

*AGENDA

PLANNING COMMISSION
MONROE COUNTY
January 12, 2011
10:00 A.M.

MARATHON GOV'T CENTER
2798 OVERSEAS HIGHWAY
MARATHON, FL 33050

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMISSION:

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

STAFF:

Townsley Schwab, Senior Director of Planning and Environmental Resources
Susan Grimsley, Ass't County Attorney
John Wolfe, Planning Commission Counsel
Joe Haberman, Planning & Development Review Manager
Mitch Harvey, Comp Plan Manager
Steven Biel, Sr. Planner
Barbara Bauman, Planner
Gail Creech, Planning Commission Coordinator

COUNTY RESOLUTION 131-92 APPELLANT TO PROVIDE RECORD FOR APPEAL

-

SUBMISSION OF PROPERTY POSTING AFFIDAVITS AND PHOTOGRAPHS

-

SWEARING OF COUNTY STAFF

CHANGES TO THE AGENDA

-

APPROVAL OF MINUTES

MEETING

New Items:

1. Montalto Property, 24814 Overseas Highway (US 1), Summerland Key, Mile Marker 25: A request for approval of a 3APS (package only, included beer, wine and liquor) Alcoholic Beverage Special Use Permit. The subject property is legally described as Block 1, westerly ½ of Lot 11, Lots 12 and 13, , Summerland Key Cove, Amended Plat (PB4-35),

Summerland Key, Monroe County, Florida, having real estate number 00189010.000000.

[2010-132 FILE.PDF](#)

[2010-132 Recvd 11.19.10 Survey.pdf](#)

[2010-132 SR PC 01.12.11.PDF](#)

2. Surprise Island LLC, 107900 Overseas Highway (US 1), Key Largo, Mile Marker 107.9: A request for approval of a major conditional use permit in order to develop the property with a marina for the purpose of boat storage and boat ramp, the construction of a bathhouse and dockmasters office, parking, and associated site improvements. The subject property is legally described as Section 36, Township 60S, Range 39E, Part Fractional, Key Largo, Monroe County, Florida, having real estate number 00083760.000000.

[2010-055 FILE.PDF](#)

[2010-055 COMBINED Plans Recvd 01.10.11.pdf](#)

[2010-055 SR PC 01.12.11.PDF](#)

3. Tom Thumb Food Store, 30662 Overseas Highway (US 1), Big Pine Key, Mile Marker 30.6: A request for a variance of 10 feet to the required 25-foot front yard setback along US 1, thus resulting in a 15-foot front yard setback, and to the access standards in order to develop the property with a new convenience store / gas station and associated improvements. The subject property is legally described as Lots 1 through 7, Rogers Subdivision, Big Pine Key (PB3-79), Big Pine Key, Monroe County, Florida, having real estate numbers 00275410.000000, 00275430.000000 and 00275450.000000.

[2010-129 FILE.PDF](#)

[2010-129 COMBINED Plans-Survey.pdf](#)

[2010-129 SR PC 01.12.11.PDF](#)

4. Tom Thumb Food Store, 30662 Overseas Highway (US 1), Big Pine Key, Mile Marker 30.6: A request for approval of an amendment to a major conditional use permit in order to redevelop the existing gas station and convenience store by demolishing all existing buildings, constructing a new convenience store / commercial retail building, relocating the two (2) existing fuel pumps and constructing five (5) new fuel pumps- thus establishing a total of seven (7) fuel pumps with fourteen (14) fueling stations; demolishing the existing fuel pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying out associated improvements. The subject property is legally described as Lots 1 through 7, Rogers Subdivision, Big Pine Key (PB3-79), Big Pine Key, Monroe County, Florida, having real estate numbers 00275410.000000, 00275430.000000 and 00275450.000000.

[2010-128 FILE.PDF](#)

[2010-128 COMBINED Plans Recv'd 01.03.11.pdf](#)

[2010-128 SR PC 01.12.11.PDF](#)

5. Hill Family Investments Inc., aka Key Largo Fisheries, 1313 Ocean Bay Drive, Key Largo, Mile Marker 99: A request for approval of a 2-COP (beer and wine on premise and package sales) alcoholic beverage special use permit. The subject property is legally described as Block 9, Lots 1, 2 & 3, Key Largo Beach Addition (PB4-22), Monroe County, Florida, having Real Estate Number 00502870.000000.

[2010-063 FILE.PDF](#)

[2010-063 Recvd 12.20.10 Site Plan.pdf](#)

[2010-063 SR PC 01.12.11.PDF](#)

6. Presentation by Keith & Schnars of the Draft Technical Document of the Monroe County Comprehensive Plan update. (Mitch Harvey)

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

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

BOARD DISCUSSION

GROWTH MANAGEMENT COMMENTS

-
RESOLUTIONS FOR SIGNATURE

ADJOURNMENT

File #: **2010-132**

Owner's Name: Montalto, Michael & Jeri

Applicant: Lincece LLC

Agent: Adele V. Stones

Type of Application: Alcoholic Beverage

Key: Summerland Key

RE: 00189010-000000

Additional Information added to File 2010-132

County of Monroe
Growth Management Division

Office of the Director

2798 Overseas Highway
Suite #400

Marathon, FL 33050

Voice: (305) 289-2517

FAX: (305) 289-2854



Board of County Commissioners

Mayor Sylvia J. Murphy, Dist. 5

Mayor Pro Tem Heather Carruthers, Dist. 3

Kim Wigington, Dist. 1

George Neugent, Dist. 2

Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 11.19.10

Time: am

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Lincece LLC to the Monroe County Planning Department.
Project / Name

Thank you.

Paul Creech

Planning Staff

End of Additional File 2010-132

STONES & CARDENAS
ATTORNEYS AT LAW

221 SIMONTON STREET, KEY WEST, FL 33040
TELEPHONE (305) 294-0252 FAX (305) 292-5442

ADELE VIRGINIA STONES, P.A.

SUSAN M. CARDENAS, P.A.

November 18, 2010

Monroe County Planning &
Environmental Resources Department
Marathon Government Center
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Re: Application for Alcoholic Beverage Use Permit
24814 Overseas Highway, Summerland Key, Florida

Dear Planning & Environmental Resources:

Enclosed please find an Application for Alcoholic Beverage Use Permit for 24814 Overseas Highway, Summerland Key.

Please advise me of the scheduling date and time for Development Review Committee, etc.

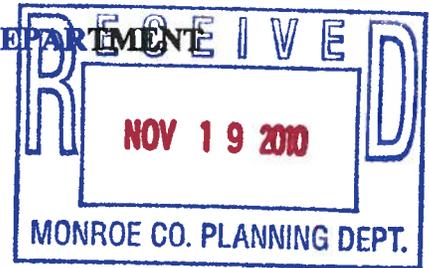
If you have any questions, please do not hesitate to contact this office.

Sincerely,



Adele V. Stones
AVS/cms
Enclosure as stated

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage 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

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

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: 11 / 18 / 10
Month Day Year

Property Owner:

Michael and Jeri Montalto
Name

924 Flagship Drive, Summerland Key, FL 33042
Mailing Address (Street, City, State, Zip Code)

(561) 427-9422
Daytime Phone

michaelmontalto@bellsouth.net
Email Address

Agent (if applicable):

Adele V. Stones, Stones & Cardenas
Name

221 Simonton Street, Key West, FL 33040
Mailing Address (Street, City, State, Zip Code)

(305) 294-0252
Daytime Phone

ginny@keyslaw.net
Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

Lincece, LLC
Name

PO Box 420256, Summerland Key, FL 33042
Mailing Address (Street, City, State, Zip Code)

(305) 389-5747
Daytime Phone

ljeoliver@gmail.com
Email Address

APPLICATION

Legal Description of Property:

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

1 W 1/2 Lot 11 & all 12 & 13 Summerland Key Cove Amd Plat Summerland Key

Block	Lot	Subdivision	Key
00189010-000000		1251011	
Real Estate (RE) Number		Alternate Key Number	
24814 Overseas Highway, Summerland Key, FL		33042	
Street Address (Street, City, State, Zip Code)		Approximate Mile Marker	

Land Use District Designation(s): SC

Present Land Use of the Property: Salvation Army

Total Land Area: 15,000 square feet

Requested Type of Alcoholic Beverage: (Please check one)

- 1APS BEER, package only
- 1COP BEER, on premise and package
- 2APS BEER and WINE, package only
- 2COP BEER and WINE, on premise and package
- 3APS PACKAGE ONLY, included beer, wine and liquor
- 5COP BEER, WINE and LIQUOR, on premise and package
- 5SRX RESTAURANT, no package sales
- 5SR RESTAURANT, package sales
- 5S HOTEL, package sales
- 5SPX EXCURSION BOAT, no package sales
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, no package sales

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

- Complete alcoholic beverage application (unaltered and unbound); - n/a
- 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 – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or 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;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;

Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included;

A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state *-na- retail only*

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)

Traffic Study, prepared by a licensed traffic engineer *na- existing retail*

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

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

Signature of Applicant: *Adrian Stov* Date: *11/18/10*

Sworn before me this *18* day of *November, 2010*



Cindy Sawyer
Notary Public
My Commission Expires

Please send the complete application package to the Monroe County Planning & Environmental Resources Department, Marathon Government Center, 2799 Overseas Highway, Suite 400, Marathon, FL 33050.

Authorization Form

We, Michael Montalto and Jeri Montalto, owners of property located at 24814 Overseas Highway, Summerland Key, Florida, RE#00189010-000000, Alternate Key Number 1251011, authorize Lincee, LLC authorization to make application to the Monroe County Planning & Environmental Resources Department for an Alcoholic Beverage Use Permit.

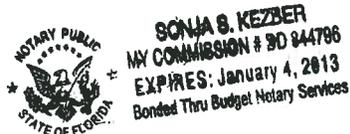
Michael Montalto
Michael Montalto

Jeri Montalto
Jeri Montalto

STATE OF FLORIDA:
COUNTY OF ~~MONROE~~ PALM BEACH

Subscribed and sworn to (or affirmed) before me on November 1, 2010 by Michael Montalto and Jeri Montalto. They are personally known to me or have presented _____ as identification.

Sonia S. Kezber
Notary's Signature and Seal



456504

OFF REC 0989 00000

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

86-6-219

This instrument was prepared by:
Name CHARLES A. GOULD, JR.
975 - 41 St., #202
Address Miami Beach, FL 33140

Tel.: (305) 531-8913

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

Obtained signature Made this 25th day of ~~August~~ Sept. 1986, Between

ES A. GOULD, JR., as Personal Representative of the ESTATE OF
J. O'BRIEN, deceased,
of County of Dade State of Florida grantor, and

MICHAEL MONTALTO and JERI MONTALTO, his wife,
whose post office address is Route 4, Box 209, Summerland Key, FL 33042
of the County of Monroe State of Florida grantee.

Witnesseth. That said grantor, for and in consideration of the sum of -----
-----TEN & NO/100----- Dollars,
and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following
described land, situate, lying and being in MONROE County, Florida, to-wit:

The Westerly $\frac{1}{2}$ of Lot 11 and Lots 12 and 13 in
Block 1, of SUMMERLAND KEY COVE, AMENDED PLAT,
according to the Plat thereof recorded in Plat
Book 4, at Page 35, of the Public Records of
Monroe County, Florida;

SUBJECT TO all taxes for 1986 and thereafter;
restrictions and easements of record, if any,
and all applicable building and zoning regulations.

This deed includes all improvements and installa-
tions on the premises owned by the Grantor, or in
which the grantor has any claim or interest, to-
gether with full riparian rights on rear canal.

SUBJECT TO a mortgage in favor of The Marine Bank of Monroe
County, given by Michael Montalto and Jeri Montalto, his wife,
recorded in OR Book 987, Page 1598, Monroe County Public Records.
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all
persons whomsoever.

* "Grantor" and "grantee" are used for singular or plural, or context requires.

In Witness Whereof. Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature] (Seal)
CHARLES A. GOULD, JR., as Personal
Representative of the ESTATE OF (Seal)
JAMES J. O'BRIEN, deceased (Seal)

Recorded in _____ book
In Monroe County, Florida
Record Number _____
DWMY I. B. B. O'Y
Civil Court

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared
CHARLES A. GOULD, JR., as Personal Representative of the ESTATE OF
JAMES J. O'BRIEN, deceased,
to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that
he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25 day of August Sept
1986.

My commission expires: NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 9, 1988
ISSUED THRU GENERAL INV. UND.

[Signature]
Notary Public

DS Paid 9.500 Date 10-1-86
By [Signature] D.C.

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

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

Property Record View

Alternate Key: 1251011 Parcel ID: 00189010-000000

Ownership Details

Mailing Address:
 MONTALTO MICHAEL AND JERI
 924 FLAGSHIP DR
 SUMMERLAND KEY, FL 33042

Property Details

PC Code: 19 - PROFESSIONAL SERVICES BLDGS
Millage Group: 120C
Affordable Housing: No
Section-Township-Range: 35-66-28
Property Location: 24814 OVERSEAS HWY SUMMERLAND KEY
Subdivision: SUMMERLAND KEY COVE AMD
Legal Description: SUMMERLAND KEY COVE AMD PLAT PB4-35 SUMMERLAND KEY W 1/2 LOT 11 & ALL 12 & 13 BLK 1 OR164-494/495 OR260-199 OR836-87E OR978-1738 OR983-1780/1781Q/C OR989-78/79Q/C OR989-80 OR989-81/82ORD OR989-84/86CERT RE 18900 COMBINED FOR ASSESSING PURPOSES 7-21-95 OR2118-2017/18REL/EASE

[Show Parcel Map](#)

Land Details

Land Use Code	Frontage	Depth	Land Area
10HC - COMM/HY/CANAL	60	100	6,000.00 SF
10HC - COMM/HY/CANAL	60	100	6,000.00 SF
10HC - COMM/HY/CANAL	30	100	3,000.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 4640
Year Built: 1960

Building 1 Details

Building Type	Condition P	Quality Grade 300
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Effective Age 13
 Year Built 1960
 Functional Obs 0

Perimeter 312
 Special Arch 0
 Economic Obs 0

Depreciation % 15
 Grnd Floor Area 4,640

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

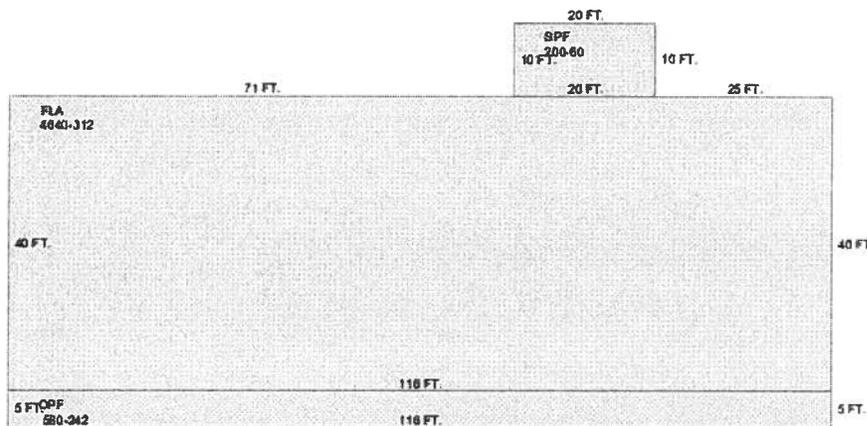
Roof Cover
 Heat 2
 Heat Src 2

Foundation
 Bedrooms 0

Extra Features:

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

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	FLA		1	1959					4,640
2	SPF		1	1959					200
3	OPX		1	1959					580

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10320	PROFESS BLDG-D	100	N	Y
	10321	SPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
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3405	C.B.S.	75
3406	BRICK	25

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	4,500 SF	150	30	1969	1970	2	25
2	DK3:CONCRETE DOCK	450 SF	150	3	1987	1988	2	60
3	SW2:SEAWALL	450 SF	150	3	1987	1988	1	60
4	AP2:ASPHALT PAVING	5,250 SF	150	35	1991	1992	2	25

Appraiser Notes

OLD MURRAY'S GROCERY STORE ON US-1; SUMMERLAND KEY TPP 9026073 - SHERRY T ORR (REAL ESTATE SALES PERSON) TPP 9026062 - REBECCA NEWMAN (REAL ESTATE SALES PERSON) TPP 9027921 - GAIL GROSS (REAL ESTATE SALES PERSON)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
1	A-16880	02/01/1987	06/01/1987	32,500	Commercial	RENOVATION BUILDING
	A-17731	06/01/1987	06/01/1987	3,000	Commercial	INTERIOR RENOVATIONS
	A-17179	03/01/1987	06/01/1987	3,600	Commercial	ROOFING
	08102510	07/09/2008	11/05/2008	1,000	Commercial	REPLACE A/C

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2010	502,374	16,971	232,500	787,637	787,637	0	787,637
2009	514,194	17,262	270,000	946,395	946,395	0	946,395
2008	514,194	17,554	300,000	962,490	962,490	0	962,490
2007	348,720	15,557	300,000	664,277	664,277	0	664,277
2006	356,646	14,363	300,000	671,009	671,009	0	671,009
2005	364,571	14,958	300,000	679,529	679,529	0	679,529
2004	364,509	15,466	165,000	544,975	544,975	0	544,975
2003	364,509	16,061	165,000	545,570	545,570	0	545,570
2002	364,509	16,657	142,500	523,666	523,666	0	523,666
2001	364,509	17,165	142,500	524,174	524,174	0	524,174
2000	364,509	9,237	142,500	516,246	516,246	0	516,246
1999	364,509	9,552	142,500	516,561	516,561	0	516,561
1998	258,175	9,824	105,000	372,999	372,999	0	372,999

1997	258,175	10,139	105,000	373,314	373,314	0	373,314
1996	234,704	10,453	105,000	350,157	350,157	0	350,157
1995	234,704	10,725	105,000	350,429	350,429	0	350,429
1994	181,420	4,581	84,000	270,001	270,001	0	270,001
1993	181,420	4,648	84,000	270,068	270,068	0	270,068
1992	181,420	4,681	84,000	270,101	270,101	0	270,101
1991	181,420	4,748	84,000	270,168	270,168	0	270,168
1990	181,420	4,815	84,000	270,235	270,235	0	270,235
1989	181,420	4,847	67,200	253,467	253,467	0	253,467
1988	170,241	1,008	60,000	231,249	231,249	0	231,249
1987	123,386	1,008	53,400	177,794	177,794	0	177,794
1986	123,877	1,008	53,400	178,285	178,285	0	178,285
1985	112,809	0	39,492	152,301	152,301	0	152,301
1984	110,995	0	39,492	150,487	150,487	0	150,487
1983	110,995	0	59,238	170,233	170,233	0	170,233
1982	92,615	0	32,107	124,722	124,722	0	124,722

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/1/1986	989 / 80	185,000	WD	M

This page has been visited 445,745 times.

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

- Legend**
- Highlighted Feature
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: October 26, 2010 2:06 PM



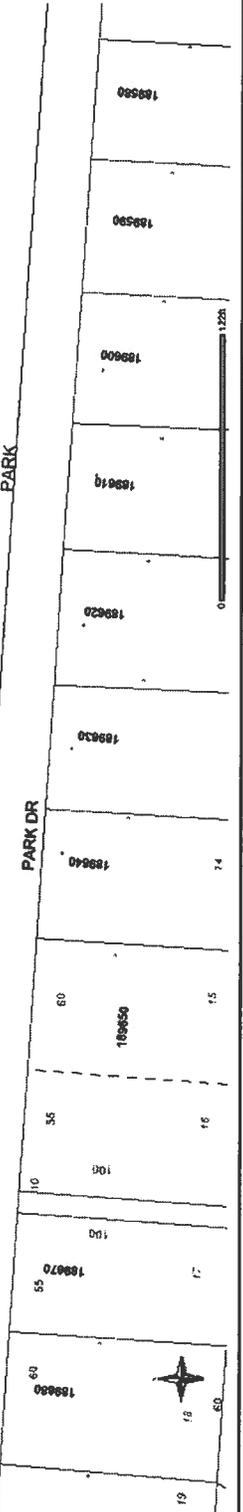
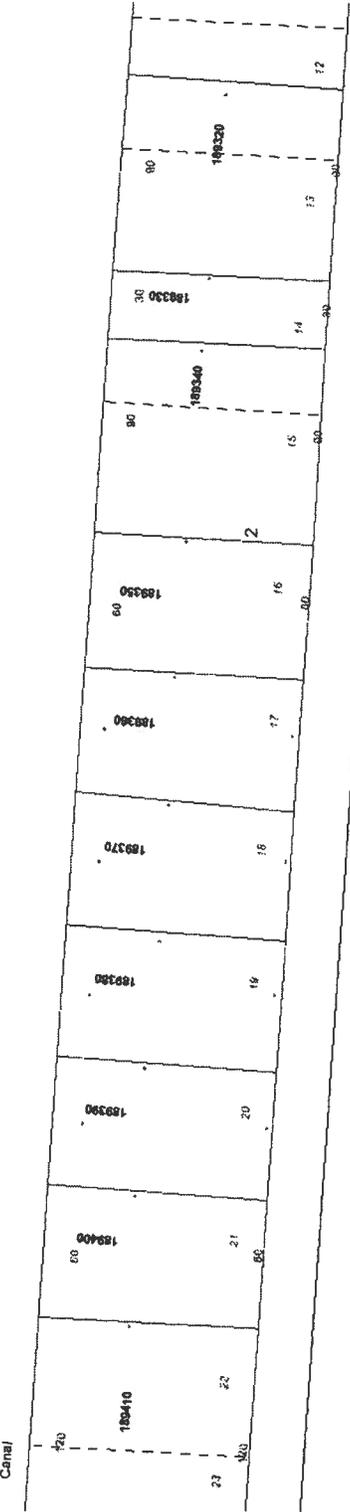
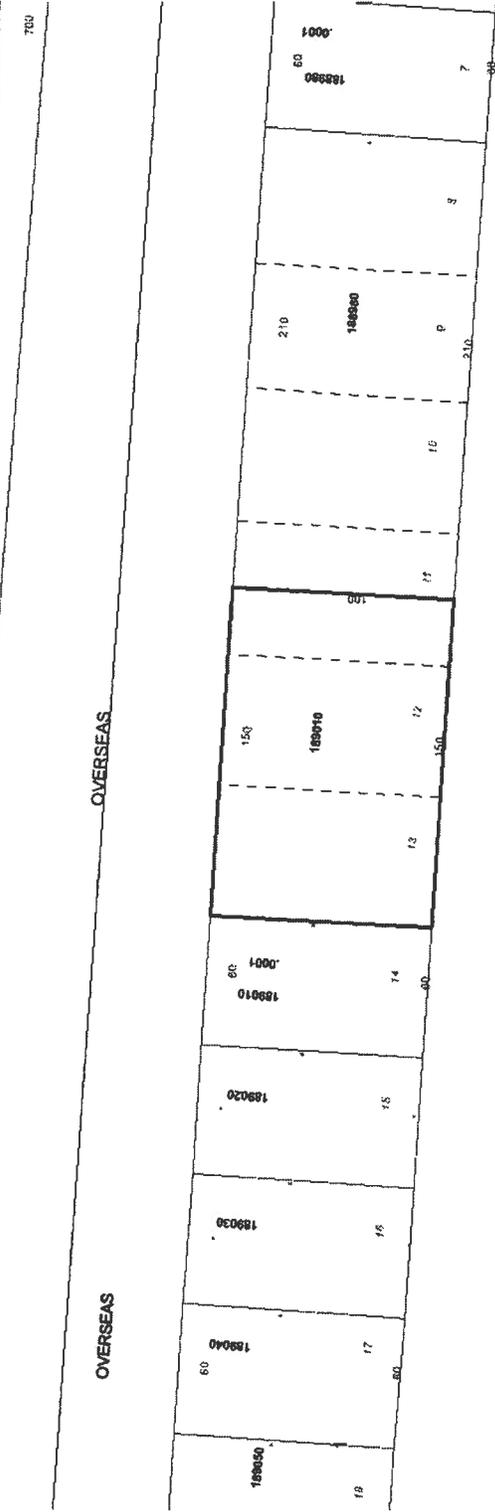
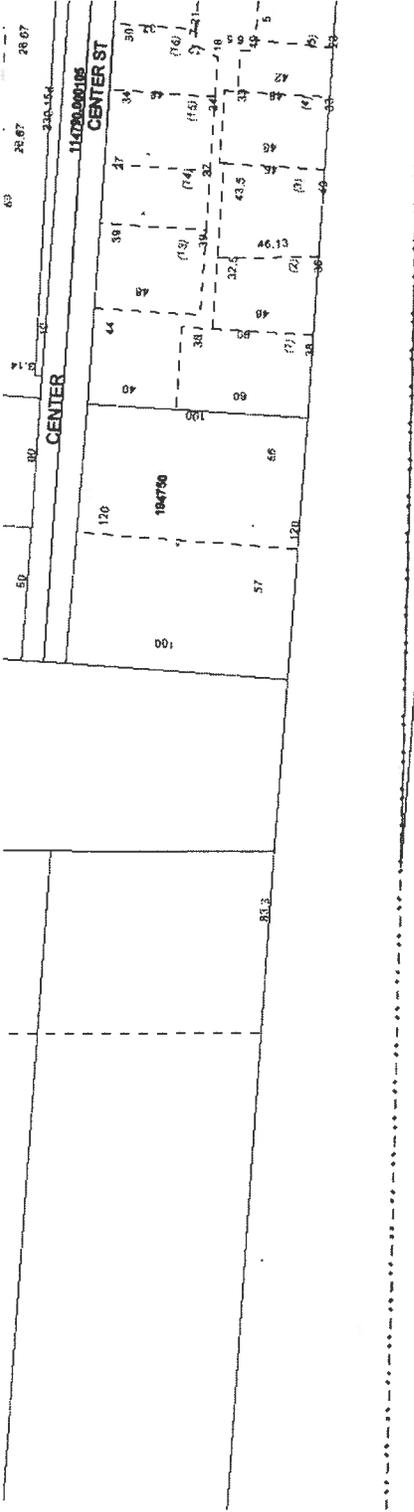
- Legend
- Highlighted Feature
- Real Estate Number
- Parcel Lot Text
- Dimension Text
- Block Text
- Point of Interest Text
- Hooks/Leads
- Lot Lines
- Easements
- Road Centerlines
- Water Names
- Parcels
- Shoreline
- Section Lines

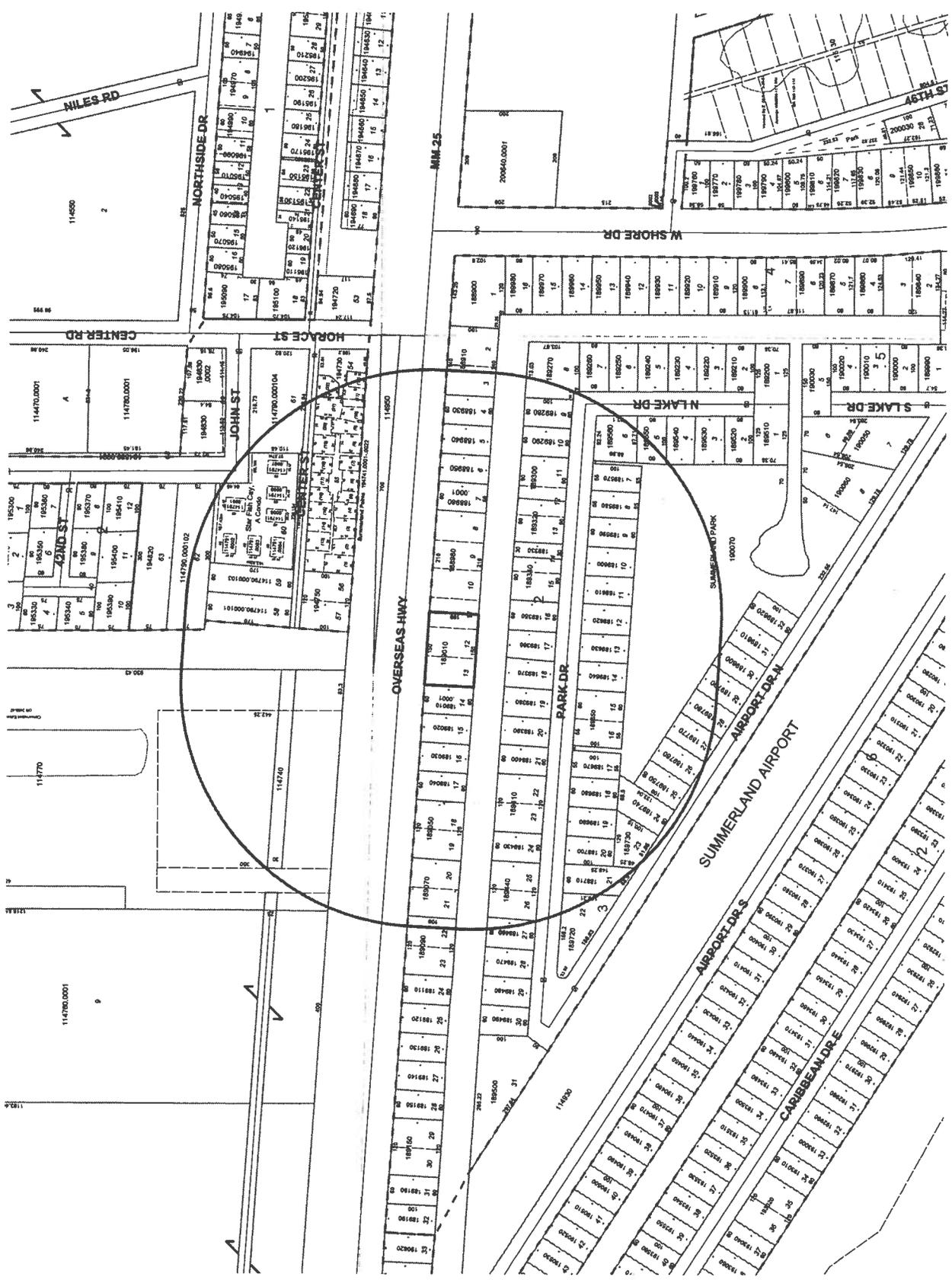
PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: October 26, 2010 2:06 PM





Monroe County Property Appraiser - Radius Report

AK: 1145815	Parcel ID: 00114950-000000	Physical Location: VACANT LAND SUMMERLAND KEY	
Legal Description:	35 66 28 V66835-06 SUMMERLAND KEY PT LOT 1 G40-189	-191	
Owners Name:	STATE OF FLORIDA		
Address::	TALLAHASSEE, FL		
AK: 9094130	Parcel ID: 00188980-000100	Physical Location: 24854 OVERSEAS HWY SUMMERLAND KEY	
Legal Description:	BK 1 LT 7 SUMMERLAND KEY COVE AMD PLAT SUMMERLAND	KEY PB4-35 OR2416-254	
Owners Name:	SKIVER SHARLENE K REVOCABLE TRUST 07/17/95		
Address::	939 BAY DR	SUMMERLAND KEY, FL 33042	
AK: 1250988	Parcel ID: 00188980-000000	Physical Location: 24838 OVERSEAS HWY SUMMERLAND KEY	
Legal Description:	BK 1 LTS 8 THRU 10 & E'LY 1/2 LT 11 SUMMERLAND KEY	COVE AMD PB4-35 SUMMERLAND	
Owners Name:	R AND C G ENTERPRISES LLC		
Address::	PO BOX 421113	SUMMERLAND KEY, FL 33042	
AK: 9091408	Parcel ID: 00194741-000100	Physical Location: 24930 OVERSEAS HWY LOT 1 SUMMERLAND KEY	
Legal Description:	LOT 1 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST	KEY WEST, FL 33040	
AK: 1251038	Parcel ID: 00189030-000000	Physical Location: VACANT LAND SUMMERLAND KEY	
Legal Description:	BK 1 LT 16 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR806-211 OR1026-2475/75P.	
Owners Name:	FIRST STATE BANK OF THE FLORIDA KEYS		
Address::	1201 SIMONTON ST	KEY WEST, FL 33040	
AK: 1251411	Parcel ID: 00189440-000000	Physical Location: 24733 PARK DR SUMMERLAND KEY	
Legal Description:	SUMMERLAND KEY COVE AMD SUMMERLAND KEY PB4-35 LOTS	25 & 26 BLK 2 OR432-816 OR790-271	
Owners Name:	HARPER DANIEL SHAWN TRUST 9/17/96		
Address::	6708 DANIEL CT	FORT MYERS, FL 33908	
AK: 1251739	Parcel ID: 00189770-000000	Physical Location: VACANT LAND SUMMERLAND KEY	
Legal Description:	BK 3 LT 27 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR43-25/26 OR84-407 OR103	
Owners Name:	SUMMERLAND KEY COVE AIRPORT COMPANY INC		
Address::	PO BOX 420290	SUMMERLAND KEY, FL 33042-0290	
AK: 1251631	Parcel ID: 00189670-000000	Physical Location: 24760 PARK DR SUMMERLAND KEY	
Legal Description:	BK 3 LT 17 SUMMERLAND KEY COVE AMD PB4-35 OR627-37	6 OR1018-1408 OR1311-1751 OR160	
Owners Name:	CZERWINSKI JANICE		
Address::	PO BOX 421157	SUMMERLAND KEY, FL 33042-1157	
AK: 1251330	Parcel ID: 00189360-000000	Physical Location: 24823 PARK DR SUMMERLAND KEY	
Legal Description:	BK 2 LT 17 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR619-494 OR951-1773 OR10	
Owners Name:	DITTO CARLTON J		
Address::	33 BLUE WATER DR	KEY WEST, FL 33040	
AK: 1251666	Parcel ID: 00189700-000000	Physical Location: 24730 PARK DR SUMMERLAND KEY	
Legal Description:	BK 3 LT 20 SUMMERLAND KEY COVE AMD PB4-35 OR499-67	1 OR850-695/96 OR1102-1572 OR110	
Owners Name:	IMPALLOMENI STEVEN		
Address::	24730 PARK DR	SUMMERLAND KEY, FL 33042	
AK: 1251551	Parcel ID: 00189590-000000	Physical Location: 24870 PARK DR SUMMERLAND KEY	
Legal Description:	BK 3 LT 9 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35OR498-989 OR830-476	
Owners Name:	MURPHY JOHN C		
Address::	48 LAKE DR N	SUMMERLAND KEY, FL 33042-4455	
AK: 1250937	Parcel ID: 00188930-000000	Physical Location: 24978 OVERSEAS HWY SUMMERLAND KEY	
Legal Description:	BK 1 LT 4 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35 OR854-1937/1939Q/C CASE #8	
Owners Name:	SUMMERLAND DENTAL PROFESSIONAL ASSOCIATION		
Address::	PO BOX 420212	SUMMERLAND KEY, FL 33042-0212	
AK: 1251682	Parcel ID: 00189720-000000	Physical Location: 155 N AIRPORT DR SUMMERLAND KEY	
Legal Description:	BK 3 LT 22 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR501-437 OR759-1759 OR8	
Owners Name:	MARZELLA JAMES R		
Address::	565 BARRY AVE	LITTLE TORCH KEY, FL 33042	

AK: 8929176	Parcel ID: 00114790-000102	Physical Location: 110 JOHN ST	SUMMERLAND KEY
Legal Description:	26 66 28 SUMMERLAND KEYS PT LOT 9 (A/K/A LOT 62)	OR1527-2170/71	
Owners Name:	BALLARD WILLIAM S AND KANDI		
Address::	PO BOX 420733	SUMMERLAND KEY, FL 33042-0733	
AK: 1251020	Parcel ID: 00189020-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 1 LT 15 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR172-84/85 OR837-1534 OR	
Owners Name:	FIRST STATE BANK OF THE FLORIDA KEYS		
Address::	1201 SIMONTON ST	KEY WEST, FL 33040	
AK: 1251275	Parcel ID: 00189290-000000	Physical Location: 24923 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 10 SUMMERLAND KEY COVE AMD PB4-35 SUMMERLA	ND KEY OR120-18/19 OR765-873 OR	
Owners Name:	DOYLE THOMAS M		
Address::	68 KANE PL	NORTH BABYLON, NY 11703	
AK: 1251313	Parcel ID: 00189340-000000	Physical Location: 24833 PARK DR	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD SUMMERLAND KEY PB-4-35 LOT	15 & W1/2 LOT 14 BLK 2 OR175-500/	
Owners Name:	JENSEN KRISTEN		
Address::	24833 PARK DR	SUMMERLAND KEY, FL 33042	
AK: 1251321	Parcel ID: 00189350-000000	Physical Location: 24827 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 16 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR350-596 OR1450-1289D/C	
Owners Name:	COFFER STEPHANINE		
Address::	PO BOX 402	BENNETTSVILLE, SC 29512-0402	
AK: 1251691	Parcel ID: 00189730-000000	Physical Location: 175 N AIRPORT DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 23 SUMMERLAND KEY COVE AMD PB4-35 OR655-87	0 OR656-299/300 OR997-1692 OR115	
Owners Name:	FISCHER ANITA A		
Address::	175 N AIRPORT DR	SUMMERLAND KEY, FL 33042	
AK: 1251577	Parcel ID: 00189610-000000	Physical Location: 24850 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 11 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR549-195 OR1218-2185 OR1	
Owners Name:	MURPHY JOHN		
Address::	48 LAKE DR N	SUMMERLAND KEY, FL 33042	
AK: 1251569	Parcel ID: 00189600-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 10 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR797-2145 OR824-1907 OR1	
Owners Name:	MURPHY JOHN C		
Address::	48 LAKE DR N	SUMMERLAND KEY, FL 33042-4455	
AK: 1251046	Parcel ID: 00189040-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 1 LT 17 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR491-524 OR1000-606/07 C/	
Owners Name:	FIRST STATE BANK OF THE FLORIDA KEYS		
Address::	1201 SIMONTON ST	KEY WEST, FL 33040	
AK: 1251348	Parcel ID: 00189370-000000	Physical Location: 24803 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 18 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR647-147 OR955-1387 OR1	
Owners Name:	WILSON ROGER		
Address::	121 NATURES WAY	PONTE VEDRA BCH, FL 32082	
AK: 1251721	Parcel ID: 00189760-000000	Physical Location: 227 AIRPORT DR N	SUMMERLAND KEY
Legal Description:	BK 3 LT 26 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR406-708/09 OR1105-379 C	
Owners Name:	MURPHY-O'NEIL JOINT PROPERTY TRUST 9/8/2008 C/O O'NEIL JOHN M TRUSTEE		
Address::	6815 LINFORD LANE	JACKSONVILLE, FL 32217-2661	
AK: 1251518	Parcel ID: 00189550-000000	Physical Location: 38 LAKE DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 5 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35OR503-142 OR1454-232D/C(CN	
Owners Name:	MURPHY JOHN		
Address::	925 TRUMAN AVE	KEY WEST, FL 33040	
AK: 1251259	Parcel ID: 00189270-000000	Physical Location: 24963 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 8 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35 OR455-599 OR757-1307 OR7	
Owners Name:	DONMOYER ROBERT		
Address::	24963 PARK DR	SUMMERLAND KEY, FL 33042	
AK: 1251267	Parcel ID: 00189280-000000	Physical Location: 24943 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 9 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35 OR561-438 OR847-164 OR952-	
Owners Name:	MURRAY VERONICA		
Address::	24943 PARK DR	SUMMERLAND KEY, FL 33042	

AK: 1250911	Parcel ID: 00188910-000000	Physical Location: 24986 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD PB4-35	SUMMERLAND KEY LOTS	2 & 3 BLK 1 OR144-480/481 OR411-E
Owners Name:	SUMMERLAND DENTAL PROFESSIONAL ASSOCIATION		
Address::	PO BOX 420212	SUMMERLAND KEY, FL 33042-0212	
AK: 1251712	Parcel ID: 00189750-000000	Physical Location: 195 AIRPORT DR N	SUMMERLAND KEY
Legal Description:	BK 3 LT 25	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY PB4-35 OR406-708/09 OR1105-379 O
Owners Name:	WOODEN STEVEN R AND MITTIE M		
Address::	195 AIRPORT DR N	SUMMERLAND KEY, FL 33042	
AK: 1251704	Parcel ID: 00189740-000000	Physical Location: 185 AIRPORT DR N	SUMMERLAND KEY
Legal Description:	BK 3 LT 24	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY PB4-35 OR854-1937/1939Q/C CASE
Owners Name:	BRASWELL EDGAR G III		
Address::	56 WEST SHORE DR	SUMMERLAND KEY, FL 33042	
AK: 1251755	Parcel ID: 00189790-000000	Physical Location: 257 N AIRPORT DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 29	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY PB4-35OR369-137/138 OR1030-877/9
Owners Name:	COMPO JAMES D AND JANET L		
Address::	26860 DRAKE RD	FARMINGTON HILLS, MI 48331	
AK: 1251640	Parcel ID: 00189680-000000	Physical Location: 24750 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 18	SUMMERLAND KEY COVE AMD	PB4-35 OR854-1 937/1939Q/C OR860-477/478 OR1102
Owners Name:	DOUTHETT CLYDE R AND MARILYN M		
Address::	24750 PARK DR	SUMMERLAND KEY, FL 33042-4407	
AK: 1256536	Parcel ID: 00194730-000000	Physical Location: 24930 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	PORTION OF LT 54	SUMMERLAND YACHT HARBOR	SUMMERLAN D KEY PB2-142 OR24-86/87 OR348-1
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST	KEY WEST, FL 33040	
AK: 9091406	Parcel ID: 00194741-000000	Physical Location: 24863 OVERSEAS HWY UNIT 1-22	SUMMERLAND KEY
Legal Description:	SUMMERLAND PALMS CONDOMINIUM (F/K/A RE 00194741-00	0000 AK 1256544)	OR2356-1/75DEC
Owners Name:	SUMMERLAND PALMS CONDOMINIUM		
Address::			
AK: 1250953	Parcel ID: 00188950-000000	Physical Location: 24862 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	BK 1 LT 6	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY P B4-35 OR166-522 OR696-361 OR90:
Owners Name:	FEINBERG RONALD V AND DELORES M		
Address::	28431 KINGSTON LN	SUMMERLAND KEY, FL 33042	
AK: 1251372	Parcel ID: 00189400-000000	Physical Location: 24773 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 21	SUMMERLAND KEY COVE AMD	PB4-35 OR621-49 9 OR715-376 OR786-342/343 OR1065
Owners Name:	BARTASEK STEVE		
Address::	24773 PARK DR	SUMMERLAND KEY, FL 33042-4412	
AK: 1251763	Parcel ID: 00189800-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 30	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY PB4-35 OR552-602 OR594-266Q/C OI
Owners Name:	COMPO JAMES D AND JANET L		
Address::	26860 DRAKE RD	FARMINGTON HILLS, MI 48331	
AK: 1251534	Parcel ID: 00189570-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 7	SUMMERLAND KEY COVE AMD	SUMMERLAND KEY P B4-35OR846-1878 (U/R D/C ON FILE
Owners Name:	BONFIGLIO THELMA C/O BONFIGLIO PETER T		
Address::	171 MAIN ST APT 1	DUNDEE, MI 48131-1298	
AK: 8630174	Parcel ID: 00189010-000100	Physical Location: 24794 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	BK 1 LT 14	SUMMERLAND KEY COVE AMD	PB4-35 OR836-86 OR1269-1938 OR2118-2017/18REL/E
Owners Name:	FIRST STATE BANK OF THE FLORIDA KEYS		
Address::	1201 SIMONTON ST	KEY WEST, FL 33040	
AK: 1251364	Parcel ID: 00189390-000000	Physical Location: 24783 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 20	SUMMERLAND KEY COVE AMD	PB4-35 OR134-10 9/110 OR786-1186 OR1348-1690
Owners Name:	EGGETT BRUCE F		
Address::	P O BOX 1922	BIG PINE KEY, FL 33043	
AK: 1251381	Parcel ID: 00189410-000000	Physical Location: 24753 PARK DR	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD	PB4-35 SUMMERLAND KEY LOT	22 & 23 BLK 2 OR574-176 OR767-16C
Owners Name:	SHILLING KATHY K REV TR 3/20/2002		
Address::	5302 DOVEWOOD TRAIL	WARSAW, IN 46582	

AK: 1251429	Parcel ID: 00189460-000000	Physical Location: 24713 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT27 SUMMERLAND KEY COVE AMD SUMMERLAND KEYPB	4-35 OR574-824 OR664-587 OR801-1	
Owners Name:	MOSSBROOKS MICHELLE A		
Address::	PO BOX 164	MONROVIA, CA 91017-0164	
AK: 1251607	Parcel ID: 00189640-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 14 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR854-1937/1939Q/C OR880-	
Owners Name:	CAMPBELL DONALD J AND ELIZABETH		
Address::	1406 IDLEWOOD DR	SUN CITY CENTER, FL 33573	
AK: 1251291	Parcel ID: 00189320-000000	Physical Location: 24863 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 13 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35LOT 13 & W1/2 LOT 12 BLK 2	
Owners Name:	PILLAR WILLIAM R AND MARIE E		
Address::	24863 PARK DR	SUMMERLAND KEY, FL 33042-4411	
AK: 1251305	Parcel ID: 00189330-000000	Physical Location: 24853 PARK DR	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD SUMMERLAND KEY PB4-35 E1/2	LOT 14 BLK 2 OR409-1061 OR517-5'	
Owners Name:	PILLAR WILLIAM R AND MARIE E		
Address::	24863 PARK DR	SUMMERLAND KEY, FL 33042-4411	
AK: 1251658	Parcel ID: 00189690-000000	Physical Location: 24740 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 19 SUMMERLAND KEY COVE AMD PB4-35 OR854-19	37/1939Q/C OR860-477/478 OR1102-	
Owners Name:	WATSON STEVE NEAL		
Address::	24740 PARK DR	SUMMERLAND KEY, FL 33042	
AK: 1251593	Parcel ID: 00189630-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 13 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR469-192 OR1086-915(VC) (
Owners Name:	ZORN BEVERLY P		
Address::	15560 S PEBBLE LN	FORT MYERS, FL 33912	
AK: 1251747	Parcel ID: 00189780-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 28 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR43-25/26 OR84-407 OR10:	
Owners Name:	SUMMERLAND KEY COVE AIRPORT CO		
Address::	PO BOX 420290	SUMMERLAND KEY, FL 33042-0290	
AK: 8835744	Parcel ID: 00190070-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD PB4-35 SUMMERLAND KEY PARK	OR43-25/26 OR84-407 OR103-393-C	
Owners Name:	SUMMERLAND KEY COVE INC % PHILIP TOPPINO-TOPPINO INC		
Address::	P O BOX 787	KEY WEST, FL 33040	
AK: 8901976	Parcel ID: 00114790-000101	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	26 66 28 SUMMERLAND KEYS PT LOT 9 A/K/A LOT 58 OR1	426-1134/37(JMH) OR1426-1138/40P/	
Owners Name:	BARNES MICHAEL S SR		
Address::	PO BOX 420288	SUMMERLAND KEY, FL 33042	
AK: 1251283	Parcel ID: 00189300-000000	Physical Location: 24883 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 11 AND E1/2 LT 12 SUMMERLAND KEY COVE PB4-	35 SUMMERLAND KEY OR434-692 O	
Owners Name:	SCHULTZ ELIZABETH A		
Address::	24883 PARK DR	SUMMERLAND KEY, FL 33042-4411	
AK: 1251356	Parcel ID: 00189380-000000	Physical Location: 24793 PARK ST	SUMMERLAND KEY
Legal Description:	BK 2 LT 19 SUMMERLAND KEY COVE AMD PB4-35 SUMMERLA	ND KEY OR133-540/541 OR1146-188	
Owners Name:	GEITZ GARY		
Address::	31 NORBERTA WAY	JACKSONVILLE BEACH, FL 32550	
AK: 1251674	Parcel ID: 00189710-000000	Physical Location: 24720 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 21 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35 OR424-953 OR1138-2452/54 (
Owners Name:	MYERS AUDREY C L/E		
Address::	10528 CALIFORNIA	BRIDGMAN, MI 49106-9734	
AK: 1251585	Parcel ID: 00189620-000000	Physical Location: 24840 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 12 SUMMERLAND KEY COVE AMD SUMMERLAND KEY	PB4-35OR549-195 OR1218-2185(JB)	
Owners Name:	MURPHY JOHN C		
Address::	48 LAKE DR N	SUMMERLAND KEY, FL 33042-4455	
AK: 1251526	Parcel ID: 00189560-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 6 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P	B4-35OR835-1075 OR847-2103(CORI	
Owners Name:	BONFIGLIO THELMA C/O BONFIGLIO PETER T		
Address::	171 MAIN ST APT 1	DUNDEE, MI 48131-1298	

AK: 1251089	Parcel ID: 00189090-000000	Physical Location: 24700 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD PB4-35 SUMMERLAND KEY LOTS		22 & 23 BLK 1 OR409-523-524 OR68
Owners Name:	FRYD LEE SHARON		
Address::	335 GREENWICH STREET APT 11A APT 11A		NEW YORK, NY 10013
AK: 1251402	Parcel ID: 00189430-000000	Physical Location: 24743 PARK DR	SUMMERLAND KEY
Legal Description:	BK 2 LT 24 SUMMERLAND KEY COVE AMD SUMMERLAND KEY		PB4-35 OR574-176 OR766-1186 OR7
Owners Name:	CABRERA BLANCA DENIA		
Address::	5374 SW 186TH WAY		HOLLYWOOD, FL 33029
AK: 1251542	Parcel ID: 00189580-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	BK 3 LT 8 SUMMERLAND KEY COVE AMD SUMMERLAND KEY P		B4-35OR578-721 OR942-910Q/C OR1
Owners Name:	MURPHY JOHN C		
Address::	48 LAKE DR N		SUMMERLAND KEY, FL 33042-4455
AK: 8987166	Parcel ID: 00114790-000103	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	26 66 28 SUMMERLAND KEYS PT LOT 9 A/K/A LOT 59 PB2		-142 OR1669-1566/68
Owners Name:	GOINS LARRY D		
Address::	6 BLUE WATER DR		KEY WEST, FL 33040
AK: 8987177	Parcel ID: 00114790-000104	Physical Location: 84 JOHN ST	SUMMERLAND KEY
Legal Description:	26 66 28 SUMMERLAND KEYS PT LOT 9 A/K/A LOT 61 PB		2-142 OR1674-2116/18 OR2003-1632,
Owners Name:	BURGESS JOHN DUKE REV LIV TR 5/3/2004		
Address::	848 CARIBBEAN DR E		SUMMERLAND KEY, FL 33042
AK: 9096584	Parcel ID: 00114740-000000	Physical Location: PT OF HERITAGE TRAIL ALONG OLD STATE RD4A	SUMMERLAN
Legal Description:	26-66-28 PT GOV LOTS 8 AND 9 AND 27-66-28 PT GOV L		OT 4 (A/K/A PT OF FLORIDA KEYS O
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD MLSTN 115		TALLAHASSEE, FL 32399-3000
AK: 1145475	Parcel ID: 00114760-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	26 66 28 V66826-19 SUMMERLAND KEY PT LOT 9 G54-546		-548 OR234-561-562 G55-423-424 OF
Owners Name:	ALPERT MYRON		
Address::	3115 S OCEAN BLVD APT 904		HIGHLAND BEACH, FL 33431
AK: 1251615	Parcel ID: 00189650-000000	Physical Location: 24790 PARK DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 15 & 16 SUMMERLAND KEY COVE AMD SUMMERLAND		KEY PB4-35 OR579-645 OR666-483E
Owners Name:	SHEDIAC RAWY		
Address::	714 SOUTHARD ST		KEY WEST, FL 33040
AK: 1145491	Parcel ID: 00114770-000000	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	26 66 28 SUMMERLAND KEYS PT LOT 9 G40-189/190 G53		-498/499 G53-500/501
Owners Name:	STATE OF FLORIDA		
Address::	TALLAHASSEE, FL		
AK: 9091412	Parcel ID: 00194741-000500	Physical Location: 24930 OVERSEAS HWY LOT 5	SUMMERLAND KEY
Legal Description:	LOT 5 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST		KEY WEST, FL 33040
AK: 9091430	Parcel ID: 00194741-002200	Physical Location: 24930 OVERSEAS HWY LOT 22	SUMMERLAND KEY
Legal Description:	LOT 22 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST		KEY WEST, FL 33040
AK: 9091426	Parcel ID: 00194741-001800	Physical Location: 24930 OVERSEAS HWY LOT 18	SUMMERLAND KEY
Legal Description:	LOT 18 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST		KEY WEST, FL 33040
AK: 9091421	Parcel ID: 00194741-001400	Physical Location: 24930 OVERSEAS HWY LOT 14	SUMMERLAND KEY
Legal Description:	LOT 14 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST		KEY WEST, FL 33040
AK: 9091415	Parcel ID: 00194741-000800	Physical Location: 24930 OVERSEAS HWY LOT 8	SUMMERLAND KEY
Legal Description:	LOT 8 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST		KEY WEST, FL 33040

AK: 9091413	Parcel ID: 00194741-000600	Physical Location: 24930 OVERSEAS HWY LOT 6 SUMMERLAND KEY
Legal Description:	LOT 6 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091414	Parcel ID: 00194741-000700	Physical Location: 24930 OVERSEAS HWY LOT 7 SUMMERLAND KEY
Legal Description:	LOT 7 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091409	Parcel ID: 00194741-000200	Physical Location: 24930 OVERSEAS HWY LOT 2 SUMMERLAND KEY
Legal Description:	LOT 2 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091411	Parcel ID: 00194741-000400	Physical Location: 24930 OVERSEAS HWY LOT 4 SUMMERLAND KEY
Legal Description:	LOT 4 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091416	Parcel ID: 00194741-000900	Physical Location: 24930 OVERSEAS HWY LOT 9 SUMMERLAND KEY
Legal Description:	LOT 9 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091418	Parcel ID: 00194741-001100	Physical Location: 24930 OVERSEAS HWY LOT 11 SUMMERLAND KEY
Legal Description:	LOT 11 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091419	Parcel ID: 00194741-001200	Physical Location: 24930 OVERSEAS HWY LOT 12 SUMMERLAND KEY
Legal Description:	LOT 12 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091427	Parcel ID: 00194741-001900	Physical Location: 24930 OVERSEAS HWY LOT 19 SUMMERLAND KEY
Legal Description:	LOT 19 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091424	Parcel ID: 00194741-001600	Physical Location: 24930 OVERSEAS HWY LOT 16 SUMMERLAND KEY
Legal Description:	LOT 16 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091425	Parcel ID: 00194741-001700	Physical Location: 24930 OVERSEAS HWY LOT 17 SUMMERLAND KEY
Legal Description:	LOT 17 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091428	Parcel ID: 00194741-002000	Physical Location: 24930 OVERSEAS HWY LOT 20 SUMMERLAND KEY
Legal Description:	LOT 20 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9091420	Parcel ID: 00194741-001300	Physical Location: 24930 OVERSEAS HWY LOT 13 SUMMERLAND KEY
Legal Description:	LOT 13 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75D	EC OR2386-743
Owners Name:	RAMOS JORGE AND ALINA	
Address::	P O BOX 421117	SUMMERLAND KEY, FL 33042
AK: 9091423	Parcel ID: 00194741-001500	Physical Location: 24930 OVERSEAS HWY LOT 15 SUMMERLAND KEY
Legal Description:	LOT 15 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
AK: 9085882	Parcel ID: 00114791-000000	Physical Location:
Legal Description:	STAR FISH CAY A CONDOMINIUM (F/K/A RE 00114790-000	100 AK 1145521) OR2232-874/1013DI
Owners Name:	STAR FISH CAY A CONDOMINIUM	
Address::		

AK: 9085883	Parcel ID: 00114791-000100	Physical Location: 98 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 1 STAR FISH CAY A CONDOMINIUM	OR2232-874/	1013DEC OR2274-942/44
Owners Name:	DANIEL MARGARET J		
Address::	98 JOHN ST	SUMMERLAND KEY, FL 33042	
AK: 1256552	Parcel ID: 00194750-000000	Physical Location: 24843 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	SUMMERLAND YACHT HARBOR PB2-142	SUMMERLAND KEY LOT	S 56 & 57 OR504-196 OR685-765 OF
Owners Name:	KIERA PROPERTIES LLC C/O WICHT CHARLES AND CARMELA		
Address::	29054 VIOLET DR	BIG PINE KEY, FL 33043	
AK: 1251011	Parcel ID: 00189010-000000	Physical Location: 24814 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD PLAT PB4-35	SUMMERLAND KEY	W 1/2 LOT 11 & ALL 12 & 13 BLK 1 O
Owners Name:	MONTALTO MICHAEL AND JERI		
Address::	924 FLAGSHIP DR	SUMMERLAND KEY, FL 33042	
AK: 1251054	Parcel ID: 00189050-000000	Physical Location: 24746 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	SUMERLAND KEY COVE AMD PB4-35	SUMMERLAND KEY LOT 1	8 & 19 BLK 1 OR546-588 OR546-591
Owners Name:	THOMMES SUSAN R REV TRUST AGR 11/29/1995		
Address::	511 SAWYER DR	CUDJOE KEY, FL 33042	
AK: 1250945	Parcel ID: 00188940-000000	Physical Location: 24862 OVERSEAS HWY	SUMMERLAND KEY
Legal Description:	BK 1 LT 5 SUMMERLAND KEY COVE AMD	SUMMERLAND KEY P	B4-35 OR166-522 OR696-361 OR90!
Owners Name:	FEINBERG RONALD V AND DELORES M		
Address::	28431 KINGSTON LN	SUMMERLAND KEY, FL 33042	
AK: 1251500	Parcel ID: 00189540-000000	Physical Location: 48 N LAKE DR	SUMMERLAND KEY
Legal Description:	BK 3 LT 4 SUMMERLAND KEY COVE AMD	SUMMERLAND KEY P	B4-35OR571-465 OR1090-803(CSP) (
Owners Name:	MURPHY JOHN C		
Address::	48 N LAKE DR	SUMMERLAND KEY, FL 33042	
AK: 9085886	Parcel ID: 00114791-000400	Physical Location: 92 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 4 STAR FISH CAY A CONDOMINIUM	OR2232-874/	1013DEC OR2281-2123/25
Owners Name:	MORIN BRANDI B		
Address::	92 JOHN ST	SUMMERLAND KEY, FL 33042	
AK: 9085887	Parcel ID: 00114791-000500	Physical Location: 90 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 5 STAR FISH CAY A CONDOMINIUM	OR2232-874/	1013DEC OR2384-432Q/C
Owners Name:	WRIGHT MILES M AND RITA WRIGHT REV FAM TR		
Address::	21054 7TH AVE	SUMMERLAND KEY, FL 33042	
AK: 9085878	Parcel ID: 00114790-000105	Physical Location: VACANT LAND	SUMMERLAND KEY
Legal Description:	26 66 26 PT GOVT LOT 9	PT LOT 60 SUMMERLAND YA	CHT HARBOR SUB PB2-142 OR214
Owners Name:	MONROE COUNTY		
Address::	500 WHITEHEAD ST	KEY WEST, FL 33040	
AK: 9085885	Parcel ID: 00114791-000300	Physical Location: 94 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 3 STAR FISH CAY A CONDOMINIUM	OR2232-874/	1013DEC OR2262-1495/97 OR2268-5
Owners Name:	CHAMBERS STEPHEN K		
Address::	94 JOHN ST	SUMMERLAND KEY, FL 33042	
AK: 9085888	Parcel ID: 00114791-000600	Physical Location: 88 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 6 STAR FISH CAY A CONDOMINIUM	OR2232-874/	1013DEC OR2371-993TR
Owners Name:	LANGSTON MICHAEL B AND CATHY REV FAMILY TR		
Address::	118 SHORE LN	SUGARLOAF KEY, FL 33042	
AK: 9085889	Parcel ID: 00114791-000700	Physical Location: 86 JOHN ST	SUMMERLAND KEY
Legal Description:	UNIT 7 STAR FISH CAY A CONDOMINIUM	OR2232-874/10	13DEC OR2317-2384/85 OR2320-226
Owners Name:	WOODWARD A DAVID AND CAROL A		
Address::	86 JOHN ST	SUMMERLAND KEY, FL 33042	
AK: 9091410	Parcel ID: 00194741-000300	Physical Location: 24930 OVERSEAS HWY	LOT 3 SUMMERLAND KEY
Legal Description:	LOT 3 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST	KEY WEST, FL 33040	
AK: 9091417	Parcel ID: 00194741-001000	Physical Location: 24930 OVERSEAS HWY	LOT 10 SUMMERLAND KEY
Legal Description:	LOT 10 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC		
Owners Name:	SUMMERLAND PALMS LLC		
Address::	1421 1ST ST	KEY WEST, FL 33040	

AK: 9091429	Parcel ID: 00194741-002100	Physical Location: 24930 OVERSEAS HWY LOT 21 SUMMERLAND KEY
Legal Description:	LOT 21 SUMMERLAND PALMS CONDOMINIUM OR2356-1/75DEC	
Owners Name:	SUMMERLAND PALMS LLC	
Address::	1421 1ST ST	KEY WEST, FL 33040
<hr/>		
AK: 1251071	Parcel ID: 00189070-000000	Physical Location: 24734 OVERSEAS HWY SUMMERLAND KEY
Legal Description:	SUMMERLAND KEY COVE AMD SUMMERLAND KEY PB-4-35 LOT	S 20 & 21 BLK 1 OR428-897 OR604-5
Owners Name:	CLEVEN JERRY R AND PATRICIA I	
Address::	PO BOX 1165	PORT ORCHARD, WA 98366
<hr/>		
AK: 9085884	Parcel ID: 00114791-000200	Physical Location: 96 JOHN ST SUMMERLAND KEY
Legal Description:	UNIT 2 STAR FISH CAY A CONDOMINIUM OR2232-874/10	13DEC OR2262-1724
Owners Name:	DIEZ YOEL	
Address::	96 JOHN ST	SUMMERLAND KEY, FL 33042
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STATE OF FLORIDA
TALLAHASSEE, FL

SHARLENE K SKIVER
REVOCABLE TRUST 07/17/95
939 BAY DR
SUMMERLAND KEY, FL 33042

R AND C G ENTERPRISES LLC
PO BOX 421113
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SUMMERLAND PALMS LLC
1421 1ST ST
KEY WEST, FL 33040

FIRST STATE BANK OF THE
FLORIDA KEYS
1201 SIMONTON ST
KEY WEST, FL 33040

DANIEL SHAWN HARPER
TRUST 9/17/96
6708 DANIEL CT
FORT MYERS, FL 33908
CARLTON J DITTO
33 BLUE WATER DR
KEY WEST, FL 33040

SUMMERLAND KEY COVE
AIRPORT COMPANY INC
PO BOX 420290
SUMMERLAND KEY, FL 33042-
STEVEN IMPALLOMENI
24730 PARK DR
SUMMERLAND KEY, FL 33042

JANICE CZERWINSKI
PO BOX 421157
SUMMERLAND KEY, FL 33042-
1157
JOHN C MURPHY
48 LAKE DR N
SUMMERLAND KEY, FL 33042-
4455

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LITTLE TORCH KEY, FL 33042

WILLIAM S AND KANDI
BALLARD
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SUMMERLAND KEY, FL 33042-
KRISTEN JENSEN
24833 PARK DR
SUMMERLAND KEY, FL 33042

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THOMAS M DOYLE
68 KANE PL
NORTH BABYLON, NY 11703

STEPHANINE COFFER
PO BOX 402
BENNETTSVILLE, SC 29512-0402

ANITA A FISCHER
175 N AIRPORT DR
SUMMERLAND KEY, FL 33042

JOHN MURPHY
48 LAKE DR N
SUMMERLAND KEY, FL 33042

JOHN C MURPHY
8 LAKE DR N
SUMMERLAND KEY, FL 33042-
455

FIRST STATE BANK OF THE
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1201 SIMONTON ST
KEY WEST, FL 33040

ROGER WILSON
121 NATURES WAY
PONTE VEDRA BCH, FL 32082

MURPHY-O'NEIL JOINT
PROPERTY TRUST 9/8/2008 C/O
O'NEIL JOHN M TRUSTEE
815 LINFORD LANE

JOHN MURPHY
925 TRUMAN AVE
KEY WEST, FL 33040

ROBERT DONMOYER
24963 PARK DR
SUMMERLAND KEY, FL 33042

VERONICA MURRAY
1943 PARK DR
SUMMERLAND KEY, FL 33042

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PROFESSIONAL ASSOCIATION
PO BOX 420212
SUMMERLAND KEY, FL 33042-

STEVEN R AND MITTIE M
WODDEN
195 AIRPORT DR N
SUMMERLAND KEY, FL 33042



EDGAR G BRASWELL III 56 WEST SHORE DR SUMMERLAND KEY, FL 33042	JAMES D AND JANET L COMPO 26860 DRAKE RD FARMINGTON HILLS, MI 48331	CLYDE R AND MARILYN M DOUTHETT 24750 PARK DR SUMMERLAND KEY, FL 33042-
SUMMERLAND PALMS LLC 1421 1ST ST KEY WEST, FL 33040	SUMMERLAND PALMS CONDOMINIUM ,	RONALD V AND DELORES M FEINBERG 28431 KINGSTON LN SUMMERLAND KEY, FL 33042
STEVE BARTASEK 24773 PARK DR SUMMERLAND KEY, FL 33042- 4412	JAMES D AND JANET L COMPO 26860 DRAKE RD FARMINGTON HILLS, MI 48331	THELMA BONFIGLIO C/O PETER T BONFIGLIO 171 MAIN ST APT 1 DUNDEE, MI 48131-1298
FIRST STATE BANK OF THE FLORIDA KEYS 1201 SIMONTON ST KEY WEST, FL 33040	BRUCE F EGGETT P O BOX 1922 BIG PINE KEY, FL 33043	KATHY K SHILLING REV TR 3/20/2002 5302 DOVEWOOD TRAIL WARSAW, IN 46582
MICHELLE A MOSSBROOKS PO BOX 164 MONROVIA, CA 91017-0164	DONALD J AND ELIZABETH CAMPBELL 1406 IDLEWOOD DR SUN CITY CENTER, FL 33573	WILLIAM R AND MARIE E PILLAR 24863 PARK DR SUMMERLAND KEY, FL 33042-
WILLIAM R AND MARIE E PILLAR 24863 PARK DR SUMMERLAND KEY, FL 33042-	STEVE NEAL WATSON 24740 PARK DR SUMMERLAND KEY, FL 33042	BEVERLY P ZORN 15560 S PEBBLE LN FORT MYERS, FL 33912
SUMMERLAND KEY COVE AIRPORT CO PO BOX 420290 SUMMERLAND KEY, FL 33042-	SUMMERLAND KEY COVE INC % PHILIP TOPPINO-TOPPINO INC P O BOX 787 , Key West FL 33045	MICHAEL S BARNES SR PO BOX 420288 SUMMERLAND KEY, FL 33042
ELIZABETH A SCHULTZ 24883 PARK DR SUMMERLAND KEY, FL 33042- 1411	GARY GEITZ 31 NORBERTA WAY JACKSONVILLE BEACH, FL 32550	AUDREY C MYERS L/E 10528 CALIFORNIA BRIDGMAN, MI 49106-9734
JOHN C MURPHY 8 LAKE DR N SUMMERLAND KEY, FL 33042- 455	THELMA BONFIGLIO C/O PETER T BONFIGLIO 171 MAIN ST APT 1 DUNDEE, MI 48131-1298	LEE SHARON FRYD 335 GREENWICH STREET APT 11A APT 11A NEW YORK, NY 10013
BLANCA DENIA CABRERA 374 SW 186TH WAY HOLLYWOOD, FL 33029	JOHN C MURPHY 48 LAKE DR N SUMMERLAND KEY, FL 33042- 4455	LARRY D GOINS 6 BLUE WATER DR KEY WEST, FL 33040

JOHN DUKE BURGESS REV LIV
TR 5/3/2004
848 CARIBBEAN DR E
SUMMERLAND KEY, FL 33042
RAWY SHEDIAC
714 SOUTHARD ST
KEY WEST, FL 33040

TIITF C/O DEP
3900 COMMONWEALTH BLVD
MLSTN 115
TALLAHASSEE, FL 32399-3000
STATE OF FLORIDA
TALLAHASSEE, FL

MYRON ALPERT
3115 S OCEAN BLVD APT 904
HIGHLAND BEACH, FL 33431
SUMMERLAND PALMS LLC
1421 1ST ST
KEY WEST, FL 33040

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1421 1ST ST
KEY WEST, FL 33040

STAR FISH CAY A
CONDOMINIUM

MARGARET J DANIEL
8 JOHN ST
SUMMERLAND KEY, FL 33042

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JOHN C MURPHY
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SUMMERLAND KEY, FL 33042

BRANDI B MORIN
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SUMMERLAND KEY, FL 33042

STEPHEN K CHAMBERS
94 JOHN ST
SUMMERLAND KEY, FL 33042

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MICHAEL B AND CATHY
LANGSTON REV FAMILY TR
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YOEL DIEZ
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SUMMERLAND KEY, FL 33042

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL 33040

A DAVID AND CAROL A
WOODWARD
86 JOHN ST
SUMMERLAND KEY, FL 33042
SUMMERLAND PALMS LLC
1421 1ST ST
KEY WEST, FL 33040



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources *TS*
From: Joseph Haberman, AICP, Planning & Development Review Manager
Date: January 3, 2011
Subject: *Request for a 3APS (package only, included beer wine and liquor) Alcoholic Beverage Special Use Permit, 24814 Overseas Highway (US 1), Summerland Key, Real Estate #00189010.000000 (File #2010-132)*

Meeting: January 12, 2011

1 I REQUEST:

2
3 The Applicant is requesting approval of a 3APS (package only, including beer wine and
4 liquor) alcoholic beverage special use permit to allow the retail sale of package alcohol at a
5 new store within a multi-business commercial building, currently known as Royal Palm
6 Plaza.



1 Location:

2 Address: 24814 Overseas Highway (US 1), Summerland Key, approximate mile marker
3 25 (Atlantic Ocean side of US 1)

4
5
6 Legal Description: Block 1, westerly ½ of Lot 11, Lots 12 and 13, Summerland Key
7 Cove, Amended Plat (PB4-35), Summerland Key, Monroe County, Florida

8
9 Real Estate (RE) Number: 00189010.000000

10
11 Applicant:

12 Property Owner: Montalto, Michael and Jeri

13 Lessee: Lincece, LLC

14
15
16 Agent: Adele V. Stones, Stones & Cardenas

17
18
19 **II RELEVANT PRIOR COUNTY ACTIONS:**

20
21 According to the Monroe County Property Appraiser's records, the building was constructed
22 in 1960. Staff did not locate a building permit on file for its construction; however there are
23 several building permits on file for improvements to building and site from 1962 to present.

24
25 **III BACKGROUND:**

26
27 A. Size of Site: 15,231 SF (0.35 acres)

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

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

30 D. Tier Designation: Tier 3

31 E. Existing Use: Commercial Retail

32 F. Existing Vegetation / Habitat: Developed and scarified

33 G. Community Character of Immediate Vicinity: Mixed Use; commercial retail, office and
34 residential

35 H. Flood Zone: AE – EL 8

36
37 **IV REVIEW OF APPLICATION:**

38
39 Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the
40 following factors as they may apply to the particular application prior to rendering its
41 decision to grant or deny the requested permit:

42
43 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*
44 *represented by property owners within 500 feet of the premises:*

45
46 The subject property is within a SC district. Commercial retail uses, which include liquor
47 stores, are permitted. Surrounding properties along the US 1 corridor are developed with
48 commercial retail uses. Further, several existing businesses on Summerland Key have
49 current DBPR alcoholic beverage licenses:

Business	Address	License Type	Sales Permitted
Chevron Island (aka R.&C.G. Enterprises, LLC)	24838 US 1	1APS	Beer, package only
Dion's Quick Mart #3 (aka DQM Monroe, LLC)	24996 US 1	2APS	Beer and Wine, package only
Murrays Food Mart (aka JE Jay Corporation Inc)	24550 US 1	2APS	Beer and Wine, package only
Galley Grill Restaurant (aka Galley Grill Summerland Key LLC)	24862 US 1	2COP	Beer and Wine, on premise and package
The Wharf Bar & Grill (aka Greemoves-Food LLC)	25163 US 1	5COP	Beer, Wine and Liquor, on premise and package

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Currently, there are no package stores that sell liquor on Summerland Key. However, the Wharf Bar & Grill has a 5COP license that would allow such retail sales. There are three other known package liquor stores in the vicinity, Big Pine Liquors (3APS), located at 30964 US 1 on Big Pine Key, Coconuts Package and Lounge (5COP), located at 30535 US 1 on Big Pine Key and Walgreens (3APS), located at 30351 US 1 on Big Pine Key. There are several other retail stores that sell package beer and/or wine and several restaurants and bars that sell beer, wine and/or liquor for on-site consumption. Staff does not have any evidence that an approved 3APS alcoholic beverage special use permit will adversely affect neighboring properties or existing businesses.

Please note that no members of the community, either in support or opposition to the application, contacted the Planning & Environmental Resources Department as of the date of this report.

- (2) *The suitability of the premises in regard to its location, site characteristics and intended purpose. Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and construction of such permitted properties will be soundproofed. In the event music and entertainment is permitted, the premises shall be air conditioned:*

The commercial retail building in which the alcohol sales would occur is already approved to exist in its current configuration. With the assumed exception of signage advertising the availability of alcoholic beverages for sale, the exterior of the building will not be modified in any fashion to accommodate the alcohol sales. The building was approved for commercial retail use, at its current size and intensity.

All future lighting installed on the site shall be required to be shuttered and shielded from surrounding properties.

As this is a commercial retail store, there will be no event music or entertainment. In any event, the building will be air conditioned.

- (3) *Access, traffic generation, road capacities, and parking requirements:*

1 The building is located on US 1. There is no formal access drive onto the site as the
2 parking area essentially begins at the US 1 right-of-way and continues the length of the
3 US 1 property line (east to west) and to the building (north to south). The parking area is
4 paved with no landscape bufferyard. It exists almost entirely within the site's required
5 front yard setback. The commercial retail use of the building is subject to the following
6 off-street parking requirements:
7

Specific Use	Multiplier	Building Floor Area	Required Spaces
Commercial Retail	3 spaces / 1,000 SF	4,640 SF	14 spaces

8
9 The site has 15 off-street parking spaces. This amount of parking is above the 14
10 required by the current regulations.
11

12 Staff has determined that the nonconforming parking area, site access and bufferyard
13 were lawfully established prior to the existing regulations and are therefore lawfully
14 nonconforming. Bringing the site into compliance with the current setback, access and
15 bufferyard regulations would result in the elimination of the entire parking area, thus
16 resulting in the site being in complete non-compliance with the off-site parking
17 regulations.
18

19 The applicant did not submit a traffic impact study. However, based on studies generated
20 for similar applications, staff does not anticipate that an approved 3APS alcoholic
21 beverage special use permit will significantly or notably increase traffic to the site and the
22 site is already approved for commercial retail use. The reserve capacities along US 1,
23 particularly on Segment 7, are adequate.
24

25 *(4) Demands upon utilities, community facilities and public services:*
26

27 The proposed liquor store would be located entirely within an existing and approved
28 4,640 SF building. As such, the size of the approved building would not be increased to
29 facilitate the sale of alcoholic beverages. If this application is denied for any reason, the
30 applicant will utilize the area for the sale of other merchandise. Therefore, it is not
31 anticipated that the issuance of a 3APS alcoholic beverage special use permit will
32 increase demands upon utilities, community facilities and/or public services.
33

34 *(5) Compliance with the county's restrictions or requirements and any valid regulations:*
35

36 The site, as well as the development thereon, appears to be in compliance or lawfully
37 nonconforming with the County's restrictions, requirements and regulations. There are
38 no known code violations on the property related to use or structures. There is an open
39 Monroe County Code Compliance case related to unpermitted banners, CE08120133. If
40 not already, this violation must be resolved prior to the issuance of any resolution
41 approving the a
42
43
44
45

1 V RECOMMENDATION:

2
3 Staff recommends APPROVAL to the Planning Commission for a 3APS Alcoholic Beverage
4 Special Use Permit with the following conditions. However, valid objections from
5 surrounding property owners found to be adversely affected may lead the Planning and
6 Environmental Resources Department to reevaluate the recommendation and or suggested
7 conditions:

- 8
9 A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code
10 shall be deemed to be a privilege running with the land. The sale of the real property
11 which has been granted an Alcoholic Beverage Special Use Permit shall
12 automatically vest the purchaser thereof with all rights and obligations originally
13 granted or imposed to or on the applicant. Such privilege may not be separated from
14 the fee simple interest in the realty.
15
16 B. There shall be no consumption of alcoholic beverages on premise.
17
18 C. In the event that the holder's license by the Department of Business and Professional
19 Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special
20 Use Permit approval shall be null and void as of the date of that expiration.
21 Additional approval by the Planning Commission shall be required to renew the
22 Alcoholic Beverage Special Use Permit.

1 **Attachment: Monroe County Code Section 3-6. Alcoholic Beverages**

2
3 (a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over
4 the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic
5 beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic
6 beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and
7 surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted
8 where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the
9 county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board
10 of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same
11 heretofore existed, shall retain all rights and privileges heretofore granted under said section.
12

13 (b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to
14 sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who
15 desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners
16 under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in
17 subsection (d) below.
18

19 (c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter
20 adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be
21 classified as follows:

- 22 (1) 1APS: Beer, package only;
- 23 (2) 1COP: Beer, on-premises and package;
- 24 (3) 2APS: Beer and wine, package only;
- 25 (4) 2COP: Beer and wine, on-premises and package;
- 26 (5) 6COP: Beer, wine and liquor, on-premises and package;
- 27 (6) 6COP SRX: Restaurant, no package sales;
- 28 (7) 6COP SR: Restaurant, package sale;
- 29 (8) 6COP S: Motel, package sales;
- 30 (9) 6COP SBX: Bowling, no package sales;
- 31 (10) 6COP SPX: Boat, no package sales;
- 32 (11) 3BPS: Beer, wine and liquor, package sales only;
- 33 (12) 3M: Additional license for 6COP, over three (3) bars;
- 34 (13) 12RT: Racetrack, liquor, no package sales.
35

36 (d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit
37 hereafter made:

38 (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in
39 writing on forms provided by the director. Such applications must be signed by the owner of the real
40 property for which the permit is requested. Lessees of the premises may apply for such permits provided
41 that proper authorization from the owner of the premises is given and the application for permit is cosigned
42 by such owner.

43 (2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit
44 stating the exact classification requested along with the necessary fee, the director of planning shall
45 schedule a public hearing before the planning commission and shall advise the applicant of the date and
46 place of said public hearing.

47 (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning
48 to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case
49 of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire
50 shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be
51 provided in a newspaper of general circulation in the manner prescribed in section 110-5.

