = 100 SF
- EXISTING EXT CONC DECK = 740 SF
- EXISTING STAIRS (2) = 47 SF
- TOTAL LOT COVERAGE = 8,289 SF (31.75%)

OPEN AREA: = 17,812 SF (68.25%)

SETBACKS:

- FRONT: REQUIRED 25.0 FT - PROVIDED 51.0 FT
- REAR: REQUIRED 20.0 FT - PROVIDED 42.0 FT
- SIDES: REQUIRED 10.0 FT - PROVIDED 70.0 FT
- REQUIRED 15.0 FT - PROVIDED 23.0 FT

LAND USE INTENSITIES FAR/OSR

IS = LOW INTENSITY (SCHOOL) = 0.25 FAR / 0.20 OSR

PROVIDED (EXISTING) FAR (FLOOR AREA RATIO) AS FOLLOWS: SCHOOL BUILDING = 3,784 SF. LOT AREA = 28,101 SF THEN F.A.R. = 0.145

O.S.R. (OPEN DISTRICT SPACE) REQUIRED = 0.020
LOT COVERAGE TOTAL = 8,289 SF (31.75%)
OPEN AREA = 17,812 SF (68.25%) O.S.R. = 0.68

PARKING REQUIREMENTS:

EXISTING SCHOOL - NEW OCCUPANT "MONTESSORI" USE: SCHOOL
ACTUAL OCCUPANT LOAD (PER PRINCIPAL) = 30 KIDS
ACTUAL STAFF (PER PRINCIPAL) = 4
PARKING REQUIRED = 4 (STAFF)
PARKING REQUIRED = 2 (VISITORS)
TOTAL PARKING REQUIRED = 6 SPACES

TOTAL PARKING PROVIDED = 6 SPACES
NOTE: ADDITIONAL 4 SPACES AVAILABLE ON TEMPORARY BASIS IN DROP-OFF CIRCLE AREA.

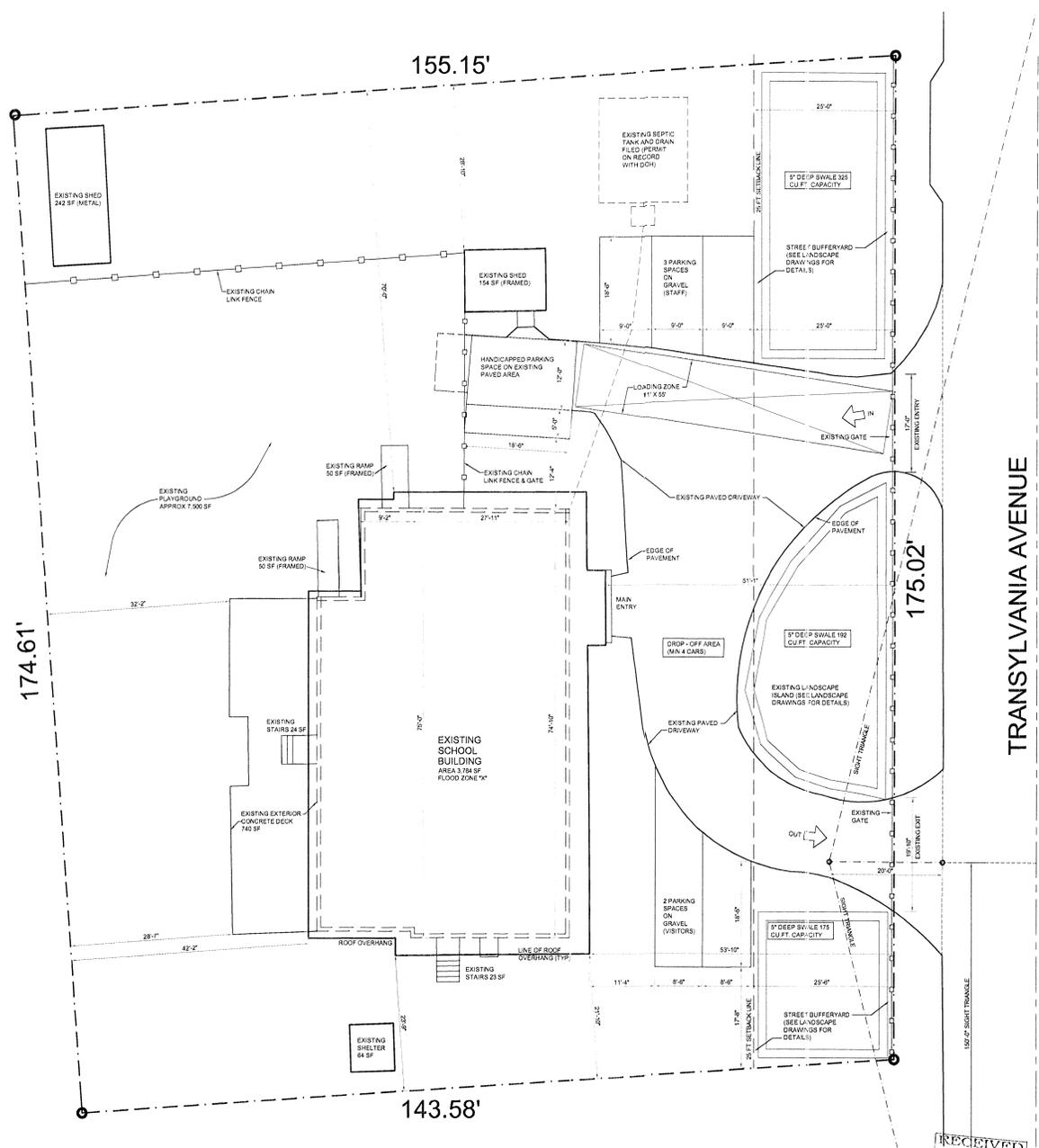
LOADING/UNLOADING REQUIREMENTS:

ALL NON-RESIDENTIAL USES: 11' X 55' FOR 2,500/19,999

GFA = 3,784 SF : PROVIDED (1) 11'X55' LOADING AREA

SIGHT TRIANGLES (Sec 9.5-427):

LOCAL STREET WITH BUFFERYARD: 20'/150' (INDICATED ON PLANS AT EXIT ONLY)



SITE PLAN
SCALE: 1/4\"/>

RECEIVED
JUL 16 2009
BY: [Signature]

NOT FOR CONSTRUCTION

Montessori School - Minor Conditional Use Application
5 TRANSYLVANIA AVE. KEY LARGO, FL 33037
MRS. BRIDGET DANIEL COO DON HORTON



ROBERT BARNES & ASSOCIATES
ARCHITECTURE AND PLANNING
721 EAST WILSON AVENUE
TALLAHASSEE, FLORIDA 32304

NO.	DATE	DESCRIPTION

A-1



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

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

From: Bill Harbert, Planner *BH*
Janis Vaseris, Biologist *J.V.*

Date: July 28, 2009

Subject: *Request for a Minor Conditional Use Permit for a private school on property located at 5 Transylvania Avenue, Key Largo, Mile Marker 102*
Real Estate No. 00468560.000000, 00468570.000000, 00468580.000000, 00468590.000000, 00468600.000000, 00468610.000000, 00468620.000000

Meeting: August 4, 2009

1 I REQUEST:

2
3 The applicant is requesting approval of a minor conditional use permit in order to establish a
4 private school within an existing structure of approximately 3,000 square feet.
5



Location of Subject Property (identified in Yellow) and Surrounding Vicinity (2006)

1
2
3 Location:

4 Address: 5 Transylvania Avenue, Key Largo, mile marker 102 (oceanside)

5
6 Legal Description: Block 2, Lots 2-8, Anglers Park Shores (PB1-148)

7 Real Estate (RE) Numbers: 00468560.000000, 00468570.000000, 00468580.000000,
8 00468590.000000, 00468600.000000, 00468610.000000, 00468620.000000

9
10 Applicant:

11 Owner: Evans Financial Services, Ltd.

12 Agent: Don Horton, No Stress Property Management Inc.
13
14

15 II RELEVANT PRIOR COUNTY ACTIONS:
16

17 Building Permit C-2628 was issued on April 27, 1977 for the construction of a single-family
18 residence. On August 11, 1987, Building Permit C-22190 was issued for the remodeling of
19 the building and its conversion into a daycare center.
20

21 III BACKGROUND INFORMATION:
22

23 A. Size of Site: 25,725 ft² (0.59 acres)

24 B. Land Use District: Improved Subdivision (IS)

25 C. Future Land Use Map (FLUM) Designation: Residential Medium (RM)

26 D. Tier Designation: Tier 3

27 E. Flood Zone: X

28 F. Existing Use: Vacant (Previous Daycare)

29 G. Existing Vegetation / Habitat: Scarified with random canopy trees and shrubs

30 H. Community Character of Immediate Vicinity: Single-family residential along
31 Transylvania and commercial along US 1 to the North.
32

33 IV REVIEW OF APPLICATION:
34

35 MCC §110-67 provides the standards which are applicable to all conditional uses. When
36 considering applications for a conditional use permit, the Development Review Committee
37 and the Director of Planning and Environmental Resources shall consider the extent to
38 which:
39

40 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*
41 *comprehensive plan and the land development regulations:*
42

43 The proposed development is consistent with the purposes, goals, objectives and
44 standards of the RM future land use category and the IS District.
45

46 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
47 the proposed use include:
48

1 Policy 101.4.3: The principal purpose of the Residential Medium land use
2 category is to recognize those portions of subdivisions that were lawfully
3 established and improved prior to the adoption of this plan and to define improved
4 subdivisions as those lots served by a dedicated and accepted existing roadway,
5 have an approved potable water supply, and have sufficient uplands to
6 accommodate the residential uses. Development on vacant land within this land
7 use category shall be limited to one residential dwelling unit for each such platted
8 lot or parcel which existed at the time of plan adoption. However, Monroe County
9 shall adopt Land Development Regulations which allow nonresidential uses that
10 were listed as a permitted use in the Land Development Regulations that were in
11 effect immediately prior to the institution of the 2010 Comprehensive Plan (pre-
12 2010 LDR's), and that lawfully existed on such lands on January 4, 1996 to
13 develop, redevelop, reestablish and/or substantially improve provided that the
14 uses are limited in intensity, floor area, density and to the type of use that existed
15 on January 4, 1996 or limited to what the pre-2010 LDR's allowed, whichever is
16 more restricted. Lands within this land use category shall not be further
17 subdivided.

18
19 B. *The conditional use is consistent with the community character of the immediate vicinity:*

20
21 The building on the property had been previously used as a daycare since from 1987 to
22 approximately 2008. The building has remained vacant from 2008 to date.

23
24 Occupants of neighboring properties could benefit from the services provided by a school
25 of this nature. Therefore, the proposed development would be consistent with the
26 community character of the immediate vicinity.

27
28 C. *The design of the proposed development minimizes adverse effects, including visual*
29 *impacts, on adjacent properties:*

30
31 The proposed use would be very similar to the previously permitted institutional use
32 within the existing building.

33
34 The applicant is making no exterior size or architectural modifications to any of the
35 existing structure. Therefore, the proposed development minimizes adverse effects,
36 including visual impacts, on adjacent properties.

37
38 D. *The proposed use will have an adverse impact on the value of surrounding properties:*

39
40 Staff has no evidence to support or disprove that the proposed redevelopment will have
41 an adverse impact on the value of the surrounding properties.