52 a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of
53 individual units, in any combination, devoted to commercial retail low-intensity uses, commercial
54 retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those
55 phrases are defined in section 101-1, with immediate off-street parking facilities, and originally

1 planned and developed as a single project. The shopping center's single project status shall not be
2 affected by the nature of the ownership of any of the individual office or commercial retail units,
3 within the shopping center.

4 (4) At the hearing before the planning commission, all persons wishing to speak for or against the
5 application shall be heard. Recommendations or other input from the director of planning may also be
6 heard prior to any decision by the planning commission.
7

8 (e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to
9 the particular application prior to rendering its decision to grant or deny the requested permit:

10 (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by
11 property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises"
12 shall mean the entire project site of a shopping center.

13 (2) The suitability of the premises in regard to its location, site characteristics and intended purpose.
14 Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and
15 construction of such permitted properties will be soundproofed. In the event music and entertainment is
16 permitted, the premises shall be air conditioned.

17 (3) Access, traffic generation, road capacities, and parking requirements.

18 (4) Demands upon utilities, community facilities and public services.

19 (5) Compliance with the county's restrictions or requirements and any valid regulations.
20

21 (f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable
22 conditions considering the criteria outlined herein.
23

24 (g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban
25 commercial; suburban commercial; suburban residential where the site abuts U.S. I; destination resort; mixed use;
26 industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at
27 restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing
28 contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is
29 otherwise required by the county development regulations in part II of this Code.
30

31 (h) *Transferability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a
32 privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use
33 permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to
34 or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
35

36 (i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested
37 alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI,
38 division 2 by filing the notice required by that article within 30 days after the date of the written decision of the
39 planning commission.
40

41 (j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to
42 meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a
43 portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the
44 planning commission decides that the original decision was based on a material mistake of fact or that there exists
45 changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining
46 a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined
47 in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the
48 shopping center for which approval was sought and not the entire shopping center site itself.

File #: 2010-055

Owner's Name: Surprise Island LLC

Applicant: Surprise Island LLC

Agent Name: David deHaas

Type of Application: Major

Key: Key Largo

RE #: 00083760-000000

**Additional Information added to
File 2010-055**

County of Monroe
Growth Management Division

Office of the Director

2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners

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

We strive to be caring, professional and fair

Date: Friday May 7, 2010
Time: Key Largo 3PM.

Dear Applicant:

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

Surprise Island to the Monroe County Planning Department.
Project / Name LLC

Thank you.

Planning Staff

End of Additional Information
File 2010-055

APPLICATION
 MONROE COUNTY
 PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT - 7 2010



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

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

Major Conditional Use Permit Application Fee: \$10,014.00

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

Advertising Costs: \$245.00

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

Technology Fee: \$20.00

Date of Submittal: / /
 Month Day Year

Property Owner:

SURPRISE ISLAND LLC
 Name

107900 QUERSEAS HWY.
 Mailing Address (Street, City, State, Zip Code)

KEY LARGO FL 33070
 Daytime Phone

305 394-3044
 Email Address

GILBERTS PARADISE@AOL.COM

Agent (if applicable):

DAVID DEHAAS
 Name

88975 QUERSEAS HWY
 Mailing Address (Street, City, State, Zip Code)

TAVERNIER, FL 33070
 Daytime Phone

305 852-9851
 Email Address

DEHAAS@BELLSOUTH.NET

Legal Description of Property:

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

SEL 34 TOWNSHIP 40 RANGE 39 KEY LARGO PT. FRAY
 Block Lot Subdivision Key

00083760-000000 1092401
 Real Estate (RE) Number Alternate Key Number

107900 9/5 HWY 107 (UNDER JEWFISH BRIDGE)
 Street Address (Street, City, State, Zip Code) Approximate Mile Marker

APPLICATION

Land Use District Designation(s): NATIVE AREA (NA)

Present Land Use of the Property: VACANT

Proposed Land Use of the Property: MARINA

Total Land Area: 12 ACRES - 3.1 SCARIFIED/UPLAND

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

1 Total number of non-residential buildings

_____ Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

_____ Total number of permanent, market-rate units

_____ Total number of permanent, affordable / employee housing units

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

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

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

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

APPLICATION

- Boundary lines of site, including all property lines and mean high-water lines;
- Land use district of site and any adjacent land use districts;
- Flood zones pursuant to the Flood Insurance Rate Map(s);
- Locations and dimensions of all existing and proposed structures and drives;
- Type of ground cover (i.e. concrete, asphalt, grass, rock);
- Adjacent roadways;
- Setbacks as required by the land development regulations;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Calculations for open space ratios, floor area ratios, residential density and parking;
- Location and type of outdoor lighting;
- Extent and area of wetlands, open space areas and landscape areas;
- Location of solid waste storage;
- Location of sewage treatment facilities;
- Location of existing and proposed fire hydrants or fire wells;
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 16 sets (drawn at an appropriate standard architectural scale and including handicap accessibility features);**
- Elevations for all proposed structures and for any existing structures to be modified – 16 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);**
- Landscape Plan by a Florida registered landscape architect – 16 sets (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:**
 - Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Open space preservation areas;
 - Existing natural features;
 - Size and type of buffer yards including the species, size and number of plants;
 - Parking lot landscaping including the species, size and number of plants;
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
 - Transplantation plan (if required);
- Conceptual Drainage Plan – 16 sets (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;**
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);**
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;**
- Letters of Coordination are required from the following:**
 - Florida Keys Aqueduct Authority (FKAA);
 - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
 - Monroe County Office of the Fire Marshal;

APPLICATION

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

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

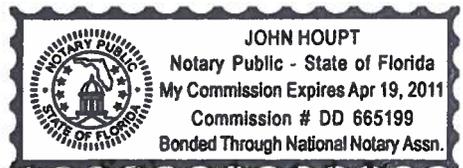
- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Vegetation Survey or Habitat Evaluation Index (please contact Monroe County Environmental Resources prior to application submittal to determine if this documentation is necessary)
- Construction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

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

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

Signature of Applicant: R. Jolley Date: 5/06/10

Sworn before me this 6 day of MAY, 2010



John Houpt
Notary Public
My Commission Expires
19 April 2011

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.



To:
Monroe County
Building and Planning Departments

RE: Agency for Permitting of Surprise Island LLC.

To Whom It May Concern:

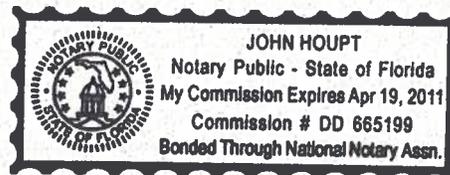
This shall act as authorization for David deHaas of deHaas Consulting and Design to act as our agent in all matters relating to the applications, permitting, and presentations for the property owned by Surprise Island LLC. having the real estate number of 00083760-000000.

R. [Signature]

For Surprise Island LLC.

Sworn before me this 6 day of MAY, 2010

JOHN HOUST
Notary Public
My Commission Expires 19 APRIL 2011



SURPRISE ISLAND LLC. MARINA

Major Conditional Use Application

Description:

We are proposing to use the subject property as a Marina as permitted as a Major Conditional use in the Native area district, under Section 130-89 of the Land Development Regulations of Monroe County.

The parcel of land has access to water at least four feet below sea level at mean low tide. We are not proposing the sale of goods or services, other than boat storage and dingy dockage. We are not proposing any live aboard vessels use.

We are not including any screening of outside area storage in as much as we are surrounded by a Mangrove area. There is no horizontal visibility to the site except from the entrance to the property.

We have provided a bathhouse with the minimum amount of inside storage and an office for the operation of the facility.

We are proposing the use of approximately 3.2 acres recognized as scarified/disturbed upland area. The total site consists of twelve plus acres totally, with a dividing access area between the two parcels. Please refer to the survey included with the application.

The intent of the project is to store boats and provide a launching area with the boat ramp. We believe we are replacing the boat ramp and storage area which was removed from the "18 mile stretch" during reconstruction of U.S. One Highway.

SURPRISE ISLAND LLC. MARINA

ENVIRONMENTAL IMPACT SURVEY

The subject property is located at mile marker 107, and is located at the “southern” exit access road off of Jewfish Creek Bridge.

Please refer to the Site Plan Drawings for specific information concerning acreage, boundary lines of the property and their distance. Topography is demonstrated by the elevation notation on the survey and on the Site Plans.

The relationship of the existing development and the proposed development is achieved by the comparison of the Survey to the proposed project. The area proposed for development is environmentally described as upland, and is “disturbed/scarified. The line of delineation between upland and wetland areas has been established with the Army Corps of Engineers, and a copy of the survey is on file with the Biology Department of Monroe County in the Key Largo office.

This property has a history dating back prior to 1970,s when the site was excavated for fill on U.S. Highway One, and the “Borrow Pits (2 each) were created. Additionally at approximately the same time 3 (three) plus acres of upland were created and cleared.

A twenty foot setback has been established bounding the upland area, and working in relationship to the survey of scarified/ disturbed area established, as a buffer between the development and the wetlands.

A Stormwater Plan is required and shall address any water run-off which will improve the existing conditions. Currently there is no prevention or measures taken addressing storm water.

The development is required to have the best available Waste Treatment system. Installation of the Central Waste System to be

provided by Monroe County or equal to be determined, shall elimination of any possible pollutants or effluents.

Daily potable water demands shall be very limited by the use of low volume plumbing fixtures. The installation of the fixtures is economically advisable, as well as environmentally wise. The fixture count for all plumbing shall be required by the Florida Keys Aqueduct Authority. An impact evaluation of the new proposed Bathhouse and existing Residence fixtures shall be made to determine any differences. Limit use of the project which is primarily for storage and launching of small boats should reflect a very low consumption of water.

The project proposes a Boat Ramp and will require a Mitigation Plan to clear some Mangroves, for compliance with all Federal, State, and Monroe County regulations. Due to the juxtaposition of this project to FDOT's road widening and clearing of wetlands, the impact is minimal.

A minimum impact to the environment and to adjoining wildlife shall be achieved by these measures and existing conditions.

SURPRISE ISLAND LLC. MARINA

Trip Generation

It is the position of the applicant that no Traffic Study should be required. The Surprise Island LLC. property has unique characteristics which have not been / and can not be documented by ITE studies.

The studies and procedures the use of the ITE guide by traffic engineers is as follows:

ITE Trip Generation procedures

The Institute of Transportation Engineers's Trip Generation informational report provides trip generation rates for numerous land use and building types.

ITE Procedures estimate the number of trips entering or exiting a site at a given time (sometimes the number entering and exiting combined is estimated). ITE Rates are functions of type of development, and square footage, number of gas pumps, number of dwelling units, or other standard measurable things, usually produced in site plans. They are typically of the form $Trips = a + b * Area$ OR $Trips = a + bln(Area)$. They do not consider location, competitors, complements, the cost of transportation, or many other obviously likely important factors. They are often estimated based on very few observations (a non-statistically significant sample).

The prevailing factors concerning trip generation for this site are:

This site has been the staging area for more than four years prior to the submission of this application for use as a Marina. The constant use by heavy equipment, trucks and vehicles has a much greater impact. We are reducing the use and impact of the site.

The only means now, of egress is from an access road off of Jewfish Creek Bridge, restricting drive-by visualization. The site can not be seen from the Bridge. No trip generation by sight.

The only Boat Ramp on U.S. Highway One, (State Route 5), referenced as the "18 mile stretch" has been removed. We are replacing a use within the same road section.

We not "Docking" boats. We have no access to open water, other than the proposed Boat Ramp. Monroe County Land Development Regulations specify 6 parking spaces for cars with trailer for a boat ramp. This rational converts to 12 trips per day for a boat ramp. The Native Area land use district allows only the

storage of boats on trailers. Primary use will be the storage of these trailers; we are a storage facility with bathroom amenities.

Marina studies by appear to be limited, that are not applicable, and we are decreasing historically, the impacts, therefore no study should be required, and if provided shall be only hypothetical in nature, and not serve the intent purpose.

SURPRISE ISLAND LLC. MARINA

COMMUNITY IMPACT STATEMENT **MAJOR CONDITIONAL USE**

General Description of Proposed Development

The proposed project is the development of approximately 3.2 acres of scarified/disturbed upland area centered on a total of 12 acres of land. The site has two borrow pits and has been filled since the 1970,s.

Area Intensity and Density

The total upland site area is 139,392 square feet. This converts into 3.2 acres. The current regulations allow for the development of a Marina as a Major Conditional use in the Native Area land use district. The proposed project complies with the restrictions and requirements of the applicable codes.

Parking

The parking area shall be on existing gravel/filled areas, not paving other than Handicapped areas are anticipated. One Handicapped parking space has been provided with required access. The specific parking criteria are available on the Site Plan. The proposed parking spaces exceed the required number, while still providing extensive open space.

Trash removal has been provided with allowance for availability and a proper turning radius.

Stormwater

The present site does not have a Stormwater Retention Plan. The requirement by the Land Development Regulations of a Stormwater Retention Plan will stop the possible stormwater run-off. This shall reduce current impacts to the near shore water quality.

Access

The existing access shall be modified as necessary and the requirement of a clear site triangle shall increase visibility and safety.

Access

Access shall now be taken from the new access road off Jewfish Creek Bridge, and shall not require a Department of Transportation Access Permit. A Clear Site Triangle is provided, but the approach to the site is now very safe and limited.

Waste treatment

This site shall have a new underground Waste Treatment facility. As part of the requirement for redevelopment, the project will be required to provide the best available Waste Treatment System. It is unknown as of this date as to the availability of central sewage by Monroe County and the KLWTD.

Public facilities

The development of the scarified/disturbed portion of this property is in keeping with the intent of the Comprehensive Plan and Land Development Regulations. This site has been used as a staging area during the construction of the Jewfish Creek Bridge. We are now proposing to provide a Boat Ramp and boat storage, which have been removed by FDOT from U.S. Highway One during the reconstruction of the 18 mile stretch.

The implementation of new materials and fixtures, including but not limited to water, electric, and waste will minimize the use of public facilities.

Hurricane, Flooding and Fire Safety

Our development shall be required to be constructed under the new Florida Building Code, and will reduce possible damage due to Hurricanes and Flooding. No dwellings are proposed for this development.

Summation:

The Land Development Regulations of Monroe County specify that we should be proposing “progressive” development. We would propose that this project meets that objective. We are proposing to develop scarified site previously used as a “dump site” with now controls. It shall be used for the launching of small boats and storage on trailers for the same. The visitors and citizens of Monroe County have lost much of the access and availability to the water due to the

reconfiguration of our major access into the Keys. This project shall enhance and replace that which has been removed.

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

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

Property Record View

Alternate Key: 1092401 Parcel ID: 00083760-000000

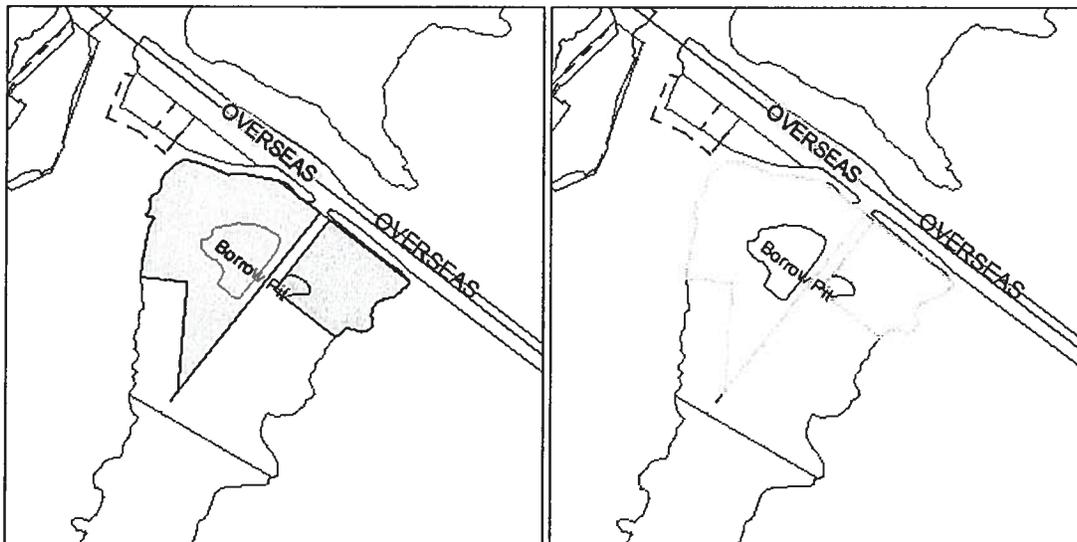
Ownership Details

Mailing Address:
 SURPRISE ISLAND LLC
 107900 OVERSEAS HWY
 KEY LARGO, FL 33037

Property Details

PC Code: 00 - VACANT RESIDENTIAL
 Millage Group: 500K
 Affordable Housing: No
 Section-Township-Range: 36-60-39
 Property Location: KEY LARGO
 Legal Description: 36 60 39 A60936-02 KEY LARGO PT FRACTIONAL OR373-194-196 OR2025-749/51 OR2282-115/16

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
M10D - RESIDENTIAL DRY	0	0	2.77 AC
000X - ENVIRONMENTALLY SENS	0	0	7.55 AC
000X - ENVIRONMENTALLY SENS	0	0	1.76 AC

Building Summary

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

Appraiser Notes

LOCATED ON K L 5A STRIP MAP JUST SOUTH OF GILBERTS(1/1/95).

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
2009	0	0	47,675	47,675	47,675	0	47,675
2008	0	0	52,869	52,869	52,869	0	52,869
2007	0	0	52,869	52,869	52,869	0	52,869
2006	0	0	52,869	52,869	52,869	0	52,869
2005	0	0	52,869	52,869	52,869	0	52,869
2004	0	0	52,869	52,869	52,869	0	52,869
2003	0	0	52,869	52,869	52,869	0	52,869
2002	0	0	52,869	52,869	52,869	0	52,869
2001	0	0	52,869	52,869	52,869	0	52,869
2000	0	0	52,869	52,869	52,869	0	52,869
1999	0	0	52,869	52,869	52,869	0	52,869
1998	0	0	52,869	52,869	52,869	0	52,869
1997	0	0	52,869	52,869	52,869	0	52,869
1996	0	0	52,869	52,869	52,869	0	52,869
1995	0	0	52,869	52,869	52,869	0	52,869
1994	0	0	70,181	70,181	70,181	0	70,181
1993	0	0	60,868	60,868	60,868	0	60,868
1992	0	0	60,868	60,868	60,868	0	60,868
1991	0	0	70,181	70,181	70,181	0	70,181
1990	0	0	70,181	70,181	70,181	0	70,181
1989	0	0	70,181	70,181	70,181	0	70,181
1988	0	0	70,181	70,181	70,181	0	70,181
1987	0	0	72,043	72,043	72,043	0	72,043
1986	0	0	106,950	106,950	106,950	14,500	92,450
1985	0	0	106,950	106,950	106,950	14,500	92,450
1984	0	0	106,950	106,950	106,950	14,500	92,450
1983	0	0	106,950	106,950	106,950	0	106,950
1982	0	0	106,950	106,950	106,950	0	106,950

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
3/22/2007	2282 / 115	850,000	<u>WD</u>	<u>Q</u>
6/26/2004	2025 / 0749	220,000	<u>WD</u>	<u>Q</u>

This page has been visited 15,319 times.

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

David Dehaas

From: Bezanilla, Maria I SAJ [Maria.I.Bezanilla@usace.army.mil]
Sent: Tuesday, May 04, 2010 8:11 AM
To: David Dehaas
Cc: Turner, Isla M SAJ; Clouser, Megan L SAJ; Franck, Bruce
Subject: RE: Surprise Island LLC.

Please submit a completed joint application for the proposed work to DEP. Please make sure to label all existing and proposed structures on the drawings. Please note that the drawings depict a launch ramp and a dingy dock however it is not stated as proposed work in your email below. The application and drawings must include a detailed description of all the proposed work in order to review your request.

Thanks,
Maria Bezanilla

-----Original Message-----

From: David Dehaas [mailto:dehaas@bellsouth.net]
Sent: Monday, May 03, 2010 4:22 PM
To: Bezanilla, Maria I SAJ
Subject: FW:

From: David Dehaas [mailto:dehaas@bellsouth.net]
Sent: Monday, May 03, 2010 4:18 PM
To: 'Bruce Franck DEP'; 'Carol Wiker KLWTD'; 'Isla Turner Army Corps Eng.'; 'Ron Peekstok SFWMD'; 'Wally Romaero Fire Marshal'
Subject:

To Whom It May Concern:

This is a request for a letter of coordination as required by the Monroe County application process for a Conditional Use.

David Dehaas

From: Franck, Bruce [Bruce.Franck@dep.state.fl.us]
Sent: Tuesday, May 04, 2010 12:23 PM
To: 'David Dehaas'
Subject: RE:

Quick question David. Is the boating related construction for commercial purposes or associated with residential uses on another property?

Thanks,

Bruce Franck
Environmental Manager
Submerged Lands and
Environmental Resource Program
South District Branch Office
305-289-2310
bruce.franck@dep.state.fl.us

Cover Florida, developed by Governor Charlie Crist and the Florida Legislature, gives Floridians access to more affordable health insurance options. To learn more or to sign up for email updates, visit www.CoverFloridaHealthCare.com.



Please consider the environment before printing this email.

The Department of Environmental Protection values your feedback as a customer. DEP Secretary Michael W. Sole is committed to continuously assessing and improving the level and quality of services provided to you. Please take a few minutes to comment on the quality of service you received. Simply click on [this link to the DEP Customer Survey](#). Thank you in advance for completing the survey.

From: David Dehaas [mailto:dehaas@bellsouth.net]

Sent: Monday, May 03, 2010 4:18 PM

To: Franck, Bruce; 'Carol Wilker KLWTD'; 'Isla Turner Army Corps Eng.'; 'Ron Peekstok SFWMD'; 'Wally Romaero Fire Marshal'

Subject:

deHaas
Consulting & Design

To Whom It May Concern:

This is a request for a letter of coordination as required by the Monroe County application process for a Conditional Use.

5/4/2010

The project proposed is classified under the Monroe County code as Marina in the Native Area land use district.

We are proposing to use the scarified upland area as delineated and established with the Army Corps of Engineers and Monroe County thus far. The project includes storage of boats on trailers, a Bath House with offices, and observation platforms.

Please see attached Site Plan.

The property is described as:

Surprise Island LLC.

107900 Overseas Highway

Key Largo, Fl. 33070

Parcel ID: 00083760-000000

Alternate Key: 1092401

Legal Description : Section 36, Township 60, Range 39, Key Largo, A 60936-02 Pt. Fractional, OR373-194-196

OR2025-739/51 OR2282-115/16

Please see Attached for more information.

Please respond as to your requirements, and jurisdiction for permitting/development, at your earliest convenience to :

e-mail deHaas@bellsouth.net

address: 88975 Overseas Hwy., Tavernier, Fl. 33070

Phone: 305-852-9851

Thank You,



David deHaas
Agent
Surprise Island LLC.



deHaas

Consulting & Design

David deHaas Grosseck
305.852.9851 fax: 305.852.4138

Monroe County Property Appraiser - Radius Report

AK: 8641494	Parcel ID: 00083791-000000	Physical Location: 32 107800 OVERSEAS HWY	KEY LARGO
Legal Description:	36 60 39 ANCHORAGE RESORT AND YACHT CLUB CONDOMINI	UM (ALL TIME SHARE INTERVALS) F	
Owners Name:	ANCHORAGE RESORT & YACHT CLUB INC		
Address::	107800 OVERSEAS HWY	KEY LARGO, FL 33037	

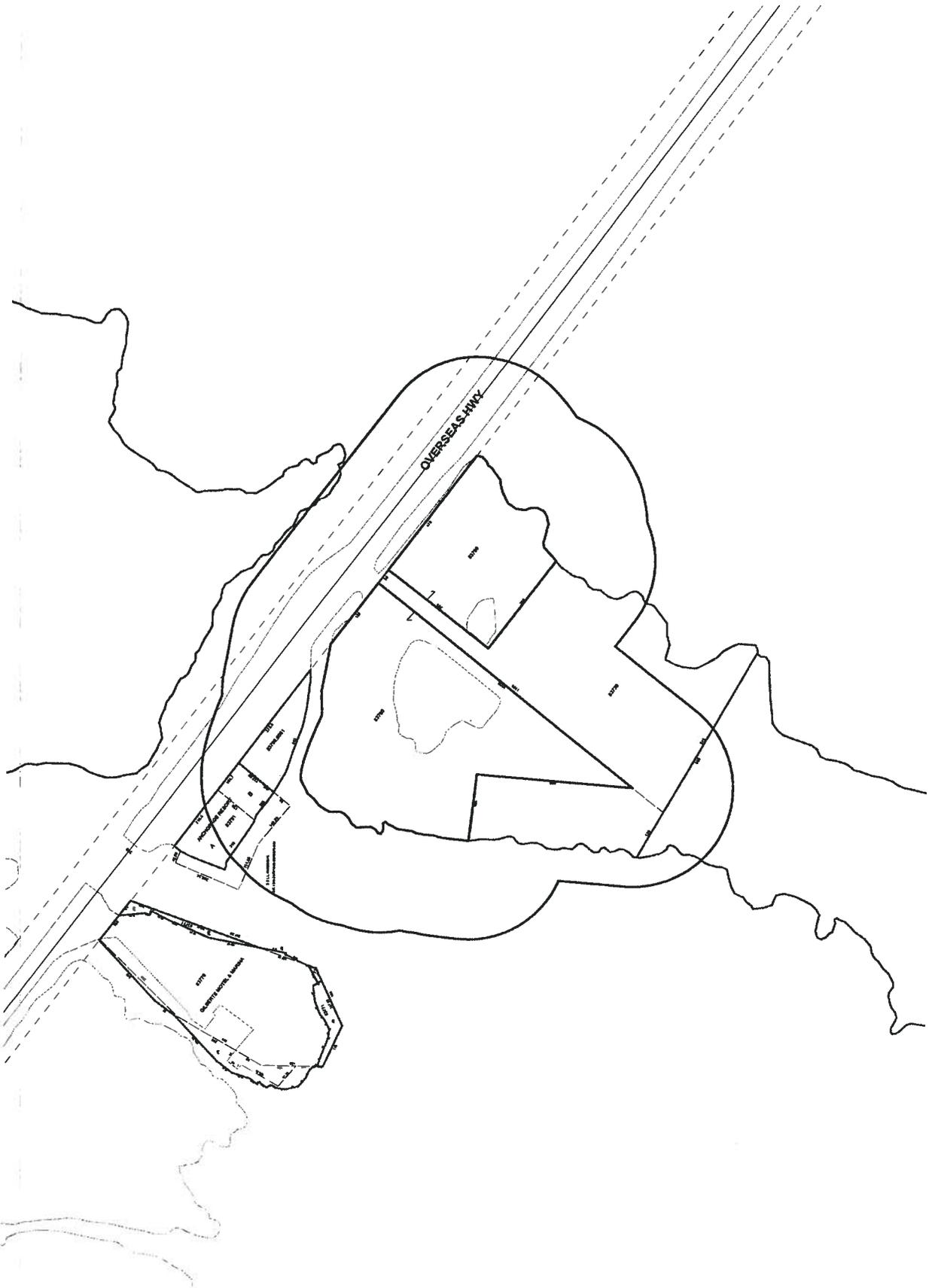
AK: 8648766	Parcel ID: 00083730-000100	Physical Location: KEY LARGO	
Legal Description:	36-60-39 ISLAND OF KEY LARGO PT FRACTIONAL (71AC)	OR873-2003/2005 OR2368-1742/1746	
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD MLSTN 115	TALLAHASSEE, FL 32399-3000	

AK: 1092380	Parcel ID: 00083730-000000	Physical Location: KEY LARGO	
Legal Description:	36-60-39 ISLAND OF KEY LARGO PT FRACTIONAL (11.02A	C)OR386-697/699 OR386-700/701 OR	
Owners Name:	TIITF C/O DEP		
Address::	3900 COMMONWEALTH BLVD MLSTN 115	TALLAHASSEE, FL 32399-3000	

AK: 1092401	Parcel ID: 00083760-000000	Physical Location: KEY LARGO	
Legal Description:	36 60 39 A60936-02 KEY LARGO PT FRACTIONAL OR373-1	94-196 OR2025-749/51 OR2282-115/1	
Owners Name:	SURPRISE ISLAND LLC		
Address::	107900 OVERSEAS HWY	KEY LARGO, FL 33037	

AK: 1092355	Parcel ID: 00083700-000000	Physical Location: KEY LARGO	
Legal Description:	25/36 60 39 ISLAND OF KEY LARGO PB5-11 TRACT OF	LOW MANGROVE OR403-841 OR84	
Owners Name:	UNITED STATES OF AMERICA US FISH & WILDLIFE SERVICE		
Address::		WASHINGTON, DC 20240	

AK: 1092444	Parcel ID: 00083790-000100	Physical Location: 107690 OVERSEAS HWY	KEY LARGO
Legal Description:	36-60-39 PT NE1/4 OF NW1/4 G57-215-216 G57-217-218	OR243-169 OR658-226 OR758-1620	
Owners Name:	OLD KEYS TAVERN LLC		
Address::	107900 OVERSEAS HWY	KEY LARGO, FL 33037	



Keys Engineering Services, Inc.
86801 Overseas Highway
Islamorada, Florida 33036
Daryle L. Osborn, P.E. #27428

**Storm Water Management Plan
For
SURPRISE ISLAND LLC.**

Project Description: A new 1340 Sq Ft. Bathhouse, Boat Ramp, Observation areas, and associated gravel parking.

Project Location: The subject site is located in Key Largo, Florida at approximately Mile Marker 107 under Jewfish Creek Bridge.

Existing Site Conditions:

Vegetation: The proposed area of development is scarified/ disturbed upland area.

Soils: The area is gravel and grindings fill over pervious oolite rock. The water table was encountered at 3' below existing grade.

Flood Plan & Elevations: The proposed construction is in Flood Zone "AE-10". The overall site elevation averages 3' to 3' 6" MSL.

Storm Water Management Plan

Site Data:

Net Cleared Area	= 139,392 square feet
Impervious Areas	
New Building	= 1,340sf
Handicap Accessible Area	= 500sf
Driveway Connection	= 1,000sf
Total	=2,840 sf
Percent Pervious	= 98 %

Pre / Post Development Runoff:

1. Compute Predevelopment Runoff
 - a. Depth to Groundwater = 3.0'
 - b. Soils Storage (C-111-3) = 6.6 inches
 - c. P = 8.5 inches

$$Q = (P - .2S) / (P + .8S)$$

$$P = 8.5$$

$$S = 6.6$$

$$Q = 3.74 \text{ inches}$$

2. Compute Post-development Runoff
 - a. Soils Storage (C-111-3) = 4.95 inches
 - b. P = 4.95 inches
 - c. Percent Pervious = 002%

$$Q = (P - .2S) / (P + .8S)$$

$$P = 8.5$$

$$S = .98 \times 4.95 =$$

$$Q = 4.42 \text{ inches}$$

3. Limit Post to Pre development Runoff
Storage Required:

$$3.73 - 2.32 = 0.68 \text{ inches}$$

$$.68 \times 139,392 / 12 = 7,898 \text{ cubic feet to retain}$$

Volume of Water to be Treated:

The storm water runoff will be maintained on site by dry retention methods. The entire development site is surrounded by Hammock. The development site shall be graded to drain to the Hammock areas. No swales are required.

Water Quality:

The volume of water to be treated and controlled is ½ inch initial runoff:

$$0.5 \times 139,392 / 12 = 5808 \text{ cubic feet}$$

The proposed site condition is a crushed gravel with fines and berm which filters the surface water runoff.

25 Year Storm:

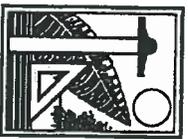
A 25 year storm over a 24 hour period in South Florida will average 1.05 inches of rainfall per hour. The initial wash calculations used a rate of 0.94 inches per hour. The 25 year storm calculations are worst case and will govern.

$$1.05 \times 139392 / 12 = 12,186 \text{ cubic feet}$$

SURPRISE ISLAND LLC, MARINA MAJOR CONDITIONAL USE

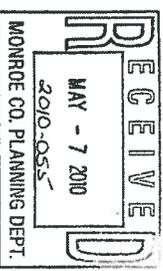
MM 107 KEY LARGO, FLORIDA

PREPARED BY:

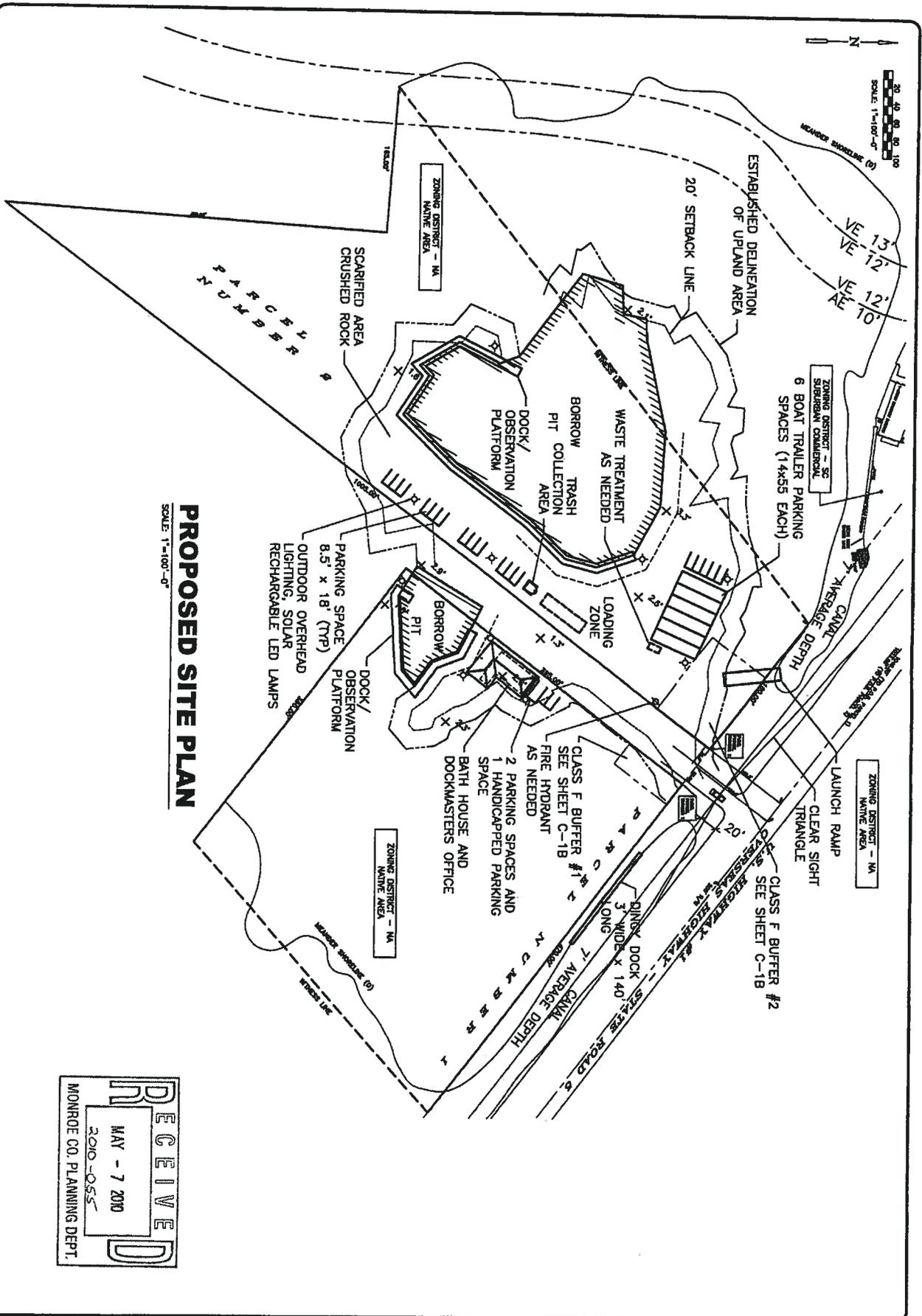


deltaas
Consulting & Design

305.852.9851 fax: 305.852.4138



5/7/2010 5:01:16 PM



PROPOSED SITE PLAN

SCALE: 1"=100'-0"

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 2010-055
 MONROE CO. PLANNING DEPT.

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C-1A
DATE: 5/7/2010
BY: M. GROSSACK
177 MONROE DRIVE
1-904-241-1100

SUPRISE ISLAND MARINA PROPOSED SITE PLAN
 KEY LARGO, FL

ENGINEERING BY:
Keys
 ENGINEERING SERVICES, INC.
 P.E. No. FL 27409
 88001 OVERSEAS HIGHWAY
 BLANCKHOFF, FLORIDA 33008

detlaas
 Consulting & Design
 David deHaas Grossack
 305.828.9871 (fax) 305.828.4158

NO.	DATE	REVISION

SURPRISE ISLAND MARINA

AREA: 12+ ACRES
 SCARIFIED/CLEARED AREA: 302 ACRES (139,392 SQ FT)
 PROPOSED BATH HOUSE: 1340 SQ FT

MAJOR STEEL BUFFERS
 CLASS "F", 75' WIDE

BUFFER #1: 30 FEET LONG
 CONTAINING 8 CANOPY TREES, 5 UNDERSTORY TREES,
 AND 15 SHRUBS

BUFFER #2: 100 FEET LONG
 CONTAINING 25 CANOPY TREES, 15 UNDERSTORY TREES,
 AND 30 SHRUBS

PARKING:
 1 HANDICAPPED PARKING SPACE
 5 PARKING SPACES REQUIRED
 19 PROVIDED

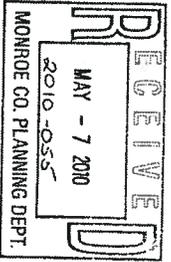
1 BOAT LAUNCH RAMP
 6 TRAILER PARKING SPACES (14x55) PROVIDED
 1 LOADING ZONE PROVIDED (10x45)

LEGAL DESCRIPTION:

PARCEL NUMBER 1:
 Beginning at a point in Monroe County, Florida, located on the centerline of U.S. #1, also known as State Road #5 on the easterly edge of a bayside bridge crossing the Intracoastal Waterway, and known as Spanish Creek, proceeding easterly from the eastern extremity of said bridge, 100 feet to a right angle, thence to a point of beginning, thence in a southeasterly direction southeasterly direction a distance of 25 feet to a point of beginning, thence in a southeasterly direction parallel to U.S. Highway #1 a distance of 470 feet, more or less, to the shoreline of Lake Surprise, thence proceed southeasterly meeting the shoreline of Lake Surprise to a point parallel to the highway a distance of 100 feet, more or less, thence northwesterly along a line in a northwesterly direction to the point of beginning.

PARCEL NUMBER 2:
 Beginning at a point in Monroe County, Florida, located on the centerline of U.S. #1, also known as State Road #5 on the easterly edge of a bayside bridge crossing the Intracoastal Waterway, and known as Spanish Creek, proceeding easterly from the eastern extremity of said bridge, contributing along said centerline a distance of 1,023.25 feet, thence at right angles in a southeasterly direction a distance of 100 feet to a point of beginning, thence in a southeasterly direction a distance of 100 feet to a point of beginning, thence in a southeasterly direction a distance of 430 feet to a point of beginning, thence at right angles a distance of 185 feet, more or less, to the shoreline of Bloodwater Sound which is also known as Bloodwater Sound, also known as Island Waterway, to a point where said shoreline intersects the State Road #5, thence along said shoreline southeasterly along said right-of-way line 180 feet, more or less, to the point of beginning.

Said tracts being and being in Sec. 36, Twp. 80 S, Range 28 E, Key Largo, Monroe County, Florida, and being a portion of the lands conveyed by Trustees of the Internal Improvement Fund of Monroe County, Florida, to the State of Florida, and recorded in Official Records Book 210, Page 954, of the Public Records of Monroe County, Florida, on May 12, 1981.



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DATE	BY
5/7/2010	A. HENRY
5/7/2010	R. BOWMAN
5/7/2010	J. HENRY
5/7/2010	L. HENRY
5/7/2010	C. HENRY

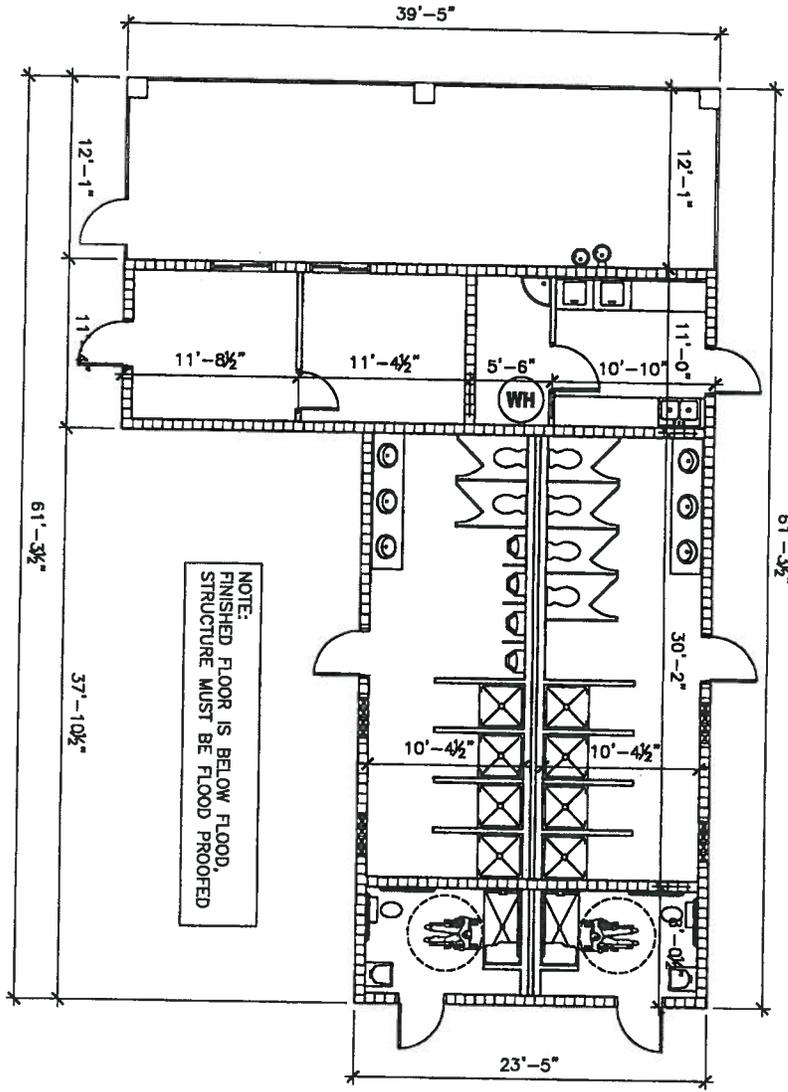
SUPRISE ISLAND MARINA
SITE PLAN NOTES
 KEY LARGO, FL

ENGINEERING BY:
Keys
ENGINEERING SERVICES, INC.
 P.O. Box 11, 2748
 8001 Overseas Highway
 Islamorada, Florida 33059

deltaas
 Consulting & Design

David deHaas Grosseck
 305-522-9201 fax: 305-622-4138

DATE	BY



BATH HOUSE PLAN

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

NOTE:
FINISHED FLOOR IS BELOW FLOOD,
STRUCTURE MUST BE FLOOD PROOFED

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2010-05-5
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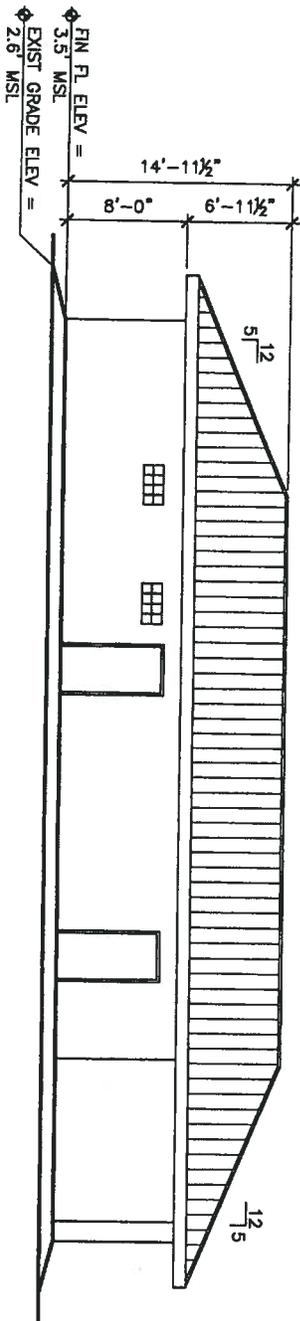
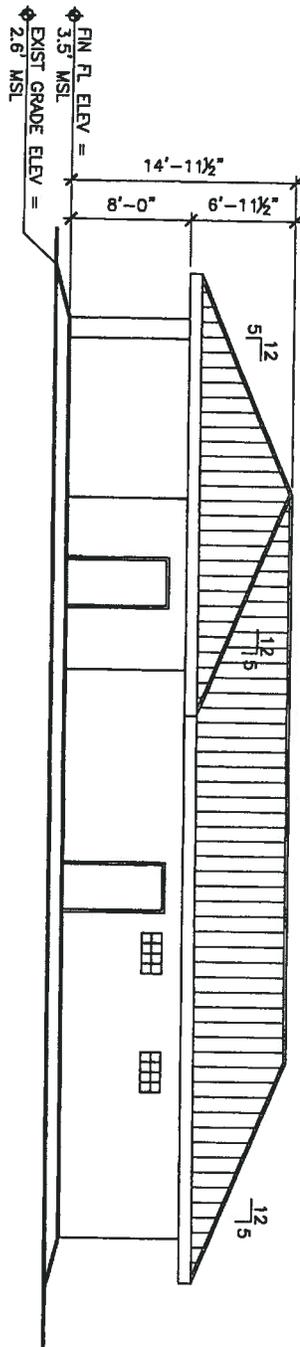
DATE	BY	REVISION
17 MAR 2010	A. BROWN	1/8"=1'-0"
A-1		

SURPRISE ISLAND LLC
BATH HOUSE PLAN
ADDRESS

ENGINEERING BY:
Keys
ENGINEERING SERVICES, INC.
P.E. No. FL 27829
8883 OVERSEAS HIGHWAY
ISLANDHAWK, FLORIDA 32088

dellaas
Consulting & Design
305-872-9671 fax: 305-826-4158

NO.	DATE	REVISION



BATH HOUSE ELEVATIONS

SCALE 1/8"=1'-0"

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DATE	BY
5/17/2010	A. J. [unclear]
5/17/2010	R. [unclear]
5/17/2010	[unclear]
5/17/2010	[unclear]
5/17/2010	[unclear]

A-2

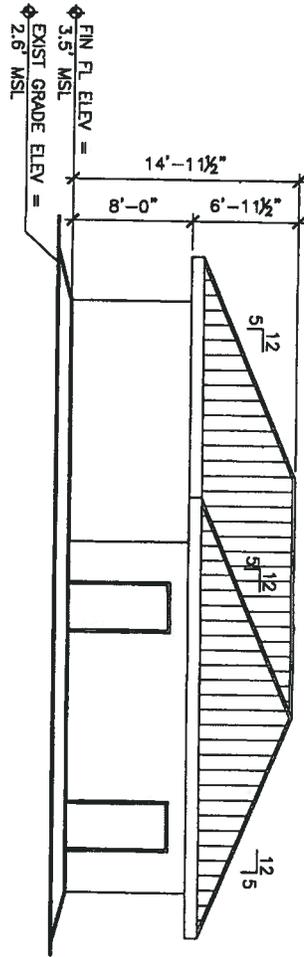
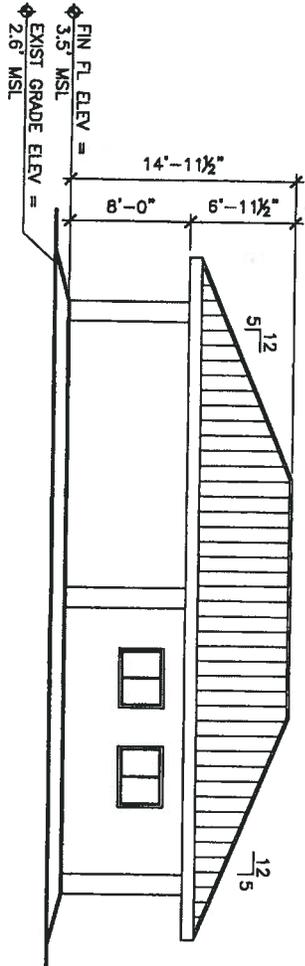
SURPRISE ISLAND LLC
BATH HOUSE ELEVATIONS 1
ADDRESS

ENGINEERING BY:
Keys
ENGINEERING SERVICES, INC.
P.E. No. R. 27408
8801 CHERRYSS LANE
ISLANDIA, FLORIDA 33038

delaas
Consulting & Design
305.438.9831 fax 305.828.4138

NO.	REVISIONS

5/7/2010 3:03:46 PM



BATH HOUSE ELEVATIONS

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

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DATE	BY
5 APRIL 2010	A. BRADLEY
1/28/10	1/28/10
A-3	

SURPRISE ISLAND LLC
BATH HOUSE ELEVATIONS 2
 ADDRESS

ENGINEERING BY:
Keys
ENGINEERING SERVICES, INC.
 P.E. No. R. 27420
 8901 OYSTERA HARBOR
 ISLANDAVILLE, FLORIDA 32058

dellaas
 Consulting & Design
 305.828.9951 fax: 305.856.4158

NO.	REVISIONS

**ANCHORAGE RESORT AND
YACHT CLUB INC
107800 OVERSEAS HWY.
KEY LARGO, FL. 33037**

**TITF C/O DEP
3900 COMMONWEALTH BLVD.
MLSTN 115
TALLAHASSEE, FL. 32399-3000**

**U.S. FISH AND WILDLIFE
SERVICE
WASHINGTON, DC. 20240**

**OLD KEYS TAVERN LLC
107900 OVERSEAS HWY.
KEY LARGO, FL. 33037**

**ANCHORAGE RESORT AND
YACHT CLUB INC
107800 OVERSEAS HWY.
KEY LARGO, FL. 33037**

**TITF C/O DEP
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MLSTN 115
TALLAHASSEE, FL. 32399-3000**

**U.S. FISH AND WILDLIFE
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WASHINGTON, DC. 20240**

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KEY LARGO, FL. 33037**

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YACHT CLUB INC
107800 OVERSEAS HWY.
KEY LARGO, FL. 33037**

**TITF C/O DEP
3900 COMMONWEALTH BLVD.
MLSTN 115
TALLAHASSEE, FL. 32399-3000**

**U.S. FISH AND WILDLIFE
SERVICE
WASHINGTON, DC. 20240**

**OLD KEYS TAVERN LLC
107900 OVERSEAS HWY.
KEY LARGO, FL. 33037**

**deHaas Consulting & Design
88975 Overseas Hwy.
Tavernier, Fl. 33070**

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88975 Overseas Hwy.
Tavernier, Fl. 33070**

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88975 Overseas Hwy.
Tavernier, Fl. 33070**

**deHaas Consulting & Design
88975 Overseas Hwy.
Tavernier, Fl. 33070**

deHaas

Consulting & Design



Thursday, January 06, 2011

Planning Commissioners
And
Planning Staff

RE: Surprise Island LLC. Major Conditional Use Application

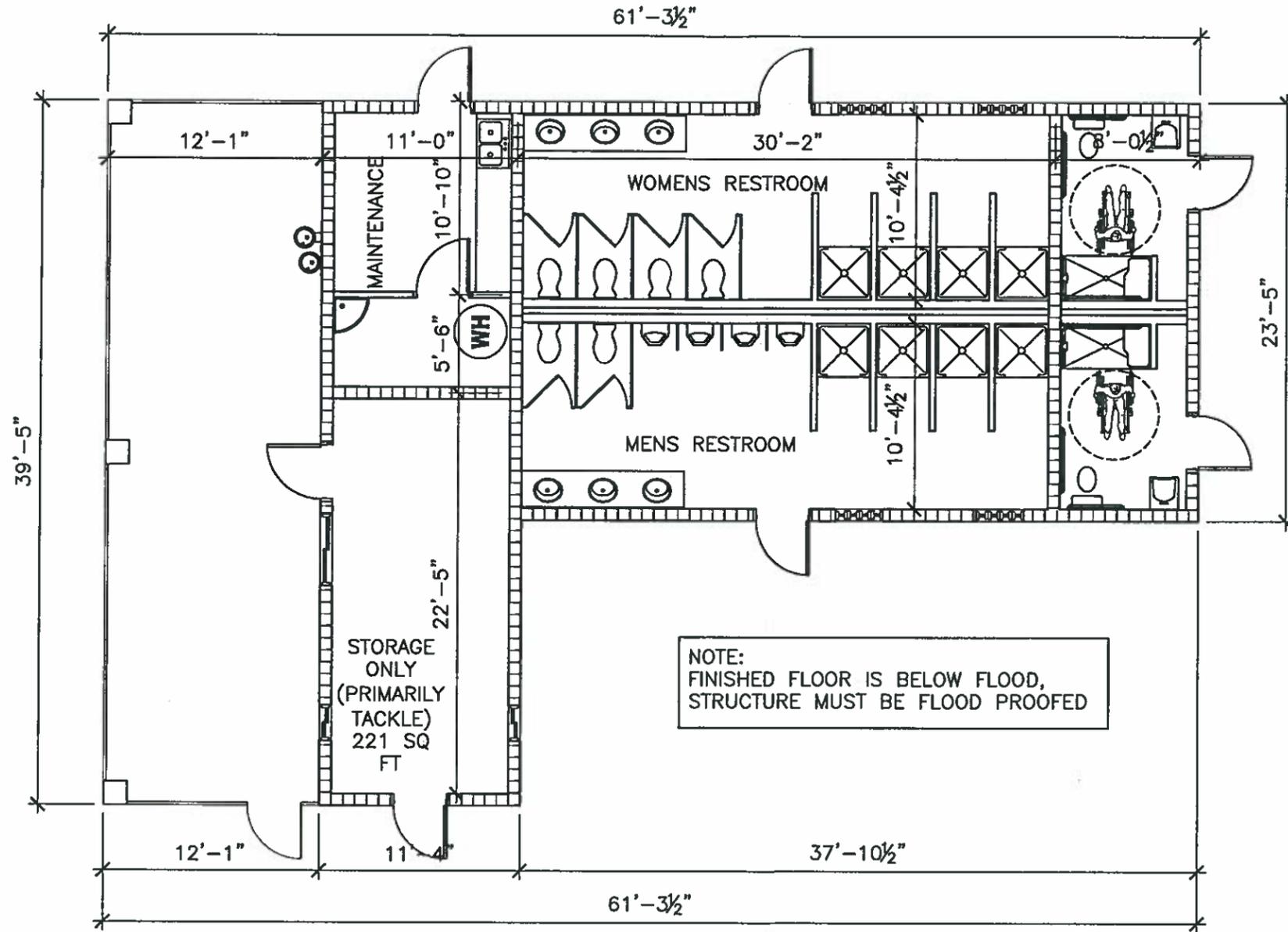
Please find attached revised plan for our project addressing compliance information referenced in the staff report. Due to the lateness of the report(s) and on-gong revisions to the report, we have been unable to make the revisions to the plans prior to this time.

Thank you for you consideration.

David deHaas
Agent

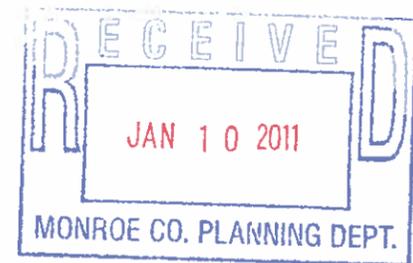
A handwritten signature in black ink, appearing to read 'deHaas', is written over a horizontal line. The signature is stylized and somewhat cursive.





BATH HOUSE PLAN

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



All
1/4/11

REVISIONS	BY

ENGINEERING BY:

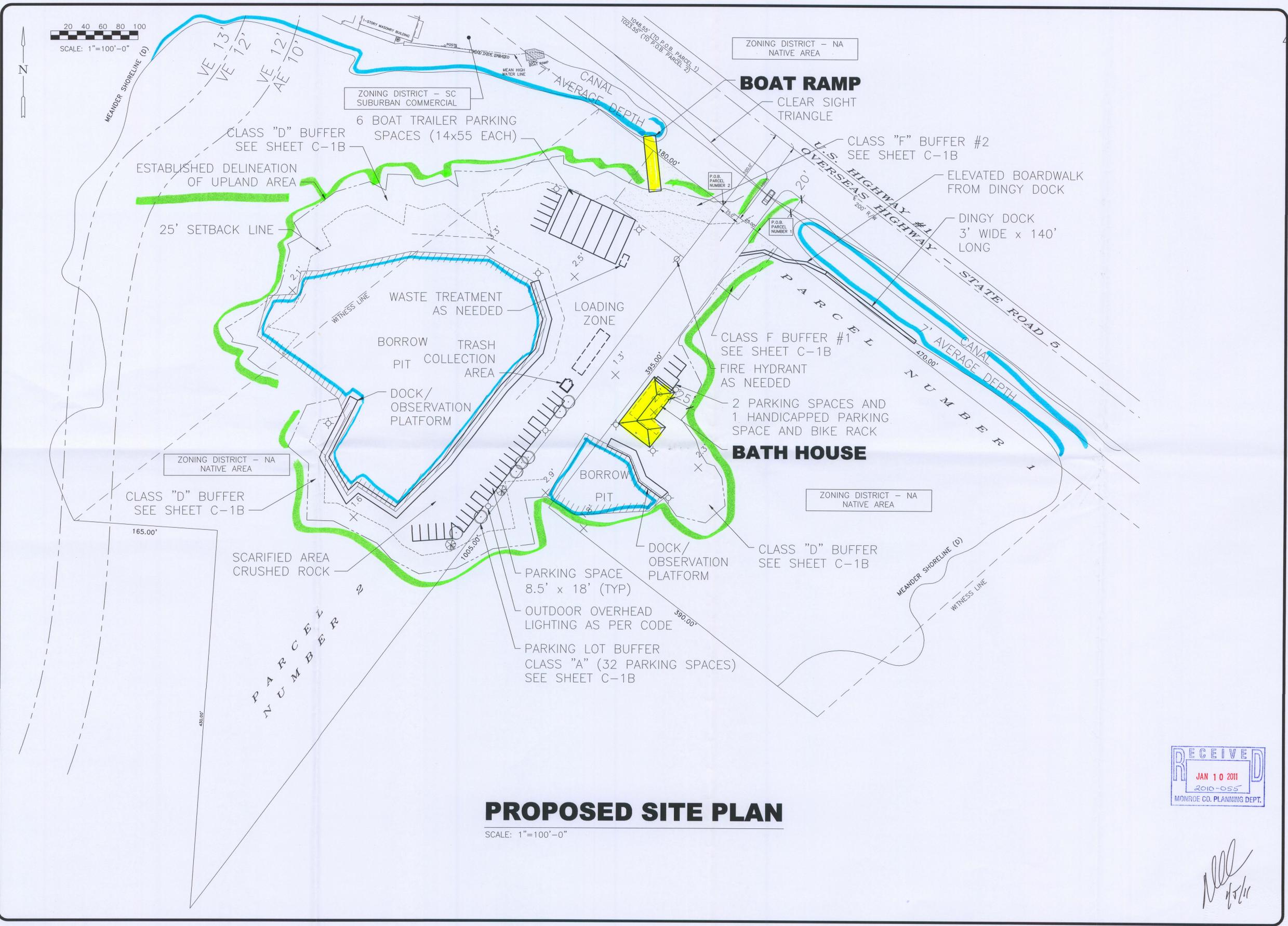
deltaas
Consulting & Design
905.852.9851 fax: 905.852.4198

Keys
ENGINEERING SERVICES, INC.
P.E. No. FL 27428
8801 OVERSEAS HIGHWAY
ISLANDIA, FLORIDA 33036

SURPRISE ISLAND LLC
BATH HOUSE PLAN
ADDRESS

DESIGNER J. HOUPT
DRAWN BY D. DEHAAS
DATE 17 MARCH 2010
SCALE 1/8"=1'-0"
NO. OF SHEETS A-1

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PROPOSED SITE PLAN

SCALE: 1"=100'-0"



Handwritten signature and date: [Signature] 1/5/11

REVISIONS	BY
DRAWINGS REVISED 5 JAN 2011	JDH

deHaas
Consulting & Design
David deHaas Grosseck
305-852-9951 fax: 305-852-4138

ENGINEERING BY:
Keys
ENGINEERING SERVICES, INC.
P.E. No. FL 27428
86801 OVERSEAS HIGHWAY
ISLAMORADA, FLORIDA 33036

SURPRISE ISLAND MARINA PROPOSED SITE PLAN KEY LARGO, FL

DRAWN J. HOUPT
CHECKED D. DEHAAS
DATE 17 MARCH 2010
SCALE 1"=100'-0"
JOB NO.
SHEET C-1A
OF SHEETS

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SURPRISE ISLAND MARINA

AREA: 12+ ACRES
 SCARIFIED/CLEARED AREA: 3.02 ACRES (139,392 SQ FT)

PROPOSED BATH HOUSE: 1340 SQ FT

OPEN SPACE RATIO
 REQUIRED = 20%
 PROVIDED = MORE THAN 50%

OBSERVATION PLATFORMS IN SETBACK
 ALLOWED = 60%
 PROPOSED = 42.9%

PARKING:
 1 HANDICAPPED PARKING SPACE
 5 PARKING SPACES REQUIRED
 32 PROVIDED
 1 BOAT LAUNCH RAMP
 6 TRAILER PARKING SPACES (14x55) PROVIDED

1 LOADING ZONE PROVIDED (10x45)

1 BIKE RACK PROVIDED

FLOOR AREA:
 PROPOSED = ZERO

MAJOR STEET BUFFERS

CLASS "F", 75' WIDE

BUFFER #1: 30 FEET LONG
 CONTAINING 8 CANOPY TREES, 5 UNDERSTORY TREES,
 AND 15 SHRUBS

BUFFER #2: 100 FEET LONG
 CONTAINING 25 CONOPY TREES, 15 UNDERSTORY TREES,
 AND 50 SHRUBS

WETLAND TO SCARIFIED AREA BUFFER

CLASS "D" BUFFER
 25' WIDE, 996 FEET LONG
 CONTAINING 90 UNDERSTORY TREES (INCLUDING CANOPY)
 AND 239 SHRUBS

PARKING LOT BUFFER
 CLASS "A" (32 PARKING SPACES)
 CONSISTING OF 2000 SQ FT
 OF PLANTING AREA CONTAINING
 7 CANOPY TREES, 2 UNDERSTORY
 TREES, AND 16 SHRUBS

LEGAL DESCRIPTION:

PARCEL NUMBER 1:
 Beginning at a point in Monroe County, Florida, located on the centerline of U.S. #1, also known as State Road #5 on the easterly edge of a bascule bridge crossing the Intracoastal Waterway, also know as Jewfish Creek, proceeding easterly from the eastern extremity of such bridge, continuing along said centerline a distance of 1,048.55 feet; thence in a southwesterly direction 100 feet at a right angle; thence at a right angle and parallel to centerline of highway in a southeasterly direction a distance of 25 feet to a point of beginning; thence in a southeasterly direction parallel to U.S. Highway #1 a distance of 470 feet, more or less, to the shoreline of Lake Surprise; thence proceed southwesterly meandering the shoreline of Lake Surprise to a point which is 395 feet from the northerly boundary of this property; thence northwesterly along a line parallel to the highway a distance of 390 feet, more or less, thence northeasterly at right angles in a northeasterly direction to the point of beginning.

PARCEL NUMBER 2:
 Beginning at a point in Monroe County, Florida, located on the centerline of U.S. #1, also known as State Road #5 on the easterly edge of a bascule bridge crossing the Intracoastal Waterway, also know as Jewfish Creek, proceeding easterly from the eastern extremity of such bridge, continuing along said centerline a distance of 1,023.55 feet; thence at right angles in a southwesterly direction a distance of 100 feet to a point of beginning. Thence in a southwesterly direction in a line which is at right angles to U.S. Highway #1, a distance of 1,005 feet to a point; thence proceed in a northerly direction at an included angle of 33°19 minutes 40 seconds a distance of 430 feet to a point; thence at right angles in a westerly direction a distance of 165 feet, more or less, to the shoreline of Blackwater Sound which is also known as Inland Waterway; thence in a northerly and easterly direction meandering the shoreline of Blackwater Sound, also known as Inland Waterway, to a point where said shoreline intercepts the State Road Department #5 right-of-way and continuing southeasterly along said right-of-way line 180 feet, more or less, to the point of beginning.

Said tracts lying and being in Sec. 36, Twp. 60 S, Range 39 E, Key Largo, Monroe County, Florida, and being a portion of the Lands conveyed by Trustees of the Internal Improvement Fund of the State of Florida by Deed, dated April 28, 1961, and recorded in Official Records Book 216, at Page 565, of the Public Records of Monroe County, Florida, on May 12, 1961.

ENVIRONMENTAL NOTES:

THE PROPOSED DEVELOPMENT DOES NOT REQUIRE THE REMOVAL OF ANY MANGROVES OR NATIVE SPECIES WITH THE EXCEPTION OF THE BOAT RAMP

CONSTRUCTION OF THE BOAT RAMP APPEARS TO REQUIRE THE REMOVAL OF 3-3" DIA. MANGROVES, 7-1" DIA. MANGROVES, 2 SMALL BUTTWOODS, AND SEVERAL INVASIVES WHICH IS PERMITTABLE INCLUDING ARMY CORPS OF ENGINEERS WITH MITIGATION



[Handwritten signature]
 1/5/11

REVISIONS	BY
DRAWINGS REVISED 5 JAN 2011	JDH

deHaas
 Consulting & Design
 David deHaas Grosseck
 305.852.2851 fax: 305.852.4738

Keys
 ENGINEERING SERVICES, INC.
 P.E. No. FL 27428
 86801 OVERSEAS HIGHWAY
 ISLAMORADA, FLORIDA 33036

**SUPRISE ISLAND MARINA
 SITE PLAN NOTES
 KEY LARGO, FL**

DRAWN J. HOUP
CHECKED D. DEHAAS
DATE 17 MARCH 2010
SCALE 1"=100'-0"
JOB NO.
SHEET C-1B
OF SHEETS

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MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: The Monroe County Planning Commission

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

From: Steven Biel, Sr. Planner & Michael Roberts, CEP, PWS, Senior Administrator of Environmental Resources

Date: December 30, 2010

Subject: *Request for approval of a Major Conditional Use Permit for Surprise Island LLC, located at 107900 Overseas Highway, Key Largo, mile marker 107.9, Real Estate No. 00083760.000000*

Meeting: January 12, 2011

1 I. REQUEST:

2

3 The applicant is requesting approval of a major conditional use permit in order to develop a

4 marina that would include the installation of a boat ramp as the principal use, an approximate

5 1,340 SF bath house, six (6) boat trailer parking spaces/storage, nineteen (19) vehicle

6 parking spaces, one loading zone, dinghy dockage, and observation deck areas.

7



Subject Property (Outlined in Blue) (2009)

1 Location:

2 Address: 107900 Overseas Highway (US 1), Key Largo, mile marker 107.9 (under
3 Jewfish Creek Bridge)

4
5 Legal Description: Parcel of land in Section 36, Township 60, Range 39, Key Largo,
6 Part Fractional, Monroe County, Florida

7
8 Real Estate (RE) Number: 00083760.000000
9

10
11 Applicant:

12 Owner: Surprise Island LLC

13
14 Agent: David deHaas
15
16

17 II. RELEVANT PRIOR COUNTY ACTIONS:

18
19 In 1983, the Monroe County Building Department issued Building Permit C-13234,
20 permitting 1,000 cubic yards of fill to be deposited on the landward portion of the lot.
21

22 In 2007, the Monroe County Building Department issued Building Permit 073-2910 for the
23 removal of invasive exotic vegetation.
24

25 III. BACKGROUND INFORMATION:

26
27 Size of Site (per site plan): 12.08 acres for total site (526,205 SF); approx. 3.2 acres for
28 proposed development area (139,392 SF)

29 Land Use District: Native Area (NA)

30 Future Land Use Map (FLUM) Designation: Residential Conservation (RC)

31 Tier Designation: Tier 1

32 Flood Zone: AE – EL 10 (majority of the site including area designated for the proposed
33 development); AE – EL 12; AE – EL 13

34 Existing Use: Vacant with non-permitted storage area

35 Existing Vegetation / Habitat: Significant areas of mangrove with scarified areas including
36 area designated for proposed development

37 Community Character of Immediate Vicinity: Jewfish Creek Bridge is adjacent to the
38 northeast; Gilbert's Marina adjacent to the northwest; vacant native area to the south
39

40 IV. REVIEW OF APPLICATION:

41
42 MCC §110-67 provides the standards which are applicable to all conditional uses. When
43 considering applications for a major conditional use permit, staff and the planning
44 commission shall consider the extent to which:
45

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

48
49 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
50 the proposed development include:

1 Policy 101.4.1: The principal purpose of the RC land use category is to encourage
2 preservation of open space and natural resources while providing for very low-density
3 residential development in areas characterized by a predominance of undisturbed
4 native vegetation. Low-intensity public uses and utilities are also allowed. In
5 addition, Monroe County shall adopt Land Development Regulations which allow
6 any other nonresidential use that was listed as a permitted use in the Land
7 Development Regulations that was in effect immediately prior to the institution of the
8 2010 Comprehensive Plan (pre-2010 LDRs), and that lawfully existed on such lands
9 on January 4, 1996 to develop, redevelop, reestablish and/or substantially improve
10 provided that the use is limited in intensity, floor area, density and to the type of use
11 that existed on January 4, 1996 or limit to what the pre-2010 LDRs allowed,
12 whichever is more restricted. Maximum permitted densities shall be based upon the
13 results of the habitat analysis required by Division 8 of the Monroe County Land
14 Development Regulations, as amended [9J-5.006(3)(c) 1 and 7].
15

16 Marinas are not consistent with the current Land Development Code; however, the pre-
17 2010 Land Development Code in place in 1996 permitted marinas. Therefore, he
18 proposed development is consistent with the purposes, goals, objectives and standards of
19 the RC future land use category and the NA District, which is to establish areas that are
20 undisturbed with the exception of existing solid waste facilities and because of their
21 sensitive environmental character should be preserved in their natural state.
22

23 The following comprehensive plan policies were identified after the December 13, 2010
24 DRC meeting that directly relate to the applicant's request:
25

26 Policy 202.5.1: By January 4, 1997, Monroe County shall adopt revisions to the Land
27 Development Regulations requiring new marinas having ten (10) or more slips (wet
28 or dry), or at which a live-aboard vessel is proposed to be docked, to provide an on-
29 site pump-out station and appropriate sewage treatment to accommodate the number
30 of slips present according to DER and HRS standards. [9J-5.012(3)(c)1,2,3 and 8; 9J-
31 5.013(2)(c)1 and 6]
32

33 This has not been completed as of the date of this report. Therefore, the application is not
34 in compliance with Policy 202.5.1.
35

36 Policy 212.4.1: New marinas having three (3) or more slips shall be prohibited until:
37

- 38 1. a marina survey is completed; and
- 39 2. marina siting criteria are adopted by Monroe County and approved by DER,
40 DNR and ACOE. [9J-5.012(3)(c)1,2,3 and 8; 9J-5.013(2)(c)1 and 6]
41

42 This has not been completed as of the date of this report. Therefore, the application is not
43 in compliance with Policy 212.4.1.
44

45 Policy 212.4.4: Applicants for development approval of marinas with three (3) or
46 more slips shall meet the following:

- 1 1. Monroe County's marina siting criteria (See Policy 212.4.3);
- 2 2. Monroe County's dock siting criteria (See Objective 212.5 and related policies);
- 3 and
- 4 3. criteria of Rule 17-312 Part IV and Rule 18-21.004, F.A.C. [9J-5.012(3)(c)1,2,3
- 5 and 8; 9J-5.013(2)(c)1 and 6]

6
7 This has not been completed as of the date of this report. Therefore, the application is not
8 in compliance with Policy 212.4.4.

9
10 Policy 212.4.6: Siting of new marinas with three (3) or more slips shall be prohibited
11 until full utilization of existing marinas has occurred within a five (5) mile radius of a
12 proposed new marina site. [9J-5.012(3)(c)1,2,3 and 8; 9J-5.013(2)(c)1 and 6]

13
14 This has not been completed as of the date of this report. Therefore, the application is not
15 in compliance with Policy 212.4.6.

16
17 Policy 105.2.1: Monroe County shall designate all lands outside of mainland Monroe
18 County, except for the Ocean Reef planned development, into three general
19 categories for purposes of its Land Acquisition Program and smart growth initiatives
20 in accordance with the criteria in Policy 205.1.1. These three categories are: Natural
21 Area (Tier I); Transition and Sprawl Reduction Area (Tier II) on Big Pine Key and
22 No Name Key only; and Infill Area (Tier III). The purposes, general characteristics,
23 and growth management approaches associated with each tier are as follows:

- 24
25 1. Natural Area (Tier I): Any defined geographic area where all or a significant
26 portion of the land area is characterized as environmentally sensitive by the
27 policies of this Plan and applicable habitat conservation plan, is to be
28 designated as a Natural Area. New development on vacant land is to be
29 severely restricted and privately owned vacant lands are to be acquired or
30 development rights retired for resource conservation and passive recreation
31 purposes. However, this does not preclude provisions of infrastructure for
32 existing development. Within the Natural Area designation are typically
33 found lands within the acquisition boundaries of federal and state resource
34 conservation and park areas, including isolated platted subdivisions; and
35 privately-owned vacant lands with sensitive environmental features outside
36 these acquisition areas.....

37
38 Although 3.2 acres of the site is considered scarified, the remaining 8.88 acres is
39 environmentally sensitive.

40
41 Based on the application not being in compliance with Policies 202.5.1, 212.4.1, 212.4.4,
42 212.4.6, and 105.2.1, this request is not consistent with the Monroe County Year 2010
43 Comprehensive Plan.

44
45 *B. The conditional use is consistent with the community character of the immediate vicinity:*

1 The immediate area to the northwest of the subject property contains Marley's, Pontoons,
2 and the Anchorage Resort & Yacht Club. All three of these businesses are tourist related
3 and this area is noted as a marina on the Monroe County Marina Survey. Therefore, the
4 proposed development would be consistent with the community character of the
5 immediate vicinity.
6

7 C. *The design of the proposed development minimizes adverse effects, including visual*
8 *impacts, on adjacent properties:*
9

10 The proposed development would be located in a scarified area of the property and would
11 be surrounded by an extensive mangrove area. The proposed development would have
12 limited visibility from the entrance to the access road to US 1. Therefore, the proposed
13 redevelopment minimizes adverse effects, including visual impacts, on adjacent
14 properties.
15

16 D. *The proposed use will have an adverse impact on the value of surrounding properties:*
17

18 It is not anticipated that the proposed redevelopment will have an adverse impact on the
19 value of the surrounding properties.
20

21 E. *The adequacy of public facilities and services:*
22

23 1. Roads:

24 *Localized Impacts & Access Management:* Access to and from the development shall
25 be approved by the county's traffic consultant and the Florida Department of
26 Transportation (FDOT) (See section I-22).
27

28 *Level of Service (LOS):* A traffic evaluation study shall be approved by the county's
29 traffic consultant (See section I-22).
30

31 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if
32 necessary, the South Florida Water Management District (SFWMD) to determine
33 compliance with all applicable regulations (See section I-9).
34

35 3. Sewer: The applicant shall coordinate with the Florida Department of Health, Florida
36 Department of Environmental Protection and/or Key Largo Wastewater Treatment
37 District to determine compliance with all applicable regulations (See section I-10).

38 4. Emergency Management: The applicant shall coordinate with the Office of the Fire
39 Marshal to determine compliance with the Florida fire prevention codes. As of the
40 date of this report, the office has not provided a letter of coordination.
41

42 F. *The applicant has the financial and technical capacity to complete the development as*
43 *proposed:*
44

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

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

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

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

9
10 The subject property has access to Florida Bay via a boat ramp and dockage that the
11 applicant believes was removed during the reconstruction of US 1. Staff has not been able
12 to verify that a legal ramp existed prior to the U.S. 1 improvements. Review of aerial
13 photography back to 1986 did not reveal any indication of a ramp. The applicant is
14 proposing to reinstall the boat ramp for public use. Public access to Florida Bay is not
15 available from the site without the proposed boat ramp and dinghy dock.
16

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

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

21
22 There are no existing or proposed residential uses.
23

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

26
27 The NROGO shall not apply to the redevelopment, rehabilitation or replacement of any
28 lawfully-established non-residential floor area which does not increase the amount of
29 non-residential floor area greater than that which existed on the site prior to the
30 redevelopment, rehabilitation or replacement.
31

32 The proposal involves the construction of a new 1,340 SF bath house and dock masters
33 office. Therefore, the proposed development would require an allocation of 1,340 SF
34 of non-residential floor area through the NROGO permit allocation system.
35

36 3. Purpose of the NA District (§130-39): *In compliance based on the proposed*
37 *development being constructed on scarified portions of the property.*

38
39 The purpose of the NA district is to establish areas that are undisturbed with the
40 exception of existing solid waste facilities, and because of their sensitive environmental
41 character should be preserved in their natural state.
42

43 4. Permitted Uses (§130-89): *Compliance to be determined.*

44
45 The proposed development is a marina use.
46

In the NA district, marina uses may be permitted with major conditional use permit approval, provided that: a) the parcel proposed for development has access to water at least 4' below mean sea level at mean low tide; b) the use does not involve the sale of goods or services other than boat dockage and storage; c) all boat storage is limited to surface storage on trailers or skids and no boat or other equipment is stored on any elevated rack, frame, or structure; d) vessels docked or stored shall not be used for live-aboard purposes; e) all outside storage areas are screened from adjacent uses by a solid fence, wall, or hedge at least 6' in height; and f) each non-waterside perimeter setback of the parcel proposed for development must have a class C bufferyard within a side setback of 10'.

The applicant did not provide documentation stating that the parcel proposed for development has access to water at least 4' below mean sea level at mean low tide. Staff shall further evaluate this prior to the planning commission public hearing.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162, & §130-164): *Not in compliance.*

Land Use Intensity:

Land Use	FAR* / Density	Size of Site	Max Allowed	Proposed	Potential Used
Marina	No FAR	526,205 SF**	--	--	--

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

**Staff needs to determine how much of the 526,205 SF is upland

Despite being a permitted use, there is no FAR assigned to marina uses in the Land Development Code.