42
43 E. *The adequacy of public facilities and services:*

44
45 1. Roads:

1 *Localized Impacts & Access Management:* Access to the school would be from an
2 existing entry drive from Transylvania Avenue.
3

4 *Level of Service (LOS):* The applicant submitted a level 1 traffic engineering and
5 planning report based on a proposed elementary school with an enrollment of 30
6 students. Based on the findings of the ITE manual, this development will have a
7 conservative weighted daily volume of 214 vehicle trips per day and a peak period of
8 30 vehicle trips per hour. The County's traffic consultant, Raj Shanmugam, has
9 agreed with the findings in the level 1 traffic study and finds that the proposed
10 development will have little impact to the traffic on the surrounding roadways and
11 therefore meet the traffic impact requirements.
12

13 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if
14 necessary, the South Florida Water Management District (SFWMD) to determine
15 compliance with all applicable regulations.
16

17 3. Sewer: The applicant shall coordinate with the Key Largo Wastewater Treatment
18 District, Florida Department of Health and/or Florida Department of Environmental
19 Protection to determine compliance with all applicable regulations.
20

21 4. Emergency Management: The applicant shall coordinate with the Office of the Fire
22 Marshal to determine compliance with the Florida Fire Prevention Code, the Florida
23 Building Code, the National Fire Protection Code and the Life Line Safety Code. As
24 of the date of this report, the Monroe County Office of the Fire Marshal has not sent
25 comments regarding the review of this project.
26

27 F. *The Applicant has the financial and technical capacity to complete the development as*
28 *proposed:*
29

30 Staff has no evidence to support or disprove the applicant's financial and technical
31 capacity to complete the development as proposed.
32

33 G. *The development will adversely affect a known archaeological, historical or cultural*
34 *resource:*
35

36 The proposed redevelopment will not adversely affect a known archaeological, historical
37 or cultural resource.
38

39 H. *Public access to public beaches and other waterfront areas is preserved as part of the*
40 *proposed development:*
41

42 The subject property is land-locked. Therefore, the proposed development will not have
43 an adverse impact on public access to a waterfront area.
44

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

- 1
2 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Not applicable.*
3

4 There are no existing or proposed residential dwelling units.
5

- 6 2. Non-Residential Rate of Growth Ordinance (NROGO) (§138-47 – §138-56): *In*
7 *compliance.*
8

9 Staff has found that the existing floor area was approved in 1987 as part of Building
10 Permit C-22190. The applicant is not proposing any expansions in floor area as part
11 of this application.
12

- 13 3. Purpose of the IS District (§130-34): *In compliance.*
14

15 The purpose of the IS district is to accommodate the legally vested residential
16 development rights of the owners of lots in subdivisions that were lawfully
17 established and improved prior to the adoption of this chapter. For the purpose of this
18 section, improved lots are those that are served by a dedicated and accepted existing
19 road of porous or nonporous material, that have a Florida Keys Aqueduct Authority
20 approved potable water supply, and that have sufficient uplands to accommodate the
21 proposed use in accordance with the required setbacks. This district is not intended to
22 be used for new land use districts of this classification within the county.
23

- 24 4. **Permitted Uses (§130-83):** *In compliance following the receipt of required*
25 *conditional use permit.*
26

27 In the IS District schools may be permitted with minor conditional use permit
28 approval.
29

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

33 Land Use Intensity:
34

Structure	Land Use	FAR	Size of Site	Max Allowed	Existing	Used
Main Building	Institutional (School)	0.30	25,725 ft ²	7,718 ft ²	3,784 ft ²	49.03 %
Shelter	Institutional (School)	0.30	25,725 ft ²	7,718 ft ²	64 ft ²	0.83 %
Shed #1	Institutional (School)	0.30	25,725 ft ²	7,718 ft ²	154 ft ²	2.00 %
Shed #2	Institutional (School)	0.30	25,725 ft ²	7,718 ft ²	242 ft ²	3.14 %
Total					4,244 ft ²	55.0 %

- 35
36 6. Required Open Space (§118-9, §130-157, §130-162 & §130-164): *In compliance.*
37

1 In the IS District, there is a required open space ratio of 0.20. Therefore, at least 20
2 percent of the site must remain open space.

3
4 The property consists of approximately 25,725 ft² of upland area. Therefore, at least
5 5,145 ft² of the total land area must remain open space. According to the site plan
6 submitted the site contains 17,812 ft² or 68% open space.
7

8 **7. Minimum Yards (§130-186): *Not in compliance.***
9

10 The required non-shoreline setbacks in the IS District are as follows: Front yard – 25
11 feet; Rear yard – 20 feet; and Side yard – 10/15 feet (where 10 feet is the required
12 side yard for one side and 15 feet is the minimum combined total of both side yards).
13

14 As shown on the site plan, a utility shed is currently located in the required rear yard
15 setback and the structure referred to as a shelter is located in the side yard setback
16 along eastern property line. No expansions of the existing buildings or construction of
17 new buildings have been proposed as part of this application.
18

19 **8. Maximum Height (§146-3): *In compliance.***
20

21 Staff conducted a site visit and found that all buildings on the property are single
22 story ground level buildings that do not exceed 35 feet in height.
23

24 **9. Surface Water Management Criteria (§114-3): *Full compliance to be determined upon***
25 ***submittal to Building Department.***
26

27 The Monroe County Project Management Department reviewed the project and
28 provided a memorandum indicating that the proposed development meets the
29 requirements for storm water management.
30

31 **10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida***
32 ***Department of Health and/or the Key Largo Wastewater Treatment District prior to***
33 ***the issuance of a building permit.***
34

35 The applicant has requested a letter of coordination from the Monroe County
36 Department of Health.
37

38 **11. Fencing (§114-20): *In compliance.***
39

40 No new fencing is proposed as part of this application.
41

42 **12. Floodplain Management (§122-1 – §122-6): *Compliance to be determined upon***
43 ***submittal to Building Department.***
44

45 The site is designated within an X flood zone on the Federal Emergency Management
46 Agency (FEMA)'s flood insurance rate maps. All improvements to existing structures

1 and any new structures that may be built in the future must be built to floodplain
2 management standards that meet or exceed those for flood protection.
3

- 4 13. Energy Conservation Standards (§114-45): *Compliance to be determined by the*
5 *Monroe County Building Department prior to issuance of a building permit.*
6

7 The applicant has agreed to include a bicycle rack and install native plants, trees and
8 other vegetation that reduce requirements for water and maintenance.
9

- 10 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined by*
11 *the Monroe County Building Department prior to issuance of a building permit.*
12

- 13 15. Environmental Design Criteria and Mitigation Standards (§9.5-345 & §9.5-346): *Full*
14 *compliance to be determined upon submittal to Building Department.*
15

16 Native vegetation shall not be removed.
17

- 18 16. **Required Parking (§114-67): *Compliance to be determined.***
19

20 The land development regulations do not provide a parking standard for a school use.
21 Based on the level of proposed staffing provided by the applicant (3 employees), 6
22 off-street parking spaces would be provided; consisting of 5 regular spaces (8.5 ft x
23 11 ft) and 1 space designated as handicap only (12 ft x 20 ft with a 5 ft aisle). The
24 land development regulations do not provide a parking requirement for schools.
25 Based on the number of employees and the age of the students, 5 regular parking
26 spaces and 1 handicap parking space may be adequate for this type of school.
27 However, this must be approved by the Director of Planning & Environmental
28 Resources.
29

30 *Bicycle Parking:* No bicycle rack or scooter parking is shown on the site plan. A
31 bicycle rack shall be provided by all nonresidential development within 200 feet of an
32 existing or programmed state or county bikeway. Furthermore, bicycles are a
33 common form of transportation for students.
34

35 The minimum layout for a bicycle parking area shall be a 2 foot wide by 6 foot long
36 stall with a minimum aisle width of 5 feet. The bicycle parking area shall be located
37 within 50 feet of a public entrance to the principal structure and shall not interfere
38 with pedestrian or vehicular traffic.
39

- 40 17. **Required Loading and Unloading Spaces (§114-69): *Not in compliance.***
41

42 All non-residential uses with 2,500 ft² to 49,999 ft² of floor area are required to have
43 one (1) loading and unloading space, measuring 11 feet by 55 feet.
44