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

In the NA District, there is a required open space ratio of 0.20 or 20%.

In total, the property consists of approximately 526,205 SF of area. Assuming this total is all upland, at least 105,241 SF of the total land area must remain open space. The site plan does not indicate the total square footage of open space.

The site plan submitted by the applicant indicates that 3.02 acres (139,392 SF) of the site is upland. Staff has not confirmed this information. The submerged areas within the borrow pits and mangrove areas are not considered upland and are required to have 100% open space. The 20% requirement shall apply to total of land area for remaining upland areas, or 27,878 square feet.

Staff shall further evaluate this prior to the planning commission public hearing. In any event, it appears that the open space ratio requirement shall be met in that the proposed development would only occupy approximately five percent of the upland area.

1 7. Minimum Yards (§118-12 & §130-186): *Not in compliance.*

2
3 The required non-shoreline setbacks in the NA District are as follows: Front yard – 25’;
4 Rear yard – 20’; and Side yard – 10’/15’ (where 10’ is the required side yard for one
5 side and 15’ is the minimum combined total of both side yards). In addition, there are
6 wetland setback requirements of 50’ from the landward edge of the mangrove wetland.
7 See Biologist comments in Item 16 below.
8

9 The parcel is also divided by what appears to be a public right-of-way for a roadway
10 never constructed. The property is irregular in shape and is divided by a 50’ wide by an
11 approximate 120’ strip of land in length that opens to the remainder of a parcel that is
12 owned by the State of Florida. It should also be noted that MCC §130-166 permits any
13 development that has or is a part of a common plan or theme of development or use,
14 including, but not limited to, an overall plan of development, common or shared
15 amenities, utilities or facilities, shall be aggregated for the purpose of determining
16 permitted or authorized development and compliance with each and every standard of
17 the Land Development Code and for the purpose of determining the appropriate form of
18 development review.
19

20 The submitted site plan shows two borrow pits located on the property with both of the
21 borrow pits having observation decking around a substantial portion of them. The
22 observation deck that surrounds a portion of the smaller borrow pit is located within the
23 required 20’ rear yard setback. The portion of the observation deck within the rear yard
24 setback should be moved out of the setback or apply for a variance to allow it to remain
25 in the rear yard setback.
26

27 The property is irregular in shape and is divided by a 50’ wide by an approximate 120’
28 strip of land in length that opens to the remainder of a parcel that is owned by the State
29 of Florida.
30

31 8. Maximum Height (§130-187): *Compliance to be determined upon submittal to the*
32 *Building Department.*

33
34 9. Surface Water Management Criteria (§114-3): *Not in compliance.*

35
36 A review of the drainage plan (Sheet C-2) provided with the application indicates the
37 proposed stormwater management facilities may meet the requirements of MCC §114-
38 3. Final compliance to be determined by the Public Works Division and/or SFWMD
39 prior to issuance of a building permit.
40

41 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*
42 *Department of Health, Florida Department of Environmental Protection and/or Key*
43 *Largo Wastewater Treatment District prior to the issuance of a building permit.*
44

45 No letter of coordination relating to wastewater treatment has been provided.
46

1 11. Fencing (§114-20): *Compliance to be determined upon submittal to Building*
2 *Department.*

3
4 No fencing is proposed as part of the conditional use permit application. If the
5 applicant intends to construct new fencing, it shall be reviewed independently for
6 compliance under a building permit application.
7

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

10
11 The site is designated within three flood zones as designated on the Federal Emergency
12 Management Agency (FEMA)'s flood insurance rate maps, AE – EL 10, AE – EL 12,
13 and AE – EL 13 The majority of the site and the area for the proposed development
14 would be within the AE – EL 10 flood zone. All new structures must be built to
15 floodplain management standards that meet or exceed those for flood protection. The
16 applicant should coordinate with the Floodplain Administrator prior to applying for a
17 building permit.
18

19 13. Energy Conservation Standards (§114-45): *Compliance to be determined upon*
20 *submittal to Building Department.*

21
22 The development proposal includes the following required energy conservation
23 measures: Provision of a bicycle/pedestrian system to be placed along the major roads;
24 Reduced coverage by asphalt, concrete, rock and similar substances in streets, parking
25 lots and other areas to reduce local air temperatures and reflected light and heat;
26 Selection, installation and maintenance of native plants, trees, and other vegetation and
27 landscape design features that reduce requirements for water, maintenance and other
28 needs; Planting of native shade trees to provide reasonable shade for all recreation
29 areas, streets and parking areas; and Provision for structural shading (e.g., trellises,
30 awnings and roof overhangs) wherever practical when natural shading cannot be used
31 effectively.
32

33 Not enough information was provided to determine if the development proposal
34 includes the following required energy conservation measures: Provision of bicycle
35 racks or storage facilities in recreational, commercial and multifamily residential areas;
36 Use of energy-efficient features in window design (e.g., tinting and exterior shading);
37 Use of operable windows and ceiling fans; Installation of energy-efficient appliances
38 and equipment; Prohibition of deed restrictions or covenants that would prevent or
39 unnecessarily hamper energy conservation efforts (e.g., building orientation, clothes
40 lines, and solar water heating systems); Installation of energy-efficient lighting for
41 streets, parking areas, recreation areas, and other interior and exterior public areas; and
42 Orientation of structures, as possible, to reduce solar heat gain by walls and to use the
43 natural cooling effects of the wind.
44

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

1 15. Environmental Design Criteria and Mitigation Standards (§118-6 & §118-7 & §118-8):
2 *In compliance.*

3
4 The proposed bath house and parking facilities as proposed do not impact native
5 habitats and are consistent with the Environmental Design Criteria and Mitigation
6 Standards contained in §118-6 & §118-7 & §118-8. The site plan (Sheet C-1) received
7 on December 16, 2010 (dated March 17, 2010) includes impacts to mangrove wetlands
8 for the construction of a boat ramp and dinghy dock. These structures are allowable
9 under Monroe County Code under certain circumstances and are discussed under Item
10 16.

11
12 16. Shoreline Setbacks (§118-10 & §118-12): *Not in compliance.*

13
14 The setbacks depicted on Sheet C-1A are not consistent with §118-10 (g) which
15 requires a 50' buffer between wetlands and the proposed development. §118-10(4)(g)2
16 provides an alternative 25' buffer for properties classified as scarified. This buffer
17 must be planted to the standards of a Class 'D' Bufferyard, except that understory trees
18 can be substituted for canopy trees. The site plan must be revised to show the
19 applicable bufferyards in order to determine compliance. In addition, a detailed
20 landscape plan showing the location, type, size and number of species to be planted
21 must be submitted at time of Building Permit application.

22
23 The setbacks adjacent to the existing borrow areas are consistent with §118-12(b)1,
24 however the observation platform on the smaller borrow pit on Parcel 1 should be
25 revised to eliminate impacts to the mangrove wetland. Further, the observation decks
26 are accessory structures to the principal use and as such shall occupy no more than 60%
27 of the shoreline setback. While it appears that the proposed docks may meet this
28 standard, Staff is unable to confirm this from the plans submitted.

29
30 The proposed ramp if constructed in the location shown on Sheet C-1A would require
31 crossing approximately 60' of mangrove wetlands to access the canal. Monroe County
32 Land Development Code §118-12(l)(2) states that all boat ramps shall be confined to
33 shorelines with little or no vegetation (*emphasis added*). The shorelines of the site are
34 well vegetated with relatively undisturbed mangrove wetlands. Based on site
35 conditions, the proposed ramp location is not in compliance with the Monroe County
36 Land Development Code.

37
38 The site plan does not indicate how the proposed dinghy dock will provide access to the
39 upland facilities. The site plan will need to be revised to show how the dock will be
40 accessed from the upland facilities before staff can determine compliance with §118-
41 12(m). Applicant should be aware that the proposed shoreline amenities (ramp and
42 dock) will require permits from the Florida Department of Environmental Protection
43 and from the U.S. Army Corps of Engineers prior to issuance of a Monroe County
44 Building Permit.

45
46 17. Required Parking (§114-67): *Not in compliance.*

Required Off-Street Parking:

<i>Specific Use</i>	<i>Multiplier</i>	<i>Proposed</i>	<i>Required Spaces</i>
Offices	3 spaces/1,000 SF	1,340 SF	4 spaces
Marina	1 space/berth plus 1 space/4 dry storage racks	6 dry storage spaces	2 spaces
Boat Ramp	6 spaces / ramp	1 boat ramp	6 spaces

According to the proposed site plan, 20 off-street parking spaces would be provided. This would be in compliance with the 6 required. One (1) of the off-street parking spaces provided would be handicap accessible. Due to some of the parking spaces being located on the portion of the property that is split from the portion with the principal use, a parking agreement would be necessary in accordance with MCC §114-67.

In addition, the boat trailer parking shown on the proposed site plan can only be used for parking and not for storage.

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

All non-residential uses with 2,500 SF to 49,999 SF of floor area are required to have one loading and unloading space, measuring 11' by 55'.

The loading and unloading space shown on the site plan shows a 14' x 55' space.

19. Required Landscaping (§114-99 - §114-105): *Not in compliance.*

Sheets C-1A and C-1B refer to the correct parking and scenic corridor landscaping requirements, however the plans submitted are not of sufficient detail to determine compliance with the current site configuration, however the site plan will require revision to meet the requirements outlined in Item 16 above. The required revisions will affect the required landscaping. A detailed landscape plan depicting the number, location, size, and species to be planted must be submitted at time of building permit application.

20. Required Buffer-yards (§114-124 - §114-130): *Not in compliance.*

As noted above, the site plan refers to the appropriate bufferyard requirements, however no landscape plan was submitted with the site plan and staff is unable to determine compliance at this time.

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

Outdoor lighting is not being reviewed as part of this application. It shall be reviewed independently for compliance as an accessory use under a building permit application.

1 22. Signs (§142-1 - §142-7): *Compliance to be determined upon submittal to Building*
2 *Department.*

3
4 Signage details were not provided; however such details are not required as this stage
5 as signage would not be reviewed as part of this application. Any signage shall be
6 reviewed independently for compliance as an accessory structure under a building
7 permit application.
8

9 23. Access Standards (§114-195 - §114-201): *Compliance to be determined.*

10
11 Access to the site is proposed to be from the access road off US 1 (Jewfish Creek
12 Bridge) onto state-owned land and then entering east or west onto the subject property.
13 There are no defined access points to the subject property from the state land. At a
14 minimum, a defined entrance to both portions of the applicant's property should be
15 established.
16

17 Aerial photography indicates the entrance from the US 1 access road located on the
18 applicant's property. However, the proposed site plan shows the entrance from the US
19 1 access road being on the state-owned land. If this is the case, an access agreement
20 should be established with the state of Florida.
21

22 A traffic study by Crossroads Engineering indicates that the redevelopment would
23 generate 44 daily trips. The county's traffic consultant, Raj Shanmugam of URS
24 Corporation, found that reserve capacities along US 1 Segment #24 are adequate.
25

26 Clear site triangles are shown on the site plan and due to the amount of open space,
27 vehicle maneuverability is not critical for the site.
28

29 The conditional use permit application did not include a letter of coordination to the
30 Florida Department of Transportation (FDOT).
31

32 24. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
33 *Building Department.*

34
35 **V. RECOMMENDED ACTION:**

36
37 Based on Policies 202.5.1, 212.4.1, 212.4.4, 212.4.6, and 105.2.1 of the Monroe County
38 Year 2010 Comprehensive Plan, the Development Review Committee recommends
39 DENIAL to the Planning Commission.
40

41 **VI. PLANS REVIEWED:**

42
43 A. Site Plan (C-1A) by deHaas Consulting & Design & Keys Engineering Services, Inc.,
44 dated March 17, 2010

45 B. Drainage Plan (C-2) by deHaas Consulting & Design & Keys Engineering Services, Inc.,
46 dated March 17, 2010

- 1 C. Bath House Plan (A-1) by deHaas Consulting & Design, dated March 17, 2010
- 2 D. Bath House Elevations (A-2 & A-3) by daHaas Consulting & Design, dated April 6, 2010
- 3 E. Traffic Study by Crossroads Engineering, dated September 8, 2010
- 4

File #: **2010-129**

Owner's Name: Landco LLC

Applicant: Landco LLC (Store #211) aka Tom Thumb

Agent: Solaria Design & Consulting Co.

Type of Application: Variance – Admin - PC

Key: Big Pine Key

RE: 00275410-000000
00275430-000000
00275450-000000

Additional Information added to File 2010-129

County of Monroe
Growth Management Division

Office of the Director
2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners
Mayor Sylvia J. Murphy, Dist. 5
Mayor Pro Tem Heather Carruthers, Dist. 3
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 11/3/10
Time: 11:30 AM

Dear Applicant:

This is to acknowledge submittal of your application for Variance
Type of application
Big Pine Key
Landco/Tom Thumb to the Monroe County Planning Department.
Project / Name

No check - supposed to have it done.
Pending GAIL'S Approval

Thank you.

Julie Thomas

Planning Staff

End of Additional File 2010-129



SOLARIA
 ARCHITECTURE
 ENGINEERING
 PLANNING

November 3, 2010

Planning and Environmental Resources
 Attn: Townsley Schwab, Senior Director
 Marathon Government Center
 2798 Overseas Highway Suite 400
 Marathon, FL 33050

RE: Application for a Variance to the Planning Commission

Mr. Schwab:

Please find the enclosed application and supporting document requesting an Variance to the Planning Commission as part of our amendment to a major conditional use permit application for the proposed Redevelopment of a Fuel Service Station located at 30662 Overseas Hwy., Big Pine Key, Florida at approximately MM 30.6 and further described by Real Estate Number(s): 00275410-000000; 00275430-000000; and 00275450-000000.

Also enclosed is a check for \$1,930.00 for the following items:

Major Conditional Use Application Fee.....	\$1,608.00
Advertising Cost.....	\$245.00
Property Owner Notice (\$3 each X 19).....	\$57.00
Technology Fee.....	<u>\$20.00</u>
Total.....	\$1,930.00

If I can provide any further information or be of any further assistance in this matter, please contact me at your earliest opportunity.

Sincerely,

Joel C. Reed
 Joel C. Reed

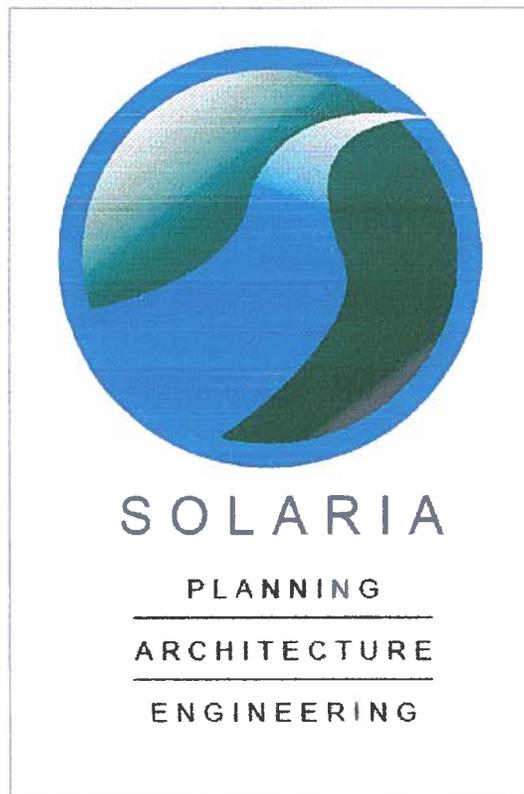
**Project Name:
Landco LLC Store #211 (Tom Thumb)**

**Project Description:
Fuel Service Station and Commercial Retail**

**Project Type:
Variance Application**

**Applicant
Landco LLC
97 West Okeechobee Rd.
Hialeah, FL 33010**

Prepared by:



3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

INDEX



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

TABLE OF CONTENTS

TAB	ITEM DESCRIPTION
1	Application for a Variance
2	Fee – Copy of Check
3	Proof of Ownership (Deeds)
4	Property Record Card(s)
5	Location Map
6	Photograph(s) of site from Adjacent Roadways
7	Typed Name and address mailing list and labels of property owners within 300'
8	Notarized Agent Authorization Letter

Attachments

- I. Signed and Sealed Survey(s) (2 original, 4 copies)
- II. Existing Conditions Drawing (2 original, 4 copies)
- III. Site Plan with Variance area demarcated (2 original, 4 copies)

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

TAB 1

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Variance Application to the Monroe County Planning Commission

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

Planning Commission Variance Application Fee: \$1,608.00

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: 11 / 3 / 2010
Month Day Year

Property Owner:

Landco LLC (Store #211)

Name

97 W Okeechobee Road, Hialeah, FL 33010

Mailing Address (Street, City, State, Zip Code)

305.885.5451

Daytime Phone

jmccarthy@tomthumbfl.com

Email Address

Agent (if applicable):

Solaria Design & Consulting Co.

Name

3000 Overseas Highway, Marathon, FL 33050

Mailing Address (Street, City, State, Zip Code)

305.852.4852

Daytime Phone

joel@solariadesign.com

Email Address

Legal Description of Property:

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

Block	Lot	Subdivision	Key
Lots 1,2,3,4,5,6 & 7		Rogers Subdivision	Big Pine Key

00275410-000000; 00275430-000000; 00275450-000000/ 1347418; 1347434; 1347451

Real Estate (RE) Number

Alternate Key Number

30662 Overseas Hwy, Big Pine Key, FL 33043

Street Address (Street, City, State, Zip Code)

-MM 30.6

Approximate Mile Marker

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Commercial Retail

Total Land Area: 1.64 Acres or 71,396 Square Feet

Please provide the standard required by the land development regulations: Front 25; Side 10/15; Rear 10 (i.e. front yard setback of 25 feet, 100 off-street parking spaces, etc.)

Please provide that requested: Front 15' (in some areas, for drives only/no Structures) (i.e. front yard setback of 10 feet, 70 off-street parking spaces, etc.)

All of the following standards must be met in order to receive variance approval. Please describe how each standard shall be met.

1) The applicant shall demonstrate a showing of good and sufficient cause:

The site is unique in that it is surrounded by two roads and requires two (2) front yard setbacks. The request for the variance is only for the drives and not for structures.

The applicant has taken every effort to design a project in line with state and county codes as well as keeping in consideration the Big Pine Key CommuniKeys and Commercial Corridor Guidelines balanced with the unique access needs that are required for fuel service stations due to the different types of vehicles and boats that access the site and have different needs for turning radii and access than a car would have. The proposed layout and variance accomplishes both with the best design for the site.

2) Failure to grant the variance would result in exceptional hardship to the applicant:

Yes, failure to grant the variance would result in exceptional hardship to the applicant. The site was designed in relation to the State and local codes and guidelines and a lot of effort has been put into complying with these requirements while not creating an undue hardship to the client. Strict compliance would force loss of use on the site that would result in an exceptional hardship for the client.

3) Granting the variance will not result in increased public expenses, create a threat to public health and safety, create a public nuisance or cause fraud or victimization of the public:

Granting the variance will not result in increased expenses, nor create a threat to public health, nor safety, nor create a public nuisance nor cause fraud or victimization of the public.

4) Property has unique or peculiar circumstances, which apply to this property, but which do not apply to other properties in the same zoning district:

The site is unique in that it is surrounded by two roads: Chambers Street and US1. Therefore there are 2 required front yard setbacks according to MCC whereas a standard lot would have one front of 25', Side Yard setbacks of 10/15; and a Rear setback of 10'.

5) Granting the variance will not give the applicant any special privilege denied other properties in the immediate neighborhood in terms of the provisions of this chapter or established development patterns:

Granting of the variance will no confer upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district. In fact most all of the other lots are able to develop with only one front yard setback rather than two (2). In the past planning has allowed "as of right" without the need for a variance for access drives to go through the setbacks.

APPLICATION

- 6) **Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family:**

Granting the variance is not based on disabilities, handicaps or health of the applicant or members of his family.

- 7) **Granting the variance is not based on the domestic difficulties of the applicant or his family:**

Granting the variance is not based on the domestic difficulties of the applicant or his family.

- 8) **The variance is the minimum necessary to provide relief to the applicant:**

Yes, the variance requested is the minimum necessary to provide relief to the applicant.

**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 variance application (unaltered and unbound);**
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);**
- Proof of ownership (i.e. Warranty Deed);**
- Current Property Record Card(s) from the Monroe County Property Appraiser;**
- Location map;**
- Photograph(s) of site from adjacent roadway(s);**
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);**
- Signed and Sealed Site Plans, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:**
 - Date, north point and graphic scale;**
 - Boundary lines of site, including all property lines and mean high-water lines;**
 - Land use district of site and any adjacent land use districts;**
 - 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;**
- 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;**

APPLICATION

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)

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

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

Signature of Applicant: Garth Reed Date: 11/3/2010

Sworn before me this 3rd day of November 2010



Karen Shotwell
Notary Public
My Commission Expires
4-24-2011

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.

TAB 2

Tom Thumb Food Stores, Inc

0002109

DATE	LOC	REF	GROSS	DISC	NET	DATE	LOC	REF	GROSS	DISC	NET
10/25/10	211	10252010	1,930.00	0.00	1,930.00						
10/25/10 OTV00000085 - MONROE COUNTY PLANNING DEPT.									1,930.00	0.00	1,930.00

THIS CHECK IS VOID WITHOUT AN ORANGE BACKGROUND AND AN OPTICRAL WATERMARK PATTERN ON THE BACK. HOLD AT ANGLE TO VIEW.

<p>Tom Thumb Food Stores, Inc 97 W. Okeechobee Rd Hialeah, FL 33010 (305) 865-5451</p>	<p>Bank United Hialeah, FL</p>	<p>10/25/10 DATE</p>	<p>0002109 CHECK NUMBER</p>
---	---	---	--

PAY EXACTLY THIS AMOUNT	AMOUNT
One Thousand Nine Hundred Thirty Dollars	****1,930.00

TO THE ORDER OF **MONROE COUNTY PLANNING DEPT.
 2796 OVERSEAS HIGHWAY
 MARATHON, FL 33050**

Paul D. Connor

 MANUAL SIGNATURE REQUIRED FOR AMOUNTS OVER 1.00
REQUIREMENT HAS A COLORED BACKGROUND

⑈0002109⑈: 267090594⑈ 0409001325⑈

TAB 3

Doc# 1663365 09/21/2007 1:30PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

HOWARD W. MAZLOFF, ESQ.
LAW OFFICES OF HOWARD W. MAZLOFF, P.A.
9200 SOUTH DADELAND BOULEVARD
SUITE 420
MIAMI, FLORIDA 33156

09/21/2007 1:30PM
DEED DOC STAMP CL: TRINA \$4,780.00

Parcel ID Number: 1347434

Doc# 1663365
Bk# 2321 Pg# 2436

Warranty Deed

This Indenture, Made this 18 day of SEPTEMBER, 2007 A.D., Between
RICHARD BLACK, a married man
of the County of **MARTIN**, State of **FLORIDA**, grantor, and
LANDCO, LLC., a Florida limited liability company
whose address is:
of the County of _____, State of **FLORIDA**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of **MONROE** State of **FLORIDA** to wit:

**LOTS 3 AND 4, ROGERS SUBDIVISION OF BIG PINE KEY, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 79, OF THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA.**

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

**The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantor.
The Grantor's HOMESTEAD address is 5051 S.E. MATOUSEK STREET, STUART, FLORIDA
34997.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Howard M. Arena (Seal)
Printed Name: Howard M. Arena RICHARD BLACK
Witness

P.O. Address: 5051 S.E. MATOUSEK STREET, STUART, FL 34997

Reah K. Amour
Printed Name: Reah K. Amour
Witness

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 18 day of Sept., 2007, by
RICHARD BLACK, a married man
he is personally known to me or he has produced his Florida driver's license as identification.

Jolene M. Arena
Printed Name: JOLENE M. ARENA
Notary Public
My Commission Expires: 10/03/2009



MONROE COUNTY
OFFICIAL RECORDS

This Document Prepared By and Return to:
Thomas M. Clark, Esc.
Thomas M. Clark, PA
2400 E. Commercial Blvd. #820
Ft. Lauderdale, FL 33308

Doc# 1664259 09/27/2007 3:50PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

09/27/2007 3:50PM
DEED DOC STAMP CL: PU \$3,850.00

Parcel ID Number: 00275410-000000
SPECIAL

Doc# 1664259
Bkn 2323 Pgn 83

Warranty Deed

This Indenture, Made this 11 day of September, 2007 A.D. Between
LANDSOUTH PARTNERS, a South Carolina General Partnership

of the County of Florence, State of South Carolina, grantor, and
LANDCO, LLC, a Florida limited liability company

whose address is:

of the County of _____, State of Florida, grantee.
Witnesseth that the GRANTOR, for and in consideration of the sum of

TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe State of Florida to wit:

Lots 1 and 2, Rogers Subdivision On Big Pine Key, according to the plat thereof as recorded in Plat
Book 3, Page(s) 79, Public Records of Monroe County, Florida

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2007 and
subsequent years.

*claiming by, through or under Grantor, but not otherwise.

and the grantor does hereby fully-warrant the title to said land, and will defend the same against lawful claims of all persons whatsoever.*

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

Signed, sealed and delivered in our presence:

LANDSOUTH PARTNERS, a South Carolina General Partnership by Ocean Park
of SC, LLC, General Partner

Lynn Scanlon
Printed Name: LYNN SCANLON
Witness

By Carey E. Graham (Seal)
Carey E. Graham, Member
P.O. Address: 4136B Highway 17 Bypass South #8
Myrtle Beach, SC 29588

Patricia P. Selby
Printed Name: PATRICIA P. SELBY
Witness

STATE OF South Carolina
COUNTY OF Horry

The foregoing instrument was acknowledged before me this 11th day of September, 2007 by
Carey E. Graham, Member of Ocean Park of SC, LLC, General Partner of LANDSOUTH PARTNERS, a
South Carolina General Partnership
he is personally known to me or he has produced his _____
as identification.

Patricia P. Selby
Printed Name: PATRICIA P. SELBY
Notary Public
My Commission Expires: 2/10/15

MONROE COUNTY
OFFICIAL RECORDS

Prepared by and return to:
Christopher W. Boyett
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Doc# 1685880 03/11/2008 3:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

03/11/2008 3:02PM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1685880
Bk# 2349 Pg# 1895

WARRANTY DEED

This Warranty Deed is made by J & S Limited, Inc., a Florida corporation, whose address is 97 West Okeechobee Road, Hialeah, Florida 33010 (the "Grantor"), to Landco, LLC, a Florida limited liability company, whose address is 97 West Okeechobee Road, Hialeah, Florida 33010 (the "Grantee").

The Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells and conveys to the Grantee the following described land, situate, lying and being in Monroe County, Florida (the "Property"):

Lots 5, 6 & 7, ROGERS SUBDIVISION, on Big Pine Key, Florida, according to the Plat thereof, recorded in Plat Book 3, Page 79, of the Public Records of Monroe County, Florida.

Property Address: 30662 Overseas Highway, Big Pine Key, Florida 33043-0227

Together With all easements, tenements, hereditaments and appurtenances belonging to the Property and all buildings and other improvements now or hereafter located on the Property; and

Together With all of the Grantor's right, title and interest, if any, in and to the streets, avenues, roads, ways and alleys necessary for its proper use which in any way belongs to the Property;

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

The Grantee is given the power and authority to protect, conserve, sell, lease, encumber and otherwise to manage and dispose of the Property.

This conveyance is made free and clear of all liens and encumbrances except:

- (a) Taxes and assessments for the year 2008 and subsequent years;
- (b) Applicable zoning ordinances; and
- (c) Easements, covenants, limitations, restrictions and reservations of record, if any, without the intent to reimpose the same.

The Grantor warrants to the Grantee that: the Grantor lawfully owns the Property in fee simple; the Grantor has the lawful authority to sell and convey the Property; the Grantor fully warrants the title to the Property and will defend the Property against the lawful claims and demands of all persons whomsoever.

The Grantor has signed this Warranty Deed in the presence of the witnesses signing below on this 31st day of January, 2008.

GRANTOR:

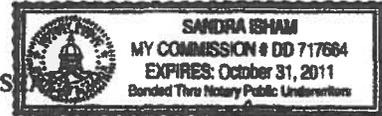
J & S LIMITED, INC., a Florida corporation

[Signature]
Print Name: Diana R. Abreu
[Signature]
Print Name: Arydsa Ramos

By: *[Signature]*
Name: James A. McCarthy, Jr.
Its: President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31st day of January, 2008, by James A. McCarthy, Jr., as President of J & S Limited, Inc., a Florida corporation, who [] is personally known to me or [] has produced _____ as identification.



(S) *[Signature]*
Notary Public, State of Florida
Print name: Sandra Isham
My commission expires: October 31, 2011

MONROE COUNTY
OFFICIAL RECORDS

TAB 4

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

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

Property Record View

Alternate Key: 1347418 Parcel ID: 00275410-000000

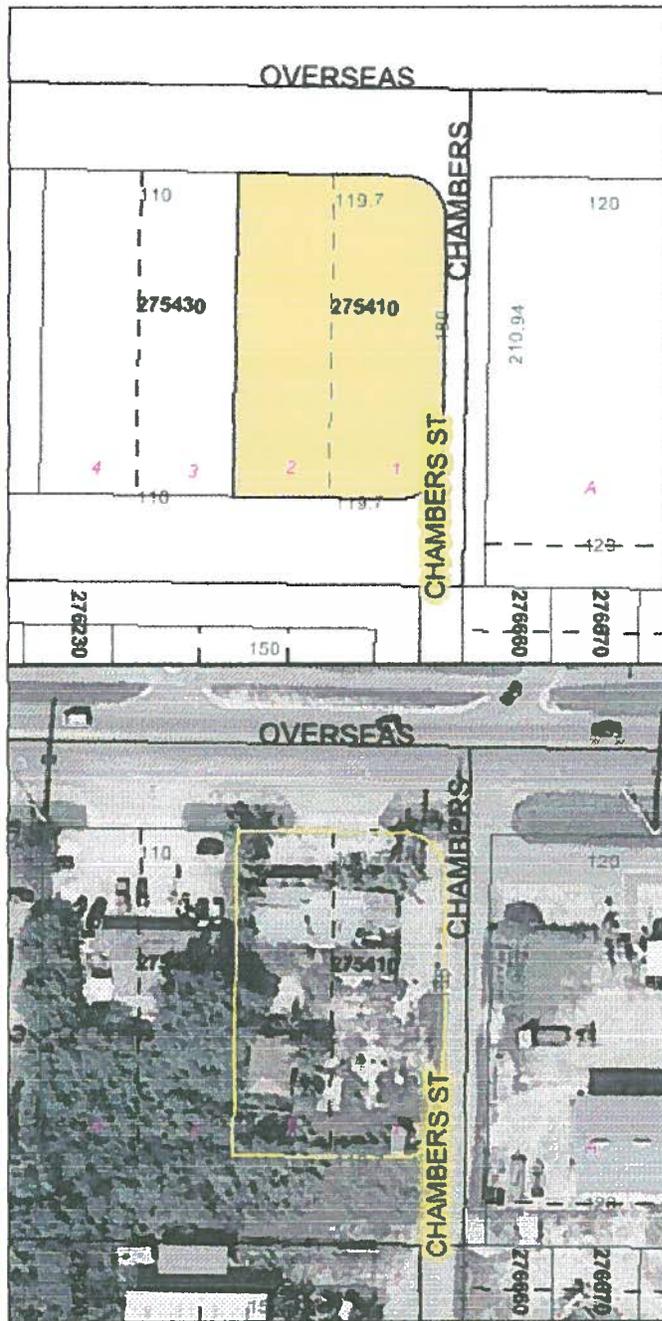
Ownership Details

Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: LOTS 1 & 2 ROGERS SUB PB3-79 BIG PINE KEY OR467-831E OR508-0632 OR678-166 OR832-1444 OR867-58 OR1126-1924 OR1158-50 OR1494-1099C OR1963-2339/40 OR2291-2346C/T OR2323-83

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	11,889.00 SF
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF

Building Summary

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

Appraiser Notes

BUILDING FROM RE#00275420-000000 WAS ADDED TO RE#27541.3-23-93. K.D. BIG PINE STEAK HOUSE CHANGED SFR TO COMM @ REQ OF OWNER.....BC 2000/6/12 PER OWNERS REQUEST WE WERE ASKED TO CHECK THE MEASUREMENTS ON K.D.'S STEAKHOUSE. BARRY LOPEZ AND JOE PINDER DID THE AUDIT AND FOUND THE LENGTH AND WIDTH OF THE BLDG WERE INCORRECT. WE ALSO FOUND THAT SOME OF THE CALLS ON THE BLDG WERE INCORRECT,SO THEY WERE CHANGED TO THE RIGHT CALLSJHP

BUILDING IS VACANT AND IN POOR CONDITION; ELECTRIC SERVICE DISCONNECTED; TARPS ON ROOF; SIGN DAMAGED; TEMP CL FN UP TO PREVENT TRESPASSING.NL108

DEMO ALL STRUCTURES FOR 2010TR, LEAVE AS 100H FOR RIGHT-TO-REBUILD,NL108

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09100997	03/24/2009	12/23/2009	12,000		DEMOLITION OF ALL STRUCTURES
94-1068	09/01/1994	12/01/1995	360		60X4 CHAINLINK FENCE
96-1105	07/01/1996	12/01/1996	10,800		VINYL SIDING
98-1104	10/23/1998	12/16/1999	11,000		CHICKI HUTS
98-0967	03/23/1999	12/16/1999	7,000		COMMERCIAL MISCELLANEOUS
98-3117	03/02/1999	12/16/1999	1,200		ELECRIC MISCELLANEOUS
98-0967	07/15/1999	12/16/1999	1		COMM/MISC.
07102565	06/14/2007	11/30/2007	3,000		Temp chain link fence & sign removal from top of building

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
2009	118,727	15,852	254,461	389,040	389,040	0	389,040
2008	118,727	16,345	298,715	433,787	433,787	0	433,787
2007	154,596	21,000	298,715	474,311	474,311	0	474,311
2006	152,238	21,639	298,715	472,592	472,592	0	472,592
2005	158,795	22,147	199,143	380,085	380,085	0	380,085
2004	158,790	22,762	199,143	380,695	380,695	0	380,695
2003	158,790	23,292	132,762	314,844	314,844	0	314,844
2002	168,625	23,175	132,762	324,562	324,562	0	324,562
2001	168,625	23,608	89,614	281,847	281,847	0	281,847
2000	167,678	13,698	89,614	270,990	270,990	0	270,990
1999	160,635	4,593	89,614	254,842	254,842	0	254,842

1998	121,940	4,650	89,614	216,204	216,204	0	216,204
1997	121,940	4,706	89,614	216,260	216,260	0	216,260
1996	90,314	4,458	89,614	184,386	184,386	0	184,386
1995	81,837	1,716	89,614	173,167	173,167	0	173,167
1994	81,837	1,743	89,614	173,194	173,194	0	173,194
1993	168,552	1,816	89,614	259,982	259,982	0	259,982
1992	100,175	733	48,150	149,058	149,058	0	149,058
1991	100,175	780	48,150	149,105	149,105	0	149,105
1990	100,175	826	48,150	149,151	149,151	0	149,151
1989	100,175	889	48,150	149,214	149,214	0	149,214
1988	91,523	935	41,612	134,070	134,070	0	134,070
1987	89,618	982	41,612	132,212	132,212	0	132,212
1986	90,014	1,045	29,723	120,782	120,782	0	120,782
1985	55,036	1,130	29,032	85,198	85,198	0	85,198
1984	53,898	1,130	29,032	84,060	84,060	0	84,060
1983	53,898	1,130	29,032	84,060	84,060	0	84,060
1982	45,401	1,130	23,041	69,572	69,572	0	69,572

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/11/2007	2323 / 83	550,000	WD	Q
5/4/2007	2291 / 2346	1,000	WD	T
12/23/2003	1963 / 2339	791,100	WD	Q
12/1/1997	1494 / 1099	245,000	QC	U
6/1/1981	632 / 1444	249,000	WD	U

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

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

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

Property Record View

Alternate Key: 1347434 Parcel ID: 00275430-000000

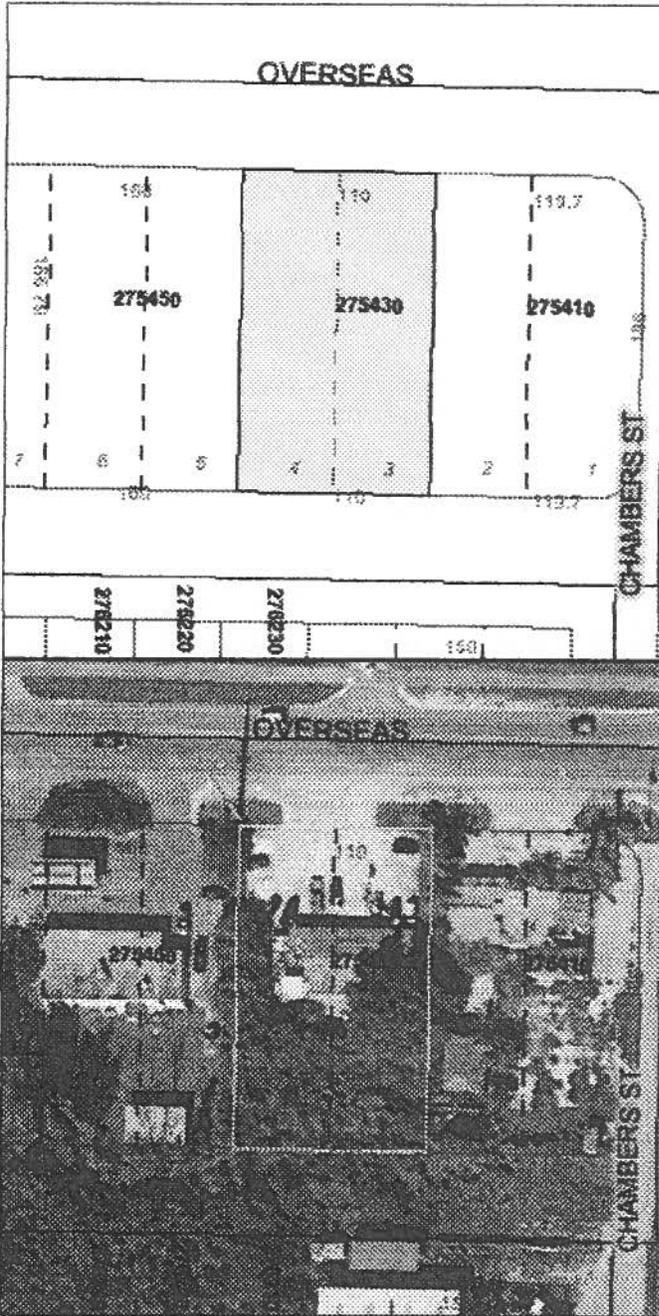
Ownership Details

Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 30670 OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: ROGERS SUBD PB3-79 BIG PINE KEY LOTS 3 & 4 OR30-499/500 OR506-110/111 OR537-624 OR1027-817 OR2321-2436/37

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2780
 Year Built: 1971

Building 1 Details

Building Type
 Effective Age 44
 Year Built 1971
 Functional Obs 0

Condition F
 Perimeter 350
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 55
 Grnd Floor Area 2,780

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

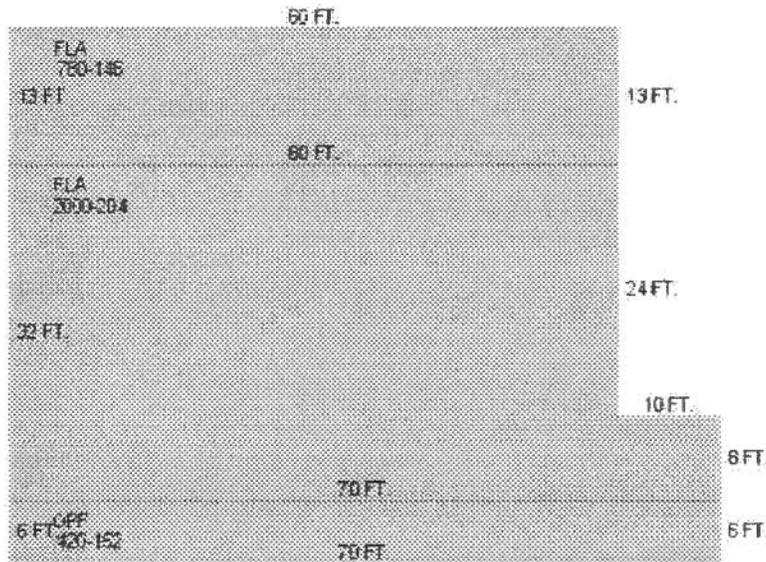
Roof Cover
 Heat 2
 Heat Src 2

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 6

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic A/C	Basement %	Finished Basement %	Area
1	OFF		1	1971				420
2	FLA		1	1971				2,000
3	FLA		1	1971				780

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10611	1 STORY STORES	100	N	N
	10612	WAREHOUSE/MARINA B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3494	C.B.S.	79
3495	METAL SIDING	21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	3 UT	0	0	2001	2002	3	20
2	CL2:CH LINK FENCE	900 SF	150	6	1979	1980	2	30
3	UB2:UTILITY BLDG	153 SF	17	9	1984	1985	2	50
4	UB2:UTILITY BLDG	80 SF	10	8	1979	1980	2	50
5	UB3:LC UTIL BLDG	80 SF	10	8	1974	1975	1	30

Appraiser Notes

UNDERSEAS DIVE SHOP
"UNDERSEAS INC.-PRO DIVE SHOP"

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10101325	06/02/2010		1,800		REMOVE BRAZILIAN PEPPERS

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
2009	109,166	3,338	235,474	599,702	599,702	0	599,702
2008	109,166	3,411	276,426	659,204	659,204	0	659,204
2007	134,756	4,405	276,426	588,717	588,717	0	588,717

2006	137,926	4,477	276,426	518,436	518,436	0	518,436
2005	137,926	4,550	184,284	326,760	326,760	0	326,760
2004	139,491	4,623	184,284	328,398	328,398	0	328,398
2003	139,491	4,695	122,856	267,042	267,042	0	267,042
2002	139,491	4,767	122,856	267,114	267,114	0	267,114
2001	139,491	4,959	82,928	227,378	227,378	0	227,378
2000	139,491	3,467	82,928	225,886	225,886	0	225,886
1999	139,491	3,628	82,928	226,047	226,047	0	226,047
1998	93,251	3,791	82,928	179,970	179,970	0	179,970
1997	93,251	4,012	82,928	180,191	180,191	0	180,191
1996	84,774	4,234	82,928	171,936	171,936	0	171,936
1995	84,774	4,456	82,928	172,158	172,158	0	172,158
1994	84,774	4,666	82,928	172,368	172,368	0	172,368
1993	0	1,065	41,464	42,529	42,529	0	42,529
1992	0	1,065	41,464	42,529	42,529	0	42,529
1991	0	1,065	41,464	42,529	42,529	0	42,529
1990	0	1,065	41,464	42,529	42,529	0	42,529
1989	0	1,065	41,464	42,529	42,529	0	42,529
1988	0	1,065	35,833	36,898	36,898	0	36,898
1987	0	1,065	35,833	36,898	36,898	0	36,898
1986	0	1,065	25,595	26,660	26,660	0	26,660
1985	0	1,065	24,565	25,630	25,630	0	25,630
1984	0	1,065	24,565	25,630	25,630	0	25,630
1983	0	1,065	24,565	25,630	25,630	0	25,630
1982	0	1,065	19,496	20,561	20,561	0	20,561

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/18/2007	2321 / 2436	680,000	<u>WD</u>	<u>Q</u>

This page has been visited 332,865 times.

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

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

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

Property Record View

Alternate Key: 1347451 Parcel ID: 00275450-000000

Ownership Details

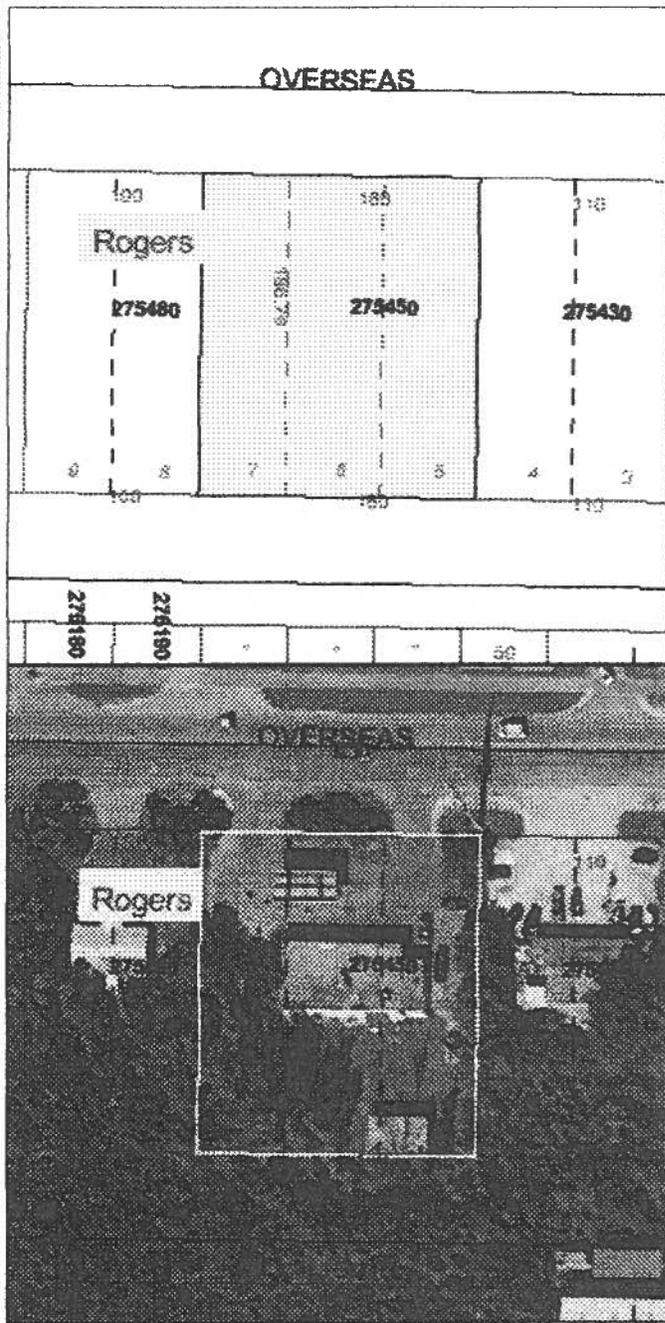
Mailing Address:

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 26 - GAS STATION / CONVENIENCE STORE
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 30662 OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: LOTS 5 AND 6 AND 7 ROGERS SUBD PB3-79 BIG PINE KEY OR486-3 OR999-1230Q/C OR1118-232 OR2345-1674/1675 OR2347-2362/64 OR2349-1895/96

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
2800 - SERVICE STATION	0	0	10,238.00 SF
2600 - SERVICE STATION	0	0	10,256.00 SF
2600 - SERVICE STATION	0	0	9,340.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1952
 Year Built: 1969

Building 1 Details

Building Type
 Effective Age 28
 Year Built 1969
 Functional Obs 0

Condition A
 Perimeter 196
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 36
 Grnd Floor Area 1,952

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

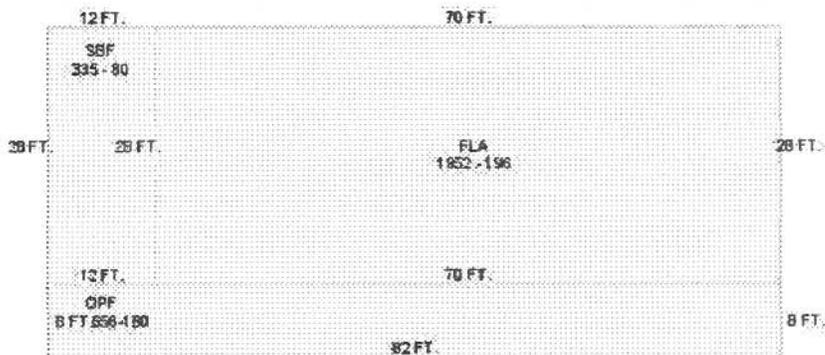
Roof Cover METAL
 Heat 2
 Heat Src 2

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 8

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	SBF		1	1969				335
1	FLA		1	1969				1,952
3	OPF		1	1969				656

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10613	SERVICE STATIONS-B-	100	N	Y
	10615	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3496	C.B.S.	75
3497	BRICK	25

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	12,000 SF	0	0	1989	1990	2	25
2	UB2:UTILITY BLDG	496 SF	31	16	1975	1976	5	50
3	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
4	CL2:CH LINK FENCE	450 SF	30	15	1984	1985	2	30
5	CC2:COM CANOPY	612 SF	36	17	1999	2000	3	40

Appraiser Notes

RE 27546 & 27547 COMBINED FOR ASSESSING PURPOSES 3-6-95JMH
TOM THUMB

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
7102663	06/20/2007	12/30/2007	0		REPL A/C
09101777	07/13/2009	12/11/2009	214,074		New Fuel Tanks
90-0916	05/01/1990	12/01/1990	28,000		PAVING & DUMPSTER ENCLOSE
96-0650	05/01/1996	12/01/1996	5,000		A/C
05100406	08/04/2005	12/29/2005	3,700		re roof
05102458	09/13/2005	12/29/2005	8,079		REPLACE RAFTERS/SHEATHING 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
2009	167,177	31,463	626,514	825,154	825,154	0	825,154
2008	174,341	31,738	783,143	989,222	989,222	0	989,222
2007	118,906	28,192	402,759	549,857	549,857	0	549,857
2006	118,906	28,267	402,759	549,932	549,932	0	549,932
2005	124,002	28,856	268,506	421,364	421,364	0	421,364
2004	123,968	30,406	268,506	422,880	422,880	0	422,880
2003	123,968	31,955	179,004	334,927	334,927	0	334,927
2002	113,779	28,130	179,004	320,913	320,913	0	320,913
2001	113,779	29,713	120,828	264,320	264,320	0	264,320
2000	113,667	13,793	120,828	248,288	248,288	0	248,288
1999	113,667	14,536	120,828	249,031	249,031	0	249,031
1998	75,778	15,283	120,828	211,889	211,889	0	211,889
1997	75,778	16,026	120,828	212,632	212,632	0	212,632
1996	68,889	16,769	120,828	206,486	206,486	0	206,486
1995	68,889	17,517	120,828	207,234	207,234	0	207,234
1994	80,885	17,165	41,464	139,514	139,514	0	139,514
1993	80,885	17,896	41,464	140,245	140,245	0	140,245
1992	80,885	18,632	41,464	140,981	140,981	0	140,981
1991	80,885	19,361	41,464	141,710	141,710	0	141,710
1990	80,908	12,699	41,464	135,071	135,071	0	135,071
1989	80,908	13,435	41,464	135,807	135,807	0	135,807
1988	75,047	10,406	35,833	121,286	121,286	0	121,286
1987	73,594	10,910	35,833	120,337	120,337	0	120,337
1986	73,770	11,421	25,595	110,786	110,786	0	110,786
1985	58,645	7,816	24,565	91,026	91,026	0	91,026
1984	57,270	7,816	24,565	89,651	89,651	0	89,651
1983	57,454	7,816	24,565	89,835	89,835	0	89,835
1982	50,625	7,816	19,496	77,937	77,937	0	77,937

Parcel Sales History

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

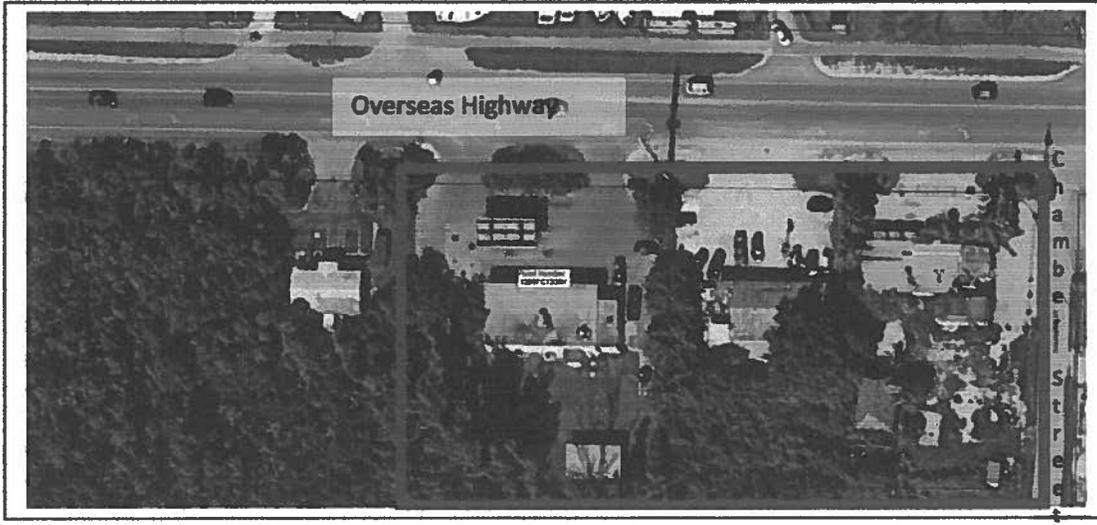
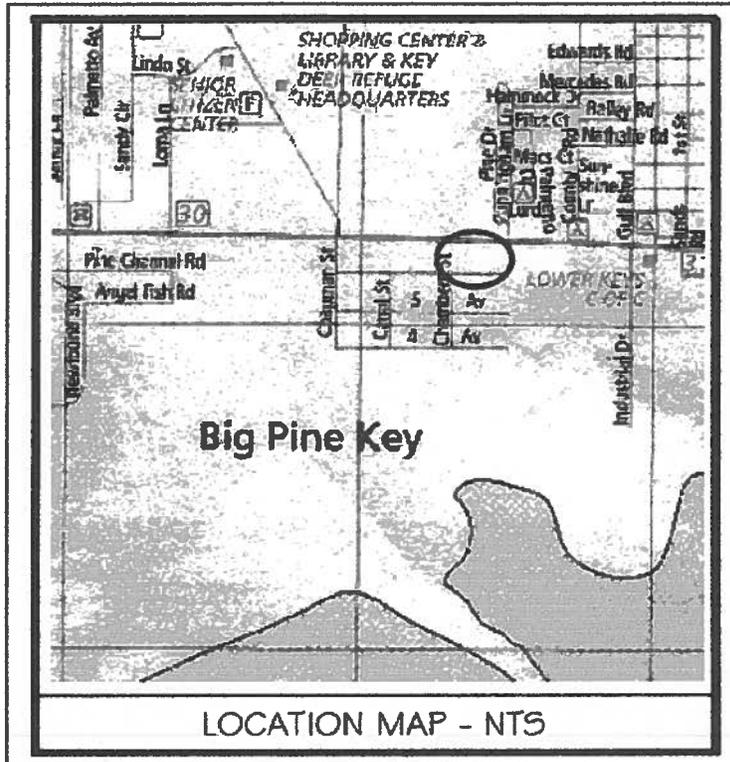
There are no sales to display for this parcel.

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

TAB 5

LOCATION MAP

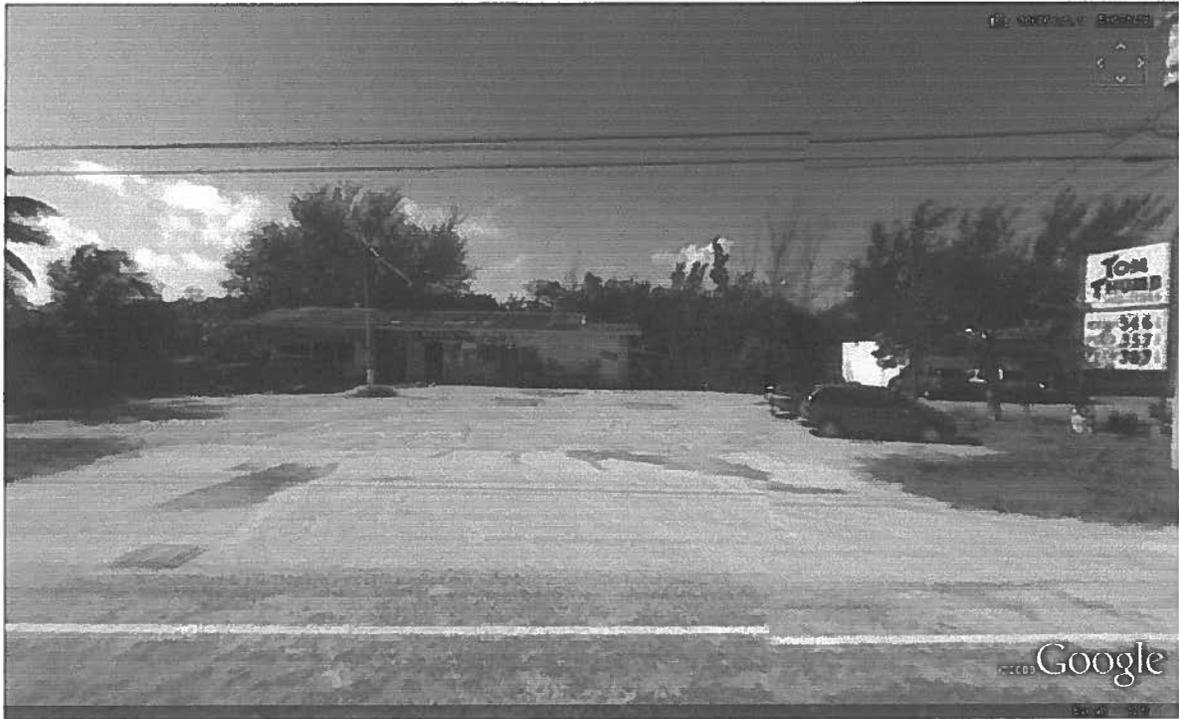


TAB 6

Site Photos



RE #:00275410-000000 Lots 1 & 2



RE #:00275430-000000 Lots 3 & 4



RE #:00275450-000000 Lots 5-7

TAB 7

12TH STREET HOLDINGS LLC
C/O FRIEDSAM S CARL ESQ
300 CONVENT ST STE 2500
SAN ANTONIO, TX 78205-3716

BARRINGTON WILLIAM L AND AMY
30625 5TH AVE
BIG PINE KEY, FL 33043

BD OF TRUSTEES ST OF FLORIDA
C/O FL DEP DIV OF ST LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

BEAL RICHARD C
PO BOX 430273
BIG PINE KEY, FL 33043-0273

BILECKY EVELYN K
79 WARD RD
MAGGIE VALLEY, NC 28751

C B SCHMITT REAL ESTATE CO INC
11100 OVERSEAS HWY
MARATHON, FL 33050

CITY OF MARATHON
9805 OVERSEAS HWY
MARATHON, FL 33050

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

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

DARVILLE JAMES G SR
4070 N US 1
COCOA, FL 32927

DOT/ST.OF FL
(STATE OF FL DEPT OF TRANS)
TALLAHASSEE, FL 32399

KOLEDA JOHN
PO BOX 430211
BIG PINE KEY, FL 33043-0211

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

ROBERTS PAUL F JR ESTATE
C/O ROBERTS LOLA M
496 RADFORD RD
PIKEVILLE, NC 27863-8699

ROMEO WILLIAM
5318 VIRGINIA AVE
CHARLESTON, WV 25304

SCHARCH JOHN BRUCE
P O BOX 430512
BIG PINE KEY, FL 33043

SO BELL TEL CO
C/O BELLSOUTH D/B/A A T & T FL
675 W PEACHTREE ST RM 13-C60
ATLANTA, GA 30308

TIITF
C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

UNITED STATES OF AMERICA
WASHINGTON, DC 20240

300" Buffer

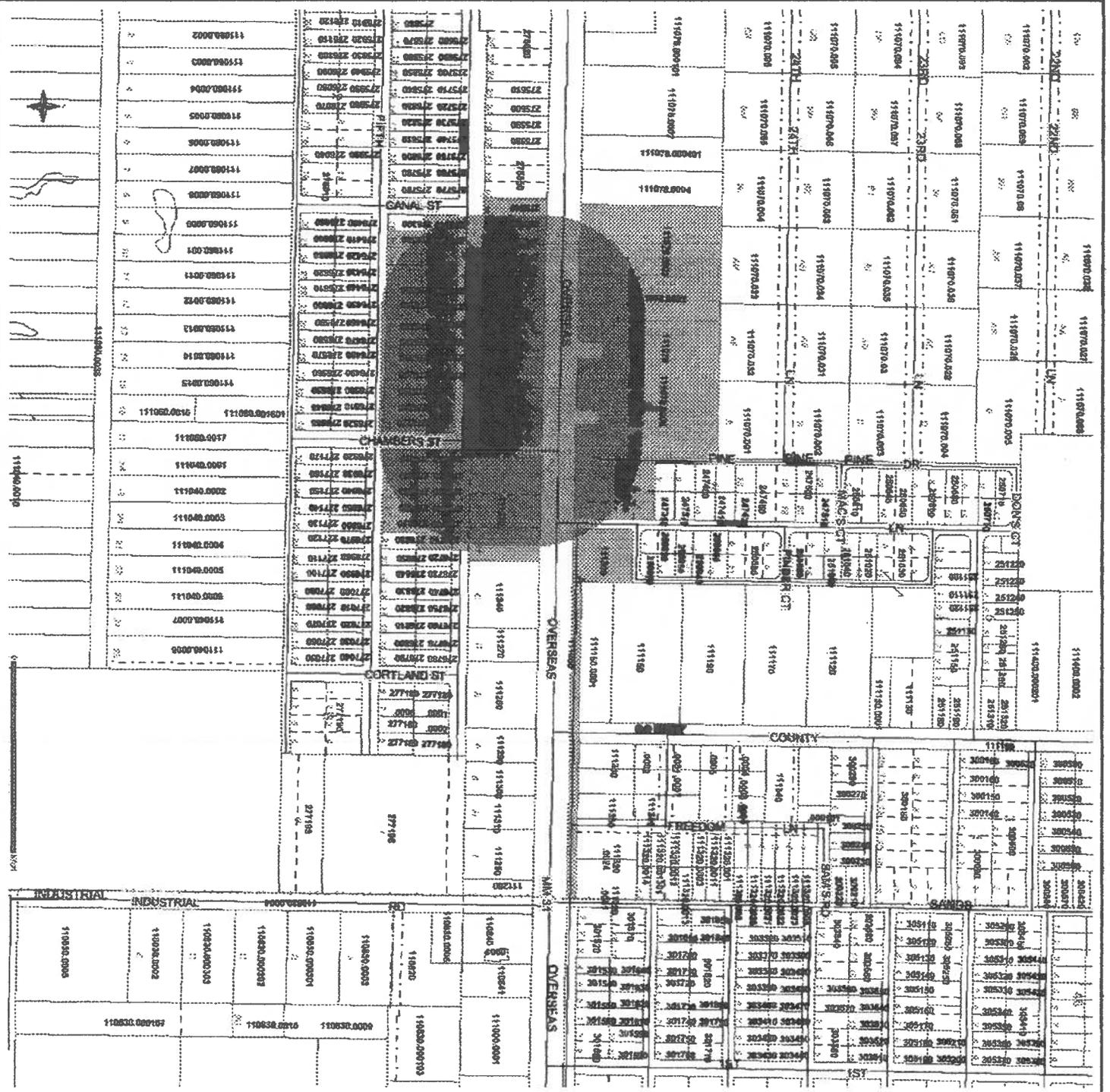
- Legend**
- theBuffer
 - theBufferTarget
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hook&Lands
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines

PALMIS

Monroe County Property Appraiser
 500 Whitehead Street
 Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes only* and should not be relied on for any other purpose.

Date Created: October 5, 2010 3:19 PM



Landco LLC 300' Buffer
Real Estate Numbers

RE	Name	Add 1	Add 2	Add 3	City	State	Zip
00111078-000500	12TH STREET HOLDINGS LLC	C/O FRIEDSAM S CARL ESQ	300 CONVENT ST STE 2500		SAN ANTONIO	TX	78205-3716
00247300-000000	12TH STREET HOLDINGS LLC	C/O FRIEDSAM S CARL ESQ	300 CONVENT ST STE 2500		SAN ANTONIO	TX	78205-3716
00276370-000000	BARRINGTON WILLIAM L AND AMY		30625 5TH AVE		BIG PINE KEY	FL	33043
00276350-000000	BD OF TRUSTEES OF THE INT IMP TR FUND		3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
00276340-000000	BD OF TRUSTEES OF THE INT IMP TR FUND	C/O FL DEPT OF ENV PROT DIV OF ST LANDS	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
00111078-000300	BEAL RICHARD C	C/O FL DEPT OF ENV PROT DIV OF ST LANDS	PO BOX 430273		BIG PINE KEY	FL	33043-0273
00111078-000000	BEAL RICHARD C		PO BOX 430273		BIG PINE KEY	FL	33043-0273
00276240-000000	BILECKY EVELYN K REV LIV TR DTD 6/2/08		79 WARD RD		MAGGIE VALLEY	NC	28751
00275480-000000	C B SCHMITT REAL ESTATE CO INC		11100 OVERSEAS HWY		MARATHON	FL	33050
00276330-000000	CITY OF MARATHON		9805 OVERSEAS HWY		MARATHON	FL	33050
00276200-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREET		KEY WEST	FL	33040
00276870-000000	COUNTY OF MONROE THE		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276220-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREET		KEY WEST	FL	33040
00276230-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREET		KEY WEST	FL	33040
00276710-000000	COUNTY OF MONROE THE		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276210-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREETE		KEY WEST	FL	33040
00276700-000000	COUNTY OF MONROE THE		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276380-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREET		KEY WEST	FL	33040
00276320-000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS	500 WHITEHEAD STREET		KEY WEST	FL	33040
00111078-000600	D NORMAN ENTERPRISES INC		30677 OVERSEAS HWY		BIG PINE KEY	FL	33043
00276190-000000	DARVILLE JAMES G SR		4070 N US 1		COCOA	FL	32927
00276180-000000	DARVILLE JAMES G SR		4070 N US1		COCOA	FL	32927
00111200-000000	DOT/ST OF FL	(STATE OF FL DEPT OF	TRANSPORTATION)		TALLAHASSEE	FL	32399
00276890-000000	KOLEDA JOHN REV TR AGR 5/27/2010		PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276880-000000	KOLEDA JOHN REV TR AGR 5/27/2010		PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276910-000000	KOLEDA JOHN REV TR AGR 5/27/2010		PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276900-000000	KOLEDA JOHN REV TR AGR 5/27/2010		PO BOX 430211		BIG PINE KEY	FL	33043-0211
00275450-000000	LANDCO LLC		97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00275410-000000	LANDCO LLC		97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00275430-000000	LANDCO LLC		97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00276310-000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M	496 RADFORD RD		PIKEVILLE	NC	27863-8699
00276300-000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M	496 RADFORD RD		PIKEVILLE	NC	27863-8699

Landco LLC 300' Buffer
Real Estate Numbers

00276270-000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M	496 RADFORD RD		PIKEVILLE	NC	27863-8699
00276290-000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M	496 RADFORD RD		PIKEVILLE	NC	27863-8699
00276280-000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M	496 RADFORD RD		PIKEVILLE	NC	27863-8699
00276140-000000	ROMEO WILLIAM		5318 VIRGINIA AVE		CHARLESTON	WV	25304
00276660-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000		P O BOX 430512		BIG PINE KEY	FL	33043
00276690-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000		P O BOX 430512		BIG PINE KEY	FL	33043
00111220-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000		P O BOX 430512		BIG PINE KEY	FL	33043
00276680-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000		P O BOX 430512		BIG PINE KEY	FL	33043
00276670-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000		P O BOX 430512		BIG PINE KEY	FL	33043
00111390-000000	SO BELL TEL CO	C/O BELLSOUTH TELECOMMUNICATIONS INC	675 W PEACHTREE ST	RM 13-C60	ATLANTA	GA	30308
00276150-000000	TILT	D/B/A AT & T FL C/O DEP	3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
00275500-000000	UNITED STATES OF AMERICA				WASHINGTON	DC	20240
00275510-000000	UNITED STATES OF AMERICA				WASHINGTON	DC	20240
00275520-000000	UNITED STATES OF AMERICA				WASHINGTON	DC	20240
00275540-000000	UNITED STATES OF AMERICA				WASHINGTON	DC	20240
00275530-000000	UNITED STATES OF AMERICA				WASHINGTON	DC	20240
00111078-000200	UNITED STATES OF AMERICA				WASHINGTON	DC	20240

TAB 8



Solaria Design & Consulting Co.
Key Largo - Miramar - Ft. Myers
(305) 289-7990

Miramar
3000
Marathon Parkway

Key West
925 Truman Avenue
Key West, Florida

FL Cert. of Arch. 28784
FL Cert. No. A2320015007



RYAN BLUMA, P.E.
FL P.E. #18187

All drawings, specifications and related documents are the property of Solaria Design & Consulting Co. and may be returned on request. Drawings, specifications and related documents are to be used only for the project and site indicated on this drawing. No reproduction in part or whole is permitted without the written permission of SOLARIA Design & Consulting Co. This drawing is not valid for construction unless signed and sealed by the Architect/Engineer.

No. REVISIONS Date

No.	REVISIONS	Date

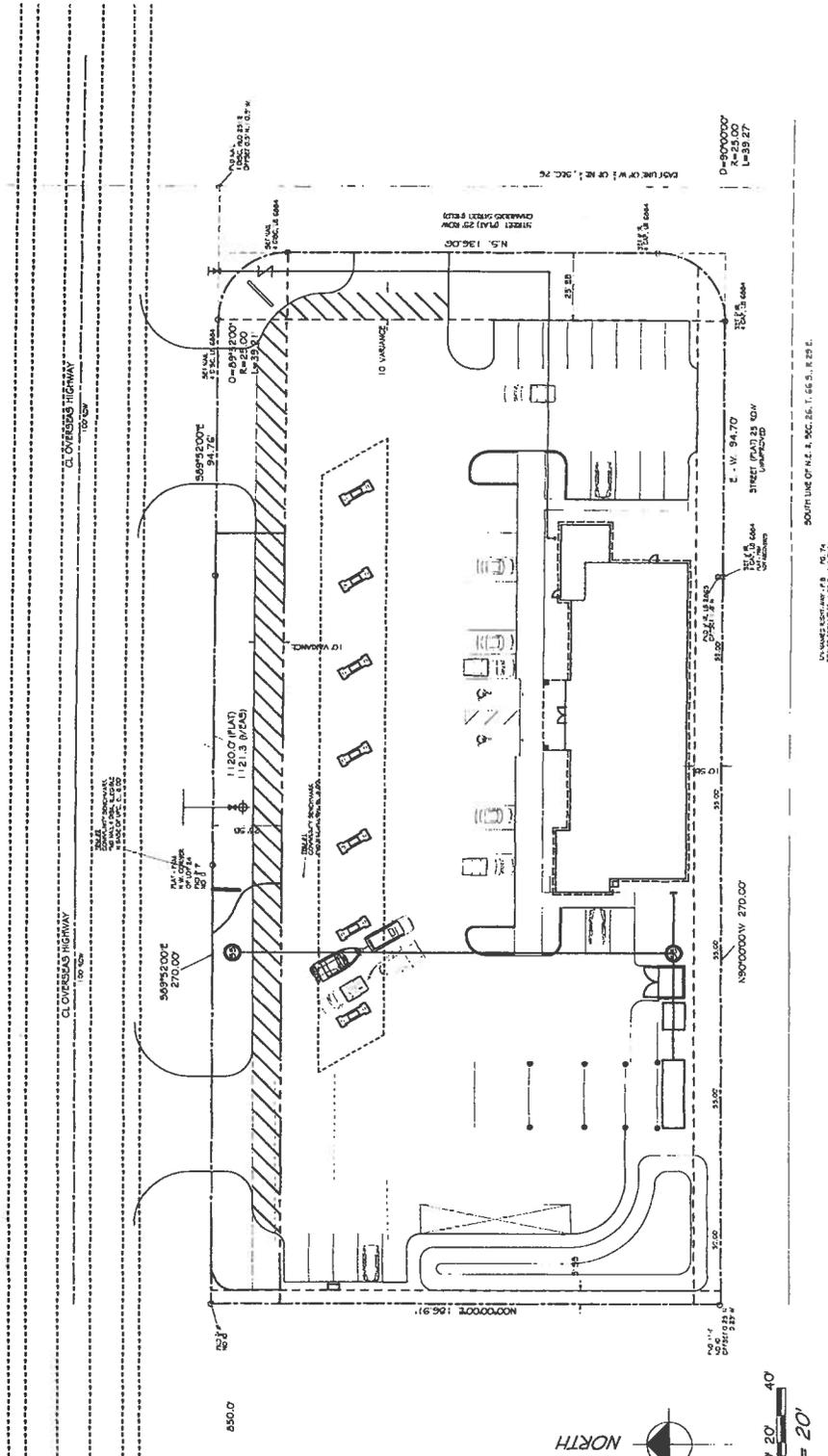
NOV 3 200
L 2010-049
SOLARIA DESIGN & CONSULTING CO., P.C.

PROJECT
TOM THUMB STORE #211
3062 OVERSEAS HWY
BIG PINE KEY, FL

DRAWING TITLE
VARIANCE REQUEST PROPOSED CONDITIONS

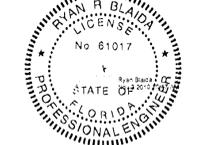
Sheet: 05 (of 07)
Drawing Details: R-23.00
Project #: 10028
Date: 10/21/10
C-4

PRELIMINARY - NOT FOR CONSTRUCTION



ASPHALT AREA IN SETBACK
AREA = 4,064 SF

TOTAL AREA IN 25' SB = 4,064 SF
TOTAL AREA IN 10' REAR SB = 0 SF



RYAN BLAIDA, P.E.
FL PE #61017

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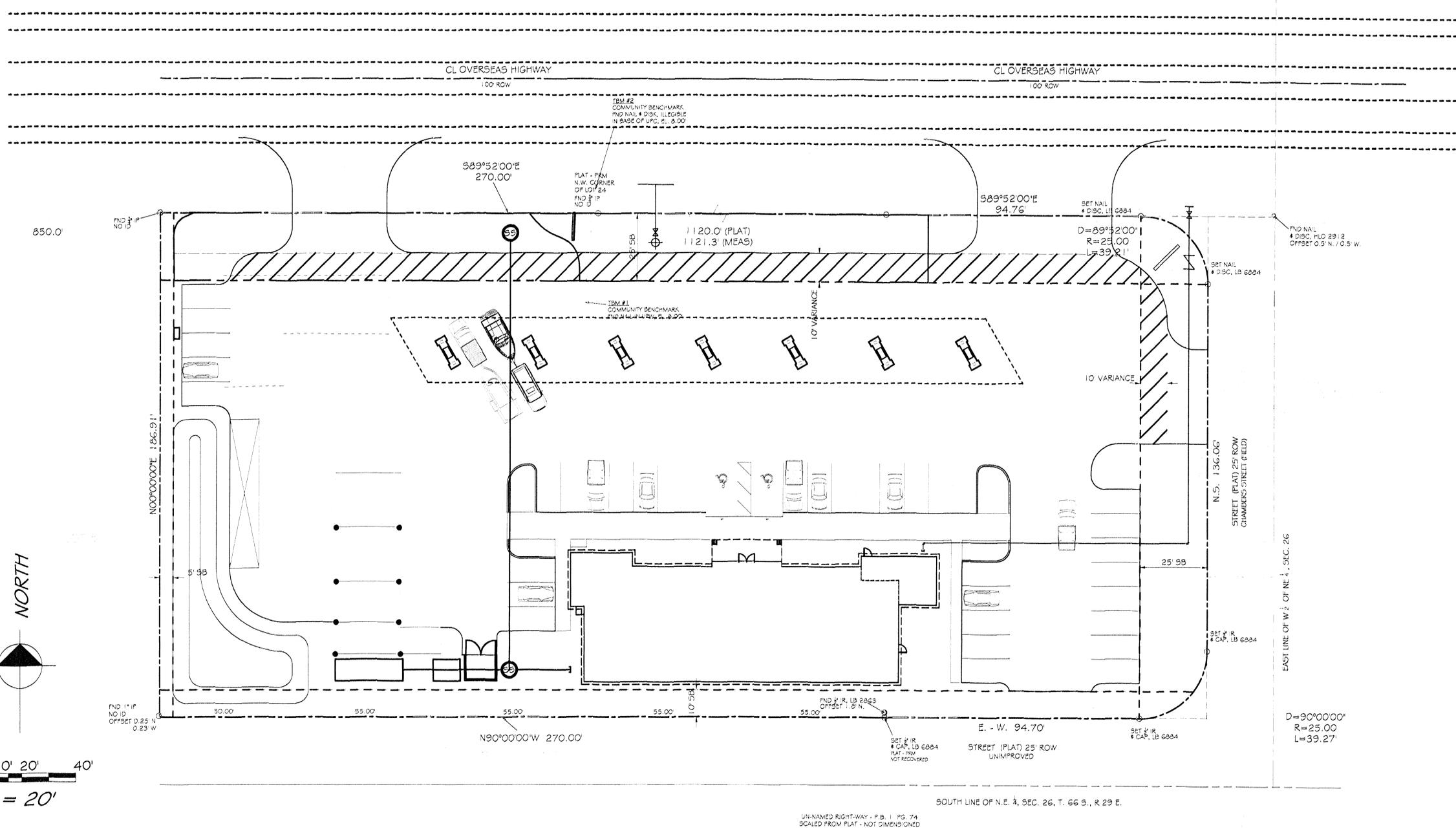
No.	REVISIONS	Date



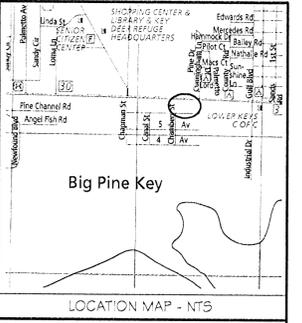
PROJECT
TOM THUMB STORE #211
30662
OVERSEAS HWY
BIG PINE KEY, FL

DRAWING TITLE
VARIANCE REQUEST PROPOSED CONDITIONS

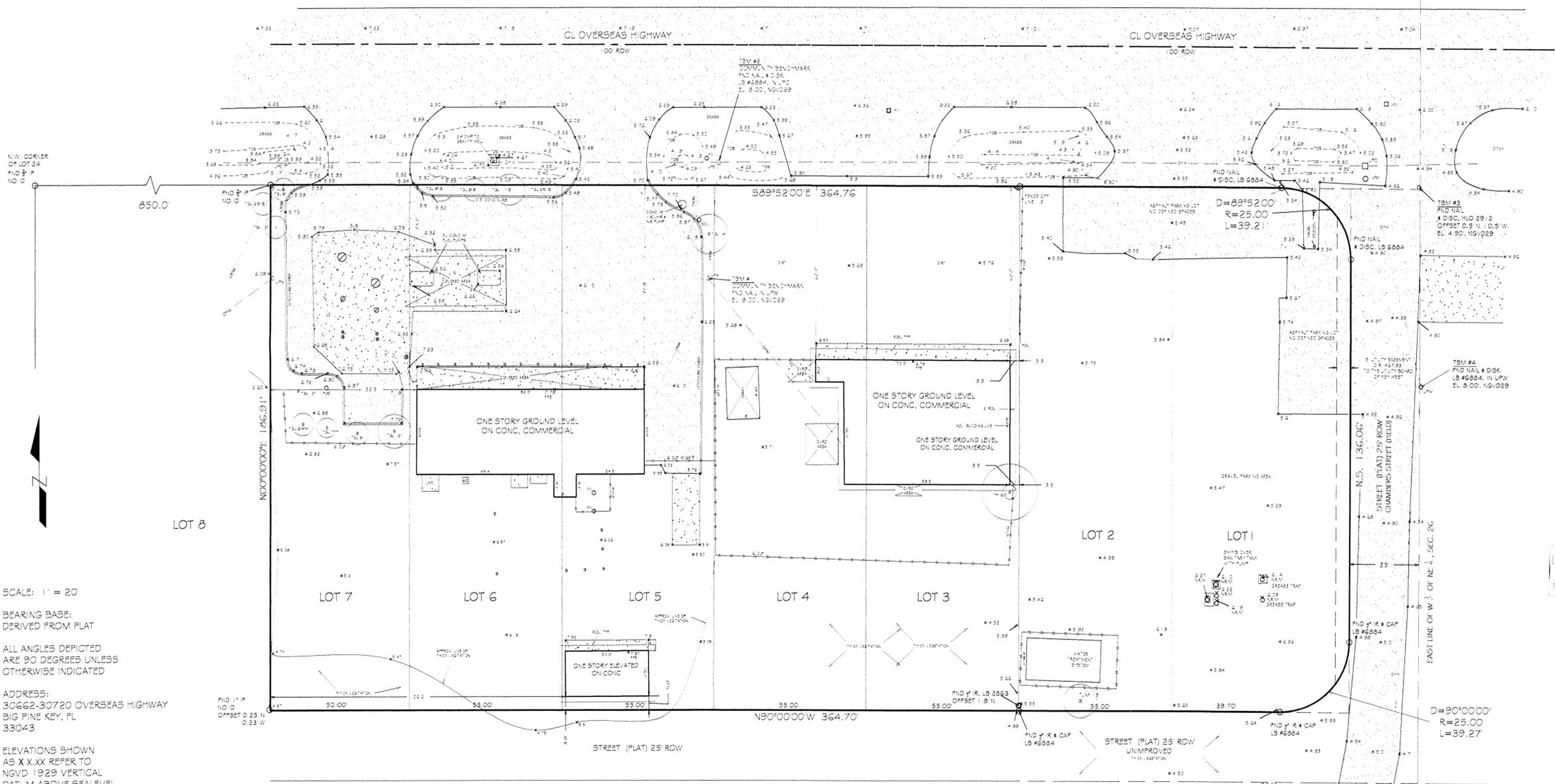
Scale: AS NOTED	C-4
Drawn: BRW/RB	
Checked: RB	
Project #: 10028	
Date: 10/21/10	



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
 LOTS 1, 2, 3, 4, 5, 6 & 7
 ROGERS' SUBDIVISION ON BIG PINE KEY



SURVEYOR'S NOTE:
 OVERSEAS HIGHWAY (A.K.A. U.S. HIGHWAY NO. 1)
 WAS UNDER CONSTRUCTION AT THE TIME OF THIS REVISION.
 FUTURE COURSES OF PAVEMENT TO COME.