45 A loading/unloading space is shown on the site plan. However, according to the land
46 development regulations, loading/unloading spaces shall be located entirely on the

1 same lot as the principal use they serve. These spaces shall not be located on any
2 public right-of-way, or on any parking spaces or parking aisle. Staff has found that
3 the proposed loading/unloading space is located in the parking aisle of 3 regular
4 parking spaces and the 1 handicap parking space. This would result in a total
5 blockage of these parking spaces.
6

7 18. Required Landscaping (§114-99 – §114-105): *Not applicable.*

8
9 Non-commercial developments are not required to landscape parking areas.
10

11 19. Required Buffer-yards (§114-124 – §114-130): *In compliance.*

12
13 This property is located in a IS district that is bordered by IS zoning districts to the
14 North, East and West. The property is also bordered by a heavily vegetated tier 1
15 parcel of land that is owned by the State of Florida and is zoned Destination Resort. A
16 class “D” buffer yard is required for projects sharing IS and DR boundaries. Staff has
17 found that due to the dense vegetation to the South and IS zoning on all other sides no
18 additional buffer yard plantings will be required. However, according to the site plan
19 submitted with the application the applicant is proposing a street buffer yard along
20 Transylvania Avenue.
21

22 20. Outdoor Lighting (§114-159 – §114-163): *Compliance to be determined upon*
23 *submittal to Building Department.*

24
25 21. Signs (§142-1 – §142-7): *Compliance to be determined upon submittal to Building*
26 *Department.*

27
28 No signage has been proposed as part of this application.
29

30 22. Access Standards (§114-195 – §114-201): *In compliance.*

31
32 The applicant submitted a level 1 traffic engineering and planning report based on a
33 proposed elementary school with an enrollment of 30 students. The County’s traffic
34 consultant, Raj Shanmugam, has agreed with the findings in the level 1 traffic study
35 and finds that the proposed development including access will have little impact to
36 the traffic on the surrounding roadways.
37

38 23. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
39 *Building Department.*

40
41 **V RECOMMENDED ACTION:**

42
43 Staff recommends **APPROVAL** to the Director of Planning & Environmental Resources if
44 all the following conditions are met:
45

- 1 A. Prior to the issuance of a development order, the applicant shall revise the site plan to
2 either be found to not require a loading zone or relocate the loading zone to a location
3 found in compliance by the Director of Planning & Environmental Resources.
4
5 B. Prior to the issuance of a building permit, the applicant shall receive all required
6 permits and approvals from the United States Army Corps of Engineers, Florida
7 Department of Environmental Protection, Florida Department of Health and the
8 Florida Department of Transportation.
9
10 C. Prior to the issuance of a building permit, the proposed development and buildings
11 shall be found in compliance by the Monroe County Building Department, the
12 Monroe County Floodplain Administrator and the Monroe County Office of the Fire
13 Marshal.
14
15 D. Prior to the issuance of a building permit, the applicant shall remove the shed from
16 the required rear yard and the shelter building from the required side yard setback.
17
18 E. A bicycle rack shall be installed prior to the opening of the school.
19
20 F. The access drive shall be one-way only and clearly indicated with directional signage.
21
22 G. All standards and requirements of the Americans with Disabilities Act (ADA) shall
23 be met.
24
25 H. Any future signage shall be consistent with the residential community character as
26 determined by the Director of Planning & Environmental Resources
27

28 **VI PLANS REVIEWED:**
29

- 30 A. Site Plan (A-1) by Robert Barnes & Associates, dated June 29, 2009;
31 B. Floor Plan (A-2) by Robert Barnes & Associates, dated June 29, 2009;
32 C. Boundary Survey by David Massey Land Surveying, Inc., dated June 17, 2009;
33 D. Level 1 Traffic Study by Crossroads Engineering, dated June 7, 2009
34 J. Vegetation Survey by Harry A. DeLashmutt, Biosurveys, Inc., dated July 2, 2009