SCALE: 1" = 20'
 BEARING BASE:
 DERIVED FROM PLAT
 ALL ANGLES DEPICTED
 ARE 90 DEGREES UNLESS
 OTHERWISE INDICATED
 ADDRESS:
 30662-30720 OVERSEAS HIGHWAY
 BIG PINE KEY, FL
 33043
 ELEVATIONS SHOWN
 AS X.XX REFER TO
 NGVD 1929 VERTICAL
 DATUM ABOVE SEALEVEL
 COMMUNITY NO.: 125129
 MAP NO.: 12087C-1336K
 MAP DATE: 02-18-05
 FLOOD ZONE: AE
 BASE ELEVATION: 8
 BENCHMARK USED: PID AAO236
 STAMPING: 2 272 1966
 MARK LOGO: CGS
 ELEV.: 5.88, NGVD29

REVISION 10-18-10: UPDATE SURVEY & ADD TOPO - INVOICE #10101402 - JM

KINERCHA SUBDIVISION
 P.B. 1 PG. 74

NOV - 3 2010
 306-129
 FLORIDA CO. PLANNING DEPT.

LEGAL DESCRIPTION
 Lots 1, 2, 3, 4, 5, 6 & 7, ROGERS' SUBDIVISION ON BIG PINE KEY, according to the Plat thereof as recorded in Plat Book 3, Page 79 of the Public Records of Monroe County, Florida.

CERTIFIED TO:
 TOM THUMB FOOD STORES, INC.

LEGEND

REECE & WHITE
 LAND SURVEYING, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS, LD 7946
 3064 QUAL ROGERS ROAD, BIG PINE KEY, FL 33043
 P.M. 850.9172 - 1340
 FAX 850.9172 - 5822

REVISIONS

NO.	DATE	DESCRIPTION
1	02-18-05	ORIGINAL SURVEY
2	10-18-10	UPDATE SURVEY & ADD TOPO



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: The Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources *TS*
From: Joseph Haberman, AICP, Planning & Development Review Manager *(1.)*
Date: December 30, 2010
Subject: *Request for a Variance for Tom Thumb Food Store, located at 30662 Overseas Highway, Big Pine Key, Real Estate Nos. 00275410.000000, 00275430.000000 and 00275450.000000 (File #2010-129)*

Meeting: January 12, 2010

1
2 I REQUEST:
3

4 The applicant is requesting a variance of 10' from the required 25' front yard setback along
5 US 1 and a variance to the required 400' access drive separation requirements for two
6 reconfigured major road (US 1) access drives. Variance approvals would facilitate the
7 approval of a proposed site plan to develop the property with a new convenience store / gas
8 station and associated improvements.
9



Subject Property (outlined) (2009)

1 Concerning the setbacks, the front yard setback along US 1 would be 15' for part of a paved
2 access drive that is proposed to run parallel to a proposed fuel canopy. All buildings and
3 elevated structures would meet the US 1 front yard setback requirement. All other setbacks
4 would be in full compliance.
5

6 Concerning the access drives, according to the site plan, the eastern edge of the easternmost
7 access drive on US 1 would be located approximately 35' from the western edge of pavement
8 of Chambers Street and the eastern edge of the westernmost access drive on US 1 would be
9 located approximately 215' from the western edge of pavement of the easternmost access
10 drive on US 1. No information was provided for existing access drives on the contiguous
11 properties that would allow staff to determine the separation between the westernmost access
12 drive on US 1 and the next access drive to the west. Using Monroe County's GIS database,
13 staff estimates that this separation would be approximately 50'.
14

15 **Location:**

16 Address: 30662 Overseas Highway (US 1), Big Pine Key, Mile Marker 30.6 (Atlantic
17 Ocean side of US 1)
18

19 Legal Description: Lots 1 through 7, Rogers Subdivision (PB3-79)
20

21 Real Estate (RE) Numbers: 00275410.000000, 00275430.000000 and 00275450.000000
22
23

24 **Applicant:**

25 Owner: Landco LLC
26

27 Agent: Joel Reed, Soleria Design & Consulting Co.
28
29

30 **II RELEVANT PRIOR COUNTY ACTIONS:**
31

32 The applicant applied for an amendment to a major conditional use permit in order to
33 redevelop the existing gas station, convenience store and commercial retail store by
34 demolishing all existing buildings, constructing a new convenience store / commercial retail
35 building, relocating the 2 existing fuel pumps and constructing 5 new fuel pumps (thus
36 establishing a total of 7 fuel pumps with 14 fueling stations); demolishing the existing fuel
37 pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying
38 out associated improvements. On December 13, 2010, the application was reviewed by the
39 Development Review Committee (DRC). At the meeting, staff requested that several
40 conditions be applied to any approval. One condition was that the prior to the issuance of a
41 resolution by the planning commission, the applicant must either revise the site plan or
42 receive a variance in order to demonstrate compliance with minimum yard and access
43 standards.
44

45 **III BACKGROUND INFORMATION:**
46

47 A. Size of Site: 71,396 SF (1.64 acres)

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

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

50 D. Tier Designation: Tier 3

- 1 E. Flood Zone: AE – EL 8
2 F. Existing Use: High and Medium Intensity Commercial Retail
3 G. Existing Vegetation / Habitat: Scarified, with an area of vegetation in the southern
4 portion of the site behind buildings
5 H. Community Character of Immediate Vicinity: Mixed Use – commercial and residential
6

7 **IV REVIEW OF APPLICATION:**
8

9 *Minimum Yards (§130-186)*

10
11 The required non-shoreline setbacks for the SC district are as follows: Front yard – 25'; Rear
12 yard – 10'; and Side yard – 10'/15' (where 10' is required for one side and 15' is the
13 minimum combined total of both sides).
14

15 The property is a double-frontage, corner lot. It has a front yard requirement of 25' along the
16 right-of-way of US 1 to the north, a front yard requirement of 25' along the right-of-way of
17 Chambers Street to the east, a rear yard requirement of 10' along the property line to the
18 south and a side yard requirement of 10' along the property line to the west.
19

20 As shown on the site plan, the proposed convenience store building, carwash building and
21 fuel canopy would be in compliance with the setback requirements.
22

23 Proposed paving (other than that for the permissible direct ingress/egress drives) is located in
24 the required setback along US 1. This paved area runs parallel to US 1, between the
25 proposed fuel canopy and a proposed 15' landscaping bufferyard.
26

27 *Major Road Access (§114-195)*
28

29 No structure or land shall be developed, used or occupied unless direct access to US 1 or
30 County Road 905 is by way of a curb cut that is spaced at least 400' from any other curb cut
31 that meets the access standards of the Florida Department of Transportation or an existing
32 street on the same side of US 1 or County Road 905.
33

34 There are five existing access drives to the site, four to/from US 1 and one to/from Chambers
35 Street (the number of access drives is attributed to the three parcels being developed
36 independently). According to the proposed site plan, the access would be reconfigured with
37 removal of two of the access drives along US 1.
38

39 The existing and proposed access drives from US 1 are nonconforming in that their
40 separation is less than the minimum standard of at least 400'. No use fronting on US 1 shall
41 receive a permit for a change of use, expansion or reconstruction unless it is brought into
42 conformance by provision of combined drives or parallel access. Otherwise, a variance to
43 the access standards is required as permitted in §102-187.
44

45 *Pursuant to MCC §102-186, a variance may only be granted if the applicant demonstrates*
46 *that all of the following standards are met:*

1
2 A. *The applicant demonstrates a showing of good and sufficient cause:*
3

4 US 1 Front Yard Setback: The applicant has demonstrated a showing of good and
5 sufficient cause for a variance of 10'. The additional paved area for the driveway is
6 needed for vehicle maneuverability. Further, since the driveway is ground level and will
7 be obstructed from view on US 1 by a new landscape bufferyard, a significant visual
8 impact would not result from the variance.
9

10 Access Drives: The applicant has demonstrated a showing of good and sufficient cause
11 for a variance. There are five existing access drives to the site, four to/from US 1 and one
12 to/from Chambers Street. According to the proposed site plan, the access would be
13 reconfigured with the removal of two of the existing access drives along US 1 and the
14 redesign of the remaining three access drives. Overall, the removal of two access drives
15 would make the site safer and reduce crash impact points along US 1.
16

17 B. *Failure to grant the variance would result in exceptional hardship to the applicant:*
18

19 US 1 Front Yard Setback: The applicant has demonstrated an exceptional hardship for a
20 variance of 10'. The additional area for the driveway is required for vehicle
21 maneuverability on the site. Full compliance with the requirement would result in less
22 safe stacking distances, especially for longer vehicles, and make maneuverability around
23 the fuel canopy more difficult, especially at peak times.
24

25 Access Drives: The applicant has demonstrated an exceptional hardship. There are five
26 existing access drives to the site, four to/from US 1 and one to/from Chambers Street.
27 The applicant is bringing the site into compliance to the greatest extent practical.
28

29 C. *Granting the variance will not result in increased public expenses, create a threat to*
30 *public health and safety, create a public nuisance, or cause fraud or victimization of the*
31 *public:*
32

33 US 1 Front Yard Setback: Assuming an adjacent property owner does not provide a valid
34 objection to this application, the variance would not result in increased public expenses,
35 create a threat to public health and safety, create a public nuisance, or cause fraud or
36 victimization of the public. Better vehicle maneuverability could reduce threat to public
37 safety.
38

39 Access Drives: The variance would not result in increased public expenses, create a
40 threat to public health and safety, create a public nuisance, or cause fraud or victimization
41 of the public. Fewer access drives would reduce threat to public safety.
42

43 D. *The property has unique or peculiar circumstances, which apply to this property, but*
44 *which do not apply to other properties in the same zoning district:*
45

1 US 1 Front Yard Setback: The property has unique or peculiar circumstances, which
2 apply to this property, but which do not apply to other properties in the SC district.
3 Although there are many corner lots in the SC district, few are developed with gas
4 stations which require a greater amount of driveways to maneuver through the site.
5

6 Access Drives: The property has unique or peculiar circumstances, which apply to this
7 property, but which do not apply to other properties in the SC district. The property was
8 historically developed with three independent businesses along US 1. The proposed site
9 plan would unify the three parcels and the access would be reconfigured with the removal
10 of two of the existing access drives along US 1 and the redesign of the remaining three
11 access drives.
12

13 E. *Granting the variance will not give the applicant any special privilege denied other*
14 *properties in the immediate neighborhood in terms of the provisions of this chapter or*
15 *established development patterns:*
16

17 Granting the variances will not give the applicant any special privilege denied other
18 properties in the immediate neighborhood in terms of the provisions of the land
19 development regulations or established development patterns. Staff could not find any
20 record of any person in the immediate neighborhood requesting a similar or comparable
21 request.
22

23 F. *Granting the variance is not based on disabilities, handicaps or health of the applicant or*
24 *members of his family:*
25

26 Granting the variances would not be based on disabilities, handicaps or health of the
27 applicant or members of his family.
28

29 G. *Granting the variance is not based on the domestic difficulties of the applicant or his*
30 *family:*
31

32 Granting the variances would not be based on the domestic difficulties of the applicant or
33 his family.
34

35 H. *The variance is the minimum necessary to provide relief to the applicant:*
36

37 Staff has reviewed the site for viable options and found that the requested variances are
38 the minimum necessary to provide relief to the applicant.
39

40 V RECOMMENDATION:
41

42 Staff recommends approval of the variance application to the Planning Commission if all the
43 following conditions are met:
44

- 1 A. The proposed site plan shall be approved by a major conditional use permit. If the major
2 conditional use permit application is denied for any reason, this variance approval is null
3 and void.
4
- 5 B. This variance is based on the design of the development as shown on the site plan
6 submitted with the variance and major conditional use permit applications. Work not
7 specified or alterations to the site plan may not be carried out without additional Planning
8 & Environmental Resources Department approval.
9
- 10 C. This variance does not waive the required front yard setback along US 1 for any future
11 structures or additions.
12

13 **VI PLANS REVIEWED:**
14

- 15 • Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21,
16 2010
- 17 • Preliminary Drainage Plan (C-2) by Soleria Design and Consulting Co., dated October
18 21, 2010
- 19 • Preliminary Site Plan (L-1) by Soleria Design and Consulting Co., dated October 21,
20 2010
- 21 • Boundary Survey by Reece & White, dated March 15, 2007

File #: **2010-128**

Owner's Name: Landco LLC

Applicant: Landco LLC (Store #211) aka Tom Thumb

Agent: Solaria Design & Consulting Co.

Type of Application: Major - Amendment

Key: Big Pine Key

RE: 00275410-000000
00275430-000000
00275450-000000

Additional Information added to File 2010-128

County of Monroe
Growth Management Division

Office of the Director
2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners
Mayor Sylvia J. Murphy, Dist. 5
Mayor Pro Tem Heather Carruthers, Dist. 3
Kim Wigington, Dist. 1
George Neugent, Dist. 2
Mario Di Gennaro, Dist. 4

We strive to be caring, professional and fair

Date: 10.29.10
Time: _____

Dear Applicant:

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

Landco LLC
Project / Name to the Monroe County Planning Department.

Thank you.

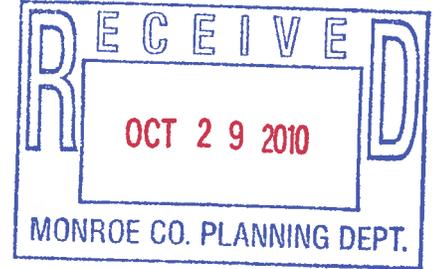
Phil Creech

Planning Staff

End of Additional File 2010-128



SOLARIA
 ARCHITECTURE
 ENGINEERING
 PLANNING



Letter of Transmittal

To: Planning & Environmental Resources
Attn: Townsley Schwab
2798 Overseas Highway, Suite 400
Marathon, FL 33050

Date: 10-29-10
Job: Tom Thumb 211 Big Pine Key
Re: Application for an Amendment to
Major Conditional Use Permit

We are sending you: attached under separate cover via: _____
 shop drawings prints plans samples specifications
 copy of letter change order other _____

<u>Copies</u>	<u>Date</u>	<u>Description</u>
6		Surveys: (2) originals, (4) copies
6		Drawing Sets: (2) originals, (4) copies
3		Application Packet

These are transmitted as checked below:

- for approval approved as submitted resubmit _____ copies for approval
- for your use approved as noted submit copies for distribution
- as requested returned for corrections return _____ corrected prints
- for review and comment _____
- for bids due (on date): _____ prints returned after loan to us

 10-29-10

Sent by _____ Date _____ Received by _____ Date _____

Marathon
 3000 Overseas Highway
 Marathon, FL 33050
 Phone: 305-289-7980

Key West
 925 Truman Ave.
 Key West, FL 33040
 Phone: 305-296-8885



SOLARIA
 ARCHITECTURE
 ENGINEERING
 PLANNING

October 27, 2010

Planning and Environmental Resources
 Attn: Townsley Schwab, Senior Director
 Marathon Government Center
 2798 Overseas Highway Suite 400
 Marathon, FL 33050

RE: Application for an Amendment to a Major Conditional Use Permit

Mr. Schwab:

Please find the enclosed application and supporting document requesting an amendment to a major conditional use permit for the proposed Redevelopment of a Fuel Service Station located at 30662 Overseas Hwy., Big Pine Key, Florida at approximately MM 30.6 and further described by Real Estate Number(s): 00275410-000000; 00275430-000000; and 00275450-000000.

Also enclosed is a check for \$10,336.00 for the following items:

Major Conditional Use Application Fee.....	\$10,014.00
Advertising Cost.....	\$245.00
Property Owner Notice (\$3 each X 19).....	\$57.00
Technology Fee.....	\$20.00
Total.....	\$10,336.00

If I can provide any further information or be of any further assistance in this matter, please contact me at your earliest opportunity.

Sincerely,

Joel C. Reed
 Joel C. Reed

3000 Overseas Highway, Marathon, FL 33050
 P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

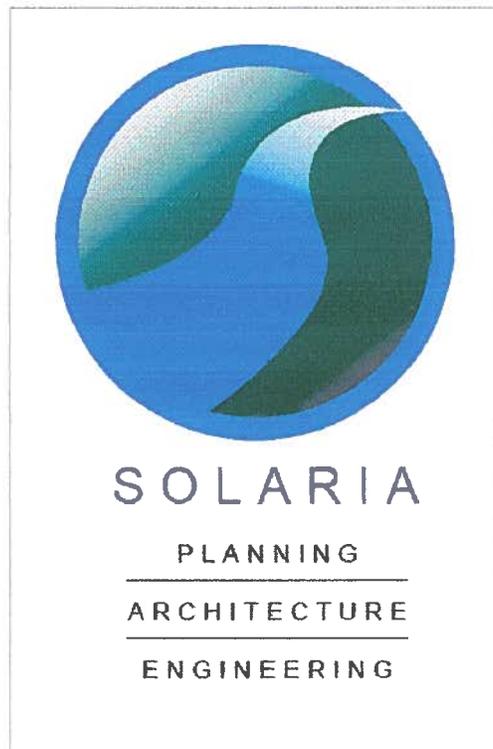
**Project Name:
Landco LLC Store #211 (Tom Thumb)**

**Project Description:
Fuel Service Station and Commercial Retail**

**Project Type:
Amendment to a Major Conditional Use**

**Applicant
Landco LLC
97 West Okeechobee Rd.
Hialeah, FL 33010**

Prepared by:



3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

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INDEX



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

TABLE OF CONTENTS

TAB	ITEM DESCRIPTION
Submittals	
1	Application for a Major Conditional Use permit
2	Fee – Copy of Check
3	Proof of Ownership (Deeds)
4	Property Record Card(s)
5	Location Map
6	Photograph(s) of site from Adjacent Roadways
7	Written Description of Project
8	Community Impact Statement & Environmental Designation Survey
9	Construction Management/Phasing Plan
10	Typed Name and address mailing list and labels of property owners within 300'
11	Letters of Coordination Requested - <i>Florida Keys Aqueduct Authority (FKAA); Monroe County Fire Marshal; Florida Department of Environmental Protection (FDEP); Florida Department of Transportation (FDOT); Keys Energy Service; Monroe County Solid Waste Management; Florida Division of Historic Resources; Fish & Wildlife Service (FWS). Received: FDEP; and Keys Energy.</i>
12	Notarized Agent Authorization Letter
Additional Submittals	
13	Aerial Photograph of Property
14	Zoning Map
15	Future Land Use Map (FLUM)
16	Tier Map
17	Habitat Map
18	Letter of Development Rights Determination (LDRD)
19	Level III Traffic Study
Attachments	
I.	Signed and Sealed Survey(s) (2 original, 4 copies)
II.	Cover Page, Site Plan, Landscape Plan, Floor Plan(s), Elevation(s), and Drainage Plan with Calculations (2 original, 4 copies)

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

TAB 1

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



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

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

Major Conditional Use Permit Application Fee: \$10,014.00

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

Advertising Costs: \$245.00

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

Technology Fee: \$20.00

Date of Submittal: 10 / 25 / 2010
Month Day Year

Property Owner:

Landco LLC (Store #211)

Name

97 West Okeechobee Road, Hialeah, FL 33010

Mailing Address (Street, City, State, Zip Code)

305.885.5451

Daytime Phone

jmccarthy@tomthumbfl.com

Email Address

Agent (if applicable):

Solaria Design & Consulting CO.

Name

3000 Overseas Hwy, Marathon, FL 33050

Mailing Address (Street, City, State, Zip Code)

305.852.4852

Daytime Phone

joel@solariadesign.com

Email Address

Legal Description of Property:

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

Block	Lot	Subdivision	Key
	Lots 1,2,3,4,5,6 & 7	Rogers Subdivision	Big Pine Key
00275410-000000; 00275430-000000; 00275450-000000/ 1347418; 1347434; 1347451			
Real Estate (RE) Number	Alternate Key Number		
30662 Overseas Hwy, Big Pine Key, FL 33043	-MM 30.6		
Street Address (Street, City, State, Zip Code)	Approximate Mile Marker		

APPLICATION

Land Use District Designation(s): Suburban Commercial (SC)

Present Land Use of the Property: Commercial Retail

Proposed Land Use of the Property: Commercial Retail - Fuel Service, Convenience Store, Car Wash, Deli

Total Land Area: 1.64 Acres or 71,396 Square Feet

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

3 Total number of non-residential buildings

14,894 Total non-residential floor area in square feet

If residential dwelling units are proposed, please provide:

0 Total number of residential buildings

0 Total number of permanent, market-rate units

0 Total number of permanent, affordable / employee housing units

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

Has a previous application been submitted for this site within the past two years? Yes ___ No 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 major conditional use permit application (unaltered and unbound);
- Correct fee (check or money order to Monroe County Planning & Environmental Resources);
- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser;
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – 16 sets (at a minimum, survey should include elevations; location and dimensions of all existing structures, paved areas and utility structures; all bodies of water on the site and adjacent to the site; total acreage by land use district; and total acreage by habitat);
- Written description of project;
- Environmental Designation Survey (prepared in accordance with Monroe County Code);
- Community Impact Statement (prepared in accordance with Monroe County Code);
- Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– 16 sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the site plan should include the following:
 - Date, north point and graphic scale;

APPLICATION

- Boundary lines of site, including all property lines and mean high-water lines;
 - Land use district of site and any adjacent land use districts;
 - Flood zones pursuant to the Flood Insurance Rate Map(s);
 - Locations and dimensions of all existing and proposed structures and drives;
 - Type of ground cover (i.e. concrete, asphalt, grass, rock);
 - Adjacent roadways;
 - Setbacks as required by the land development regulations;
 - Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
 - Calculations for open space ratios, floor area ratios, residential density and parking;
 - Location and type of outdoor lighting;
 - Extent and area of wetlands, open space areas and landscape areas;
 - Location of solid waste storage;
 - Location of sewage treatment facilities;
 - Location of existing and proposed fire hydrants or fire wells;
- Floor Plans for all proposed structures and for any existing structures to be redeveloped – 16 sets (drawn at an appropriate standard architectural scale and including handicap accessibility features);**
- Elevations for all proposed structures and for any existing structures to be modified – 16 sets (with the elevations of the following features referenced to NGVD: existing grade; finished grade; finished floor elevations (lowest supporting beam for V-zone development); roofline; and highest point of the structure);**
- Landscape Plan by a Florida registered landscape architect – 16 sets (may be shown on the site plan; however, if a separate plan, must drawn to a scale of 1 inch equals 20 feet, except where impractical and the Director of Planning authorizes a different scale). At a minimum, the landscaping plan should include the following:**
- Date, north point and graphic scale;
 - Boundary lines of site, including all property lines and mean high-water lines;
 - Locations and dimensions of all existing and proposed structures and drives;
 - Open space preservation areas;
 - Existing natural features;
 - Size and type of buffer yards including the species, size and number of plants;
 - Parking lot landscaping including the species, size and number of plants;
 - Specimen trees, or threatened and endangered plants to be retained and those to be relocated or replaced;
 - Transplantation plan (if required);
- Conceptual Drainage Plan – 16 sets (with drainage calculations; existing and proposed topography; all drainage structures; retention areas; drainage swales; and existing and proposed permeable and impermeable areas;**
- Traffic Study, prepared by a licensed traffic engineer;**
- Construction Management Plan, stating how impacts on near shore water and surrounding property will be managed (i.e. construction barriers, hay bales, flagging);**
- Typed name and address mailing labels of all property owners within a 300 foot radius of the property. This list should be compiled from the current tax rolls of the Monroe County Property Appraiser. In the event that a condominium development is within the 300 foot radius, each unit owner must be included;**
- Letters of Coordination are required from the following:**
- Florida Keys Aqueduct Authority (FKAA);
 - Florida Keys Electric Cooperative (FKEC) or Keys Energy Services;
 - Monroe County Office of the Fire Marshal;

APPLICATION

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

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

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

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

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

Signature of Applicant: Paul C. Reed Date: 10-22-2010

Sworn before me this 27th day of October 2010



Karen Shotwell
Notary Public
My Commission Expires 4-24-2011

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.

TAB 2

DATE	LOC	REF	GROSS	DISC	NET	DATE	LOC	REF	GROSS	DISC	NET
10/25/10	211	102510	10,336.00	0.00	10,336.00						
10/25/10 OTV0000085 - MONROE COUNTY PLANNING DEPT.									10,336.00	0.00	10,336.00

THIS CHECK IS VOID WITHOUT AN ORANGE BACKGROUND AND AN ARTIFICIAL WATERMARK PATTERN ON THE BACK. HOLD AT ANGLE TO VIEW.

Tom Thumb Food Stores, Inc
 97 W. Okeechobee Rd
 Hialeah, FL 33010

(305) 885-5451

Bank United
 Hialeah, FL

10/25/10

0002108

DATE

CHECK NUMBER

PAY EXACTLY THIS AMOUNT

AMOUNT

Ten Thousand Three Hundred Thirty-Six Dollars

10,336.00

TO THE
 ORDER
 OF

MONROE COUNTY PLANNING DEPT.
 2798 OVERSEAS HIGHWAY
 MARATHON, FL 33050

Joseph A. D. Connor
Sandra Islam

MANUAL SIGNATURE REQUIRED FOR AMOUNTS OVER 1.00
SIGNATURES READ A COLORED BACKGROUND

⑈0002108⑈⑆267090594⑆0409001325⑈

TAB 3

Doc# 1663365 09/21/2007 1:30PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

HOWARD W. MAZLOFF, ESQ.
LAW OFFICES OF HOWARD W. MAZLOFF, P.A.
9200 SOUTH DADELAND BOULEVARD
SUITE 420
MIAMI, FLORIDA 33156

09/21/2007 1:30PM
DEED DOC STAMP CL: TRINA \$4,780.00

Parcel ID Number: 1347434

Doc# 1663365
Bkn 2321 Pgn 2436

Warranty Deed

This Indenture, Made this 18 day of SEPTEMBER, 2007 A.D., Between
RICHARD BLACK, a married man
of the County of **MARTIN**, State of **FLORIDA**, grantor, and
LANDCO, LLC., a Florida limited liability company
whose address is:
of the County of _____, State of **FLORIDA**, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land,
situate, lying and being in the County of **MONROE** State of **FLORIDA** to wit:

**LOTS 3 AND 4, ROGERS SUBDIVISION OF BIG PINE KEY, ACCORDING TO THE PLAT
THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 79, OF THE PUBLIC RECORDS OF
MONROE COUNTY, FLORIDA.**

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to 2006.

The property herein conveyed **DOES NOT** constitute the **HOMESTEAD** property of the Grantor.
The Grantor's **HOMESTEAD** address is **5051 S.E. MATOUSEK STREET, STUART, FLORIDA
34997.**

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Howard M. Jensen (Seal)
Printed Name: Howard M. Jensen
Witness

Richard Black
Printed Name: RICHARD BLACK
P.O. Address: 5051 S.E. MATOUSEK STREET, STUART, FL 34997

Reba K. Amour
Printed Name: REBA K AMOUR
Witness

STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 18 day of Sept., 2007 by
RICHARD BLACK, a married man
he is personally known to me or he has produced his Florida driver's license as identification.

Jolene M. Arena
Printed Name: JOLENE M. ARENA
Notary Public
My Commission Expires: 10/03/2009



MONROE COUNTY
OFFICIAL RECORDS

This Document Prepared By and Return to:
Thomas M. Clark, Esc.
Thomas M. Clark, PA
2400 E. Commercial Blvd. #820
Ft. Lauderdale, FL 33308

Doc# 1664259 09/27/2007 3:50PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

09/27/2007 3:50PM
DEED DOC STAMP CL: PU \$3,850.00

Parcel ID Number: 00275410-000000

SPECIAL
Warranty Deed

Doc# 1664259
Bk# 2323 Pg# 83

This Indenture, Made this 11 day of September, 2007 A.D. Between
LANDSOUTH PARTNERS, a South Carolina General Partnership

of the County of Florence, State of South Carolina, grantor, and
LANDCO, LLC, a Florida limited liability company

whose address is:

of the County of _____, State of Florida, grantee.

Witnesseth that the GRANTOR, for and in consideration of the sum of
TEN DOLLARS (\$10) DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has
granted, bargained and sold to the said GRANTEE and GRANTEES heirs, successors and assigns forever, the following described land, situate,
lying and being in the County of Monroe State of Florida to wit:

Lots 1 and 2, Rogers Subdivision On Big Pine Key, according to the plat thereof as recorded in Plat
Book 3, Page(s) 79, Public Records of Monroe County, Florida

Subject to restrictions, reservations and easements of record, if any, and taxes for the year 2007 and
subsequent years.

*claiming by, through or under Grantor, but not otherwise.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.*

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

Signed, sealed and delivered in our presence:

LANDSOUTH PARTNERS, a South Carolina General Partnership by Ocean Park
of SC, LLC, General Partner

Lynn Scanlon
Printed Name: LYNN SCANLON
Witness

By Carey E. Graham (Seal)
Carey E. Graham, Member
P.O. Address: 4736B Highway 17 Bypass South #8
Myrtle Beach, SC 29588

Patricia P. Selby
Printed Name: PATRICIA P. SELBY
Witness

STATE OF South Carolina
COUNTY OF Horry

The foregoing instrument was acknowledged before me this 11th day of September, 2007 by
Carey E. Graham, Member of Ocean Park of SC, LLC, General Partner of LANDSOUTH PARTNERS, a
South Carolina General Partnership
he is personally known to me or he has produced his _____
_____ as identification.

Patricia P. Selby
Printed Name: PATRICIA P. SELBY
Notary Public
My Commission Expires: 2/10/15

MONROE COUNTY
OFFICIAL RECORDS

Prepared by and return to:
Christopher W. Boyett
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Doc# 1685880 03/11/2008 3:02PM
Filed & Recorded in Official Records of
MONROE COUNTY DANNY L. KOLHAGE

03/11/2008 3:02PM
DEED DOC STAMP CL: TRINA \$0.70

Doc# 1685880
Bk# 2349 Pg# 1895

WARRANTY DEED

This Warranty Deed is made by J & S Limited, Inc., a Florida corporation, whose address is 97 West Okeechobee Road, Hialeah, Florida 33010 (the "Grantor"), to Landco, LLC, a Florida limited liability company, whose address is 97 West Okeechobee Road, Hialeah, Florida 33010 (the "Grantee").

The Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration paid to the Grantor by the Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells and conveys to the Grantee the following described land, situate, lying and being in Monroe County, Florida (the "Property"):

Lots 5, 6 & 7, ROGERS SUBDIVISION, on Big Pine Key, Florida, according to the Plat thereof, recorded in Plat Book 3, Page 79, of the Public Records of Monroe County, Florida.

Property Address: 30662 Overseas Highway, Big Pine Key, Florida 33043-0227

Together With all easements, tenements, hereditaments and appurtenances belonging to the Property and all buildings and other improvements now or hereafter located on the Property; and

Together With all of the Grantor's right, title and interest, if any, in and to the streets, avenues, roads, ways and alleys necessary for its proper use which in any way belongs to the Property;

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

The Grantee is given the power and authority to protect, conserve, sell, lease, encumber and otherwise to manage and dispose of the Property.

This conveyance is made free and clear of all liens and encumbrances except:

- (a) Taxes and assessments for the year 2008 and subsequent years;
- (b) Applicable zoning ordinances; and
- (c) Easements, covenants, limitations, restrictions and reservations of record, if any, without the intent to reimpose the same.

The Grantor warrants to the Grantee that: the Grantor lawfully owns the Property in fee simple; the Grantor has the lawful authority to sell and convey the Property; the Grantor fully warrants the title to the Property and will defend the Property against the lawful claims and demands of all persons whomsoever.

The Grantor has signed this Warranty Deed in the presence of the witnesses signing below on this 31st day of January, 2008.

GRANTOR:

J & S LIMITED, INC., a Florida corporation

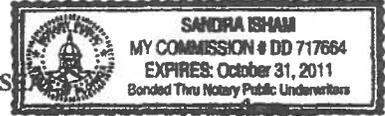
[Signature]
Print Name: Diana R. Abreu

[Signature]
Print Name: Arydsa Ramos

By: *[Signature]*
Name: James A. McCarthy, Jr.
Its: President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31st day of January, 2008, by James A. McCarthy, Jr., as President of J & S Limited, Inc., a Florida corporation, who [] is personally known to me or [] has produced _____ as identification.



(S)

[Signature]
Notary Public, State of Florida
Print name: Sandra Isham
My commission expires: October 31, 2011

MONROE COUNTY
OFFICIAL RECORDS

TAB 4

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

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

Property Record View

Alternate Key: 1347418 Parcel ID: 00275410-000000

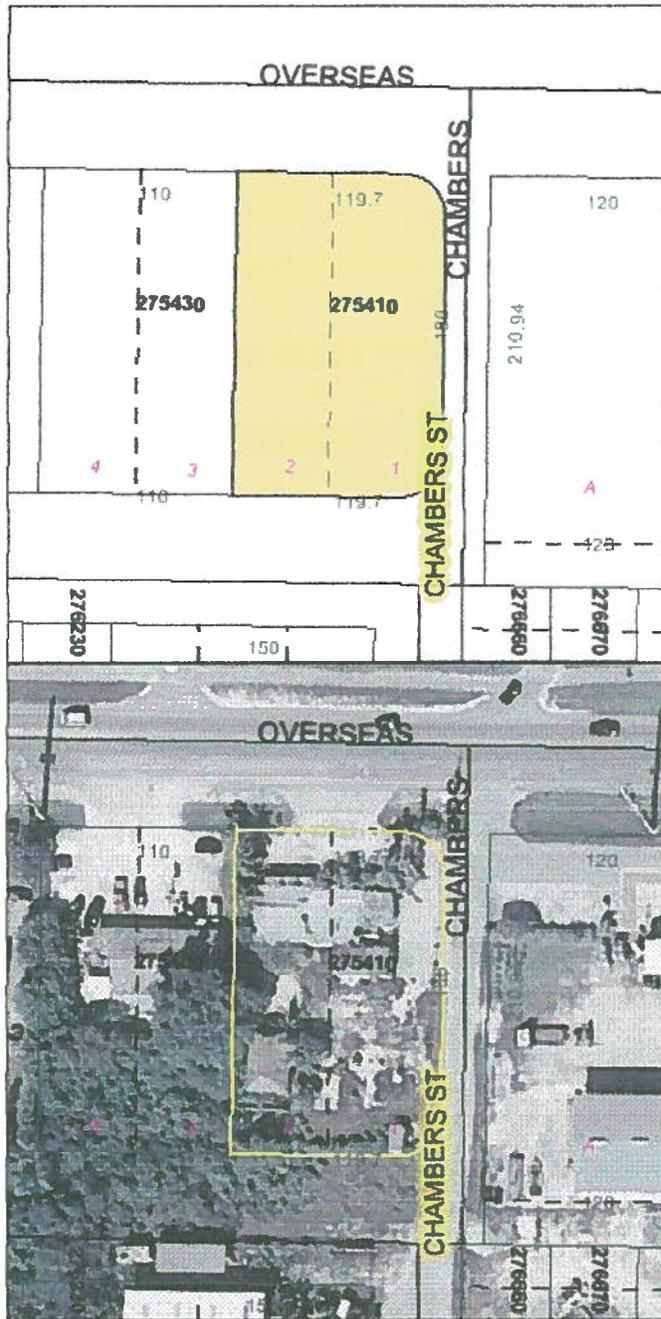
Ownership Details

Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 10 - VACANT COMMERCIAL
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: LOTS 1 & 2 ROGERS SUB PB3-79 BIG PINE KEY OR467-831E OR508-0632 OR678-166 OR832-1444 OR867-58 OR1126-1924 OR1158-50 OR1494-1099C OR1963-2339/40 OR2291-2346C/T OR2323-83

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	11,889.00 SF
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF

Building Summary

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

Appraiser Notes

BUILDING FROM RE#00275420-000000 WAS ADDED TO RE#27541.3-23-93. K.D. BIG PINE STEAK HOUSE CHANGED SFR TO COMM @ REQ OF OWNER.....BC 2000/6/12 PER OWNERS REQUEST WE WERE ASKED TO CHECK THE MEASUREMENTS ON K.D.'S STEAKHOUSE. BARRY LOPEZ AND JOE PINDER DID THE AUDIT AND FOUND THE LENGTH AND WIDTH OF THE BLDG WERE INCORRECT. WE ALSO FOUND THAT SOME OF THE CALLS ON THE BLDG WERE INCORRECT,SO THEY WERE CHANGED TO THE RIGHT CALLSJHP

BUILDING IS VACANT AND IN POOR CONDITION; ELECTRIC SERVICE DISCONNECTED; TARPS ON ROOF; SIGN DAMAGED; TEMP CL FN UP TO PREVENT TRESPASSING.NL108

DEMO ALL STRUCTURES FOR 2010TR. LEAVE AS 100H FOR RIGHT-TO-REBUILD,NL108

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
09100997	03/24/2009	12/23/2009	12,000		DEMOLITION OF ALL STRUCTURES
94-1068	09/01/1994	12/01/1995	360		60X4 CHAINLINK FENCE
96-1105	07/01/1996	12/01/1996	10,800		VINYL SIDING
98-1104	10/23/1998	12/16/1999	11,000		CHICKI HUTS
98-0967	03/23/1999	12/16/1999	7,000		COMMERCIAL MISCELLANEOUS
98-3117	03/02/1999	12/16/1999	1,200		ELECRIC MISCELLANEOUS
98-0967	07/15/1999	12/16/1999	1		COMM/MISC.
07102565	06/14/2007	11/30/2007	3,000		Temp chain link fence & sign removal from top of building

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
2009	118,727	15,852	254,461	389,040	389,040	0	389,040
2008	118,727	16,345	298,715	433,787	433,787	0	433,787
2007	154,596	21,000	298,715	474,311	474,311	0	474,311
2006	152,238	21,639	298,715	472,592	472,592	0	472,592
2005	158,795	22,147	199,143	380,085	380,085	0	380,085
2004	158,790	22,762	199,143	380,695	380,695	0	380,695
2003	158,790	23,292	132,762	314,844	314,844	0	314,844
2002	168,625	23,175	132,762	324,562	324,562	0	324,562
2001	168,625	23,608	89,614	281,847	281,847	0	281,847
2000	167,678	13,698	89,614	270,990	270,990	0	270,990
1999	160,635	4,593	89,614	254,842	254,842	0	254,842

1998	121,940	4,650	89,614	216,204	216,204	0	216,204
1997	121,940	4,706	89,614	216,260	216,260	0	216,260
1996	90,314	4,458	89,614	184,386	184,386	0	184,386
1995	81,837	1,716	89,614	173,167	173,167	0	173,167
1994	81,837	1,743	89,614	173,194	173,194	0	173,194
1993	168,552	1,816	89,614	259,982	259,982	0	259,982
1992	100,175	733	48,150	149,058	149,058	0	149,058
1991	100,175	780	48,150	149,105	149,105	0	149,105
1990	100,175	826	48,150	149,151	149,151	0	149,151
1989	100,175	889	48,150	149,214	149,214	0	149,214
1988	91,523	935	41,612	134,070	134,070	0	134,070
1987	89,618	982	41,612	132,212	132,212	0	132,212
1986	90,014	1,045	29,723	120,782	120,782	0	120,782
1985	55,036	1,130	29,032	85,198	85,198	0	85,198
1984	53,898	1,130	29,032	84,060	84,060	0	84,060
1983	53,898	1,130	29,032	84,060	84,060	0	84,060
1982	45,401	1,130	23,041	69,572	69,572	0	69,572

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/11/2007	2323 / 83	550,000	WD	Q
5/4/2007	2291 / 2346	1,000	WD	T
12/23/2003	1963 / 2339	791,100	WD	Q
12/1/1997	1494 / 1099	245,000	QC	U
6/1/1981	832 / 1444	249,000	WD	U

This page has been visited 332,849 times.

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

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

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

Property Record View

Alternate Key: 1347434 Parcel ID: 00275430-000000

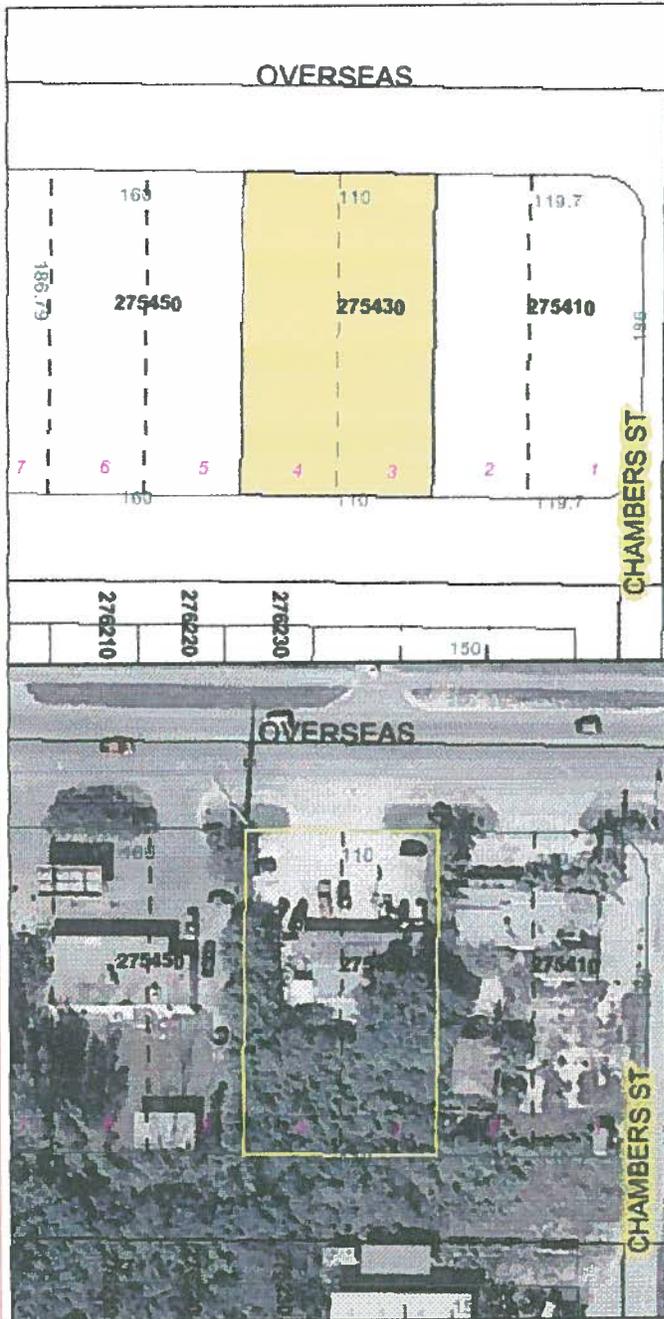
Ownership Details

Mailing Address:
LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 11 - STORES ONE STORY
Millage Group: 100H
Affordable Housing: No
Section-Township-Range: 26-66-29
Property Location: 30670 OVERSEAS HWY BIG PINE KEY
Subdivision: ROGERS' SUBD
Legal Description: ROGERS SUBD PB3-79 BIG PINE KEY LOTS 3 & 4 OR30-499/500 OR506-110/111 OR537-624
OR1027-817 OR2321-2436/37

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF
100H - COMMERCIAL HIGHWAY	0	0	10,238.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 2780
 Year Built: 1971

Building 1 Details

Building Type
 Effective Age 44
 Year Built 1971
 Functional Obs 0

Condition F
 Perimeter 350
 Special Arch 0
 Economic Obs 0

Quality Grade 250
 Depreciation % 55
 Grnd Floor Area 2,780

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 6

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



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	OPF		1	1971					420
2	FLA		1	1971					2,000
3	FLA		1	1971					780

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10611	1 STORY STORES	100	N	N
	10612	WAREHOUSE/MARINA B	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3494	C.B.S.	79
3495	METAL SIDING	21

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AC2:WALL AIR COND	3 UT	0	0	2001	2002	3	20
2	CL2:CH LINK FENCE	900 SF	150	6	1979	1980	2	30
3	UB2:UTILITY BLDG	153 SF	17	9	1984	1985	2	50
4	UB2:UTILITY BLDG	80 SF	10	8	1979	1980	2	50
5	UB3:LC UTIL BLDG	80 SF	10	8	1974	1975	1	30

Appraiser Notes

UNDERSEAS DIVE SHOP
"UNDERSEAS INC.-PRO DIVE SHOP"

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	10101325	06/02/2010		1,800		REMOVE BRAZILIAN PEPPERS

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
2009	109,166	3,338	235,474	599,702	599,702	0	599,702
2008	109,166	3,411	276,426	659,204	659,204	0	659,204
2007	134,756	4,405	276,426	588,717	588,717	0	588,717

2006	137,926	4,477	276,426	518,436	518,436	0	518,436
2005	137,926	4,550	184,284	326,760	326,760	0	326,760
2004	139,491	4,623	184,284	328,398	328,398	0	328,398
2003	139,491	4,695	122,856	267,042	267,042	0	267,042
2002	139,491	4,767	122,856	267,114	267,114	0	267,114
2001	139,491	4,959	82,928	227,378	227,378	0	227,378
2000	139,491	3,467	82,928	225,886	225,886	0	225,886
1999	139,491	3,628	82,928	226,047	226,047	0	226,047
1998	93,251	3,791	82,928	179,970	179,970	0	179,970
1997	93,251	4,012	82,928	180,191	180,191	0	180,191
1996	84,774	4,234	82,928	171,936	171,936	0	171,936
1995	84,774	4,456	82,928	172,158	172,158	0	172,158
1994	84,774	4,666	82,928	172,368	172,368	0	172,368
1993	0	1,065	41,464	42,529	42,529	0	42,529
1992	0	1,065	41,464	42,529	42,529	0	42,529
1991	0	1,065	41,464	42,529	42,529	0	42,529
1990	0	1,065	41,464	42,529	42,529	0	42,529
1989	0	1,065	41,464	42,529	42,529	0	42,529
1988	0	1,065	35,833	36,898	36,898	0	36,898
1987	0	1,065	35,833	36,898	36,898	0	36,898
1986	0	1,065	25,595	26,660	26,660	0	26,660
1985	0	1,065	24,565	25,630	25,630	0	25,630
1984	0	1,065	24,565	25,630	25,630	0	25,630
1983	0	1,065	24,565	25,630	25,630	0	25,630
1982	0	1,065	19,496	20,561	20,561	0	20,561

Parcel Sales History

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

Sale Date	Official Records Book/Page	Price	Instrument	Qualification
9/18/2007	2321 / 2436	680,000	WD	Q

This page has been visited 332,865 times.

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

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

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

Property Record View

Alternate Key: 1347451 Parcel ID: 00275450-000000

Ownership Details

Mailing Address:

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

Property Details

PC Code: 26 - GAS STATION / CONVENIENCE STORE

Millage Group: 100H

Affordable Housing: No

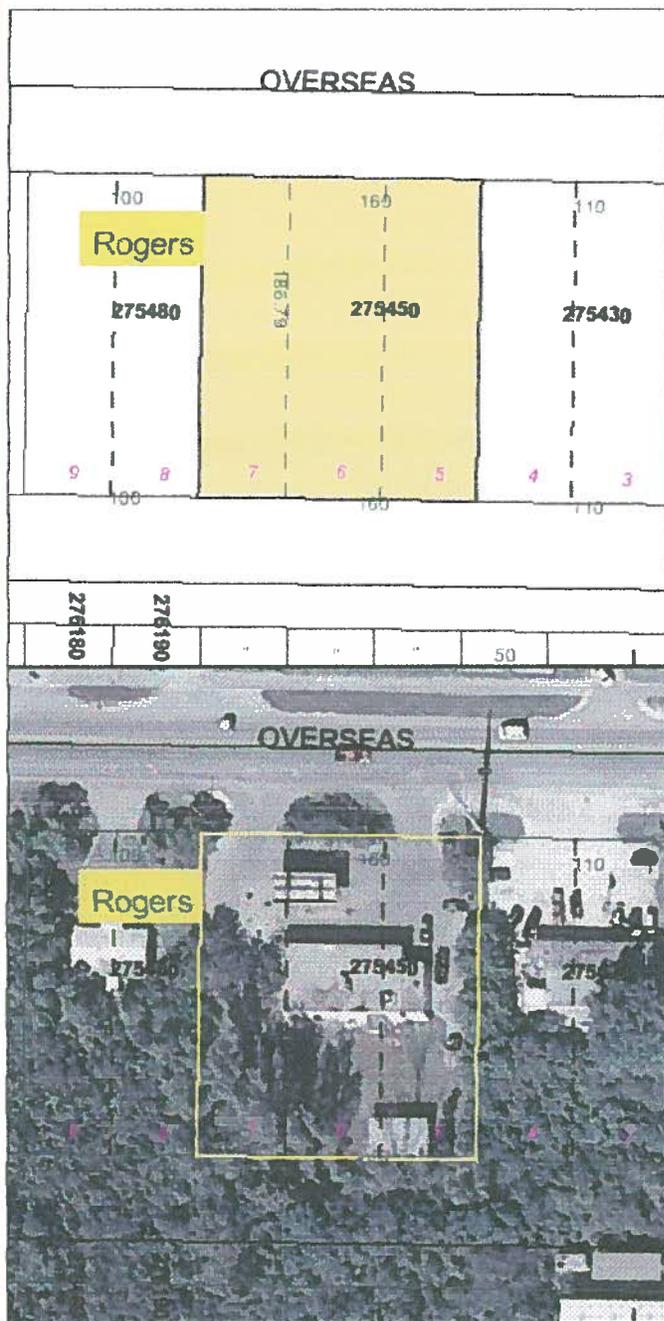
Section-Township-Range: 26-66-29

Property Location: 30662 OVERSEAS HWY BIG PINE KEY

Subdivision: ROGERS' SUBD

Legal Description: LOTS 5 AND 6 AND 7 ROGERS SUBD PB3-79 BIG PINE KEY OR486-3 OR999-1230Q/C OR1118-232 OR2345-1674/1675 OR2347-2362/64 OR2349-1895/96

Parcel Map



Land Details

Land Use Code	Frontage	Depth	Land Area
2600 - SERVICE STATION	0	0	10,238.00 SF
2600 - SERVICE STATION	0	0	10,256.00 SF
2600 - SERVICE STATION	0	0	9,340.00 SF

Building Summary

Number of Buildings: 1
 Number of Commercial Buildings: 1
 Total Living Area: 1952
 Year Built: 1969

Building 1 Details

Building Type
 Effective Age 28
 Year Built 1969
 Functional Obs 0

Condition A
 Perimeter 196
 Special Arch 0
 Economic Obs 0

Quality Grade 300
 Depreciation % 36
 Grnd Floor Area 1,952

Inclusions:

Roof Type
 Heat 1
 Heat Src 1

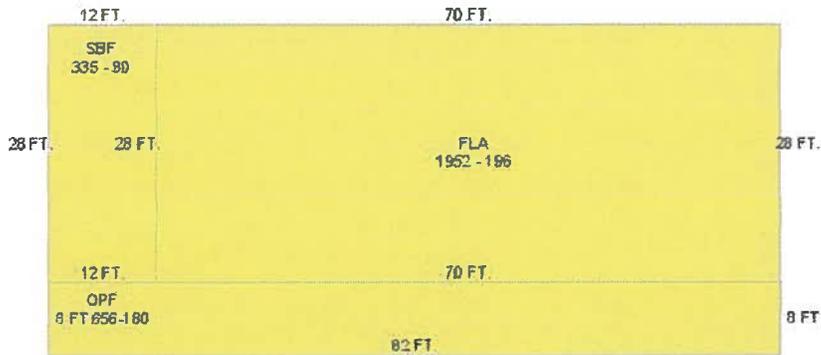
Roof Cover METAL
 Heat 2
 Heat Src 2

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 8

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	SBF		1	1969					335
1	FLA		1	1969					1,952
3	OPF		1	1969					656

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	10613	SERVICE STATIONS-B-	100	N	Y
	10615	OPF	100	N	N

Exterior Wall:

Interior Finish Nbr	Type	Area %
3496	C.B.S.	75
3497	BRICK	25

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
1	AP2:ASPHALT PAVING	12,000 SF	0	0	1989	1990	2	25
2	UB2:UTILITY BLDG	496 SF	31	16	1975	1976	5	50
3	CL2:CH LINK FENCE	600 SF	100	6	1975	1976	2	30
4	CL2:CH LINK FENCE	450 SF	30	15	1984	1985	2	30
5	CC2:COM CANOPY	612 SF	36	17	1999	2000	3	40

Appraiser Notes

RE 27546 & 27547 COMBINED FOR ASSESSING PURPOSES 3-6-95JMH
TOM THUMB

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	7102663	06/20/2007	12/30/2007	0		REPL A/C
	09101777	07/13/2009	12/11/2009	214,074		New Fuel Tanks
	90-0916	05/01/1990	12/01/1990	28,000		PAVING & DUMPSTER ENCLOSE
	96-0650	05/01/1996	12/01/1996	5,000		A/C
	05100406	08/04/2005	12/29/2005	3,700		re roof
	05102458	09/13/2005	12/29/2005	8,079		REPLACE RAFTERS/SHEATHING 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
2009	167,177	31,463	626,514	825,154	825,154	0	825,154
2008	174,341	31,738	783,143	989,222	989,222	0	989,222
2007	118,906	28,192	402,759	549,857	549,857	0	549,857
2006	118,906	28,267	402,759	549,932	549,932	0	549,932
2005	124,002	28,856	268,506	421,364	421,364	0	421,364
2004	123,968	30,406	268,506	422,880	422,880	0	422,880
2003	123,968	31,955	179,004	334,927	334,927	0	334,927
2002	113,779	28,130	179,004	320,913	320,913	0	320,913
2001	113,779	29,713	120,828	264,320	264,320	0	264,320
2000	113,667	13,793	120,828	248,288	248,288	0	248,288
1999	113,667	14,536	120,828	249,031	249,031	0	249,031
1998	75,778	15,283	120,828	211,889	211,889	0	211,889
1997	75,778	16,026	120,828	212,632	212,632	0	212,632
1996	68,889	16,769	120,828	206,486	206,486	0	206,486
1995	68,889	17,517	120,828	207,234	207,234	0	207,234
1994	80,885	17,165	41,464	139,514	139,514	0	139,514
1993	80,885	17,896	41,464	140,245	140,245	0	140,245
1992	80,885	18,632	41,464	140,981	140,981	0	140,981
1991	80,885	19,361	41,464	141,710	141,710	0	141,710
1990	80,908	12,699	41,464	135,071	135,071	0	135,071
1989	80,908	13,435	41,464	135,807	135,807	0	135,807
1988	75,047	10,406	35,833	121,286	121,286	0	121,286
1987	73,594	10,910	35,833	120,337	120,337	0	120,337
1986	73,770	11,421	25,595	110,786	110,786	0	110,786
1985	58,645	7,816	24,565	91,026	91,026	0	91,026
1984	57,270	7,816	24,565	89,651	89,651	0	89,651
1983	57,454	7,816	24,565	89,835	89,835	0	89,835
1982	50,625	7,816	19,496	77,937	77,937	0	77,937

Parcel Sales History

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

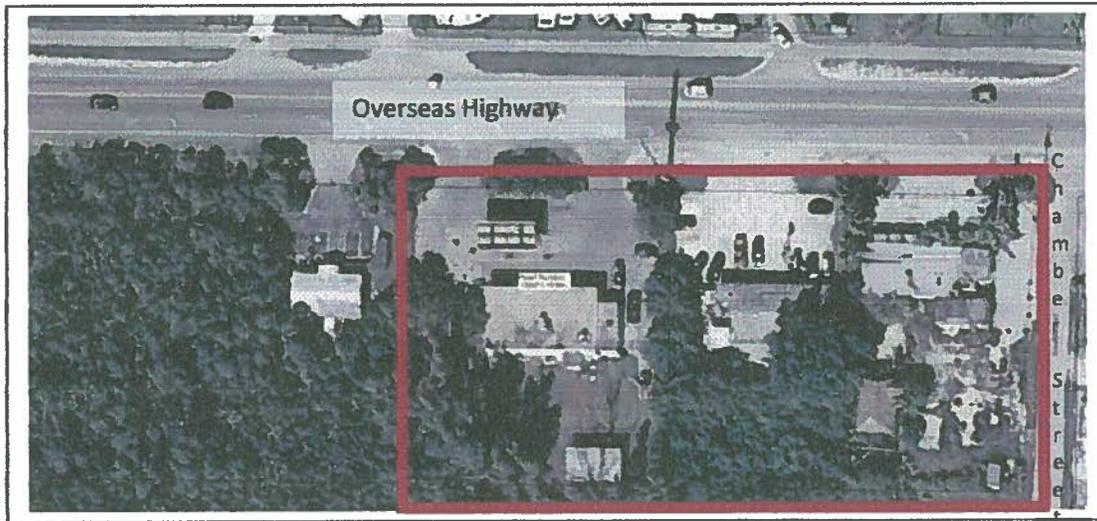
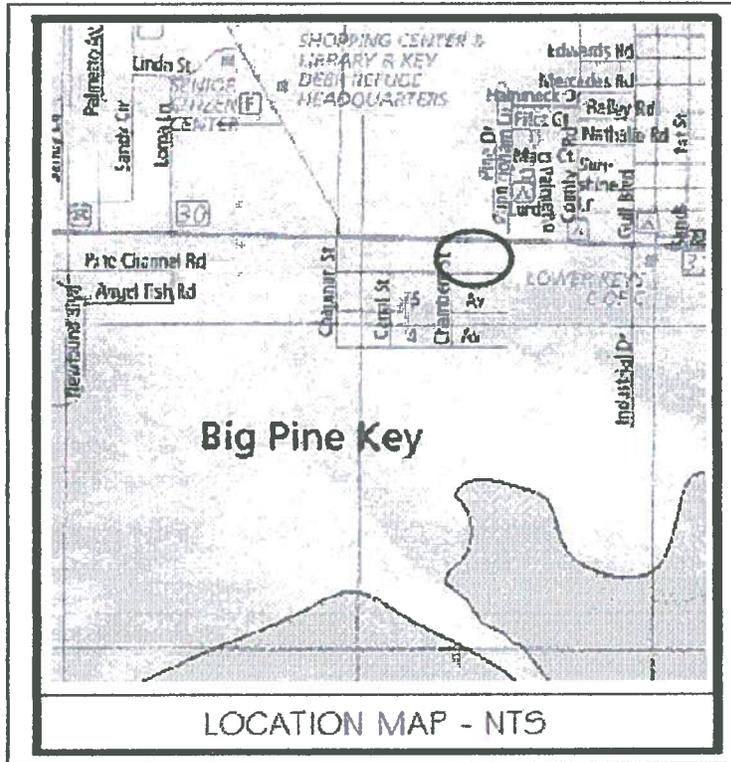
There are no sales to display for this parcel.

This page has been visited 332,886 times.

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

TAB 5

LOCATION MAP



TAB 6

Site Photos



RE #:00275410-000000 Lots 1 & 2



RE #:00275430-000000 Lots 3 & 4



RE #:00275450-000000 Lots 5-7

TAB 7

Description of Project
Landco Store 211 A/K/A Tom Thumb Big Pine Key

The subject site is located at approximately MM 30.5 Oceanside in Big Pine Key. The site is located within: the Suburban Commercial Land Use District; Future Land Use Map (FLUM) designation of Mixed-Use Commercial (MC); TIER III Designation; listed as “developed” per Habitat maps and is approximately 1.65 acres. The site is legally described as LOTS 1-7 2 ROGERS SUB PB3-79 BIG PINE KEY and is further described by Real Estate Numbers: 00275410-000000; 00275430-000000; 00275450-000000

The site is currently developed with two (2) primary commercial structures owned by Landco LLC, owner of Tom Thumb. One of the structures is used by Tom Thumb Service Station and the other is leased to a Dive Shop. In addition to the two current uses the site was previously developed with the KDs Big Pine Steak & Seafood House restaurant which shut down in approximately 2008 Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include demolition of existing structures on site, and then redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

EXISTING DEVELOPMENT	SQUARE FEET	PROPOSED DEVELOPMENT	SQUARE FEET
Restaurant	2713	Convenience Store	4,593
Dive Shop	2780	Commercial Retail (Other)	2,400
Gas Station Convenience Store	2100	Deli/Sandwich Shop	1,000
Misc. Commercial Retail; Tiki; & Utility	1853	Car Wash	1,580
Fuel Canopy	648	7 Fueling Stations and Canopy	5,321
Total Existing	10,094	Total Proposed	14,894

SITE DATA					
Zoning:	Suburban Commercial	Max. Height	35'	Developed Area	1.26 Acres
Tier:	III	Proposed Parking	37 Spaces	Open Space	.38 Acres
Flood	AE8	Total Site Size	~1.65 acres		

TAB 8

COMMUNITY IMPACT STATEMENT

LANDCO LLC STORE #211 (TOM THUMB)

The following is intended to meet the requirements of Section 110-70 of the Monroe County code which requires a Environmental Designation Survey and Community Impact Statement for Major Conditional Use development applications. With regards to the Landco LLC (Store 211) site the requirements of the Environmental Designation Survey are contained within: Project Description; Landscape Plan; Site Plan; Conceptual Drainage Plan and Calculations.

Sec. 110-70. Major Conditional Uses.

- (a) Applications for major conditional uses. An application for a major conditional use permit shall be submitted to the planning department in a form provided by the director of planning.
- (1) If approval of a plat is required for the proposed development, an application for plat approval shall be submitted in conjunction with the application for a conditional use permit. However, a major conditional use shall not become effective until the plat has been approved by the board of county commissioners.

RESPONSE: Approval of a plat is not required for this project.

- (2) As a part of the application for major conditional use, an applicant shall be required to submit the following, except for those inappropriate to the proposed development due to the limited size or scale of the development as determined by the planning director:
- a. An environmental designation survey consisting of:
1. A plan drawn to a scale of one inch equals 20 feet or less, except where impractical and the planning director authorizes a smaller scale, and showing the following:
 - (i) Location of property;
 - (ii) Date, approximate north point and graphic scale;
 - (iii) Acreage within the property;
 - (iv) Boundary lines of the property and their bearings and distances;
 - (v) Topography and typical ground cover;
 - (vi) General surface characteristics, water areas and drainage patterns;
 - (vii) Contours at an interval of not greater than one foot or at lesser intervals if deemed necessary for review purposes;
 - (viii) 100-year flood-prone areas by flood zone;
 - (ix) Presently developed and/or already altered areas; and
 - (x) Location of mean high-water line.

RESPONSE: Requirements of the Environmental Designation Survey are contained within the site plan and survey.

2. A natural vegetation map and/or a map of unique environmental features such as:
 - (i) Climax tropical hardwood hammocks;
 - (ii) Endangered species habitats;
 - (iii) Major wildlife intensive use areas.

Response: Please reference Habitat Map which was Tab 17

3. Aerial photographs of the property and surrounding area.

Response: Please reference Tab 13 “Aerial Photograph of Property”

4. A review of historical and archeological sites by the Florida Division of Archives, History and Records Management.

Response: A request for review was sent to their office on 10/25/2010, we are awaiting their response. However based upon review of the site juxtaposed to the 2003 Monroe County Historic Archeological Survey (GAI) indicates there are no significant or historical resources recorded within the project area.

5. A review of unique environmental features such as:
 - i. Climax tropical hardwood hammocks;
 - ii. Endangered species habitats;
 - iii. Major wildlife intensive use areas.

Response: Big Pine Key in conjunction with no name key covers an area of approximately 7,000 acres and contains endangered species including: Key deer (*Odocoileus virginianus clavium*), endangered Lower Keys marsh rabbit (*Sylvilagus palustris hefneri*), and threatened eastern indigo snake (*Drymarchon corais couperi*). In response to the endangered and threatened species there a Habitat Conservation plan was developed in cooperation with the citizens of Big Pine and No Name Keys, Monroe County, the Florida Department of Community Affairs, the Florida Department of Transportation and the Fish and Wildlife Service in order to protect threatened and endangered species as well as allowing limited residential, commercial, recreational, and municipal development. In addition to protecting higher quality habitat, the HCP directs development toward areas that have been already impacted and away from endangered species habitat. The subject property is one in which development is to be directed towards. Monroe County has been issued Incidental Take Permit (TE083411-0) in conjunction with the Habitat Conservation Plan.

In addition Federal Court has placed an injunction on the issuance of flood insurance on any new residential or commercial developments in

suitable habitats of federally listed species in Monroe County. The Big Pine Key-No Name Key HCP is a separate action and does not lift the current injunction. The Fish and Wildlife Service and Federal Emergency Management Agency are working together to address the concerns identified by the Court and plan to submit a revised biological opinion on the National Flood Insurance Program to the Court in the near future, but do not know when the Court will lift the injunction. The FEMA Federal Injunction list was checked to see if any of the Real Estate Numbers appear on this list which it does on the original list but has been recommended to be removed on the FWS revised list.

6. Actual acreage of specific vegetation species or other environmental characteristics.

Response: The site is scarified. There was a portion of vegetation on the rear of the center lot, however this vegetation was classified as invasive exotics and has since been removed.

7. General information relating to the property in regard to the potential impact which development of the site could have on the area's natural environment and ecology.

Response: Based on the site being disturbed, adjacent to US1 and upon review of the species and habitat map there is no potential impact on the area's natural environmental and ecology which has not already been contemplated by the HCP, ITP and TIER system.

8. Environmental resources:

- (i) If shoreline zones were identified, describe in detail any proposed site alterations in the areas, including vegetation removal, dredging, canals or channels; identify measures which have been taken to protect the natural, biological functions of vegetation within this area such as shoreline stabilization, wildlife and marine habitat, marine productivity and water quality maintenance.

Response: N/A

- (ii) If tropical hammock communities or other protected vegetative communities were identified, describe proposed site alteration in those areas and indicate measures which were taken to protect intact areas prior to, during and after construction.

Response: N/A

- (iii) Describe plans for vegetation and landscaping of cleared sites including a completion schedule for such work.

Response: Please see the Landscape Plan for the property which outlines bufferyard and parking lot landscaping in compliance with Monroe County Code. In addition the landscape plan will implement xeriscaping by means of native vegetation.

9. Environmental resources-wildlife. Describe the wildlife species which nest, feed or reside on or adjacent to the proposed site. Specifically identify those species considered to be threatened or endangered. Indicate measures which will be taken to protect wildlife and their habitats.

Response: Please see response to item 5 above.

10. Environmental resources-water quality:

- (i) Identify any waste water disposal areas, including stormwater runoff, septic tank drain-fields, impervious surfaces and construction-related runoff; describe anticipated volume and characteristics. Indicate measures taken to minimize the adverse impacts of these potential pollution sources upon the quality of the receiving waters prior to, during, and after construction; identify the nearshore water quality; and identify how this development will not adversely impact the nearshore water quality.

Response: We have included conceptual drainage plans and calculations. All stormwater will be contained on site through swales which will capture all runoff. Therefore there will be no impact to near shore water quality. We have requested a Letter of Coordination from the FKAA to determine when connection to the central wastewater treatment will be available. In the meantime there is a permitted onsite DEP package plant, permit # FLA 017381 which we will be requesting to modify the permit if necessary to handle any increased flows. The current permit authorizes owner to operate a 0.0035 mgd three month average daily flow, TMADF, extended aeration domestic wastewater treatment facility consisting of 7500 gallons of aeration, 1700 gallon dual blowers, dual 1700 gallon clarifiers, dual 700 gallon polishing tank, dual 430 gallon chlorine contact chambers and an aerobic digester with: Disposal handled by means of underground injection will system U-001 consisting of 2 Class V underground injection wells permitted under Department permit number(s) 12638-0003-UO, 126348-004-UO discharging to Class G-III ground water. Underground injection well system U-001 is located approximately at latitude 24^o40'08"N, longitude 81^o21'08" W.

- (ii) Indicate the degree to which any natural drainage patterns have been incorporated into the drainage system of the project.

Response: The natural drainage pattern pre-development is fairly evenly dispersed due to consistent elevations over the entire site. The drainage patterns following development will move drainage towards a dry retention area on the southwest side of the site.

b. A community impact statement, including:

1. General description of proposed development:

- (i) Provide a general written description of the proposed development; include in this description the proposed phases of development or operation and facility utilization, target dates for each of these, and date of completion; in addition, indicate the site size, developing staging and appropriate descriptive measures such as quantity and type of residential units, commercial floor area, tourist accommodation units, seating and parking capacities; for residential development, indicate the anticipated unit-per-acre density of the completed project;

Response: The subject site is located at approximately MM 30.5 Oceanside in Big Pine Key. The site is located within: the Suburban Commercial Land Use District; Future Land Use Map (FLUM) designation of Mixed-Use Commercial (MC); TIER III Designation; listed as “developed” per Habitat maps and is approximately 1.65 acres. The site is legally described as LOTS 1-7 2 ROGERS SUB PB3-79 BIG PINE KEY and is further described by Real Estate Numbers: 00275410-000000; 00275430-000000; 00275450-000000.

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- (ii) Identify aspects of the project design, such as a clustering, which were incorporated to reduce public facilities costs and improve the scenic quality of the development; describe building and siting specifications which were utilized to reduce hurricane and fire damage potential to comply with federal flood insurance regulations and the comprehensive land use plan.

Response: Clustering was used in order to minimize the impact on the site. In addition placement of structures in addition to landscaping and bufferyards were taken into consideration in order to better enhance the commercial corridor. Parking was designed to be located primarily on the side of the commercial structure rather than creating a “sea of parking” along a border of the property. In addition all units are being built above base flood elevations to comply with federal, state and local requirements. All structures will be designed to meet or exceed 150 mph.

2. Impact assessment on public facilities and water supply:

- (i) Identify projected daily potable water demands at the end of each development phase and specify any consumption rates which have been assumed for the projection;

Response: This project will be designed and meet Monroe County comprehensive plan Objective 701.1 and policy 701.1.2 which involves meeting the following projected potable water consumption levels of .35 gal./sq.ft./day for Commercial Consumption. What this translates to is approximately 5,215 gallons of water per day based on 14,894 square feet of non residential floor area. This translates into the total gallons of: Day – 5,215; Month - 158,622; Year – 1,903,475.

The 2007 Actual water usage for Monroe County was 5,846,000,000 gallons which includes both residential and non-residential consumption. Divided by the 2000 functional population of 153,083 this results in 104.62 gallons/per capita/per day including residential and nonresidential. Non-residential consumption accounts for 29 gallons of the 104.62 gallons of residential consumption in Monroe County.

We will combat the standard practices and consumption behavior in Monroe County by implementing the following in the project. First as we mentioned earlier, xerascaping landscaping will be used which will make water use for outdoor landscaping almost non-existent. Second , low flow toilets will be used which will cut water use by about ½ of the use that pre-1994 toilets would use. Beverage and food coolers will be of the latest technology which will reduce energy consumption considerably from older models. Lighting will incorporate either compact fluorescents or LED lighting to greatly reduce lighting energy demand. A cistern is being proposed beneath the

structure to assist in capture stormwater flow from structures to include canopy and C-store to be recycled back into the site for the car wash, restrooms, and any landscaping watering if any that is done. In addition system automation is being explored which can also drive down energy consumption in the structure.

- (ii) Provide proof of coordination with the Florida Keys Aqueduct Authority; assess the present and projected capacity of the water supply system and the ability of such system to provide adequate water for the proposed development;

Response: We have received a letter of Coordination from the FKAA dated 10/27/2010 which states they have sufficient water supply to service the project.

- (iii) Describe measures to ensure that water pressure and flow will be adequate for fire protection for the type of construction proposed.

Response: We are awaiting confirmation form FKAA of sufficient fire flow to the site for hydrants as well as for sprinklers.

3. Public facilities--Wastewater management:

- (i) Provide proof of coordination with the Florida Department of Health and Rehabilitative Services;

Response: The Florida Department of Health will not be providing wastewater service to the site since Monroe County through FKAA is in the process of installing a Regional Wastewater Treatment System. This site is scheduled to feed into the Cudjoe Regional plant which is an AWT plant designed to collect wastewater along with a reclaim water distribution system. The system is currently under design. Based upon project flows on the site the wastewater will be permitted through FDEP by means of the exiting FDEP package plant on site until wastewater is provided to the site through the Regional System.

- (ii) Provide projection of the average flows of wastewater generated by the development at the end of each development phase; describe proposed treatment system, method and degree of treatment, quality of effluent, and location of effluent and sludge disposal areas; identify method and responsibilities for operation and maintenance of facilities;

Response: The following assumption for Flow were derived from: STATE OF FLORIDA, DEPARTMENT OF HEALTH, CHAPTER 64E-6, FLORIDA ADMINISTRATIVE CODE, STANDARDS FOR ONSITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS EFFECTIVE APRIL 28, 2010.

TABLE I (For System Design) -ESTIMATED SEWAGE FLOWS

Type of Establishment Commercial	Gallons Per Day
Service stations per water closet (a) Open 16 hours per day or less	250
Food operations (a) Restaurant operating 16 hours or less per day per seat	40
(i) Food Outlets excluding delis, bakery, or meat department per 100 square feet of floor space	10
1. Add for deli per 100 square feet of deli floor space	40

Based on 43 seats X 40 gallons per seat = 1720

Based on 1000 sf and 40 seats per 100 = 400 gallons

If you take the average it would be 1060 gallons per day

For the service station there are 2 water closets (one female and one male).

At 250 per WC or Stall X 2 = 500 gallons per day.

Store and deli = 1560 gallons/day

Car Wash = Unknown

Estimates based on DOH are 1560 gallons per day not including the car wash which assumes this will use reclaimed water which will go down the injection well.

- (iii) If public facilities are to be utilized, provide proof of coordination with the Monroe County Waste Collection and Disposal District; assess the present and projected capacity of the treatment and transmission facilities and the ability of such facilities to provide adequate service to the proposed development;

Response: See Response (i) and (ii) above.

- (iv) If applicable, provide a description of the volume and characteristics of any industrial or other effluents.

Response: N/A

4. Public facilities--Solid waste:

- (i) Identify projected average daily volumes of solid waste generated by the development at the end of each phase; indicate proposed methods of treatment and disposal;

Response: Waste will be expected upon receiving certificates of occupancy for Phase I of the project which is anticipated to be in the 1st quarter of 2012. Additional volume to the waste stream will increase upon completion of Phase II expected by the 3rd quarter of 2012.

(ii) Provide proof of coordination with Monroe County Municipal Services District; assess the present and projected capacity of the solid waste treatment and disposal system and the ability of such facilities to provide adequate services to the proposed development;

Response: As of June 2006, Waste Management Inc., reports a reserve capacity of approximately 26 million cubic yards at their Central Sanitary Landfill in Broward County, a volume sufficient to serve their clients for another seven (7) years. Monroe County has a contract with WMI authorizing use of in-state facilities through September 30, 2016, thereby providing the County with approximately ten years of guaranteed capacity. Ongoing modifications at the Central Sanitary Landfill are creating additional air space and years of life. In addition to this contract, the 90,000 cubic yard reserve at the County landfill on Cudjoe Key would be sufficient to handle the County’s waste stream for an additional three years (at current tonnage levels). The combination of the existing haul-out contract and the space available at the Cudjoe Key landfill provides the County with sufficient capacity to accommodate all existing and approved development for up to thirteen years. (Source PFCA 2006)

WASTE PROCESSING - GENERAL WEIGHTS & MEASURES

- 1 cubic yard (i.e., of dumpster space) is composed of 46,656 cubic inches.
- 1 gallon equals 231 cubic inches of capacity
- 1 cubic yd (of dumpster space) equals 202 gallons of capacity. (46,656 / by 231)

LOOSE, NON-COMPACTED WASTE

An average of approximately 200 gallons of trash (i.e. the equivalent of 4 of the 50-gallon bags of loose, non-compacted waste) will fit into each cubic yard of dumpster space. Since an 8-yard dumpster is the equivalent of approximately 1,616 gallons of capacity (i.e. 202 x 8) this means that, if full, an 8-yard dumpster would hold roughly 30 of the 50 gallon bags (or 50 of the 30 gallon bags etc) of loose, non-compacted waste. (i.e. 1,616 divided by 50 gal).

(Source: 2007 WasteCare Corporation)

Dumpster sizes

3 yard	6 ft, 8 inch	4 ft, 1 inch	4 ft, 6 inch
4 yard	6 ft, 8 inch	4 ft, 9 inch	5 ft, 4 inch
6 yard	6 ft, 8 inch	6 ft, 6 inch	5 ft, 4 inch
8 yard	6 ft, 8 inch	7 ft, 6 inch	6 ft, 3 inch

	Site/Week (tons)	Site/Week (lbs)	Yds needed based on 142 lbs/cu yd	Yds. Based on 2X/Week Pickup
TOTAL				
Solid Waste (84%)				
Recycling (6%)				
Yard Waste (10%)				

(iii) Comply with the requirements of section 114-200 of this chapter concerning any applicable traffic study.

Response: Yes, please see Level III Traffic Study prepared by Keys Traffic Studies, LLC

5. Public facilities--Transportation:

(i) Provide a projection of the expected vehicle trip generation at the completion of each development phase; describe in terms of external trip generation and average daily and peak hour traffic;

Response: Yes, please see Level III Traffic Study prepared by Keys Traffic Studies, LLC

(ii) If the project site is adjacent to U.S. 1, describe the measures, such as setbacks and access limitations, which have been incorporated into the project design to reduce impacts upon U.S. 1.

Response: The site has been designed to remove two (2) of the four (4) curb cuts present along US1 at the current site. In addition the two remaining curb cuts will be paved and curbed as to clearly delineate and to direct traffic flows rather than allowing free flow access to the site as presently exists. We are also coordinating closely with FDOT and the three laning project in front of the site.

6. Housing:

(i) If the project includes residential development, provide breakdown of the proposed residential units by price range or rental range and type of unit such as single-family, duplex, townhouse, etc.;

Response: N/A

(ii) If lots are to be sold without constructed dwelling units, indicate the number and percentage of such lots and the extent of improvements to be made prior to sale;

Response: N/A

(iii) Assess the potential of the proposed development to meet local or regional housing needs; in particular, indicate any measures taken to provide low-and moderate-income housing.

Response: N/A

7. Special considerations:

(i) Describe the relationship of the proposed development to the comprehensive land use plan objectives and policies; also indicate relationships [between] existing or proposed public facilities plans; identify any conflicts;

Response: We have programmed the site to be developed juxtaposed to the Comprehensive Plan, Land Development Regulations, Big Pine Key CommuniKeys Plans and Corridor Enhancement Plan.

(ii) Indicate any relationships of the project to special land use and development district such as airport noise and hazard zones, solid or liquid waste treatment or disposal areas;

Response: N/A. The site does not site near or adjacent to any special land use or development districts.

(iii) If applicable, assess the impact of the proposed development upon other adjacent or nearby municipalities or counties.

Response: N/A

8. The data and information provided in a community impact statement shall be coordinated with data and other information and/or permits required by local, regional, state or federal regulatory or reviewing agencies as appropriate to the major conditional use proposed.

Response: We have sent letters of coordination to the Florida Keys Aqueduct Authority (FKAA); Monroe County Fire Marshal; Florida Department of Environmental Protection (FDEP); Florida Department of Transportation (FDOT); Keys Energy Service; Monroe County Solid Waste Management; Florida Division of Historic Resources; Fish & Wildlife Service (FWS). Received: FDEP; Keys Energy, FKAA and Monroe County Solid Waste Management.

On-line Flood Insurance Program at 1-800-338-5670



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1330K

FIRM FLOOD INSURANCE RATE MAP
MONROE COUNTY, FLORIDA
AND INCORPORATED AREAS

PANEL 1336 OF 1335

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 NUMBER 1336
 PANEL 1336
 SUFFIX K
 COMMUNITY MONROE COUNTY

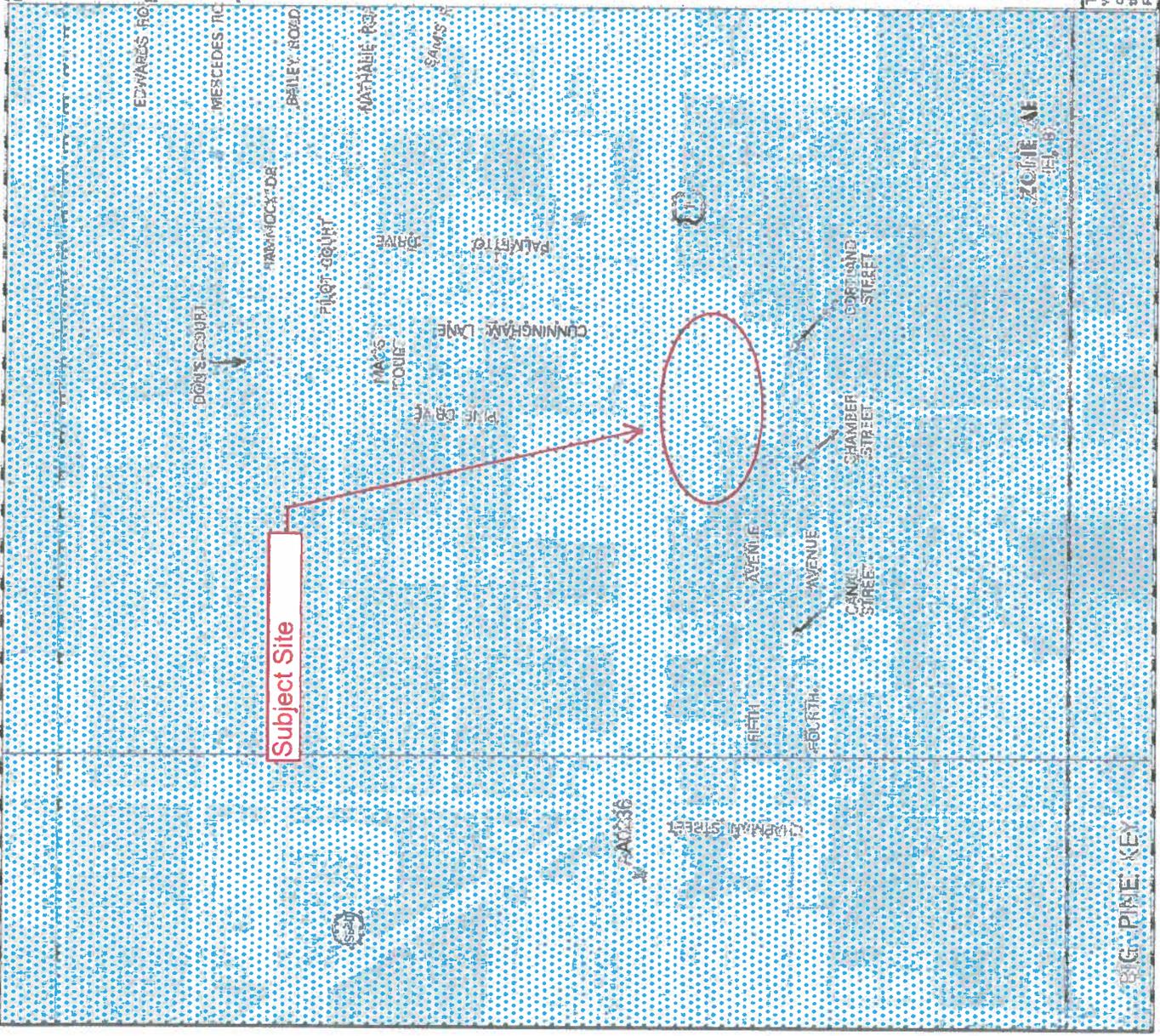
NOTE:
 THIS MAP INCORPORATES APPROXIMATE BOUNDARIES OF COASTAL BARRIER RESOURCES SYSTEM UNITS AND/OR OTHERWISE PROTECTED AREAS ESTABLISHED UNDER THE COASTAL BARRIER IMPROVEMENT ACT OF 1982 (P.L. 97-351).
 Notice to User: The bathymetry shown below should be used when planning crop areas, the community number shown should be used on business applications for the subject community.



MAP NUMBER 12577330K
 MAP REVERSE FEBRUARY 10, 2005

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Gr. PINE KEY

TAB 9



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

CONSTRUCTION MANAGEMENT AND PHASING PLAN

This project is designed to be completed in two Phases. Phase I contemplates: Site Work, Bufferyards, Grading, Paving, Drainage, Site Utilities, Parking Lot, Drives, as well as the development of a 5,593 square foot structure to house the C-Store, Deli/Sandwich shop and an eating area. In addition the 7 Fueling Stations and Canopy will be installed along with the 1,580 square foot car wash. Phase II will encompass the addition of a loft commercial retail space within the C-Store Building. There will be no exterior construction for Phase II of the project (solely interior) with all bulk regulations being met during Phase I.

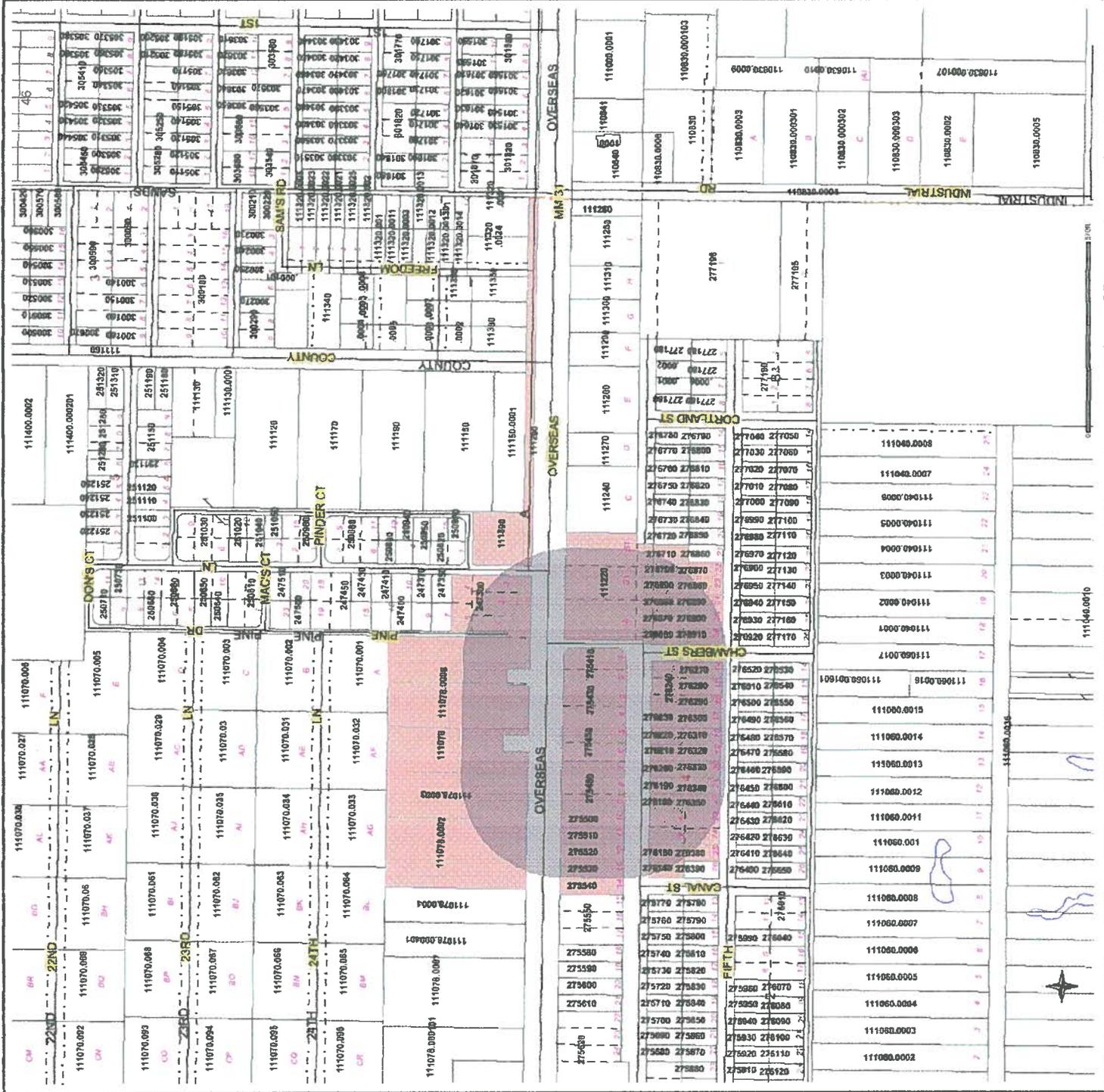
The Tom Thumb project will begin with demolition and clearing of debris on the site followed by rough grading of the overall site, roads and building pads. Trenching will then take place for all the underground utilities to include: sewer, water, electrical transmission, phone and cable. Following the trenching there finish grading will commence and include sub bases for the roads and middle level grading for the surface control features. Next the foundations will be placed and structures will be built. Following the placement of the structures the final grade will take place along with landscaping and final surface applications.

Currently there exists 10,094 square feet of recognized lawfully established floor area on the site. Phase I requires 12,494 square feet of NROGO floor area which will require an allocation of 2400 square feet of NROGO floor area for Phase I. We anticipate submitting a portion of the one of the structure into the Building Department in order to be able to request a 2400 square foot allocation in the January 13, 2011 allocation period which we estimate will be allocated sometime in the beginning of May. During which time we will submit the remaining full set of plans for Phase I of construction to the building department for the remaining 10,094 square feet which will not require an allocation. We anticipate the full set of building plans along with the NROGO allocation to be issued sometime in May of 2011. Construction would commence shortly thereafter and last approximately 8-10 months finishing in the first quarter of 2012. By January 13, 2012 we would submit plans for the loft area inside the C-store requesting another 2400 square foot allocation. The schedule would anticipate the allocation in May of 2012 with construction commencing shortly thereafter with an estimated time to complete of two (2) months.

TAB 10

300" Buffer

- Legend**
- theBuffer
 - theBuffer/Target
 - Real Estate Number
 - Parcel Lot Text
 - Block Text
 - Hooks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines



PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: October 5, 2010 3:19 PM

Landco LLC 300' Buffer
Real Estate Numbers

RE	Name	Add 1	prepared 10/5/2010	Add 2	Add 3	City	State	Zip
00111078-0000500	12TH STREET HOLDINGS LLC	C/O FRIEDSAM S CARL ESQ		300 CONVENT ST STE 2500		SAN ANTONIO	TX	78205-3716
00247300-0000000	12TH STREET HOLDINGS LLC	C/O FRIEDSAM S CARL ESQ		300 CONVENT ST STE 2500		SAN ANTONIO	TX	78205-3716
00276370-0000000	BARRINGTON WILLIAM L AND AMY			30625 5TH AVE		BIG PINE KEY	FL	33043
00276350-0000000	BD OF TRUSTEES OF THE INT IMP TR FUND OF THE ST OF FLORIDA	C/O FL DEPT OF ENV PROT DIV OF ST LANDS		3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
00276340-0000000	BD OF TRUSTEES OF THE INT IMP TR FUND OF THE ST OF FLORIDA	C/O FL DEPT OF ENV PROT DIV OF ST LANDS		3900 COMMONWEALTH BLVD		TALLAHASSEE	FL	32399-3000
00111078-0003300	BEAL RICHARD C			PO BOX 430273		BIG PINE KEY	FL	33043-0273
00111078-0000000	BEAL RICHARD C			PO BOX 430273		BIG PINE KEY	FL	33043-0273
00276240-0000000	BILECKY EVELYN K REV LIV TR DTD 6/2/08			79 WARD RD		MAGGIE VALLEY	NC	28751
00275480-0000000	C B SCHMITT REAL ESTATE CO INC			11100 OVERSEAS HWY		MARATHON	FL	33050
00276330-0000000	CITY OF MARATHON			9805 OVERSEAS HWY		MARATHON	FL	33050
00276200-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276870-0000000	COUNTY OF MONROE THE			500 WHITEHEAD STREET		KEY WEST	FL	33040
00276220-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276230-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276710-0000000	COUNTY OF MONROE THE			500 WHITEHEAD STREET		KEY WEST	FL	33040
00276210-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREETE		KEY WEST	FL	33040
00276700-0000000	COUNTY OF MONROE THE			500 WHITEHEAD STREET		KEY WEST	FL	33040
00276380-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREET		KEY WEST	FL	33040
00276320-0000000	COUNTY OF MONROE THE	% BOARD OF COUNTY COMMISSIONERS		500 WHITEHEAD STREET		KEY WEST	FL	33040
00111078-0000600	D NORMAN ENTERPRISES INC			30677 OVERSEAS HWY		BIG PINE KEY	FL	33043
00276190-0000000	DARVILLE JAMES G SR			4070 N US 1		COCOA	FL	32927
00276180-0000000	DARVILLE JAMES G SR			4070 N US1		COCOA	FL	32927
00111200-0000000	DOT/ST.OF FL	(STATE OF FL DEPT OF		TRANSPORTATION)		TALLAHASSEE	FL	32399
00276890-0000000	KOLEDA JOHN REV TR AGR 5/27/2010			PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276880-0000000	KOLEDA JOHN REV TR AGR 5/27/2010			PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276910-0000000	KOLEDA JOHN REV TR AGR 5/27/2010			PO BOX 430211		BIG PINE KEY	FL	33043-0211
00276900-0000000	KOLEDA JOHN REV TR AGR 5/27/2010			PO BOX 430211		BIG PINE KEY	FL	33043-0211
00275450-0000000	LANDCO LLC			97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00275410-0000000	LANDCO LLC			97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00275430-0000000	LANDCO LLC			97 WEST OKEECHOBEE RD		HIALEAH	FL	33010
00276310-0000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M		496 RADFORD RD		PIKEVILLE	NC	27863-8699
00276300-0000000	ROBERTS PAUL F JR ESTATE	C/O ROBERTS LOLA M		496 RADFORD RD		PIKEVILLE	NC	27863-8699

Landco LLC 300' Buffer
Real Estate Numbers

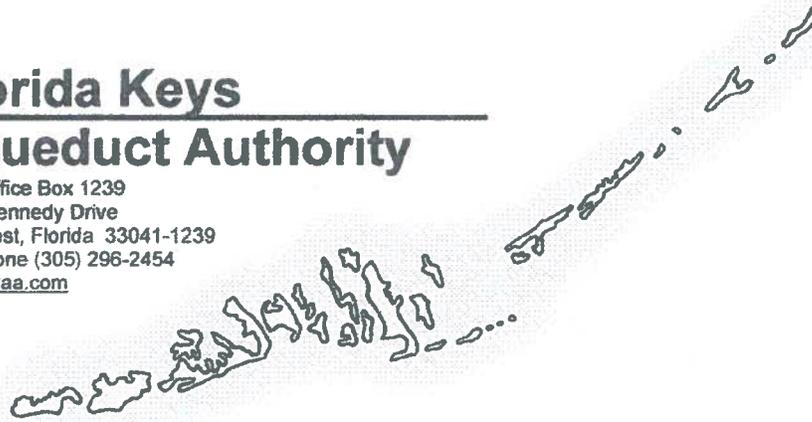
00276270-000000	ROBERTS PAUL F JR ESTATE		C/O ROBERTS LOLA M	10/5/2010	496 RADFORD RD	PIKEVILLE	NC	27863-8699
00276290-000000	ROBERTS PAUL F JR ESTATE		C/O ROBERTS LOLA M		496 RADFORD RD	PIKEVILLE	NC	27863-8699
00276280-000000	ROBERTS PAUL F JR ESTATE		C/O ROBERTS LOLA M		496 RADFORD RD	PIKEVILLE	NC	27863-8699
00276140-000000	ROMEO WILLIAM				5318 VIRGINIA AVE	CHARLESTON	WV	25304
00276660-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000				P O BOX 430512	BIG PINE KEY	FL	33043
00276690-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000				P O BOX 430512	BIG PINE KEY	FL	33043
00111220-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000				P O BOX 430512	BIG PINE KEY	FL	33043
00276680-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000				P O BOX 430512	BIG PINE KEY	FL	33043
00276670-000000	SCHARCH JOHN BRUCE DEC OF TRUST DTD 7/28/2000				P O BOX 430512	BIG PINE KEY	FL	33043
00111390-000000	SO BELL TEL CO		C/O BELLSOUTH TELECOMMUNICATIONS INC		675 W PEACHTREE ST	ATLANTA	GA	30308
00276150-000000	TIITF		D/B/A A T & T FL		3900 COMMONWEALTH BLVD	TALLAHASSEE	FL	32399-3000
00275500-000000	UNITED STATES OF AMERICA		C/O DEP			WASHINGTON	DC	20240
00275510-000000	UNITED STATES OF AMERICA					WASHINGTON	DC	20240
00275520-000000	UNITED STATES OF AMERICA					WASHINGTON	DC	20240
00275540-000000	UNITED STATES OF AMERICA					WASHINGTON	DC	20240
00275530-000000	UNITED STATES OF AMERICA					WASHINGTON	DC	20240
00111078-000200	UNITED STATES OF AMERICA					WASHINGTON	DC	20240

TAB 11



Florida Keys Aqueduct Authority

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



October 27, 2010

David C. Ritz
Chairman
Key Largo

Elena Z. Herrera
Vice-Chairman
Rockland Key

Rose M. Dell
Secretary/Treasurer
Big Pine Key

J. Robert Dean
Key West

Antoinette M. Appell
Marathon

James C. Reynolds
Executive Director

Joel Reed
Solaria Design
3000 Overseas Highway
Marathon, Florida 33050

RE: Tom Thumb, 30662 Overseas Highway, Big Pine Key, Florida
FKAA Location # 019539, #013274 & #012940
RE # 00275410-000000; #00275430-000000 & #0027540-000000

Dear Mr. Reed:

This letter will serve as proof that a coordination process for the above referenced project has begun.

Our records indicate that there is an 8" water main located in the front of the above referenced site on Overseas Highway in Big Pine Key and it appears adequate to serve your proposed project. The Florida Keys Aqueduct Authority has no-objection to you obtaining whatever permits that may be necessary to construct the project.

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

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

Sincerely Yours,
Florida Keys Aqueduct Authority

Marnie L. Walterson
Distribution Design Specialist

CC: Irma Boveda, Customer Service Manager-Key West
Dori Anderson, Customer Service Manager-Marathon
Sue Reich, Customer Service Manager-Tavernier

October 25, 2010

Florida Keys Aqueduct Authority
Post Office Box 1239
1100 Kennedy Drive
Key West, Florida, 33041-1239



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: mwalterson@fkaa.com

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

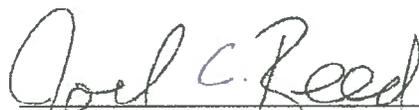
I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

EXISTING DEVELOPMENT	SQUARE FEET	PROPOSED DEVELOPMENT	SQUARE FEET
Restaurant	2713	Convenience Store	4489
Dive Shop	2780	Commercial Retail (Other)	2400
Gas Station Convenience Store	2100	Deli	1,000
Misc. Commercial Retail; Tiki; & Utility	1853	Car Wash	1,763
Fuel Canopy	648	7 Fueling Stations and Canopy	5,316
Total Existing	10,094	Total Proposed	14,986

SITE DATA					
Zoning:	Suburban Commercial	Max. Height	35'	Developed Area	1.26 Acres
Tier:	III	Proposed Parking	37 Spaces	Open Space	.38 Acres

We are requesting a letter of coordination from your department per the direction of the Monroe County Planning Department with regards to water and wastewater. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Sincerely,



Joel C. Reed, AICP

Attach: Site Plan and Survey

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO



SOLARIA
 PLANNING
 ARCHITECTURE
 ENGINEERING

October 25, 2010

County of Monroe
 Office of Fire Marshal
 490 63rd Street
 Marathon, FL 33050

Sent Via Email: zavalney-steve@monroecounty-fl.gov

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
 Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
 Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

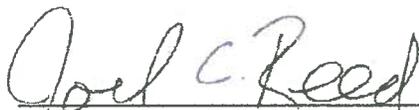
I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

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Sincerely,


 Joel C. Reed, AICP

Attach: Site Plan & Survey

3000 Overseas Highway, Marathon, FL 33050
 P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Florida Department of Environmental Protection
South District Branch Office
2796 Overseas Highway, Suite 221
Marathon, FL 33050

Sent Via Email: Bruce.Franck@dep.state.fl.us

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

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Sincerely,


Joel C. Reed, AICP

Attach: Site Plan and Survey

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariaadesign.com
www.solariaadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010

Florida Department of Transportation
District 6 Permits Office
1000 N.W. 11 1 Avenue, Room 6207
Miami, FL 33172-5800



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: lemairek@transfieldservices.com

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

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Sincerely,

Joel C. Reed, AICP

Attach: Site Plan and Survey

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010

Keys Energy Services
Attn: Kevin Hawthorne
P.O. Box 6100
Key West, FL 33041-6100



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: kevin.hawthorne@keysenergy.com

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps, new food deli, and car wash. Please see a breakdown of the proposed uses below.

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Joel C. Reed, AICP

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P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010

County of Monroe
Solid Waste Management
Attn: Rosa Washington
1100 Simonton Street
Suite 2-284
Key West, FL 33040



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: washington-rosa@monroecounty-fl.gov

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

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3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010

FL Dept. of State, Div Historical Resources
Bureau of Historic Preservation
Attn: Laura Kammerer
500 S. Bronough Street
Tallahassee, FL 32399-0250



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: kdpeterson@dos.state.fl.us

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

EXISTING DEVELOPMENT	SQUARE FEET	PROPOSED DEVELOPMENT	SQUARE FEET
Restaurant	2713	Convenience Store	4489
Dive Shop	2780	Commercial Retail (Other)	2400
Gas Station Convenience Store	2100	Deli	1,000
Misc. Commercial Retail; Tiki; & Utility	1853	Car Wash	1,763
Fuel Canopy	648	7 Fueling Stations and Canopy	5,316
Total Existing	10,094	Total Proposed	14,986

SITE DATA					
Zoning:	Suburban Commercial	Max. Height	35'	Developed Area	1.26 Acres
Tier:	III	Proposed Parking	37 Spaces	Open Space	.38 Acres

We are requesting a letter of coordination from your department per the direction of the Monroe County Planning Department. I thank you in advance for your time and attention to this matter, if you have any questions or concerns please contact me at the below listed address and telephone numbers.

Sincerely,

Joel C. Reed, AICP

Attach: Site Plan and Survey

3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO

October 25, 2010

Fish & Wildlife Service
South Florida Ecological Services Office
Attn: Winston Hobgood
1339 20th Street
Vero Beach, FL 32960



SOLARIA
PLANNING
ARCHITECTURE
ENGINEERING

Sent Via Email: Winston.Hobgood@fws.gov

RE: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine Key FL 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

To Whom It May Concern:

I am writing concerning the above mentioned site which is currently developed lot located at approximately MM 30.5 Oceanside in Big Pine Key. The site is currently developed with a Tom Thumb Service Station, and Dive Shop. Also on the subject site was a restaurant that has recently been demolished. The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps; new food deli; and car wash. Please see a breakdown of the proposed uses below.

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Joel C. Reed, AICP

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3000 Overseas Highway, Marathon, FL 33050
P: 305.289.7980 F: 305.768.0132 Email: info@solariadesign.com
www.solariadesign.com

ATLANTA

FLORIDA KEYS

ORLANDO



Florida Department of Environmental Protection

South District Branch Office
2796 Overseas Highway Suite 221
Marathon, FL 33050

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Mimi A. Drew
Secretary

October 26, 2010

Solaria
Joel Reed
3000 Overseas Highway
Marathon, FL 33050

Re: Monroe County - ERP
Florida Keys EMA
Proposed Redevelopment of Fuel Service Station and Commercial Retail
Tom Thumb Store #211
RE #s 00275410-000000, 00275430-000000 and 00275450-000000

Dear Mr. Reed:

This letter is in response to your request for a letter of coordination dated October 25, 2010, received by the Department October 25, 2010. A review of your submittal indicates that the proposed construction activities may require permits from the South Florida Water Management District (SFWMD).

The Department and the Water Management districts have executed Operating Agreements that divide responsibilities for processing environmental resource permit applications in accordance with the type of activity involved. This division of responsibilities is summarized in Attachment 1 of the *"Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit"* booklet.

It appears your proposal should be processed by the South Florida Water Management District. Please submit your application to the following address:

South Florida Management District
P. O. Box 24680
West Palm Beach, Florida 33416-4680

Solaria Design

RE #s 00275410-000000, 00275430-000000 and 00275450-000000

Page 2 of 2

If you have any questions regarding the application you may contact Barb Conmy of the SFWMD at (561) 686-8800. If you have any additional questions you may contact me at the letterhead address or by telephone at (305) 289-2310 or via E-mail at Bruce.Franck@dep.state.fl.us.

Sincerely,

A handwritten signature in cursive script that reads "Bruce Franck".

Bruce Franck
Environmental Manager
Submerged Lands and
Environmental Resources Program

BF/bf



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

UTILITY BOARD OF THE CITY OF KEY WEST

October 25, 2010

Mr. Joel C. Reed
Solaria Design
3000 Overseas Highway
Marathon, FL 33050

RE: Redevelopment of Fuel Service Station and Commercial Retail
30662 Overseas Highway. Big Pine Key, Florida

Dear Mr. Reed:

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

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

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

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

Should you have any questions, please contact me at (305)295-1078.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Hawthorne", written over a horizontal line.

Kevin Hawthorne
Senior Customer Accounts Representative

KH/kh

Enclosures

c:

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



PROJECT REVIEW FORM

TO BE PROCESSED FOR NEW SERVICE AND WHEN AN INCREASE IN LOAD WILL OCCUR

Date Received: _____ Accepted By: _____
 Drawing Submitted: YES ___ NO ___ Panel Breakdown: YES ___ NO ___

Project Name: _____

Project Location: _____

Type of Project: _____

Construction Start Date: _____ Completion Date: _____ Electric Connection Date: _____

Owner: _____ Phone: _____

Mailing Address: _____

Architect/Engineer: _____ Phone/Beeper/Cell: _____

General Contractor: _____ Phone/Beeper/Cell: _____

Electrical Contractor: _____ Phone/Beeper/Cell: _____

Three-Phase Load: _____ kW Single-Phase Load: _____ kW

Total Connected Load: _____ Expected Peak Demand: _____

Panel Size: _____ Amps Voltage: _____ Phase: _____ Type: _____
(Wye or Delta)

Service: 3-Wire Size: _____ 4-Wire Size: _____

Square Footage of Project: _____ Number of Units _____ Commercial/Residential

Hours of Operation: S _____ M _____ T _____ W _____ T _____ F _____ S _____

Type of Electric Service: Overhead Secondary Underground Primary Underground Secondary

Comments: _____

****COMPLETE PANEL BREAKDOWN ON REVERSE SIDE OR SUBMIT DRAWINGS WITH PANEL SCHEDULE****

TO BE COMPLETED BY KEYS	
Total Connected Load _____ kW	_____/_____/_____ Supervisor Engineering
% of Diversity _____ %	_____/_____/_____ Director of Electrical Operations
Total Max Demand _____ kW	Comments: _____
Walk Thru Required: Yes No	CC: DF, DP, MG, Project File

EQUIPMENT BREAKDOWN

Panel Size: _____ Amp

ITEM	EQUIPMENT AMP	NAME PLATE KW	EQUIPMENT DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			

TOTAL CONNECTED LOAD: KW _____

NEC ESTIMATE DEMANDS: KW _____



BOARD OF COUNTY COMMISSIONERS

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



October 25, 2010

Joel C. Reed, AICP
Solaria Design
3000 Overseas Highway
Marathon, Fl. 33050

Subj: Proposed Redevelopment of Fuel Service Station and Commercial Retail
Address: 30662 Overseas Highway, Big Pine, Fl. 33043 (Oceanside)
Real Estate Number(s): 00275410-000000; 00275430-000000; & 00275450

Dear Mr. Reed:

We are in receipt of the documents you submitted for our review.

After reviewing your project, my suggestion would be for the planners of this project to include an ample area for solid waste and recycling bins, for all proposed establishments.

Once the project is built, our office would be happy to coordinate a recycling program to help employees and customers learn proper trash disposal and recycling. Monroe County's recycling program is single stream (also known as "fully commingled") recycling; all paper fibers and containers (plastic, glass, cans, cartons) are mixed together, instead of being sorted into separate commodities.

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rosa S. Washington'.

Rosa S. Washington
Sr. Administrator, Public Works – Solid Waste/Recycling

TAB 12

TAB 13

Store 211 BPK

- Legend
- Selected Features
 - Real Estate Number
 - Parcel Lot Text
 - Dimension Text
 - Block Text
 - Point of Interest Text
 - Hoeks/Leads
 - Lot Lines
 - Easements
 - Road Centerlines
 - Water Names
 - Parcels
 - Shoreline
 - Section Lines
 - 2008 Aerials

PALMIS

Monroe County Property Appraiser
500 Whitehead Street
Key West, FL

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for *ad valorem tax purposes* only and should not be relied on for any other purpose.

Date Created: July 23, 2010 10:34 AM



TAB 14

TAB 15

TAB 16

TAB 17

Map



Parcels



Roads

Parcels



Habitat 2009



2009 Orthophotography

Red: Band_1

Green: Band_2

Blue: Band_3

275430 (1)

Parcels (1)

RECHAR	PARCELNO	NAME	ADD1	ADD2	UNIT	CITY	STATE	ZIP	COUNTRY	PC	RE	RECHAR_1	AI
	00275430-2666 29	LANDCO		97 WEST								00275430-	

TAB 18

County of Monroe
Growth Management Division

Planning & Environmental Resources

Department

2798 Overseas Highway, Suite 410

Marathon, FL 33050

Voice: (305) 289-2500

FAX: (305) 289-2536



Board of County Commissioners

Mayor Mario Di Gemaro, Dist. 4

Mayor Pro Tem Sonny McCoy, Dist. 3

Dixie Spehar, Dist. 1

George Neugent, Dist. 2

Sylvia J. Murphy, Dist. 5

We strive to be caring, professional and fair

August 12, 2008

#211 - BIG PINE

Douglas Landsea
Landsea Developments, LLC
8807 SW 153 Terrace
Palmetto Bay, FL 33157

RE: LETTER OF DEVELOPMENT RIGHTS DETERMINATION FOR THE 'LANDCO LLC' PROPERTIES, LOCATED ON THE OVERSEAS HIGHWAY, BIG PINE KEY, MILE MARKER 30.6, AND HAVING REAL ESTATE NUMBERS 00275410.000000, 00275430.000000 & 00275450.000000

Mr. Landsea,

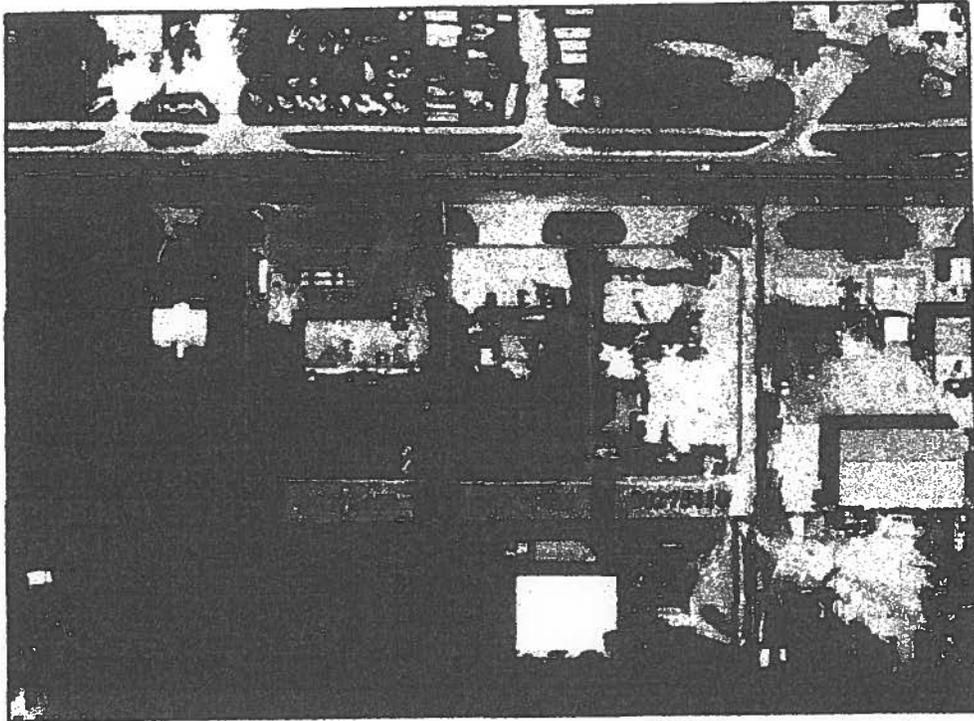
This letter is in response to your request for a determination as to the amount of the non-residential floor area that may be rebuilt and exempt from the Non-Residential Rate of Growth Ordinance (NROGO) on the above-described premises.

I. Background Information

The subject property is located at the southwestern corner of the Overseas Highway (US 1) and Chambers Street on Big Pine Key. In total, it is comprised of seven contiguous lots, which are aggregated under three real estate (RE) numbers: 00275410.000000, 00275430.000000 & 00275450.000000.

All three parcels are owned by Landco LLC and are legally described as Lots 1 - 7, Rogers Subdivision, Big Pine Key (PB3-79). Each parcel is occupied by an independent business, Tom Thumb Food Store (Lots 5 - 7), Underseas Dive Shop (Lots 3 & 4) and the currently closed KD's Steak & Seafood House (Lots 1 & 2).

The parcels have a Land Use District designation of Sub Urban Commercial (SC), a Future Land Use Map (FLUM) designation of Mixed Use / Commercial (MC), and a tier designation of Tier 3. The following aerial photograph shows the boundaries of the subject property (outlined in blue).



Subject Property, Overseas Highway (US 1), Big Pine Key

II. Non-Residential Floor Area

As defined in MCC §9.5-124(b), *non-residential floor area* is the sum of the gross floor area for a non-residential structure as defined in MCC §9.5-4, any areas used for the provision of food and beverage services and seating whether covered or uncovered, and all covered, unenclosed areas. Walkways, stairways, entryways, parking, loading areas are not considered floor area.

Pursuant to MCC §9.5-124.3, owners of land upon which lawfully-established non-residential floor area exists, shall be entitled to one square foot for each such square foot in existence. Administrative Interpretation 03-108 provides the criteria to be used by staff to determine whether or not non-residential floor area was lawfully-established:

- (a) A permit or other official approval from the Division of Growth Management for the non-residential floor area (in order to view all of the building permit numbers found for the subject property, with corresponding descriptions and dates of issuance, please refer to Attachment A):

Building permits establishing floor area on RE 00275410.000000:

There is one existing building on the property. Building Permit 309 was issued in 1960 for a model home and office (not for residence), consisting of 988 ft² of floor area (38 ft x 26 ft). The model home was converted into a restaurant in the 1960s and subsequently expanded via the following building permits: 14785 was issued in 1967 for a 100 ft² addition

(approximately 10 ft x 10 ft), 15598 was issued in 1968 for a 360 ft² covered screened porch (30 ft x 12 ft), 21518 was issued in 1970 for a 292 ft² addition (approximately 16 ft x 16 ft) and 21574 was issued in 1970 for a 400 ft² covered screened porch (25 ft x 16 ft). In addition, the following building permits have been issued for renovations to the restaurant: 29527 (1973), 891-1056 (1989), 951-0537 (1995), 961-1105 (1996) and 011-1278 (2001).

There is also an existing tiki and a utility building on the property. Building Permit 378 was issued in 1960 for a 360 ft² open-sided structure for storage (30 ft x 12 ft). Building Permit 14767 was issued in 1967 to move, enclose and expand the structure to 640 ft² (32 ft x 20 ft). Building Permits 981-1104 and 981-0967 were issued in 1998 and 1999 to demolish the roof and walls of the structure and construct a 800 ft² tiki to be used as a waiting area for the restaurant. Staff found no building permit for the utility building.

Building permits establishing floor area on RE 00275430.000000:

There is one existing building on the property. Building Permit 22871 was issued in 1971 for a storage building, consisting of 2,000 ft² of floor area (approximately 60 ft x 32 ft). The storage building was converted into a store in the 1970s and since that time two building permits have been issued for renovations: A-441 (1975) and 941-0571 (1994).

There are also existing sheds on the property. Building Permit B-606 was issued in 1975 for a 100 ft² shed for storage. Staff found no building permits for additional sheds.

Building permits establishing floor area on RE 00275450.000000:

There is one existing building on the property. Building Permit 18676 was issued in 1969 for a store, consisting of 2,100 ft² of floor area (70 ft x 30 ft). The store was converted into a convenience store / gas station in the 1970s and since that time several building permits have been issued for renovations: A-2487 (1977), A-4769 (1979), 891-1128 (1989), 941-0640 (1994), 981-1214 (1998) and 051-0406 (2005). In addition, Building Permit 19931 was issued in 1970 for an attached 360 ft² storage building.

There is also an existing shed and canopy on the property. Building Permit 22564 was issued in 1971 for a 480 ft² shed for storage. Building Permit 901-0540 was issued in 1990 for a 648 ft² canopy to cover the fuel pumps.

(b) If a permit or other official approval from the Division of Growth Management is not available, the following information may be used to establish that non-residential floor area was lawfully-established:

a. Aerial photos showing the structure in existence prior to 1986:

Aerial photography from 1984 to 2006 confirms the continuous existence of the following structures on the property:

Structure	Number	Year						
		1984	1986	1987	1988	1989	1990	1991
Restaurant (Building 1)	00275410	Y	Y	Y	Y	Y	Y	Y
Tiki (Misc. Improvement 2)	00275410	N	N	N	N	Y	Y	Y
Utility Building (Misc. Improvement 5)	00275410	Y	Y	Y	Y	Y	Y	Y
Dive Shop (Building 1)	00275430	Y	Y	Y	Y	Y	Y	Y
Utility Building (Misc. Improvement 3)	00275430	?	?	?	?	?	Y	Y
Utility Building (Misc. Improvement 4)	00275430	?	?	?	?	?	?	?
Utility Building (Misc. Improvement 5)	00275430	?	?	?	?	?	?	?
Convenience Store (Building 1, FLA)	00275450	Y	Y	Y	Y	Y	Y	Y
Storage Building (Building 1, SBF)	00275450	Y	Y	Y	Y	Y	Y	Y
Utility Building (Misc. Improvement 2)	00275450	Y	Y	Y	Y	Y	Y	Y
Canopy (Misc. Improvement 5)	00275450	N	N	Y	Y	Y	Y	Y

? - From aerial photography, Staff couldn't determine if structure was in existence or not

b. Monroe County property record card showing the existence of the non-residential floor area prior to 1986:

The Property Appraiser currently assesses RE 00275410.000000 under a property classification code of PC 21 (restaurant and cafeteria). The 2008 property record card shows a building value on the parcel from 1982 to present and currently attributes one building to the property. Staff has determined that "Building No. 1" is the restaurant. The year built is indicated as 1958 and the ground floor area is specified as 2,764 ft². There are also two miscellaneous improvements containing floor area: a 732 ft² tiki and 60 ft² utility building, constructed in 1998 and 1980 respectively.

The Property Appraiser currently assesses RE 00275430.000000 under a property classification code of PC 11 (stores, one story). The 2008 property record card shows a building value on the parcel from 1994 to present and currently attributes one building to the property. Staff has determined that "Building No. 1" is the dive shop. The year built is indicated as 1971 and the ground floor area is specified as 2,780 ft². There are also three miscellaneous improvements containing floor area: a 153 ft² utility building and two 80 ft² utility buildings, constructed in 1984, 1979 and 1974 respectively.

The Property Appraiser currently assesses RE 00275450.000000 under a property classification code of PC 26 (gas station / convenience store). The 2008 property record card shows a building value on the parcel from 1982 to present and currently attributes

one building to the property. Staff has determined that "Building No. 1" is the convenience store. The year built is indicated as 1969 and the ground floor area is specified as 2,460 ft². There are also three miscellaneous improvements containing floor area: a 504 ft² utility building and a 612 ft² commercial canopy, constructed in 1975 and 1999 respectively.

Existing Structures per Monroe County Property Appraiser:

Structure	Real Estate Number	Floor Area	Year Built
Restaurant (Building 1)	00275410	2,764 ft ²	1958
Tiki (Misc. Improvement 2)	00275410	732 ft ²	1998
Utility (Generator) Building (Misc. Improvement 5)	00275410	60 ft ²	1980
Dive Shop (Building 1)	00275430	2,780 ft ²	1971
Utility Building (Misc. Improvement 3)	00275430	153 ft ²	1984
Utility Building (Misc. Improvement 4)	00275430	80 ft ²	1979
Utility Building (Misc. Improvement 5)	00275430	80 ft ²	1974
Convenience Store (Building 1, FLA)	00275450	2,100 ft ²	1968
Storage Building (Building 1, SBF)	00275450	360 ft ²	1968
Utility Building (Misc. Improvement 2)	00275450	504 ft ²	1975
Canopy (Misc. Improvement 5)	00275450	612 ft ²	1999

Note: Floor area totals are based on the 2008 records only and may be inaccurate.

c. Utility records that show the non-residential use being served prior to 1986:

A complete utility service history for all of the businesses on the subject property was not submitted for review. The applicant submitted Keys Energy Services and Florida Keys Aqueduct Authority records that indicate that electric and water service is currently provided to the Tom Thumb Food Store on Big Pine Key. However, the submitted information did not state when the accounts were initiated.

d. Whether the non-residential use could have been a permitted use under the pre-1986 zoning of the property:

Prior to 1986, the parcels were within a BU-2 (Medium Business) district. Various types of commercial retail uses were permitted in the BU-2 district.

e. Occupational Licenses showing the use being served prior to 1986:

A complete occupational license history for all of the businesses on the subject property was not submitted for review.

f. Other Supporting Information:

A boundary survey of Lots 1-7, dated 2007, was included in the application. The survey shows a "one-story ground level" (restaurant), a "one story ground level" (dive shop), a "one story ground level" (convenience store), an "elevated covered wood deck" (tiki), a "covered area" (canopy) and several sheds/utility buildings. The survey shows most of

the existing buildings in the same configuration and size as that shown on the 2008 property record card.

RE 00275410.000000:

Planning Commission Resolution No. P65-00 approved the upgrade of a 2-COP alcoholic beverage special use permit to a 5-SRX for the restaurant. In the staff report, it is indicated that the restaurant was 2,713 ft² and the tiki was 800 ft².

A boundary survey of Lots 1 and 2, dated 1998, was included in the applications for Building Permits 981-0967, 981-1104 and 981-3117. The survey shows a "one-story wood and masonry building", a "one-story wood and metal building" and a "generator building." The wood and masonry building is the existing restaurant, the wood and metal building was the storage building replaced by the tiki and the generator building is the existing utility building. The survey indicates that the restaurant and generator building are in the same configuration and size as that shown on the 2008 property record card.

A site plan of Lots 1 and 2, dated 1997, was included in the application for Building Permit 971-1529. The site plan shows a "frame building, restaurant", a "frame building" and a "metal cold storage building". The frame building restaurant and metal cold storage building (later connected) are the existing restaurant and the frame building was the storage building replaced by the tiki. The site plan indicates that the restaurant is in the same configuration and of relatively the same size as that shown on the 2008 property record card.

A boundary survey of Lots 1 and 2, dated 1977, was included in the applications for Building Permits 941-1086 and 951-0537. The survey shows a "one-story frame restaurant", a "frame building" and a "metal cold storage building". The frame restaurant and metal cold storage building (later connected) are the existing restaurant and the frame building was the storage building replaced by the tiki. The survey indicates that the restaurant is in the same configuration and of relatively the same size as that shown on the 2008 property record card.

RE 00275430.000000

No additional supporting information was submitted or found.

RE 00275450.000000

A boundary survey of Lots 5-7, dated 1987, was included in the application for Building Permit 981-1586. The survey shows a "one-story CBS store" and a "CBS shed". The CBS store is the existing convenience store and the CBS shed is the existing utility building. The survey indicates that the convenience store and utility building are in the same configuration and size as that shown on the 2008 property record card.

A boundary survey of Lots 5, 6 and 7, dated 1976, was included in the application for Building Permit A-2380. The survey shows a "retail store building, 1 story" and a "1

story CBS storage building". The retail store building is the existing convenience store and the storage building is the existing utility building. The survey indicates that the convenience store and utility building are in the same configuration and size as that shown on the 2008 property record card.

III. Lawful Determination

Based on a review of the records, the Planning & Environmental Resources Department has determined that nine thousand four hundred forty six (9,446) square feet of non-residential floor area and six hundred forty eight (648) square feet of 'canopy' non-residential floor area are lawfully-established on the subject property and therefore exempt from the NROGO permit allocation system.

Nonresidential Floor Area by Structure:

Restaurant (Building 1)	00275410	2,764 ft ²	2,140 ft ²	2,713 ft ²
Tiki (Misc. Improvement 2)	00275410	732 ft ²	800 ft ²	800 ft ²
Utility Building (Misc. Improvement 5)	00275410	60 ft ²	None found	60 ft ²
Dive Shop (Building 1)	00275430	2,780 ft ²	2,000 ft ²	2,780 ft ²
Utility Building (Misc. Improvement 3)	00275430	153 ft ²	None found	153 ft ²
Utility Building (Misc. Improvement 4)	00275430	80 ft ²	None found	0 ft ²
Utility Building (Misc. Improvement 5)	00275430	80 ft ²	None found	0 ft ²
Convenience Store (Building 1, FLA)	00275450	2,100 ft ²	2,100 ft ²	2,100 ft ²
Storage Building (Building 1, SBF)	00275450	360 ft ²	360 ft ²	360 ft ²
Utility Building (Misc. Improvement 2)	00275450	504 ft ²	480 ft ²	480 ft ²
Total				9,446 ft ²
Canopy (Misc. Improvement 5)	00275450	612 ft ²	648 ft ²	648 ft ² *
Total				648 ft ² *

* Subject to MCC §9.5-124.2, which concerns the enclosure of commercial canopies

Restaurant: The building permit history only documents the establishment of 2,140 ft² of floor area. However, in the staff report for Resolution No. P65-00, it is indicated that the restaurant consisted of 2,713 ft² floor area in 2000. Therefore, 2,713 ft² of floor area was recognized at that time. In further support, a building of approximately 2,713 ft² is shown on boundary surveys from 2007 and 1998 and the Property Appraiser's records indicate the restaurant is 2,764 ft².

Tiki: A building permit was issued in 1998 for an 800 ft² tiki. Although the tiki is unenclosed and its floor area was not approved for outdoor seating, it replaced a covered and enclosed storage shed. Therefore, it is not subject to the canopy regulations of MCC §9.5-124.2.

Utility (Generator) Building (Misc. Improvement 5): Staff did not locate a building permit for the generator building. However, the Property Appraiser's records indicate that a 60 ft² utility building has been on the property since 1980. Furthermore, a 60 ft² building is consistent with the structure shown on boundary surveys from 2007 and 1998 (14 ft x 6 ft footprint) and as seen in aerial photography from 1984 to 2006.

Dive Shop: The building permit history only documents the establishment of 2,000 ft² of floor area. However, the Property Appraiser's records indicate that a 2,780 ft² building has been on the property since 1971. Furthermore, a 2,780 ft² building is consistent with the structure shown on a boundary survey from 2007 and as seen in aerial photography from 1984 to 2006.

Utility Building (Misc. Improvement 3): Staff did not locate a building permit for a 153 ft² utility building. However, the Property Appraiser's records indicate that a 153 ft² utility building has been on the property since 1984. Furthermore, a 153 ft² utility building is consistent with a structure shown on a boundary survey from 2007 (18.4 ft x 11.8 ft footprint) and as seen in aerial photography from 2004 to 2006 (prior to 2004, the aerial photography is inconclusive).

Utility Buildings (Misc. Improvement 4 & 5): Staff did not locate a building permit for an 80 ft² utility building. Furthermore, a shed of 80 ft² is not visible in aerial photography from 1982 to 2006 and only one shed is shown on a boundary survey from 2007 (determined to be miscellaneous improvement 3). According to the Property Appraiser's records, two existing utility buildings consisting of 80 ft² of floor area have been in existence since 1979 and 1974; however, this is the only information supporting their existence and this type of information is sometimes provided after-the-fact by the property owner.

Convenience Store: A building permit was issued in 1969 for a 2,100 ft² store.

Storage Building: A building permit was issued in 1970 for an attached 360 ft² storage building.

Utility Building (Misc. Improvement 2): A building permit was issued in 1971 for a 480 ft² shed for storage.

Canopy: A building permit was issued in 1990 for a 648 ft² canopy. In accordance with MCC §9.5-124.2, the enclosure of any commercial canopy in existence before September 19, 2001 shall require an NROGO permit allocation. Therefore, its area can only be used to meet the NROGO requirements for a new canopy.

IV. Future Redevelopment

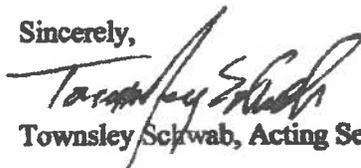
For each square foot of non-residential floor area rebuilt, the equivalent amount of existing non-residential floor area must be demolished or removed with a valid Monroe County Building Permit.

Concerning future redevelopment on-site, the property is currently within a SC District and a MC Future Land Use Map (FLUM) category. Any future redevelopment on-site shall be carried out under the provisions and regulations of the land use district and Future Land Use Map (FLUM) category in which it takes place. Concerning future redevelopment off-site, the property owner may transfer existing, lawfully-established non-residential floor area off-site to an eligible receiver site(s) in accordance with the provisions and criteria of the land development regulations.

We trust that this information is of assistance. If you have any questions regarding the contents of this letter or if we may further assist you with your project, please feel free to contact our Marathon office at (305) 289-2500.

You may appeal decisions set forth in this letter. The appeal must be filed with the County Administrator, 1100 Simonton Street, Gato Building, Key West, FL 33040, within thirty (30) calendar days from the date of this letter. In addition, please submit a copy of your application to the Planning Commission Coordinator, Monroe County Planning & Environmental Resources Department, 2798 Overseas Hwy, Suite 410, Marathon, FL 33050.

Sincerely,



Townsley Schwab, Acting Senior Director of Planning & Environmental Resources

Cc: Joseph Haberman, Principal Planner

Attachment A: Monroe County Building Permit History:

Permits found under RE 00275410.000000 (Lots 1 & 2, Restaurant):

<i>Permit No.</i>	<i>Date Issued</i>	<i>Description</i>
071-4209	09-26-2007	Install temporary chain link fence
071-2565	06-14-2007	Remove sign and install chain link fence
001-2961	07-25-2003	Install security alarm (restaurant)
021-4729	11-05-2002	Replace existing exhaust hook system
011-1278	04-17-2001	Replace roof of existing building (restaurant)
981-0967	03-22-1999	Interior renovate existing waiting area building (tiki)
981-3117	03-02-1999	Relocate main electric service (tiki)
981-1104	10-23-1998	Demolish roof/walls of existing structure and construct 800 sq ft tiki over deck (tiki)
971-1529	11-19-1997	Replace existing septic system with sewer treatment plant for existing restaurant
971-1635	10-31-1997	Land clear of exotics
961-1105	07-23-1996	Install vinyl siding, soffits and fascia to existing building (restaurant)
951-0754	06-12-1995	Replace face of existing sign
951-0725	06-12-1995	A-T-F replace face of existing sign
951-0537	04-13-1995	Repair roof of existing building (restaurant)
941-1086	09-07-1994	Install chain link fence
891-1056	05-31-1989	A-T-F renovate existing building
A-3417	03-15-1978	Mechanical work for walk-in freezer (restaurant)
A-3410	03-13-1978	Install walk-in freezer (restaurant)
B-477	06-18-1975	Remodel part of existing building into apartment
31081	10-09-1973	Install concrete slab
29538	04-05-1973	Plumbing improvements
29527	04-02-1973	Remodel existing building (restaurant)
29523	04-02-1973	Replace septic tank and grease trap
29107	02-27-1973	Install ground-mounted sign
21574	10-16-1970	Construct 400 sq ft screen porch
21518	09-28-1970	Construct 292 sq ft building addition (restaurant)
15598	02-12-1968	Construct 360 sq ft building addition (restaurant)
14785	09-20-1967	Construct 100 sq ft building addition (restaurant)

14767	09-11-1967	Construct 640 ft ² structure for restaurant (storage room)
3699	04-12-1962	Plumbing improvements
2629	09-12-1961	Relocate sign
378	06-23-1960	Construct 360 ft ² open-sided structure (store room)
309	05-24-1960	Construct 988 ft ² model home and office (later converted to restaurant)

Permits found under RE 00275430.000000 (Lots 3 & 4, Dive Shop):

Permit No.	Date Issued	Description
901-1318	08-03-1990	Upgrade electric service to 200 amp to existing commercial building
B-1082	04-21-1976	Well
B-607	09-02-1975	Install fence
B-606	09-02-1975	Construct 100 ft ² shed for storage
A-441	06-30-1975	Build shelves and partitions (store)
B-477	06-18-1975	Remodel part of existing building into apartment
30489	07-06-1973	Install sub feed
29590	04-23-1973	Install 60 amp service
26563	05-09-1972	Install 100 amp service
22871	03-24-1971	Construct 2,000 ft ² building (store)
22837	03-15-1971	Install electric to 2,000 ft ² building (store)
1189	11-17-1960	Construct temporary 288 ft ² real estate office

Permits found under RE 00275440.000000 (now defunct, Lot 4, Dive Shop):

Permit No.	Date Issued	Description
941-0571	05-04-1994	Emergency roof repair

Permits found under RE 00275450.000000 (Lots 5-7, Tom Thumb Food Store):

Permit No.	Date Issued	Description
071-2663	06-20-2007	Replace A/C unit
071-2584	06-13-2007	Install aluminum storm panel
061-3747	08-16-2006	Replace sign
051-2438	09-13-2005	Replace roof rafters (storage building)
051-0406	08-04-2005	Re-roof existing building (convenience store)
041-1945	04-28-2004	Replace A/C unit
981-1586	10-15-1998	Replace sign
981-1214	09-01-1998	Re-roof existing building (convenience store)
981-1080	08-25-1998	Replace piping and four dispenser pumps
961-0630	06-25-1996	Relocate A/C unit to roof of existing building (convenience store)
941-0640	05-17-1994	Paint interior and exterior of existing building (convenience store)
901-1244	08-08-1990	Replace sign
901-0916	05-17-1990	Resurface existing parking lot and add curb, dumpster enclosure and landscaping
901-0540	05-11-1990	Closure of existing four fuel tanks, replace two tanks and construct 640 ft ² canopy
891-1128	05-25-1989	Repair roof
A-4769	02-13-1979	Re-insulate cooler walls and ceiling (convenience store)
A-2920	11-08-1977	Install A/C unit
A-2487	06-22-1977	Renovate existing building (convenience store)
A-2380	05-19-1977	Install two gas pumps and underground tank
A-2279	04-28-1977	Replace sign
23361	05-24-1971	Construct second floor addition over store (never constructed)
22564	03-08-1971	Construct 480 ft ² shed
19931	01-30-1970	Construct 360 ft ² storage building
18676	07-03-1969	Construct 2,100 ft ² store (convenience store)

TAB 19

**TOM THUMB
CONVENIENCE STORE**

MILE MARKER 30.5

BIG PINE KEY, FLORIDA

LEVEL III TRAFFIC STUDY

October 2010

**TOM THUMB
CONVENIENCE STORE
MILE MARKER 30.5
BIG PINE KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

Prepared for
Tom Thumb Stores
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Hialeah, Florida 33010
(305) 885-5451
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Prepared by
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October 2010
JN 1051

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

EXECUTIVE SUMMARY

The developer for Tom Thumb is proposing to redevelop an existing Tom Thumb store located at 2690 Overseas Highway near US 1 Mile Marker 30.5 on Big Pine Key. The new development is proposing to increase the size of the building, add more fueling positions, add a sandwich shop (like a Subway©), add specialty retail and a self service carwash.

Using the latest traffic engineering software that supports industry standards for reporting levels of service at intersections, it was determined through proper and thorough analyses that all intersections under study will operate at acceptable levels of service after build-out and occupancy of the proposed redevelopment in 2011. Using the Florida Department of Transportation arterial analysis and the approved traffic reporting guidelines for development in Monroe County, Overseas Highway will have adequate reserve capacity after build-out and occupancy of the proposed development.

**TOM THUMB
CONVENIENCE STORE
MILE MARKER 30.5
BIG PINE KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

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APPENDIX

**TURNING MOVEMENT DATA
ITE TRIP GENERATION
FDOT SEASONAL FACTORS GROWTH STATISTICS
SIGNALIZED INTERSECTION ANALYSES
UNSIGNALIZED INTERSECTION ANALYSES
REDUCED SITE PLAN & SURVEY**

**TOM THUMB
CONVENIENCE STORE
MILE MARKER 30.5
BIG PINE KEY, FLORIDA
LEVEL III TRAFFIC STUDY**

INTRODUCTION

Tom Thumb Food Stores, Inc. (the developer) is proposing to redevelop an existing convenience store with four (4) fueling positions to a convenience store with fourteen (14) fueling positions. The developer is also planning to add a sandwich shop, specialty retail and a 3-bay self service carwash. The site is located at 2690 Overseas Highway near US 1 Mile Marker 30.5. Figure 1 depicts the general location and a reduced survey and site plan are in the appendix.

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

ACCESS AND ADJACENT LAND USES

The developer is planning to modify the existing access from five (5) driveways down to two (2) driveways. See the survey and site plan for more detail.

TRAFFIC GENERATION

Trip generation is estimated using information from a January 1991 independent report, which appeared in the Institute of Transportation Engineers (ITE) monthly Journal regarding a study performed in Florida of convenience stores with fueling access. The article (*Trip Generation Studies of Gas/Convenience Stores*), estimated PM peak hour traffic at 18 sites in Collier, Lee and Palm Beach counties. Monroe County's traffic consultant agreed to use the trip generation as depicted in the independent study. The independent study depicted an average rate for peak hour traffic was 7.28 trip per vehicle fueling position and 46.1 trips per each 1,000 sf of convenience store. However, no daily data were collected during the independent study. It was agreed to use the generator PM peak to daily trip generation ratio (0.096) as reported from nation-wide studies, which appear in the eighth (8th) edition of the *Trip Generation Report* and associated *Handbook* published by ITE (land use code No. 946). It was also agreed that a 56% pass-by rate is appropriate, as depicted in the nation-wide study, and is used in this report to estimate daily and peak period primary trips to be generated by the proposed change in development. Table 1 depicts the existing and proposed trip generation. The developer is proposing to incorporate a 1,000sf sandwich shop (like Subway) ITE code No.936, 2,400sf of specialty retail ITE code No. 814 and a 3-bay self service carwash ITE code No. 947. Trip generation documentation is included in the appendix.

**Table 1
Daily and PM Peak Hour
Trip Generation for a
Convenience Store with
Vehicle Fueling Positions (vfp's)**

Land Use	Weighted Daily Volume	PM Peak Hour		Total
		In	Out	
Proposed:				
Vehicle fueling – 14 vfp's	1,062	51	51	102
C-store – 4,489sf	<u>2,156</u>	<u>103</u>	<u>104</u>	<u>207</u>
Subtotal:	3,218	154	155	309
Less 56% pas-by:	-1,802	-86	-87	-173
Subtotal:	1,416	68	68	136
Specialty retail -- 2,400sf	97	3	4	7
Sandwich shop – 1,000sf	<u>130</u>	<u>7</u>	<u>6</u>	<u>13</u>
Subtotal of proposed:	1,643	78	78	156
Existing:				
Vehicle fueling – 4 vfp's	-303	-15	-14	-29
C-store – 2,580sf	<u>1,239</u>	<u>-59</u>	<u>-60</u>	<u>-119</u>
Subtotal:	-1,542	-74	-74	-148
Less 56% pas-by:	864	41	41	82
Subtotal:	-678	-33	-33	-66
Specialty retail – 2,780sf	<u>-113</u>	<u>-4</u>	<u>-4</u>	<u>-8</u>
Subtotal of existing:	-791	-37	-37	-74
Proposed less existing (new)	852	41	41	82

DISTRIBUTION AND TRIP LENGTH

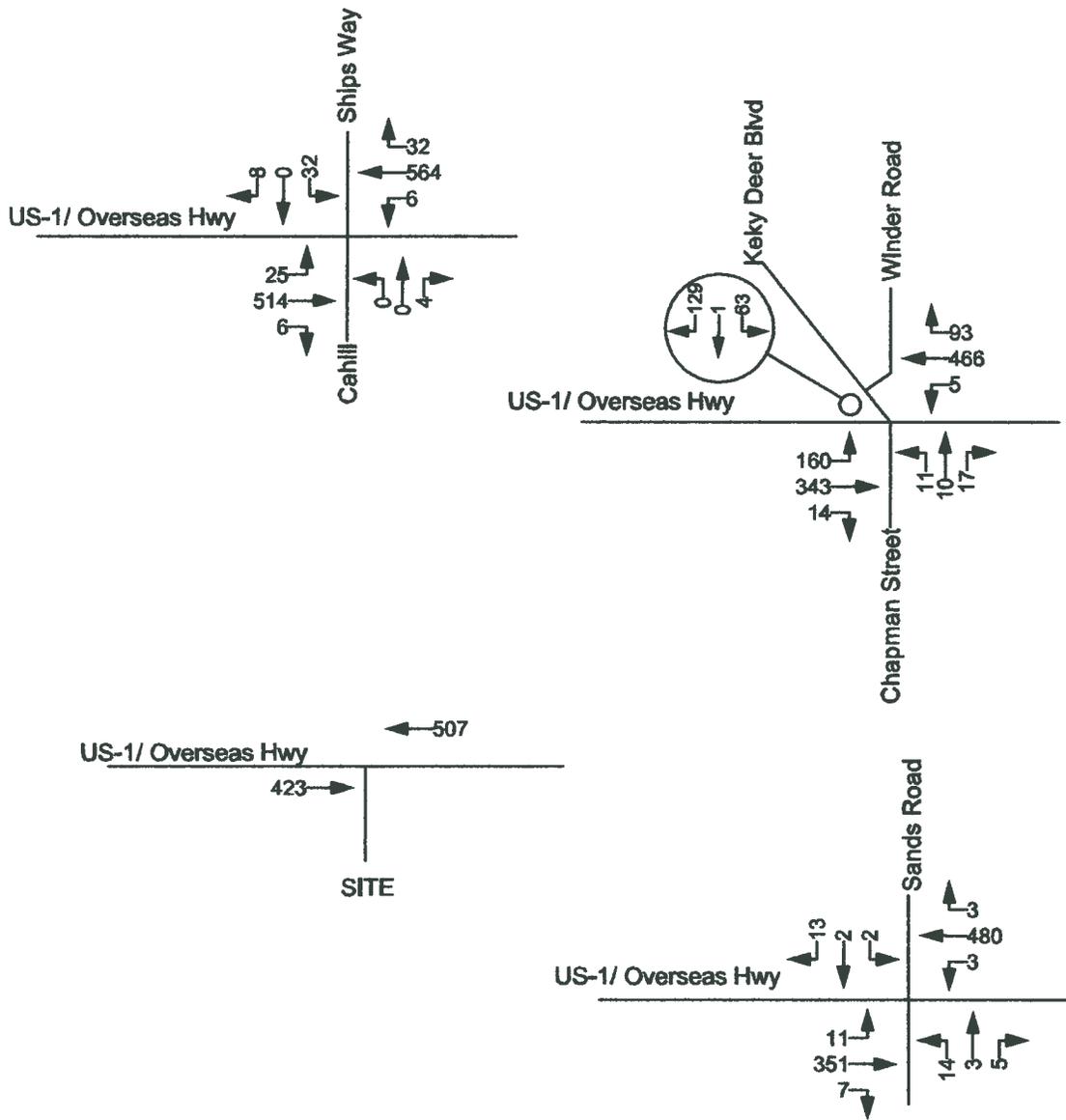
There are numerous convenience stores with fueling facilities throughout this area of the Keys. One need not travel far for these services. The north (east)/south(west) distribution of daily traffic volume along this general area of US 1 is estimated to be about equal. The average trip length is estimated at 4½ (4.5) miles both north and south which includes Sunshine Key to the north and Cudjoe Key to the south.

EXISTING US 1 TRAFFIC

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

- Shipsway – unsignalized west of the site.
- Key Deer Boulevard – signalized west of the site
- Site drives for both the east- and westbound directions.
- Sands Road – unsignalized intersection east of site.

All intersection data collection occurred on a weekday, between 1:30 PM and 3:30 PM. The midday peak period represents peak period traffic volume that occurs hourly in this area of the Keys. Count data from two sources were used as a guide to perform data collection at the intersections under study. (The data appear in the appendix.) Figure 2 depicts existing traffic volumes at the intersections under study.



Tom Thumb - Big Pine Key

KEYS TRAFFIC STUDIES, LLC
305 322 6556

Existing 2010 Peak Period Volume

Figure 2

SEASONAL TRAFFIC ADJUSTMENT

The Florida Department of Transportation year 2009 weekly volume factors (latest available) were used to estimate peak seasonal traffic conditions from the collected data. A 20.0% seasonal increase was used.

HISTORICAL TRAFFIC VOLUME

The company's intention is to have the project built and operating by the close of year 2011. Therefore, existing traffic volumes were factored for yearly growth. The year 2009 *US 1 Arterial Travel Time and Delay Study for Monroe County, Florida* was used as a guide to increase existing volume data. The yearly growth for Big Pine Key was stated at -1.03% in the report, however a positive 1.0% annualized rate was used to year 2011, build-out conditions to be conservative.

APPROVED DEVELOPMENT TRAFFIC

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

SITE TRAFFIC DISTRIBUTION

The peak period distribution of traffic is estimated at about 50% to the west (south) and 50% towards Miami (east).

FUTURE BUILD-OUT YEAR TRAFFIC

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

PM PEAK HOUR LEVEL OF SERVICE

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

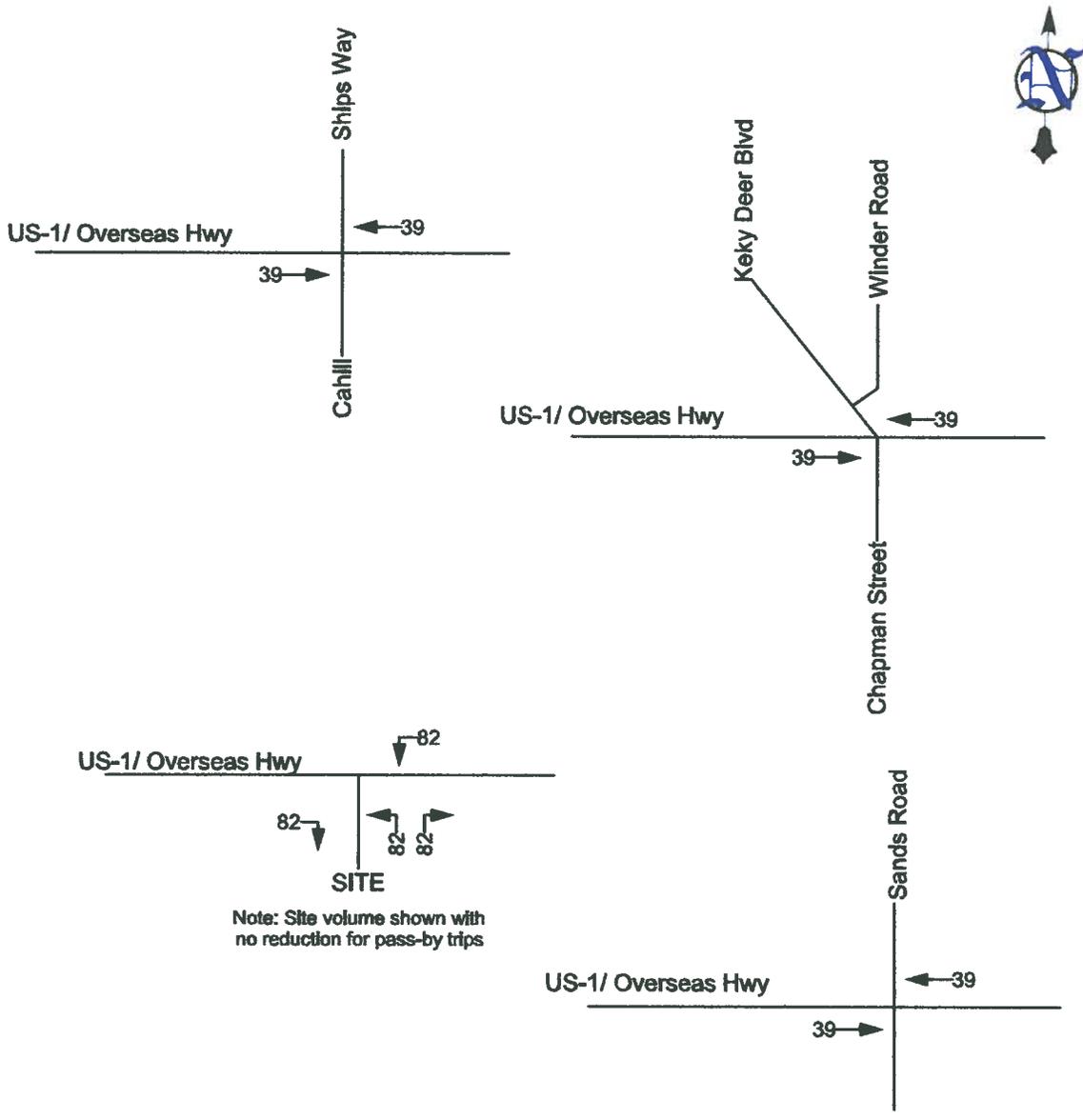
TABLE 2
TRAFFIC VOLUME AT STUDY LOCATIONS
(US 1 considered an east / west roadway for analysis purposes)

INTERSECTION AND APPROACH	2010 PEAK VOLUME	PEAK SEASON INCREASE VOLUME ¹	YEAR 2011 BACKGROUND GROWTH INCREASE VOLUME ²	YEAR 2011 WITHOUT SITE SUBTOTAL VOLUME	SITE VOLUME	YEAR
						2011 WITH SITE TOTAL VOLUME
Ships Way/Cahill Court						
EB LEFT	25	3	0	28	0	28
EB THRU	514	103	5	622	39	661
EB RIGHT	6	1	0	7	0	7
WB LEFT	6	1	0	7	0	7
WB THRU	564	113	6	683	39	722
WB RIGHT	32	3	0	35	0	35
NB LEFT	0	0	0	0	0	0
NB THRU	0	0	0	0	0	0
NB RIGHT	4	0	0	4	0	4
SB LEFT	32	3	0	35	0	35
SB THRU	0	0	0	0	0	0
SB RIGHT	8	1	0	9	0	9
Key Deer Blvd/Chapman Street						
EB LEFT	160	16	1	177	0	177
EB THRU	343	69	3	415	39	454
EB RIGHT	14	1	0	15	0	15
WB LEFT	5	1	0	6	0	6
WB THRU	466	93	5	564	39	603
WB RIGHT	93	9	0	102	0	102
NB LEFT	11	1	0	12	0	12
NB THRU	10	1	0	11	0	11
NB RIGHT	17	2	0	19	0	19
SB LEFT	63	6	0	69	0	69
SB THRU	1	0	0	1	0	1
SB RIGHT	129	13	1	143	0	143
US 1 & Site Drive³						
EB THRU	423	85	4	512	0	512
EB RIGHT	-	-	-	-	82	82
WB LEFT	-	-	-	-	82	82
WB THRU	507	101	5	613	0	613
NB LEFT	-	-	-	-	82	82
NB RIGHT	-	-	-	-	82	82
Sands Road						
EB LEFT	11	1	0	12	0	12
EB THRU	423	85	4	512	39	551
EB RIGHT	7	1	0	8	0	8
WB LEFT	3	0	0	3	0	3
WB THRU	480	96	5	581	39	620
WB RIGHT	3	0	0	3	0	3
NB LEFT	14	1	0	15	0	15
NB THRU	3	0	0	3	0	3
NB RIGHT	5	1	0	6	0	6
SB LEFT	2	0	0	2	0	2
SB THRU	2	0	0	2	0	2
SB RIGHT	13	1	0	14	0	14

1 Existing volume increased by 20.0% to depict peak season conditions & half that value for turns to and from US 1 and all side street traffic.

2 Existing volume increased by an annualized rate of 1.0% to depict growth in 2011 condition.

3 Assumes worse case using one, two-way access point at site.

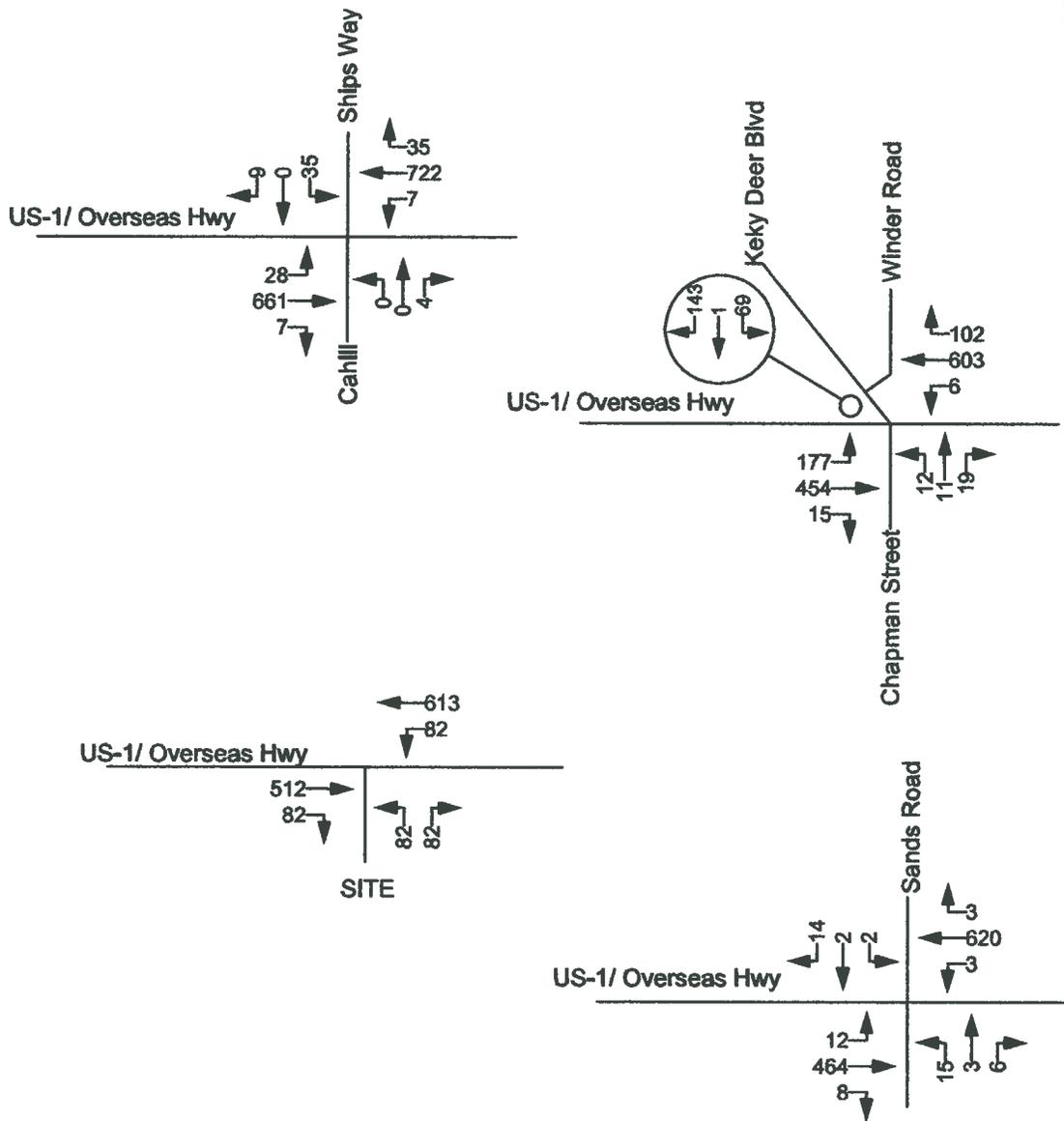


Tom Thumb - Big Pine Key

Peak Period Site Only Volume

KEYS TRAFFIC STUDIES, LLC
305 322 6556

Figure 3



Tom Thumb - Big Pine Key

Year 2011 Volume With Site Traffic

KEYS TRAFFIC STUDIES, LLC
305 322 6556

Figure 4

TABLE 3
LEVEL OF SERVICE at STUDY LOCATIONS
 (US 1 considered an east / west roadway for analysis purposes)

INTERSECTION AND APPROACH	2010 PM PEAK LOS	YEAR	YEAR
		WITHOUT SITE LOS	2011 WITH SITE LOS
US 1 & Ships Way			
EB LEFT	A	A	A
WB LEFT	A	A	A
NB LEFT & RIGHT	B	B	B
SB LEFT, THRU & RIGHT	C	D	D
US 1 & Key Deer Boulevard			
EB LEFT	B	C	C
EB THRU & RIGHT	A	A	A
WB LEFT	B	B	B
WB THRU	C	C	C
WB RIGHT	A	A	A
NB THRU	D	D	D
SB THRU	C	C	C
SB RIGHT	C	C	C
INTERSECTION LOS	B	C	C
US 1 & Site Drive			
WB LEFT	N/A	N/A	A
NB LEFT & RIGHT	N/A	N/A	C
US 1 & Sands Road			
EB LEFT	A	A	A
WB LEFT	A	A	A
NB LEFT, THRU & RIGHT	C	C	C
SB LEFT, THRU & RIGHT	B	B	C

US 1 ARTERIAL TRAFFIC SUMMARY

The development is situated along Monroe County's designated US 1 Segment 10. Table 4 depicts a summary of daily US 1 arterial traffic volume and proposed site traffic. Note that the proposed development's traffic volume will generate approximately 426 two-way daily trips in Segment 10. The 2009 US 1 Arterial Level of Service Table (in the appendix) indicates there only 338 available trips in Segment 10. However, using the methodology for calculating a 5% allocation of trips below LOS C, it was determined that there are an additional 1,388 trips to be used in addition to the existing 338 trips for a total of 1,726 reserved trips in Segment 10. The proposed development will use 426 trips leaving a balance of 1,300 trips in Segment 10. The calculations for determining the 5% allocation below LOS C are shown in the appendix.

SECONDARY STREET IMPACTS

The site only has access to US 1 and not any secondary roads. The estimated new site volume is not anticipated to use secondary roads at the intersections studied in this report. Hence, analysis of secondary roadway impacts were not performed.

SIGHT TRIANGLES AND ON-SITE VEHICLE MANEUVERABILITY

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

LOCATION OF MEDIAN OPENINGS ALONG US 1

There are no medians along this portion of US 1.

TABLE 4 – ARTERIAL TRIP ASSIGNMENT SUMMARY FOR TOM THUMB – BIG PINE KEY

Total Daily Trips	Percent Pass-By Trips	Percent Primary Trips	Primary Trips	US-1 Segment Number	US-1 Segment Limits		(2) Percent Directional Split	(3) % Impact Based on Trip Length	(1) Project Generated Trips	(2) Project Generated Trips	Year 2009 Reserve Capacity	Less Estimated Site Volume	2009 Remaining Reserve Capacity
					Begin MM	End MM							
852	0	0	852	#1	4.0	5.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0	2,484	21	2,463
				#2	5.0	9.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0	1,530	94	1,436
				#3	9.0	10.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0	2,704	200	2,504
				#4	10.5	16.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0	2,573	332	2,241
				#5	16.5	20.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0	338	1,726*	1,300*
				#6	20.5	23.0	50	5	(852 * 0.5 * 0.05) = 21	(852 * 0.5 * 0.05) = 21	4,753	145	4,608
				#7	23.0	24.0	50	22	(852 * 0.5 * 0.22) = 94	(852 * 0.5 * 0.22) = 94			
				#8	24.0	27.5	50	47	(852 * 0.5 * 0.47) = 200	(852 * 0.5 * 0.47) = 200			
				#9	27.5	29.5	50	78	(852 * 0.5 * 0.78) = 332	(852 * 0.5 * 0.78) = 332			
				#10	29.5	33.0	50	100	(852 * 0.5 * 1.00) = 426	(852 * 0.5 * 1.00) = 426			
				#11	33.0	40.0	50	34	(852 * 0.5 * 0.34) = 145	(852 * 0.5 * 0.34) = 145			
				#12	40.0	47.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#13	47.0	54.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#14	54.0	60.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#15	60.5	63.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#16	63.0	73.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#17	73.0	77.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#18	77.5	79.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#19	79.5	84.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#20	84.0	86.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#21	86.0	91.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#22	91.5	99.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#23	99.5	106.0	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			
				#24	106.0	112.5	50	0	(852 * 0.5 * 0.00) = 0	(852 * 0.5 * 0.00) = 0			

* Allocation below LOS C is used

APPENDIX

TURNING MOVEMENT DATA

Keys Traffic Studies, LLC.

725 Plantation Drive

Titusville, FL 32780

Ph: 305-322-6556 E-mail: rpe@keystraffic.com

File Name : SHIPSWAY@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

Start Time	SHIPS WAY From North			US-1 From East			W. CAHILL CT. From South		US-1 From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Right	Left	Thru	Right	
01:30 PM	2	0	3	0	131	6	0	1	1	104	0	248
01:45 PM	2	0	0	0	119	6	0	0	0	129	0	256
Total	4	0	3	0	250	12	0	1	1	233	0	504
02:00 PM	1	0	1	1	140	3	2	0	3	114	0	265
02:15 PM	10	0	1	0	135	6	0	1	5	138	0	296
02:30 PM	14	0	2	0	146	9	0	0	1	121	2	295
02:45 PM	1	0	2	4	123	3	0	2	13	125	1	274
Total	26	0	6	5	544	21	2	3	22	498	3	1130
03:00 PM	7	0	3	2	160	14	0	1	6	130	3	326
03:15 PM	13	1	4	2	111	15	0	1	2	105	1	255
Grand Total	50	1	16	9	1065	62	2	6	31	966	7	2215
Approch %	74.6	1.5	23.9	0.8	93.8	5.5	25	75	3.1	96.2	0.7	
Total %	2.3	0	0.7	0.4	48.1	2.8	0.1	0.3	1.4	43.6	0.3	

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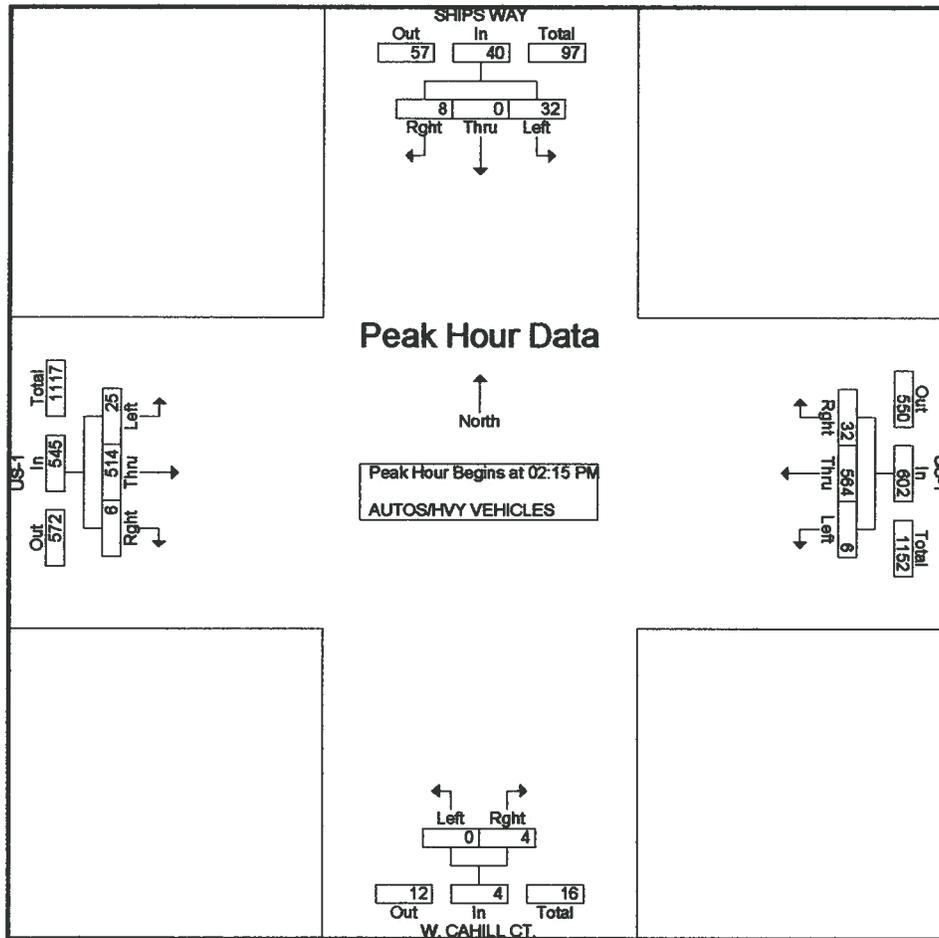
File Name : SHIPSWAY@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 2

Start Time	SHIPS WAY From North				US-1 From East				W. CAHILL CT. From South			US-1 From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 01:30 PM to 03:15 PM - Peak 1 of 1																
Peak Hour for Entire Intersection Begins at 02:15 PM																
02:15 PM	10	0	1	11	0	135	6	141	0	1	1	5	138	0	143	296
02:30 PM	14	0	2	16	0	146	9	155	0	0	0	1	121	2	124	295
02:45 PM	1	0	2	3	4	123	3	130	0	2	2	13	125	1	139	274
03:00 PM	7	0	3	10	2	160	14	176	0	1	1	6	130	3	139	326
Total Volume	32	0	8	40	6	564	32	602	0	4	4	25	514	6	545	1191
% App. Total	80	0	20		1	93.7	5.3		0	100		4.6	94.3	1.1		
PHF	.571	.000	.667	.625	.375	.881	.571	.855	.000	.500	.500	.481	.931	.500	.953	.913



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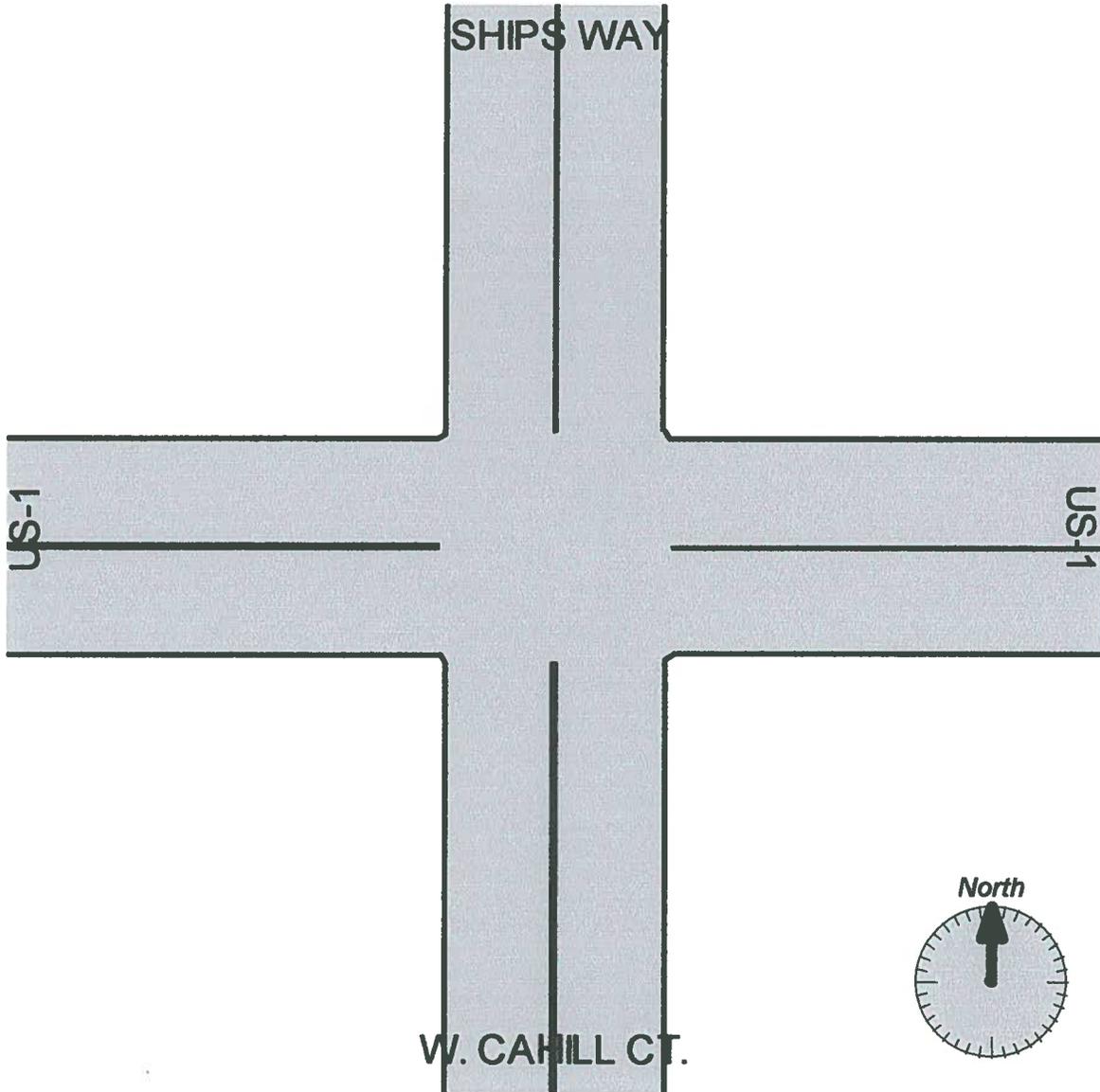
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Site Code : 00000000

Start Date : 10/12/2010

Page No : 3



Keys Traffic Studies, LLC.

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Ph: 305-322-6556 E-mail: rpe@keystraffic.com

File Name : KEYDEER@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

Start Time	KEY DEER BLVD. From North			US-1 From East			CHAPMAN LN. From South			US-1 From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
01:30 PM	13	2	28	2	94	18	0	0	2	40	75	2	276
01:45 PM	36	3	39	3	82	23	3	0	2	50	80	3	324
Total	49	5	67	5	176	41	3	0	4	90	155	5	600
02:00 PM	20	1	23	3	111	23	4	1	4	35	66	5	296
02:15 PM	10	0	50	2	92	14	2	1	8	37	101	5	322
02:30 PM	19	0	21	1	130	25	4	6	2	47	79	4	338
02:45 PM	18	0	17	1	112	30	1	2	5	35	81	2	304
Total	67	1	111	7	445	92	11	10	19	154	327	16	1260
03:00 PM	16	1	41	1	132	24	4	1	2	41	82	3	348
03:15 PM	16	1	28	0	97	30	1	3	1	39	59	9	284
Grand Total	148	8	247	13	850	187	19	14	26	324	623	33	2492
Apprch %	36.7	2	61.3	1.2	81	17.8	32.2	23.7	44.1	33.1	63.6	3.4	
Total %	5.9	0.3	9.9	0.5	34.1	7.5	0.8	0.6	1	13	25	1.3	

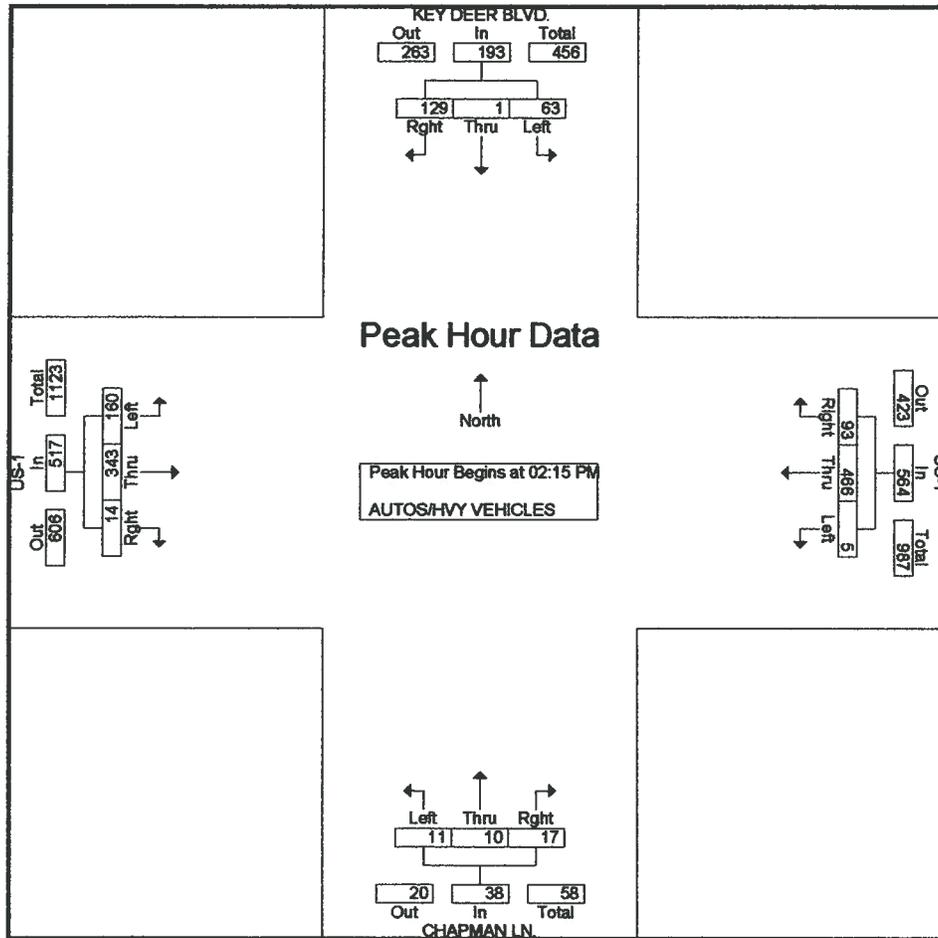
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File Name : KEYDEER@US1
Site Code : 00000000
Start Date : 10/12/2010
Page No : 2

Start Time	KEY DEER BLVD. From North				US-1 From East				CHAPMAN LN. From South				US-1 From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 01:30 PM to 03:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:15 PM																	
02:15 PM	10	0	50	60	2	92	14	108	2	1	8	11	37	101	5	143	322
02:30 PM	19	0	21	40	1	130	25	156	4	6	2	12	47	79	4	130	338
02:45 PM	18	0	17	35	1	112	30	143	1	2	5	8	35	81	2	118	304
03:00 PM	16	1	41	58	1	132	24	157	4	1	2	7	41	82	3	126	348
Total Volume	63	1	129	193	5	466	93	564	11	10	17	38	160	343	14	517	1312
% App. Total	32.6	0.5	66.8		0.9	82.6	16.5		28.9	26.3	44.7		30.9	66.3	2.7		
PHF	.829	.250	.645	.804	.625	.883	.775	.898	.688	.417	.531	.792	.851	.849	.700	.904	.943



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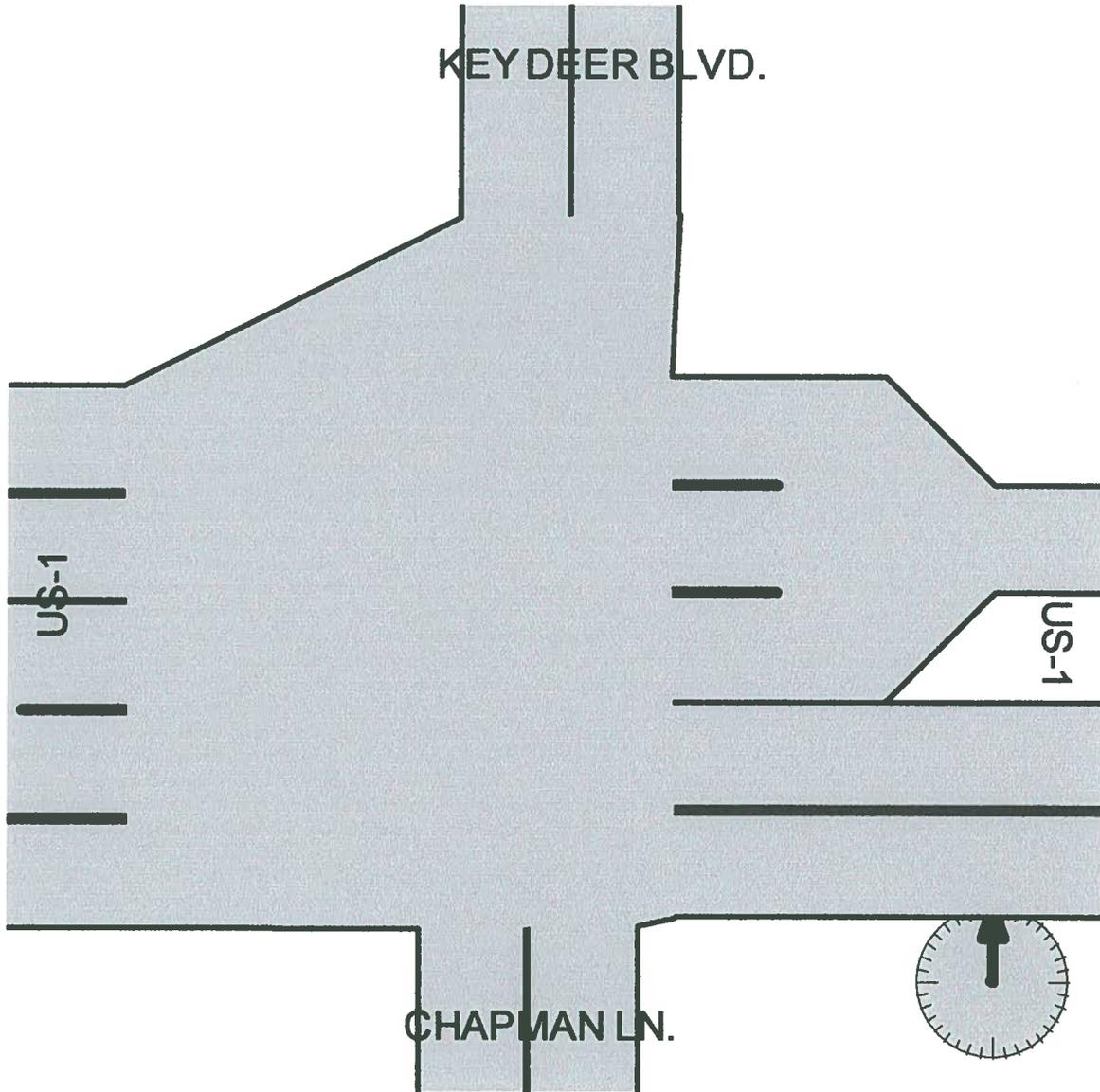
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File Name : KEYDEER@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 3



Keys Traffic Studies, LLC.

725 Plantation Drive
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Ph: 305-322-6556 E-mail: rpe@keystraffic.com

File Name : SANDS@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 1

Groups Printed- AUTOS/HVY VEHICLES

Start Time	SANDS RD. From North			US-1 From East			INDUSTRIAL RD. From South			US-1 From West			Int. Total
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	
01:30 PM	1	0	3	0	100	0	1	0	0	6	76	3	190
01:45 PM	0	0	4	0	93	2	2	0	0	3	91	6	201
Total	1	0	7	0	193	2	3	0	0	9	167	9	391
02:00 PM	2	1	3	2	113	4	3	1	2	7	73	2	213
02:15 PM	1	0	3	1	95	1	2	1	4	5	84	2	199
02:30 PM	0	1	5	0	134	2	2	2	0	3	90	2	241
02:45 PM	1	1	1	2	125	0	8	0	1	2	92	2	235
Total	4	3	12	5	467	7	15	4	7	17	339	8	888
03:00 PM	0	0	4	0	126	0	2	0	0	1	85	1	219
03:15 PM	1	0	1	3	101	1	4	3	1	3	69	2	189
Grand Total	6	3	24	8	887	10	24	7	8	30	660	20	1687
Apprch %	18.2	9.1	72.7	0.9	98	1.1	61.5	17.9	20.5	4.2	93	2.8	
Total %	0.4	0.2	1.4	0.5	52.6	0.6	1.4	0.4	0.5	1.8	39.1	1.2	

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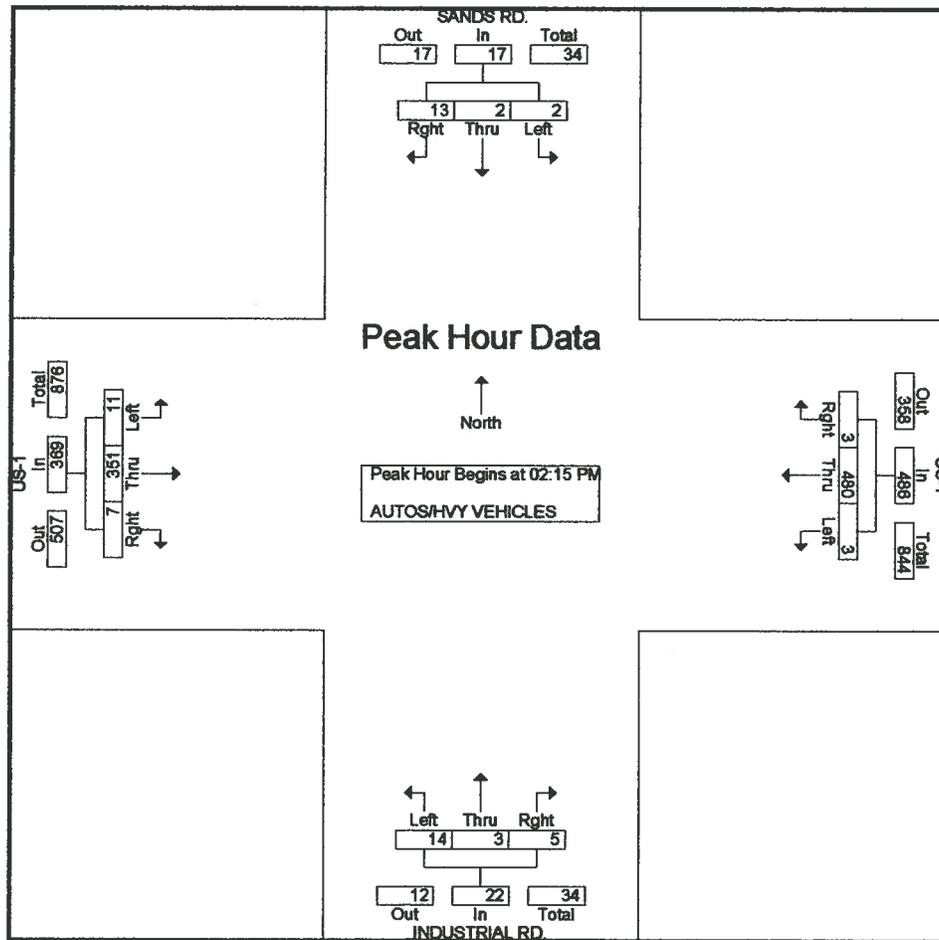
File Name : SANDS@US1

Site Code : 00000000

Start Date : 10/12/2010

Page No : 2

Start Time	SANDS RD. From North				US-1 From East				INDUSTRIAL RD. From South				US-1 From West				Int. Total
	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	
Peak Hour Analysis From 01:30 PM to 03:15 PM - Peak 1 of 1																	
Peak Hour for Entire Intersection Begins at 02:15 PM																	
02:15 PM	1	0	3	4	1	95	1	97	2	1	4	7	5	84	2	91	199
02:30 PM	0	1	5	6	0	134	2	136	2	2	0	4	3	90	2	95	241
02:45 PM	1	1	1	3	2	125	0	127	8	0	1	9	2	92	2	96	235
03:00 PM	0	0	4	4	0	126	0	126	2	0	0	2	1	85	1	87	219
Total Volume	2	2	13	17	3	480	3	486	14	3	5	22	11	351	7	369	894
% App. Total	11.8	11.8	76.5		0.6	98.8	0.6		63.6	13.6	22.7		3	95.1	1.9		
PHF	.500	.500	.650	.708	.375	.886	.375	.893	.438	.375	.313	.611	.550	.954	.875	.961	.927



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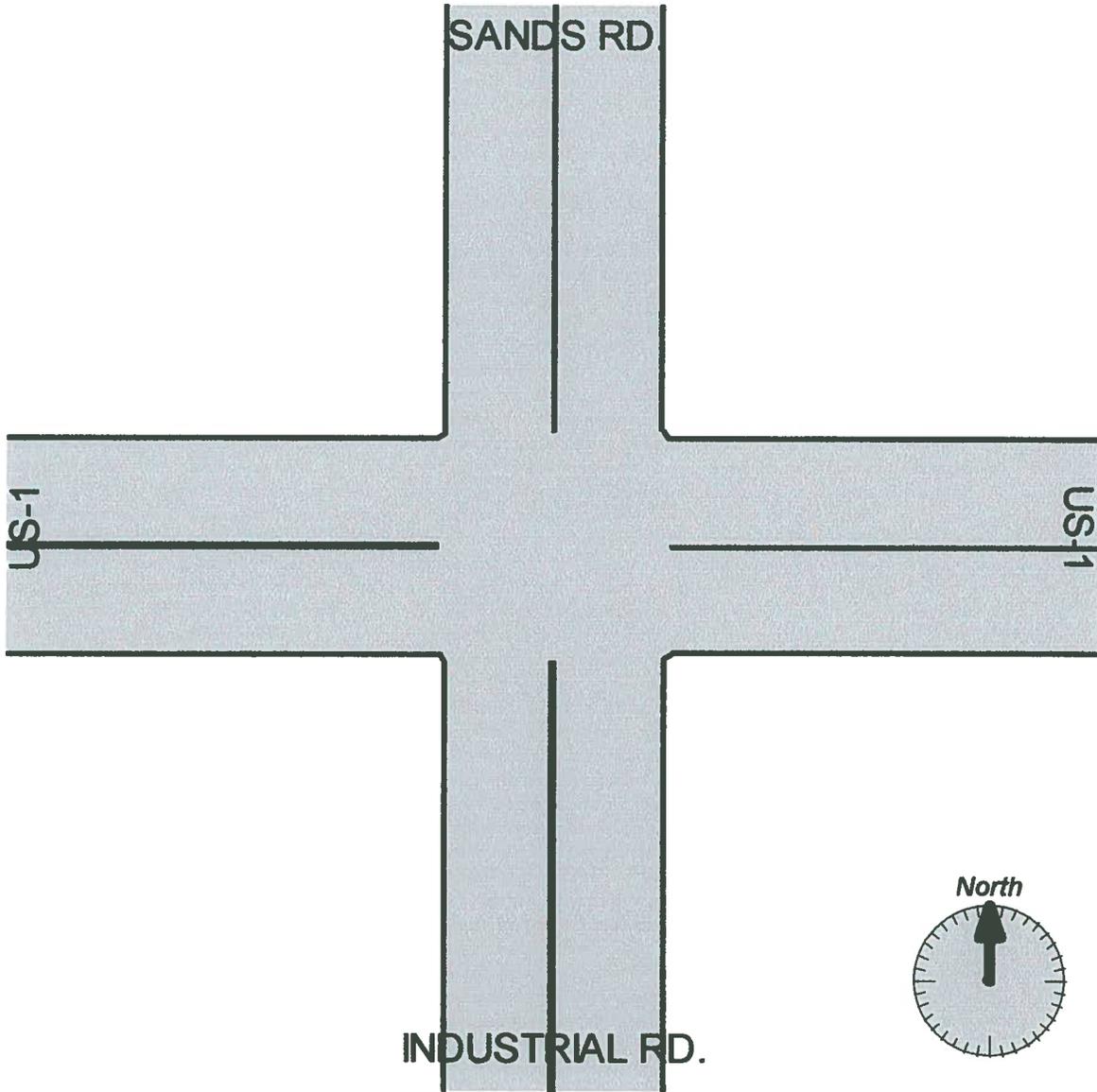
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Site Code : 00000000

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Page No : 3



ITE TRIP GENERATION

Summary of Trip Generation Calculation
 For 2.4 Th.Sq.Ft. GLA of Specialty Retail Center
 October 25, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	44.32	15.52	1.00	106
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	1.19	0.00	1.00	3
4-6 PM Peak Hour Exit	1.52	0.00	1.00	4
4-6 PM Peak Hour Total	2.71	1.83	1.00	7
AM Pk Hr, Generator, Enter	3.28	0.00	1.00	8
AM Pk Hr, Generator, Exit	3.56	0.00	1.00	9
AM Pk Hr, Generator, Total	6.84	3.55	1.00	16
PM Pk Hr, Generator, Enter	2.81	0.00	1.00	7
PM Pk Hr, Generator, Exit	2.21	0.00	1.00	5
PM Pk Hr, Generator, Total	5.02	2.31	1.00	12
Saturday 2-Way Volume	42.04	13.97	1.00	101
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	20.43	10.27	1.00	49
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.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Weighted Daily Volume: $((106*5)+101+49)/7 = 97.1$ **97 Rounded**

Summary of Trip Generation Calculation
 For 1 Th.Sq.Ft. GFA of Donut and Sandwich Shop without Drive-Thru
 October 25, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume	
Avg. Weekday 2-Way Volume	0.00	0.00	1.00	130	= 10* PM Peak Hour
7-9 AM Peak Hour Enter	29.28	0.00	1.00	29	(Calculated)
7-9 AM Peak Hour Exit	30.47	0.00	1.00	30	
7-9 AM Peak Hour Total	59.75	0.00	1.00	60	
4-6 PM Peak Hour Enter	6.76	0.00	1.00	7	
4-6 PM Peak Hour Exit	6.24	0.00	1.00	6	
4-6 PM Peak Hour Total	13.00	0.00	1.00	13	
AM Pk Hr, Generator, Enter	0.00	0.00	1.00	0	
AM Pk Hr, Generator, Exit	0.00	0.00	1.00	0	
AM Pk Hr, Generator, Total	0.00	0.00	1.00	0	
PM Pk Hr, Generator, Enter	14.15	0.00	1.00	14	
PM Pk Hr, Generator, Exit	13.60	0.00	1.00	14	
PM Pk Hr, Generator, Total	27.75	0.00	1.00	28	
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.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 2.78 Th.Sq.Ft. GLA of Specialty Retail Center
 October 25, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	44.32	15.52	1.00	123
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	1.19	0.00	1.00	3
4-6 PM Peak Hour Exit	1.52	0.00	1.00	4
4-6 PM Peak Hour Total	2.71	1.83	1.00	8
AM Pk Hr, Generator, Enter	3.28	0.00	1.00	9
AM Pk Hr, Generator, Exit	3.56	0.00	1.00	10
AM Pk Hr, Generator, Total	6.84	3.55	1.00	19
PM Pk Hr, Generator, Enter	2.81	0.00	1.00	8
PM Pk Hr, Generator, Exit	2.21	0.00	1.00	6
PM Pk Hr, Generator, Total	5.02	2.31	1.00	14
Saturday 2-Way Volume	42.04	13.97	1.00	117
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	20.43	10.27	1.00	57
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.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

WEighted Daily Volume: $((123*5)+117+57)/7 = 112.7$ **113 Rounded**

Summary of Trip Generation Calculation
 For 3 Wash Stalls of Self-Service Car Wash
 October 25, 2010

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	108.00	0.00	1.00	324
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.00	0.00	1.00	0
4-6 PM Peak Hour Enter	2.83	0.00	1.00	8
4-6 PM Peak Hour Exit	2.71	0.00	1.00	8
4-6 PM Peak Hour Total	5.54	2.67	1.00	17
AM Pk Hr, Generator, Enter	4.00	0.00	1.00	12
AM Pk Hr, Generator, Exit	4.00	0.00	1.00	12
AM Pk Hr, Generator, Total	8.00	0.00	1.00	24
PM Pk Hr, Generator, Enter	4.00	0.00	1.00	12
PM Pk Hr, Generator, Exit	4.00	0.00	1.00	12
PM Pk Hr, Generator, Total	8.00	0.00	1.00	24
Saturday 2-Way Volume	132.80	0.00	1.00	398
Saturday Peak Hour Enter	10.30	0.00	1.00	31
Saturday Peak Hour Exit	10.30	0.00	1.00	31
Saturday Peak Hour Total	20.60	0.00	1.00	62
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.
 Source: Institute of Transportation Engineers
 Trip Generation, 8th Edition, 2008.

TRIP GENERATION BY MICROTRANS

Weighted Daily Volume: $((324*5)+398)/6 = 336.33$ **336 Rounded**

Trip Generation Studies of Gas/Convenience Stores

BY GREG LUTRELL

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

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

Study Methodologies

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

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

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

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

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

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

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

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

Conversion Factor

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

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

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

Study Procedures

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

- Each site was studied for one afternoon peak-hour period (4–6 P.M.). These studies were performed Tuesday through Thursday so that the traffic variations commonly experienced on Monday and Friday would not affect the results.
- To ensure that the hour of data selected for later analysis at each site matched the actual afternoon peak hour of the adjacent roadway, 15-minute machine counts were taken on the adjacent major road. These counts were taken from approximately 3:30 to 6:15 P.M. on the same day the manual

site counts were performed.

- Actual location of the survey vehicle was within public right-of-way. Attempting to get permission from each local owner/operator to enter the site would have been very time consuming and would not have greatly increased the validity of the study results.
- Manual counts were taken in 15-minute intervals from 4 to 6 P.M. These included driveway (in/out) and trip purpose (gas, convenience, or both) counts.
- It became apparent that occupants from 100 percent of the vehicles using the site could not be accurately watched or their purpose determined. Classification of trip purpose for most of the sites ranged from 30 percent to 50 percent of the total site trips for the peak hour.

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

Data Analysis

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

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

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

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

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

Table 1. Trip Generation Calculations

Site No.	Site Identification Store Name/Location	Site Characteristics			No. Pumps	Bldg. Size (sq. ft.)	Raw			Site Trips	Adjusted			Total		Trip Rates	
		A	B	C			Gas	Both	Conven.		Gas	Both	Conven.	Gas	Conven.	T/Pump	T/KSF
<i>Collier County</i>																	
CC1	Super America/Pine Ridge	*	*	*	12	4750	42	43	119	342	70	72	199	89	253	243	53.2
CC2	Super America/Airport	*	*	*	12	4750	26	26	58	248	59	59	131	77	171	6.40	36.1
<i>Lee County</i>																	
LC1	Super America/GolfView	*	*	*	12	4230	26	19	27	168	61	44	63	82	86	6.87	20.2
LC2	Newman's/Pondella	—	—	*	6	1914	13	5	12	70	30	12	28	36	34	6.07	176
LC3	Chevron/Crystal	*	—	*	10	352	13	8	9	76	33	20	23	45	31	4.49	88.3
LC4	Newman's/Fowler	—	*	*	6	2400	15	9	27	154	45	27	82	55	99	9.17	41.3
LC5	Super America/Lehigh	*	*	*	12	4136	33	23	54	225	67	47	110	85	140	7.1	33.8
LC6	Handy Food/Lehigh	—	—	*	8	2700	16	6	50	170	38	14	118	41	129	5.15	427
LC7	Mobil Mart/College	*	—	*	12	816	63	17	29	239	138	37	64	164	75	13.64	92.3
LC8	Mobil Mart/Crystal	*	—	*	12	912	31	9	17	138	75	22	41	89	49	243	53.6
LC9	Rocetrac/Daniels	—	—	*	8	1925	12	16	19	249	64	85	101	96	153	12.05	79.3
LC10	7-11/Sr 78	*	—	—	4	2640	2	3	46	106	4	6	96	4	102	1.10	38.5
LC11	Super America/SR 78	*	*	*	12	4185	26	22	42	260	75	64	121	99	161	8.28	38.4
<i>Palm Beach County</i>																	
PB1	Gull Food Mart/Congress	*	—	*	9	697	34	10	5	109	76	22	11	95	14	10.56	20.0
PB2	7-11/Congress	*	—	*	4	2805	16	14	59	230	41	36	152	49	181	12.27	64.5
PB3	Food Mart/Forest Hill	—	—	*	10	1632	25	9	41	135	45	16	74	51	84	5.11	51.4
PB4	Stop-n-Go/Military Ter.	—	—	*	8	2535	9	4	37	89	16	7	66	17	72	2.18	28.2
PB5	Step Saver/Forest Hill	—	—	*	8	2700	22	7	33	116	41	13	62	46	70	5.80	25.8

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

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

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

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

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

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

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

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

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

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

Table 2. Trip Generation Rate Summary

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

Characteristic "A" = national chain.
Characteristic "B" = diesel available.

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

Conclusions

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

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

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

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

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

References

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



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**FDOT SEASONAL FACTORS,
24 HOUR COUNT DATA &
GROWTH STATISTICS**

2009 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9000 MONROE COUNTYWIDE

MOCF: 0.92

WEEK	DATES	SF	PSCF
1	01/01/2009 - 01/03/2009	1.02	1.11
2	01/04/2009 - 01/10/2009	1.00	1.09
3	01/11/2009 - 01/17/2009	0.98	1.07
4	01/18/2009 - 01/24/2009	0.97	1.06
* 5	01/25/2009 - 01/31/2009	0.95	1.04
* 6	02/01/2009 - 02/07/2009	0.94	1.03
* 7	02/08/2009 - 02/14/2009	0.93	1.02
* 8	02/15/2009 - 02/21/2009	0.91	0.99
* 9	02/22/2009 - 02/28/2009	0.91	0.99
*10	03/01/2009 - 03/07/2009	0.90	0.98
*11	03/08/2009 - 03/14/2009	0.90	0.98
*12	03/15/2009 - 03/21/2009	0.89	0.97
*13	03/22/2009 - 03/28/2009	0.90	0.98
*14	03/29/2009 - 04/04/2009	0.90	0.98
*15	04/05/2009 - 04/11/2009	0.91	0.99
*16	04/12/2009 - 04/18/2009	0.92	1.01
*17	04/19/2009 - 04/25/2009	0.94	1.03
18	04/26/2009 - 05/02/2009	0.96	1.05
19	05/03/2009 - 05/09/2009	0.98	1.07
20	05/10/2009 - 05/16/2009	1.00	1.09
21	05/17/2009 - 05/23/2009	1.00	1.09
22	05/24/2009 - 05/30/2009	1.01	1.10
23	05/31/2009 - 06/06/2009	1.01	1.10
24	06/07/2009 - 06/13/2009	1.02	1.11
25	06/14/2009 - 06/20/2009	1.02	1.11
26	06/21/2009 - 06/27/2009	1.01	1.10
27	06/28/2009 - 07/04/2009	1.00	1.09
28	07/05/2009 - 07/11/2009	1.00	1.09
29	07/12/2009 - 07/18/2009	0.99	1.08
30	07/19/2009 - 07/25/2009	1.00	1.09
31	07/26/2009 - 08/01/2009	1.02	1.11
32	08/02/2009 - 08/08/2009	1.03	1.13
33	08/09/2009 - 08/15/2009	1.05	1.15
34	08/16/2009 - 08/22/2009	1.07	1.17
35	08/23/2009 - 08/29/2009	1.09	1.19
36	08/30/2009 - 09/05/2009	1.11	1.21
37	09/06/2009 - 09/12/2009	1.12	1.22
38	09/13/2009 - 09/19/2009	1.14	1.25
39	09/20/2009 - 09/26/2009	1.13	1.23
40	09/27/2009 - 10/03/2009	1.12	1.22
41	10/04/2009 - 10/10/2009	1.11	1.21
42	10/11/2009 - 10/17/2009	1.10	1.20
43	10/18/2009 - 10/24/2009	1.10	1.20
44	10/25/2009 - 10/31/2009	1.09	1.19
45	11/01/2009 - 11/07/2009	1.09	1.19
46	11/08/2009 - 11/14/2009	1.08	1.18
47	11/15/2009 - 11/21/2009	1.07	1.17
48	11/22/2009 - 11/28/2009	1.06	1.16
49	11/29/2009 - 12/05/2009	1.05	1.15
50	12/06/2009 - 12/12/2009	1.04	1.14
51	12/13/2009 - 12/19/2009	1.02	1.11
52	12/20/2009 - 12/26/2009	1.00	1.09
53	12/27/2009 - 12/31/2009	0.98	1.07

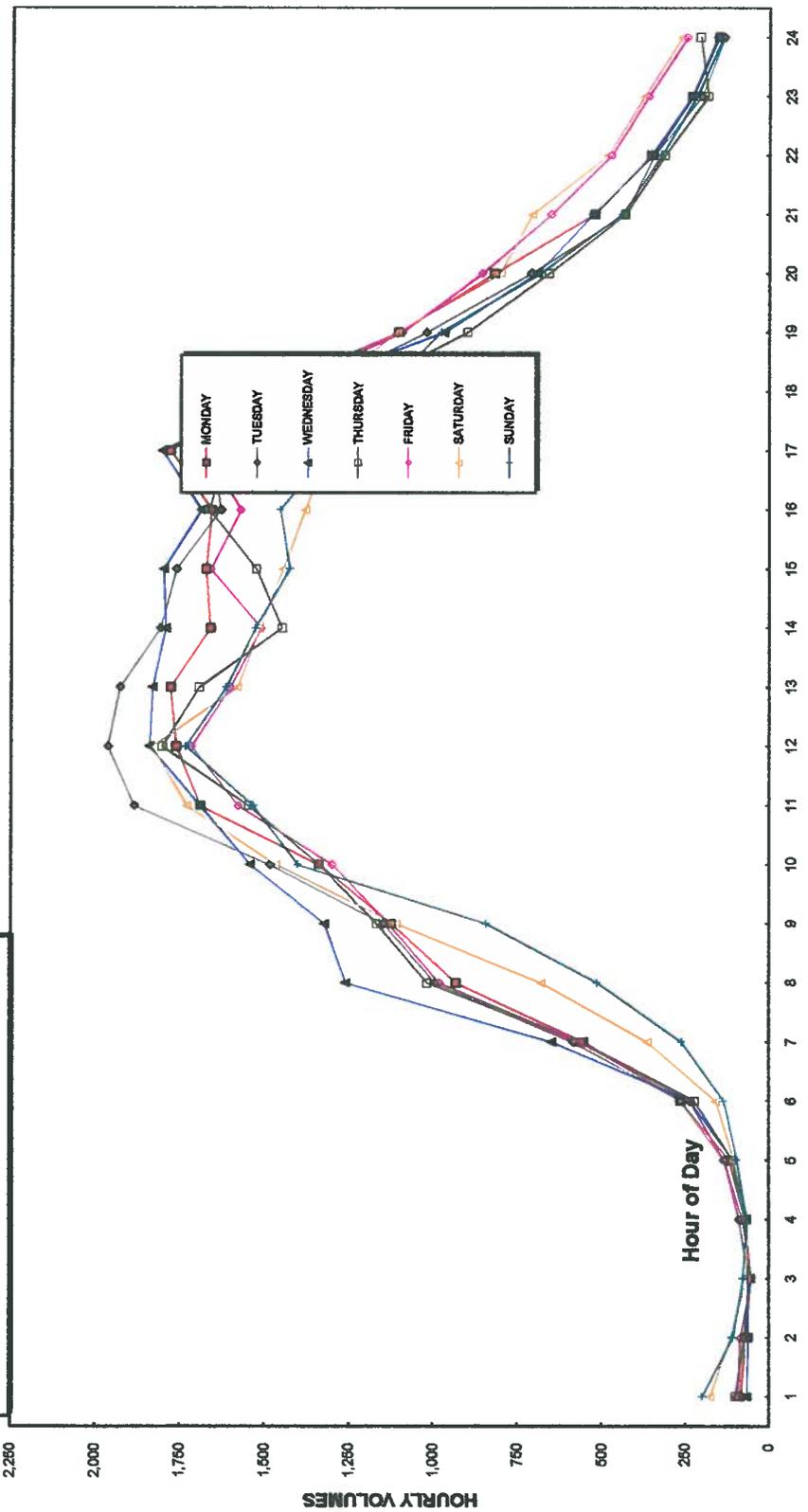
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 Seasonal increase = 20%

* PEAK SEASON

04-FEB-2010 18:42:27

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**US-1 NON-DIRECTIONAL HOURLY VOLUMES
BIG PINE KEY (MM 29) 03-01-09 TO 03-07-09**



**2009 TRAFFIC VOLUME SUMMARY
BIG PINE KEY (MM 28): S. OF N. PINE CH. BRIDGE**

Hour Ending	Monday 03-02-09			Tuesday 03-03-09			Wednesday 03-04-09			Thursday 03-05-09			Friday 03-06-09			Saturday 03-07-09			Sunday 03-01-09		
	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total	NB	SB	Total
1 AM	33	52	85	42	52	94	28	38	66	36	64	100	47	44	91	99	78	175	119	80	199
2 AM	31	38	69	33	40	73	16	45	61	39	33	72	29	56	85	51	63	114	57	51	108
3 AM	17	37	54	28	34	62	32	30	62	27	30	57	21	30	51	34	33	67	38	39	77
4 AM	31	40	71	44	44	88	42	23	65	36	37	73	38	41	79	38	27	65	40	27	67
5 AM	38	61	117	58	74	132	51	54	105	48	69	107	57	77	134	59	45	104	52	43	95
6 AM	92	171	263	99	164	263	130	106	236	99	123	222	84	152	236	89	69	158	84	51	135
7 AM	200	352	552	207	375	582	387	279	646	280	279	559	224	337	561	182	180	362	154	107	261
8 AM	428	501	929	476	515	991	684	574	1,258	478	537	1,015	475	504	979	351	285	678	331	182	513
9 AM	609	513	1,122	663	482	1,145	749	573	1,322	822	544	1,168	594	538	1,130	682	454	1,108	547	293	840
10 AM	713	624	1,337	862	601	1,463	871	671	1,542	724	814	1,338	737	561	1,298	856	609	1,465	860	541	1,401
11 AM	870	819	1,689	1,119	765	1,884	930	759	1,693	835	712	1,547	848	731	1,577	956	772	1,728	889	644	1,533
12 NOON	855	906	1,760	1,079	983	1,962	961	878	1,839	944	898	1,802	864	861	1,715	877	864	1,831	877	865	1,732
1 PM	817	980	1,777	961	945	1,926	914	816	1,830	812	881	1,693	783	818	1,601	650	830	1,590	783	830	1,613
2 PM	747	913	1,660	880	927	1,807	848	844	1,792	599	849	1,448	694	816	1,510	598	917	1,513	710	817	1,527
3 PM	744	928	1,673	822	938	1,760	845	853	1,798	643	891	1,524	761	898	1,659	551	894	1,445	678	760	1,428
4 PM	739	917	1,656	808	823	1,629	831	858	1,687	777	888	1,663	782	808	1,570	529	880	1,379	894	760	1,454
5 PM	819	959	1,778	700	955	1,655	923	890	1,803	738	882	1,620	862	812	1,674	549	787	1,318	677	838	1,313
6 PM	831	864	1,515	640	729	1,369	728	713	1,441	543	698	1,239	753	726	1,479	571	770	1,341	605	552	1,157
7 PM	854	447	1,101	505	514	1,019	490	477	967	379	517	898	596	505	1,091	490	617	1,107	521	454	975
8 PM	484	332	816	360	347	707	362	328	690	294	381	655	455	397	852	410	398	798	387	295	682
9 PM	288	234	520	212	219	431	235	281	528	183	238	431	304	344	648	387	308	705	222	218	440
10 PM	198	156	354	154	191	345	171	177	348	125	189	314	231	240	471	258	224	482	174	149	323
11 PM	137	94	231	97	108	203	111	120	231	75	109	184	182	169	381	217	168	373	88	130	218
12 MID-NIGHT	89	81	150	67	68	135	88	67	155	98	108	207	140	108	248	188	94	282	81	80	141
Daily Total	10,480	10,819	21,279	10,952	10,791	21,743	11,407	10,752	22,159	9,444	10,488	19,932	10,539	10,559	21,088	9,658	10,492	20,150	9,646	8,584	18,230
AADT*	8,448	8,736	17,183	8,644	8,714	17,557	9,211	8,692	17,893	7,828	8,489	16,095	8,510	8,528	17,037	7,798	8,472	18,271	7,789	6,932	14,721

* AADT = Raw Count*Seasonal Factor*Axle Factor
5-Day ADT 21,242
7-Day ADT 20,666
2008 Seasonal Factor 0.85
2008 Axle Factor 0.85
5-Day AADT 17,183
7-Day AADT 16,680

COUNTY: 90
 STATION: 0109
 DESCRIPTION: SR 5/US-1, 200' N NORTH PINE CHANNEL BRIDG
 START DATE: 03/03/2009
 START TIME: 0000

TIME	DIRECTION: N					DIRECTION: S					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	9	10	18	12	49	6	13	15	16	50	99	
0100	9	7	8	6	30	9	11	14	6	40	70	
0200	7	4	7	9	27	6	4	8	5	23	50	
0300	4	9	6	10	29	13	8	10	7	38	67	
0400	6	2	13	8	29	9	9	15	15	48	77	
0500	16	17	17	19	69	18	26	29	36	109	178	
0600	21	37	40	49	147	62	50	84	110	306	453	
0700	40	94	77	91	302	107	134	141	178	560	862	
0800	115	110	136	122	483	175	166	176	205	722	1205	
0900	139	120	183	160	602	173	159	184	215	731	1333	
1000	167	179	192	192	730	229	181	215	223	848	1578	
1100	179	202	226	218	825	209	240	236	240	925	1750	
1200	194	241	171	213	819	247	219	209	209	884	1703	
1300	179	209	183	200	771	208	215	205	218	846	1617	
1400	210	186	189	187	772	225	145	198	269	837	1609	
1500	213	215	218	207	853	226	167	210	228	831	1684	
1600	231	218	199	229	877	178	167	169	166	680	1557	
1700	252	196	179	169	796	163	166	160	144	633	1429	
1800	145	169	175	132	621	141	117	114	100	472	1093	
1900	119	108	134	107	468	83	77	73	67	300	768	
2000	107	91	91	86	375	88	56	73	56	273	648	
2100	86	94	66	52	298	52	50	41	39	182	480	
2200	51	54	48	30	183	43	29	29	22	123	306	
2300	40	28	23	19	110	25	16	14	10	65	175	
24-HOUR TOTALS:					10265						10526	20791

PEAK VOLUME INFORMATION

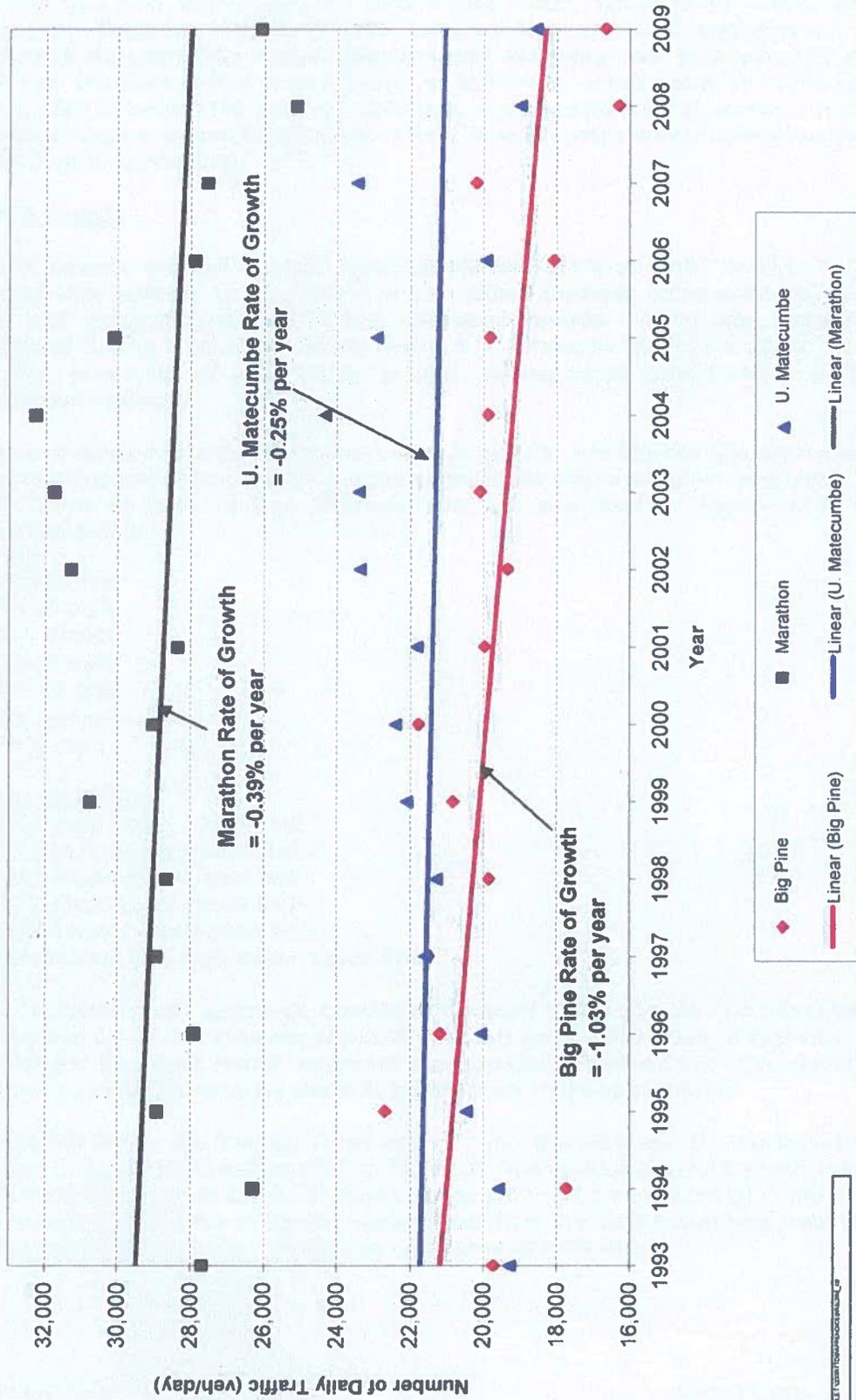
	DIRECTION: N		DIRECTION: S		COMBINED DIRECTIONS	
	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
A.M.	0915	630	0915	787	0915	1417
P.M.	1615	898	1445	872	1445	1705
DAILY	1615	898	1115	963	1130	1821

TRUCK PERCENTAGE 9.44 9.96 9.70

CLASSIFICATION SUMMARY DATABASE

DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK	TOTVOL
N	15	6865	2416	82	387	173	12	156	131	21	6	1	0	0	0	969	10265
S	11	7272	2195	91	438	43	178	139	148	2	7	2	0	0	0	1048	10526

**Figure 2: U.S. 1 Historical Traffic Growth
AADT**



**SIGNALIZED INTERSECTION
ANALYSES**

SHORT REPORT												
General Information						Site Information						
Analyst	RPE					Intersection	US 1 & Key Deer Boulevard					
Agency or Co.	KTS					Area Type	All other areas					
Date Performed	10-25-10					Jurisdiction						
Time Period	PM Peak					Analysis Year	2010 Existing Conditions					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	0	1	0	0	1	1
Lane Group	L	TR		L	T	R		LTR			LT	R
Volume (vph)	160	343	14	5	466	93	11	10	17	63	1	129
% Heavy Vehicles	0	2	0	0	2	0	0	2	0	0	2	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.64	0.64	0.64	0.84	0.84	0.84
Pretimed/Actuated (P/A)	A	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	1.0	1.0		1.0	1.0	1.0		1.0			1.0	1.0
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0		2.0			2.0	2.0
Arrival Type	4	4		4	4	4		4			4	4
Unit Extension	3.0	3.0		3.0	3.0	3.0		3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	28	0	0	4	0	0	88
Lane Width	12.0	12.0		12.0	12.0	12.0		12.0			12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0		0			0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	EW Perm	03	04	SB Only	NB Only	07	08				
Timing	G = 8.0	G = 38.0	G =	G =	G = 18.0	G = 8.0	G =	G =				
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 96.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	178	397		6	518	72		53			76	49
Lane Group Capacity	388	1948		400	757	1060		165			358	471
v/c Ratio	0.46	0.20		0.01	0.68	0.07		0.32			0.21	0.10
Green Ratio	0.55	0.55		0.41	0.41	0.66		0.09			0.20	0.29
Uniform Delay d ₁	13.4	10.9		17.0	23.4	5.9		40.6			32.2	24.8
Delay Factor k	0.11	0.50		0.50	0.50	0.11		0.11			0.11	0.11
Incremental Delay d ₂	0.9	0.2		0.1	5.0	0.0		1.1			0.3	0.1
PF Factor	1.000	0.678		0.888	0.888	0.418		1.000			1.000	0.992
Control Delay	14.3	7.6		15.2	25.8	2.5		41.8			32.5	24.7
Lane Group LOS	B	A		B	C	A		D			C	C
Approach Delay	9.7			22.9			41.8			29.5		
Approach LOS	A			C			D			C		
Intersection Delay	18.6			Intersection LOS						B		

SHORT REPORT												
General Information						Site Information						
Analyst <i>RPE</i> Agency or Co. <i>KTS</i> Date Performed <i>10-25-10</i> Time Period <i>PM Peak</i>						Intersection <i>US 1 & Key Deer Boulevard</i> Area Type <i>All other areas</i> Jurisdiction Analysis Year <i>2011 Without Site</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	2	0	1	1	1	0	1	0	0	1	1
Lane Group	L	TR		L	T	R		LTR			LT	R
Volume (vph)	177	415	15	6	564	102	12	11	19	69	1	143
% Heavy Vehicles	0	2	0	0	2	0	0	2	0	0	2	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.64	0.64	0.64	0.84	0.84	0.84
Pretimed/Actuated (P/A)	A	P	P	P	P	P	A	A	A	A	A	A
Startup Lost Time	1.0	1.0		1.0	1.0	1.0		1.0			1.0	1.0
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0		2.0			2.0	2.0
Arrival Type	4	4		4	4	4		4			4	4
Unit Extension	3.0	3.0		3.0	3.0	3.0		3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	28	0	0	4	0	0	88
Lane Width	12.0	12.0		12.0	12.0	12.0		12.0			12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0	0		0			0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EB Only	EW Perm	03	04	SB Only	NB Only	07	08				
Timing	G = 8.0	G = 38.0	G =	G =	G = 18.0	G = 8.0	G =	G =				
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 96.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	197	478		7	627	82		59			83	65
Lane Group Capacity	299	1949		370	757	1060		165			358	471
v/c Ratio	0.66	0.25		0.02	0.83	0.08		0.36			0.23	0.14
Green Ratio	0.55	0.55		0.41	0.41	0.66		0.09			0.20	0.29
Uniform Delay d ₁	16.4	11.1		17.1	25.5	6.0		40.8			32.4	25.1
Delay Factor k	0.23	0.50		0.50	0.50	0.11		0.11			0.11	0.11
Incremental Delay d ₂	5.3	0.3		0.1	10.1	0.0		1.3			0.3	0.1
PF Factor	1.000	0.678		0.888	0.888	0.418		1.000			1.000	0.992
Control Delay	21.7	7.8		15.2	32.8	2.5		42.1			32.7	25.0
Lane Group LOS	C	A		B	C	A		D			C	C
Approach Delay	11.9			29.1			42.1			29.3		
Approach LOS	B			C			D			C		
Intersection Delay	22.4			Intersection LOS						C		

SHORT REPORT													
General Information							Site Information						
Analyst	RPE						Intersection	US 1 & Key Deer Boulevard					
Agency or Co.	KTS						Area Type	All other areas					
Date Performed	10-25-10						Jurisdiction						
Time Period	PM Peak						Analysis Year	2011 With Site					
Volume and Timing Input													
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Number of Lanes	1	2	0	1	1	1	0	1	0	0	1	1	
Lane Group	L	TR		L	T	R		LTR			LT	R	
Volume (vph)	177	454	15	6	603	102	12	11	19	69	1	143	
% Heavy Vehicles	0	2	0	0	2	0	0	2	0	0	2	0	
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.64	0.64	0.64	0.84	0.84	0.84	
Pretimed/Actuated (PIA)	A	P	P	P	P	P	A	A	A	A	A	A	
Startup Lost Time	1.0	1.0		1.0	1.0	1.0		1.0			1.0	1.0	
Extension of Effective Green	2.0	2.0		2.0	2.0	2.0		2.0			2.0	2.0	
Arrival Type	4	4		4	4	4		4			4	4	
Unit Extension	3.0	3.0		3.0	3.0	3.0		3.0			3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	28	0	0	4	0	0	88	
Lane Width	12.0	12.0		12.0	12.0	12.0		12.0			12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N	
Parking/Hour													
Bus Stops/Hour	0	0		0	0	0		0			0	0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2		
Phasing	EB Only	EW Perm	03	04	SB Only	NB Only	07	08					
Timing	G = 8.0	G = 38.0	G =	G =	G = 15.0	G = 9.0	G =	G =					
	Y = 6	Y = 6	Y =	Y =	Y = 6	Y = 6	Y =	Y =					
Duration of Analysis (hrs) = 0.25							Cycle Length C = 94.0						
Lane Group Capacity, Control Delay, and LOS Determination													
	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Adjusted Flow Rate	197	521		7	670	82		59			83	65	
Lane Group Capacity	281	1991		362	773	1031		187			308	430	
v/c Ratio	0.70	0.26		0.02	0.87	0.08		0.32			0.27	0.15	
Green Ratio	0.56	0.56		0.41	0.41	0.64		0.11			0.17	0.27	
Uniform Delay d ₁	16.9	10.5		16.2	25.1	6.5		38.8			33.9	26.4	
Delay Factor k	0.27	0.50		0.50	0.50	0.11		0.11			0.11	0.11	
Incremental Delay d ₂	7.6	0.3		0.1	12.5	0.0		1.0			0.5	0.2	
PF Factor	1.000	0.654		0.878	0.878	0.474		1.000			1.000	1.000	
Control Delay	24.5	7.2		14.3	34.6	3.1		39.8			34.4	26.5	
Lane Group LOS	C	A		B	C	A		D			C	C	
Approach Delay	11.9			31.0			39.8			30.9			
Approach LOS	B			C			D			C			
Intersection Delay	23.2			Intersection LOS						C			

**UNSIGNALIZED INTERSECTION
ANALYSES**

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Ships Way/Cahill			
Agency/Co.	KTE			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2010 Existing Conditions			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Ships Way / Cahill Court</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	25	514	6	6	564	32		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	26	535	6	6	633	35		
Percent Heavy Vehicles	0	-	-	0	-	-		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0		4	32	0	8		
Peak-Hour Factor, PHF	0.61	1.00	0.61	0.71	0.71	0.70		
Hourly Flow Rate, HFR (veh/h)	0	0	6	45	0	11		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	1	0		
Configuration		LR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LR			LTR		
v (veh/h)	26	6	6			56		
C (m) (veh/h)	931	1038	547			277		
v/c	0.03	0.01	0.01			0.20		
95% queue length	0.09	0.02	0.03			0.74		
Control Delay (s/veh)	9.0	8.5	11.7			21.3		
LOS	A	A	B			C		
Approach Delay (s/veh)	--	--	11.7			21.3		
Approach LOS	--	--	B			C		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Ships Way/Cahill			
Agency/Co.	KTE			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2011 Without Site			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Ships Way / Cahill Court</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	28	622	7	7	683	35		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	29	647	7	7	767	39		
Percent Heavy Vehicles	0	-	-	0	-	-		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0		4	35	0	9		
Peak-Hour Factor, PHF	0.61	1.00	0.61	0.71	0.71	0.70		
Hourly Flow Rate, HFR (veh/h)	0	0	6	49	0	12		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	1	0		
Configuration		LR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LR			LTR		
v (veh/h)	29	7	6			61		
C (m) (veh/h)	828	943	473			206		
v/c	0.04	0.01	0.01			0.30		
95% queue length	0.11	0.02	0.04			1.18		
Control Delay (s/veh)	9.5	8.8	12.7			29.7		
LOS	A	A	B			D		
Approach Delay (s/veh)	-	-	12.7			29.7		
Approach LOS	-	-	B			D		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Ships Way/Cahill			
Agency/Co.	KTE			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2011 With Site			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Ships Way / Cahill Court</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	28	661	7	7	722	35		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	29	688	7	7	811	39		
Percent Heavy Vehicles	0	-	-	0	-	-		
Median Type	Undivided							
RT Channelized			0			0		
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	0		4	35	0	9		
Peak-Hour Factor, PHF	0.61	1.00	0.61	0.71	0.71	0.71		
Hourly Flow Rate, HFR (veh/h)	0	0	6	49	0	12		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	1	0		
Configuration		LR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LR			LTR		
v (veh/h)	29	7	6			61		
C (m) (veh/h)	797	910	447			186		
v/c	0.04	0.01	0.01			0.33		
95% queue length	0.11	0.02	0.04			1.35		
Control Delay (s/veh)	9.7	9.0	13.2			33.5		
LOS	A	A	B			D		
Approach Delay (s/veh)	-	-	13.2			33.5		
Approach LOS	-	-	B			D		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Site Drive			
Agency/Co.	KTS			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2011 With Site			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Site Drive</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		512	82	82	613			
Peak-Hour Factor, PHF	1.00	0.90	0.70	0.70	0.90	1.00		
Hourly Flow Rate, HFR (veh/h)	0	568	117	117	681	0		
Percent Heavy Vehicles	0	—	—	0	—	—		
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	0	1	0	1	1	0		
Configuration			TR	L	T			
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	82		82					
Peak-Hour Factor, PHF	0.70	1.00	0.70	1.00	1.00	1.00		
Hourly Flow Rate, HFR (veh/h)	117	0	117	0	0	0		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration		LR						
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		117		234				
C (m) (veh/h)		918		414				
v/c		0.13		0.57				
95% queue length		0.44		3.39				
Control Delay (s/veh)		9.5		24.4				
LOS		A		C				
Approach Delay (s/veh)	—	—		24.4				
Approach LOS	—	—		C				

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Sands Road			
Agency/Co.	KTS			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2010 Existing Conditions			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Sands Road</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	11	351	7	3	480	3		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	11	365	7	3	539	3		
Percent Heavy Vehicles	0	-	-	0	-	-		
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	14	3	6	2	2	13		
Peak-Hour Factor, PHF	0.61	0.61	0.61	0.71	0.71	0.71		
Hourly Flow Rate, HFR (veh/h)	22	4	9	2	2	18		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LTR			LTR		
v (veh/h)	11	3	35			22		
C (m) (veh/h)	1037	1198	387			478		
v/c	0.01	0.00	0.09			0.05		
95% queue length	0.03	0.01	0.30			0.14		
Control Delay (s/veh)	8.5	8.0	15.2			12.9		
LOS	A	A	C			B		
Approach Delay (s/veh)	--	--	15.2			12.9		
Approach LOS	--	--	C			B		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Sands Road			
Agency/Co.	KTS			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2011 Without Site			
Analysis Time Period	PM Peak							
Project Description Tom Thumb								
East/West Street: US 1				North/South Street: Sands Road				
Intersection Orientation: East-West				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	12	425	8	3	581	3		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	12	442	8	3	652	3		
Percent Heavy Vehicles	0	—	—	0	—	—		
Median Type	Two Way Left Turn Lane							
RT Channelized			0			0		
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	15	3	6	2	2	14		
Peak-Hour Factor, PHF	0.61	0.61	0.61	0.71	0.71	0.71		
Hourly Flow Rate, HFR (veh/h)	24	4	9	2	2	19		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LTR			LTR		
v (veh/h)	12	3	37			23		
C (m) (veh/h)	942	1121	319			404		
v/c	0.01	0.00	0.12			0.06		
95% queue length	0.04	0.01	0.39			0.18		
Control Delay (s/veh)	8.9	8.2	17.8			14.4		
LOS	A	A	C			B		
Approach Delay (s/veh)	—	—	17.8			14.4		
Approach LOS	—	—	C			B		

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	RPE			Intersection	US 1 & Sands Road			
Agency/Co.	KTS			Jurisdiction	County			
Date Performed	10/25/2010			Analysis Year	2011 With Site			
Analysis Time Period	PM Peak							
Project Description <i>Tom Thumb</i>								
East/West Street: <i>US 1</i>				North/South Street: <i>Sands Road</i>				
Intersection Orientation: <i>East-West</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Eastbound			Westbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)	12	464	8	3	620	3		
Peak-Hour Factor, PHF	0.96	0.96	0.96	0.89	0.89	0.89		
Hourly Flow Rate, HFR (veh/h)	12	483	8	3	696	3		
Percent Heavy Vehicles	0	—	—	0	—	—		
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	1	1	0	1	1	0		
Configuration	L		TR	L		TR		
Upstream Signal		0			0			
Minor Street	Northbound			Southbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)	15	3	6	2	2	14		
Peak-Hour Factor, PHF	0.61	0.61	0.61	0.71	0.71	0.71		
Hourly Flow Rate, HFR (veh/h)	24	4	9	2	2	19		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	1	0	0	1	0		
Configuration		LTR			LTR			
Delay, Queue Length, and Level of Service								
Approach	Eastbound	Westbound	Northbound			Southbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L	LTR			LTR		
v (veh/h)	12	3	37			23		
C (m) (veh/h)	907	1083	294			377		
v/c	0.01	0.00	0.13			0.06		
95% queue length	0.04	0.01	0.43			0.19		
Control Delay (s/veh)	9.0	8.3	19.0			15.2		
LOS	A	A	C			C		
Approach Delay (s/veh)	—	—	19.0			15.2		
Approach LOS	—	—	C			C		

**5% ALLOCATION BELOW
LOS C CALCULATIONS &
SUPPORTING DOCUMENTATION**

Monroe County 5% of LOS C calculator using the 2009 Level of service and reserve capacity table

Segment: 10
Segment length: 3.4
Constant: 1656
Divider: 10

Step

1	Adjusted LOS C Criteria (mph):	37.3
2	Median Travel Speed (mph):	37.9
3	95 % of LOS C Criteria (mph):	35.435
4	Step 2 less step 3:	2.465
5	Step 4 times constant	4,082
6	Step 5 times Segment length	13,879
7	Divide step 6 by 10	1,388

5% Allocation Volume: 1,388

Reserve Capacities

The difference between the median speed and the LOS C standard gives the reserve speed, which in turn can be converted into an estimated reserve capacity of additional traffic volume and corresponding additional development. The median overall speed of 45.7 mph compared to the LOS C standard of 45 mph leaves an overall reserve speed of 0.7 mph. This reserve speed is converted into an estimated number of reserve trips using the following formula:

$$\text{Reserve Volume} = \frac{\text{Reserve Speed} \times k \times \text{Overall Length}}{\text{Trip Length}}$$

$$\text{Reserve Volume} = \frac{0.7 \text{ mph} \times 1656 \text{ daily trips/mph} \times 112 \text{ miles}}{10 \text{ miles}}$$

$$\text{Reserve Volume} = 12,983 \text{ daily trips}$$

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

$$\text{Residential Capacity} = \frac{\text{Reserve Volume}}{\text{Trip Generation Rate} \times \% \text{ Impact on US 1}}$$

$$\text{Residential Capacity} = \frac{12983 \text{ daily trips}}{8 \text{ (daily trips / unit)} \times 0.8}$$

$$\text{Residential Capacity} = 2,029 \text{ units}$$

Applying the formula for reserve volume to each of the 24 segments of U.S. 1 individually gives maximum reserve volumes for all segments totaling 81,468 trips. These individual reserve volumes may be unobtainable, due to the constraint imposed by the overall reserve volume.

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

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

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

Based on this year's results, Tea Table (Segment 18) and Cross Key (Segment 24) are below the LOS C threshold. However, Tea Table has reserve capacity within the 5% allocation and the Cross Key segment is under construction. Segments that have used-up the 5% reserve trips are restricted from new development or redevelopment, except where redevelopment has no net increase in trips. A detailed summary table displaying level of service and reserve capacity values for each segment is contained in Appendix G.

2009 LEVEL OF SERVICE AND RESERVE CAPACITY

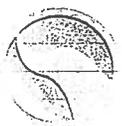
SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2008 MAXIMUM RESERVE		2008 5% ALLOCATION		5% ALLOCATION BELOW LOS C (trips)	5% ALLOCATION BELOW LOS C (trips)
			Limits (mph)	Average (mph)						VOLUME (trips)	VOLUME (trips)				
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	34.2	B	12.2	2,222	N/A	1,767	N/A	N/A	
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	56.7	A	7.1	4,585	N/A	3,810	N/A	N/A	
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	42.3	D	-2.9	0	0	124	N/A	N/A	
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.8	52.4	C	2.8	2,689	N/A	1,921	N/A	N/A	
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	48.8	D	-0.8	0	1023	0	1308	0	
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.0	B	6.0	2,484	N/A	2,774	N/A	N/A	
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	44.7	B	4.2	1,530	N/A	2,149	N/A	N/A	
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	47.6	A	7.1	2,704	N/A	2,742	N/A	N/A	
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	47.9	A	7.4	2,573	N/A	2,121	N/A	N/A	
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	3.2	37.3	37.9	C	0.8	338	N/A	0	0	0	
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	51.7	B	4.1	4,753	N/A	5,448	N/A	N/A	
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	55.4	B	4.9	5,518	N/A	6,306	N/A	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	38.2	A	16.2	19,584	N/A	18,496	N/A	N/A	
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	50.3	C	0.4	424	N/A	848	N/A	N/A	
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	51.3	C	0.8	358	N/A	1,744	N/A	N/A	
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	51.3	C	2.3	3,771	N/A	5,410	N/A	N/A	
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	51.4	C	0.9	671	N/A	373	N/A	N/A	
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	48.5	D	-1.6	0	322	0	868	0	
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	40.8	C	0.3	204	N/A	1,086	N/A	N/A	
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	7.7	32.8	42.2	A	8.4	2,958	N/A	3,661	N/A	N/A	
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.0	38.5	39.6	C	1.1	1,057	N/A	3,458	N/A	N/A	
22 Tavemier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	2.1	40.5	48.2	A	7.7	10,201	N/A	9,406	N/A	N/A	
23 Key Largo (99.5- 106.0)	6.8	4-L/D	35/45	44.4	2.3	37.6	46.0	A	8.4	9,459	N/A	7,432	N/A	N/A	
24 Cross (106.0- 112.5)	6.2	2-L/U	35/45/55	48.2	N/A	43.7	52.1	A	8.4	8,624	N/A	0	0	0	
Overall	108.4					45.0	46.6	C	1.6						

**REDUCED SITE PLAN
& SURVEY**

DRAWING INDEX

- SHEET DESCRIPTION
 COVER SHEET
 C-0
 PRELIMINARY SITE PLAN
 C-1
 PRELIMINARY DRAINAGE PLAN
 C-2
 PRELIMINARY LANDSCAPE PLAN
 L-1
 C-STORE LAYOUT PLAN
 1
 C-STORE EXTERIOR ELEVATIONS
 2
 CARWASH FLOOR PLAN & ELEVATION
 3
 CANOPY EXTERIOR ELEVATION
 4

SOLARIA
 ARCHITECTURE
 ENGINEERING
 PLANNING



SOLARIA DESIGN & CONSULTING CO.
 FL CERT NO. AA26001807 - CERT OF AUTH 28784
 (305) 289.7980

MARATHON
 3000 OVERSEAS HIGHWAY
 MARATHON, FL 33050

KEY WEST
 925 TRUMAN AVENUE
 KEY WEST, FL 33040

BUILDING CODE SUMMARY

CONCEPTUAL DESIGNS FOLLOW BUILDING CODES
 2007 w/ 2009 SUPPLEMENTS
 2007 w/ 2009 SUPPLEMENTS
 2007 w/ 2009 SUPPLEMENTS
 2007 w/ 2009 SUPPLEMENTS
 2008
 2006
 7-05
 318-08
 ACI

FLORIDA BUILDING CODE
 FLORIDA PLUMBING CODE
 FLORIDA MECHANICAL CODE
 FLORIDA FUEL/GAS CODE
 FLORIDA FIRE PREVENTION CODE
 NATIONAL ELECTRIC CODE
 NFPA 101 (LIFE SAFETY CODE)
 ASCE
 7-05
 318-08
 ACI

ALLOWABLE HEIGHT RESTRICTIONS
 PER FBC 2007 - TABLE 503
 MAXIMUM BUILDING HEIGHT
 ALLOWED (COUNTY): 35'-0"
 PROPOSED: 35' FROM C.O.R.

PARKING REQUIREMENTS
 PER MCC SEC 114-67(C)
 SPACES REQUIRED: 33
 SPACES PROVIDED: 37

H/CAP SPACES REQUIRED: 2
 H/CAP SPACES PROVIDED: 2

USE/OCCUPANCY CLASSIFICATION
 PER FBC 2007 - SEC 3 10
 MERCHANTILE
 M

TYPE OF CONSTRUCTION
 PER FBC 2007 - SEC 602
 TYPE V-B

TOM THUMB #211
 30662 OVERSEAS HIGHWAY
 BIG PINE KEY, FL 33043

OWNER
 LANDCO, LLC DBA TOM THUMB FOOD STORES, INC.
 97 WEST OKEECHOBEE ROAD
 HIALEAH, FL 33010

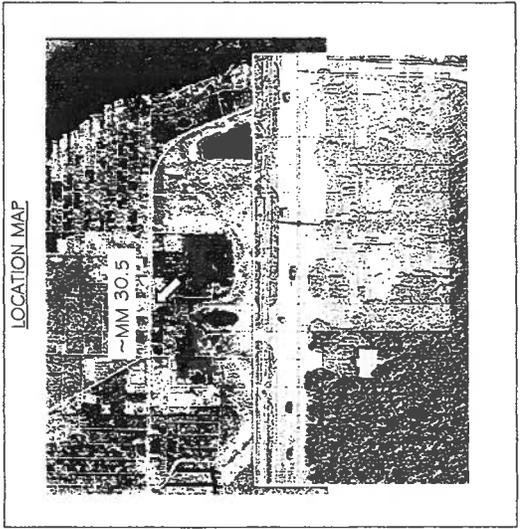
SCOPE OF WORK

The proposed development for the parcel will include redevelopment and expansion of the convenience store, additional fuel pumps, a new indoor/outdoor food deli, and three bay car wash.

LEGAL INFO

LEGAL DESCRIPTION: LOTS 1-7 ROGERS SUB PB3-79 BIG PINE KEY
 SECTION-TOWNSHIP-RANGE: 26-66-29
 ALT KEY: 1347416, 1347434, 1347451
 PARCEL ID: 00275410-000000, 00275430-000000, 00275450-000000

<u>SITE DATA</u> LOT AREA: 1.64 ACRES PERV AREA: .38 ACRES IMP AREA: .26 ACRES % IMPERVIOUS: 76.8% ZONING: SC FLUM: MC	<u>CLEARING AREA</u> AREA ALLOWED: N/A AREA PROPOSED: N/A % ALLOWED: % % PROPOSED: %	<u>FEMA DATA</u> PANEL: 1336K ZONE: AE ELEV: +0 NGVD
--	--	---



STORMWATER CALCULATION

SEE PAGE C-2: PRELIMINARY DRAINAGE PLAN



DATE: 10/28/10

PROJECT NUMBER: 10028

COVER SHEET

C-0

D. A. Beebe

DENNIS A. BEEBE
 FLA LIC NO 10,806

10/28/10
 DATE



SOLARIA ARCHITECTURE ENGINEERING PLANNING
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 Marathon
 3000 Overseas Highway
 Marathon, Florida
 Key West
 925 Truman Avenue
 Key West, Florida
 Ft. Cts. of Auth. 20704
 Fla. Cert. No. AS0001007

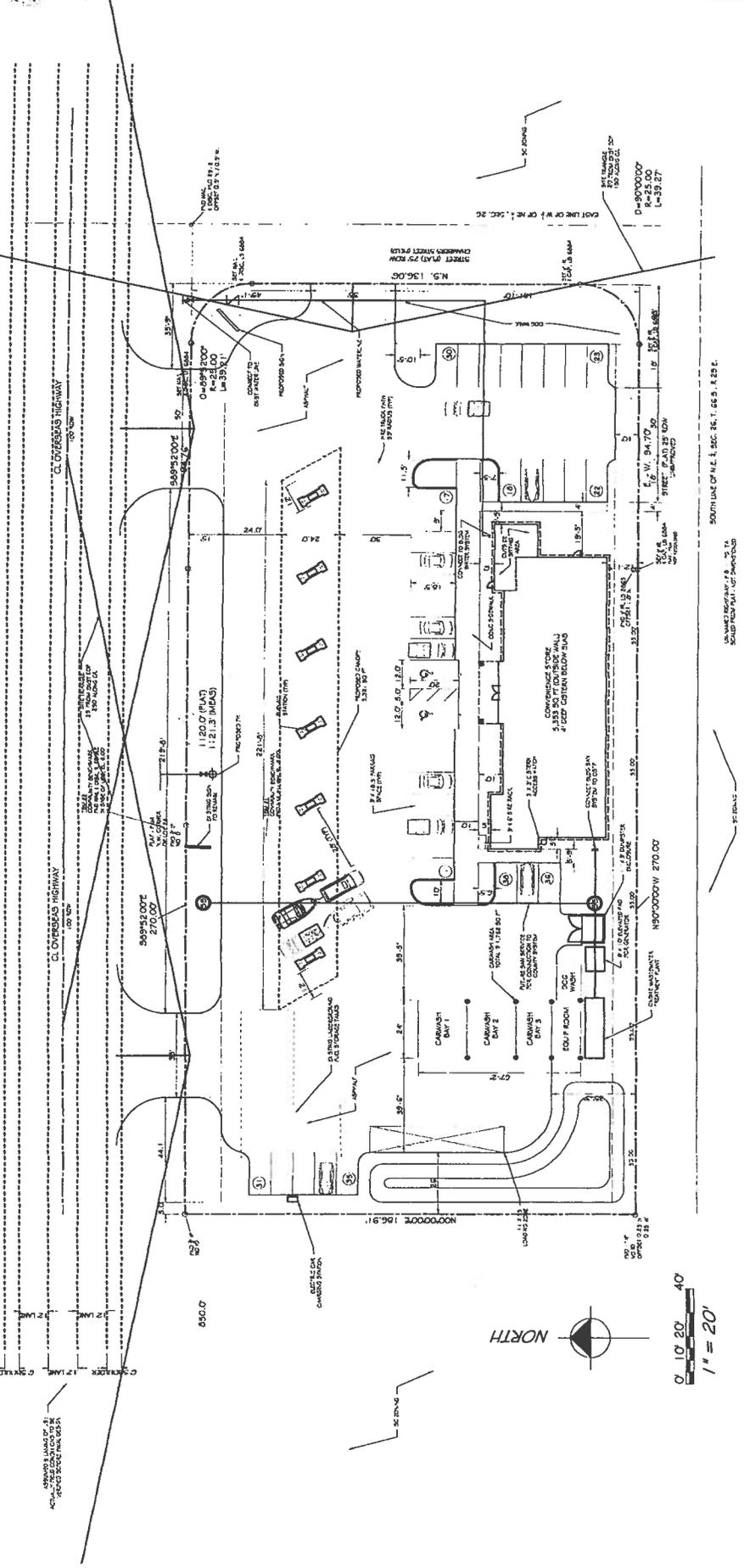


RYAN BUDA, P.E.
 P. 12161017

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No.	Revisions	Date

PROJECT	TOM THUMB STORE #211
30662	01/15/15
01/15/15	01/15/15
01/15/15	01/15/15
DRAWING TITLE	PRELIMINARY SITE PLAN
Scale: AS SHOWN	
Drawn: RWB	
Checked: RWB	
Project No. 10028	
Date: 02/11/15	
Sheet: C-1	



PRELIMINARY - NOT FOR CONSTRUCTION

SITE DATA
 SITE SIZE: 1.65 ACRES
 ZONING: SUBURBAN COMMERCIAL (SC)
 FLUM: MIXED USE COMMERCIAL (MC)
 TIER: III

MINIMUM YARD REQUIREMENTS SEC. 130-106
 SETBACK PROVIDED
 FRONT 25'
 SIDES 10'/15'
 REAR 10'

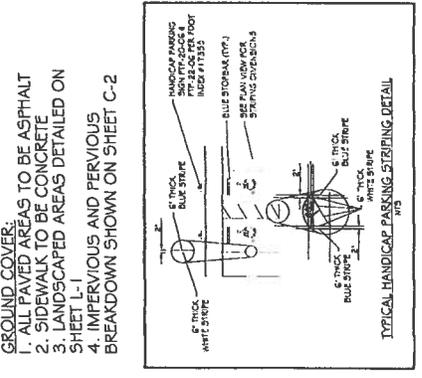
SITE LIGHTING
 OUTDOOR LIGHTING TO BE PROVIDED PER MONROE COUNTY CODE CHAPTER 114 ARTICLE VI
 FLOOD ZONE: AE
 BASE ELEVATION: 8'

PROPOSED USES - PER REGULATORY OFFICER'S REVIEW

Proposed Use	Area (sq. ft.)	Equivalent Units	Maximum Total Floors
Commercial Office	10,000	10,000	3
Commercial Retail	10,000	10,000	3
Commercial Hotel	10,000	10,000	3
Commercial Restaurant	10,000	10,000	3
Commercial Entertainment	10,000	10,000	3
Commercial Office	10,000	10,000	3
Commercial Retail	10,000	10,000	3
Commercial Hotel	10,000	10,000	3
Commercial Restaurant	10,000	10,000	3
Commercial Entertainment	10,000	10,000	3

Planning and Environmental Open Space and Density

Category	Area (Acres)	Percentage	Units per Acre
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0
Open Space	0.15	9.1%	0



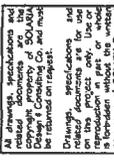


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Key West
925 West Avenue
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FL Cert. No. AS2200 007



REVISIONS
R 12/14/17

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No.	DESCRIPTION	Date

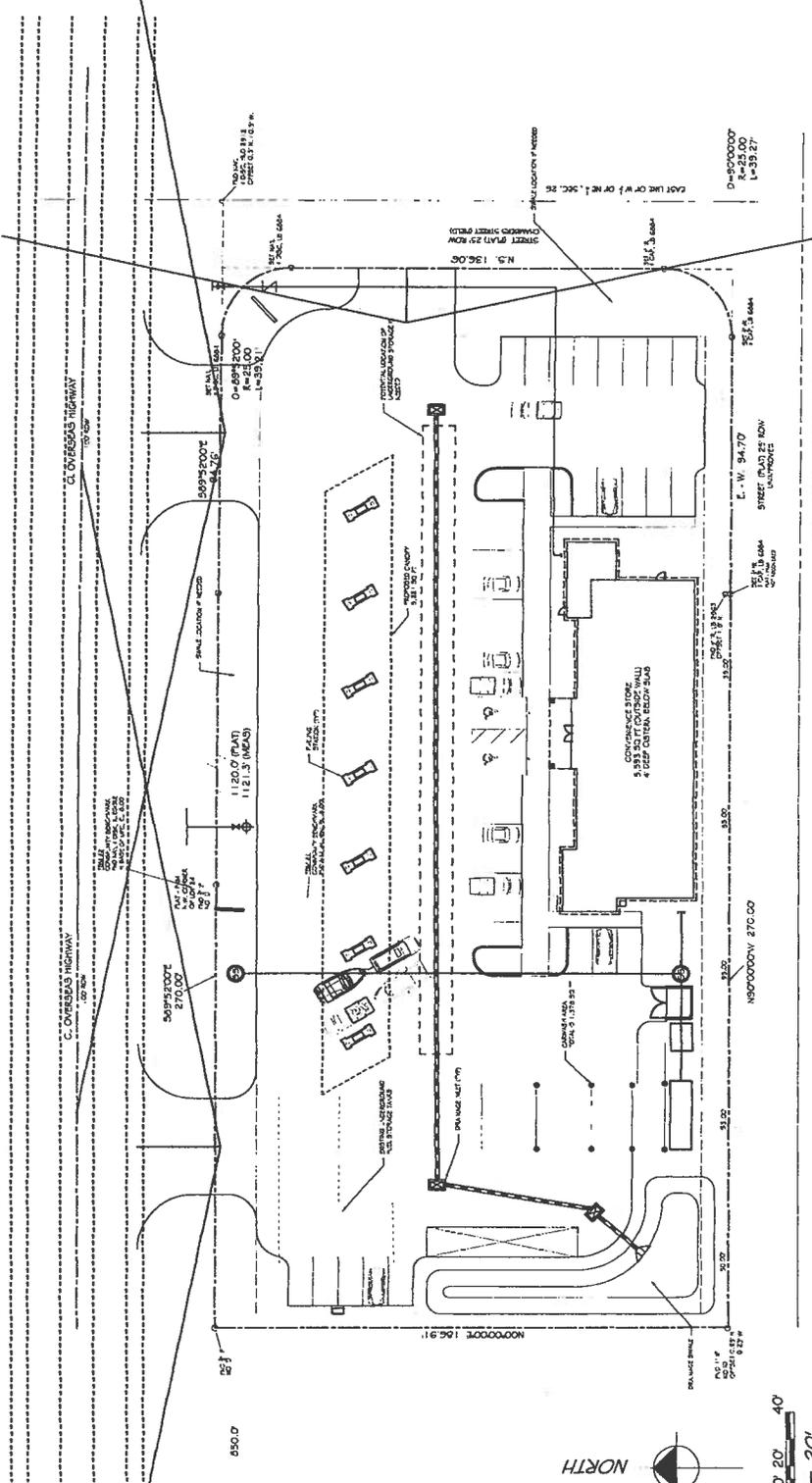
PROJECT
TOM THUMB STORE #211
302623
OVERSEAS HWY
BIG PINE KEY, FL

DRAWING TITLE
PRELIMINARY DRAINAGE PLAN

Scale: AS NOTED
Drawn: JWB/MS
Checked: JWB/MS
Project #: 10058
Date: 08/11/17

C-2

PRELIMINARY - NOT FOR CONSTRUCTION



Proposed Runoff Volumes (Vol)

Area =	72,588.87	Sq-ft
Runoff =	0.0	In
C =	0.17	(78% IMP)
Vol =	34,814.7	CF

Existing Runoff Volumes (Vol)

Area =	72,588.87	Sq-ft
Runoff =	0.0	In
C =	0.3	(40% IMP)
Vol =	23,156.0	CF

Volume to Stone = $V_{ST} - Vol = 11,467$ CF

Directly Connects Impervious Area (DCIA) to Curb

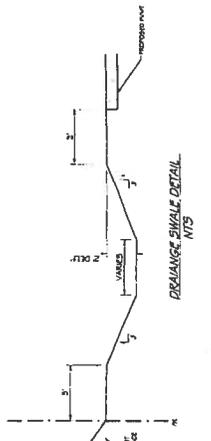
Use	Area (sq)	Volume of Cobble
Stone	5,588	5,588
Canesh	1,578	4
Canopy	5,350	25,372
Total	12,491	7494.6

Volume from DCIA = $13,235 (0.9 \times 6'') = 7494.6$ cf

Remaining Volume to Stone in swales = 3654.056 cf

Proposed Swales

Elevation	Area (sq)	Average Area (sq)	Volume (cu)	Cumulative Volume (cu)
5.5	1,020.46			
7.5	2,664.68	1,842.57	3654.14	3654.14



0 10' 20' 40'
1" = 20'

REVISION	DATE	BY

THE DESIGN PROFESSIONAL SHALL BE RESPONSIBLE FOR THE DESIGN OF THE BUILDING AND THE DESIGN OF THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE OR THE DESIGN OF THE FOUNDATION. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE INTERIOR FINISHES OR THE DESIGN OF THE LANDSCAPE ARCHITECTURE. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE SIGNAGE OR THE DESIGN OF THE FURNITURE. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT OR THE DESIGN OF THE MATERIALS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE UTILITIES OR THE DESIGN OF THE TRANSPORTATION. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ENVIRONMENTAL CONTROL SYSTEMS OR THE DESIGN OF THE SAFETY SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE SECURITY SYSTEMS OR THE DESIGN OF THE ACCESS CONTROL SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE COMMUNICATIONS SYSTEMS OR THE DESIGN OF THE DATA NETWORKS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE TELEVISION SYSTEMS OR THE DESIGN OF THE AUDIO SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE VIDEO SYSTEMS OR THE DESIGN OF THE PROJECTOR SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEMS OR THE DESIGN OF THE SOUND SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE HEATING SYSTEMS OR THE DESIGN OF THE COOLING SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE VENTILATION SYSTEMS OR THE DESIGN OF THE EXHAUST SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE FIRE PROTECTION SYSTEMS OR THE DESIGN OF THE SMOKE EXHAUST SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ELEVATOR SYSTEMS OR THE DESIGN OF THE ESCAPE ROUTES. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ACCESSIBILITY SYSTEMS OR THE DESIGN OF THE SIGNAGE SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE SECURITY SYSTEMS OR THE DESIGN OF THE ACCESS CONTROL SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE COMMUNICATIONS SYSTEMS OR THE DESIGN OF THE DATA NETWORKS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE TELEVISION SYSTEMS OR THE DESIGN OF THE AUDIO SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE VIDEO SYSTEMS OR THE DESIGN OF THE PROJECTOR SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE LIGHTING SYSTEMS OR THE DESIGN OF THE SOUND SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE HEATING SYSTEMS OR THE DESIGN OF THE COOLING SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE VENTILATION SYSTEMS OR THE DESIGN OF THE EXHAUST SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE FIRE PROTECTION SYSTEMS OR THE DESIGN OF THE SMOKE EXHAUST SYSTEMS. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ELEVATOR SYSTEMS OR THE DESIGN OF THE ESCAPE ROUTES. THE DESIGN PROFESSIONAL SHALL NOT BE RESPONSIBLE FOR THE DESIGN OF THE ACCESSIBILITY SYSTEMS OR THE DESIGN OF THE SIGNAGE SYSTEMS.

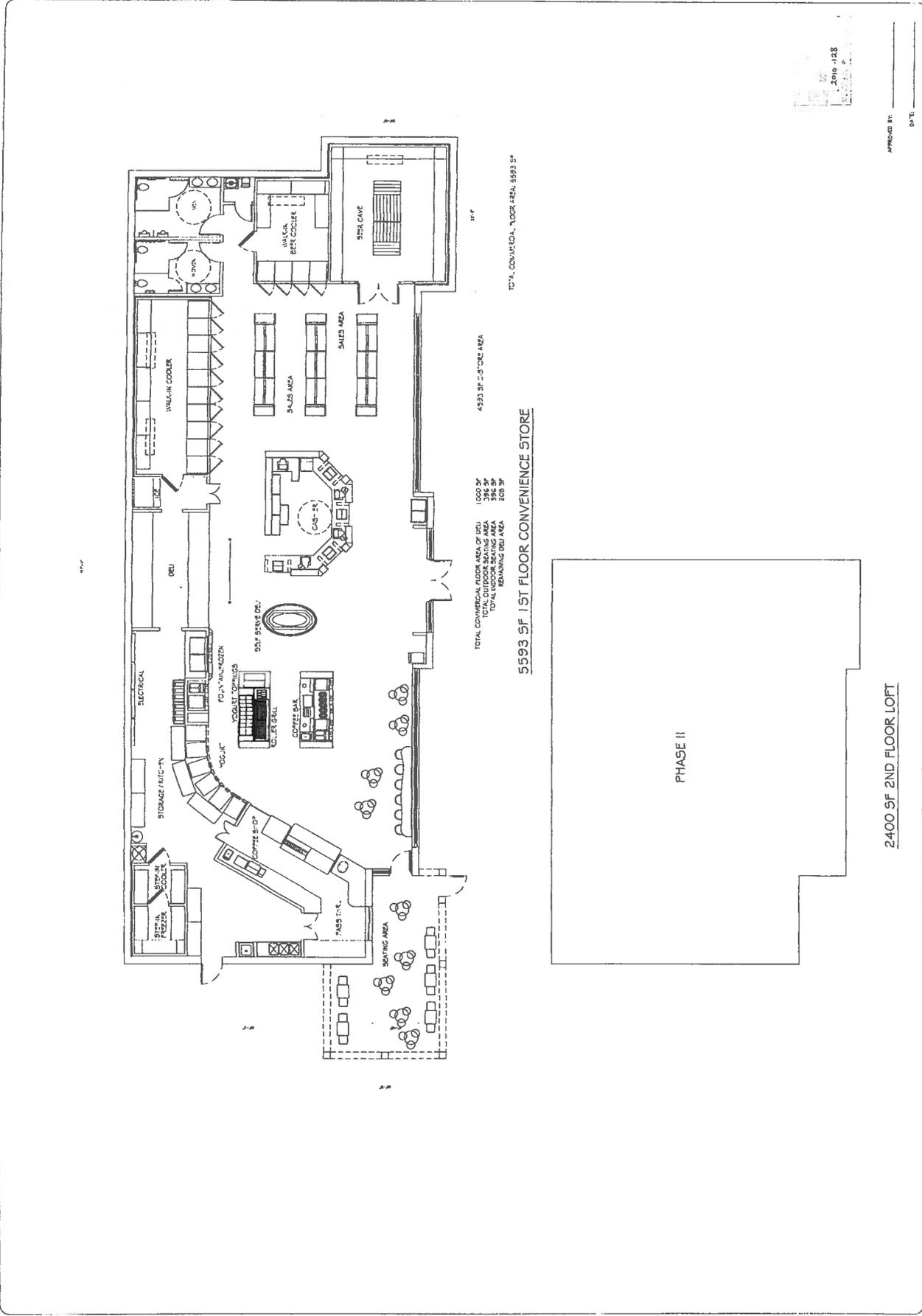
PARAGON SOLUTIONS
EXCELLENCE BY DESIGN

201 MAIN STREET - SUITE 1100
FORT MYERS, FLORIDA 33901
TEL: 813-937-8131 FAX: 813-937-8131

STORE LAYOUT PLAN

TOM THUMB - STORE #211
3062 OVERSEAS HWY BIG PINE KEY, FL

DESIGNED BY: J. G. ...
CHECKED BY: J. G. ...
DATE: ...
JOB NUMBER: ...
SCALE: 1/8" = 1'-0"

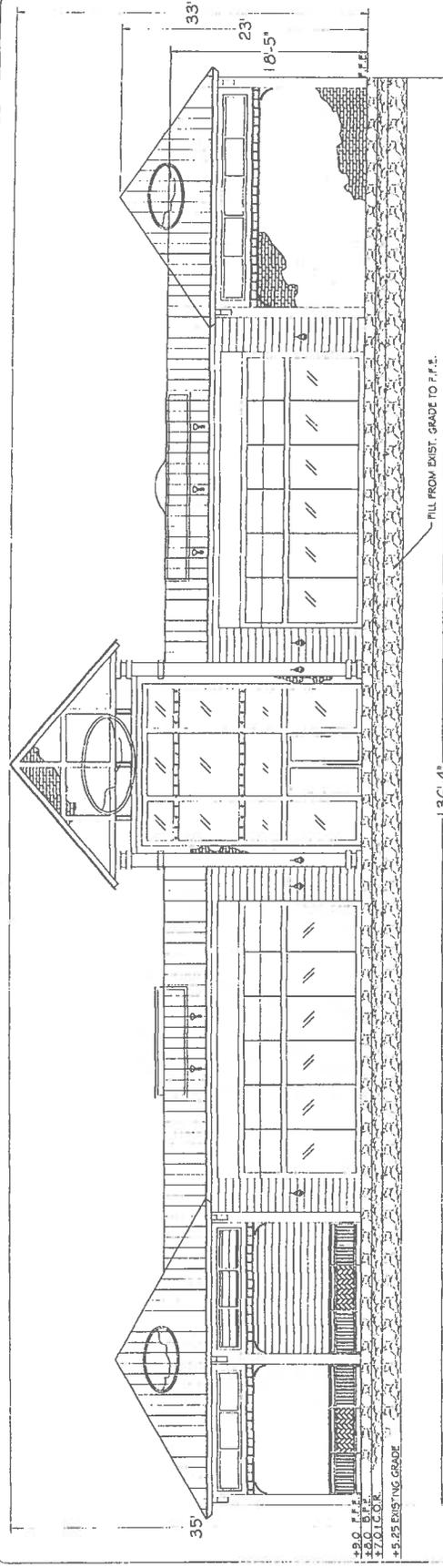


ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC).
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
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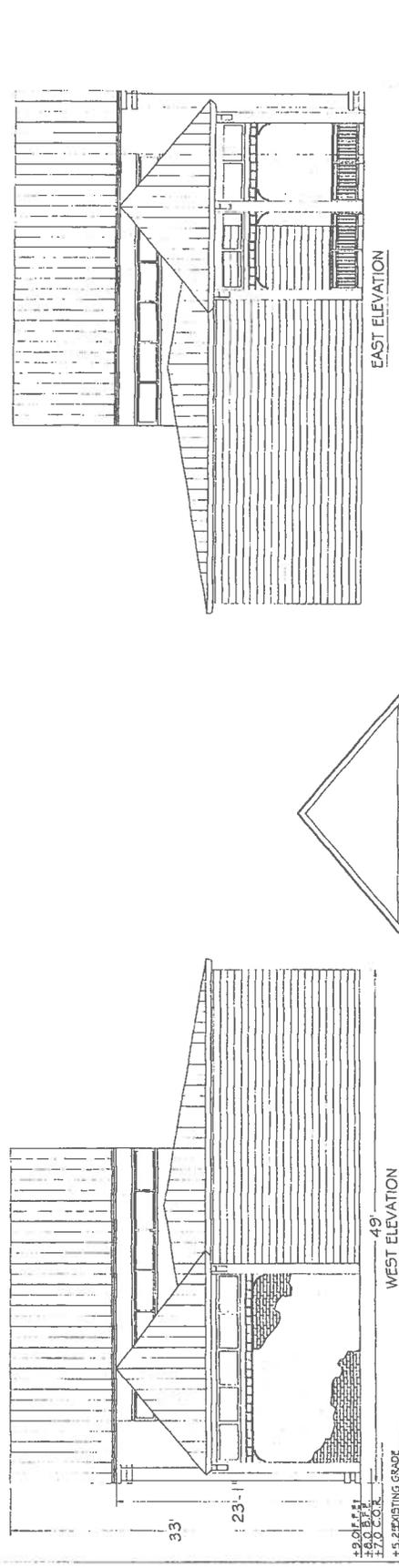
PARAGON Solutions
 ARCHITECTS & DESIGNERS
 12000 W. BIRCHWOOD DRIVE, SUITE 100
 BOCA RATON, FL 33433
 TEL: 561-993-1111
 FAX: 561-993-1112

TOM THUMB
 BIG PINE KEY, FL
 EXTERIOR ELEVATIONS

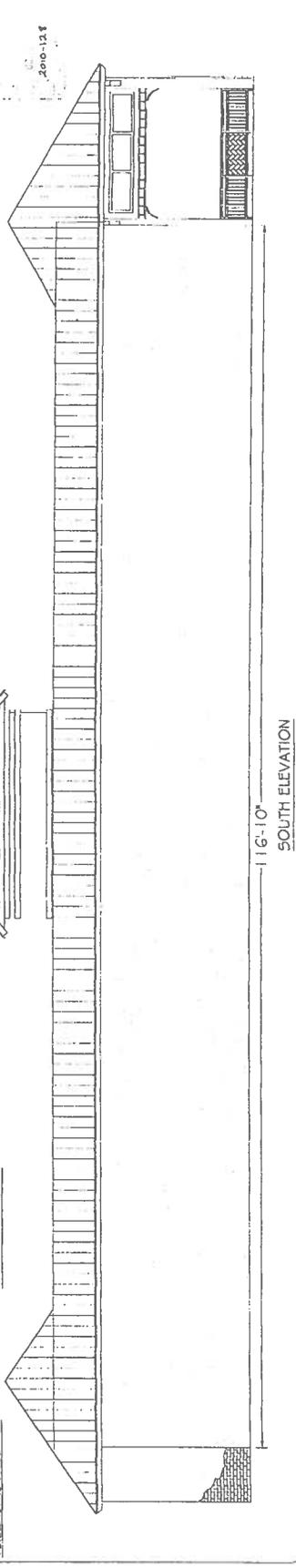
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 CHECKED BY: []
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 JOB NUMBER: 12-0118
 SCALE: 1/4" = 1'-0"
 SHEET 2 OF 4



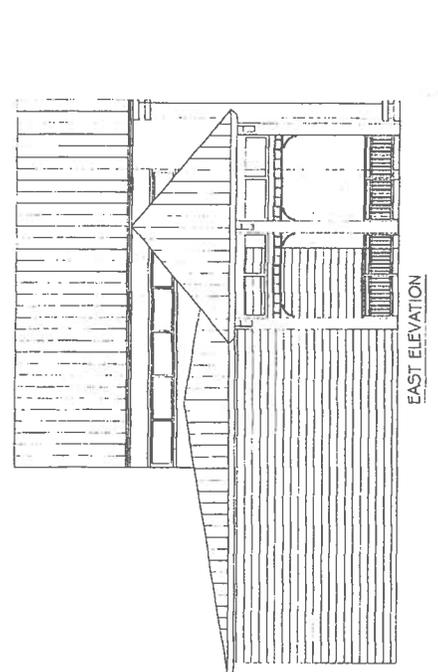
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

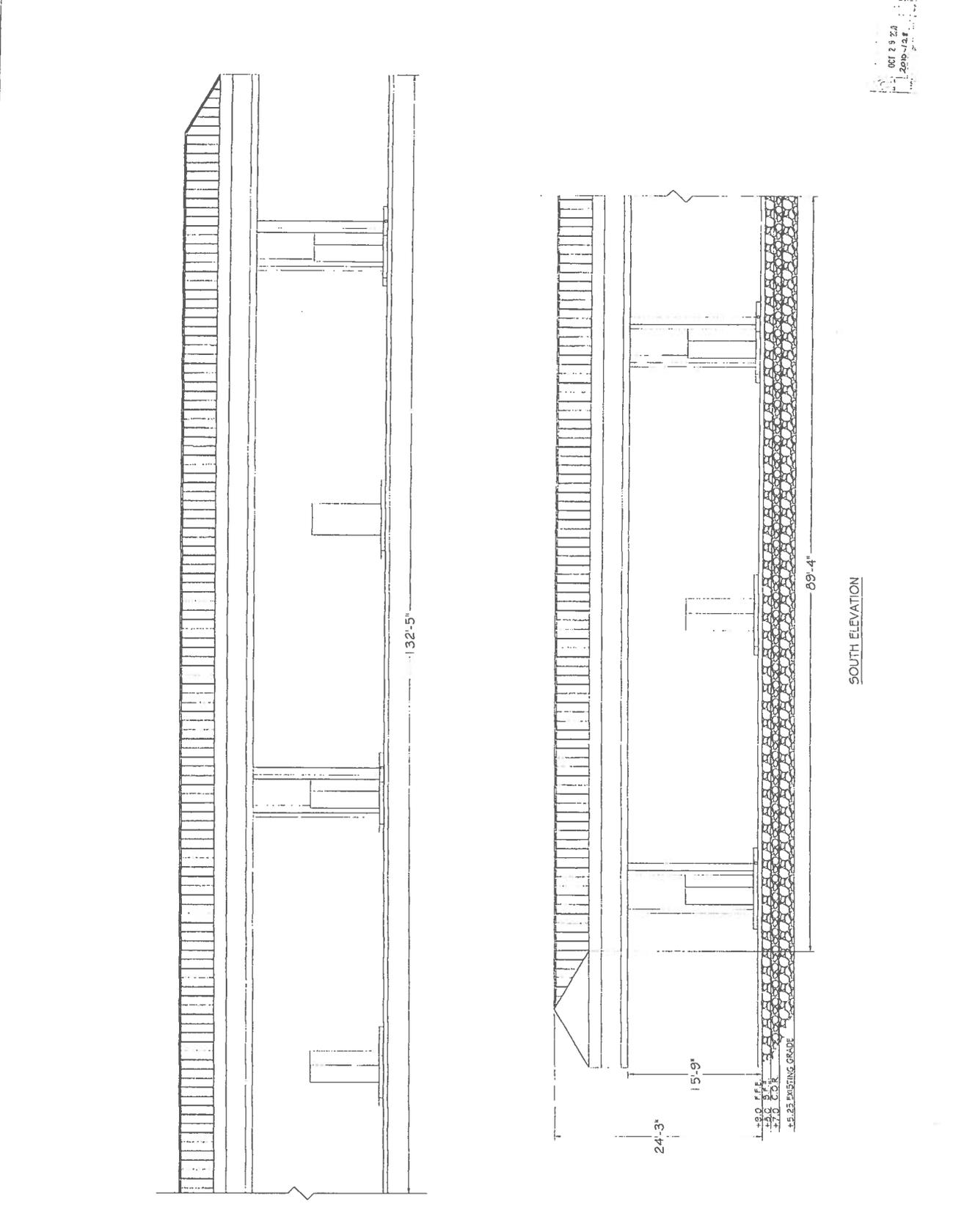
DATE	BY

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 TRADING COMPANY
 2500 KENNEDY BLVD SUITE 400
 MIAMI, FL 33133
 PHONE: 305-577-1770
 FAX: 305-577-8133

TOM THUMB
 BIG PINE KEY, FL
CANOPY EXTERIOR ELEVATION

DATE: 01/28/20
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/4" = 1'-0"
 SHEET: 4 of 4



01/28/20
 2018-12-8

SOUTH ELEVATION

12TH STREET HOLDINGS LLC
C/O FRIEDSAM S CARL ESQ
300 CONVENT ST STE 2500
SAN ANTONIO, TX 78205-3716

BARRINGTON WILLIAM L AND AMY

30625 5TH AVE
BIG PINE KEY, FL 33043

BD OF TRUSTEES ST OF FLORIDA
C/O FL DEP DIV OF ST LANDS
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

BEAL RICHARD C

BILECKY EVELYN K

C B SCHMITT REAL ESTATE CO INC

PO BOX 430273
BIG PINE KEY, FL 33043-0273

79 WARD RD
MAGGIE VALLEY, NC 28751

11100 OVERSEAS HWY
MARATHON, FL 33050

CITY OF MARATHON
9805 OVERSEAS HWY
MARATHON, FL 33050

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

D NORMAN ENTERPRISES INC

30677 OVERSEAS HWY
BIG PINE KEY, FL 33043

DARVILLE JAMES G SR
4070 N US 1
COCOA, FL 32927

DOT/ST.OF FL
(STATE OF FL DEPT OF TRANS)
TALLAHASSEE, FL 32399

KOLEDA JOHN
PO BOX 430211
BIG PINE KEY, FL 33043-0211

LANDCO LLC
97 WEST OKEECHOBEE RD
HIALEAH, FL 33010

ROBERTS PAUL F JR ESTATE
C/O ROBERTS LOLA M
496 RADFORD RD
PIKEVILLE, NC 27863-8699

ROMEO WILLIAM
5318 VIRGINIA AVE
CHARLESTON, WV 25304

SCHARCH JOHN BRUCE
P O BOX 430512
BIG PINE KEY, FL 33043

SO BELL TEL CO
C/O BELLSOUTH D/B/A A T & T FL
675 W PEACHTREE ST RM 13-C60
ATLANTA, GA 30308

TIITF
C/O DEP
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399-3000

UNITED STATES OF AMERICA

WASHINGTON, DC 20240



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

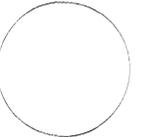
Key Largo - Marathon - Key West

Key Largo, FL
305.852.4852

3000 O.S.H., Marathon, Florida
305.289.7980

925 Truman Ave., Key West, Florida
305.296.8885

Fla. Cert. of Auth. 28784
Fla. Bus. Lic. No. AA 26001807
Fla. Architect Lic. No. AR 10,806



CONVENIENCE STORE SPACE ALLOCATION

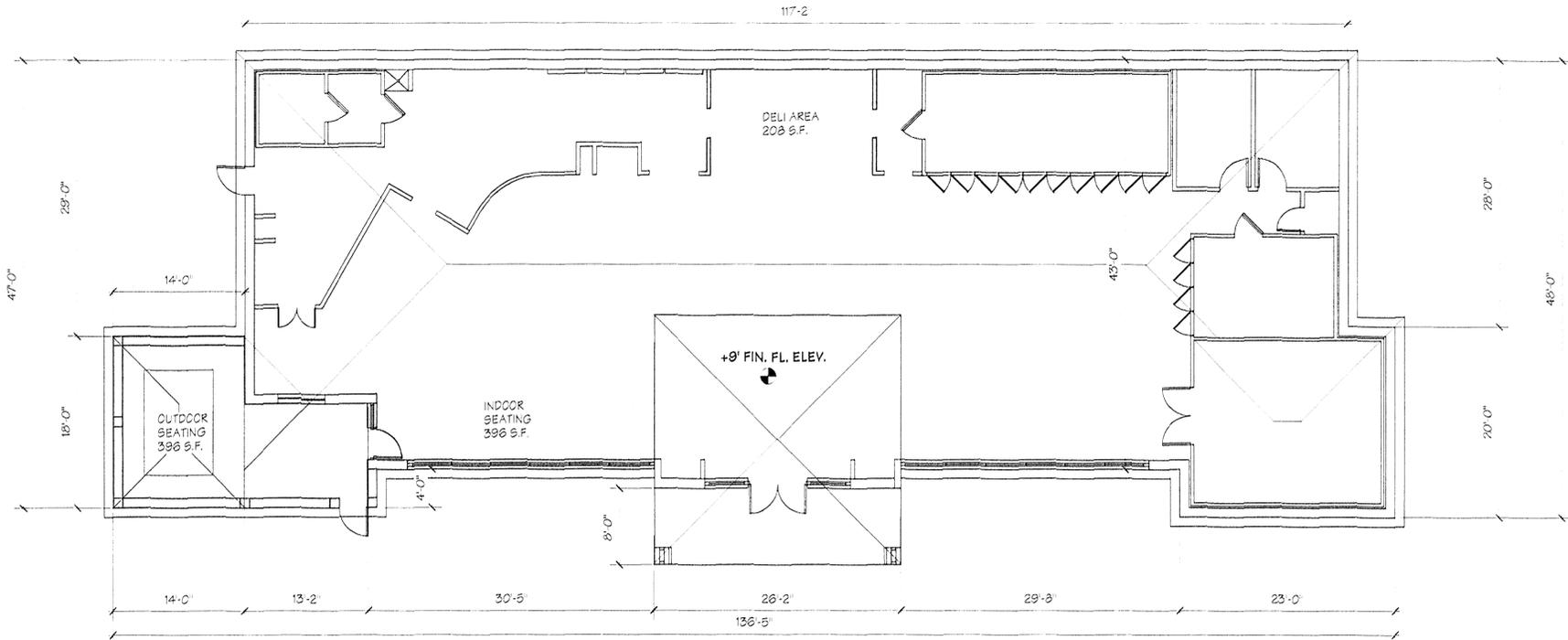
DETAIL INTERIOR PLANS BY OTHERS

PHASE 1
5,593 TOTAL SQ. FT.

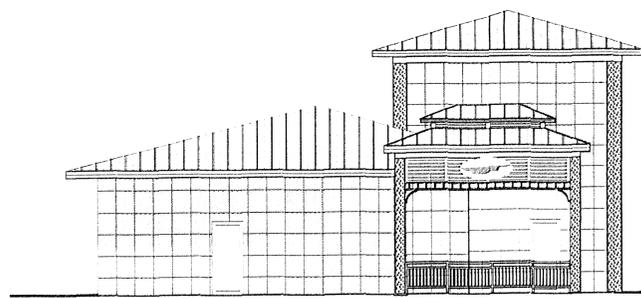
4,593 SQ. FT. CONVENIENCE STORE
1,000 SQ. FT. TOTAL COMMERCIAL DELI AREA

DELI AREA:
396 SQ. FT. INDOOR SEATING
396 SQ. FT. OUTDOOR SEATING
208 SQ. FT. REMAINING DELI AREA

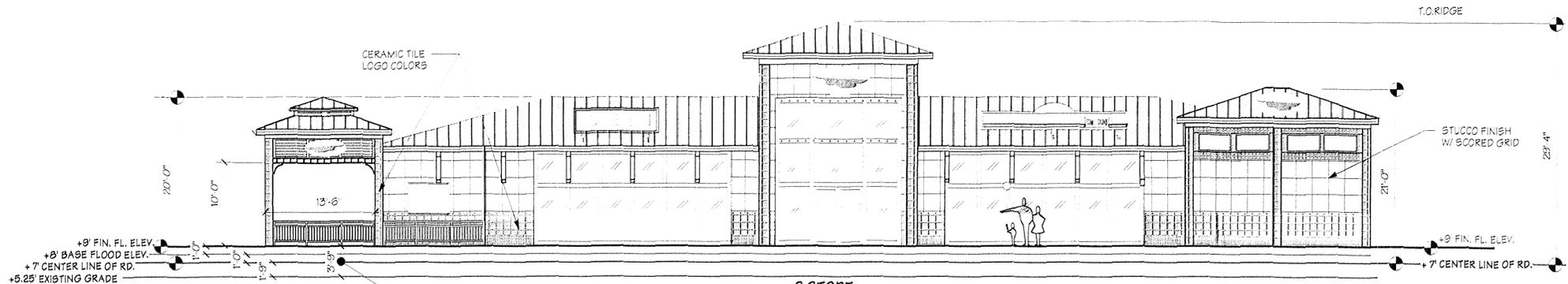
PHASE 2
2,400 SQ. FT. STORAGE LOFT



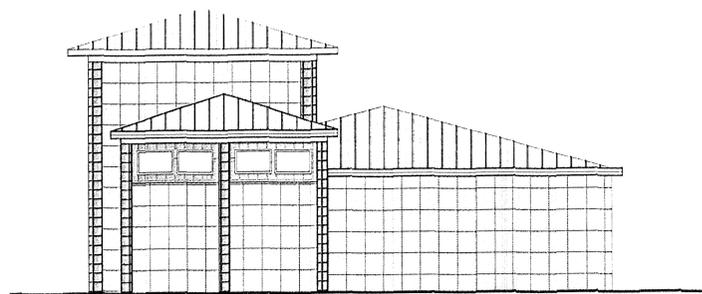
FLOOR/ROOF PLAN



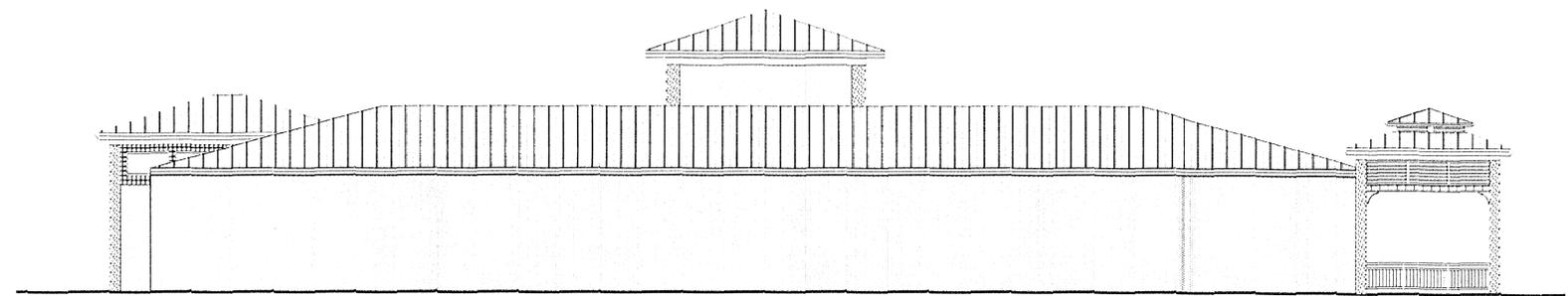
EAST END ELEVATION



**C STORE
NORTH (HIGHWAY) ELEVATION**



WEST END ELEVATION



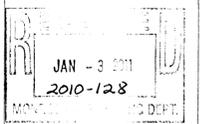
SOUTH ELEVATION

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No.	REVISIONS	Date



PROJECT

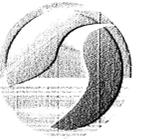
TOM THUMB #211
30662-30720
OVERSEAS HWY
BIG PINE KEY,
FLORIDA

DRAWING TITLE

SCHEMATIC DESIGN
FLOOR PLAN
EXTERIOR ELEVATIONS OF
C-STORE

Scale 1/8"=1'-0"
Drawn: db
Checked: JR/DB
Project #: 10028
Date: 12/3/10

A-1



SOLARIA
ARCHITECTURE
ENGINEERING
PLANNING

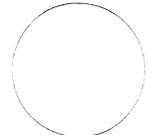
Key Largo - Marathon - Key West

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305.296.8885

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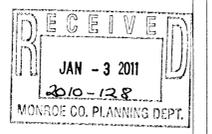


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No.	REVISIONS	Date



PROJECT

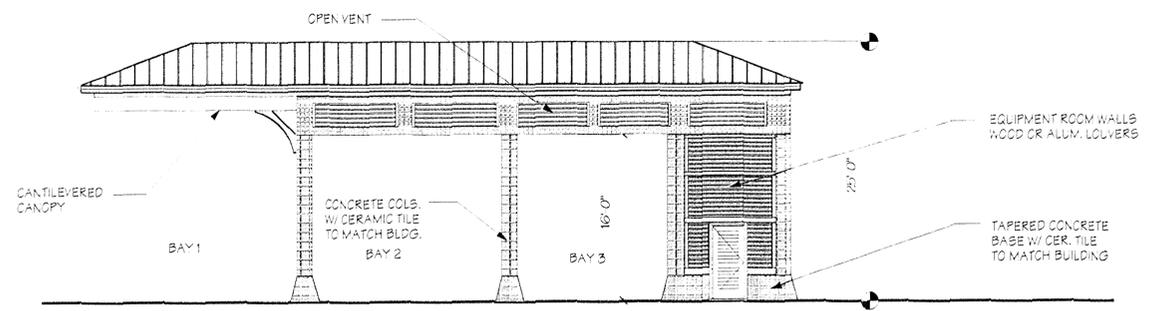
TOM THUMB #211
30662-30720
OVERSEAS HWY
BIG PINE KEY,
FLORIDA

DRAWING TITLE

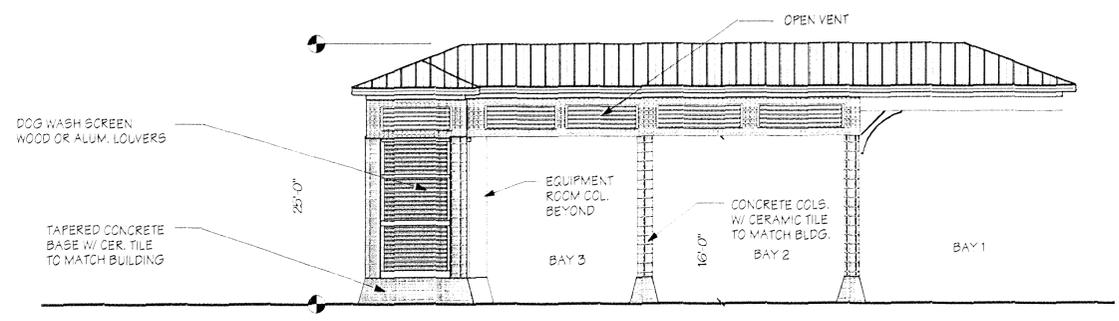
SCHEMATIC DESIGN
PUMP CANOPY &
CAR WASH

Scale 1/8"=1'-0"
Drawn: db
Checked: JR/DB
Project #: 10028
Date: 12/8/10

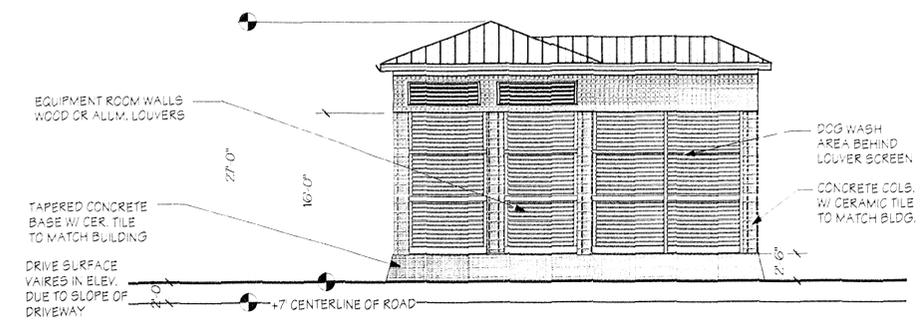
A-2



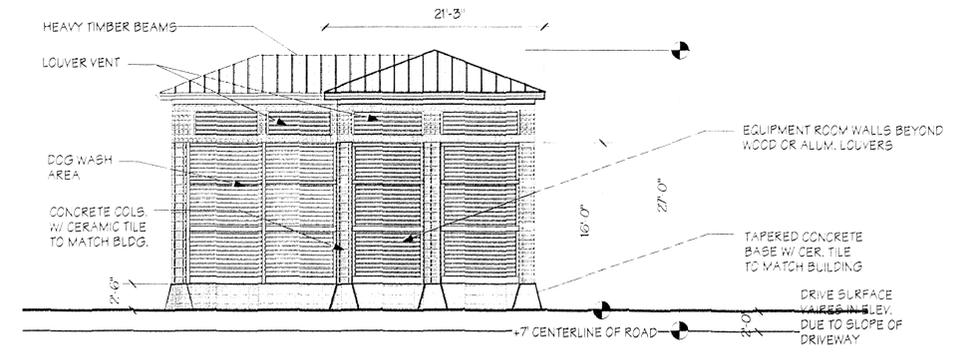
**CAR WASH
WEST ELEVATION**



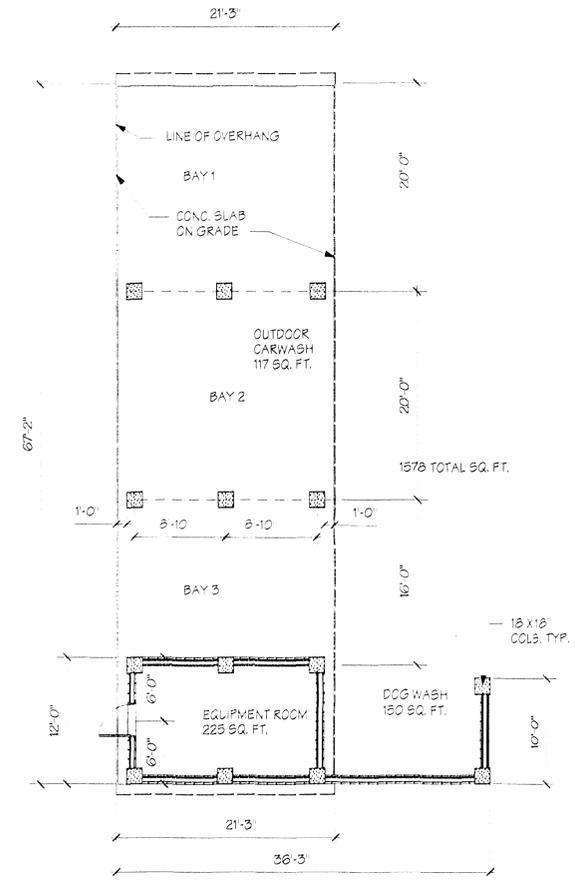
**CAR WASH
EAST ELEVATION**



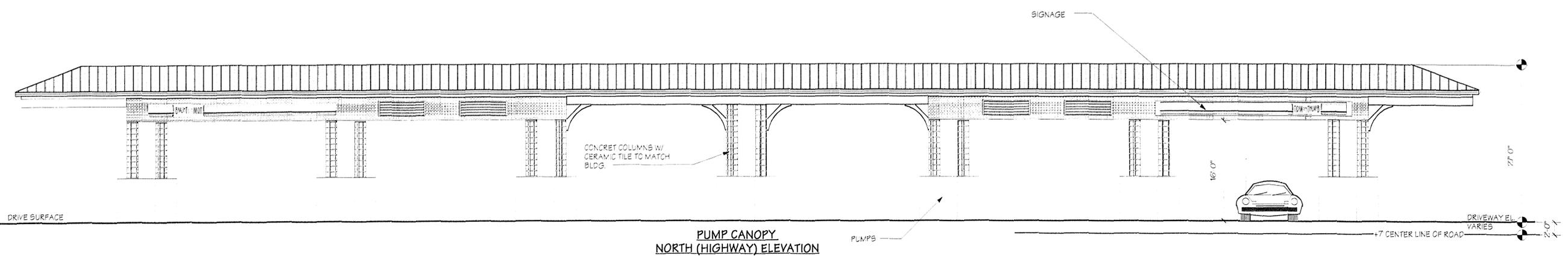
**CAR WASH
SOUTH ELEVATION**



**CAR WASH
NORTH (HIGHWAY) ELEVATION**



CAR WASH PLAN



**PUMP CANOPY
NORTH (HIGHWAY) ELEVATION**



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: The Monroe County Planning Commission
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources *TS*
From: Joseph Haberman, AICP, Planning & Development Review Manager *LC*
Date: December 30, 2010
Subject: *Request for an Amendment to a Major Conditional Use Permit for Tom Thumb Food Store, located at 30662 Overseas Highway, Big Pine Key, Real Estate Nos. 00275410.000000, 00275430.000000 and 00275450.000000 (File #2010-128)*

Meeting: January 12, 2010

1
2 I REQUEST:
3

4 The applicant is requesting approval of an amendment to a major conditional use permit in
5 order to redevelop the existing gas station, convenience store and commercial retail store by
6 demolishing all existing buildings, constructing a new convenience store / commercial retail
7 building, relocating the 2 existing fuel pumps and constructing 5 new fuel pumps (thus
8 establishing a total of 7 fuel pumps with 14 fueling stations); demolishing the existing fuel
9 pump canopy; constructing a new fuel pump canopy; constructing a car wash; and carrying
10 out associated improvements.



1
2 Location:

3 Address: 30662 Overseas Highway (US 1), Big Pine Key, Mile Marker 30.6 (Atlantic
4 Ocean side of US 1)

5
6 Legal Description: Lots 1 through 7, Rogers Subdivision (PB3-79)

7
8 Real Estate (RE) Numbers: 00275410.000000, 00275430.000000 and 00275450.000000
9

10
11 Applicant:

12 Owner: Landco LLC

13
14 Agent: Joel Reed, Soleria Design & Consulting Co.
15
16

17 **II RELEVANT PRIOR COUNTY ACTIONS:**
18

19 On August 12, 2008, the Planning & Environmental Resources Department issued a letter of
20 development rights determination for the property. Staff determined that 9,446 SF of non-
21 residential floor area and 648 SF of 'canopy' non-residential floor area were lawfully-
22 established on the property and therefore exempt from the NROGO permit allocation system.
23

24 On November 19, 2010, the Planning & Environmental Resources Department issued a letter
25 of understanding concerning the redevelopment stating how the proposal could remain in
26 compliance with the Monroe County Code.
27

28 The application was reviewed by the Development Review Committee on December 13,
29 2010.
30

31 **III BACKGROUND INFORMATION:**
32

33 A. Size of Site: 71,396 SF (1.64 acres)

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

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

36 D. Tier Designation: Tier 3

37 E. Flood Zone: AE – EL 8

38 F. Existing Use: High and Medium Intensity Commercial Retail

39 G. Existing Vegetation / Habitat: Scarified, with an area of vegetation in the southern
40 portion of the site behind buildings

41 H. Community Character of Immediate Vicinity: Mixed Use – commercial and residential

42 I. Miscellaneous: Each of the three parcels identified by different real estate numbers have
43 been historically occupied by three independent businesses. In recent years, Landco LLC
44 has acquired all three parcels and brought them under common ownership. RE
45 00275410.000000 is currently vacant, but was most recently occupied by KD's Steak &
46 Seafood House until the building's demolition in 2009. RE 00275430.000000 is
47 currently occupied by Underseas Dive Shop. RE 00275450.000000 is currently occupied
48 by Tom Thumb Food Store.
49
50

1
2 **IV REVIEW OF APPLICATION:**
3

4 MCC §110-67 provides the standards which are applicable to all conditional uses. When
5 considering applications for a major conditional use permit, staff and the Planning
6 Commission shall consider the extent to which:
7

8 A. *The conditional use is consistent with the purposes, goals, objectives and standards of the*
9 *comprehensive plan and the land development regulations:*
10

11 The proposed redevelopment is consistent with the purposes, goals, objectives and
12 standards of the MC future land use category.
13

14 Policies from the Monroe County Year 2010 Comprehensive Plan that directly pertain to
15 the proposed redevelopment include:
16

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

31 Any development on Big Pine Key shall be consistent with all goals, strategies and action
32 items of the Master Plan for Future Development of Big Pine Key and No Name Key
33 (aka the Big Pine Key Livable CommuniKeys Plan). Action Items that directly pertain to
34 the proposed redevelopment include
35

36 *Action Item 4.1.3: Direct non-residential development and redevelopment to infill*
37 *in existing non-residential areas on Tier II and Tier III lands, mainly in the US 1*
38 *Corridor Area. New commercial development will be limited to disturbed or*
39 *scarified land – no clearing of pinelands and/or hammock will be permitted.*
40

41 The property is Tier 3. According to Monroe County's GIS records, there is a
42 small area of pineland in the southeast corner of the property. The site and
43 landscape plans submitted state that no native habitat exists on site. The absence
44 of native habitat must be determined prior to the issuance of any resolution
45 approving the application. Further, there may be limitations on clearing which
46 could impact the site and landscape plans.

1
2 *Action Item 12.2.2: Develop design guidelines to be adopted as a part of the Land*
3 *Development Regulations which shall be applied to all new development or*
4 *substantial redevelopment within the US 1 Corridor Area and the Community*
5 *Center Overlay based on recommendations of the Corridor Enhancement Plan.*
6

7 As demonstrated on the site plan and structure elevations, this action item has
8 been fulfilled. To ensure compliance, staff shall request that the following
9 condition be placed on any approval: "Similar and consistent design, materials
10 and colors shall be utilized for all new structures, including signage, in order to
11 make the development more attractive and cohesive. The architecture of the
12 buildings and fuel canopy shall be compatible with the architectural guidelines set
13 forth within the Big Pine Key / US 1 Corridor Area Enhancement Plan. The
14 applicant may not deviate from the designs depicted on building elevations and
15 site plan without approval from the Director of Planning. Any modifications
16 and/or alterations to the buildings and fuel canopy, as well as accessory structures,
17 must adhere to the standards set forth in the Big Pine Key / US 1 Corridor Area
18 Enhancement Plan, to be determined by the Director of Planning and, if
19 necessary, the Planning Commission."
20

21 *Action Item 12.2.4: Prohibit new formula retail businesses and restaurants in the*
22 *planning area through the development of Land Development Regulations.*
23

24 This action item has not been fulfilled as new land development regulations have
25 not been adopted.
26

27 The applicant suggested that a deli/restaurant may be located within the
28 convenience store. Further, in the application, the restaurant is identified as a
29 Subway. Although there are not any land development regulations prohibiting a
30 Subway or similar formula retail business in the Land Development Code, such a
31 business may be determined to be inconsistent with this action item.
32

33 *Action Item 14.2.3: Only require new design guidelines for new development, the*
34 *replacement of an existing building or if 2,500 SF is added. Ensure that new*
35 *commercial design guidelines do not create a burden on existing businesses with*
36 *potential for redevelopment.*
37

38 The proposal involves the replacement of an existing building. As previously
39 stated, staff shall require that all new development is consistent with the
40 guidelines set forth within the Big Pine Key / US 1 Corridor Area Enhancement
41 Plan.
42

43 B. *The conditional use is consistent with the community character of the immediate vicinity:*
44

45 A store has existed on the property since 1969 (Building Permit 18676). The store was
46 converted into a convenience store / gas station in the 1970s and since that time. Further,

1 this type of use serves the needs of the immediate planning area in which it is located.
2 Therefore, the proposed redevelopment would be consistent with the community
3 character of the immediate vicinity.
4

5 C. *The design of the proposed development minimizes adverse effects, including visual*
6 *impacts, on adjacent properties:*
7

8 The applicant shall be required to utilize architectural features set forth within the Big
9 Pine Key / US 1 Corridor Area Enhancement Plan that provide visual interest and are
10 respectful to the existing built environment and character of Big Pine Key. In addition,
11 as part of the redevelopment, it shall be required that additional trees and landscaping
12 elements be introduced to the site. Therefore, the proposed redevelopment minimizes
13 adverse effects, including visual impacts, on adjacent properties.
14

15 D. *The proposed use will have an adverse impact on the value of surrounding properties:*
16

17 A gas station and convenience store have existed on the property since the 1970s.
18 Therefore, it is not anticipated that the proposed redevelopment will have an adverse
19 impact on the value of the surrounding properties.
20

21 E. *The adequacy of public facilities and services:*
22

23 1. Roads:
24

25 *Localized Impacts & Access Management:* Access to and from the development shall
26 be approved by the county's traffic consultant and the Florida Department of
27 Transportation (FDOT) (See section I-22).
28

29 *Level of Service (LOS):* A traffic evaluation study shall be approved by the county's
30 traffic consultant (See section I-22).
31

32 2. Stormwater: The applicant shall coordinate with the Public Works Division, and, if
33 necessary, the South Florida Water Management District (SFWMD) to determine
34 compliance with all applicable regulations (See section I-9).
35

36 3. Sewer: The applicant shall coordinate with the Florida Department of Health, Florida
37 Department of Environmental Protection (FDEP) and/or Florida Aqueduct Authority
38 (FKAA) to determine compliance with all applicable regulations (See section I-10).
39

40 4. Emergency Management: The applicant shall coordinate with the Office of the Fire
41 Marshal to determine compliance with the Florida Fire Prevention Code. A letter of
42 coordination has not been provided as of the date of this report.
43

44 F. *The applicant has the financial and technical capacity to complete the development as*
45 *proposed:*
46

1 Staff has no evidence to support or disprove the applicant's financial and technical
2 capacity.

3
4 G. *The development will adversely affect a known archaeological, historical or cultural*
5 *resource:*

6
7 The proposed redevelopment will not adversely affect a known archaeological, historical
8 or cultural resource.

9
10 H. *Public access to public beaches and other waterfront areas is preserved as part of the*
11 *proposed development:*

12
13 The property is land-locked and the proposed redevelopment will not have an adverse
14 impact on public access to a waterfront area.

15
16 I. *The project complies with all additional standards imposed on it by the Land*
17 *Development Regulations:*

18
19 1. Residential Rate of Growth Ordinance (ROGO) (§138-19 – §138-28): *Not applicable.*

20
21 There are no existing or proposed residential dwelling units.

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

25
26 The NROGO does not apply to the redevelopment, rehabilitation or replacement of
27 any lawfully-established non-residential floor area. Additional floor area must be
28 acquired through the NROGO permit allocation system.

29
30 Staff has determined that 9,446 SF of non-residential floor area and 648 SF of
31 'canopy' non-residential floor area were lawfully-established and therefore exempt
32 from the NROGO permit allocation system:

33

Structure	Real Estate Number	Existing Floor Area by Appraiser	Lawfully Established
Restaurant (Building 1)	00275410	0 SF	2,713 SF
Tiki (Misc. Improvement 2)	00275410	0 SF	800 SF
Utility Building (Misc. Improvement 5)	00275410	0 SF	60 SF
Dive Shop (Building 1)	00275430	2,780 SF	2,780 SF
Utility Building (Misc. Improvement 3)	00275430	153 SF	153 SF
Utility Building (Misc. Improvement 4)	00275430	80 SF	0 SF
Utility Building (Misc. Improvement 5)	00275430	80 SF	0 SF
Convenience Store (Building 1, FLA)	00275450	2,100 SF	2,100 SF
Storage Building (Building 1, SBF)	00275450	360 SF	360 SF
Utility Building (Misc. Improvement 2)	00275450	504 SF	480 SF
Building Total			9,446 SF
Fuel Canopy (Misc. Improvement 5)	00275450	612 SF	648 SF
Canopy Total			648 SF*

1
2 Note: In accordance with MCC §138-49(e), the enclosure of a canopy in existence
3 before September 19, 2001 requires a NROGO permit allocation. The existing 612
4 SF fuel canopy was constructed in 1990 (Building Permit 901-0540). Therefore, its
5 area can only be used to meet the NROGO requirements for a new canopy.
6

7 Non-residential floor area means the sum of the gross floor area for a non-residential
8 building or structure, as defined in MCC §101-1, any areas used for the provision of
9 food and beverage services and seating, whether covered or uncovered, and all
10 covered, unenclosed areas. Walkways, stairways, entryways, parking, and loading
11 areas are not considered floor area.
12

13 The proposal involves the demolition of all existing structures and construction of the
14 following:
15

Structure	Proposed Floor Area
Convenience Store Building	6,993 SF (per site plan tables, 4593 SF + 2,400 SF)
Car Wash Building	1,580 SF (per site plan tables)
Fuel Canopy	5,321 SF (per site plan tables)
Outdoor Seating Area	1,000 SF (per site plan tables)
Total	14,894 SF

16
17 The redevelopment requires an allocation of 4,800 SF of non-residential floor area
18 through the NROGO permit allocation system (the difference of 14,894 SF and 9,446
19 + 648 SF).
20

21 Note: The floor area information provided on the tables on site plan does not match
22 the buildings illustrated on the site plan. Prior to the issuance of any resolution
23 approving the application, this must be confirmed as these totals affect a compliance
24 determination.
25

26 3. Purpose of the SC District (§130-43): *In compliance.*
27

28 The purpose is to establish areas for commercial uses designed and intended primarily
29 to serve the needs of the immediate planning area in which they are located.
30

31 4. Permitted Uses (§130-93): *In compliance following the receipt of required major*
32 *conditional use permit.*
33

34 In the SC district, high-intensity commercial retail uses of greater than 2,500 SF of
35 floor area may be permitted with major conditional use permit approval, provided that
36 there is access to US 1 by way of a) an existing curb cut; b) a signalized intersection;
37 or c) a curb cut that is separated from any other curb cut on the same side of US 1 by
38 at least 400'.
39

40 The gas station and convenience store are commercial retail uses. A traffic impact
41 study indicates that the redevelopment would generate 3,445 daily trips (of which

1,665 are existing daily trips). Commercial retail uses that generate more than 100 average daily trips per 1,000 SF of floor area are high-intensity. 3,445 daily trips for 14,894 SF of non-residential floor area would yield 230 daily trips per 1,000 SF.

The existing gas station/convenience store was established prior to 1986 and is thereby deemed to have a major conditional use permit. An amendment is required for the new site plan and increase in floor area/intensity.

5. Residential Density and Maximum Floor Area Ratio (§130-157, §130-162 & §130-164): *Compliance to be determined:*

Land Use	Floor Area Ratio	Size of Site	Maximum Allowed	Proposed Amount	Potential Used
Commercial Retail (high-intensity)	0.15 FAR	71,396 SF	10,709 SF	8,573 SF	80.1%

* Floor area ratio is total floor area of the building(s) divided by the gross area; therefore the square footage of the unenclosed canopy and outdoor seating are not included as they are not buildings

Note: The floor area information provided on the tables on site plan does not match the buildings illustrated on the site plan. Prior to the issuance of any resolution approving the application, this must be confirmed as these totals affect a compliance determination.

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

There is a required open space ratio of 0.20. The site plan indicates that there would be 16,676 SF of open space area, a total that exceeds the 14,280 SF required.

7. Minimum Yards (§118-12 & §130-186): *Compliance to be determined.*

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

As shown on the site plan, the proposed convenience store, car wash building and fuel canopy would be in compliance with the setback requirements.

Proposed and existing paving (other than that for the permissible ingress/egress drives) is located in the required setback along US 1. The removal of paving could be detrimental to vehicle maneuverability.

The applicant has requested a variance to the setback regulations for the paving. The variance application is scheduled to be considered by the Planning Commission at the same public hearing as this application.

8. Maximum Height (§130-187): *Not in compliance.*

1
2 The elevation for the new convenience store indicates that the building would be 33'
3 in height. However, it appears that fill is being utilized to increase overall height.
4 Existing grade is indicated as +5.25' and fill from existing grade (FFE) is indicated as
5 +9.0'. The 33' was measured from FFE; therefore the building would be 36'9" from
6 existing grade. The applicant must utilize pre-construction existing grade. Grade
7 means the highest natural elevation of the ground surface, prior to construction, next
8 to the proposed walls of a structure, or the crown or curb of the nearest road,
9 whichever is higher. Therefore, the height of the building must be lowered at least
10 1'9" to meet the 35' maximum height regulation.

11
12 The elevations for the carwash and fuel canopies indicate that the structures would be
13 24' and 24'3" in height respectively. Again, fill is utilized to increase overall height.
14 Existing grade is indicated as +5.25' and FFE is indicated as +9.0'. The 24' was
15 measured from FFE; therefore the carwash would be 27'9" and the fuel canopy would
16 be 28' from existing grade. The applicant must utilize pre-construction, existing
17 grade. However, in any event, this structure would be in compliance with the 35'
18 maximum height regulation.

- 19
20 9. Surface Water Management Criteria (§114-3): *Compliance to be determined by the*
21 *Public Works Division and/or SFWMD prior to issuance of a building permit.*
22

23 A preliminary drainage plan was provided. The Monroe County Project Management
24 Department provided a memorandum stating that the surface water management plan
25 is consistent with MCC §114-3. There are some details such as specific elevations
26 and detailed breakdown of impervious/pervious areas that will have to be added to
27 allow approval of a building permit application for the site work.
28

29 The plan includes use of a cistern under the new main convenience store which
30 provides a substantial portion of the surface water containment. The survey is
31 difficult to read but the final plans must confirm that slopes in the parking areas and
32 fuel canopy area direct surface water to the swale(s) or cistern. Areas in which this is
33 especially important will be at the vehicle entrances from the frontage road (US 1)
34 and in the parking area on the east side of the new convenience store. In this later case
35 there is a note providing for an additional swale east of this parking area, if needed.
36

37 A letter of coordination from SFWMD, dated October 26, 2010, was provided.
38

- 39 10. Wastewater Treatment Criteria (§114-5): *Compliance to be determined by Florida*
40 *Department of Health, FDEP and/or FCAA prior to the issuance of a building permit.*
41

42 An onsite wastewater treatment plant is shown on the site plan. No letter of
43 coordination relating to wastewater treatment has been provided.
44

- 45 11. Fencing (§114-20): *Compliance to be determined upon submittal to Building*
46 *Department.*

1
2 No fencing is proposed as part of the conditional use permit application. If the
3 applicant intends to construct new fencing, it shall be reviewed independently for
4 compliance under a building permit application. In general, staff recommends against
5 fencing on Big Pine Key as it affects Key Deer migration and movement.
6

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

10 The site is designated within an AE – EL 8 flood zone on the Federal Emergency
11 Management Agency (FEMA)'s flood insurance rate maps. All new structures must
12 be built to floodplain management standards that meet or exceed those for flood
13 protection.
14

15 13. Energy Conservation Standards (§114-45): *Full compliance to be determined upon*
16 *submittal to Building Department.*
17

18 The development proposal includes the following required energy conservation
19 measures: Provision of a bicycle/pedestrian system to be placed along the major
20 roads; Provision of bicycle racks or storage facilities in recreational, commercial and
21 multifamily residential areas; Reduced coverage by asphalt, concrete, rock and
22 similar substances in streets, parking lots and other areas to reduce local air
23 temperatures and reflected light and heat; Selection, installation and maintenance of
24 native plants, trees, and other vegetation and landscape design features that reduce
25 requirements for water, maintenance and other needs; Planting of native shade trees
26 to provide reasonable shade for all recreation areas, streets and parking areas; and
27 Provision for structural shading (e.g., trellises, awnings and roof overhangs) wherever
28 practical when natural shading cannot be used effectively.
29

30 Not enough information was provided to determine if the development proposal
31 includes the following required energy conservation measures: Use of energy-
32 efficient features in window design (e.g., tinting and exterior shading); Use of
33 operable windows and ceiling fans; Installation of energy-efficient appliances and
34 equipment; Prohibition of deed restrictions or covenants that would prevent or
35 unnecessarily hamper energy conservation efforts (e.g., building orientation, clothes
36 lines, and solar water heating systems); Installation of energy-efficient lighting for
37 streets, parking areas, recreation areas, and other interior and exterior public areas;
38 and Orientation of structures, as possible, to reduce solar heat gain by walls and to
39 use the natural cooling effects of the wind.
40

41 14. Potable Water Conservation Standards (§114-46): *Compliance to be determined*
42 *upon submittal to Building Department.*
43

44 A letter of coordination from FKAA, dated October 27, 2010, was provided.
45

1 15. Environmental Design Criteria and Mitigation Standards (§118-6, §118-7 & §118-8):
2 *Compliance to be determined.*
3

4 The applicant is not proposing any clearing of vegetation at this time. However,
5 according to Monroe County's GIS records, there is a small area of pineland in the
6 southeast corner of the property. The site and landscape plans submitted state that no
7 native habitat exists on site. The absence of native habitat must be determined prior
8 to the issuance of any resolution approving the application. If such an area exists and
9 is permitted to be cleared, mitigation may be required.
10

11 16. Required Parking (§9.5-114-67): *In compliance.*
12

Specific Use	Multiplier	Proposed	Required Spaces
Convenience Stores	4 spaces / 1,000 SF	6,993 SF	28
Outdoor Seating	7 spaces / 1,000 SF	1,000 SF	7
Total Required			35

13 According to the site plan, 38 off-street parking spaces would be provided. This
14 would be in compliance with the 10 required. Please note that staff did not include
15 the area of the canopies in the off-street parking requirement calculations. In addition
16 to above requirements, a space is located at each of the fuel dispensers and car wash
17 bays. Appropriate areas for stacking are also shown.
18

19 Note: The table on the site plan indicates 37 spaces would be provided, yet 38 spaces
20 are illustrated.
21

22 Note: No indoor seating for the deli is indicated on the table site plan. If such seating
23 is desired in the future, there a 14 spaces per 1,000 SF of floor area requirement.
24

25 Note: The site plan indicates that second story of the convenience store will be for a
26 different type of commercial retail and is not subject to the 4 spaces per 1,000 SF of
27 floor area requirement for convenience store but the 3 spaces per 1,000 SF
28 requirement for general commercial retail. This reduction may be permitted once a
29 business type is known. In any event, there is enough parking for either type of
30 specific use.
31

32 Note: The floor area information provided on the tables on site plan does not match
33 the buildings illustrated on the site plan. Prior to the issuance of any resolution
34 approving the application, this must be confirmed as these totals affect a compliance
35 determination.
36

37 17. Required Loading and Unloading Spaces (§114-69): *In compliance.*
38

39 As shown on the site plan, one 11' x 55' loading/unloading space would be provided.
40

41 18. Required Landscaping (§114-99 – §114-105): *Compliance to be determined.*
42
43

1 Since the parking area is to contain six or more spaces and is within a SC district, a
2 class "A" landscaping standard is required.
3

4 Parking lot landscaping is shown on the landscape plan. However, the table on the
5 landscape plan indicates 37 spaces would be provided and based the amount of
6 landscaping thereon. 38 spaces are illustrated.
7

8 19. Required Buffer-yards (§114-124 – §114-130): *In compliance.*
9

10 In the SC district, the required major street bufferyard is a class "C" bufferyard. No
11 land use district bufferyards are required for this site. A class "C" bufferyard along
12 US 1, with a width of 15', is shown on the landscape plan.
13

14 20. Outdoor Lighting (§114-159 – §114-163): *Compliance to be determined upon*
15 *submittal to Building Department.*
16

17 Outdoor lighting is not being reviewed as part of this application. It shall be reviewed
18 independently for compliance as an accessory use under a building permit
19 application.
20

21 21. Signs (§142-1 – §142-7): *Compliance to be determined upon submittal to Building*
22 *Department.*
23

24 Any signage shall be reviewed independently for compliance as an accessory
25 structure under a building permit application.
26

27 22. Access Standards (§114-195 – §114-201): *Compliance to be determined.*
28

29 There are five existing access drives to the site, four to/from US 1 and one to/from
30 Chambers Street (the number access drives is attributed to the three parcels being
31 developed independently). According to the proposed site plan, the access would be
32 reconfigured with removal of two of the access drives along US 1.
33

34 The existing and proposed access drives from US 1 are nonconforming in that their
35 separation is less than the minimum standard of at least 400'. No use fronting on US
36 1 shall receive a permit for a change of use, expansion or reconstruction unless it is
37 brought into conformance by provision of combined drives or parallel access.
38 However, although the proposed access configuration would continue to be
39 nonconforming, staff is supportive of the removal of two of the access drives to/from
40 US 1 in that such an action would reduce overall curb cuts along US 1 and make the
41 site safer in terms of vehicle maneuverability.
42

43 The applicant has requested a variance to the access standards for the access drives.
44 The variance application is scheduled to be considered by the Planning Commission
45 at the same public hearing as this application. In addition, to reconfigure the access

1 drives along US 1, the applicant will need approval from the Florida Department of
2 Transportation for the new access configuration.

3
4 A traffic impact study indicates that the redevelopment would generate 3,445 daily
5 trips (of which 1,665 are existing daily trips). According to the 2009 US 1 Arterial
6 Travel Time and Delay Study, Segment 10 of US 1 had a "C" level of service. The
7 county's traffic consultant, Raj Shanmugam of URS Corporation, found that reserve
8 capacities along US 1 are adequate.

9
10 Site triangles are shown on the site plan.

- 11
12 23. Chapter 533, Florida Statutes: *Full compliance to be determined upon submittal to*
13 *Building Department.*

14
15 All standards and requirements of the Americans with Disabilities Act (ADA) must
16 be met. Two compliant parking spaces, with a shared access aisle, are shown on the
17 site plan. Building requirements will be reviewed upon submittal of building permit
18 applications for the structures.

19
20 Other Issues:

- 21
22 1. The floor area information provided on the tables on site plan does not match the
23 buildings illustrated on the site plan/floor plans. For this report, staff utilized the
24 floor area information provided on the site plan tables; however staff believes these
25 figures are incorrect.

26
27 The convenience store building is shown as 7,390 SF (not including covered entry
28 feature and overhangs; commencing at southwestern corner of building: 5,001 SF
29 First story, 117'4" + 36'2" + 14' + 5' + 29' + 2' + 25' + 2' + 29' + 5' + 23' + 20' +
30 5' + 27' and 2,400 SF Second Story, dimensions not provided to working scale) and
31 labeled as 5,593 SF on site plan (as well as 5,593 SF first story and 2,400 SF second
32 story on the floor plans) as opposed to 6,993 SF on the tables. The car wash building
33 is shown as 1,612 SF (commencing at southwestern corner of building: 24' + 67'2" +
34 24' + 67'2") as opposed to 1,580 SF on the tables. The fuel canopy is shown as
35 5,320 SF (commencing at southwestern corner of canopy: 221'8" + 24' + 221'8" +
36 24') as opposed to 5,321 SF on the tables. The outdoor seating area is shown as 450
37 SF (commencing at southwestern corner of area: 15' + 20' + 30' + 10' + 15' + 10') as
38 opposed to 1,000 SF.

39
40 Prior to the issuance of any resolution approving the application, this must be
41 confirmed as these totals affect compliance determination for land use intensity, open
42 space ratio, off-street parking, NROGO allocation and mitigation. Otherwise, it is
43 unknown whether or not the project is in compliance with all applicable regulations
44 that relate to floor area.
45

- 1 2. The redevelopment would increase the number of the fueling stations from 4 stations
2 (2 fuel pumps) to 14 stations (7 fuel pumps), which will bring more traffic in and out
3 of the site. In general terms, staff is not adverse to an increase in the number of
4 fueling stations or additional intensity to the site if the proposed total number of
5 fueling stations is consistent with community character, the level of service along US
6 1 remains adequate and access to the site is safely configured. However staff requests
7 rationale and reasoning from the applicant as to the need and demand for additional
8 fueling stations at this particular location. In addition, staff shall listen and consider
9 all comments from members of the community at the public hearing.
- 10
- 11 3. In the Big Pine Key / US 1 Corridor Area Enhancement Plan, the property is in a
12 “General Zone”. This zone represents the category marked by the median intensity
13 development on the US 1 corridor. Other traits include residential oriented building
14 types such as sideyard houses and single standing buildings. Commercial functions
15 including office appear with more frequency in the zone. The Urban Guidelines under
16 the zone promote street life with buildings set close to sidewalks, parking provided in
17 the rear of lots and spaces between buildings regulated by frontage requirements.

18

19 As development or redevelopment trends in the zone continue, the building types will
20 include smaller but denser buildings with commercial uses on the lowest floors. The
21 use of single detached buildings or sideyard buildings is appropriate as they
22 correspond to the vernacular building types found along the Florida Keys. The Urban
23 Guidelines by the use of building disposition and requirements describe a model for
24 new developments to follow while excluding the inappropriate use and placement of
25 suburban models that have proven to disturb the atmosphere particular to Big Pine
26 Key.

27

28 Preliminarily, upon reviewing the proposed site plan, in relation to the architectural
29 guidelines, staff has some concerns with the sizes of the building and fuel canopy.
30 These structures are large in the context of Big Pine Key’s built environment and are
31 not generally reflective of the type of mass desired in the General Zone. Although
32 staff would prefer that the large structures are broken up into smaller structures, larger
33 structures can be approved if they utilize architecture features and elements that
34 effectively break up the mass of the structure.

35

36 Pursuant to the architectural guidelines, canopies are discouraged and shall not be
37 used. The guidelines do not state whether or not this prohibition applies to a
38 replacement canopy or a stand-alone canopy such as that proposed. Since this is a
39 fuel canopy that would replace an existing fuel canopy, staff has determined that this
40 prohibition does not apply. However, in regards to the design of the fuel canopy, in
41 addition to utilizing a tapered roof as shown on the elevation, staff requests that the
42 applicant modify the structure to have 90 degree squared corners as opposed to the
43 angled structure shown on the site plan. This adjustment will allow the fuel canopy to
44 better mimic the associated convenience store.

45

1 Pursuant to the architectural guidelines, some of the parking is located appropriately-
2 relatively behind the building alongside the walls to the south and north. However,
3 most of the parking is located between the fuel canopy and the building and some is
4 located in the front yard setback. The guidelines indicate that parking should be
5 located in the rear of lots.
6

- 7 4. Any redevelopment shall have to comply with the regulations of the Habitat
8 Conservation Plan (HCP).
9

10 The (H) value on this property (combination of all three parcels) is .0124. Staff has
11 not calculated the exact H impact for the project. In order to proceed with
12 development plans, in Big Pine Key, a mitigation fee, at a rate of 3H to 1H,
13 representing three (3) units of (H) for mitigation for every one unit of (H) impacted
14 by development, is required. This ensures that development bears its fair share of the
15 required mitigation under the conditions of the Incidental Take Permit (ITP).
16 Mitigation fees will be assessed on a per permit basis. An exemption is subject to the
17 County having sufficient inventory of qualified government-owned mitigation land.
18 At the time of this letter, Monroe County continues to provide mitigation for 'H'
19 impacts without charge to the applicant/landowner. However this mitigation is based
20 on availability and is subject to change if the Board of County Commissioners
21 determines that it is in the best interest of the County to charge for the mitigation
22 provided.
23

- 24 5. The applicant has proposed a phasing plan. Phase 1 would include the construction
25 of the first story of the convenience store, the fuel canopy and fuel pumps and car
26 wash. In Phase 2, the applicant would construct the second story of the convenience
27 store. The landscaping improvements are not indicated in the written phasing plan.
28 Staff request that these improvements are carried out as part of Phase 1.
29

30 **V RECOMMENDED ACTION:**
31

32 Staff recommends approval of the major conditional use permit application to the Planning
33 Commission if all the following conditions are met:
34

- 35 A. Prior to the issuance of a resolution for approval by the Planning Commission, a) the
36 applicant shall receive a variance to the setback and access standard requirements or
37 b) the applicant shall submit a revised site plan and landscape plan showing that all
38 setback and access standard regulations shall be met.
39
- 40 B. Prior to the issuance of a resolution for approval by the Planning Commission, the
41 applicant shall submit a revised building elevation for the new convenience store that
42 indicates the structure would be in full compliance with the 35' maximum height
43 requirement.
44
- 45 C. Prior to the issuance of a resolution for approval by the Planning Commission, the
46 applicant shall submit a revised site plan completing the following:

- 1 a. Revise to have the floor area of structure illustrations match that provided in
2 the tables; and
3 b. Revise Planning and Environmental Open Space and Density table by
4 removing references to “Existing Uses”; and
5 c. Revise Required Off-Street Parking table to state 38 spaces provided; and
6 d. Remove incorrect reference to “5,593 SQ FT” on illustration of convenience
7 store; and
8 e. Redesign fuel canopy to have 90 degree corners.
9
- 10 D. Prior to the issuance of a resolution for approval by the Planning Commission, the
11 applicant shall submit a revised landscape plan completing the following:
12 a. Revise Required Off-Street Parking table to state 38 spaces provided and
13 modify parking lot landscaping totals if necessary; and
14 b. Redesign fuel canopy to have 90 degree corners.
15
- 16 E. Prior to the issuance of a resolution for approval by the Planning Commission, a
17 county biologist must visit the site and confirm no native habitat exists. If such an
18 area does exist, all necessary changes must be made to the site plan.
19
- 20 F. Prior to the issuance of a building permit(s), the proposed development and structures
21 shall be found in compliance by the Monroe County Building Department, Floodplain
22 Administrator, Office of the Fire Marshal and Project Management Department.
23
- 24 G. Prior to the issuance of a building permit(s) for the construction of the buildings and
25 fuel canopy, all necessary allocation(s) for its area shall be acquired through the
26 NROGO permit allocation system.
27
- 28 H. Similar and consistent design, materials and colors shall be utilized for all new
29 structures, including signage, in order to make the development more attractive and
30 cohesive. The architecture of the buildings and fuel canopy shall be compatible with
31 the architectural guidelines set forth within the Big Pine Key / US 1 Corridor Area
32 Enhancement Plan. The applicant may not deviate from the designs depicted on
33 building elevations and site plan without approval from the Director of Planning.
34 Any modifications and/or alterations to the buildings and fuel canopy, as well as
35 accessory structures, must adhere to the standards set forth in the Big Pine Key / US 1
36 Corridor Area Enhancement Plan, to be determined by the Director of Planning and,
37 if necessary, the Planning Commission.
38
- 39 I. There shall be curbing to delineate between the roadways and their adjacent
40 walkways.
41
- 42 J. There shall be directional signage to direct motorists though the site.
43
44
45
46

1 **VI PLANS REVIEWED:**
2

- 3 • Preliminary Site Plan (C-1) by Soleria Design and Consulting Co., dated October 21,
4 2010
5 • Preliminary Drainage Plan (C-2) by Soleria Design and Consulting Co., dated October
6 21, 2010
7 • Preliminary Site Plan (L-1) by Soleria Design and Consulting Co., dated October 21,
8 2010
9 • Store Layout Plan (convenience store) by Paragon Solutions, dated October 14, 2010
10 • Exterior Elevations (convenience store) by Paragon Solutions, dated October 21, 2010
11 • Carwash Floor Plan and Elevations by Paragon Solutions, dated October 21, 2010
12 • Canopy Exterior Elevation by Paragon Solutions, dated October 21, 2010
13 • Boundary Survey by Reece & White, dated March 15, 2007
14 • Level III Traffic Study by Keys Traffic Studies, LLC, dated October 2010
15

File #: 2010-063

Owner's Name: Hill Family Investments, Inc.

Applicant: Hill Family Investments, Inc.
aka Key Largo Fisheries

Agent Name: Lily Mirete

Type of Application: Alcoholic Beverage

Key: Key Largo

RE #: 00502870-000000

**Additional Information added to
File 2010-063**

County of Monroe
Growth Management Division

Office of the Director

2798 Overseas Highway
Suite #400
Marathon, FL 33050
Voice: (305) 289-2517
FAX: (305) 289-2854



Board of County Commissioners

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

We strive to be caring, professional and fair

Date: 6/3/10
Time: am

Dear Applicant:

This is to acknowledge submittal of your application for Alcoholic Beverage
Type of application

Key Largo Fisheries Inc to the Monroe County Planning Department.
Project / Name

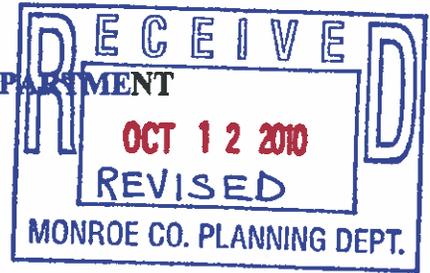
Thank you.

Stail Creech

Planning Staff

End of Additional Information
File 2010-063

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage 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

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

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: ____/____/____
Month Day Year

Property Owner:

Hill family Investments
Name

P.O. Box 273 Key Largo FL 33037
Mailing Address (Street, City, State, Zip Code)

305-451-3782
Daytime Phone

Email Address

Agent (if applicable):

Lily Mirete
Name

13803 SW 50th term M.F/33171
Mailing Address (Street, City, State, Zip Code)

786 273-0008
Daytime Phone

mirete@comcast.net
Email Address

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

Key Largo ~~Investments~~ Fisheries INC.
Name

P.O. Box 273 Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305 451-3782
Daytime Phone

Email Address

APPLICATION

Legal Description of Property:

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

Block 1, 2, 3 Lot Key Largo Bay Beach Subdivision addition Largo Key

Real Estate (RE) Number 50286 + 50288 Alternate Key Number 1620751

Street Address (Street, City, State, Zip Code) 1313 Ocean Bay Dr. Key Largo FL 33027 Approximate Mile Marker 99.5

Land Use District Designation(s): Commercial fishing special district

Present Land Use of the Property: Seafood & Fruit wholesale, Retail

Total Land Area: 71259 sq Ft. 1.64 Acres

Requested Type of Alcoholic Beverage: (Please check one)

- 1APS BEER, package only
- 1COP BEER, on premise and package
- 2APS BEER and WINE, package only
- 2COP BEER and WINE, on premise and package
- 3APS PACKAGE ONLY, included beer, wine and liquor
- 5COP BEER, WINE and LIQUOR, on premise and package
- 5SRX RESTAURANT, no package sales
- 5SR RESTAURANT, package sales
- 5S HOTEL, package sales
- 5SPX EXCURSION BOAT, no package sales
- 11C PRIVATE CLUB; CABANA CLUB
- 12RT RACETRACK, LIQUOR, no package sales

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

- Complete alcoholic beverage 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 – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or 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;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
- Location and dimensions of all parking spaces (including handicap accessible, bicycle and scooter) and loading zones;
- Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state

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

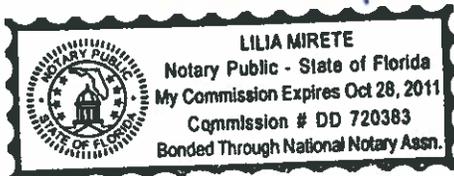
- Notarized Agent Authorization Letter (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer

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

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

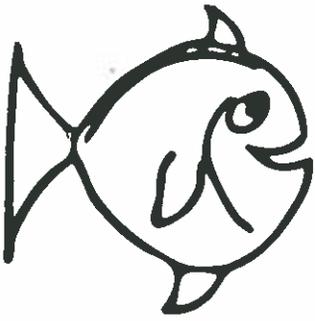
Signature of Applicant: x *Dorothy S. Hill* Date: 10-8-10

Sworn before me this 8 day of October, 2010.



Lilia Mirete
Notary Public
My Commission Expires 10/28/11

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.



Key Largo

FISHERIES

Seafood & Bar

INC.

Key Largo (305) 451-3782

Miami (305) 248-5221

FAX (305) 451-3215

Florida (800) 432-4358

email: kfish333@aol.com
www.keylargofisheries.com

1313 Ocean Bay Drive - P.O. Box 273
Key Largo, Florida 33037

October 8, 2010

To Whom It May Concern:

We are requesting a beer and wine license in order to compliment our seafood sales. We would like to offer our customers locally and regionally produced beer and wines, such as the fruit wines produced from Florida City and Key West brand beers. Our intention is to sell to both locals and tourists prepared food for take out. We will not be having outdoor seating.

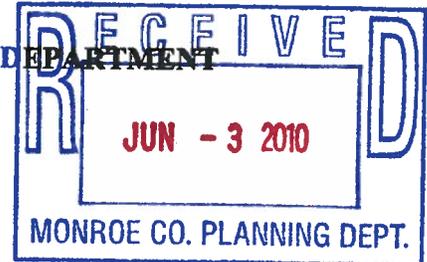
If you have any questions, please feel free to contact me.

Thank you,

Thomas J. Hill

Thomas J. Hill

APPLICATION
MONROE COUNTY
PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT



Alcoholic Beverage 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

Alcoholic Beverage Use Permit Application Fee: \$1,264.00

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: 05 / 05 / 2010
Month Day Year

Property Owner:

Hill Family Investments
Name PO Box 273

Key Largo FL 33037
Mailing Address (Street, City, State, Zip Code)

305-451-3782
Daytime Phone

Email Address

Agent (if applicable):

Lily Mirete
Name

13803 SW 50th Ave. Miami FL 33175
Mailing Address (Street, City, State, Zip Code)

786-273-0008
Daytime Phone

mirete@Comcast.net
Email Address

Please work with agent if any que or poster.

Name of Lessee of Property:

(If property is leased, applicant must submit a notarized statement from the owner approving the submittal of this application)

Key Largo Fisheries Inc
Name

PO Box 273 Key Largo, FL 33037
Mailing Address (Street, City, State, Zip Code)

305-451-3782
Daytime Phone

KLFSH333@AOL.com
Email Address

APPLICATION

Legal Description of Property:

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

Block 9 Lot 1, 2 + 3 Subdivision Key Largo Bay Beach Addition Key Largo

Real Estate (RE) Number 50286 + 50288 Alternate Key Number 1620751

Street Address (Street, City, State, Zip Code) 1313 Ocean Bay Dr. Key Largo FL 33037 Approximate Mile Marker 99.5

Land Use District Designation(s): Commercial Fishing Special District

Present Land Use of the Property: Seafood & Deli - Wholesale & Retail

Total Land Area: 71259 Sq Feet, 1.64 Acres

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- 1COP BEER, on premise and package
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- 12RT RACETRACK, LIQUOR, no package sales

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- Proof of ownership (i.e. Warranty Deed);
- Current Property Record Card(s) from the Monroe County Property Appraiser; 1
- Location map;
- Photograph(s) of site from adjacent roadway(s);
- Signed and Sealed Boundary Survey, prepared by a Florida registered surveyor – sixteen (16) sets or Signed and Sealed Site Plan, prepared by a Florida registered architect, engineer or landscape architect– sixteen (16) sets (drawn to a scale of 1 inch equals 20 feet, except where impractical and the

APPLICATION

Director of Planning authorizes a different scale). At a minimum, the boundary survey or site plan should include the following:

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- Boundary lines of site, including all property lines and mean high-water lines;
- Locations and dimensions of all existing structures and drives;
- Adjacent roadways;
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- Typed name and address mailing labels of all property owners within a 500 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 500 foot radius, each unit owner must be included;
- A certificate of the Division of Hotels and Restaurants of the Department of Business and Professional Regulation or the Department of Agriculture and Consumer Services or the Department of Health or the Monroe County Health Department, stating that the place of business wherein the business is to be conducted meets all of the sanitary requirements of the state**

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

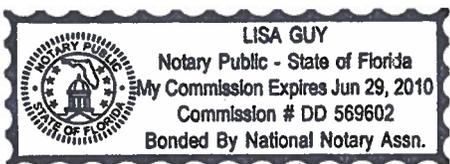
- Notarized Agent Authorization Letter** (note: authorization is needed from all owner(s) of the subject property)
- Traffic Study, prepared by a licensed traffic engineer**

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

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

Signature of Applicant: *Richard Hill* Date: 4-29-10

Sworn before me this 29 day of April 2010



Lisa Guy
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.

Hill Family Investments, Inc.

P.O. Box 273
Key Largo, Fl. 33037

Phone:305-451-3872 Fax:305-451-3215

April 15, 2010

To Whom It May Concern:

In reference to the property located at 1313 Ocean Bay Drive in Key Largo, described legally as Alt. Key # 1620751, Key Largo Bay Beach Addition, Block 9, lots 1,2 & 3. This land is currently being leased to Key Largo Fisheries, Inc. They are in the process of trying to obtain a Beer and Wine License for the premises. We as owners of this property have no objections to this. They may proceed with the application as needed.

Thank you,



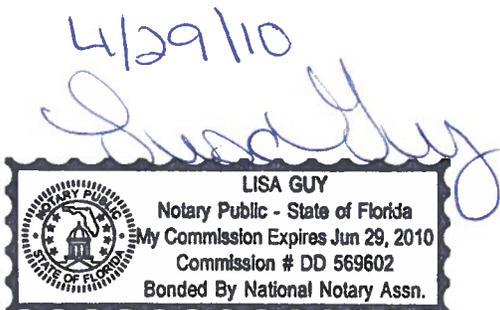
Dorothy S. Hill



Thomas J. Hill



Ricky J. Hill



This instrument was prepared by :
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

MONROE COUNTY
OFFICIAL RECORDS

FILE # 1 1 6 8 9 8 3
BK# 1 6 2 2 PG# 2 2 4

Return this instrument to:
Herbert Z. Marvin, Attorney at Law
8100 SW 81 Drive, Suite 276
Miami, Florida 33143-6603

RCD Mar 13 2000 09:35AM
DANNY L KOLHAGE, CLERK

Parcel Identification No: 1620751/1620777/1620785

DEED DOC STAMPS 1330.00
03/13/2000 *OK* DEP CLK

Special Warranty Deed

This Indenture made this 28 day of February, 2000, between DOROTHY HILL, a single woman, whose post office address is: PO Box 273, Key Largo, FL 33033037, grantor, and HILL FAMILY INVESTMENTS, INC., a Florida corporation, whose post office address is: PO Box 273, Key Largo, FL 33037, grantee.

Witnesseth:

That said grantors, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to said grantors in hand paid by the grantees, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the grantees, and grantees' successors or assigns, forever, the following described land situate, lying and being in the County of Monroe, State of Florida, an undivided one-half interest, to-wit:

Lots 1, 2, 3, 4, and 5, in Block 9, in KEY LARGO BEACH ADDITION, according to the Plat thereof, as recorded in Plat Book 4, at Page 22, of the Public Records of Monroe County, Florida.

Subject to the following:

1. Taxes for 2000 and subsequent years.
2. Applicable zoning ordinances.
3. Easements, conditions, restrictions and limitations of record, if any; provided, however, that this reference shall not operate to reimpose the same.

and said grantor does hereby warrant the title to said land, and will defend the same against lawful claims of all persons lawfully claiming by, through, and under the Grantor herein.

("Grantor" and "grantee" are used for singular or plural, as context requires.)

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

Witness:

Herbert Z. Marvin
Print name: HERBERT Z MARVIN

Dorothy A. Hill (SEAL)
DOROTHY HILL

Deborah A. Baker
Print name: Deborah A. Baker

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of February, 2000, by DOROTHY HILL, a single woman, who is personally known to me or who has produced personally know as identification and who did (did not) take an oath.

Herbert Z. Marvin
Notary Public, State of Florida at Large
My commission expires:



Herbert Z. Marvin
Commission # CC 863942
Expires Oct. 4, 2003
Bonded Thru
Atlantic Bonding Co., Inc.

Doc Stamps: \$1330

MONROE COUNTY
OFFICIAL RECORDS

MONROE COUNTY PROPERTY APPRAISER

PROPERTY INFORMATION FOR:

Alternate Key: 1620751
RE Number: 00502870-000000

Property Details

OWNER OF RECORD

HILL FAMILY INVESTMENTS INC
P O BOX 273
KEY LARGO FL 33037

PHYSICAL LOCATION

OCEAN BAY DR KEY LARGO

LEGAL DESCRIPTION

KEY LARGO BEACH ADDITION PB4-22 KEY LARGO
LOTS 1 2 & 3 BLK 9 OR498-984 OR506-437 OR622-245
OR964-1667 RE:50286 & 50288 COMBINED FOR
ASSESSING PURPOSES 5-11-88JMH OR1546-514(CW)
OR

SUBDIVISION:

KEY LARGO BEACH ADD

SECTION, TOWNSHIP, RANGE

33 - 61 - 39

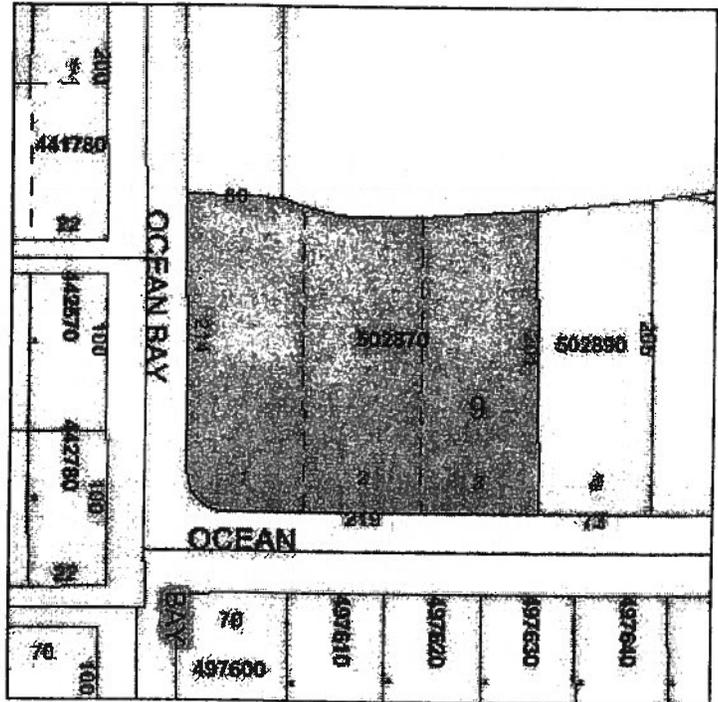
MILLAGE GROUP

500K

PC CODE

44 - PACKING PLANTS/SEAFOOD/FRUIT

PROPERTY MAP



Building Details

NUMBER OF BUILDINGS

2

TOTAL LIVING AREA

8540

NUMBER OF COMMERCIAL BUILDINGS

2

YEAR BUILT

1972

Land Details

LAND USE CODE

100C - COMMERCIAL CANAL

LAND AREA

44494 SF

Parcel Value History

TAX ROLL YEAR	BUILDING	MISCELLANEOUS IMPROVEMENTS	LAND	JUST	EXEMPTIONS (NOT INCLUDING SENIORS)	TAXABLE
2006	508,853	12,651	367,076	888,580	0	888,580
2005	531,887	13,101	367,076	912,064	0	912,064
2004	531,882	13,534	367,076	912,492	0	912,492
2003	531,882	11,907	367,076	910,865	0	910,865

Parcel Sales History

NOTE - OUR RECORDS ARE TYPICALLY TWO TO THREE MONTHS BEHIND FROM THE DATE OF SALE. IF A RECENT SALE DOES NOT SHOW UP PLEASE GIVE OUR OFFICE TIME TO PROCESS IT.

SALE DATE	OFFICIAL RECORDS BOOK/PAGE	PRICE	INSTRUMENT
02/2000	1622/224	190,000	WD
02/1972	498/984	3,400	00

Monroe County Property Record Card (073)

Alternate Key: 1620751
 Effective Date: 4/21/2010 9:48:50 AM
 Roll Year 2010
 Run: 04/21/2010 10:01 AM

HILL FAMILY INVESTMENTS INC

PO BOX 370273
 KEY LARGO FL 33037-0273

Parcel 00502870-000000-33-61-39 Nbhhd 10020
 Alt Key 1620751 MH Group 500K
 Affordable Housing No PC 4400
 FEMA Injunction ALL
 Inspect Date Next Review
 Business Name
 Physical Addr 1313 OCEAN BAY DR, KEY LARGO

Associated Names

Name DBA Role
 HILL FAMILY INVESTMENTS INC, Owner

Legal Description

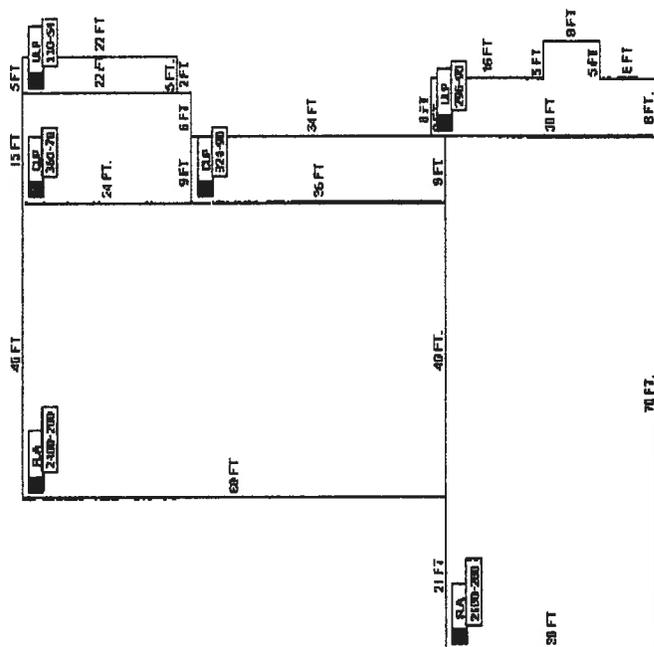
KEY LARGO BEACH ADDITION PB4-23 KEY LARGO LOTS 1 2 & 3 BLK 9 OR498-984 OR506-437 OR622-245 OR964-1657 RE-50286 & 50288 COMBINED FOR ASSESSING PURPOSES
 S-11-86JMH OR1546-514(CW) OR1567-1348(T/C)(ND) OR1578-27276EST(CMS) OR1581-894C(JMH) OR1622-224(CMS) OR1706-206788PET/DNS(CMS)
 OR1706-2069ORD/DIS(CMS)

Land Data 1.

Line ID	Use	Front	Depth	Notes	# Units	Type	SOH %	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Class Value	Just Value	
67669	100C	0	0	0 Yes	1.02	AC	0.00		1.00	1.00	1.00	1.00				N	
Total Just Value																	

Monroe County Property Record Card (073)

Building Sketch 43466



Building Characteristics

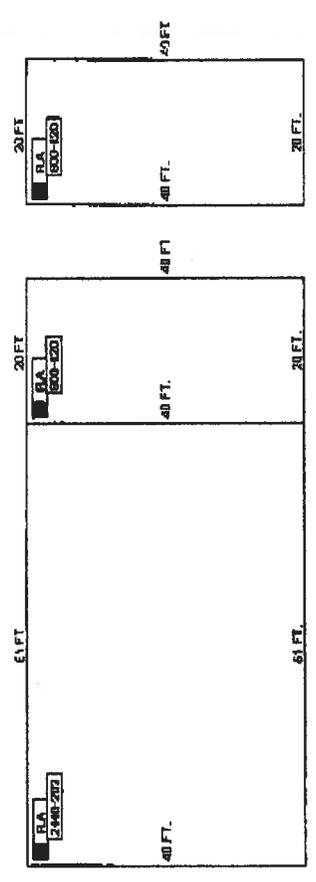
Building Nbr	1	Building Type	0	Perimeter	400	Functional Obs	0.00
Effective Age	31	Condition	E	Depreciation %	0.40	Economic Obs	0.00
Gmd Floor Area	4500	Quality Grade	300	Year Built	1972		
Fireplaces	0	3 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	Extra Fix	6		

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID	SOH %
FLA	1	10	1	1983		2,400	000	0.00
CLP	2	0	1	1983		324	001	0.00
FLA	3	10	1	1983		2,100	002	0.00
ULP	4	0	1	1983		296	003	0.00
CLP	5	0	1	1983		360	004	0.00
ULP	6	0	1	1987		110	005	0.00

Interior Finish		Exterior Finish									
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1	14010	PACKING PLANTS	100.00	N	N		4820	REIN CONCRETE	100.00		
2	14011		100.00	N	N						
3	14012	PACKING PLANTS	100.00	N	N						

Building Sketch 43467



Building Characteristics	
Building Nbr	2
Effective Age	21
Grnd Floor Area	4040
Fireplaces	0
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	0
Building Type	0
Condition	E
Quality Grade	300
Perimeter	442
Depreciation %	0.26
Year Built	1987
Functional Obs	0.00
Economic Obs	0.00

Sections	
Type	FLA
Number	1
Wall Height	29
# Stories	1
Year Built	1987
% Finished	
Area	2,440
Sketch ID	006
SOH %	0.00

Monroe County Property Record Card (073)

Alternate Key: 1620751
Effective Date: 4/21/2010 9:48:50 AM

Roll Year 2010
Run: 04/21/2010 10:01 AM

FLA	2	19	1	1987	800	007	0.00
FLA	3	10	1	1987	800	008	0.00

Interior Finish		Exterior Finish		Area %		Wall Rate		RCN			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
1	14013	PACKING PLANTS	100.00	N	Y		4821	CUSTOM	100.00		
2	14014	PACKING PLANTS	100.00	N	Y						
3	14015	OFF BLDG MULT STY FP	100.00	N	Y						

Miscellaneous Improvements												
Nbr	Impr Type	# Units	Type	SOH %	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
3	CL2:CH LINK FENCE	1,164	SF	0.00	194	6	2003	2004	1	30		
2	DK2:CON DKS/CONPIL	630	SF	0.00	70	9	1980	1981	1	60		
1	SW2:SEAWALL	420	SF	0.00	70	6	1980	1981	3	60		
0	FD2:FLOATING DOCK	11	UT	0.00			2008	2009	2	20		
Total Depreciated Value												

Appraiser Notes
2000/1102-KEY LARGO FISHERIES. BLDG #1=PROCESSING, PACKING, SALES. BLDG #2= FREEZER STORAGE, OFFICE ON 2ND FLOOR. WDF

Building Permits			
Bldg	Number	Date Issued	Date Completed
	08302384	Jan 23 2008 12:00AM	
	3303450	Aug 11 2008 12:00AM	Jan 6 2004 12:00AM
	07302021	Jun 1 2007 12:00AM	
	07303540	Aug 20 2007 12:00AM	Jul 10 2008 12:00AM

Amount	Description	Notes
1	FENCE/CONCRETE WALKWAYS	FENCE/CONCRETE WALKWAYS
1	FENCE	FENCE
1	CONCRETE PAD	CONCRETE PAD
1	FLOATING DOCK W/MOORING PILES	FLOATING DOCK W/MOORING PILES

Monroe County Property Record Card (073)

Alternate Key: 1620751 Roll Year 2010
 Effective Date: 4/21/2010 9:48:50 AM Run: 04/21/2010 10:01 AM

Value History

Tax Year	Val Meth	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Sr Ex	Tax Value
2009F	C	612,000	0	741,330	29,163	1,382,493	1,382,493	0	N	1,382,493
2008F	C	765,000	0	741,330	18,866	1,525,196	1,525,196	0	N	1,525,196
2007F	C	367,076	0	508,853	15,639	891,568	891,568	0	N	891,568
2006F	C	367,076	0	508,853	12,651	888,580	888,580	0	N	888,580
2005F	C	367,076	0	531,887	13,101	912,064	912,064	0	N	912,064
2004F	C	367,076	0	531,882	13,534	912,492	912,492	0	N	912,492
2003F	C	367,076	0	531,882	11,907	910,865	910,865	0	0	910,865
2002F	C	367,076	0	531,882	12,285	911,243	911,243	0	0	911,243
2001F	C	255,841	0	571,917	12,863	840,421	840,421	0	0	840,421
2000F	C	255,841	0	384,181	7,711	647,733	647,733	0	0	647,733
1999F	C	255,841	0	369,911	22,239	647,991	647,991	0	0	647,991
1998F	C	255,841	0	343,374	19,463	618,678	618,678	0	0	618,678
1997F	C	255,841	0	343,374	19,720	618,935	618,935	0	0	618,935
1996F	C	255,841	0	312,159	20,090	588,090	588,090	0	0	588,090
1995F	C	255,841	0	312,159	20,459	588,459	588,459	0	0	588,459
1994F	C	255,841	0	312,159	20,715	588,715	588,715	0	0	588,715
1993F	C	255,841	0	312,159	21,085	589,085	589,085	0	0	589,085
1992F	C	255,841	0	312,159	21,455	589,455	589,455	0	0	589,455
1991F	C	255,841	0	312,159	21,712	589,712	589,712	0	0	589,712
1990F	C	255,841	0	312,159	22,082	590,082	590,082	0	0	590,082
1989F	C	255,841	0	312,159	22,451	590,451	590,451	0	0	590,451
1988F	C	255,841	0	311,514	20,618	587,974	587,974	0	0	587,974
1987F	C	69,697	0	129,928	20,941	220,566	220,566	0	0	220,566
1986F	C	69,697	0	130,647	21,284	221,608	221,608	0	0	221,608
1985F	C	47,687	0	126,666	21,496	195,849	195,849	0	0	195,849
1984F	C	44,019	0	124,422	21,819	190,260	190,260	0	0	190,260
1983F	C	27,210	0	54,548	3,012	84,770	84,770	0	0	84,770
1982F	C	27,210	0	51,207	3,012	81,429	81,429	0	0	81,429

Monroe County Property Record Card (073)

Alternate Key: 1620751 Roll Year 2010
Effective Date: 4/21/2010 9:48:50 AM Run: 04/21/2010 10:01 AM

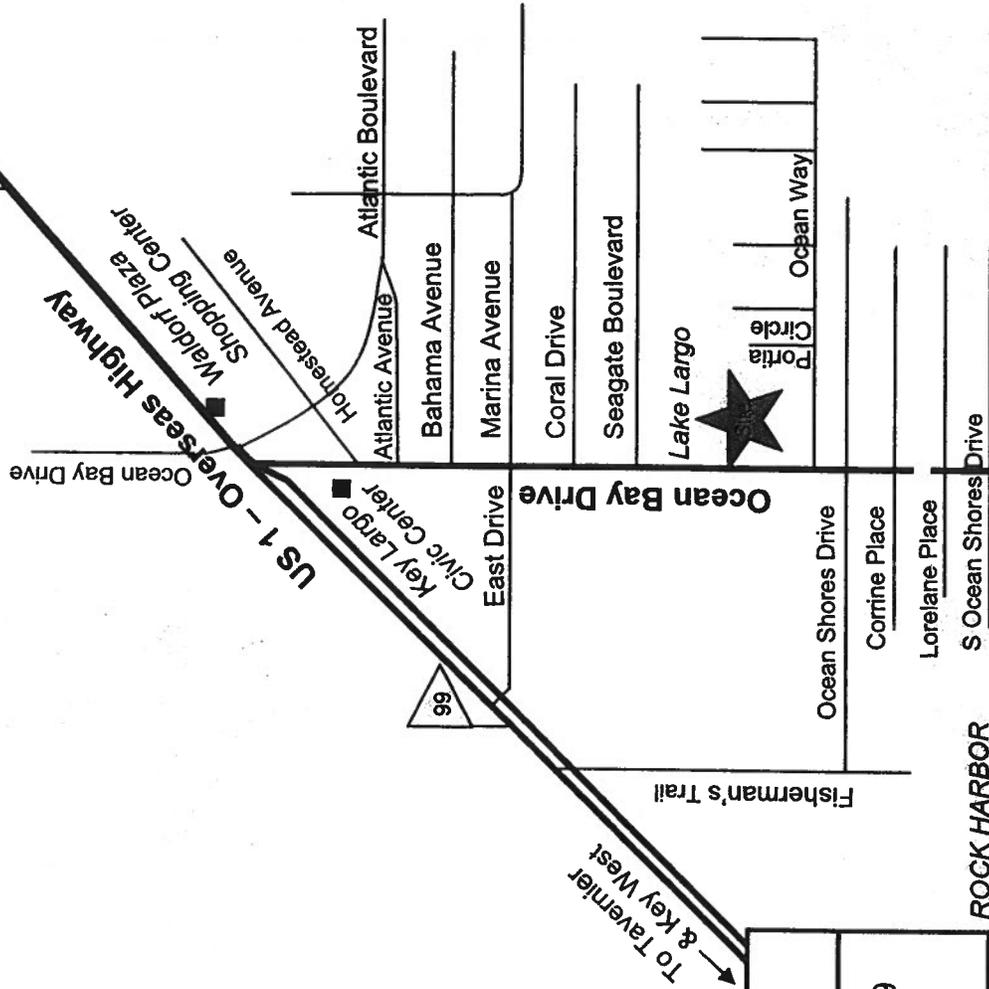
Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
498	984	2/1/1972	Conversion Code	0	Q	1	3,400
1622	224	2/28/2000	Warranty Deed	0	U	1	190,000



Not to Scale

KEY LARGO



KEY LARGO BEACH

Legend

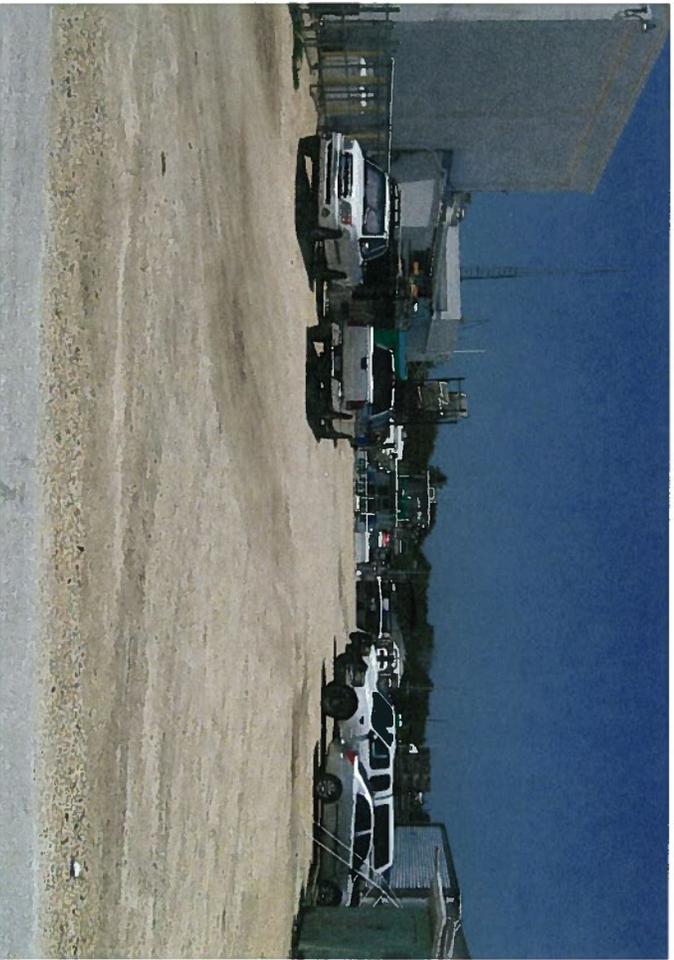
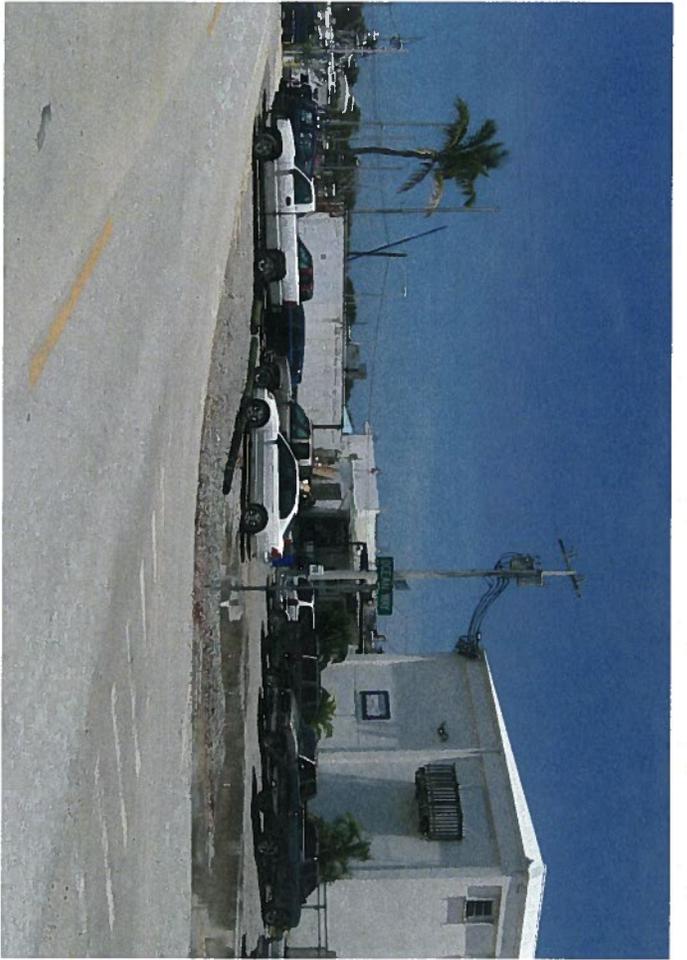
Mile Marker 99



Carter-Burgess

Site Location Map

FIGURE 1
Key Largo Fisheries



KATJA MCCCOLLUM
P.O. BOX 2313
KEY LARGO, FL. 33037

ALINA CERRA
9390 SW 34 ST.
MIAMI, FL. 33165

PETER LUTHER
128 SAVONA
JUPITER, FL. 33458

FRANCENE GLICK
138 OCEAN SHORES DR.
KEY LARGO, FL. 33037

PHILLIP BOWERS
149 OCEAN SHORES DR.
KEY LARGO, FL. 33037

ANGELA REYNOLDS
2524 W 113 ST.
CHICAGO, IL. 60655

RENE BILBAO
130 N. OCEAN SHORES DR
KEY LARGO, FL. 33037

MICHAEL BURKE
135 OCEAN SHORES DR.
KEY LARGO. FL. 33037

WAYNE RAMOSKI
241 GREENWOOD DR.
KEY BISCAYNE, FL. 33149

LEONEL RODRIGUEZ
129 OCEAN SHORES DR.
KEY LARGO, FL. 33037

LLOYD BORGUSS
P.O. BOX 2728
KEY LARGO, FL. 33037

SUZANNE PEREA
3198 NW 125 ST.
MIAMI, FL. 33167

JUAN JOVER
100 LINCOLN RD, PH-6
MIAMI BEACH, FL. 33139

BERTA TOLEDO
2215 SE 131 CT.
MIAMI, FL. 33175

ANA RAMONSKI
241 GREENWOOD DR.
KEY BISCAYNE, FL. 33149

H20K ONE INC.
P.O. BOX 3036
BOYNTON BEACH, FL. 33424

FRANCISCO RODRIGUEZ
133 OCEAN SHORES DR.
KEY LARGO, FL. 33037

SHIRLEY LARSEN
165 OCEAN SHORES DR.
KEY LARGO, FL. 33037

EILEEN FASBENDER
4102 E. HAZELWOOD ST.
PHOENIX, AZ. 85018

PETER LUTHER
128 SAVONA
JUPITER, FL. 33458

OCEAN SHORES VILLAS, UNIT 1
9743 SW 57 ST.
MIAMI, FL. 33173

DONN HARLING
136 OCEAN SHORES DR.
KEY LARGO, FL. 33037

ADRIAN CAJIGAS
133 OCEAN BAY DR. UNIT 3
KEY LARGO, FL. 33037

JEFFREY PFISTER
P.O. BOX 370842
KEY LARGO, FL. 33037

GORDON JOHNSON
70 OCEAN FRONT DR.
KEY LARGO, FL. 33037

ROGER GALVEZ
156 CORRINE PL.
KEY LARGO, FL. 33037

HOWARD ENGH
9118 PEACOCK HILL
GIG HARBOR, WA. 98332

WILLIAM CRISPIN
134 OCEAN SHORES DR.
KEY LARGO, FL. 33037

GARY SANDS
923 LAPALOMA RD
KEY LARGO, FL. 33037

MAIDA WILLIAMS
2901 SW 124 CT.
MIMAI, FL. 33175

IRENE POWERS
17010 NW 27 AVE.
MIAMI, FL. 33054

RALPHEL TOLEDO
12840 SW 6 ST.
MIAMI, FL. 33184

ORLANDO HERRERA
195 E 9 ST.
HIALEAH, FL. 33010

REBECCA COBO
2851 SW 103 AVE.
MIAMI, FL. 33165

BARBIE LOPEZ
50 CARRIAGE HILL CIR
CASSELBERRY, FL. 32707

UNIT 1 OCEAN SHORES VILLAS
9743 SW 57 ST.
MIAMI, FL. 33173

DAVID DEWITT
4841 WEST 4 AVE
HIALEAH, FL. 33012

GARY SANDS
923 LAPALOMA RD.
KEY LARGO, FL. 33037

LOUIS HOWELL
609 PORTIA CIRCLE
KEY LARGO, FL. 33037

CELIO MUNOZ
355 LOEB AVE.
KEY LARGO, FL. 33037

FRED HEINEMAN
19611 NE 1 AVE.
MIAMI, FL. 33179

RICHARD KERN
2522 SW NATIONAL CIRCLE
PORT ST. LUCIE, FL. 34953

WILLIAM CRISPIN
134 OCEAN SHORES DR.
KEY LARGO, FL. 33037

ERNESTO VALLADARES
605 PORTIA CIRCLE
KEY LARGO, FL. 33037

DIEGO FALCON
337 SW 29 RD.
MIAMI, FL. 33129

ROLFE GRIFFIN
9 N BOUNTY LANE
KEY LARGO FL. 33037

FRANCES FRIEND
10136 DUSTY HILL LOOP
DADE CITY, FL. 33525

BARRY LOPEZ
3446 SW 112 AVE.
MIAMI, FL. 33037

DAVID BENJAMIN
1245 MADISON ST.
HOLLYWOOD, FL. 33019

MONROE COUNTY
500 WHITEHEAD ST
KEY WEST, FL. 33040

MICHAEL DUFFY
1739 AUGUST RD.
N. BABYLON, NY 11703

KENNETH DORN
P.O. BOX 373287
KEY LARGO, FL. 33037

RAYMOND LOPEZ
3446 SW 112 AVE.
MIAMI, FL. 33165

STEVEN FOSS
555 SKOKIE BLVD. STE 555
NORTHBROOK, IL. 60062

ERNEST PITON
606 PORTIA CIRCLE
KEY LARGO, FL. 33037

RICHARD KERN
2522 SW NATIONAL CIRCLE
PORT ST LUCIE, FL. 34953

FILECCI FAMILY TRUST
607 PORTIA CIRCLE
KEY LARGO, FL. 33037

LEE KNEPPER
2809 BIRD AVE. NO 117
MIAMI, FL. 33133

JOAN DREJERSKI
604 PORTIA CIRCLE
KEY LARGO, FL. 33037

AUGUSTIN HERNANDEZ
3840 SW 133 AVE.
MIAMI, FL. 33175

WOLF SEAFOOD
500 GEIGER CIR.
KEY LARGO, FL. 33037

TERESA MONTZ
9 N BOUNTY LANE
KEY LARGO, FL. 33037

LUIS COSTA
1059 NW 27 ST.
MIAMI, FL. 33127

C/O DEP TIITF
3900 COMMONWEALTH BLVD.
TALLAHASSEE, FL. 32399

VICTOR VALDES
8524 NW 165 TERR.
MIAMI, FL. 33016

MONROE COUNTY LAND AUTH.
1200 TRUMAN AVE. STE 207
KEY WEST, FL. 33040

HILL FAMILY INVESTMENTS
P.O. BOX 273
KEY LARGO, FL. 33037

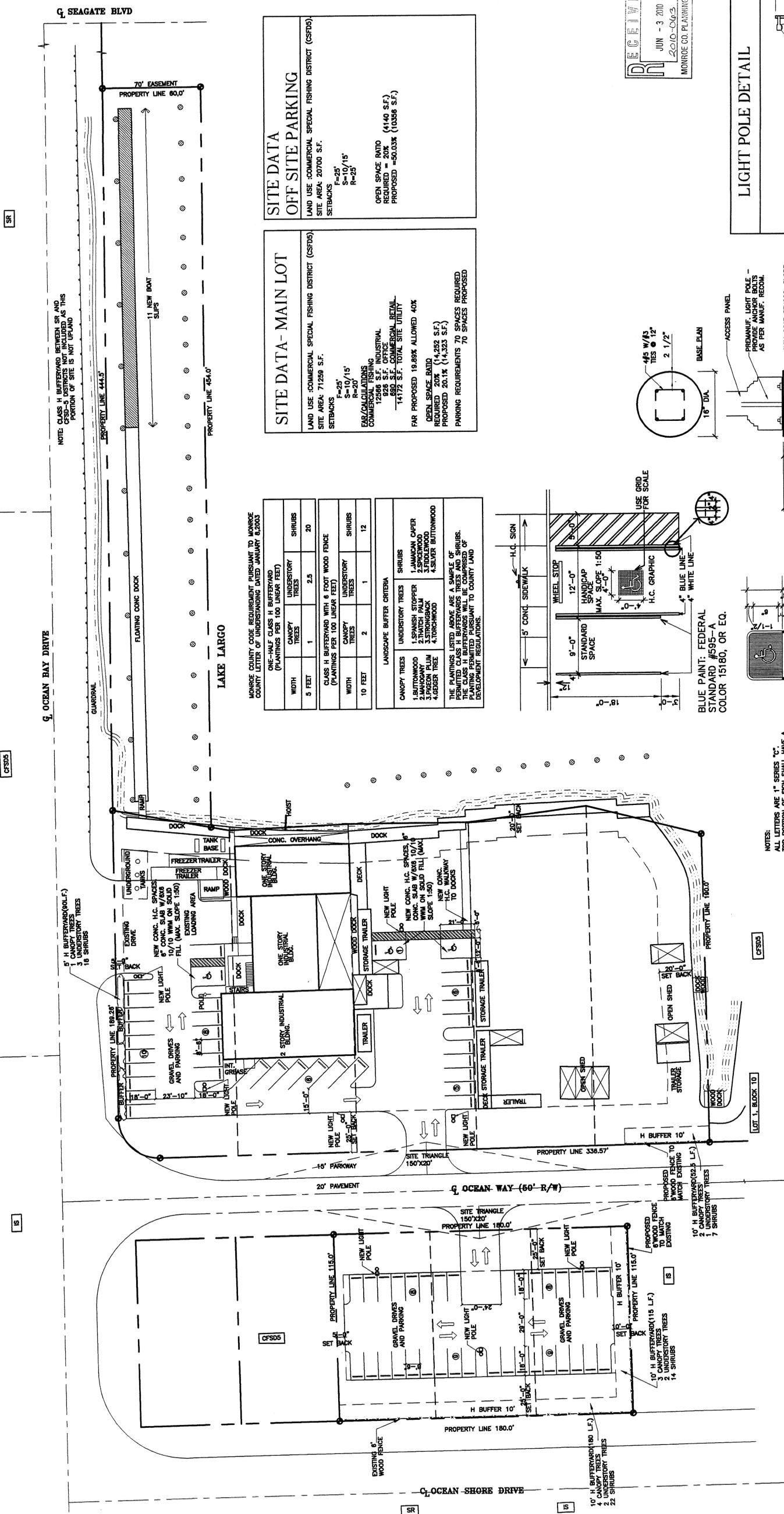
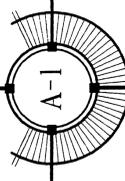
VIVIEN COTO
627 Q STREET NW
WASHINGTON, DC 20001

ERNESTO VALLADARES
601 PORTIA CIRCLE
KEY LARGO, FL. 33037

MONROE CTY COMMISSIONERS
500 WHITEHEAD ST.
KEY WEST, FL. 33040

ANNA TINAGLIA
13001 S 80 AVE.
PALOS PARK, IL. 60464

ROLFE GRIFFIN
9 N BOUNTY LANE
KEY LARGO, FL. 33037



SITE DATA - MAIN LOT

LAND USE: COMMERCIAL SPECIAL FISHING DISTRICT (SFPD)

SITE AREA: 71259 S.F.

SETBACKS
F=25'
S=10/15'
R=20'

ELB/COMMER. FISHING
12566 S.F. INDUSTRIAL
526 S.F. OFFICE
590 S.F. COMMERCIAL RETAIL
14172 S.F. TOTAL SITE UTILITY

FAR PROPOSED 19.88% ALLOWED 40%

OBEL SPACE BLDG
REQUIRED 20.1% (14,292 S.F.)
PROPOSED 20.1% (14,292 S.F.)

PARKING REQUIREMENTS 70 SPACES REQUIRED
70 SPACES PROPOSED

SITE DATA - OFF SITE PARKING

LAND USE: COMMERCIAL SPECIAL FISHING DISTRICT (SFPD)

SITE AREA: 20700 S.F.

SETBACKS
F=25'
S=10/15'
R=20'

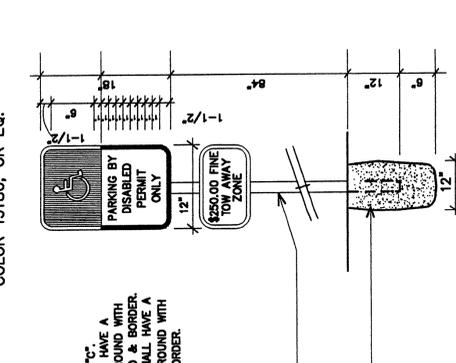
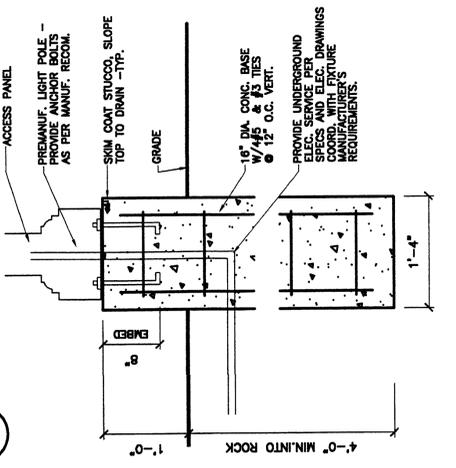
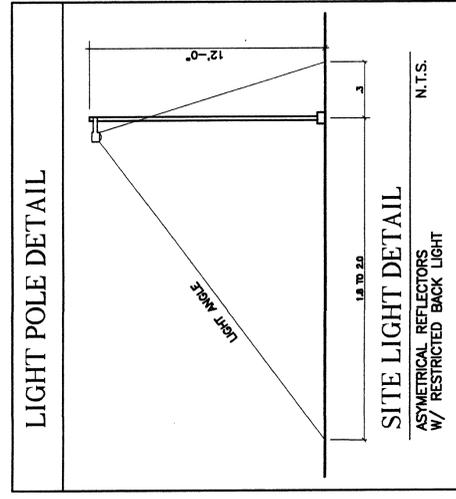
OPEN SPACE RATIO
REQUIRED = 20% (4140 S.F.)
PROPOSED = 50.03% (10386 S.F.)

MONROE COUNTY CODE REQUIREMENT PURSUANT TO MONROE COUNTY LETTER OF UNDERSTANDING DATED JANUARY 8, 2003

ONE-HALF CLASS II BUFFERWARD (PLANTINGS PER 100 LINEAR FEET)	SHRUBS	TREES
5 FEET	1	2.5
10 FEET	2	1
15 FEET	3	1.5

LANDSCAPE BUFFER CRITERIA	SHRUBS	TREES
CAMPY TREES	1. JAMAICAN OPELER	1. JAMAICAN OPELER
1. BUTTWOOD	2. SPANISH STOPPER	2. SPANISH STOPPER
2. JAMAICAN OPELER	3. BIRCH PALM	3. BIRCH PALM
3. BUTTWOOD	4. SILVER BUTTWOOD	4. SILVER BUTTWOOD
4. SILVER BUTTWOOD		

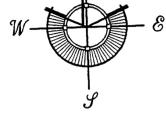
THE PLANTINGS LISTED ABOVE ARE A SAMPLE OF PERMITTED CLASS II BUFFERWARD TREES AND SHRUBS. PLANTING PERMITTED PURSUANT TO COUNTY LAND DEVELOPMENT REGULATIONS.



NOTES:
ALL LETTERS ARE 1" SERIES "C".
TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND & BORDER.
BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED WHITE BACKGROUND WITH BLACK ORANGE LEGEND & BORDER.

PROPOSED SITE PLAN

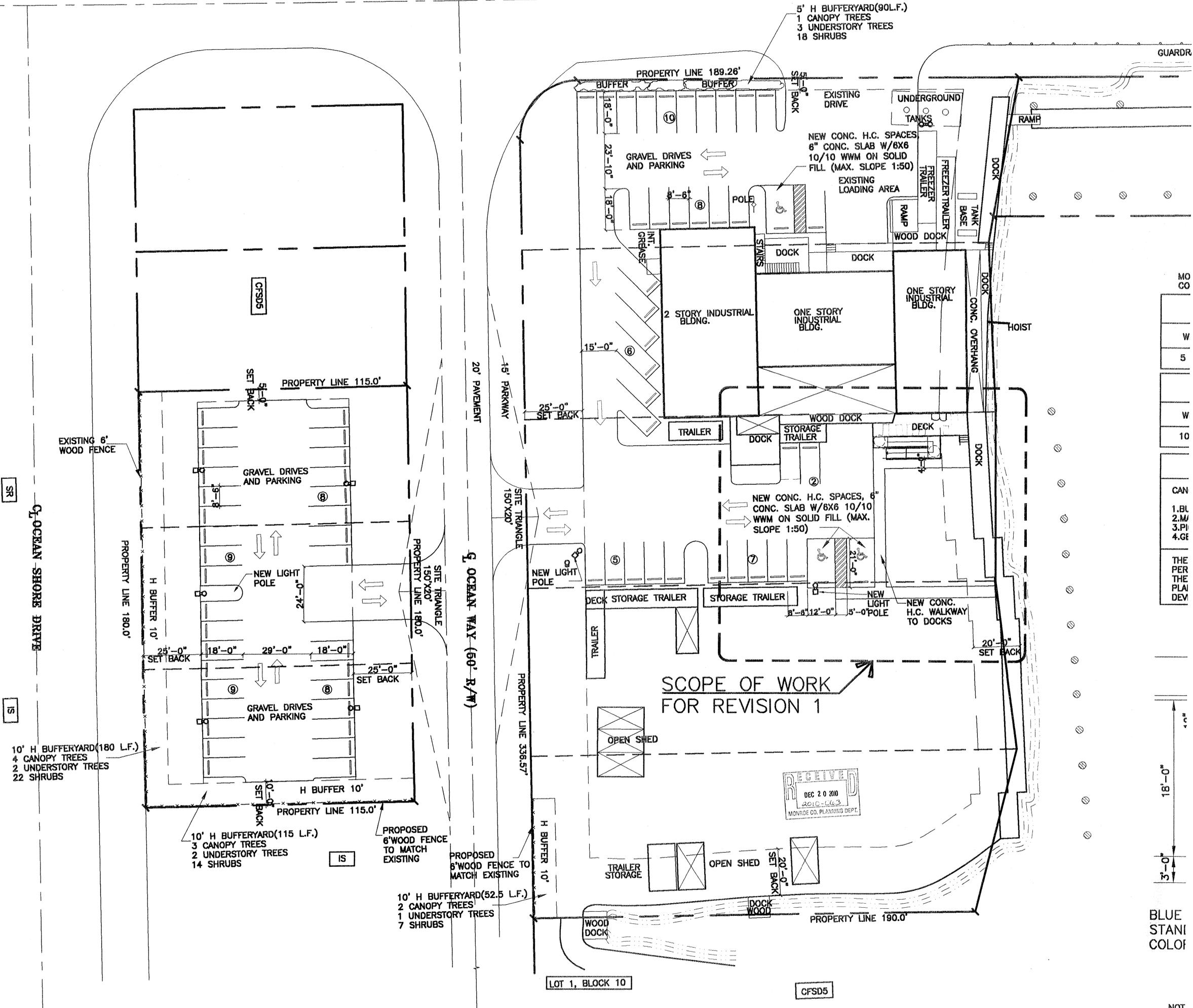
SCALE: 1"=30.0'
ALL SITE INFORMATION OBTAINED FROM SURVEY BY P.G. BATTLE P.S.M. ON 03-24-03.



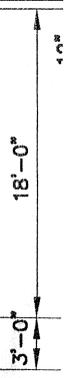
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PROPOSED SITE PLAN



MEMORANDUM

MONROE COUNTY PLANNING & ENVIRONMENTAL RESOURCES DEPARTMENT

We strive to be caring, professional and fair

To: Monroe County Planning Commission
From: Barbara Bauman, Planner
Through: Townsley Schwab, Senior Director of Planning & Environmental Resources *TS*
Date: December 30, 2010
Subject: *Request for a 2COP Alcoholic Beverage Special Use Permit, Key Largo Fisheries, 1313 Ocean Bay Drive, Key Largo, Mile Marker 99, Real Estate No. 00502870.000000.*

Meeting: January 12, 2011

1 I REQUEST:

2
3 The Applicant is requesting approval of a 2COP (beer and wine, on premises and package)
4 alcoholic beverage special use permit.
5



25 Subject Property (outlined in blue) (2009)
26
27
28
29

1 Location:

2 Address: 1313 Ocean Bay Dr., Key Largo, mile marker 99 (Atlantic Ocean side of US 1)

3 Legal Description: Block 9, Lots 1, 2 and 3, Key Largo Beach Addition (PB4-22)

4 Real Estate (RE) Number: 00502870.000000

5 Applicant:

6 Property and Business Owner: Hill Family Investments Inc.

7 Agent: Lily Mirete

8
9
10
11
12
13
14
15 **II RELEVANT PRIOR COUNTY ACTIONS:**

16
17 In 1972, Building Permit #26063 was issued to construct a fish house on the property. The
18 property has been used for commercial fishing and marina uses from this time until present.

19
20 In 2007, an amendment to a major conditional use permit was granted to improve the marina,
21 as memorialized in Resolution #P36-07. The application was heard by the Planning
22 Commission on July 25, 2007, signed by the Chairman of said Commission on July 25, 2007,
23 and recorded in the official records of the Monroe County Clerk on August 30, 2007.

24
25 **III BACKGROUND INFORMATION:**

26
27 A. Size of Site: 44,126 SF (1.01 acres) (note: there are other contiguous and adjacent
28 properties under current ownership that are not included in this total)

29 B. Land Use District: Commercial Fishing Special District 5 (CFSD-5)

30 C. Future Land Use Map (FLUM) Designation: Mixed Use Commercial Fishing (MCF)

31 D. Tier Designation: Tier 3

32 E. Existing Use: Commercial Retail, Commercial Fishing and Marina

33 F. Existing Vegetation / Habitat: Scarified

34 G. Community Character of Immediate Vicinity: Mixed Use - Commercial Retail,
35 Commercial Fishing, Marina and Residential

36 H. Flood Zone: AE-EL8

37
38 **IV REVIEW OF APPLICATION:**

39
40 Pursuant to MCC §3-6(e), the Planning Commission shall give due consideration to the
41 following factors as they may apply to the particular application prior to rendering its
42 decision to grant or deny the requested permit:

43
44 *(1) The effect of such use upon surrounding properties and the immediate neighborhood as*
45 *represented by property owners within 500 feet of the premises:*

46
47 The subject parcel is located within the Commercial Fishing Special District 5. The
48 surrounding area is a mix of non-residentially and residentially developed properties in
49 and around Lake Largo.

1 Staff located the following Alcohol Beverage Special Use Permits on file for surrounding
2 properties:
3

Surrounding Properties	Business Type	Type of Alcoholic Beverage
Calypso's Seafood Grille	Restaurant	2COP (Beer and wine, on premises and package)
Pilot House Marina	Restaurant and Marina	5COP (Beer, wine and liquor, on premise and package) 2APS (Beer and wine, package)
Bicentennial Post 333, Inc. (American Legion)	Private Club	11C (Private Club; Cabana Club)

4
5 (2) *The suitability of the premises in regard to its location, site characteristics and intended*
6 *purpose. Lighting on the permitted premises shall be shuttered and shielded from*
7 *surrounding properties, and construction of such permitted properties will be*
8 *soundproofed. In the event music and entertainment is permitted, the premises shall be*
9 *air conditioned:*

10
11 Staff has found that the site's location, characteristics and intended purpose to sell beer
12 and wine package is suitable. As of the date of this report, no outdoor seating areas have
13 been approved for food or beverage service at this location. The property owner is in the
14 preliminary process of applying for the outdoor service and seating. If the property
15 owner wishes to have outdoor seating areas for on-site consumption, the applicant must
16 apply for and receive all required permits for such outdoor seating areas.
17

18 Lighting on the property is for the commercial use. Any additional or replacement
19 lighting will require a permit and be shuttered and shielded from surrounding properties.
20

21 (3) *Access, traffic generation, road capacities, and parking requirements:*
22

23 Access to the site is off Ocean Bay Drive and Ocean Way. Staff has determined that the
24 site has sufficient and appropriate access points.
25

26 There is no evidence to indicate that granting a 2COP Alcohol Beverage Special Use
27 Permit would adversely or notably impact the road capacities or level of service.
28

29 The property owner recently received an amendment to the site's major conditional use
30 permit in order to improve the site. Part of the approval required improvements to the
31 site's parking plan, including the development of an off-site parking lot across the street
32 from the commercial building on Ocean Way.
33

34 (4) *Demands upon utilities, community facilities and public services:*
35

36 It is not anticipated that the issuance of a 2COP Alcohol Beverage Special Use Permit
37 will increase demands on utilities, community facilities or public services as the site has
38 operated a fish house and marina with retail sales for approximately 38 years.

1
2 (5) *Compliance with the county's restrictions or requirements and any valid regulations:*
3

4 The site, as well as the development thereon, currently is in compliance or is lawfully
5 nonconforming with the County's restrictions, requirements and regulations.
6

7 V RECOMMENDATION:
8

9 Staff recommends approval to the Planning Commission for a 2COP Alcoholic Beverage
10 Special Use Permit with the following conditions. Note: Valid objections from surrounding
11 property owners found to be adversely affected may lead the Planning and Environmental
12 Resources Department to reevaluate the recommendation:
13

- 14 A. Alcoholic Beverage Special Use Permits issued by virtue of the Monroe County Code
15 shall be deemed to be a privilege running with the land. The sale of the real property
16 which has been granted an Alcoholic Beverage Special Use Permit shall
17 automatically vest the purchaser thereof with all rights and obligations originally
18 granted or imposed to or on the applicant. Such privilege may not be separated from
19 the fee simple interest in the realty.
20
- 21 B. Alcohol consumption shall occur only within seating areas approved by the Monroe
22 County Planning & Environmental Resources Department. As of the date of this
23 approval, no outdoor seating areas have been approved for food or beverage service
24 at this location. If the applicant wishes to have outdoor seating areas for on-site
25 consumption, the applicant must apply for and receive all required permits for such
26 outdoor seating areas.
27
- 28 C. In the event that the holder's license by the Department of Business and Professional
29 Regulation of the State of Florida expires and lapses, this Alcoholic Beverage Special
30 Use Permit approval shall be null and void as of the date of that expiration.
31 Additional approval by the Planning Commission shall be required to renew the
32 Alcoholic Beverage Special Use Permit.

1
2 **Attachment: Monroe County Code Section 3-6. Alcoholic Beverages**
3

4 (a) *Purpose and Intent:* This section is designed and intended to provide for reasonable regulation and control over
5 the sale of alcoholic beverages within the unincorporated areas of Monroe County by establishing an alcoholic
6 beverage use permit procedure and providing criteria to be utilized to assure that all future proliferation of alcoholic
7 beverage use enterprises within the unincorporated areas of the county be compatible with adjoining and
8 surrounding land uses and the county's comprehensive plan, and that alcoholic beverage use permits not be granted
9 where such uses will have an adverse impact upon the health, safety and welfare of the citizens and residents of the
10 county. All persons, firms, partnerships or corporations who have received approval from the zoning board or board
11 of county commissioners under the former provisions of section 19-218 of the Monroe County Code, as same
12 heretofore existed, shall retain all rights and privileges heretofore granted under said section.
13

14 (b) *Permits:* After the effective date of this ordinance, all persons, firms, partnerships or corporations desiring to
15 sell alcoholic beverages upon any premises located within the unincorporated areas of Monroe County and who
16 desire to do so upon a premises not heretofore approved by the zoning board or board of county commissioners
17 under the former section 19-218, shall obtain an alcoholic beverage use permit utilizing the procedure outlined in
18 subsection (d) below.
19

20 (c) *Classifications:* Corresponding to those alcoholic beverage license classifications as heretofore and hereafter
21 adopted by the State of Florida, alcoholic beverage use permits hereafter issued pursuant to this ordinance shall be
22 classified as follows:

- 23 (1) 1APS: Beer, package only;
- 24 (2) 1COP: Beer, on-premises and package;
- 25 (3) 2APS: Beer and wine, package only;
- 26 (4) 2COP: Beer and wine, on-premises and package;
- 27 (5) 6COP: Beer, wine and liquor, on-premises and package;
- 28 (6) 6COP SRX: Restaurant, no package sales;
- 29 (7) 6COP SR: Restaurant, package sale;
- 30 (8) 6COP S: Motel, package sales;
- 31 (9) 6COP SBX: Bowling, no package sales;
- 32 (10) 6COP SPX: Boat, no package sales;
- 33 (11) 3BPS: Beer, wine and liquor, package sales only;
- 34 (12) 3M: Additional license for 6COP, over three (3) bars;
- 35 (13) 12RT: Racetrack, liquor, no package sales.

36
37 (d) *Procedure:* The following procedure shall be followed on any application for an alcoholic beverage use permit
38 hereafter made:

39 (1) Applications for alcoholic beverage use permits shall be submitted to the director of planning in
40 writing on forms provided by the director. Such applications must be signed by the owner of the real
41 property for which the permit is requested. Lessees of the premises may apply for such permits provided
42 that proper authorization from the owner of the premises is given and the application for permit is cosigned
43 by such owner.

44 (2) Upon receipt of a properly completed and executed application for alcoholic beverage use permit
45 stating the exact classification requested along with the necessary fee, the director of planning shall
46 schedule a public hearing before the planning commission and shall advise the applicant of the date and
47 place of said public hearing.

48 (3) Notice of the application and of the public hearing thereon shall be mailed by the director of planning
49 to all owners of real property within a radius of five hundred (500) feet of the affected premises. In the case
50 of a shopping center, the five hundred (500) feet shall be measured from the perimeter of the entire
51 shopping center itself rather than from the individual unit for which approval is sought. Notice shall also be
52 provided in a newspaper of general circulation in the manner prescribed in section 110-5.

53 a. For the purposes of this ordinance, a shopping center shall mean a contiguous group of
54 individual units, in any combination, devoted to commercial retail low-intensity uses, commercial
55 retail medium-intensity uses, commercial retail high-intensity uses, and office uses, as those

1 phrases are defined in section 101-1, with immediate off-street parking facilities, and originally
2 planned and developed as a single project. The shopping center's single project status shall not be
3 affected by the nature of the ownership of any of the individual office or commercial retail units,
4 within the shopping center.

5 (4) At the hearing before the planning commission, all persons wishing to speak for or against the
6 application shall be heard. Recommendations or other input from the director of planning may also be
7 heard prior to any decision by the planning commission.
8

9 (e) *Criteria:* The planning commission shall give due consideration to the following factors as they may apply to
10 the particular application prior to rendering its decision to grant or deny the requested permit:

11 (1) The effect of such use upon surrounding properties and the immediate neighborhood as represented by
12 property owners within five hundred (500) feet of the premises. For the purposes of this section, "premises"
13 shall mean the entire project site of a shopping center.

14 (2) The suitability of the premises in regard to its location, site characteristics and intended purpose.
15 Lighting on the permitted premises shall be shuttered and shielded from surrounding properties, and
16 construction of such permitted properties will be soundproofed. In the event music and entertainment is
17 permitted, the premises shall be air conditioned.

18 (3) Access, traffic generation, road capacities, and parking requirements.

19 (4) Demands upon utilities, community facilities and public services.

20 (5) Compliance with the county's restrictions or requirements and any valid regulations.
21

22 (f) *Approval by Planning Commission:* The planning commission may grant approval based on reasonable
23 conditions considering the criteria outlined herein.
24

25 (g) *Where Permitted:* Alcoholic beverage use permits may be granted in the following land use districts: urban
26 commercial; suburban commercial; suburban residential where the site abuts U.S. 1; destination resort; mixed use;
27 industrial and maritime industries. Notwithstanding the foregoing, alcoholic beverage sales may be permitted at
28 restaurants, hotels, marinas and campgrounds regardless of the land use district in which they are located. Nothing
29 contained herein shall exempt an applicant from obtaining a major or minor conditional use approval when such is
30 otherwise required by the county development regulations in part II of this Code.
31

32 (h) *Transferability:* Alcoholic beverage use permits issued by virtue of this section shall be deemed to be a
33 privilege running with the land. The sale of the real property which has been granted an alcoholic beverage use
34 permit shall automatically vest the purchaser thereof with all rights and obligations originally granted or imposed to
35 or on the applicant. Such privilege may not be separated from the fee simple interest in the realty.
36

37 (i) *Appeals:* All persons aggrieved by the actions of the planning commission in granting or denying requested
38 alcoholic beverage permits may request an appeal hearing before a hearing officer under chapter 102, article VI,
39 division 2 by filing the notice required by that article within 30 days after the date of the written decision of the
40 planning commission.
41

42 (j) *Successive Applications:* Whenever any application for alcoholic beverage approval is denied for failure to
43 meet the substantive requirements of this ordinance, an application for alcoholic beverage approval for all or a
44 portion of the same property shall not be considered for a period of two (2) years unless a super-majority of the
45 planning commission decides that the original decision was based on a material mistake of fact or that there exists
46 changed conditions and new facts, not existing at the time of the original decision, which would justify entertaining
47 a new application before the expiration of the two-year period. However, in the case of a shopping center, as defined
48 in subsection (d)(3)a. of this section, this subsection shall only apply to the commercial retail unit within the
49 shopping center for which approval was sought and not the entire shopping center site itself.